

SP MANWEB

Reinforcement to the North Shropshire Electricity Distribution Network



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Environmental Statement Appendix 6.5
Residential Visual Amenity Assessment

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November 2018

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APPENDIX 6.5

RESIDENTIAL VISUAL AMENITY ASSESSMENT

Environmental Statement

DCO Document 6.6.5

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The Planning Act 2008

The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009

Regulation 5(2)(a)

Reinforcement to the North Shropshire Electricity Distribution Network

Environmental Statement: Appendix 6.5 – Residential Visual Amenity Assessment

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APPENDIX 6.5: RESIDENTIAL VISUAL AMENITY ASSESSMENT

1.1 INTRODUCTION

- 1.1.1 This appendix details the residential visual amenity assessment undertaken for the Proposed Development. Residential visual amenity is the assessment of the effect on views from private properties which lie close to the Proposed Development. Residential visual amenity means the visual amenity experienced by occupants of residential properties, including their gardens. Residents are typically highly sensitive to changes to their view.
- 1.1.2 It is a principle of the English and Welsh planning system that no person is entitled to a view. However there may be a point, when by virtue of the proximity, size and scale of a development, a residential property would be rendered so unattractive a place to live that planning permission should be refused. Whilst the judgement on whether a change in the view materially harms residential amenity or living conditions is ultimately a planning decision, a judgement is needed from a landscape architect to inform the planning judgement. The residential visual amenity assessment provides this judgment, by combining information on the sensitivity of the receptor (high), with the predicted magnitude of change resulting from the Proposed Development. This gives an overall level of effect or significance (minor, moderate, major).
- 1.1.3 It is important to note that a significant effect on a local resident's outlook from their property does not mean a proposal is necessarily unacceptable as significant changes are likely to be inevitable for the closest properties. A higher test is therefore needed to determine whether a development would have to be overbearing or dominant. This is the residential visual amenity assessment.
- 1.1.4 Further information on residential visual amenity assessment and the methodology for the assessment is provided in Appendix 6.1 (**DCO Document 6.6.1**). Properties included within the assessment are mapped on Figure 6.8 'Residential Visual Amenity' (**DCO Document 6.14**).
- 1.1.5 The study area for the residential visual amenity assessment extends to 200m from the Order Limits of the overhead line and is shown on Figure 6.8 'Residential Visual Amenity' (**DCO Document 6.14**). The effects are all assessed during operation, as the construction effects would be very short term and temporary as explained in Chapter 6 'Landscape and Visual' (**DCO Document 6.6**). As such they would not materially harm residential amenity or living conditions.
- 1.1.6 The results of the residential visual amenity assessment are presented below in Table A6.5.1. All building and curtilage distances are measured to the nearest point along the centre line of the Order Limits using the indicative pole positions shown on Figure 1.2 'The Proposed Development' (**DCO Document 6.14**). During construction the poles may have to be slightly relocated to allow for localised ground conditions or landowner requirements. This micro-siting would be within the Order Limits as set out in Chapter 3 'The Proposed Development' (**DCO Document 6.3**) and unless otherwise stated in the assessment would not affect the outcome of the assessment. For curtilage distance the boundary of apparent garden areas are used, not agricultural field boundaries or properties.

Table A6.5.1 – Residential visual amenity assessment									
Property / group name or address	Building approx. distance (m) from OHL	Curtilage approx. distance (m) from OHL	Description of property and existing view, including details of orientation, facades and elements of property affected	Summary of anticipated view and likely effects	Sensitivity	Magnitude of effect	Level of visual effect	Significant Y/N	Comments/ rationale
MISTY MEADOWS (Viewpoint 11 is located 28m east of the property)	63	19	Detached two-storey property with dormer windows located adjacent to the local rural road between Hordley and Rednal. The property is orientated east-to-west rather than towards the route of the proposed overhead line. It is surrounded by relatively low-lying and flat agricultural fields bounded by hedgerows and hedgerow trees. The meandering course of the River Perry lies approximately 100m south of the property, but the river itself is largely screened from the house by intervening vegetation, including trees along the banks of the river. The front of the property faces east, and there are open views from the western facade over the adjacent garden, paddock and field. The garden wraps around the property and there is a neighbouring paddock to the west. To the south there are views across the garden towards neighbouring farmland	The property would have filtered views of the Proposed Development to the south-west, south and south-east; in particular from the upper floors and from windows with views to the south-west. The closest part of the route would be approximately 20m from the nearest edge of the curtilage of the garden to the centre line of the Order Limits. The top of the closest wood pole, no. 51, (approximately 9.8m above ground) would be visible but partially screened (subject to seasonal variations/leaf cover) by the intervening mature trees on the southern garden boundary. Pole no. 50, to the south-west of the property on the opposite bank of the River Perry and at a distance of over 120m from the building facade, may be discernible, particularly in the winter months when the trees are not in leaf. The very tops of a third pole, and the associated conductors, may be visible in views to the south-east of the property,	High	Medium-low	Minor	N	Three wood poles close to Misty Meadows but would typically be seen in oblique views, well screened by intervening vegetation and 10m or less in height above ground.

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			and the River Perry. Mature garden vegetation and hedgerow and field trees foreshorten more distant views. Views to the north and east are limited by foreground vegetation close to the house, although from the upper storeys there are longer (albeit filtered) views across neighbouring fields. Westerly views are framed by hedgerows which border a narrow field to the west of the garden. An existing 11kV wood pole line oversails the field, the paddock and the garden area to the south of the property. A further 11kV wood pole line can be seen in the adjacent field to the east. A 400kV pylon line is also visible on the skyline to the north-east and east of the property, some 130m from the curtilage of the property boundary, in an adjacent field.	but at a distance of over 100m from the building. Overhead lines are not an uncharacteristic feature in this location but the addition of an additional overhead line would be noticeable in views from the property. The screening, filtering and backclothing afforded by the mature trees, hedgerows and riverside vegetation in this location would limit the effects on residential visual amenity. The Proposed Development would be mainly backdropped by vegetation, and the tops of some of the poles would be visible on the skyline. Western and eastern views of the Proposed Development would be oblique and would be partially filtered by vegetation along the River Perry, which would reduce the magnitude of likely change. Based on the above, the magnitude of change would be medium-low, as such effects are considered minor and not significant.					

