



OAKLANDS FARM SOLAR PARK

Applicant: Oaklands Farm Solar Ltd

Environmental Statement

Appendix 5.5 – Residential Visual Amenity Assessment

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Appendix 5.5

Residential Visual Amenity Assessment

Introduction

A5.5.1 GLVIA3 notes that effects on private property are frequently dealt with through a ‘residential amenity assessment’ (GLVIA3, Page 107, Para. 6.17). Such studies can include an assessment of visual effects.

A5.5.2 This Residential Visual Amenity Assessment (RVAA) describes the change in view likely to be experienced by residents at the closest properties to the Site. The RVAA should be read in conjunction with **Chapter 5: Landscape and Visual** and **Figure 5.9 in Volume 2**.

A5.5.3 The RVAA was undertaken in accordance with the principals contained within the Landscape Institute’s Guidelines for Landscape and Visual Impact Assessment 3rd Edition (GLVIA3) and Residential Visual Amenity Assessment (RVAA) Technical Guidance Note 2/19 (LI TGN 2/19).

A5.5.4 LI TGN 2/19 explains that *“the purpose of RVAA is to provide an informed, well-reasoned answer to the question: “is the effect of the development on Residential Visual Amenity of such nature and / or magnitude that it potentially affects ‘living conditions’ or ‘Residential Amenity’?””* (LI TGN 2/19, Page 5, Para. 2.1).

A5.5.5 The RVAA does not consider other components of residential amenity (such as noise), which are dealt with in the appropriate chapters of the Environmental Statement (ES).

A5.5.6 The methodology for the RVAA is set out below along with the scope of the assessment. The findings of the assessment are presented in tabular format.

Elements of the Proposed Development that could have Potential Impacts on Visual Amenity

A5.5.7 The proposed solar PV panels are most likely to impact upon views but other components of the Proposed Development, such as substation and control building, battery storage area, transformers, fencing and tracks, may also impact upon views.

Methodology

A5.5.8 The methodology can be summarised as follows:

- Step 1: Identification of properties to be considered (defining the study area and scope).
- Step 2: Evaluation of baseline visual amenity from each property.
- Step 3: Assessment of likely change to visual amenity of properties.
- Step 4: Forming the RVAA judgement (the Residential Visual Amenity Threshold).

A5.5.9 The following section sets out the methodology and the factors considered in more detail.

Step 1: Study Area and Identification of Properties to Assess

A5.5.10 The assessment includes consideration of the changes in views and visual amenity from all properties adjacent to the Site (Oaklands Farm landholding where the PV panels and other visible infrastructure will be located) and within approximately 0.25km of it. Although there is the potential for significant visual effects to occur beyond this distance, such effects are not considered likely to affect 'living conditions'. This opinion is informed by experience, observations made on site and an understanding of the Proposed Development. This is also supported by LI TGN 2/19 which states that "...other development types including potentially very large but lower profile structures and developments such as road schemes and housing are unlikely to require RVAA, except potentially of properties in very close proximity (50-250m) to the development" (LI TGN 2/19, Page 10, Para. 4.7).

A5.5.11 Properties were identified using Ordnance Survey (OS) AddressBase Plus data as a starting point and verified in the field. **Figure 5.9** shows the properties adjacent to the Site (Oaklands Farm landholding) and within 0.25km of it. Given the proximity of these properties to the Site, they all fall within the ZTV.

A5.5.12 A total of 14 properties were identified as being adjacent to and within 0.25km of the Site (Oaklands Farm landholding) and having a potential view of the Proposed Development. These are listed in **Table A5.5.2**.

Step 2: Evaluation of Baseline Visual Amenity from Each Property

A5.5.13 Step 2 involves describing and evaluating the baseline visual conditions at the properties to be included, informed by desk study and fieldwork.

A5.5.14 For the purposes of this RVAA, the visual amenity experienced at a property is made up of a combination of the type, nature, extent and quality of views that may be available from the property and its domestic curtilage (e.g. gardens and access drives).

A5.5.15 OS maps, aerial imagery, Google Streetview and field survey were used to record information such as:

- The location of the residential elements of each property.
- The orientation and likely views from each property (including principal/primary aspects and presence of windows).
- Layout and orientation of the gardens and property curtilage.
- Access location, and likely views from private or shared driveways or access tracks.
- The nature of existing views from the properties and their gardens, including the proximity and relationship of the properties to surrounding landform, landcover and visual foci and the scenic quality of views.
- Potential screening/ filtering provided by local variations in topography, the built environment and vegetation/tree cover within the surrounding landscape.

A5.5.16 In considering baseline visual amenity, the following were examined:

- The nature and extent of the available existing views (including main/principal and secondary/ peripheral views) from the property and its garden/ domestic curtilage, including the proximity and relationship of the property to surrounding landform, landcover and visual foci.
- Views experienced when approaching or departing from the property via its driveway and/or access roads, if applicable.

A5.5.17 Field work was undertaken in June and October 2021, as well as December 2022.

A5.5.18 The Residential Visual Amenity Assessment (RVAA) Technical Guidance Note 2/19 (LI TGN 2/19) considers residential receptors to be of high visual sensitivity.

Illustrative Material

A5.5.19 Aerial photographs and site photography support the assessment.

