

# Springwell Solar Farm

## Environmental Statement

### Appendix 10.5: Residential Visual Amenity Assessment

Volume 3

EN010149/APP/6.3  
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Springwell Energyfarm Ltd

APFP Regulation 5(2)(a)  
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Infrastructure Planning  
(Applications: Prescribed Forms  
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# Table of Contents

- Table of Contents ..... 1**
- 1.1. Introduction .....2**
- 1.2. Background .....2**
- 1.3. Overarching approach .....3**
- 1.4. Methodology .....4**
- 1.5. Initial assessment .....11**
- 1.6. Detailed property assessments.....21**
- 1.7. References.....95**

## 1.1. Introduction

1.1.1. This appendix presents a Residential Visual Amenity Assessment (RVAA) for the Proposed Development and has been prepared in accordance with:

- *Landscape Institute Technical Guidance Note 2/19: Residential Visual Amenity Assessment (TGN 2/19) [Ref 1]*

1.1.2. As defined in paragraph 1.2 of TGN 2/19 ‘residential visual amenity’ is taken to mean:

*“the overall quality, experience and nature of views and outlook available to occupants of residential properties, including views from gardens and domestic curtilage”*

## 1.2. Background

1.2.1. With respect to visual impact, the focus of the Landscape and Visual Impact Assessment (LVIA) presented in **ES Volume 1, Chapter 10: Landscape and Visual [EN010149/APP/6.1]** is on public views and public visual amenity. RVAA is a stage beyond LVIA and focusses exclusively on private visual amenity at individual residential properties and may be used by the decision maker when weighing potential effects on residential amenity more broadly in the planning balance.

1.2.2. Paragraph 5.1 of TGN 2/19 explains that:

*“The purpose of carrying out a Residential Visual Amenity Assessment (RVAA) is to form a judgement, to assist decision makers, on whether a proposed development is likely to change the visual amenity of a residential property to such an extent that it becomes a matter of ‘Residential Amenity’.”*

1.2.3. Paragraphs 1.5 and 1.6 of TGN 2/19 also note that:

*“Changes in views and visual amenity are considered in the planning process. In respect of private views and visual amenity, it is widely known that, no one has ‘a right to a view’. This includes situations where a residential property’s outlook / visual amenity is judged to be ‘significantly’ affected by a proposed development [...]”*

*“It is not uncommon for significant adverse effects on views and visual amenity to be experienced by people at their place of residence as a result of introducing a new development into the landscape. In itself this does not necessarily cause particular planning concern. However, there are situations where the effect on the outlook / visual amenity of a residential property is so great that it is not generally considered to be in the public interest to permit such conditions to occur where they did not exist before.”*

- 1.2.4. RVAA is therefore not principally concerned with identifying ‘significant’ visual effects on residential receptors in EIA terms (although this is part of the process and helps to inform the LVIA) but with a higher test, namely, whether the Proposed Development would be so ‘over bearing’ or ‘dominating’ at any residential property that the resulting visual effect would widely be regarded to render the property an ‘unpleasant’ or ‘unattractive’ place to live. The RVAA, seeks to identify where effects on residential visual amenity are of such a nature or magnitude that they may need to be considered in the overall balance of ‘residential amenity’ or ‘living conditions’. The point at which this happens is referred to in TGN 2/19 as the ‘Residential Visual Amenity Threshold’.
- 1.2.5. RVAA considers only what the resident may see from their residential property and curtilage. Views or visual amenity are just one component of the wider consideration of residential amenity and the two should not be confused. The latter is a planning matter and may also include aspects such as noise, air quality, traffic, glint and glare etc. The RVAA presented in this appendix considers only the visual aspects of residential amenity. Where necessary, other aspects of residential amenity are considered in the relevant chapters of the ES and it is for decision makers to weigh all these aspects, and documents/assessments relating to them, in determining the acceptability of the Proposed Development.

### 1.3. Overarching approach

- 1.3.1. TGN 2/19 advocates a four-step process to RVAA with the first three falling broadly within the scope of LVIA where the significance of visual effects is assessed.
- 1.3.2. The fourth step, forming the RVAA judgement, involves a further assessment of the change to visual amenity of individual properties identified as “having the greatest magnitude of change” and identifying whether the Residential Visual Amenity Threshold is reached.
- 1.3.3. The RVAA presented in this appendix firstly identifies the potential visual effects at each property within a defined study area (detailed below). For those properties where a ‘significant visual effect’ is anticipated, a more detailed assessment of residential visual amenity is undertaken to establish if the Residential Visual Amenity Threshold is reached or exceeded.
- 1.3.4. In this RVAA, all residential properties are considered to be of high sensitivity to change in the view.

## 1.4. Methodology

### Preliminary residential property visits

- 1.4.1. Residential amenity has been considered from the outset of the project and throughout the detailed design process of the Proposed Development.
- 1.4.2. In January 2023, prior to production of the PEIR, all properties within 500 m of the then site boundary were contacted by letter offering a visit by the applicant's landscape architect to understand the outlook from their dwellings. Property visits were then undertaken in February and early March 2023 to all properties which responded 'yes' to the offer of a property visit. Where the response was 'no' or no response was received, the properties were viewed from publicly accessible locations only.
- 1.4.3. **Table A10.5.1** below sets out the residential properties contacted and whether property visits were undertaken. For those residential properties that were visited, views towards the site were observed from inside and outside the property. Some residents requested that visual analysis was undertaken from externally accessible parts only and this is noted below. The properties referred to in **Table A10.5.1** are identified on **ES Volume 2, Figure 10.10: Residential Property Location Plan [EN010149/APP/6.2]**.

Table A10.5.1 Preliminary residential property visits

Property Contacted	Visited by Landscape Architect?	Comment
Scopwick Low Field Farm, Blankney	Yes	Viewed internally and externally
Brickyard Farm, Blankney	Yes	Viewed internally and externally
Scopwick House East Wing, Scopwick	Yes	Viewed internally and externally
Scopwick House West Wing, Scopwick	Yes	Viewed from the exterior only
Gardeners Cottage (Scopwick House), Scopwick	No	No response received but outlook established during visit to adjoining properties

Property Contacted	Visited by Landscape Architect?	Comment
The Cottage (Scopwick House), Scopwick	No	No response received but outlook established during visit to adjoining properties
The Threshing Barn (Scopwick House), Scopwick	Yes	Viewed internally and externally
Scopwick House Farm, Scopwick	No	Property/properties under construction – viewed from adjacent properties
The Paddock (Scopwick House), Scopwick	No	No response received but outlook established during visit to adjoining properties
Sheffield House, Rowston	Yes	Viewed from the exterior only
Eastfield Cottage, Rowston	Yes	Viewed from the exterior only
Westfield Cottage, Rowston	Yes	Viewed from the exterior only
Scopwick Mill, B1191, Scopwick	Yes	Viewed internally and externally
The Windmill, B1191, Scopwick	Yes	Viewed internally and externally
1 Mill Cottages, B1191, Scopwick	No	No response received but outlook established during visit to adjoining property
2 Mill Cottages, B1191, Scopwick	Yes	Viewed internally and externally
Hill Top Farm, Rowston Top	Yes	Viewed internally and externally
The Maltings, Rowston Top	Yes	Viewed internally and externally
The Granary, Rowston Top	Yes	Viewed internally and externally
The Hayloft, Rowston Top	Yes	Viewed internally and externally

Property Contacted	Visited by Landscape Architect?	Comment
1-2 Rowston Hill Top Cottages (nr RAF Digby)	No	No response received but outlook established from public footpath to rear of property
Fieldview (nr RAF Digby)	No	No response received but outlook established from public footpath to rear of property
Fleur de lys (nr RAF Digby)	No	No response received but outlook established from public footpath to rear of property
Fieldview (nr RAF Digby)	No	No response received but outlook established from public footpath to rear of property
Woodview (nr RAF Digby)	No	No response received but outlook established from public footpath to rear of property
Glebe Farm, B1191, Ashby de la Launde	Yes	Viewed internally and externally
Ashby Walled Garden, Ashby de la Launde	Yes	Viewed internally and externally
The Garden House, Ashby de la Launde	Yes	Viewed internally and externally
Slate House Barn, B1191, Ashby de la Launde	Yes	Viewed internally and externally
Slate House, B1191, Ashby de la Launde	Yes	Viewed internally and externally
1-2 Slate House Cottage, B1191, Ashby de la Launde	Yes	Viewed internally and externally
3 Slate House Cottage, B1191, Ashby de la Launde	Yes	Viewed internally and externally
4 Slate House Cottage, B1191, Ashby de la Launde	No	Unable to arrange mutually convenient time but outlook

Property Contacted	Visited by Landscape Architect?	Comment
		established during visit to adjoining property
Mount Farm, Ashby de la Launde	Yes	Viewed internally and externally
The Stone Barn, Ashby de la Launde	Yes	Viewed internally and externally
The Coach House, Ashby de la Launde	Yes	Viewed internally and externally
1 Peacock Lodge Cottage, Ashby de la Launde	No	No response received but outlook established during visit to adjoining property
2 Peacock Lodge Cottage, Ashby de la Launde	Yes	Viewed internally and externally
Gorse Hill Farm, Wellingore	Yes	Viewed internally and externally
Gorse Hill Bungalow, Wellingore	No	Residents not present but outlook established during visit from adjoining footpath
Toll Bar Cottage, A15, Ashby de la Launde	Yes	Viewed internally and externally
Lupus Lair, A15, Ashby de la Launde	Yes	Viewed internally and externally
1-2 Ashby Lodge Cottages, A15, Ashby de la Launde	Yes	Viewed internally and externally
3 Ashby Lodge Cottage, A15, Ashby de la Launde	No	No response received but outlook established during visit to adjoining property
4 Ashby Lodge Cottage, A15, Ashby de la Launde	No	No response received but outlook established during visit to adjoining property



Property Contacted	Visited by Landscape Architect?	Comment
The Old Blacksmiths Cottage (Ashby Lodge) , A15, Ashby de la Launde	Yes	Viewed internally and externally
Thompson's Bottom Farm, Temple Bruer	No	No response received but outlook established from adjacent road
1 Thompson's Bottom, Temple Bruer	No	No response received but outlook established from adjacent road
2 Thompson's Bottom, Temple Bruer	No	No response received but outlook established from adjacent road
3 Thompson's Bottom, Temple Bruer	No	No response received but outlook established from adjacent road
4 Thompson's Bottom, Temple Bruer	No	No response received but outlook established from adjacent road
5 Thompson's Bottom, Temple Bruer	No	No response received but outlook established from visit to adjoining property
6-7 Thompson's Bottom, Temple Bruer	Yes	Viewed internally and externally
Church View, Brauncewell	No	No response received but outlook established from adjacent road
Old School Cottage, A15, Brauncewell	Yes	Viewed internally and externally

## Refinement of the study area

- 1.4.4. The residential property visits outlined in **Table A10.5.1** above influenced the layout and refinement of the Proposed Development as detailed in the **Design Approach Document [EN010149/APP/7.3]**. Many of the properties listed above are now located much further away from any potential development and it is not necessary to consider all of the above properties in the RVAA.

1.4.5. There is no standard criteria for defining a RVAA study area and this is determined on a case by case basis. TGN 02/19 suggests that for large structures, such as wind turbines, a preliminary study area of 1.5-2 km radius may be appropriate to begin identifying properties for inclusion within RVAA. However, it goes on to state 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 (50-250 m) to the development.”*

1.4.6. Residential development would typically be at least 6 m in height and gantries or lighting associated with road schemes would typically be of a similar height again. By comparison, the majority of the Proposed Development, namely the ground mounted solar PV generating station, would have a maximum height of 3.5 m and the satellite collector compounds and BESS would have a maximum height of 6 m. This fits comfortably within the height range referred to in TGN 2/19.

1.4.7. For this RVAA, the following study area has been used for the purposes of identifying properties for inclusion in the RVAA; an offset buffer is shown on **ES Volume 2, Figure 10.10: Residential Property Location Plan [EN010149/APP/6.2]** to illustrate this study area:

- 200 m of any solar PV development;
- 400 m of any siting zones for structures up to 6 m (ie satellite collector compounds and BESS); and
- 800 m from any siting zones for structures up to 12 m (i.e. Springwell Substation and main collector compound).