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MILL BARN (at Rednal)	91	93	Detached two-storey barn conversion off the local rural road between Hordley and Rednal and part of the small cluster of buildings at Rednal Mill. The front facade of the property is east facing with a low timber fence to the north and south of the property. The property does not appear to have an attached garden area. The main facade has three small windows and is orientated east. Rednal Mill is 25m to the north-east and shares the same access point from the local road. The outlook to the west and east is one of rolling farmland with occasional trees and hedgerows, however these views are substantially screened by adjacent farm buildings. There is a wide open view from the south of the property over pastures which slope down to a block of woodland. To the north, beyond the farm buildings and Rednal Mill there is woodland either side of	Mill Barn would have wood pole lines to the west, north and east of the property. The closest pole would be located approximately 200m to the west but views would be partially filtered by intervening vegetation. To the north, views of the closest pole (approximately 80m away) would be substantially screened by vegetation as would the closest pole to the east (approximately 250m from the property). The Potential Development would potentially be visible across much of the view to the east and west as it routed around Mill Barn and other nearby properties. However the existing vegetation would substantially screen views. For example, the three closest poles to the property are likely to be fully screened during the summer months. To the east, multiple poles may be seen 'stacked' against one another. This increases their perceptibility, but again, intervening vegetation would provide	High	Low	Minor	N	Two poles would be substantially screened and filtered when seen at close range. Other poles would be visible but more distant.

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			the River Perry which screens views to the north and north-east. There are three existing overhead lines in this location. An existing 11kV wood pole line is visible in an adjacent field to the east and north, and an existing 400kV pylon line is visible to the east, with the closest pylon 350m east of the property. Another wood pole line is visible to the east between Rednal Mill and Rednal Mill Cottage.	substantial screening. The Proposed Development is most likely to be visible from the small upper windows of the property and where visible, poles are likely to be seen against the skyline, which increases their perceptibility, although intervening vegetation would provide some screening and filtering of views. The Proposed Development would not be an uncharacteristic feature as other overhead lines are present in this area, which would reduce the likely visual effect on occupants of Mill Barn. Looking east a 130m section of lower voltage overhead line would be undergrounded, thus removing the existing structure from view. Based on the above, the magnitude of change is assessed as low and the overall effect considered minor (non-significant).					
REDNAL	75	40	Detached two-storey cottage, with the eastern end wall directly adjacent to a	Occupants of Rednal Mill would have views of the Proposed Development to	High	Low	Minor	N	Up to five wood poles would be

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MILL			rural lane. The main facade faces south and there is a large rear garden to the north of the property, which is bordered by the lane to the east and mature vegetation and the River Perry to the west and north. Garden vegetation substantially filters views to the north, north-west and north-east. Views to the east are limited to Rednal Mill Cottage (across the road from Rednal Mill), with trees and woodland screening and filtering longer views. Mill Barn is located 25m south-west of the property and there are further agricultural buildings to the south and west, which screen views in places and enclose the property. There are three existing overhead lines in this location. An existing 11kV wood pole line is visible in an adjacent field to the east and north and an existing 400kV pylon line is visible some 300m to the east. A further wood pole line is visible	the east, west and north. The closest pole would be approximately 35m from the building and 50m from the curtilage of the garden. The property is orientated so that potential views of the Proposed Development would generally be seen at an oblique angle and the development would not be visible from the main facade of the house. From the rear of the property and the rear garden there would be substantially filtered views of at least two wood poles. Views to the north and east would be substantially filtered by woodland, whilst views to the west would be foreshortened by outbuildings and agricultural sheds, therefore the magnitude of change would be lessened. The Proposed Development would not be an uncharacteristic feature as other overhead lines are present in this area, which would reduce the likely visual effect on occupants of Rednal Mill. Looking east a 130m section of lower voltage overhead					glimpsed visible through the intervening vegetation.

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			to the south-east.	line would be undergrounded, thus removing the existing structure from view. Based on the above, the magnitude of change is assessed as low and the overall effect considered minor (non-significant).					
REDNAL MILL COTTAGE	73	57	Detached two-storey cottage, orientated south, with a conservatory attached to the eastern end of the property, and a large garden to the south. The property is enclosed by mature vegetation, particularly to the north, and is low-lying. The River Perry runs east-to-west approximately 20m north of the building on the boundary of the property and the riverside vegetation adds to the sense of enclosure. The rural lane between Hordley and Rednal borders the western boundary of the property. To the south there is a track running along the boundary of the property, beyond which lies relatively flat	Due to the orientation of the property and the surrounding vegetation there would be very limited views of the Proposed Development from the building itself, although there may be some limited views of the wood poles from the upper floor of the building. Some poles may be visible from the garden depending on the amount of intervening vegetation. To the west of the property the Proposed Development would be screened by the buildings at Rednal Mill and intervening vegetation. The three closest poles to the property, would be located to the north i.e. away from the main orientation of the property and garden; and would also be filtered by intervening vegetation,	High	Low	Minor	N	Some wood poles would be partially visible through the intervening vegetation.

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			farmland. To the west there are views across the road towards Rednal Mill and Mill Barn and its associated buildings. Overall Rednal Mill Cottage is well screened by existing vegetation, with views to the south and south-east being the most open. There are three existing overhead lines in this location, including an 11kV wood pole line and a 400kV pylon line to the east of the property in an adjacent field, with the closest pylon some 240m east of the garden boundary. A lower voltage overhead line oversails the eastern edge of the garden.	particularly in summer when leaves are in full leaf. To the east, wood pole no. 54, is approximately 155m from the eastern boundary of the property. Although partially screened by vegetation it would still be visible, and beyond it multiple poles would be seen 'stacking' into the distance. Overall the level of screening and filtering, from the existing vegetation, coupled with the building and main garden area being orientated away from the Proposed Development, means the effects would be lessened. The existing lower voltage overhead line, which oversails the east of the property garden, would be removed and diverted underground, providing a beneficial visual effect for residents of this property. Based on the above, the magnitude of change is assessed as low and the overall effect considered minor (non-significant).					

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LOWER LEES	93	77	A farm-house located 600m east of the rural lane connecting Hordley and Rednal Mill. The property is in an open and elevated position and appears to be orientated north with a garden to the north and east. To the south, the associated large agricultural buildings foreshorten views. To the north, east and west there are expansive and open views over the surrounding farmland. There are three existing overhead lines close to the property, including an 11kV wood pole overhead line running north-to-south along the west side of the property and an existing 400kV pylon line orientated south-east to north-west 170m west of the property. The closest pylons are located 310m north-west of the property and 175m south-south-west.	Occupants of Lower Lees would have open northerly views from the front of the property and its eastern garden, where the overhead line and closest two wood poles would be approximately 100m from the building. The Proposed Development would be visible across the view heading east to west and at least eight wood poles would be visible in the foreground and middle distance, although not all within the same view. Whilst existing overhead line structures are an accepted element in views in this location, the addition of another line could result in significant effects on the residential visual amenity of Lower Lees, particularly as the overhead line would introduce a new feature into the agricultural field within which the property is located and from the main outlook of the property (although steel pylons are close to the property they are at an oblique angle to the property). Views towards the Proposed	High	Medium	Moderate	Y	Open views of up to eight wood-poles from the façade and garden of the property.