Step 3: Assessment of Likely Change to Visual Amenity of Properties

A5.5.20 A judgement on the magnitude of visual change which will be experienced is made, and the change in views summarised, with reference to the following factors:

- The distance of the property to the Site and the visibility of the Proposed Development in views from the property.
- The extent of the Proposed Development visible, and its position within views from the property e.g. whether in key views from the property, secondary views, gardens and/ or private drives.
- The proportion of the skyline occupied by the Proposed Development and whether it would be visible on more than one side of the property.
- The extent of external and internal areas of the property affected by views of the Proposed Development.
- The likely presence of other ancillary elements in the view from the property, for example the Proposed Development's substation, control building, battery storage area, fencing and tracks.

A5.5.21 The description of magnitude of visual change considers views from all parts of the property and forms a judgement in the round, focusing on how the Proposed Development would impact on the visual amenity of residents.

A5.5.22 Magnitude of visual change is expressed on a relative scale, as set out in **Table A5.5.1** below.

Table A5.5.1: Magnitude of change in views and visual amenity

Magnitude of Change in Visual Amenity	Description
High	The property is affected by a large change to views/ visual amenity in the round. For example, the Proposed Development will be a key/defining element in the main view from the property and garden, or will be prominent in views from multiple aspects (including the main aspect of the property). Ancillary solar farm elements other than the PV panels may also be prominent in these views.
Medium	The property is affected by a moderate change to views/ visual amenity in the round. For example, the Proposed Development will be clearly discernible from at least one aspect of the house and/ or garden, but will not be the key defining feature of views experienced from the property (either because of the distance from the Proposed Development or the presence of screening/ filtering). Ancillary solar farm elements other than the PV panels may also be visible but not prominent in these views.
Low	The property is affected by a small change to views/ visual amenity in the round. For example, the Proposed Development is at some distance or mostly screened/ filtered/ has little influence on views from the house and/or garden.
Barely Perceptible	The proposed development may go unnoticed, or is not visible.

Step 4: Forming the RVAA Judgement (the Residential Visual Amenity Threshold)

A5.5.23 The Residential Visual Amenity Threshold “*is the threshold at which the visual amenity of a residential property is changed and adversely affected to the extent that it may become a*

matter of Residential Amenity and which, if such is the case, competent, appropriately experienced planners will weigh this effect in their planning balance” (LI Technical Guidance Note 2/19 Residential Visual Amenity Assessment).

A5.5.24 As stated in the RVAA guidance, RVAA is concerned with those properties in the highest magnitude and therefore properties predicted to experience a high magnitude of change need to be assessed in terms of potential effect on ‘living conditions’. This judgement is intended to assist the decision maker in coming to the wider planning judgement on overall residential amenity, when considered within the context of other components (e.g. noise). A property experiencing the highest magnitude of visual effects will not necessarily experience effects on residential visual amenity which are judged to breach the Residential Visual Amenity Threshold. The Residential Visual Amenity Threshold is judged by considering whether the development, for example:

- Blocks the only available view from a property.
- Is overwhelming views in all directions.
- Is unpleasantly encroaching.
- Is inescapably dominant from the property.

Study Findings

A5.5.25 Table A5.5.2 lists the properties assessed as part of this study and the judgement on magnitude of visual change. For each, it contains a reference number (which correlates to those shown on **Figure 5.9**), the property name (as informed by OS Address Base Plus data), and reference to relevant assessment tables.

Table A5.5.2: Properties considered in assessment

Reference	Name	Full Assessment Table Number	Magnitude of visual change
1 (a)	Oaklands Farm	Table 5.3	Medium at Year 1 Medium at Year 10
1 (b)	No. 1 Oaklands Farm Cottages	Table 5.3	Medium at Year 1 Medium at Year 10
1 (c)	No. 3 Oaklands Farm Cottages	Table 5.3	Low at Year 1 Low at Year 10
1 (d)	No. 4 Oaklands Farm Cottages	Table 5.3	Low at Year 1 Low at Year 10
1 (e)	Twin Oaks	Table 5.3	High at Year 1 Medium at Year 10
2	Pennywort Cottage	Table 5.4	Medium at Year 1 Low-medium at Year 10
3 (a)	Orchard Cottage	Table 5.5	Low at Year 1 Low at Year 10
3 (b)	Boroughfields Farm Cottage	Table 5.5	Low at Year 1 Low at Year 10
4	Ladsgrave Cottage	Table 5.6	Medium at Year 1 Medium at Year 10
5	Walton Hill Farm	Table 5.7	Medium at Year 1 Medium at Year 10

Reference	Name	Full Assessment Table Number	Magnitude of visual change
6 (a)	Corner Farm	Table 5.8	Low at Year 1 Low at Year 10
6 (b)	New Corner Farm	Table 5.8	Low at Year 1 Low at Year 10
7	Old Byre (Walton Lane Farm)	Table 5.9	Medium at Year 1 Low at Year 10
8	Ashtree Farm	Table 5.10	Low at Year 1 Low at Year 10

Property Group 1: Twin Oaks/ Oaklands Farm/ 1, 3 and 4 Oaklands Farm Cottages



View of the east facing front façades of Twin Oaks (to the right), Oaklands Farm (in the centre) and No. 1 Cottage (to the left), taken from existing farm track within the Site between fields O4 and O5.