1.4.8. Properties where the dwelling itself lies beyond the distances outlined above but where its primary garden space extends to within the same distances are included in the RVAA.

1.4.9. In its response to the Springwell PEIR, AAH Consultants on behalf of North Kesteven District Council and Lincolnshire County Council noted that the applicants for another DCO scale solar development nearby, namely Heckington Fen Solar Farm, adopted a wider study area than that proposed above for a preliminary consideration of residential visual amenity. This is acknowledged but having reflected on this comment and considered whether the study area should be extended, it was the professional opinion of the landscape architects responsible for this RVAA, that the study area above was proportionate and captured all properties at which there is any possibility that the Residential Visual Amenity Threshold might be reached. It is recognised that there may be more distant views of the Proposed Development from a small number of residential properties beyond the RVAA study area outline above, but at

none of these properties would the magnitude of visual effect be so great that the visual effect at any of these properties would approach the residential visual amenity threshold.

- 1.4.10. In the interests of proportionality and a focus on matters relevant to 'Residential Amenity', it was not therefore considered necessary to extend the RVAA study area further.

### Initial assessment of properties within the study area

- 1.4.11. Within the RVAA study area, as defined above, all residential properties have been identified. An initial appraisal has been undertaken and is presented below in **Table A10.5.2** and which identifies those properties which are likely to experience the greatest visual effects and therefore warrant further assessment in the RVAA.

### Detailed assessment

- 1.4.12. For the properties that are identified in the initial assessment as requiring further detailed assessment, the process is as follows:
- Evaluation of baseline visual amenity of properties;
  - Assessment of likely change to the visual amenity of properties; and
  - Forming the RVAA judgement.
- 1.4.13. Most properties are assessed individually but some are considered in groups where their outlook or views are essentially the same; for example a row of houses that all share an open outlook towards the Proposed Development. Where properties are grouped for assessment this is clearly identified and reasons for grouping described.
- 1.4.14. The existing baseline visual amenity is described for each property, informed by desk study and field work (including property visits undertaken). Visual amenity is described in the round and considers both views from the dwelling itself, the domestic curtilage and views experienced when arriving or leaving the property.
- 1.4.15. The change to baseline views and visual amenity as a result of the Proposed Development is described for each property and a judgement on the magnitude of effects likely to be experienced is provided. This involves consideration of the following factors:
- Distance between the property and Proposed Development and their relative locations (e.g. up/down hill);
  - Nature of available views (e.g. panoramic, enclosed) and the effect of daily or seasonal variations;

- Direction of view or aspect of property affected;
  - Extent to which the Proposed Development may be visible from various parts of the property (e.g. dwelling, rooms, access, garden);
  - Scale of change to views, including the proportion of view occupied by the Proposed Development;
  - Compositional changes (e.g. loss/addition of landscape features);
  - Contrast or integration of new features with the existing views;
  - Duration and nature of changes (e.g. temporary/permanent, intermittent/continuous);
  - localised mitigating factors (eg screening from existing vegetation); and
  - proposed mitigation measures.
- 1.4.16. The assessment of visual effects on properties considered in the detailed assessment is supported by a range of visual aids, photography and visualisations.
- 1.4.17. Following assessment, a residential visual amenity judgement has been made for each property or group of properties assessed. This final stage is concerned with identifying *“whether the predicted effects on visual amenity and views at the property are such that it has reached the Residential Visual Amenity Threshold, therefore potentially becoming a matter of Residential Amenity”*. All judgements regarding the Residential Visual Amenity Threshold are set out clearly and unambiguously.

## Distances and directions

- 1.4.18. Where distances and directions are given within the RVAA, these are distances between the nearest part of the property itself and the nearest siting zone for development as shown on **ES Volume 2, Figure 3.2 [EN010149/APP/6.2]**, unless explicitly stated otherwise. Distances given are rounded to the nearest 10 m to account for the level of accuracy available in techniques used for measurement in this assessment (based on aerial photography within a GIS).

## 1.5. Initial assessment

- 1.5.1. The initial assessment presented in **Table A10.5.2** below has been undertaken in order to identify those residential properties with the highest magnitude of effect where there is potential for the Residential Visual Amenity Threshold to be reached.
- 1.5.2. Where it is identified that effects at properties have the potential to reach the Residential Visual Amenity Threshold this is identified and further detailed assessment is provided in this appendix.

- 1.5.3. Residential properties referred to in **Table A10.5.2** are identified on **ES Volume 2, Figure 10.10: Residential Property Location Plan [EN010149/APP/6.2]**.
- 1.5.4. The assessment in **Table A10.5.2** below adopts the same methodology, assessment criteria and terminology as adopted for the main assessment of landscape and visual effects as set out in **ES Volume 3. Appendix 10.1 [EN010149/APP/6.3]**.

Table A10.5.2 Initial assessment of residential properties within RVAA study area

Property/Group of Properties	Distance to nearest siting zone for above ground infrastructure	Initial Assessment	Magnitude of Effect	Significance of Effect	Detailed RVAA Undertaken?
<b>Springwell East</b>					
Scopwick Low Field Farm	80m	This property (including all of its primary windows and principal garden space) is orientated due south across a field in which no development is proposed. Large agricultural sheds dominate views to the rear and to the west. Views of solar PV development will initially be prominent at the rear main entrance into the property and on the drive along Acre Lane on the approach to the property.	Moderate (Year 1) Moderate/Slight (Year 10)	Major/Moderate (Significant) (Year 1) Moderate (Not Significant) (Year 10)	Yes (Refer to <b>Table A10.5.4</b> , and <b>ES Volume 2, Figure 10.11</b> )
<b>Springwell Central</b>					
Eastfield and Westfield Cottages (2 properties)	190m	The front elevations of these two properties are oriented southwards away from the Proposed Development (190m west). There may be oblique views from the rear elevations of the solar PV development in the field to the north but any views would be at least partially filtered by the boundary hedgerow. Likely to be some	Moderate/Slight (Year 1) Slight (Year 10)	Moderate (Significant) (Year 1) Moderate/Minor (Not Significant) (Year 10)	Yes (Refer to <b>Table A10.5.5</b> and <b>ES Volume 2, Figure 10.12</b> )

Property/Group of Properties	Distance to nearest siting zone for above ground infrastructure	Initial Assessment	Magnitude of Effect	Significance of Effect	Detailed RVAA Undertaken?
		views of solar PV development along the driveway approaching the property from the B1188.		Significant) (Year 10)	
Sheffield House	80m	This property's front elevations and primary garden space are orientated south and east away from the Proposed Development. A belt of mature trees to the north east of the property provides a buffer to development in this direction. Glimpses of solar PV development through this vegetation in winter months would be heavily filtered. Likely to be some views of solar PV development along the driveway approaching the property from the B1188.	Slight (Year 1)  Slight/ Negligible (Year 10)	Moderate (Not Significant) (Year 1)  Moderate/ Minor (Not Significant) (Year 10)	Yes  (Refer to <b>Table A10.5.6</b> and <b>ES Volume 2, Figure 10.13</b> )
Properties at Rowston Top: The Maltings, The Hayloft and The Granary	230m (curtilage of garden extends to <200m)	These properties have rear elevations which are orientated to the north towards the proposed solar PV development. Development would be set back some distance beyond paddocks and a hedgerow to the north. There	Moderate (Year 1)  Slight (Year 10)	Major/ Moderate (Significant) (Year 1)	Yes  (Refer to <b>Table A10.5.7</b> , and <b>ES Volume 2, Figures 10.14,</b>

Property/Group of Properties	Distance to nearest siting zone for above ground infrastructure	Initial Assessment	Magnitude of Effect	Significance of Effect	Detailed RVAA Undertaken?
		would be some views of the development especially from first floor windows.		Moderate (Not Significant) (Year 10)	<b>10.15 and 10.16)</b>
1 and 2 Rowston Hill Top Cottages, Fleur-de-lys, Woodview and Fieldview (5 properties)	120m	These 5 properties are tucked in behind a dense block of woodland known as Rowston Plantation and would therefore have no view of the Proposed Development.	Negligible	Negligible	No – there would be no view of the development from these properties.
<b>Springwell West</b>					
Slate House Barn	230m (curtilage of garden extends to <200m)	This property is surrounded by mature woodland on the western and northern side and by Slate House to the south. There would be no view of the Proposed Development from within the property itself although there may be views of the solar PV development along the driveway to the property and the front garden.	Slight (Year 1) Slight (Year 10)	Moderate (Not Significant) (Year 1) Moderate (Not Significant) (Year 10)	Yes (Refer to <b>Table A10.5.8</b> and <b>ES Volume 2, Figure 10.17)</b>



Property/Group of Properties	Distance to nearest siting zone for above ground infrastructure	Initial Assessment	Magnitude of Effect	Significance of Effect	Detailed RVAA Undertaken?
1-2 Slate House Cottage	170m	This property (including its annex) have views primarily orientated to the south and west and would have views of solar PV development set back beyond a field from the property.	Substantial/ Moderate (Year 1)  Slight (Year 10)	Major (Significant) (Year 1)  Moderate (Not Significant) (Year 10)	Yes  (Refer to <b>Table A10.5.9</b> and <b>ES Volume 2, Figure 10.18</b> )
3 and 4 Slate House Cottages (2 properties)	200m	These two properties have front elevation views focussed to the east away from the solar PV development. Rear elevations and gardens are orientated to the west from which residents would have views of solar PV development set back by a field from the property.	Substantial/ Moderate (Year 1)  Slight (Year 10)	Major (Significant) (Year 1)  Moderate (Not Significant) (Year 10)	Yes  (Refer to <b>Table A10.5.10</b> and <b>ES Volume 2, Figure 10.19</b> )
1 and 2 Peacock Lodge Cottages (2 properties)	70m	These two properties are orientated principally to the south with mature trees to the north. Directly due south, in winter months only, there may be glimpses of solar PV development beyond a belt of woodland at Bloxham Woods but in summer months there would be no view through this vegetation.	Moderate (Year 1)  Slight (Year 10)	Moderate (Significant) (Year 1)  Moderate (Not Significant) (Year 10)	Yes  (Refer to <b>Table A10.5.11</b> and <b>ES Volume 2, Figure 10.20</b> )

Property/Group of Properties	Distance to nearest siting zone for above ground infrastructure	Initial Assessment	Magnitude of Effect	Significance of Effect	Detailed RVAA Undertaken?
		At an oblique angle from the front elevation and also outside the properties at the front, there would be filtered views of solar PV development through roadside hedgerows on the B1191 (more so in winter months).			
The Old Blacksmiths Lodge (Ashby Lodge)	200m	This property's main elevation faces east whilst there are also views southwards and from the garden. Solar PV development would be visible (but set back from the property) in several directions. The property would also be approached along the A15 through solar development.	Substantial/ Moderate (Year 1)  Moderate/ Slight (Year 10)	Major/ Moderate (Significant) (Year 1)  Moderate (Not Significant) (Year 10)	Yes  (Refer to <b>Table A10.5.12</b> and <b>ES Volume 2, Figure 10.21</b> )
3 and 4 Ashby Lodge Cottages (2 properties)	160m	The main elevations from these two properties face north and south and there are also views southwards from the garden. Solar PV development would most likely be visible (set back from the property) in several directions (primarily from first floor windows). The property	Moderate (Year 1)  Moderate/ Slight (Year 10)	Moderate (Significant) (Year 10)  Moderate (Not Significant) (Year 10)	Yes  (Refer to <b>Table A10.5.13</b> and <b>ES Volume 2, Figure 10.22</b> )

Property/Group of Properties	Distance to nearest siting zone for above ground infrastructure	Initial Assessment	Magnitude of Effect	Significance of Effect	Detailed RVAA Undertaken?
		would also be approached along the A15 through solar development.			
1-2 Ashby Lodge Cottage	130m	The main elevations from this property face north and south and there are also views southwards from the garden. Solar PV development would most likely be visible (set back from the property) in several directions. The property would also be approached along the A15 through solar development.	Substantial/ Moderate (Year 1)  Moderate/ Slight (Year 10)	Major/ Moderate (Significant) (Year 1)  Moderate (Not Significant) (Year 10)	Yes  (Refer to <b>Table A10.5.14</b> and <b>ES Volume 2, Figure 10.23</b> )
Toll Bar Cottage	170m	This property is relatively screened by a mature hedgerow and trees adjacent to the A15. However, the property access/egress opens out onto the A15 with views at an oblique angle towards the Proposed Development siting zone for structures up to 12 m. The property would also be approached along the A15 through solar PV development.	Moderate (Year 1)  Moderate/ Slight (Year 10)	Major/ Moderate (Significant) (Year 1)  Moderate (Not Significant) (Year 10)	Yes  (Refer to <b>Table A10.5.15</b> and <b>ES Volume 2, Figure 10.24</b> )