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				Development would be open with limited or no screening, although hedgerows in the distance may provide a partial backdrop. The introduction of the Proposed Development would mean that the property would be almost encircled by overhead lines. The magnitude of change would be medium, as such the effects are considered to be moderate adverse (significant) .					
DANDYFORD FARM (Viewpoint 70 is located 68m south-west of the property close to the access	190	176	Detached two-storey large red brick farmhouse, located 600m north of Lower Hordley adjacent to the southbound carriageway of the local road connecting Hordley and Lower Hordley. The property is relatively elevated and enclosed to the north and east but open to the south and west. The property is mostly south-west facing with gardens to the south, west and north, and a number of large agricultural buildings to the east and south-east. An existing 11kV wood	Dandyford Farm is orientated towards the Proposed Development and occupants would have views of the line as it heads south-west, and also to the south where the wood poles would be approximately 180m distant. Up to ten poles would be visible at varying distances within the relatively flat and open farmland. Some of these would be seen against the skyline which would increase their perceptibility, although in places, existing trees would provide a degree of backclothing. To the east and south-east, views of the	High	Medium-Low	Minor	N	Up to eight wood poles visible, although they would not be a new feature within the landscape and in places would be screened and filtered by intervening vegetation.

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			<p>pole line crosses the curtilage of the property to the east of the outbuildings. To the south and south-west there are opens views across the relatively flat agricultural landscape. To the south-east views are filtered by a belt of trees and a singular mature tree in the foreground. Views to the north-east and south-east are largely screened by outbuildings. An existing 11kV wood pole line is visible heading north-west to south-east along the east side of the property.</p>	<p>proposed overhead line would mostly be screened by the adjacent farm buildings. The Proposed Development would not be an uncharacteristic feature, as other overhead lines are present in this area, which would reduce the likely visual effect on the farm’s occupants. Looking to the south-east a 290m section of lower voltage overhead line, starting at the curtilage of the property, would be undergrounded, thus removing the existing structure from view.</p> <p>Based on the above, the magnitude of change is assessed as medium-low and the overall effect considered minor (non-significant).</p>					
TOP HOUSE FARM	169	123	<p>Detached two-storey farmhouse located at the end of a private track 330m south-west of the local rural road connecting Cockshutt and Lower Hordley. The property is located in a slightly elevated position with associated large agricultural buildings</p>	<p>The wood pole overhead line would pass from the west (around pole no. 85) to the south-east (around pole no's 91 or 92) of the property, parallel and some 170m away from its southern facade. A certain amount of screening would be provided by the vegetation around the southern</p>	High	Medium-Low	Minor	N	<p>Partially screened views of up to six poles which would be skylined.</p>

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			to the immediate west of the farmhouse. A garden to the north of the property is enclosed by mature vegetation including hedgerow trees. To the south there are views across a second garden area and pond towards some large open fields. There are open views eastwards towards Kenwick Oak (circa 75m east of the property) and farmland. The property is 330m from the closest publicly accessible point, and it is therefore not clear if the property is orientated to the north or south; it is also not possible to ascertain what effect any existing overhead lines have on views from the property. Also, due to the secluded nature and inaccessibility of this property, the description of the visual context of the property and the effect of the Proposed Development on views was made from the closest publicly accessible point (330m north)	garden boundary and there would only be limited views of wood poles, although due to the openness of the landscape in this location, these would be seen on the skyline (approximately 180m distant). Based on the above, the magnitude of change is assessed as medium-low and the overall effect considered minor (non-significant).					

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			and using satellite imagery.						
KENWICK OAK	174	151	Located 75m east of Top House Farm at the end of a private track 310m south of the local road connecting Cockshutt and Lower Hordley. A detached two-storey property, elevated and open, with views out in all directions. The main facade of the property faces north-north-west. A garden and boundary hedge wraps around the house. The main garden area is to the south and west of the property. Views appear to be relatively open on all sides, although some trees in neighbouring fields filter longer views. In all directions, except for the north-west, there are views over the large-scale rolling farmland with hedgerows and scattered trees. To the west and north-west, Top House Farm and its associated outbuildings lies close by, which partially screen more distant views.	The wood pole overhead line would pass around Kenwick Oak from the west (around pole no. 85) to the south-east (around pole nos. 91 or 92 and possibly beyond) through the fields directly to the south of the property, approximately 170m distant. The amount of screening depends on the height of the hedgerow around the boundary of the property and this cannot be ascertained from the nearest publicly accessible viewpoint. Therefore a worst-case scenario is assumed of the hedgerow being 1m high and not providing any screening for receptors on the ground floor of the property or in the garden area. Multiple wood poles would be seen in the open farmland in the middle distance, although the precise number would depend on the exact location as some poles would be backdropped by the scattered hedgerow or field trees. Some poles would appear	High	Medium-Low	Minor	N	Relatively open views of up to six poles which would be visible on the skyline.

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			The closest publicly accessible point to the property is 310m to the north, therefore the description of the visual context of the property and the effect of the Proposed Development on views was made from this location and using satellite imagery.	on the skyline which would increase their perceptibility, although they would be in excess of 170m distant. Based on the above, the magnitude of change is assessed as medium-low and the overall effect considered minor (non-significant).					
HIGHFIELDS	215	185	Detached two-storey property orientated to the south-east, with a conservatory on the south-west side of the property. Well stocked gardens lie to the north, west and south. The eastern boundary of the property is adjoined by a grazed pasture. The property is located next to the local road between Cockshutt and Stanwardine in the Wood, and on a ridge of higher ground, which affords views over the surrounding landscape. The property is largely enclosed to the north, west and south-west by mature garden and boundary vegetation. Views from the property are more	Views of the Proposed Development to the north-west and west would be screened by the intervening vegetation. There would be partially screened views of the wood pole line in the middle distance to the north-east (pole 107 would be the closest to the property building at 229m), although in this direction the line would be beyond an existing lower voltage line in the field adjacent to the property. There would be the potential for partially screened views of the proposed overhead line between poles 108 and 112, although the poles are likely to be backdropped against the landform and vegetation. The effects of	High	Low-Negligible	Minor	N	Level of existing screening, distance from the line and context of existing views.