View of No. 3 and 4 Oaklands Farm Cottages with farm buildings to the rear.

Table A5.5.3: Twin Oaks/Oaklands Farm/No. 1, 3 and 4 Oaklands Farm Cottages

Property Group 1: Twin Oaks / Oaklands Farm / No. 1, 3 and 4 Oaklands Farm Cottages	
Direction to Site: North, east and south-east	
Distance to Site: Between 130m and 190m	
Elements of Proposed Development visible: PV panels, transformers, fencing, tracks	
<p>Primary view direction: South-east for Twin Oaks, Oaklands Farm and No.1 Oaklands Farm Cottages.</p> <p>South for No. 3 and 4 Oaklands Farm Cottages.</p>	

Description of property, location and existing context:

This group of landowner properties are located at Oaklands Farm and situated around the edge of the farmyard. The group consists of a large detached two-storey farmhouse (with several gable ends) that has been split into two properties (Oaklands Farm and No. 1 Cottage); a smaller detached dwelling (Twin Oaks); and two semi-detached single storey cottages (3 and 4 No. Cottages). Each property is accessed via a driveway off Coton Road apart from Twin Oaks which is reached via a farm track (extending from the road). Each property includes a garden with some enclosure from mature vegetation along their boundaries.

Fields surrounding the properties to the east and south are pasture grazed and large in scale, bound by post and rail fencing and hedgerows.

Description of existing views and visual amenity:

The front of the properties at Oaklands Farm, No. 1 Cottage and Twin Oaks are orientated to the south-east and contain windows on both of their stories. Views from these façades look across gardens in the foreground with fields O1, O2, O4 and O5 within the Site seen beyond (although views from No. 1 Cottage and Oaklands Farm are filtered by mature trees within their gardens). Pylons and overhead electricity cables cross these fields and are prominent within views. Twin Oaks is afforded with relatively open views including from within its garden which wraps around the dwelling and field O5 is also seen in views to the north-east from this property, although partly filtered by vegetation along its boundary. Limited views towards the Site are also afforded from the north-eastern facades of Oaklands Farm and No. 1 Cottage, but are partly screened by farm buildings from their northern façades.

The front of the properties at No. 3 and 4 Cottages are orientated to the south and along Coton Road and contain ground floor windows. Views from this façade include a row of cottages (Pennywort, Orchard and Boroughfields Farm) directly opposite with limited oblique views towards the southern part of the Site (i.e. field O2). Views from the northern façade are screened by farm buildings.

Description of likely change in views and visual amenity because of the Proposed Development:

There will be direct views of the Proposed Development from the front south-eastern façades of Oaklands Farm, No. 1 Cottage and Twin Oaks, with PV panels (and transformers, tracks and

fencing) replacing the farmland seen in fields O1, O2, O4 and O5. These elements will also be clearly visible from the garden of Twin Oaks and from the north-eastern façade of this property with PV panels set back by 250m. The Proposed Development will fill a large extent of the available views from this property when seen from both the dwelling (including its main views) and garden, and is therefore judged to experience a **high** magnitude of change at Year 1. From Oaklands Farm and No.1 Cottage, PV panels will be set back by 300m and seen beyond the foreground, although partly filtered by the mature trees within their gardens. The magnitude of change is therefore judged to be **medium** at Year 1.

From No.3 and 4 Cottages, there will be limited oblique views of PV panels within field O2 resulting in a small change and therefore a **low** magnitude of change at Year 1.

As part of the Proposed Development, a belt of woodland understory planting with trees will be planted around the edge of the Site where it wraps around Oaklands Farm to the north and south-east (see **Appendix 5.6: Outline Landscape and Ecological Management Plan**). This will partly filter views of the PV panels, transformers, tracks and fencing from all of the properties within Property Group 1. This will reduce the magnitude of change for Twin Oaks to **medium** at Year 10 (when the planting will have established and is close to reaching maturity). Although the planting will result in some positives in terms of visual amenity, the Proposed Development is still overall considered to be negative as the planting will reduce the sense of openness experienced in views and the presence of the PV panels will still be apparent across the rolling farmland, altering its character.

Conclusion with respect to the potential effects on Living Conditions:

At Year 1, the Proposed Development is likely to be at least partially visible from both the north-east and south-east facing windows and curtilage of Twin Oaks, which currently experiences rural views across farmland. However, the Proposed Development will not block the only available view from the property or be overwhelming in views in all directions. Although the nearest PV panels will be located 250m to the north-east and 230m to the south-east, this distance is far enough that the PV Panels should not feel unpleasantly encroaching or inescapably dominant when viewed from this property given their low profile.

For these reasons it is considered that **the Project would not breach the residential visual amenity threshold.**

Property 2: Pennywort Cottage



View of the north facing front façade (to the right), east facing façade (in the centre) and garage outbuilding (to the left).



View of property showing eastern façade, taken from existing farm track within the Site between fields O4 and O5.