Property/Group of Properties	Distance to nearest siting zone for above ground infrastructure	Initial Assessment	Magnitude of Effect	Significance of Effect	Detailed RVAA Undertaken?
Lupus Lair	160m	Views from this property are relatively screened by a mature hedgerow and trees adjacent to the A15 with views at an oblique angle towards siting zone for structures up to 12 m. Property would also be approached along the A15 through solar PV development.	Moderate/ Slight (Year 1)  Slight (Year 10)	Moderate (Significant) (Year 1)  Moderate (Not Significant) (Year 10)	Yes  (Refer to <b>Table A10.5.16</b> and <b>ES Volume 2, Figure 10.25</b> )
1-4 Thompsons Bottom Cottages (4 properties)	210m (curtilage of garden extends to <200m)	These four properties are orientated south east and north west and would have oblique views in both directions across adjoining farmland and past existing overhead electricity lines towards solar PV development. The substation and BESS would also be visible to the north east.	Substantial (Year 1)  Slight (Year 10)	Major (Significant) (Year 1)  Moderate (Not Significant) (Year 10)	Yes  (Refer to <b>Table A10.5.17</b> and <b>ES Volume 2, Figure 10.26</b> )
Gorse Hill Farm	530m to siting zone for Springwell Substation	This property has a rear elevation and gardens orientated to the east from where there would be views across rising land towards the siting zone for structures up to 12 m. Intervening hedgerows would partially filter the view and existing pylons are visible in this direction.	Substantial (Year 1)  Moderate/ Slight (Year 10)	Major (Significant) (Year 1)  Moderate (Not Significant)	Yes  (Refer to <b>Table A10.5.18</b> and <b>ES Volume 2, Figure 10.27</b> )

Property/Group of Properties	Distance to nearest siting zone for above ground infrastructure	Initial Assessment	Magnitude of Effect	Significance of Effect	Detailed RVAA Undertaken?
(Year 10)					
Gorse Hill Bungalow	440m to siting zone for Springwell Substation	This property is located in a slight depression and has limited views of the site due to dense vegetation on the opposite side of the lane. However, it is possible that structures up to 12 m would be visible from this property.	Slight (Year 1) Slight (Year 10)	Moderate (Not Significant) (Year 1) Moderate (Not Significant) (Year 10)	Yes (Refer to <b>Table A10.5.19</b> and <b>ES Volume 2, Figure 10.28</b> )

## 1.6. Detailed property assessments

- 1.6.1. This section of the RVAA presents a detailed assessment of visual effects at the properties identified in **Table A10.5.2** above as requiring further assessment.
- 1.6.2. Each property is addressed in a separate table and is accompanied by a context plan presented in **ES Volume 2, Figures 10.11 to 10.28 [EN010149/APP/6.2]**.
- 1.6.3. Where it was possible (with the residents' permission) to capture photographs of a property and photographs looking towards the Proposed Development from within the curtilage of the property, these have been included in the relevant tables.
- 1.6.4. It should be noted that the owners of Sheffield House, Eastfield and Westfield Cottages specifically requested that no photographs be included of these properties in the RVAA. This request has been honoured and there are no photographs included in the RVAA for these properties.
- 1.6.5. For certain properties, where it was possible to do so and where it adds value to the discussion, one or more viewpoint photosheets have been prepared to illustrate the view in the direction of the Proposed Development. These are presented in **ES Volume 4 [EN010149/APP/6.4]** alongside the main LVIA visualisations. The RVAA viewpoint photosheets been prepared in accordance with the methodology outlined in **ES Volume 3, Appendix 10.1 [EN010149/APP/6.3]**.
- 1.6.6. **Table A10.5.3** below summarises the relevant table number, figure number and RVAA viewpoint photosheets for each property considered in detail.

**Table A10.5.3 Summary of detailed information relating to residential properties**

Property/Properties	Table Number	Figure Number (ES Volume 2) [EN010149/APP/6.2]	Viewpoint Photosheets (ES Volume 4) [EN010149/APP/6.4]
Scopwick Low Field Farm, Blankney	A10.5.4	Figure 10.11	RVAA Viewpoint 1 (Rear Garden), RVAA Viewpoint 2 (Driveway)
Eastfield and Westfield Cottages (2 properties), Rowston	A10.5.5	Figure 10.12	n/a

Property/Properties	Table Number	Figure Number (ES Volume 2) [EN010149/APP/6.2]	Viewpoint Photosheets (ES Volume 4) [EN010149/APP/6.4]
Sheffield House, Rowston	A10.5.6	Figure 10.13	n/a
The Maltings, Rowston Top	A10.5.7	Figure 10.14	RVAA Viewpoint 3 (rear garden) RVAA Viewpoint 4 (menage)
The Hayloft, Rowston Top	A10.5.7	Figure 10.15	RVAA Viewpoint 5 (rear garden)
The Granary, Rowston Top	A10.5.7	Figure 10.16	RVAA Viewpoint 6 (menage)
Slate House Barn, B1191, Ashby de la Launde	A10.5.8	Figure 10.17	RVAA Viewpoint 7 (driveway)
1-2 Slate House Cottage, B1191, Ashby de la Launde	A10.5.9	Figure 10.18	RVAA Viewpoint 8 (side garden)
3 and 4 Slate House Cottages, B1191, Ashby de la Launde (2 properties)	A10.5.10	Figure 10.19	RVAA Viewpoint 9 (rear garden)
1 and 2 Peacock Lodge Cottages, Ashby de la Launde (2 properties)	A10.5.11	Figure 10.20	RVAA Viewpoint 10 (front garden)
The Old Blacksmiths Cottage (Ashby Lodge), A15, Ashby de la Launde	A10.5.12	Figure 10.21	RVAA Viewpoint 11 (side garden)
3 and 4 Ashby Lodge Cottages, A15, Ashby de la Launde (2 properties)	A10.5.13	Figure 10.22	RVAA Viewpoint 12 (driveway)

Property/Properties	Table Number	Figure Number (ES Volume 2) [EN010149/APP/6.2]	Viewpoint Photosheets (ES Volume 4) [EN010149/APP/6.4]
1-2 Ashby Lodge Cottages, A15, Ashby de la Launde	A10.5.14	Figure 10.23	RVAA Viewpoint 12 (driveway)
Toll Bar Cottage, A15, Ashby de la Launde	A10.5.15	Figure 10.24	RVAA Viewpoint 13 (access/egress) RVAA Viewpoint 14 (menage) RVAA Viewpoint 15 (rear garden)
<b>Lupus Lair, A15, Ashby de la Launde</b>	A10.5.16	Figure 10.25	RVAA Viewpoint 13 (access/egress)
1-4 Thompson's Bottom, Temple Bruer (4 properties)	A10.5.17	Figure 10.26	n/a
Gorse Hill Farm, Wellingore	A10.5.18	Figure 10.27	RVAA Viewpoint 16 (rear garden)
Gorse Hill Bungalow, Wellingore	A10.5.19	Figure 10.28	n/a



Table A10.5.4 Detailed residential visual amenity assessment for Scopwick Low Field Farm

<b>Property Name:</b>	Scopwick Low Field Farm	<b>Address:</b>	[REDACTED]	<b>OSGR:</b> TF 08487 59004
<b>Figure Number (ES Volume 2):</b>	Figure 10.11			
<b>Viewpoint Photosheets (ES Volume 4):</b>	RVAA Viewpoint 1 (Rear Garden) and RVAA Viewpoint 2 (Driveway)			
<b>Distance and Direction to Nearest Above Ground Infrastructure:</b>	80m (south west) to solar PV development in Field Lf08 and 260m (north) to solar PV development in Field By24			
<b>Survey Details:</b>	Property visited on 27 February 2023 - inspected internally and externally including driveway and garden.			
<b>Baseline Visual Amenity:</b>	This is an isolated property accessed along Acre Lane from the south near Kirkby Green. It is a two storey farmhouse surrounded by substantial agricultural outbuildings. The primary elevation of the dwelling, its conservatory and the main rear gardens all face due south across a large open arable field but views from south and west facing ground floor windows and the garden itself are largely contained by a hedgerow and garden vegetation on the southern boundary of the property (see RVAA Viewpoint 1). Views from first floor, southern facing windows are focussed directly southwards across the open field whilst views from first floor, western facing windows are filtered and partially screened by an agricultural shed.			

The main entrance/exit into/out of the property is via a door on the northern elevation and this opens out onto an area of hardstanding opposite a large agricultural shed. From the parking area there are views westwards along Acre Lane and of more agricultural fields to the north west (see RVAA Viewpoint 2).

Views from the northern elevation of the dwelling are limited to a single ground floor window and a single first floor window, neither of which service primary living space. There are no views eastward due to screening from another agricultural building.

Approaching and leaving the property, views are largely channelled along Acre Lane but views open up at a bend in the lane near the property and for approximately 300 m on the final approach to the dwelling there are open views across the farmland to the north west.

**Effect of Proposed Development on Visual Amenity:** Views from ground floor windows (including the conservatory) and the rear gardens would be largely unaffected by the Proposed Development. Existing vegetation around the perimeter of the garden and an intervening hedgerow along the eastern boundary of the nearest siting zone for solar PV development (Field Lf08) would screen any view of the Proposed Development from these locations. Views from first floor, south facing windows are channelled southwards along a long arable field and no development is proposed in this direction. Some oblique views from these windows and also from west facing first floor windows would be possible of solar PV development to the south west in Field Lf08 but this would result in small scale change to these views.

Views from the parking area and main exit from the property would be largely unaffected although there would be glimpses of the tops of solar PV development in Field By24 beyond a foreground field and boundary hedgerows. On approach and leaving the property along Acre Lane, it is acknowledged that there would initially be clear views of the solar PV development in adjoining fields particularly for the final 300 m approaching the property. New hedgerow planting and management of existing hedgerows is proposed in mitigation and, by Year 10, the effect on views along Acre Lane would be much reduced.

**Scale of change:** Small (from dwelling and garden); Large (on approach along Acre Lane) in Year 1 reducing to Medium in Year 10.

**Magnitude of overall visual effect on residents:** Moderate (Year 1); Moderate/Slight (Year 10)

**Significance of effect:** Major/Moderate (Significant) (Year 1), Moderate (Not Significant) (Year 10)

**RVAA Judgement:** The visual effect at this property would not reach the Residential Visual Amenity Threshold. Whilst there would initially be a significant visual impact on the experience approaching and leaving the property, views from the dwelling itself and the curtilage would be largely unaffected. The Proposed Development would not have an overbearing effect on the visual amenity experienced by residents of the property which would continue to be widely regarded as a pleasant and attractive place to live.

**External Photographs of Property:**



Left: Southern and western elevation of property



Left: Northern elevation of property

**Views from inside Property:**



Left: View north west from first floor window on western elevation



Left: View west from first floor window on western elevation

Table A10.5.5 Detailed residential visual amenity assessment for Eastfield and Westfield Cottages

<b>Property Name:</b>	Eastfield and Westfield Cottages (2 properties)	<b>Address:</b>	[REDACTED]	<b>OSGR:</b> TF 07004 56855
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**Figure Number (ES Volume 2):**

Figure 10.12

**Viewpoint Photosheets (ES Volume 4):**

N/A – Owner of properties requested no photography

**Distance and Direction to Nearest Above Ground Infrastructure:**

190m (west) to solar PV development in Field Bk10

**Survey Details:**

Properties viewed at a distance from the access driveway to Sheffield House during a meeting with the owner on 28 February 2023. Assessors were requested not to approach the dwellings themselves and therefore the assessment below is based primarily on analysis of aerial photography.