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			open between the north-east and south, however even in these directions the nearby roadside hedgerow significantly screens views to the east and south except for from the upper floor views on the eastern facade. The property is on high ground amongst a landscape of rolling farmland with hedgerow boundaries and hedgerow trees. An existing 11kV wood pole line intersects the garden to the north and west and the fields adjacent to the east and south of the property.	the Proposed Development have to be seen in the context of the current outlook from this property which includes lower voltage lines in proximity. Because of the distance between the property and the proposed overhead line (in excess of 220m from the building), and the degree of screening afforded by the intervening vegetation the likely effects would be reduced. Based on the above, the magnitude of change is assessed as low-negligible, and the overall effect considered minor (non-significant).					
STONEHILL	110	91	A low two-storey property orientated south-east and located adjacent to the local road connecting Cockshutt and Stanwardine in the Wood, with a small paved garden area to the south-west of the property. There is a large agricultural shed located directly behind, i.e. to the north-west, of the property. There is a further area of	The proposed overhead line would pass by the northern side of Stonehill from west to east. As such, any potential views experienced by occupants would be substantially screened by intervening buildings and vegetation. Furthermore, the property and its garden are orientated to the south and south-east, which is in the opposite direction from the Proposed	High	Low-Negligible	Minor	N	Level of existing screening and lack of direct and open views towards the proposed overhead line.

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			potential garden directly to the north-east of the property, however this patch of ground is surrounded by mature and high hedgerows which screen views both in and out of this location. To the south-east there are relatively open views from the front of the property and the paved garden area across rolling farmland which rises to the south and west and falls to the north-east. Beyond the adjacent road and field to the south-east the field boundary is indicated by a line of mature hedgerow trees in the middle distance which provide a backdrop to the view. To the immediate west there are views over a grazed pasture. An 11kV wood pole line is located in this field and connects to Highfields, some 165m to the south-west. Views to the north-west, north and north-east are foreshortened by the large agricultural shed and mature hedgerows.	Development. However there would be potential for glimpsed and substantially screened views of the wood poles and the conductors when looking north and also longer distance oblique views of the line, particularly to the east of the property. Despite the proximity of Stonehill to the Proposed Development, the existing level of screening and lack of direct and open views towards the proposed overhead line in any direction, would reduce the likely effects. Based on the above, the magnitude of change is assessed as low-negligible, and the overall effect considered minor (non-significant).					

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Property / group name or address	Building approx. distance (m) from OHL	Curtilage approx. distance (m) from OHL	Description of property and existing view, including details of orientation, facades and elements of property affected	Summary of anticipated view and likely effects	Sensitivity	Magnitude of effect	Level of visual effect	Significant Y/N	Comments/ rationale
NURSERY HOUSE	191	67	A detached two-storey property located 100m east of the southbound carriageway of the A528, 900m south of the centre of Cockshutt. The property is orientated to the west and has a series of large greenhouses directly to the south. The property is located towards the northern boundary of a large garden which is bordered on all sides by mature hedgerows and hedgerow trees. Longer views above the boundary vegetation focus on distant areas of visible higher ground.	<p>The location of Nursery House in relation to the Proposed Development, combined with the high boundary vegetation, orientation of the property and adjacent greenhouses mean that the Proposed Development is unlikely to be visible. However, there are locations within the garden, particularly to the south-east of the property, where the tops of up to 3 - 4 wood poles and the conductors would be visible above the intervening vegetation. The closest would be pole 113, which would be 67m south of the southern garden boundary (213m south-east of the residence), and pole 112 which would be 90m south of the boundary (190m south-west of the residence). The vegetation on the south-west boundary of the property is of such a height that any views of the line would be screened.</p> <p>Based on the above, the magnitude of change is assessed as low-negligible, and the overall effect considered minor</p>	High	Low-Negligible	Minor	N	Views substantially filtered by the existing vegetation surrounding the property.

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				(non-significant).					
RUNNERS REST	165	155	Detached two-storey house adjacent to a local road approximately 1km south of English Frankton. The property is orientated to the south and located on a high point within the local landscape (although it is noted the landform continues to rise slightly directly south-west of the property), which affords relatively open views to the south. There is a single mature conifer 16m directly south of the residence, which partially screens some southerly views. The garden is mostly located to the north of the property and bordered with a mature hedgerow and hedgerow trees, which screen views both in and out of the garden. From the front of the property looking south, in the direction of the Proposed Development, there are mostly open views over farmland, interspersed with trees and small	<p>The Proposed Development would pass Runners Rest from south-east to north-west. Pole 122 would be approximately 165m from the property and visible from the house, but other poles would be substantially screened by existing trees and hedgerows within the farmland. Pole 124 would also be visible in open views, some 242m from the residence. The tops of the poles would be seen against the skyline whilst the lower parts would be backdropped by vegetation and the rising landform. Due to its location north of the residence, there would be limited views of the proposed overhead line from the property garden.</p> <p>Based on the above, the magnitude of change is assessed as low, and the overall effect considered minor (non-significant).</p>	High	Low	Minor	N	View of two wood poles in the middle distance. Other poles would be substantially screened in views from the house. Limited views from the garden.

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			copses. To the west a hedgerow screens views from the ground floor of the property, however from the upper floor there are views across pastures, with hedgerows and woodland belts. There are no windows on the eastern façade and views from the garden are well screened by a high hedgerow along the curtilage of the property.						
THE WOOD (Viewpoint 23 is located 112m south-west of the property)	180	153	Detached two-storey house, situated on low-lying ground some 70m south of the local road connecting English Frankton and Burlton, approximately 1.5km south of English Frankton. The property is north facing with mature gardens on all sides. To the south, east and west, mature trees close to the house screen and filter views out in these directions, together with outbuildings to the south and west. There are more open views to the north, across the gently rising landform, with fields bounded by	Occupants of The Wood would have views to the north where pole 124 would be located some 180m distant. This pole and the conductors would be clearly visible from the house and the front garden. Other poles are likely to be well screened by the intervening vegetation. More poles are likely to be visible from the second floor of the property through, and above the vegetation. Views of the Proposed Development from the rear garden would be substantially screened. Overall there would be relatively open views of one pole and the conductors,	High	Low	Minor	N	A single wood pole would be visible from the façade of the property, with the remainder mostly screened.