Table A5.5.4: Pennywort Cottage

Property 2: Pennywort Cottage	
Direction to Site: North, north-east, east, south-east	
Distance to Site: 190m	
Elements of Proposed Development visible: PV panels, transformers, fencing, tracks	
Primary view direction: Front faces north-east, rear faces south-west	
Description of property, location and existing context:	
<p>The property is one of three terraced cottages and is the most eastern property on the end of the row (adjoining Orchard Cottage). It is a two-storey dwelling with a single-storey garage outbuilding (to the east of the property). The curtilage of the property includes a garden which</p>	

extends from the rear of the cottage before turning to the south-east (forming a L-shape) and is enclosed by a post and wire fence with some mature garden vegetation (including trees). The property fronts onto Coton Road and is accessed via a small driveway which separates the road from the garage outbuilding.

Fields surrounding the property to the north and east are pasture grazed and small in scale, bound by post and rail fencing and hedgerows.

Description of existing views and visual amenity:

The front of the property is orientated north along Coton Road and contains windows on both storeys. Views from this façade include buildings associated with Oaklands Farm in the foreground, including two single storey cottages (No. 3 and 4 Oaklands Farm Cottages) directly opposite. There are limited oblique views from this façade towards parts of the Site either side of the farmyard as views are obscured by the foliage of vegetation lining the road and within the curtilage of Oaklands Farm when seen in summer and partly filtered by this vegetation when seen in the winter. The eastern side of the house contains two upper story windows from which there are views that look over an adjacent garage building to the southern part of the Site (fields O1, O2 and O5 either side of Coton Road). Similar views are also experienced from an extension to the rear of the property, the driveway and from most of the rear garden; albeit experienced at ground level and partly filtered by vegetation along the edge of the garden. Views of the Site to the north-east are also afforded from the rear garden and contain the south-facing sloping farmland of field O5.

Description of likely change in views and visual amenity because of the Proposed Development:

There will be direct views of the Proposed Development from the eastern façade and rear garden, with panels (and transformers, tracks and fencing) replacing the farmland seen within fields O1, O2 and O5. The panels will be set back by approximately -340m from the garden and 380m from the property, and will feature in middle distance views along with the proposed fencing containing them, although seen beyond an adjacent field that will remain free from panels and therefore retaining the foreground element of the view (pastoral field bound by hedgerows). As the land rises away from the property, panels within these fields will be seen above field boundaries (including from ground level views) as these comprise low (and partially gappy) hedgerows, albeit views are slightly filtered by a few trees along the boundary of field O2

and by vegetation along the edge of the property when viewed from the garden. Direct views of PV panels in field O5 will also occur from the rear garden and panels will appear relatively prominent due to the slight elevation of this field above the road, although noting that -PV panels have not been proposed on the western half of field O5 which is where the land slopes up to a gentle ridge (upon which lies a 'roundel' with trees), being the most prominent slope that is seen from the property. Instead, the PV panels are proposed on the land east of the ridge (where the land starts to drop), although some PV panels will be visible towards the top of the slope, within the south-eastern corner of field O5 and the eastern half of field O2. The removal of hedgerow along field O2 and small length of hedgerow removal along field O5 (which are required to accommodate visibility splays for construction and maintenance vehicles at the access points along Coton Road) will be slightly noticeable. Overall, the Proposed Development will be clearly discernible in views from the eastern aspect of the property as well as being visible from much of the curtilage of the property (including the garden and driveway). The magnitude of change is assessed to be **medium** as the Proposed Development will not be the key defining feature of views experienced from the property which will retain rural features in the foreground (e.g. the pastoral fields bounded by hedgerows) and due to the distance of the PV panels (over 340m).

As part of the Proposed Development, a belt of woodland understory planting with trees will be planted around the western edge of the PV panels within fields O2 and O5 (see **Appendix 5.6: Outline Landscape and Ecological Management Plan**). This planting will appear in-front of the panels when viewed from the eastern façade and rear garden of Pennywort Cottage, and will in-order-to filter views of the Proposed Development within this-these fields from the property. ~~There will also be woodland planting around the edge of the Site where it wraps around Oaklands Farm to the north and south-east which will help filter views of the Proposed Development to the north of Coton Road.~~ In addition, new hedgerows will be planted outside of the visibility splays along Coton Road (to replace those removed), and the management of hedgerows along Coton Road will change allowing them to grow taller (up to 3m high). However, it is acknowledged that the screening/ filtering of PV panels by these hedgerows will be limited (particularly of the PV panels in field O5 when viewed directly from the rear garden of the property). This is given the slight elevation of this field above the road, and given some of the PV panels will be seen towards the top of this field. The hedgerow between fields O1 and O2 will be enhanced further by in filling gaps and strengthened with trees to filter views of PV panels on

rising landform. The magnitude of change will slightly reduce to **low-medium** at Year 10 (when the planting will have established and is close to reaching maturity), acknowledging that the presence of the PV panels will still partly be apparent and glimpsed through the proposed planting, particularly in winter where the filtering of the PV panels will be reduced, as branches lose their leaves. –Although the planting will result in some positives in terms of visual amenity, the Proposed Development is still overall considered to be negative as the presence of the PV panels will still be apparent across the rolling farmland, altering its character.

Conclusion with respect to the potential effects on Living Conditions:

The residential visual amenity threshold requires examination when properties will experience a high magnitude of change, which would not be the case here. As the property is assessed as having a medium magnitude of change at Year 1 (reducing to low-medium at Year 10), **the Project would not breach the residential visual amenity threshold.**

Property Group 3: Orchard Cottage and Boroughfields Farm Cottage




View of the north facing front façades of Orchard Cottage (to the left) and Boroughfields Farm Cottage (to the right).