**Baseline Visual Amenity:** These two semi-detached properties are accessed via a private drive which is also a public right of way leading off the B1188, south of Scopwick. They are two-storey dwellings in a relatively isolated location at the end of an unmade track. The primary orientation of the properties is north north-west across some low field boundary vegetation towards a large adjoining arable field and southwards back along the access track towards further agricultural fields. Aerial photography suggests that there are

rear gardens which extend from the rear of the properties up to the southern boundary of Field Bk10. The field boundary hedgerow and occasional mature trees immediately north of the properties do not substantially screen views in a northerly direction but trees and vegetation slightly to the north west of the dwellings provides for a greater degree of filtering of views further north west. It is assumed that north facing first floor windows enable unobstructed views across Field Bk10.

A hedgerow on the northern side of the main driveway to Sheffield House largely screens views towards Field Bk10 on the approach to these properties from the B1188. The final spur providing access to the properties is more open but again has a hedgerow along its western side.

**Effect of Proposed Development on Visual Amenity:** Whilst the nearest siting zone for solar PV development (Field Bk10) extends to within 190m of these properties, the closest part of this siting zone is at an extremely oblique angle when viewed from the northern elevation of these properties and, taking account of the screening effect of mature vegetation to the west, it is unlikely that the closest solar PV modules would be visible from the dwellings themselves. It is assumed that there would initially be clear but oblique views of the solar PV development in the northern part of Field BK10 at a distance of over 300m. The primary angle of view across the field north of these properties would remain largely unaffected.

A substantial belt of strategic mitigation planting is proposed on the far side of the boundary between these properties and the adjoining field to the north. In addition a new hedgerow is proposed along the full length of the eastern boundary of the solar PV development in Field Bk10. In combination and once mature, this new planting would screen any view of the solar PV development from ground floor level (including the gardens) of these properties. It is acknowledged that some oblique first floor window views may remain in the longer term towards the northern part of Field Bk10.

The access to these properties would be largely unaffected by the development due to adjacent hedgerows although there may be intermittent filtered glimpses in year 1 before mitigation planting has matured.

**Scale of change:** Medium (from dwelling and garden) in Year 1 reducing to Small in Year 10.

**Magnitude of overall visual effect on residents:** Moderate/Slight (Year 1); Slight (Year 10)

**Significance of effect:** Moderate (Significant) (Year 1), Moderate/Minor (Not Significant) (Year 10)

**RVAA Judgement:** The visual effect at these properties would not reach the Residential Visual Amenity Threshold. Whilst there would initially be a significant visual effect on views from the rear of these dwellings, this would arise from oblique views of solar PV development at a distance of over 300m. Mitigation would limit any effect in the long term to first floor windows. The Proposed Development would not have an overbearing effect on the visual amenity experienced by residents of these properties and the dwellings would continue to be widely regarded as pleasant and attractive places to live.

Table A10.5.6 Detailed residential visual amenity assessment for Sheffield House

<b>Property Name:</b>	Sheffield House	<b>Address:</b>	[REDACTED], [REDACTED]	<b>OSGR:</b> TF 06857 56718
<b>Figure Number (ES Volume 2):</b>	Figure 10.13	<b>Viewpoint Photosheets (ES Volume 4):</b>	N/A – Owner of property requested no photography	
<b>Distance and Direction to Nearest Above Ground Infrastructure:</b>				
80m (north west) to solar PV development in Field Bk10				
<b>Survey Details:</b>				
Exterior of the property viewed from a short distance away at the nearby stable block during a meeting with the owner on 28 February 2023. Assessors were requested not to approach the dwelling and therefore the assessment below is based primarily on analysis of aerial photography.				
<b>Baseline Visual Amenity:</b> This substantial detached house is accessed via a private driveway which is also a public right of way leading off the B1188, south of Scopwick. It is a two storey building (potentially with second floor dormer windows to the rear) set in an isolated location amongst fields.				



The primary orientations of the property are south and east, away from the Proposed Development site although day to day access appears to be taken from the northern elevation where there is parking space. A single storey building wraps around the northern and western side of the house. Aerial photography suggests that the primary garden space is to the south and east of the property although it is assumed that residents also use the land immediately north and west of the property for amenity purposes as well. A disused stable block/barn complex lies just to the north east of the house.

Field boundary vegetation on the boundary between the property and Field Bk10 creates a strong visual barrier through which there are only glimpsed views of Field Bk10 to the north when viewed at ground level around the property. In winter months from the rear of the stable block there are slightly more open glimpses through the vegetation of the fields to the north. It is assumed that from upper floor windows there would be slightly less obstructed views northwards but the vegetation north of the property is mature and, even from these elevated windows, views are likely to be heavily filtered in a northerly direction. A hedgerow on the northern side of the main driveway to Sheffield House and the stable block largely screens views towards Field Bk10 on the approach to this property from the B1188 although there are occasional glimpses of Field Bk10 at certain locations along the track.

**Effect of Proposed Development on Visual Amenity:** Whilst the nearest siting zone for solar PV development (Field Bk10) extends to within 80m of this property, an existing mature vegetation belt north of the property would largely screen views of the solar PV development from ground level windows and the gardens of the dwelling itself. Filtered views of the solar PV development are likely in winter months from rear upper floor windows. A substantial belt of strategic mitigation planting is proposed on the far side of the boundary between this property and the adjoining field to the north which will strengthen the existing vegetation belt. In combination and once mature, this new planting would screen any view of the solar PV development from ground floor level (including the gardens) of this property. It is acknowledged that some heavily filtered winter views from rear upper windows may remain in the longer term. The access to these properties would be largely unaffected by the development due to adjacent hedgerows although there may be intermittent filtered glimpses in year 1 before mitigation planting has matured.

**Scale of change:** Small (from upper floor windows), Small/Negligible (at ground level) in Year 1 reducing to Small/Negligible in Year 10.

**Magnitude of overall visual effect on residents:** Slight (Year 1); Slight/Negligible (Year 10)

**Significance of effect:** Moderate (Not Significant) (Year 1), Minor (Not Significant) (Year 10)

**RVAA Judgement:** The visual effect at this property would not reach the Residential Visual Amenity Threshold. Whilst there would initially be some filtered views from the rear of this dwelling and the grounds of the property, existing and proposed vegetation to the north largely screens the Proposed Development. The Proposed Development would not have an overbearing effect on the visual amenity experienced by residents of this property and the dwelling would continue to be widely regarded as a pleasant and attractive place to live.

Table A10.5.7 Detailed residential visual amenity assessment for Properties at Rowston Top

<b>Property Name:</b>	The Maltings, The Hayloft and The Granary (3 properties)	<b>Address:</b>	[REDACTED]	<b>OSGR:</b> TF 05677 56209
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**Figure Numbers (ES Volume 2):**

Figure 10.14 (The Maltings),  
Figure 10.15 (The Hayloft),  
Figure 10.16 (The Granary)

**Viewpoint Photosheets (ES Volume 4):**

RVAA Viewpoint 3 (The Maltings Rear Garden),  
RVAA Viewpoint 4 (The Maltings Menage)  
RVAA Viewpoint 5 (The Hayloft Rear Garden)  
RVAA Viewpoint 6 (The Granary Menage)

**Distance and Direction to Nearest Above Ground Infrastructure:**

230m (north) to solar PV development in Field Rw01 (gardens extend to within <200m and paddocks extend up to boundary with Field Rw01)

**Survey Details:**

Each property visited on 01 February 2023 - inspected internally and externally including gardens. Adjacent Hill Top Farm was also visited.

**Baseline Visual Amenity:** Three linked, barn conversion properties accessed via a private driveway leading off the B1191 (Heath Road), south of RAF Digby. They are each two-storey and together with a fourth property (Hill Top Farm) occupy an isolated and exposed location at Rowston Top. Hill Top Farm is well beyond 200m of the Proposed Development and principally orientated to the south in the opposite direction from the Site and is therefore not discussed further.

The primary orientation of the three other properties and their associated garden space is north across paddocks associated with two of the dwellings towards a hedgerow on the southern boundary of Field Rw01. Each property has windows to the south into more enclosed courtyards and car parking areas. The Granary also benefits from a main elevation facing west and The Maltings has clearer views to the east. The Maltings and The Granary both have stables and a menage towards the northern end of their gardens which also lead into paddocks owned by these properties. The field boundary hedgerow separating the paddocks from Field Rw01 is intermittently thin and permits glimpses of the arable field beyond when viewed from ground floor windows and the gardens. North facing, first floor dormer windows permit wider views and to the north east Field Rw02 is also clearly visible. The hedgerow on the southern boundary of Field Rw01 is also visible from the access track leading to the properties but Field Rw01 itself lies across the crest of the hill.

**Effect of Proposed Development on Visual Amenity:** From the rear, ground floor, north facing windows of these three properties and also from their rear gardens, there would initially be filtered views of the solar PV development in Field Rw01 and oblique views of solar PV development in Field Rw02. From the two menage areas and associated stable blocks, there would be clearer views of solar PV development in Field Rw02. From first floor, dormer windows there would be more elevated views across development in Fields Rw01 and Rw02 although the latter would be in at an oblique angle. In terms of mitigation, new hedgerows are proposed along the southern boundaries of both Fields Rw01 and Rw02. This would result in a double hedgerow between the properties and the nearest elements of the solar PV development in Field Rw01. Once established, the new hedgerows would screen the Proposed Development from ground floor windows, rear gardens and the menages. It is recognised that from elevated first floor windows there would remain some views of the Proposed Development but even here the southern edge of the Proposed Development would be softened and partially screened. Views associated with access to these properties would be largely unaffected by the development due to

hedgerows along the southern boundary of Field Rw01 although there may be intermittent filtered glimpses before mitigation planting matures.

**Scale of change:** Medium (from ground floor and gardens) and High (from first floor and menages) in Year 1 reducing to Small in Year 10.

**Magnitude of overall visual effect on residents:** Moderate (Year 1); Slight (Year 10)

**Significance of effect:** Major/Moderate (Significant) (Year 1), Moderate (Not Significant) (Year 10)

**RVAA Judgement:** The visual effect at these properties would not reach the Residential Visual Amenity Threshold. Whilst there would initially be a significant visual effect on views from the rear of these dwellings, this would arise from partially filtered views at a distance of over 200m from the dwellings themselves. Mitigation would limit effects in the long term to first floor, dormer windows. The Proposed Development would not have an overbearing effect on the visual amenity experienced by residents of these properties and the dwellings would continue to be widely regarded as pleasant and attractive places to live.

**External Photographs of Properties:**



Left: Northern elevation of The Maltings



Left: Northern elevation of The Hayloft and The Granary

### External Photographs of Properties:



Left: Northern elevation of properties



Left: Western elevation of The Granary

### Views from inside Properties:



Left: View from first floor dormer window of The Maltings towards Field Rw01



Left: View from first floor dormer window of The Maltings towards Field Rw02

**Views from inside Properties:**



Left: View from first floor dormer window of The Hayloft towards Field Rw01



Left: View from first floor dormer window of The Hayloft towards Field Rw02

**Views from inside Properties:**



Left: View from ground floor north facing window of The Granary towards Field Rw01



Left: View from first floor west facing window of The Granary towards RAF Digby



## Views from Menages:



Left: View north from menage at The Granary towards Field Rw01



Left: View north east from menage at The Maltings towards Field Rw02

Table A10.5.8 Detailed residential visual amenity assessment for Slate House Barn

<b>Property Name:</b>	Slate House Barn	<b>Address:</b>	[REDACTED]	<b>OSGR:</b> TF 03847 54382
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**Figure Number (ES Volume 2):**

Figure 10.17

**Viewpoint Photosheets (ES Volume 4):**

RVAA Viewpoint 7 (Driveway)

**Distance and Direction to Nearest Above Ground Infrastructure:**

230m (north west) to solar PV development in Field Bcd 108 (gardens extend to within <200m)

**Survey Details:**

Property visited on 27 February 2023 - inspected internally and externally including driveway and garden.

**Baseline Visual Amenity:** This two storey detached property is accessed along a private track leading off Heath Road (B1191). Garages and a stable block lie to the immediate north of the dwelling and the plot is substantially enclosed by mature tree belts to the north, west and south. Views to the east are relatively open but otherwise views of the surrounding countryside are greatly restricted by the mature trees. Views from the property and its main garden space are confined to infrequent glimpses through the surrounding blocks of vegetation.

Approaching and leaving the property along the private drive, there are views across Field Bcd 108 towards Keeper's Covert as well as wider views across the landscape to the east and towards Ashby De La Launde.