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Property / group name or address	Building approx. distance (m) from OHL	Curtilage approx. distance (m) from OHL	Description of property and existing view, including details of orientation, facades and elements of property affected	Summary of anticipated view and likely effects	Sensitivity	Magnitude of effect	Level of visual effect	Significant Y/N	Comments/ rationale
			hedgerows, and occasional hedgerow trees and copses. The rising landform to the north screens longer distance views. To the north-east is an existing lower voltage wood pole line.	with the remainder of the poles in this location screened by the garden vegetation. Based on the above, the magnitude of change is assessed as low, and the overall effect considered minor (non-significant).					
MALT KILN FARM (Viewpoint 23 is located 110m north-east of the property)	140	111	The main property (measured as 140m from the Order Limits) is a detached two-storey house, 23m south of the local road connecting English Frankton and Burlton, approximately 1.5km south of English Frankton. Situated between the property and road are a small number of outbuildings, which appear to have been converted to domestic annexes. To the south of the group of buildings is a generally open garden area, except for a patch of garden adjacent to the south of the main building, and along the west of the larger garden area. The property is orientated to the	To the north of Malt Kiln Farm, the proposed overhead line would run in a north-west to south-east direction, within 111m of the boundary of the property at its closest point. Views from the main building towards the development would be possible in north-westerly views from the rear of the property. The closest wood poles, nos. 125 and 126 would be heavily screened by vegetation in close proximity to the poles. Pole 124 (approximately 230m from the property) would be visible on an open area of higher ground, but would be viewed at an oblique angle which would make it less noticeable. Pole 127 would be located about 250m	High	Low	Minor	N	Limited visibility of the proposed overhead line. The two closest wood poles would be substantially screened.

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			<p>south-east, from where views of the Proposed Development would generally be screened by the associated outbuildings. However, some of these outbuildings appear to have been converted for domestic use, and although the sides facing the development are almost entirely brick walls, there are occasional small windows through which views towards the Proposed Development would be possible, particularly to the north-west. The property is surrounded by farmland with hedged fields, occasional hedgerow trees, and copses. Woodland belts some 70m north, 100m west and 110m south screen longer distance views from the property. To the north-west the landform gently rises in view. The Wood and Runners Rest are visible to the west and north-west respectively.</p>	<p>from the property, and would also be viewed at an oblique angle. Other poles are more likely to be screened by the intervening farm buildings or by existing vegetation. From the garden and the farmhouse there would be partially screened longer distance views of the proposed overhead line to the south-east. The annexes closest to the proposed overhead line (those adjacent to the road) are likely to have limited views due to the small windows on the road side, and the substantial screening by the line of mature trees located 70m to the north. The magnitude of change is assessed as low, and the overall effect considered minor (non-significant).</p>					
MOOR	224	185	A two storey farm house located 308m	From the north-west to the north-east of	High	Low	Minor	N	Proposed

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HOUSE FARM			east of the B4397 approximately 1.7km south-west of the centre of Loppington. The closest publicly accessible road or PRow to the property is 308m to the west, therefore this description is based on a distant view of the property and satellite imagery. The property appears to be orientated on an east-west alignment with a working yard to the east, large agricultural buildings to the south-east, and an enclosed garden area to the south. To the west, north and east the boundary of the property appears to comprise tall hedgerows with some tree planting. Views to the south-east appear to be more open with a lower level hedgerow marking the boundary. The property is situated within a flat landscape and surrounded by farmland on all sides. An existing lower voltage wood pole line extends north-east from the property for	the property, potential views of the proposed overhead line would be screened by the boundary vegetation, whilst views to the east and south-east would be screened by the intervening farm buildings, and a belt of woodland. The upstairs of the property would have middle to long distance views (the nearest pole is located approximately 220m north-east of the residence) of the proposed overhead line although the poles would still be partially screened by the tall boundary trees. The adverse effects of the proposed overhead line on the view would, however, have to be balanced against the beneficial visual effects of removing a 310m section of the nearby existing lower voltage line heading north-east from the curtilage of the property. Based on the above, the magnitude of change is assessed as low, and the overall effect considered minor (non-					development viewed from a distance with intervening screening vegetation.

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			approximately 300m.	significant).					
SHAYES FARM	210	175	A Grade II listed detached, three-storey farm house adjacent to a local lane approximately 425m north-west of the centre of Noneley. The property is generally enclosed by garden vegetation to the north, east and west. To the south of the residence is a working area and several associated farm and agricultural buildings. Hedges and trees on the north and western sides of the property screen views from the ground floor of the property and the garden area, although there are partially screened views above and through the intervening vegetation from the upper floor windows. The associated buildings to the south and south-west of the property screen views in these directions. Views from the eastern façade are more open, as the boundary hedgerow is maintained at a	The dense hedgerow and other vegetation around the boundary of Shayes Farm would substantially screen views of the proposed overhead line from the ground floor and garden. Any effects on views would be mostly experienced from the upper floors of the property, with the exception of longer-distance (and still partially screened) views eastwards from the front of the property. To the south-west there would be distant views of up to five poles (the closest to the residence being pole 146 located 384m to the west-south-west), however these would be substantially screened by hedgerows and trees. To the west and north-west there would be middle distance views of poles 147 - 150 (the closest of which would be 210m north-west of the residence). The closest poles to the residence would be poles 148 (210m north-west) and pole 151 (210m north). Poles 150 and 151 to	High	Low	Minor	N	Although there are a high number of wood poles potentially visible from three sides of this property, they would be visible at some distance and would be partially filtered by intervening vegetation.