Glimpsed view of properties (including Pennywort Cottage) through vegetation, taken from within the Site at field O1.

Table A5.5.5: Orchard Cottage and Boroughfields Farm Cottage

Property Group 3: Orchard Cottage and Boroughfields Farm Cottage	
Direction to Site: North, north-east, east, south-east	

<p>Distance to Site: 190m</p>	
<p>Elements of Proposed Development visible: PV panels, fencing</p>	
<p>Primary view direction: Front faces north-east, rear faces south-west</p>	
<p>Description of property, location and existing context:</p>	
<p>This property group consists of two cottages within a row of three (the other being Pennywort Cottage - see Table 5.4). Boroughfields Farm Cottage is the most western property on the end of the row and adjoins Orchard Cottage which is in the centre of the row. They are both two-storey dwellings and front onto Coton Road. Orchard Cottage is accessed via a path from the road whereas Boroughfields Farm Cottage is accessed at its rear via a driveway located to the side of the dwelling. The curtilage of Boroughfields Farm Cottage includes a garden at the rear that is enclosed partly by mature garden vegetation (including trees). To the rear of Orchard Cottage appears to be elongated farm buildings.</p> <p>Fields surrounding the property to the north and east are pasture grazed and small in scale, bound by post and rail fencing and hedgerows.</p>	
<p>Description of existing views and visual amenity:</p>	
<p>The front of these properties are orientated north along Coton Road and contain windows on both of their stories. Views from these façades include buildings associated with Oaklands Farm in the foreground, including two single storey cottages (No. 3 and 4 Oaklands Farm Cottages) directly opposite. There are also oblique views from these façades (although more so from Boroughfield Farm Cottage than Orchard Cottage) towards an area east of the farmyard where a pastoral field is visible in the foreground and parts of the Site (i.e. fields O14 and O15) seen beyond in the distance. A similar view is also experienced from the eastern façade of</p>	

Boroughfield Farm Cottage and from its driveway but limited by vegetation when viewed from the garden.

Description of likely change in views and visual amenity because of the Proposed Development:

From both of these properties, there will be limited oblique views of PV panels (and fencing) within fields O14 and O15. The panels will be set back by 210m from the property and will feature in middle distance views seen against a wooded backdrop including Coppershill Spinney. The Proposed Development will be seen beyond adjacent fields that will remain free from panels and therefore retaining the foreground element of the view (pastoral fields bounded by fencing and hedgerows). Overall, the property will be affected by a small change in views and therefore a **low** magnitude of change at Year 1.

As part of the Proposed Development, a belt of woodland understory planting with trees will be planted around the edge of the Site where it wraps around Oaklands Farm to the north (see **Appendix 5.6: Outline Landscape and Ecological Management Plan**). This will filter views of the PV panels and fencing from the property. Although the planting will result in some positives in terms of visual amenity, the Proposed Development is still overall considered to be negative as the planting will partly reduce the sense of openness experienced in views. The magnitude of change will remain as **low**.

Conclusion with respect to the potential effects on Living Conditions:

The residential visual amenity threshold requires examination when properties will experience a high magnitude of change, which would not be the case here. As the property is assessed as having a low magnitude of change at Years 1 and 10, **the Project would not breach the residential visual amenity threshold.**

Property 4: Ladsgrave Cottage




View of property showing western façade, taken from existing farm track within the Site between fields O4 and O5.



View of property showing eastern façade (to the left) and western façade (to the right).

Table A5.5.6: Ladsgrave Cottage

Property 4: Ladsgrave Cottage	
Direction to Site: West to north-east	
Distance to Site: Adjacent to boundary	
Elements of Proposed Development visible: PV panels, transformers, fencing, tracks	
Primary view direction: Not clear – possibly south-east	
Description of property, location and existing context:	
<p>Ladsgrave is a detached and isolated two-storey cottage / farmhouse, accessed via a driveway off Cotton Road. The main part of the property is orientated north-east to south-west and is adjoined in the south by a double storey building that extends to the west (the ground floor</p>	

appears to be the garage). The curtilage of the property includes a garden which surrounds the property to the east and west and is enclosed by a mixture of railings, fencing and some mature garden vegetation and trees. Buildings associated with equestrian use exist beyond the garden to the west (including stables).

Fields surrounding the property to the north, east and south are used for cropping and medium-large in scale, bound by hedgerows. Paddocks exist beyond the property to the west.

Description of existing views and visual amenity:

Windows are present on both storeys of the south-eastern façade; however, views in this direction are generally away from the Site (apart from some oblique views towards the southern tip of field O3). The northern side of the property fronts onto Coton Road and contains a single window on the upper storey. Views from this façade are open and look directly across the Site, with the arable farmland of field O3 seen in the foreground, and fields O4, O6 and O7 rising in the distance and seen within the gaps of field boundary vegetation (which include occasional trees). Pylons and overhead electricity cables cross these fields and are prominent within views. Properties within Rosliston can also be seen in the distance against a backdrop of woodland. Similar views are also experienced from the garden and driveway (seen above a low hedgerow along Coton Road) as well as from the dormer windows located above the garage which also face north (although set further back from the road). Views from the north-western façade are partially obscured by a tall leylandii hedge which runs roughly along half of the garden boundary and partly encloses the property to the west, although oblique views are available of the Site (field O3). There are however more direct views from west facing windows located at the southern part of the property (as the hedge does not extend this far) including from the part of the property that appears to accommodate the garage (where windows exist on both storeys). Views look over the adjacent equestrian buildings and paddocks towards the southern part of the Site (field O1) and also include oblique views of fields O4 and O5.