**Effect of Proposed Development on Visual Amenity:** Views from ground floor and first floor windows and the rear gardens would be largely unaffected by the Proposed Development. Existing vegetation around the perimeter of the gardens would largely screen views of the Proposed Development. In winter months there may be heavily filtered glimpses of distant solar PV development to the west but this would be almost indiscernible.

From the front driveway, parking area in front of the garages and the gateway on to the private access track (see RVAA Viewpoint 7) there would be restricted and oblique views of some solar PV development in Field Bcd108. However, the primary eastern focus of views from the property would be unaffected.

On approach and leaving the property along the private access track, it is acknowledged that there would be clear views of the solar PV development in adjoining Field Bcd108 but this would be well set back from the track and there would remain open views across the wider landscape.

**Scale of change:** Small (from dwelling and garden); Medium (on approach along private track) in Years 1 and 10

**Magnitude of overall visual effect on residents:** Slight in Years 1 and 10

**Significance of effect:** Moderate (Not Significant) in Years 1 and 10

**RVAA Judgement:** The visual effect at this property would not reach the Residential Visual Amenity Threshold. Whilst there would be a visual impact on the experience approaching and leaving the property, views from the dwelling itself and the curtilage would be largely unaffected. The Proposed Development would not have an overbearing effect on the visual amenity experienced by residents of the property which would continue to be widely regarded as a pleasant and attractive place to live.

### External Photographs of Property:



Left: Western elevation of property



Left: Eastern façade and garages/stables to north of property

### Views from inside Property:



Left: View west from first floor window



Left: View west from ground floor window

Table A10.5.9 Detailed residential visual amenity assessment for 1-2 Slate House Cottage

<b>Property Name:</b>	1-2 Slate House Cottage (single property)	<b>Address:</b>	[REDACTED]	<b>OSGR:</b> TF 03805 54164
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**Figure Number (ES Volume 2):**

Figure 10.18

**Viewpoint Photosheets (ES Volume 4):**

RVAA Viewpoint 8 (Side Garden)

**Distance and Direction to Nearest Above Ground Infrastructure:**

170m (south) to solar PV development in Field Bcd 123

**Survey Details:**

Property visited on 27 February 2023 - inspected internally and externally including driveway and garden.

**Baseline Visual Amenity:** This two-storey detached property, which lies immediately south of 3-4 Slate House Cottages, is accessed along a private drive which leads off Heath Road. There is a habitable annex building in the garden and an extended block of garages and outbuildings to the immediate west of the dwelling and together these buildings enclose a small courtyard. The primary garden space is located to the east and south of the main dwelling and the primary orientations of the building are also to the south and east. From the gardens and the southern and eastern elevations there are open views across the surrounding countryside as there is little garden vegetation on the dwelling's southern boundary. Views to the north and west are more confined by adjoining properties and outbuildings. A few first floor windows enable views over the adjoining outbuildings towards fields in a westerly direction.

Approaching and leaving the property along the private drive, there are views southwards towards Field Bcd 123 as well as wider views across the landscape to the east and towards Long Plantation. To the east of the property adjoining the access drive is a menage from which there are open views mainly south and east.

**Effect of Proposed Development on Visual Amenity:** Initially there would be open views from the eastern and southern elevations of the property (including the adjoining annex) as well as the surrounding garden space towards solar PV development in Field Bcd123. This solar PV development would be visible beyond an intervening field and a gappy existing hedgerow on the northern boundary of Field Bcd123. There may also be oblique and partly screened views from north facing windows particularly at first floor level.

In mitigation, a structural planting belt is proposed along the northern and eastern boundaries of Bcd 123 as well as along the eastern boundary of Field Bcd115. Once established this would largely screen any view of the Proposed Development at ground level including the gardens. It is acknowledged that first floor west and south facing windows in particular would still enable some elevated views of the Proposed Development in Field Bcd123.

On approach and leaving the property along the private access track and also from the menage, there would initially be clear views of the solar PV development in Field Bcd123 but this would be set back from the track and there would remain open views across the wider landscape. The proposed mitigation structural planting along the northern boundary of Field Bcd123 would eventually screen solar PV development on approach and on leaving the property along this track and also from the menage area.

**Scale of change:** Large (from dwelling, garden and menage) in Year 1; Medium/Small (limited to first floor windows) in Years 10

**Magnitude of overall visual effect on residents:** Substantial/Moderate in Year 1 and Slight in Year 10

**Significance of effect:** Major (Significant) in Year 1 and Moderate (Not Significant) in Year 10

**RVAA Judgement:** The visual effect at this property would not reach the Residential Visual Amenity Threshold. Whilst there would be clear views of the Proposed Development initially, the solar PV development would be set back by the width of a field beyond a new

structural planting belt. At this distance the Proposed Development would not have an overbearing effect on the visual amenity experienced by residents of the property which would continue to be widely regarded as a pleasant and attractive place to live.

### External Photographs of Property:



Left: Eastern elevation of property



Left: Southern elevation to property

### External Photographs of Property:



Left: Southern and western elevations of property



Left: Eastern elevation of annex

### Views from ground floor windows:



Left: View from ground floor south facing window



Left: View from ground floor south facing window



### Views from ground floor windows:



Left: View from ground floor west facing window



Left: View from ground floor east facing window

### Views from first floor windows:



Left: View from first floor window in south direction



Left: View from first floor window in south east direction

**Views from first floor windows:**



Left: View from first floor window in south west direction



Left: View from first floor window in south west direction

Table A10.5.10 Detailed residential visual amenity assessment for 3 and 4 Slate House Cottages

<b>Property Name:</b>	3 and 4 Slate House Cottages (2 properties)	<b>Address:</b>	[REDACTED]	<b>OSGR:</b> TF 03805 54192
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**Figure Number (ES Volume 2):**

Figure 10.19

**Viewpoint Photosheets (ES Volume 4):**

RVAA Viewpoint 9 (Rear Garden)

**Distance and Direction to Nearest Above Ground Infrastructure:**

200m (south) to solar PV development in Field Bcd 123 but nearest visible is 230m (west) to solar PV development in Field Bcd 115

**Survey Details:**

Number 3 Slate House Cottages visited on 24 February 2023 - inspected internally and externally including driveway and garden. At the time of the surveys, number 4 Slate House Cottages was undergoing major renovation and was not accessible but it was established that views were likely to be very similar to the adjoining property.

**Baseline Visual Amenity:** These two and a half-storey properties (with second floor dormer windows) are semi-detached and lie immediately north of 1-2 Slate House Cottages. They are accessed along a private drive which leads off Heath Road (B1191). The primary orientation of the two properties is east (front elevation) and west (rear elevation). The primary garden space is located to the west and in both cases there are relatively open views across fields to the west of the properties (Field Bcd 115 being the closest). Views from the rear of the properties extend for some distance beyond the A15. The overhead power lines that runs parallel to the A15

is visible across this view. Views to the north and south are more confined by adjoining properties but some heavily oblique views are possible from upper floor windows.

Approaching and leaving the property along the private drive, there are views southwards towards Field Bcd 123 as well as wider views across the landscape to the east and towards Long Plantation.

**Effect of Proposed Development on Visual Amenity:** Initially there would be open views from the western elevations of the property as well as the surrounding garden space towards solar PV development in Field Bcd115 but also other more distant fields either side of the A15. The solar PV development would be clearly visible beyond an intervening field. There may also be oblique and partly screened views from north and south facing windows particularly at upper floor levels. Established woodland north of Slate House Barn would screen any view of the Springwell Substation and BESS.

In mitigation, a structural planting belt is proposed along the eastern boundary of Field Bcd115 and the northern and eastern boundaries of Bcd 123. Once established this would largely screen any view of the Proposed Development at ground level including the gardens. It is acknowledged that first floor west facing windows in particular would still enable some elevated views of the Proposed Development in Bcd115 and beyond.

On approach and leaving the property along the private access track, there would initially be clear views of the solar PV development in Field Bcd123 but this would be well set back from the track and there would remain open views across the wider landscape. The proposed mitigation structural planting along the northern boundary of Field Bcd123 would eventually screen solar PV development on approach and on leaving the property along this track.

**Scale of change:** Large (from dwelling, garden and menage) in Year 1; Medium/Small (limited to first floor windows) in Years 10

**Magnitude of overall visual effect on residents:** Substantial/Moderate in Year 1 and Slight in Year 10

**Significance of effect:** Major (Significant) in Year 1 and Moderate (Not Significant) in Year 10

**RVAA Judgement:** The visual effect at these properties would not reach the Residential Visual Amenity Threshold. Whilst there would be clear views of the Proposed Development initially, the solar PV development would be set back by the width of a field beyond a new structural planting belt. At this distance the Proposed Development would not have an overbearing effect on the visual amenity experienced by residents of these properties which would continue to be widely regarded as pleasant and attractive places to live.

### External Photographs of Properties:



Left: Eastern elevation of properties



Left: Eastern elevation to properties

## External Photographs of Properties:



Left: Western elevation of properties



Left: Southern elevation of 3 Slate House Cottages

**Views from ground floor windows:**



Left: View from ground floor west facing window



Left: View from ground floor east facing window

**Views from upper floor windows:**



Left: View from upper floor west facing window



Left: View from upper floor east facing window

Table A10.5.11 Detailed residential visual amenity assessment for 1 and 2 Peacock Lodge Cottages

<b>Property Name:</b>	1 and 2 Peacock Lodge Cottages (2 properties)	<b>Address:</b>	[REDACTED]	<b>OSGR:</b> TF 03982 53647
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**Figure Number (ES Volume 2):**

Figure 10.20

**Viewpoint Photosheets (ES Volume 4):**

RVAA Viewpoint 10 (Front Garden)

**Distance and Direction to Nearest Above Ground Infrastructure:**

70m (west) to solar PV development in Field Bcd 129

**Survey Details:**

Number 2 Peacock Lodge visited on 28 February 2023 - inspected internally and externally including driveway and garden. Number 1 Peacock Lodge not visited but it was established from the outside and from Heath Road that it had a very similar outlook to number 2 Peacock Lodge.

**Baseline Visual Amenity:** These two-storey properties are semi-detached and lie on the eastern side of Heath Road (B1191). They are accessed just off a private track which leads to Mount Farm. The primary orientation of the two properties is due south (front elevation) over the private access track and across an open field towards Long Plantation in the distance. Most of the principle living room windows are on this southern elevation. Number 1 Peacock Lodge has a ground floor window facing west onto Heath Road but this view is largely contained by a hedgerow around the western perimeter of the property. Rear, north facing windows and a back door



to Number 1 Peacock Lodge open onto a small patio garden space. From these windows, and also the rear garden to this property, there are clear views of Heath Road and the hedgerow on the far side of the road.

There is a small amount a garden space in front of these two properties but the primary garden space for number 1 Peacock Lodge is the small rear patio garden as outlined above whilst the main garden space associated with number 2 Peacock Lodge is to the east of this property and orientated away from the site. Approaching and leaving the property along Heath Road, there are frequent views across surrounding countryside but a hedgerow on the far side (western side) of Heath Road restricts views in a westerly direction at the entrance to these properties.

**Effect of Proposed Development on Visual Amenity:** The solar PV development would be located on the far side of Heath Road from these properties but set back some distance within Fields Bcd 128, Bcd 129 and Bcd 123 such that the roadside hedgerow on the western side of the road would largely screen views of the Proposed Development from ground floor windows and gardens as well as on the approach to the properties along Heath Road. From rear ground floor windows and the small patio garden of number 1 Peacock Lodge, there would initially be some filtered glimpses of the solar PV development through this roadside hedgerow and from a single rear first floor window there would be a more elevated view across Fields Bcd 129 and Bcd 123. From the front southern elevation of these properties, in winter months only, there would also be heavily filtered glimpses of solar PV development on the far side of Long Plantation at a distance of approximately 350 m south.

In mitigation, a substantial structural planting belt is proposed along the eastern boundary of Field Bcd128, Bcd 129 and Bcd 123. A significant structure planting belt is also proposed along the southern side of Long Plantation which would screen any glimpses of solar PV development in this direction. Once established these structure planting belts would screen any view of the Proposed Development from these properties. It is acknowledged that the single rear facing first floor window of number 1 Peacock Lodge would still enable some elevated views of the Proposed Development in Bcd 129 and Bcd 123 but even this would be heavily filtered by the new planting.