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			<p>lower height than the rest of the property. From here the view comprises of relatively level farmland, with fields bounded by hedgerows, scattered woodland belts and a large rectangular pond in the adjacent field. There are two existing overhead lines in this location. An existing 11kV wood pole line is visible to the east and north-east of the property, and a 33kV wood pole line is visible to the west and north-west. These lines would be visible in the view to the north, in the direction of the Proposed Development.</p>	<p>the north would be substantially screened by intervening vegetation. Views to the east-north-east are the most open and there is the potential for up to six poles to be seen extending into the distance, the closest of which would be pole 152 (243m north-east). The relatively flat landscape with hedgerow field boundaries and woodland belts would provide a significant level of screening although where visible, the tops of the poles are likely to be seen on the skyline, which would increase their perceptibility. In summary, although this property would be partially encircled by the proposed overhead line, a considerable degree of screening would be provided by the mature vegetation within the garden and along the boundary, as well as in the wider landscape. Views of poles in the middle distance or far distance are only likely to be experienced from the upper storeys, and even then are likely to be</p>					

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				<p>partially screened by intervening vegetation. Furthermore, the Proposed Development would not be an uncharacteristic feature within the landscape, due to the presence of existing lower voltage lines.</p> <p>Based on the above, the magnitude of change is assessed as low, and the overall effect considered minor (non-significant).</p>					
CHAPEL HOUSE (Viewpoint 72 is located 133m south-west of the property)	171	158	<p>Located adjacent to the local road connecting Loppington and Noneley, the property is a detached two-storey house orientated to the south-east with a conservatory to the south-west. The property is set within a relatively flat landscape with garden to all sides. The garden is bordered by a maintained medium-height hedgerow, which allows views out from the property across the wider landscape. Mature trees within the curtilage of the property, screen and filter views,</p>	<p>The proposed overhead line would run east to west past the southern side of the property, approximately 158m south of the garden boundary. The closest pole would be pole 151 which would be approximately 160m south of the property boundary. Pole 152 would be approximately 186m south-east of the boundary, and pole 150 would be 196m south-west of the boundary. Views towards all these poles would be substantially screened by intervening vegetation, both within and outside of the</p>	High	Low	Minor	N	The closest wood poles would be substantially screened by intervening vegetation.

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			particularly to the north-west, north-east and south-west. An outbuilding immediately to the west of the main residence screens views in this direction. To the south-east there are filtered views, due to trees in curtilage, along the road and over farmland with patches of woodland and trees. The Proposed Development would be located to the south of the property where there are filtered views out. There is an existing lower voltage wood pole line immediately adjacent to the west of the property running in a north to south direction and a further lower voltage wood pole line running from east to west 75m to the south of the property. These lines would be visible in foreground views when looking towards the Proposed Development. Middle and longer distance views comprise relatively flat farmland with hedgerows, occasional	curtilage of the property. From the garden, conservatory and façade of Chapel House there would be some middle-distance glimpsed views of the poles both through and above the intervening vegetation, particularly in the winter months when views are more open. Where visible, the poles would be partially backgrounded by vegetation and partially seen on the skyline. When seen in combination with the existing lower voltage lines, which are present in the foreground, the proposed overhead line could result in an increase in the visual effects experienced by the occupants of Chapel House, although the effects would be lessened due to the presence of existing vegetation to provide screening, filtering of views and backgrounding. Based on the above, the magnitude of change is assessed as low, and the overall effect considered minor (non-significant).					

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			trees and woodland belts.						
POOLS FARM	190	170	Located 200m south of the B5063, 700m west of the western edge of Wem, Pools Farm is a detached two-storey house orientated to the north. The property is open and located within a landscape of large flat fields. The property is north facing with a garden extending around the north, east and south facades. Farm outbuildings to the south and west of the property, foreshorten views from the ground floor of the main building. Views to the north look out across open fields. To the east of the property there are views over a low hedgerow towards a field, with further hedgerows and a field filtering views towards the location of the Proposed Development and the town of Wem beyond. There are four existing overhead lines in the view. To the north an existing 11kV wood pole line is visible, passing from	Pools Farm affords relatively open views in a south-easterly to north-easterly direction. The closest pole (no. 174) would be visible approximately 170m to east of the property boundary. Poles 172 to 176 would be visible near Wem Substation. A 460m section of an existing 33kV line from 200m south-east of the property to Wem Substation would be removed and placed underground, with the proposed overhead line following the diverted line's route for the final 240m into Wem Substation. This means that the section of the Proposed Development most visible from this property would appear as a slightly larger replacement of the existing overhead line, resulting in relatively little change to the view. The proposed overhead line would be partially backgrounded by vegetation within the wider landscape and rising landform on the horizon, although the tops of the	High	Low	Minor	N	The proposed overhead line would be a slightly larger replacement of an existing 33kV overhead line and would be seen alongside other lower voltage lines and Wem Substation infrastructure.

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			east to west across the view. Two existing 33kV wood poles lines are visible to the south-east and east, as they head towards Wem Substation, which is approximately 300m north-east of the property. The proximity of the substation to the property means that lower voltage lines are an integral part of the existing landscape.	poles and the conductors would be seen on the skyline. Although there would be relatively open views towards the proposed overhead line, it would be viewed within the context of the existing lower voltage lines and the Wem Substation. Based on the above, the magnitude of change is assessed as low, and the overall effect considered minor (non-significant).					
SHERFIELD (Viewpoint 36 is located 135m south-east of the property)	161	131	Located adjacent to the eastbound carriageway of the B5063 and 560m west of the western edge of Wem, this is a detached two-storey house orientated to the south-east with a conservatory to the west. The main residence is bordered by a well-stocked garden to the south and west and a small enclosed pasture to the east. The property is relatively open with some enclosure provided by trees to the south, and a well-maintained	From Sherfield there would be reasonably clear views to the south-east where the closest pole (no. 176 in Wem Substation) would be approximately 160m from the main house. Poles 172 to 176 would be visible near the Wem Substation. A 460m section of an existing 33kV line from 390m south of the property to the Wem Substation would be removed and placed underground, with the proposed overhead line following the diverted line's route for the final 240m into the	High	Low	Minor	N	The proposed overhead line would be a slightly larger replacement of an existing 33kV overhead line, and would be seen alongside other lower voltage lines and Wem

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			<p>hedgerow around the boundary. Within the wider landscape the property is located within rolling farmland. The B5063 passes immediately south of the property and the Wem Substation lies some 140m to the east. From the east of the property Wem Substation and Harley House are clearly visible due to the openness of the view. Evergreen trees within the curtilage of the property partially screen views to the south. Around the property there are six existing overhead lines. To the north-east an existing 11kV wood pole line and an existing 33kV wood pole line are visible across the view. To the south-east and east, existing 33kV wood poles lines are visible as they connect with Wem Substation, and a further 11kV wood pole line is visible to the south across the view and heading north along the curtilage of</p>	<p>substation. This means that the section of the Proposed Development most visible from this property would appear as a slightly larger replacement of the existing overhead line, resulting in relatively little change to the view. From the upstairs of the house there would be long distance (500m plus), partially screened, views of the proposed overhead line within the flat farmland. The proposed overhead line would be partially backgrounded by vegetation within the wider landscape and rising landform on the horizon, although the tops of the poles and the conductors would be seen on the skyline. Although there would be relatively open views towards the proposed overhead line, it would be viewed within the context of the existing lower voltage lines and the Wem Substation.</p> <p>Based on the above, the magnitude of change is assessed as low, and the overall effect considered minor (non-</p>						Substation infrastructure.