Description of likely change in views and visual amenity because of the Proposed Development:

There will be clear direct views of the Proposed Development from the northern façade, with PV panels (and transformers, tracks and fencing) replacing the arable farmland seen in field O3, and with PV panels also seen (through gaps in field boundary hedgerows) beyond within the rising fields of O4, O6 and O7. These elements will also be clearly visible above the low

hedgerow along Coton Road when viewed from the garden, driveway and dormer windows above the garage. They will also be seen in oblique views from the north-western façade of the property. As part of the embedded mitigation included within the design of the Proposed Development, PV panels within field O3, will be set back from the property by 160m in views directly to the north-east from the northern edge of the property (the direction in which the window faces) and 140m directly north of the property (these panels will be seen more obliquely from the window). There will also be direct views of PV panels (at a distance of 210m) within field O1, seen beyond equestrian buildings and paddocks in the foreground when viewed from the west facing windows of the property, and oblique views of PV panels within fields O4 and O5 (over 400m away) when also viewed from these windows. The Proposed Development will fill a large extent of the available views from the northern and western sides of the property, as well as the garden and driveway. However, it will retain the rural views experienced from the south-eastern façade, which faces away from the Site and appears to be the 'primary' viewing direction. Overall, the magnitude of change at Year 1 is judged to be **medium**.

As part of the Proposed Development, the hedgerow along Coton Road will be strengthened with trees to filter views of the Proposed Development from Ladsgrave, with trees being spaced apart to retain some of the openness experienced in the views to the north and to avoid enclosing the property. There will also be an area of scattered trees within species rich meadow grassland in the southern half of field O3 which will help to filter views of the Proposed Development and provide visual interest (see **Appendix 5.6: Outline Landscape and Ecological Management Plan**). A new hedgerow will be planted along the north-eastern edge of field O1. Although the planting will result in some positives in terms of visual amenity, the Proposed Development is still overall considered to be negative as the presence of the PV panels will still be apparent across the rolling farmland, altering its character, and the planting will partly reduce the sense of openness experienced in views. The magnitude of change will remain as **medium** at Year 10.

Conclusion with respect to the potential effects on Living Conditions:

The residential visual amenity threshold requires examination when properties will experience a high magnitude of change, which would not be the case here. As the property is assessed as having a medium magnitude of change at Years 1 and 10, **the Project would not breach the residential visual amenity threshold.**

Property 5: Walton Hill Farm



View of the south facing façade, taken from existing farm track within the Site between fields O15 and O16.



View of the south facing façade and surrounding farmyard, taken from the western edge of field O5.

Table A5.5.7: Walton Hill Farm

Property 5: Walton Hill Farm	
Direction to Site: South, south-east and east	
Distance to Site: 45m	
Elements of Proposed Development visible: PV panels, fencing	
Primary view direction: South	
Description of property, location and existing context:	
<p>The dwelling at Walton Hill Farm is a detached and isolated two-storey farmhouse, accessed via a long farm track off Coton Road. The property is situated on the southern edge of the farmyard</p>	

which contains several large agricultural buildings. It includes a garden to the south, which is largely enclosed by mature garden vegetation, including trees along its boundaries.

Fields surrounding the property to the north, east and west are pasture grazed and small in scale, whereas fields to the south (within the Site) are medium in scale and used for cropping. Field boundaries comprise mainly of hedgerows.

Description of existing views and visual amenity:

As the property fronts onto the farmyard to the north (where it is accessed from), the main view is from the southern façade which contains windows on both its stories. Views from this façade are partly filtered by the mature vegetation within the garden (particularly in summer months when leaves are on trees); however, the western half of the dwelling has an open view that looks across the garden lawn in the foreground, and into part of the Site (seen over a low hedgerow along the southern boundary of the property). The view is framed by mature vegetation either side of the lawn and therefore part of the Site is seen in views (i.e. south-western half of field O16 and north-western corner of field O15). Glimpses and more filtered views of other parts of the Site further to the east are seen through vegetation in winter views.

Description of likely change in views and visual amenity because of the Proposed Development:

From the property, a small part of the Proposed Development will be seen beyond the garden in the foreground (which forms the main element in the view). There will be a framed view of PV panels (and fencing) within field O16 which will be set back (as part of the embedded mitigation included within the design of the Proposed Development) by 120m from the dwelling (and 100m from the edge of the garden). In winter, there will also be glimpses of PV panels in the north-eastern half of field O16, seen through the mature vegetation to the south-east of the dwelling. Although part of the Proposed Development will be visible, it will feature within a framed and partly filtered view which provides the only open aspect in views from the dwelling beyond the garden. The magnitude of change is judged to be **medium** at Year 1.