**Scale of change:** Medium (from dwellings and garden) in Year 1; Small (limited to first floor windows) in Years 10

**Magnitude of overall visual effect on residents:** Moderate in Year 1 and Slight in Year 10

**Significance of effect:** Moderate (Significant) in Year 1 and Moderate (Not Significant) in Year 10

**RVAA Judgement:** The visual effect at these properties would not reach the Residential Visual Amenity Threshold. Despite the relatively close proximity of the Proposed Development, hedgerows along Heath Road (supplemented by a substantial structural planting belt) would largely screen the view of solar PV development from ground level and any views of the Proposed Development would principally be limited to oblique views from first floor windows. The Proposed Development would not have an overbearing effect on the visual amenity experienced by residents of these properties which would continue to be widely regarded as pleasant and attractive places to live.

**External Photographs of Properties:**



Left: Southern elevation of properties



Left: Western elevation to properties

### Views from First Floor Windows:



Left: View from first floor window on southern elevation towards Long Plantation



Left: View from landing window on southern elevation towards Long Plantation

Table A10.5.12 Detailed residential visual amenity assessment for Old Blacksmiths Cottage (Ashby Lodge)

<b>Property Name:</b>	Old Blacksmiths Cottage (Ashby Lodge)	<b>Address:</b>	[REDACTED]	<b>OSGR:</b> TF 02975 55277
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**Figure Number (ES Volume 2):**

Figure 10.21

**Viewpoint Photosheets (ES Volume 4):**

RVAA Viewpoint 11 (Rear Garden)

**Distance and Direction to Nearest Above Ground Infrastructure:**

200m (west) to solar PV development in Field Bcd 094/098 but nearest visible solar PV development is 380m (east) in Field Bcd 096

**Survey Details:**

Property visited on 02 March 2023 - inspected internally and externally including driveway and garden.

**Baseline Visual Amenity:** This detached property is predominantly single storey with one first floor room window facing east. It is accessed via a private lane leading off the A15 opposite the junction with Warren Lane. At the time of the visit the property was undergoing significant renovation. The primary orientation of the dwelling is south and east across large arable fields. From the eastern and southern elevations of the property there are long distance views towards Ashby De La Launde. To the immediate north there is a large industrial shed and to the north east a raised reservoir embankment is prominent.

The primary garden space is to the south of the property but views from the grounds surrounding the property are again mainly focussed in a southerly and easterly direction. There are very limited views in a northerly or westerly direction due to surrounding buildings and vegetation.

Approaching and leaving the property along the A15, there are open views across surrounding countryside. A roadside tree belt opposite the junction with Warren Lane largely screens traffic on the road from this property and restricts views in a westerly direction.

**Effect of Proposed Development on Visual Amenity:** The nearest parcels of solar PV development in Fields Bcd 098 and Bcd 094 (on the far side of the A15) would be barely discernible from the dwelling and gardens due to intervening buildings and vegetation. There would however be more distant views of the solar PV development beyond retained arable fields, approximately 380m to the east and initially also 380m to the south. The field immediately east of the property over which the majority of the primary living room windows in the dwelling face would not contain solar PV development. There would be no view of the BESS or Springwell Substation from the property due to an existing screening tree belt alongside the road north west of the property.

In mitigation, a new structural planting belt is proposed along the northern edge of Field Bcd 099. Once established this would screen any views of the solar PV development in Field Bcd 099 to the south. It is acknowledged that there would remain some relatively distant views of the solar PV development to the east however due to the offsets proposed, long distance views would remain.

It is also acknowledged that residents of the property would approach their property by passing along the A15 where there would be open views of solar PV development on either side of the road in places. New mitigation roadside hedgerows would soften these views over time.

**Scale of change:** Medium (from dwelling and garden) and Large (on approach along A15) in Year 1; Medium/Small (from dwelling and garden) and Medium (on approach along A15) in Year 10

**Magnitude of overall visual effect on residents:** Substantial/Moderate in Year 1 and Moderate/Slight in Year 10

**Significance of effect:** Major/Moderate (Significant) in Year 1 and Moderate (Not Significant) in Year 10

**RVAA Judgement:** The visual effect at this property would not reach the Residential Visual Amenity Threshold. The principal effect on views experienced by residents of this property would be on arriving/leaving the property along the A15 although there would also be more distant glimpses of solar PV development in multiple directions. However the offset of the Proposed Development from this property and angle in which views of solar PV development would be gained means that the Proposed Development would not have an overbearing effect on the visual amenity experienced by residents of this property and it would continue to be widely regarded as a pleasant and attractive place to live.

### External Photographs of Property:



Left: Eastern  
northern elevations  
of property



Left: Eastern and  
southern elevations of  
property

### External Photographs of Property:



Left: Southern elevation of property



Left: Northern and western elevations of property

**Views from Inside Property:**



Left: View east from inside property



Left: View east from inside property

**Views from Inside Property:**



Left: View east from inside property



Left: View south from inside property



Table A10.5.13 Detailed residential visual amenity assessment for 3 and 4 Ashby Lodge Cottages

<b>Property Name:</b>	3 and 4 Ashby Lodge Cottages (2 properties)	<b>Address:</b>	[REDACTED]	<b>OSGR:</b> TF 02918 55273
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**Figure Number (ES Volume 2):**

Figure 10.22

**Viewpoint Photosheets (ES Volume 4):**

No specific RVAA Viewpoint but similar to RVAA Viewpoint 12 (Driveway)

**Distance and Direction to Nearest Above Ground Infrastructure:**

160m (west) to solar PV development in Field Bcd 098 but nearest visible solar PV development is 400m (east) in Field Bcd 099

**Survey Details:**

Property not visited as no response to request for access but viewed from adjacent properties and view is similar to 1-2 Ashby Lodge Cottages.

**Baseline Visual Amenity:** These two-storey properties are semi-detached and are accessed via a private lane leading off the A15 opposite the junction with Warren Lane. The primary orientation of these two properties is due north (front elevation) over the private access track and across an open field and also due south (rear elevation) across further arable fields. In this southerly direction overhead power lines that run alongside the A15 are visible in the distance and there are some distant views of traffic on the A15. Mature garden vegetation on both the northern and southern boundaries of the properties however appears to filter views from ground floor windows. A large industrial unit occupies the foreground in views to the north east.

The main garden space is to the rear of the properties where again it is assumed that there are filtered views in a southerly direction. Views in an easterly direction are more restricted by Old Blacksmiths Cottage and views to the west are more restricted by 1-2 Ashby Lodge Cottages and a screening tree belt alongside the A15.

Approaching and leaving the properties along the A15, there are open views across surrounding countryside. A roadside tree belt opposite the junction with Warren Lane largely screens traffic on the road from this property and restricts views in a westerly direction.

**Effect of Proposed Development on Visual Amenity:** The nearest parcels of solar PV development in Fields Bcd 098 and Bcd 094 (on the far side of the A15) would be barely discernible from these dwellings and gardens due to intervening buildings and vegetation although there would be oblique views of solar PV development towards the southern end of Field Bcd 098. There would also be more distant views of the solar PV development in Field Bcd 099 beyond retained arable fields, approximately 400 m to the south. Views would typically be heavily filtered at ground level but more unrestricted from elevated first floor windows. Where there are views of the solar PV development to the south however, it would be seen in the distance in the context of traffic on the A15 and a row of pylons. There would be no view of the BESS or Springwell Substation from these properties due to an existing screening tree belt alongside the road north west of the properties. Solar PV development to the north east would be screened by an industrial unit and raised reservoir embankments.

In mitigation, a new structural planting belt is proposed along the northern edge of Field Bcd 099. Once established this would screen any views of the solar PV development in Field Bcd 099 to the south although there may be some distant views of solar PV development to the south east.

It is also acknowledged that residents of these properties would approach them by passing along the A15 where there would be open views of solar PV development on either side of the road in places. New mitigation roadside hedgerows would partially filter these views over time.

**Scale of change:** Medium/Small (from dwelling and garden) and Large (on approach along A15) in Year 1; Small (from dwelling and garden) and Medium (on approach along A15) in Year 10

**Magnitude of overall visual effect on residents:** Moderate in Year 1 and Moderate/Slight in Year 10

**Significance of effect:** Moderate (Significant) in Year 1 and Moderate (Not Significant) in Year 10

**RVA A Judgement:** The visual effect at these properties would not reach the Residential Visual Amenity Threshold. The principal effect on views experienced by residents of these properties would be on arriving/leaving the property along the A15 although there would also be more distant glimpses of solar to the south. However the offset of the Proposed Development from the properties and angle in which views of solar PV development would be gained means that the Proposed Development would not have an overbearing effect on the visual amenity experienced by residents of these properties and they would continue to be widely regarded as pleasant and attractive places to live.

#### External Photographs of Properties:



Left: Eastern elevation of properties



Left: Northern and eastern elevation of properties

## External Photographs of Properties:



Left: Western elevation of properties



Left: Western and northern elevation of properties

Table A10.5.14 Detailed residential visual amenity assessment for 1-2 Ashby Lodge Cottage

<b>Property Name:</b>	1-2 Ashby Lodge Cottages (single property)	<b>Address:</b>	[REDACTED]	<b>OSGR:</b> TF 02885 55273
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**Figure Number (ES Volume 2):**

Figure 10.23

**Viewpoint Photosheets (ES Volume 4):**

RVAA Viewpoint 12 (Driveway)

**Distance and Direction to Nearest Above Ground Infrastructure:**

130m (west) to solar PV development in Field Bcd 098

**Survey Details:**

Property visited on 02 March 2023 - inspected internally and externally including driveway and garden.

**Baseline Visual Amenity:** This two-storey property is accessed via a private lane leading east off the A15 opposite the junction with Warren Lane. The primary orientation of the property is due north (front elevation) over the private access track and an open field and also due south (rear elevation) across further arable fields. Views in a westerly direction extend up to the A15 but are very heavily filtered by trees within an extended garden west of the property. In a southerly direction overhead power lines that run alongside the A15 are visible in the distance and there are views of traffic on the A15. Mature garden vegetation on both the northern and southern boundaries of the property partly filters views from ground floor windows. Views to the east are largely restricted by other properties. The primary garden space is to the rear of the property but views south are largely screened from here by a dense evergreen

hedgerow. A more wooded part of the garden extends up to the A15 and the road with associated traffic becomes increasingly prominent towards the western edge.

Approaching and leaving the property along the A15, there are open views across surrounding countryside. A roadside tree belt opposite the junction with Warren Lane largely screens traffic on the A15 in a northerly direction and restricts views in a westerly direction.

**Effect of Proposed Development on Visual Amenity:** The nearest parcels of solar PV development in Fields Bcd 098 and Bcd 094 (on the far side of the A15) would be barely discernible from ground floor windows of this dwelling and its gardens due to intervening vegetation although there would be oblique filtered views of solar PV development towards the southern end of Field Bcd 098 from rear first floor windows. There would also be more distant views of the solar PV development beyond retained arable fields, approximately 400m to the south. Views of solar PV development south of the property would be heavily filtered at ground level but more unrestricted from elevated first floor windows. Where there are views of the solar PV development to the south however, it would be seen in the distance in the context of traffic on the A15 and a row of pylons. There would be no view of the BESS or Springwell Substation from this property due to an existing screening tree belt alongside the road north west. Solar PV development to the north east would be screened by an industrial unit and raised reservoir embankments.

In mitigation, a new structural planting belt is proposed along the northern edge of Field Bcd 099 and new hedgerows are proposed alongside the A15. Once established this would screen any views of the solar PV development in Field Bcd 099 to the south although there may be some distant views of solar PV development to the south east. There may also remain some glimpses of solar PV development in Field Bcd 098 from rear first floor windows. It is also acknowledged that residents of the property would approach it by passing along the A15 where there would be open views of solar PV development on either side of the road in places. New mitigation roadside hedgerows would partially filter these views over time.