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			the adjacent field. A 230 V wood pole line is visible joining the property to the east.	significant).					
HARLEY HOUSE (Viewpoint 36 is located 75m south of the property, at the access)	75	69	Located 70m north of the eastbound carriageway of the B5063, 30m west of the Wem Substation and 450m west of the western edge of Wem, this is a detached two-storey house orientated to the south with a rear garden bordered to the east by a single storey outbuilding. A driveway extends from the property to the B5063 with a low well maintained hedgerow to the west. There are open views out from the property across the relatively flat farmland with its open fields. To the south, Wem Substation is a prominent feature, with its electricity infrastructure and red brick control building. The southern end of Wem Substation is grass covered with a sporadic line of trees along its western boundary. These partially screen	Occupants of Harley House would have partially screened views to the south towards the wood pole 176 and gantry within Wem Substation (approximately 75m from the property), pole 175 (130m south), pole 174 (276m south) and potentially partially screened views to wood poles further south. There would be partially screened views from the property to the new infrastructure within the substation, through the intervening vegetation trees along the western boundary of the substation. A 460m section of an existing 33kV overhead line from 475m south-west of the property all the way to Wem Substation would be removed and placed underground with the new overhead line following the diverted line's route for the final 240m into Wem Substation. The	High	Medium-Low	Minor	N	Close proximity of the Wem Substation infrastructure is an adverse effect, however it would only be partially visible due to the existing boundary vegetation and also seen within the context of the existing views of lower voltage overhead line and substation infrastructure.

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			views of the entrance to the sub-station from the property. Along the eastern boundary of the Wem Substation is a line of tall vegetation planted as a screen between the main settlement of Wem and the substation. There are seven existing overhead lines visible from the property. Three 33kV wood pole lines and an 11kV wood pole line radiate to the north and south out of the substation. A further 11kV wood pole line runs parallel to these overhead lines, but does not join them, instead heading into an adjacent field. To the west and south of the property a further 11kV wood pole line is visible, with a 230V wood pole line to the west.	<p>section of the proposed overhead line most visible from this property would appear as a slightly larger replacement of the existing overhead line.</p> <p>The new overhead line would be partially seen against a background of vegetation within the wider landscape and rising landform on the horizon, although the tops of the poles and the conductors would be visible on the skyline. Although there would be views from the property towards the section of overhead line where it enters Wem Substation, it would be seen in the context of the existing views of the existing lower voltage lines and Wem Substation. Views towards the Proposed Development from the rear garden would not be possible due to the intervening property and an outbuilding.</p> <p>Based on the likely partial screening of the new substation infrastructure and due to the context of the existing views the magnitude of change is assessed as</p>					

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				medium to low and the overall visual effect as minor adverse (non-significant).					
AVONDALE (Viewpoint 36 is located 86m north-west of the property)	58	51	Located adjacent to the westbound carriageway of the B5063, 390m west of the western edge of Wem, this is a detached two-storey house orientated to the north, with a lawned garden area separating the main building from the B5063. The property is relatively open and set within a landscape of flat farmland, with another property (Overfields) immediately to the east and Wem Substation to the north-west on the opposite side of the road. The property is bordered by a low well-maintained hedgerow to the north, south and west, with occasional large shrubs and trees which only offer limited screening in the direction of the Proposed Development. To the west the views are relatively open, whilst to the south there are views over fields with rising landform on the horizon.	It is noted that the building and the garden are orientated away from the Proposed Development, however due to its proximity there would inevitably be views of the wood poles and the proposed overhead line when viewing to the west. There would be clear and unobstructed views north-west towards the pole 176 (within Wem Substation, approximately 70m from the building), pole 175 (70m west) and pole 174 (173m south-west). There would also be partially screened views to poles further to the south-west. However, from the angle of this property the new terminal pole would be backdropped by the existing infrastructure of Wem Substation and not appear as a separate entity or out of context with the existing view. A 460m section of an existing 33kV line from 425m south-west of the property to Wem	High	Low	Minor	N	The proposed overhead line would be a slightly larger replacement of an existing 33kV overhead line, and would be seen alongside other lower voltage lines and Wem Substation infrastructure.

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			<p>However, the key element of the landscape and views in the immediate location of the property is Wem Substation and the six existing overhead lines in the view. To the north, two existing 11kV wood pole lines are visible heading into the distance. Two existing 33kV wood poles lines are visible to the east as they connect with the substation, and a further 11kV wood pole line is seen behind the existing 33kV wood pole lines heading into the distance in two directions - to the north and east. A 230V wood pole line is visible joining the property to the east.</p>	<p>Substation would be removed and placed underground, with the new Proposed Development following the diverted line's route for the final 240m into Wem Substation. This means that the section of the Proposed Development most visible from this property would appear as a slightly larger replacement of the existing overhead line, resulting in relatively little change to the view. The Proposed Development would be partially backgrounded by vegetation within the landscape, although the tops of the poles and the proposed overhead line would be seen on the skyline. Although there are open views towards the final section of the line, the Proposed Development would be viewed within the context of the existing lower voltage lines and substation infrastructure.</p> <p>Based on the above, the magnitude of change is assessed as low, and the overall effect considered minor (non-</p>					

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Property / group name or address	Building approx. distance (m) from OHL	Curtilage approx. distance (m) from OHL	Description of property and existing view, including details of orientation, facades and elements of property affected	Summary of anticipated view and likely effects	Sensitivity	Magnitude of effect	Level of visual effect	Significant Y/N	Comments/ rationale
				significant).					
OAK DENE	80	78	Located adjacent to the eastbound carriageway of the B5063 and 340m west of the western edge of Wem, this is a detached two-storey house, orientated to the south within a small open pasture. Within the wider field the property appears to include a garage and small garden area at the rear (north) of the property. There are some barns/ stables at the northern end of the field approximately 100m from the main building. The field boundary 45m west of the property is defined by tall evergreen vegetation. This separates the field from Wem Substation. The properties of Avondale and Overfields are on the opposite side of the road to the south of the property. Views to the south and west (i.e. in the direction of the Proposed Development) are mostly screened by the properties to the	From Oak Dene, views towards the Proposed Development would generally be screened by intervening vegetation and the property at Avondale. However there would be glimpsed ground floor views and more open upper floor views of the nearest section of the line (particularly the tops of the wood poles and the conductors). To the west the closest pole would be pole 176 within Wem Substation, approximately 80m from the building, and this terminal pole would be substantially screened by the boundary vegetation along the east of the Wem Substation. There would be more open views south-west towards pole 175 (130m south-west). Pole 174 (245m south-west) would likely be substantially screened by Avondale. In addition a 460m section of an existing 33kV line from 492m south-west of the property to Wem Substation would be removed and	High	Low	Minor	N	The proposed overhead line would be a slightly larger replacement of an existing 33kV overhead line, and would be seen alongside other lower voltage lines and Wem Substation infrastructure.