As part of the Proposed Development, the hedgerow along the northern edge of field O16 will be enhanced and there will be an area of species rich meadow grassland between the edge of field O16 and edge of the PV array (see **Appendix 5.6: Outline Landscape and Ecological Management Plan**) which will help to soften views of the Proposed Development and provide visual interest. No further planting is proposed along the northern boundary of field O16 to retain

a sense of openness within the framed view that is experienced from the property. The magnitude of change will remain as **medium** at Year 10.

Conclusion with respect to the potential effects on Living Conditions:

The residential visual amenity threshold requires examination when properties will experience a high magnitude of change, which would not be the case here. As the property is assessed as having a medium magnitude of change at Years 1 and 10, **the Project would not breach the residential visual amenity threshold.**

Property Group 6: Corner Farm and New Corner Farm




View of the north facing front façade of New Corner Farm (to the left) and Corner Farm (to the right).



View of property at Corner Farm showing southern façade, taken from footpath within the Site between fields O19 and O22.

Table A5.5.8: Corner Farm and New Corner Farm

Property Group 6: Corner Farm and New Corner Farm	
Direction to Site: North and south	
Distance to Site: Adjacent to boundary	
Elements of Proposed Development visible: PV panels, fencing, tracks	
Primary view direction: Not clear – possibly north	
Description of property, location and existing context:	
<p>The properties at Corner Farm and New Corner Farm comprise a semi-detached two-storey farmhouse. Corner Farm occupies the western half of the farmhouse and is accessed via a driveway off Rosliston Road. Its curtilage includes a large rear garden to the south which is</p>	

enclosed partly by mature garden vegetation. New Corner Farm occupies the eastern half of the farmhouse and is accessed via an adjacent farmyard to the east. A single storey outbuilding, and other agricultural buildings (including a large grain store) are located within the farmyard and paddocks are located further beyond to the south. It also appears to have a rear courtyard garden between the walls of its outbuilding and the neighboring property at Corner Farm.

Fields surrounding the property in all directions are mostly pasture grazed and small in scale, bound by post and rail fencing and hedgerows.

Description of existing views and visual amenity:

The front of these properties are orientated north along Rosliston Road and contain windows on both of their stories. Views from this façade are largely filtered from the ground floor by a hedge that runs along both property boundaries and a hedgerow which runs along Rosliston Road. From the top floor of the northern façade, views are partly filtered by trees which are located along both property boundaries. However, in winter there are glimpsed views through the trees which look across the pastoral fields that are located between the Oaklands Farm and Park Farm landholdings (fields F1 and F2) in the foreground. Rows of pylons and overhead electricity cables running north-south are prominent within views from the northern edge of the properties.

The southern side of the properties contain windows on their upper stories and are afforded with views that look across the rear gardens in the foreground towards parts of the Site (in the Oaklands Farm landholding) beyond. The view from Corner Farm includes the area of the Site to the south-west of the Pessell Brook (i.e. fields O22 and O23) as well as more distant views towards elevated parts of the Site (e.g. fields O4 and O5). Views are slightly more limited from New Corner Farm due to the screening provided by the buildings within its curtilage and Corner Farm, although is afforded with some glimpses of the Site in distant views.

Description of likely change in views and visual amenity because of the Proposed Development:

Views towards the Proposed Development from New Corner Farm will be limited. Corner Farm will experience oblique views of the Proposed Development from its southern façade and driveway, as there will be glimpsed views of PV panels and fencing (set back by over 280m) within fields O22 and O23, although partially filtered by vegetation along the Pessell Brook. There will also be filtered or glimpsed views of the temporary access track as it crosses through fields O24 and F1, approximately 70m to the west of the property and seen beyond foreground

vegetation within the curtilage. There will be some distant views with PV panels seen on part of the skyline within fields O4 and O5. Views of the Proposed Development will however be limited by intervening vegetation when viewed from the garden. Overall, the property at Corner Farm will be affected by a small change in views and therefore a **low** magnitude of change at Year 1. As part of the Proposed Development, scattered trees will be planted around the edge of field O23 and within field O24 (see **Appendix 5.6: Outline Landscape and Ecological Management Plan**) in order to further filter views of PV panels and fencing from the property. Although the planting will result in some positives in terms of visual amenity, the Proposed Development is still overall considered to be negative as the presence of the PV panels will still be apparent across the rolling farmland, altering its character. The magnitude of change will remain as **low** at Year 10.

Conclusion with respect to the potential effects on Living Conditions:

The residential visual amenity threshold requires examination when properties will experience a high magnitude of change, which would not be the case here. As the property is assessed as having a medium magnitude of change at Year 1 (reducing to low at Year 10), **the Project would not breach the residential visual amenity threshold.**

Property 7: Old Byre (Walton Lane Farm)



View of the south-west facing conservatory of the single-storey dwelling with large farm building in the foreground, taken from adjacent field.



View of the south-west facing façade of the single-storey dwelling with large farm building in the foreground, taken from adjacent field.

Table A5.5.9: Old Byre (Walton Lane Farm)

Property 7: Old Byre (Walton Lane Farm)	
Direction to Site: South-west	
Distance to Site: 150m	
Elements of Proposed Development visible: PV panels, transformers, fencing, tracks	
Primary view direction: South-west	

Description of property, location and existing context:

The property at Old Byre (Walton Lane Farm) comprises an isolated two-storey farmhouse that is adjoined to the rear by a single storey 'L-shaped' dwelling, accessed via a short farm track off Rosliston Road. The property is situated on the north-western edge of the farmyard which

contains several farm buildings of varying sizes. The single-storey dwelling includes a small garden to the south-west, which is enclosed by a brick wall. A large farm building provides further enclosure to the dwelling and garden as shown in the photos above.