**Scale of change:** Medium (from dwelling and garden) and Large (on approach along A15) in Year 1; Medium/Small (from dwelling and garden) and Medium (on approach along A15) in Year 10

**Magnitude of overall visual effect on residents:** Substantial/Moderate in Year 1 and Moderate/Slight in Year 10

**Significance of effect:** Major/Moderate (Significant) in Year 1 and Moderate (Not Significant) in Year 10

**RVA A Judgement:** The visual effect at this property would not reach the Residential Visual Amenity Threshold. The principal effect on views experienced by residents of this property would be on arriving/leaving the property via the A15 although there would also be more distant glimpses of solar to the south and across the A15 and pylons from rear first floor windows. However the offset of the Proposed Development from the properties and angle in which views of solar PV development would be gained means that the Proposed Development would not have an overbearing effect on the visual amenity experienced by residents of this property which would continue to be widely regarded as a pleasant and attractive place to live.

### External Photographs of Property:



Left: Southern and western elevations of property



Left: View along private drive to western elevation of property

### External Photographs of Property:



Left: Northern elevation of property behind hedge

### Views from First Floor Windows:



Left: View south from first floor window



Left: View north west from first floor window



### Views from First Floor Windows:



Left: View south west from first floor window



Left: View north from first floor window

Table A10.5.15 Detailed residential visual amenity assessment for Toll Bar Cottage

<b>Property Name:</b>	Toll Bar Cottage	<b>Address:</b>	[REDACTED]	<b>OSGR:</b> TF 02693 55730
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**Figure Number (ES Volume 2):**

Figure 10.24

**Viewpoint Photosheets (ES Volume 4):**

RVAA Viewpoint 13 (Entrance/Exit)

RVAA Viewpoint 14 (Menage)

RVAA Viewpoint 15 (Rear Garden)

**Distance and Direction to Nearest Above Ground Infrastructure:**

170 m (south west) to solar PV development in Field Bcd 094. 470 m (north west) to siting zone for structures up to 6 m (BESS) in Field Tb 2.

**Survey Details:**

Property visited on 24 February 2023 - inspected internally and externally including driveway and garden.

**Baseline Visual Amenity:** This is a two-storey semi-detached property with Lupus Lair and lies immediately adjacent to and on the eastern side of the A15. The front elevation of the property faces west directly towards the A15 although stable blocks, outbuildings, timber fencing and an evergreen hedgerow create something of a buffer and largely screen views of the road at ground level from the

dwelling itself. The main habitable rooms of the property at ground floor level are orientated northwards into an enclosed garden surrounded by fencing and trees and also eastwards beyond the enclosed garden and a paddock towards open arable fields. West facing, first floor windows allow views across the stables and hedgerows that buffer the property from the A15 and towards open arable fields on the opposite side of the road. These views are heavily dominated by a heavy flow of traffic on the A15 and views in a more north westerly and south westerly direction are filtered by a row of taller deciduous trees adjacent to the road. Overhead power lines running broadly parallel to the A15 are also visible in the distance from windows on this elevation beyond a large arable field.

Views from the garden in a northerly and westerly direction are largely contained by timber fencing and vegetation but in an eastern direction open up onto fields. Just north of the gardens and stables is a menage (see RVAA Viewpoint 14) and paddocks. These are separated from the A15 by a deciduous hedgerow which at the time of the property visit was cut to a height of approximately 3m in height and over the top of which passing trucks were visible. More distant views in a westerly direction however were restricted by this hedgerow although the top of pylons and overhead cables were visible above the hedge. Approaching and leaving the property along the A15, there are open views across surrounding countryside (see RVAA Viewpoint 15).

**Effect of Proposed Development on Visual Amenity:** Any views of the solar PV development, BESS and Springwell Substation on the far west side of the A15 would be almost entirely screened at ground level within the dwelling and in the enclosed gardens by roadside vegetation and stables. There would however initially be more distant and filtered glimpses of solar PV development in an easterly direction in Field Bcd 093.

From first floor, west facing windows, the closest area of solar PV development in Field Bcd 094 would lie in a heavily oblique south west direction and would be screened from the property by trees and hedgerows alongside the A15. Some of the solar PV development in the western part of Field Bcd 094 would however be visible in the distance at an oblique south west direction. There would also be oblique, filtered views in a north westerly direction towards the BESS and Springwell Substation. Tall trees on the boundary with the A15 would filter views of the BESS and Springwell Substation. The field directly west of the property over which the main westerly views are focussed would not contain any development and all views of the Proposed Development in a westerly direction would be seen in the context of heavy traffic flows immediately adjacent to the property on the A15.

From first floor, north facing windows there would be oblique and filtered views of the BESS and substation in a north westerly direction but again, where there are filtered views through the boundary vegetation, the view in this direction is orientated along the A15 and constant traffic heavily influences the foreground view. There is also a first floor east facing window which allows a more elevated view across the countryside to the east and from this window there would be distant views of solar PV development in Field Bcd 093.

From the menage, there may initially be glimpses of the BESS and Springwell Substation (mostly in winter months) through the roadside hedgerows and it is acknowledged that people on horseback would have a slightly elevated perspective. However, this infrastructure would not be prominent from here and the movement of traffic along the A15 immediately on the far side of the hedgerow would continue to have a more defining influence on these glimpsed views.

A significant amount of embedded mitigation has been developed to soften views of the BESS and Springwell Substation. Structure planting is proposed along the southern and eastern boundaries of the siting zones for these structures. New hedgerows are proposed alongside the A15 and new hedgerows will also be planted along the western boundary of Field Bcd 093. Taken together, this mitigation would over time further reduce the visual effect at this property.

The hedgerow along the western boundary of Field Bcd 093 would screen views of development in this field from ground level and from the gardens/paddock of the property although some heavily filtered glimpses would still be available from the east facing first floor window. The structural planting around the BESS and Springwell substation would soften any first floor views where these would exist initially. However, it is likely that there would remain some heavily filtered views of this infrastructure in the long term from these first floor windows.

The proposed new hedgerows alongside the A15 together with the earthworks and structural planting around the BESS and Springwell substation would partially screen and certainly soften this infrastructure when approaching and leaving the property using this main road although it is acknowledged that there would remain some views of the Proposed Development from the road in the long term.

**Scale of change:** Small (from ground floor of dwelling and garden including menage), Medium (from first floor windows) and Large (on approach along A15) in Year 1; Negligible (from ground floor of dwelling and gardens including menage) and Small (from first floor windows) and Medium (on approach along A15) in Year 10

**Magnitude of overall visual effect on residents:** Moderate in Year 1 and Moderate/Slight in Year 10

**Significance of effect:** Major/Moderate (Significant) in Year 1 and Moderate (Not Significant) in Year 10

**RVA A Judgement:** The visual effect at this property would not reach the Residential Visual Amenity Threshold. The principal effect on views experienced by residents of this property would be on arriving/leaving the property along the A15 although there would also be more distant glimpses of solar PV development and filtered views of the BESS and Springwell Substation across the A15 from first floor windows. However the offset of the Proposed Development from the properties and angle in which views of the Proposed Development would be gained means that it would not have an overbearing effect on the visual amenity experienced by residents of this property which would continue to be widely regarded as a pleasant and attractive place to live.

**External Photographs of Property:**



Left: Western front elevation of property



Left: Western front elevation of property viewed from entrance drive off A15 (Lupus Lair on the right hand side)

## External Photographs of Property:



Left: Eastern rear elevation of property



Left: Northern elevation of property

**External Photographs around property:**



Left: View west at ground level towards A15 along entrance driveway



Left: View east at ground level from garden

**External Photographs around property:**



Left: View north at ground level window



Left: View north west from car parking area

### Views from First Floor Windows:



Left: View west from first floor window



Left: View north west from first floor window

### Views from First Floor Windows:



Left: View east from first floor window



Left: View north from first floor window



Table A10.5.16 Detailed residential visual amenity assessment for Lupus Lair

<b>Property Name:</b>	Lupus Lair	<b>Address:</b>	[REDACTED]	<b>OSGR:</b> TF 02697 55720
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**Figure Number (ES Volume 2):**

Figure 10.25

**Viewpoint Photosheets (ES Volume 4):**

RVAA Viewpoint 13 (Entrance/Exit)

**Distance and Direction to Nearest Above Ground Infrastructure:**

160m (south west) to solar PV development in Field Bcd 094. 480m (north west) to siting zone for structures up to 6 m (BESS) in Field Tb2.

**Survey Details:**

Property visited on 24 February 2023 - viewed externally only including driveway and garden.

**Baseline Visual Amenity:** This is a two-storey semi-detached property with Toll Bar Cottage and lies immediately adjacent to and on the eastern side of the A15. A single storey extension has been built to the rear. The front elevation of the property faces west directly towards the A15 although stable blocks, outbuildings, timber fencing and an evergreen hedgerow create a buffer and largely screen views of the road at ground level from the dwelling itself. The main habitable rooms of the property at ground floor level are orientated southwards and westwards into an enclosed courtyard and garden surrounded by trees. West facing, first floor windows allow views across the stables and hedgerows that buffer the property from the A15 and towards open arable fields on the opposite side of the road. These views are heavily dominated by a constant flow of traffic on the A15 and views in a more north westerly and south westerly

direction are filtered by a row of taller deciduous trees adjacent to the road. Overhead power lines running broadly parallel to the A15 are also visible in the distance from windows on this elevation beyond a large arable field. There are no windows on the eastern façade and only a single first floor window on the southern elevation.

Views from the main garden space in a northerly and westerly direction are largely contained by timber fencing and vegetation and even in winter months there are only infrequent, filtered glimpses of traffic on the A15. Just south of the main gardens and running south to Navenby Lane is a further field in the ownership of the residents which is used more informally. This is largely contained by mature vegetation around its perimeter and from within it there are very few views of the surrounding landscape. Approaching and leaving the property along the A15, there are open views across surrounding countryside (see RVAA Viewpoint 15).

**Effect of Proposed Development on Visual Amenity:** Any views of the solar PV development, BESS and Springwell Substation on the far side of the A15 would be entirely screened at ground level within the dwelling and in the enclosed gardens by roadside vegetation and stables. From first floor, west facing windows, the closest area of solar PV development in Field Bcd 094 would lie in a heavily oblique south west direction and would be screened from the property by trees and hedgerows alongside the A15. Some of the solar PV development in the western part of Field Bcd 094 would however be visible in the distance at an oblique south west direction and there would also be oblique, filtered views in a north westerly direction towards the BESS and Springwell Substation. Tall trees on the boundary with the A15 would filter views of the BESS and Springwell Substation. The field directly west of the property over which the main westerly views are focussed would not contain any development and all views of the Proposed Development in a westerly direction would be seen in the context of heavy traffic flows immediately adjacent to the property on the A15. Except for these first floor, west facing windows, there would be no other view of the BESS and Springwell Substation.

A significant amount of embedded mitigation has been developed to soften and partially screen views of the BESS and Springwell Substation. Structure planting is proposed along the southern and eastern boundaries of the siting zones for these structures. New hedgerows are proposed alongside the A15 and new hedgerows will also be planted along the western boundary of Field Bcd 093. Taken together, this mitigation will further reduce the visual effect at this property. The structural planting around the BESS and Springwell substation would soften any first floor views where these would exist initially. However, it is likely that there would remain some heavily filtered views of this infrastructure in the long term from these first floor windows.

The proposed new hedgerows alongside the A15 together with the earthworks and structural planting around the BESS and Springwell substation would partially screen and reduce the visual prominence of this infrastructure when approaching and leaving the property using this main road although it is acknowledged that there would remain some views of the Proposed Development from the road in the long term.

**Scale of change:** Negligible (from ground floor of dwelling and gardens), Medium/Small (from first floor windows) and Large (on approach along A15) in Year 1; Negligible (from ground floor of dwelling and gardens), Small (from first floor windows) and Medium (on approach along A15) in Year 10

**Magnitude of overall visual effect on residents:** Moderate/Slight in Year 1 and Slight in Year 10

**Significance of effect:** Moderate (Significant) in Year 1 and Moderate (Not Significant) in Year 10

**RVAA Judgement:** The visual effect at this property would not reach the Residential Visual Amenity Threshold. The principal effect on views experienced by residents of this property would be on arriving/leaving the property along the A15 although there would also be more distant glimpses and filtered views of the BESS and Springwell Substation across the A15 from first floor western windows. However the offset of the Proposed Development from the property and angle in which views of the Proposed Development would be gained means that it would not have an overbearing effect on the visual amenity experienced by residents of this property which would continue to be widely regarded as a pleasant and attractive place to live.