Table A6.5.1 – Residential visual amenity assessment									
Property / group name or address	Building approx. distance (m) from OHL	Curtilage approx. distance (m) from OHL	Description of property and existing view, including details of orientation, facades and elements of property affected	Summary of anticipated view and likely effects	Sensitivity	Magnitude of effect	Level of visual effect	Significant Y/N	Comments/ rationale
			<p>south, and vegetation along the field boundary to the west. However, above and through the intervening vegetation there are some existing wood poles lines, including two 33kV wood poles lines connecting into the Wem Substation.</p>	<p>placed underground, with the proposed overhead line following the diverted line's route for the final 240m into Wem Substation. This means that the section of the Proposed Development most visible from this property would appear as a slightly larger replacement of the existing overhead line, resulting in relatively little change to the view. The Proposed Development would be partially backgrounded by vegetation within the landscape, although the tops of the poles and the proposed overhead line would be seen on the skyline. The Proposed Development would be substantially screened, however, when visible it would be viewed within the context of the existing lower voltage lines and substation infrastructure.</p> <p>Based on the above, the magnitude of change is assessed as low, and the overall effect considered minor (non-significant).</p>					

Table A6.5.1 – Residential visual amenity assessment									
Property / group name or address	Building approx. distance (m) from OHL	Curtilage approx. distance (m) from OHL	Description of property and existing view, including details of orientation, facades and elements of property affected	Summary of anticipated view and likely effects	Sensitivity	Magnitude of effect	Level of visual effect	Significant Y/N	Comments/ rationale
OVERFIELDS	113	91	Located adjacent to the westbound carriageway of the B5063 and 340m west of the western edge of Wem, this is a detached two-storey complex orientated to the west. The property appears to have a number of outbuildings which form a courtyard to the east of the main property, and large agricultural buildings which extend south from the main property. There is a driveway and maintained garden area, containing several mature shrubs and small trees, to the west of the property and along the western garden boundary. Avondale is situated immediately to the west and the entrance to Wem Substation is located 90m to the north-west. Views to the south-west and west (i.e. in the direction of the Proposed Development) are generally screened by the vegetation within the curtilage of the garden, the property of	The property is orientated towards the Proposed Development however there is a noticeable level of existing vegetation cover and buildings between the property and the proposed overhead line. Views towards the proposed overhead line would generally be screened by this vegetation and by the property at Avondale, however there would be glimpsed ground floor views and more open upper floor views of the nearest section of the line (particularly the tops of the poles and the conductors). To the north-west the closest pole would be pole 176 within Wem Substation, approximately 113m from the property. However, this terminal pole would be substantially screened by the boundary vegetation along the eastern boundary of Wem Substation. Pole 175 (131m west) would be substantially screened by Avondale, and pole 174 (230m south-west) would be partially screened by	High	Low	Minor	N	The proposed overhead line would be a slightly larger replacement of an existing 33kV overhead line, and would be seen alongside other lower voltage lines and Wem Substation infrastructure.

Table A6.5.1 – Residential visual amenity assessment									
Property / group name or address	Building approx. distance (m) from OHL	Curtilage approx. distance (m) from OHL	Description of property and existing view, including details of orientation, facades and elements of property affected	Summary of anticipated view and likely effects	Sensitivity	Magnitude of effect	Level of visual effect	Significant Y/N	Comments/ rationale
			Avondale and its vegetation, and the vegetation along the eastern boundary of Wem Substation. However, above and through the intervening vegetation some existing overhead lines are visible, including two 33kV wood poles lines connecting into Wem Substation and visible to the west and behind the property known as Avondale.	<p>vegetation. In addition a 460m section of an existing 33kV line from 468m south-west of the property to Wem Substation would be removed and placed underground, with the proposed overhead line following the diverted line's route for the final 240m into the Wem Substation. This means that the section of the Proposed Development most visible from this property would appear as a slightly larger replacement of the existing overhead line, resulting in relatively little change to the view. The Proposed Development would be partially backgrounded by vegetation within the landscape, although the tops of the poles and the proposed overhead line would be seen on the skyline.</p> <p>The Proposed Development would be substantially screened, however, when visible it would be viewed within the context of the existing lower voltage lines and the substation infrastructure.</p>					

1.2 SUMMARY OF SIGNIFICANT RESIDENTIAL VISUAL AMENITY EFFECTS

1.2.1 In summary one property was identified as experiencing significant residential visual amenity effects as a result of the Proposed Development, as detailed in Table A6.5.2.

Table A6.5.2 Residential visual amenity assessment likely significant visual effects	
Property name and location	Summary of anticipated view and likely effects
<p>LOWER LEES</p> <p>A farm-house located 600m east of the rural lane connecting Hordley and Rednal Mill.</p>	<p>Occupants of Lower Lees would have open northerly views from the front of the property and its eastern garden, where the overhead line and closest two wood poles would be approximately 100m from the building. The Proposed Development would be visible across the view heading east to west and at least eight wood poles would be visible in the foreground and middle distance, although not all within the same view. Whilst existing overhead line structures are an accepted element in views in this location, the addition of another line could result in significant effects on the residential visual amenity of Lower Lees, particularly as the overhead line would introduce a new feature into the agricultural field within which the property is located and from the main outlook of the property (although steel pylons are close to the property they are at an oblique angle to the property). Views towards the Proposed Development would be open with limited or no screening, although hedgerows in the distance may provide a partial backdrop. The introduction of the Proposed Development would mean that the property would be almost encircled by overhead lines. The magnitude of change would be medium, as such the effects are considered to be moderate adverse (significant).</p>

1.2.2 To conclude, the property identified as experiencing a significant visual effect, Lower Lees, as a result of the Proposed Development was not assessed as experiencing a major visual effect. Therefore, as detailed in the methodology for the residential visual amenity assessment (Section 1.4 of Appendix 6.1 (DCO Document 6.6.1)), the Proposed Development is not considered to materially harm the residential amenity or living conditions for residents of any property.