Fields surrounding the property in all directions are pasture grazed and small to medium in scale. Field boundaries comprise both hedgerows and fencing.

Description of existing views and visual amenity:

The farmhouse fronts onto Rosliston Road to the north (where it is accessed from) and its main views are from the north and north-eastern façades (away from the Oaklands Farm landholding), as views in other directions are largely obscured by the adjoining single-storey dwelling and farm buildings. Views from the single-storey dwelling are slightly limited by the surrounding buildings, although views from its south-western façade and the farmyard partly look towards the Site, albeit are partly obscured by the large farm building. Views of the Site are also partly filtered by Redferns Wood; however, from the conservatory windows and the farmyard, the elevated field O10 can be seen in the distance, framed by vegetation in the foreground. Pylons and overhead electricity cables cross the fields in the foreground and are prominent within the view.

Description of likely change in views and visual amenity because of the Proposed Development:

From the conservatory windows of the single-storey dwelling and the farmyard, a small part of the Proposed Development will be seen beyond the fields in the foreground and through a gap in Redferns Wood (which forms the main element in the view). There will be a framed view of PV panels (and fencing) which will replace the farmland seen within the elevated field O10, although panels in this field will be 380m from the dwelling. In winter, there will be glimpses of PV panels through Redferns Wood, although likely to be filtered due to the density of the woodland. Although a small part of the Proposed Development will be visible, it will feature within a framed view from a dwelling where open views are limited. The magnitude of change is judged to be **medium** at Year 1.

As part of the Proposed Development, a block of woodland understory planting with trees will be planted along the edge of field O10 and an existing hedgerow along the PV panels within this field will be enhanced by in filling gaps and strengthened with trees (see **Appendix 5.6: Outline Landscape and Ecological Management Plan**), in order to filter views of the Proposed Development within this field from the property. The magnitude of change will reduce to **low** at

Year 10 (when the planting will have established and is close to reaching maturity). Although the planting will result in some positives in terms of visual amenity, the Proposed Development is still overall considered to be negative as the presence of the PV panels will still be apparent across the rolling farmland, altering its character.

Conclusion with respect to the potential effects on Living Conditions:

The residential visual amenity threshold requires examination when properties will experience a high magnitude of change, which would not be the case here. As the property is assessed as having a medium magnitude of change at Year 1 (reducing to low at Year 10), **the Project would not breach the residential visual amenity threshold.**

Property 8: Ashtree Farm



View of the south facing façade seen beyond light industrial units, taken from the western edge of field O5.



View of the east facing façade, taken from Old Byre (Walton Lane Farm).

Table A5.5.10: Ashtree Farm

Property 8: Ashtree Farm	
Direction to Site: South-west to south-east	
Distance to Site: 250m	
Elements of Proposed Development visible: PV panels, transformers, fencing, tracks	
Primary view direction: Front faces west, rear faces east	
Description of property, location and existing context:	
The dwelling at Ashtree Far is a detached and isolated two-storey farmhouse which fronts onto Rosliston Road and is accessed via a small driveway. Adjacent to the dwelling is the Old Barn	

Farm Industrial estate which contain several light industrial units to the south, varying in size. The curtilage of the property includes a garden which surrounds the property to the north and east and is partly enclosed by a mixture of fencing, hedgerows and trees, although is relatively open to the east.

Fields surrounding the property to the north, east and west are pasture grazed and small in scale, bound by hedgerows.

Description of existing views and visual amenity:

Windows are present on both storeys of the western façade; however, views in this direction are away from the Site. The eastern façade also contains windows on both storeys and views are partially open and look directly across pastoral fields in the foreground and towards the Pessell brook (in field O24). There may also be oblique views of fields O23 and O22, and the rising fields beyond (fields O11, O19 and O20); however, views to the south and south-east are limited by the light industrial units, although glimpses of these fields beyond intervening vegetation can be seen from the garden. Pylons and overhead electricity cables cross the fields in the foreground and are prominent within views.

Description of likely change in views and visual amenity because of the Proposed Development:

From the western façade of the property and the garden, there will be oblique glimpsed views of the Proposed Development. PV panels within fields O11, O19, O20, O22 and O23 will be set back by over 370m and partially filtered by intervening vegetation of field boundary hedgerows and small copses. Overall, the property will be affected by a small change in views and therefore a **low** magnitude of change at Year 1.

As part of the Proposed Development, scattered trees will be planted around the northern edge of fields O22 and O23 (see **Appendix 5.6: Outline Landscape and Ecological Management Plan**) in order to further filter views of PV panels from the property. Although the planting will result in some positives in terms of visual amenity, the Proposed Development is still overall considered to be negative as the presence of the PV panels will still be apparent across the rolling farmland, altering its character. The magnitude of change will remain as **low** at Year 10.

Conclusion with respect to the potential effects on Living Conditions:

The residential visual amenity threshold requires examination when properties will experience a high magnitude of change, which would not be the case here. As the property is assessed as having a low magnitude of change at Years 1 and 10, **the Project would not breach the residential visual amenity threshold.**