**External Photographs of Property:**



Left: Southern and western elevations of extension to Lupus Lair



Left: Southern elevation of property

**External Photographs of Property:**



Left: Western front elevation of property viewed from entrance drive off A15 (Toll Bar Cottage on the left hand side)



Left: Western front elevation of property (Toll Bar Cottage on the left hand side)

Table A10.5.17 Detailed residential visual amenity assessment for 1-4 Thompson Bottom Cottages

<b>Property Name:</b>	1-4 Thompson Bottom Cottages (4 properties)	<b>Address:</b>	[REDACTED]	<b>OSGR:</b> TF 01877 55053
<b>Figure Number (ES Volume 2):</b>	Figure 10.26	<b>Viewpoint Photosheets (ES Volume 4):</b>	No Viewpoint as access was not secured	
<b>Distance and Direction to Nearest Above Ground Infrastructure:</b>				
210m (north east) to solar PV development in Field Bcd 094.				
<b>Survey Details:</b>				
Properties not visited as no response to request for access. Assessment is based on observations made from Warren Lane immediately in front of the properties and interpretation of aerial images.				
<b>Baseline Visual Amenity:</b> This group comprises two adjacent semi-detached properties (4 dwellings in total) which front onto Warren Lane. Number 1 Thompson Bottom Cottages is the most easterly and has an eastern gable end orientated eastwards along Warren Lane.				

In each case the primary orientation of views is southwards (front elevation) across Warren Lane and northwards (rear elevation) towards Gorse Hill Plantation. A dense mature hedgerow along the eastern perimeter of number 1 Thompson Bottom Cottage appears to screen any view in an easterly direction from any ground floor gable end windows. There is only one small window at first floor level on this elevation.

The primary garden space of each property appears to be at the rear from where it is assumed there are views (partly filtered by boundary vegetation) in a northerly direction. From both the front and rear elevations of these properties and their gardens, oblique views in a south easterly and north easterly direction respectively are heavily influenced by a row of overhead transmission lines and associated pylons.

Approaching and leaving the property along Warren Lane, there are open views across surrounding countryside.

It is noted that Numbers 5 and 6-7 Thompson Bottom Cottages lie a little distance beyond 200m of the Proposed Development and are not assessed in this RVAA but that these properties have an easterly view (heavily filtered by garden vegetation) of arable fields and the overhead power to the east.

**Effect of Proposed Development on Visual Amenity:** The closest part of the solar PV development in Fields Bcd 094 and 098 would lie at a heavily oblique angle in views from the main elevations of these properties but it is acknowledged that initially there would be oblique views of the more distant development in both an oblique north east and south east direction. In both directions, the solar PV development would be seen beyond the existing overhead power line and pylons. To the far north east (approximately 700m), beyond two large arable fields, the BESS and Springwell Substation would initially be clearly visible from the rear of the property. It is also acknowledged that initially there would be open views of solar PV development either side of Warren Lane when approaching and leaving the properties.

In mitigation, a substantial structural planting belt is proposed along the western boundary of Fields Bcd082, Bcd094, Bcd098, Bcd102, and Bcd106. Structural planting would also be implemented around the southern edge of Field Tb2 where the BESS and Springwell Substation would be located. New hedgerows and tree planting would be implemented along both sides of Warren Lane. Once established, this structural planting would screen views of the solar PV development from ground floor windows and gardens. It is

acknowledged that from first floor windows, there would remain partially filtered views of the solar PV development, BESS and Springwell Substation but the new planting would soften the appearance of the Proposed Development.

Once established, the proposed new hedgerows alongside Warren Lane would largely screen the solar PV development when approaching and leaving the property using this road although it is acknowledged that there would remain views of the Proposed Development from the A15 in the long term.

**Scale of change:** Large (from first floor windows in dwellings), Medium (from ground floor and garden) and Large (on approach via Warren Lane) in Year 1; Small (limited to first floor windows) and Medium (on approach via Warren Lane) in Year 10

**Magnitude of overall visual effect on residents:** Substantial in Year 1 and Slight in Year 10

**Significance of effect:** Major (Significant) in Year 1 and Moderate (Not Significant) in Year 10

**RVAA Judgement:** The visual effect at these properties would not reach the Residential Visual Amenity Threshold. The principal effect on views experienced by residents of these properties would be on arriving/leaving them along the A15 and Warren Lane although there would also be more distant views of the BESS and Springwell Substation to the north (principally from first floor windows). However the offset of the Proposed Development from the properties and angle in which views of the Proposed Development would be gained means that it would not have an overbearing effect on the visual amenity experienced by residents of these properties which would continue to be widely regarded as pleasant and attractive places to live.

## External Photographs of Properties:



Left: Southern elevation of properties viewed from Warren Lane



Table A10.5.18 Detailed residential visual amenity assessment for Gorse Hill Farm

<b>Property Name:</b>	Gorse Hill Farm	<b>Address:</b>	[REDACTED]	<b>OSGR:</b> TF 01146 56210
<b>Figure Number (ES Volume 2):</b>	Figure 10.27			
<b>Viewpoint Photosheets (ES Volume 4):</b>	RVAA Viewpoint 16 (Rear Garden)			
<b>Distance and Direction to Nearest Above Ground Infrastructure:</b>	530m (east) to siting zone for structures up to 12m (Springwell Substation) in Field Tb02			
<b>Survey Details:</b>	Property visited on 28 February 2023 - inspected internally and externally including driveway and garden.			
<b>Baseline Visual Amenity:</b>	<p>This property is a single storey bungalow situated within a farmstead and principally accessed along Gorse Hill Lane from the west at Wellingore Heath and Navenby. The primary orientations of the bungalow are west (front elevation) across the working farmstead and east (rear elevation) across adjoining fields which rise slightly towards a series of hedgerows and a ridge just beyond a prominent row of pylons and overhead lines. Gorse Hill Plantation is prominent in an easterly direction in these views.</p> <p>The primary garden space is to the rear on the eastern side of the bungalow. A series of planting beds and vegetable plots/polytunnels open directly onto the adjoining field (see RVAA Viewpoint16).</p>			

The access to the property is along Gorse Hill Lane from which there are intermittent views across the countryside to the east beyond the overhead lines.

**Effect of Proposed Development on Visual Amenity:** There would initially be clear views of the western edge of the BESS and Springwell substation in Field Tb 02 directly to the east when viewed from the rear windows of the property and the rear garden. Solar PV development in Field Bcd 094 and further south would not be visible from this property or its curtilage. This new BESS and Springwell substation would be seen beyond two intervening fields and field boundary vegetation which would partially filter views. It would also be seen in the context and beyond existing pylons and overhead lines.

It is also acknowledged that approaching the property along Gorse Hill Lane, there would be intermittently open views of the BESS and Springwell substation and where this is the case it would be prominent but set back by several fields from the lane.

In mitigation, a substantial structural planting belt is proposed along the western boundary of Field Tb02. Once established this would screen the lower elements of the BESS and Springwell substation although it is likely that the taller structures in the substation would remain visible.

**Scale of change:** Large (from dwellings and rear garden) and Medium (on approach along Gorse Hill Lane) in Year 1; Medium in Year 10

**Magnitude of overall visual effect on residents:** Substantial in Year 1 and Moderate/Slight in Year 10

**Significance of effect:** Major/Moderate (Significant) in Year 1 and Moderate (Not Significant) in Year 10

**RVAA Judgement:** The visual effect at this property would not reach the Residential Visual Amenity Threshold. Whilst the BESS and Springwell substation would initially be prominent from the rear of the property, the offset of the Proposed Development from the property filtering effect of intervening vegetation would ensure that Proposed Development would not have an overbearing effect on the

visual amenity experienced by residents of this property which would continue to be widely regarded as a pleasant and attractive place to live.

### External Photographs of Property:



Left: Eastern rear  
elevation of property

### Views from Ground Floor Windows:



Left: View east from rear window of property



Left: View south east from rear window of property

Table A10.5.19 Detailed residential visual amenity assessment for Gorse Hill Bungalow

<b>Property Name:</b>	Gorse Hill Bungalow	<b>Address:</b>	[REDACTED]	<b>OSGR:</b> TF 01189 56280
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**Figure Number (ES Volume 2):**

Figure 10.28

**Viewpoint Photosheets (ES Volume 4):**

No RVAA Viewpoint as access not secured

**Distance and Direction to Nearest Above Ground Infrastructure:**

440m (east) to siting zone for structures up to 12m (Springwell Substation) in Field Tb02

**Survey Details:**

Property viewed from externally only on Gorse Hill Lane.

**Baseline Visual Amenity:** This property is a single storey bungalow on a plot which at the time of the assessment also included two static caravans. These appeared to be long term installations. It is principally accessed along Gorse Hill Lane from the west at Wellingore Heath and Navenby. The primary orientations of the bungalow are south across Gorse Hill Lane and north across adjoining fields. One of the static caravans to the immediate east of the bungalow is tucked in behind a dense belt of scrub. Neither this caravan nor the bungalow have any views in an easterly direction along Gorse Hill Lane. The view across Gorse Hill Lane is foreshortened by a tall hedgerow on the far side and there are only glimpses of the fields in a south easterly direction towards Field Tb 02. Where there are gaps in the hedgerow (which would be more apparent in winter months) a row of pylons is prominent. The overhead line and one

pylon just to the immediate east of the property are particularly prominent along Gorse Hill Lane at this location. Gorse Hill Plantation is also a dominant visual influence on views to the east.

The gardens of the property extend to the rear but again a belt of shrubs along the eastern boundary of the plot greatly restricts views in an easterly direction. The access to the property is along Gorse Hill Lane from which there are intermittent views across the countryside to the east beyond the overhead power lines.

**Effect of Proposed Development on Visual Amenity:** Solar PV development in Field Bcd 094 and further south would not be visible from this property or its curtilage. There may initially be heavily filtered and very oblique glimpses of the BESS and Springwell substation in Field Tb02 to the south east. However, from within the property and its gardens, the BESS and Springwell substation would be largely screened.

It is acknowledged that approaching the property along Gorse Hill Lane, there would be intermittently open views of the BESS and Springwell substation and where this is case the proposed infrastructure would be prominent but set back by several fields from the lane.

In mitigation, a substantial structural planting belt is proposed along the western boundary of Field Tb02. Once established this would screen the lower elements of the BESS and Springwell substation although it is likely that the taller structures in the substation would remain visible.

**Scale of change:** Small (from dwellings and garden) and Medium (on approach along Gorse Hill Lane) in Year 1; Small in Year 10

**Magnitude of overall visual effect on residents:** Slight in Year 1 and Slight in Year 10

**Significance of effect:** Moderate (Not Significant) in Year 1 and Moderate (Not Significant) in Year 10

**RVAA Judgement:** The visual effect at this property would not reach the Residential Visual Amenity Threshold. The principal effect on views experienced by residents of this property would be on arriving/leaving the property along Gorse Hill Lane and from the property itself, where views of the Proposed Development would be limited. The offset of the Proposed Development from the property and angle in which views of the Proposed Development would be gained means that it would not have an overbearing effect on the visual amenity experienced by residents of this property which would continue to be widely regarded as a pleasant and attractive place to live.

### External Photographs of Property:



Left: Southern elevation of property



Left: Southern elevation of property

## 1.7. Summary and Conclusions

- 1.7.1. Having undertaken a detailed RVAA for the Proposed Development, it is concluded that, whilst a small number of residents would experience significant visual effects as a result of the Proposed Development, none of the properties assessed would experience such an overbearing or dominating visual effect that it would render any property an unpleasant or unattractive place to live. In the case of each property, it is the professional opinion of the authors of this assessment that none of them reach the Residential Visual Amenity Threshold.
- 1.7.2. Mitigation commitments to reduce visual effects on residential properties are set out in **ES Volume 1, Chapter 10, Landscape and Visual [EN010149/APP/6.1]** and also in the **Design Commitments Document [EN010149/APP/7.4]**. This includes the green infrastructure embedded into the design of Springwell Solar Farm as illustrated in **ES Volume 2, Figure 3.3: Green Infrastructure Parameters [EN010149/APP/6.2]**.



## 1.8. References

- **Ref 1:** *Technical Guidance Note 02/19: Residential Visual Amenity Assessment* (TGN 02/19) (2019) Landscape Institute. Available online: [\[REDACTED\]](#).



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