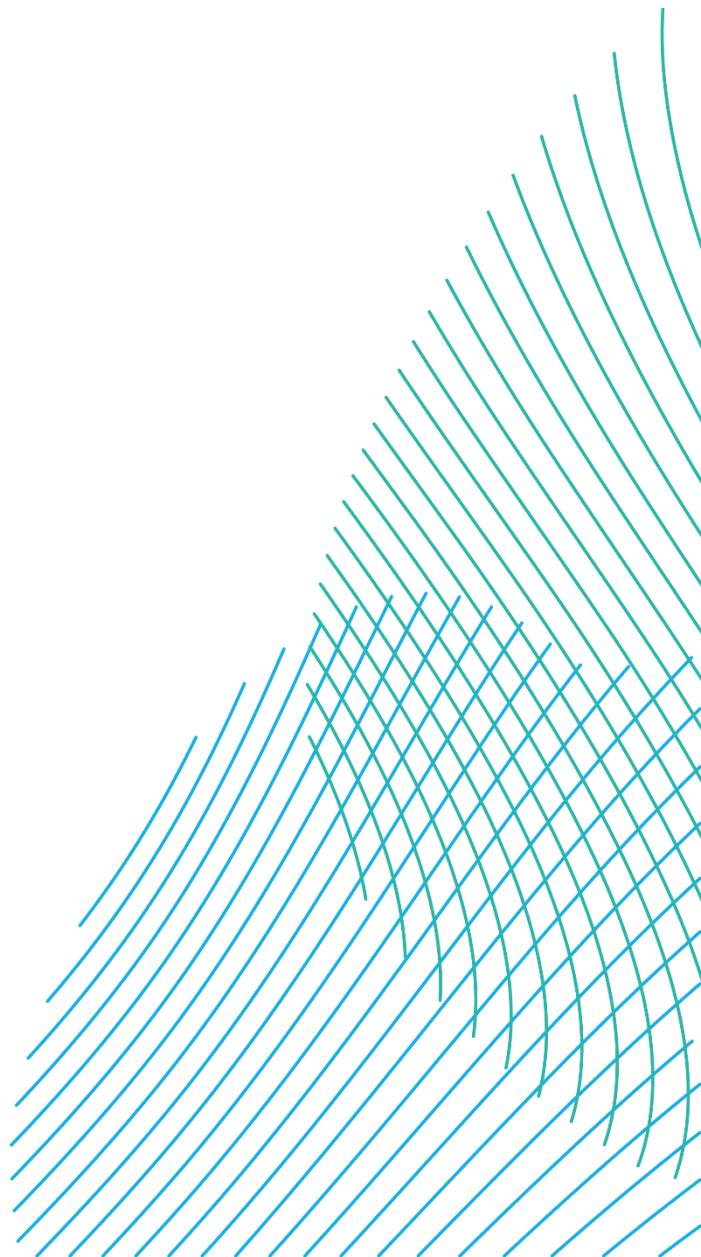




Preliminary Information Relating to Residential Visual Amenity



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Introduction

- 1.1.1 This appendix presents preliminary information relating to residential visual amenity. A detailed Residential Visual Amenity Assessment (RVAA) will be provided in the ES once final details of the Proposed Development have been established and mitigation measures developed as appropriate.
- 1.1.2 The RVAA will be prepared in accordance with and this Appendix has been informed by:
- Landscape Institute Technical Guidance Note 2/19: Residential Visual Amenity Assessment (15 March 2019).
- 1.1.3 As defined in the guidance above '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"*

Background

- 1.1.4 With respect to visual impact the focus of LVIA is on public views and public visual amenity. RVAA is a stage beyond LVIA and focusses exclusively on private views and private visual amenity and may be used by the decision maker when weighing potential effects on Residential Amenity in the planning balance.
- 1.1.5 Technical Guidance Note 2/19 (TGN 2/19) identifies 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'."*
- 1.1.6 It further notes 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.' ...*
- 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.”

- 1.1.7 The RVAA considers only what the resident may see from their property. 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, etc., in addition to visual amenity. The RVAA presented in the ES will consider the visual amenity aspects of residential amenity. Where necessary, other aspects of residential amenity will be 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 the Proposed Development.
- 1.1.8 Overall residential amenity will be discussed within the planning statement accompanying the DCO application for the Proposed Development.
- 1.1.9 The process of 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 as the Residential Visual Amenity Threshold.

Approach

- 1.1.10 TGN 2/19 advocates a four-step process to RVAA with the first three falling broadly within the scope of LVIA where the magnitude and significance of visual effects is assessed.
- 1.1.11 The fourth step 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.
- 1.1.12 The preliminary assessment presented in this PEIR identifies the potential effects at each property and the likely requirement for detailed consideration but does not provide that detailed assessment. This will be presented in the ES once final details of the Proposed Development have been established, including any mitigation measures as appropriate.

Methodology

1.1.13 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 1.5-2km 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 (50-250m) to the development.”

1.1.14 Address databases held by the Land Registry were interrogated and all residential properties within 200m of the solar PV modules have been identified. These properties are shown on **Figure 11.7 Residential Property Plan**. Properties close to but just beyond 200m have also been identified and mapped on this plan as have properties which lie beyond 200m from any proposed solar areas but which may potentially be surrounded in more than one direction by the development proposal.

1.1.15 A search was undertaken for any additional properties that are located within 500m of the potential substation infrastructures. This search identified no additional properties.

1.1.16 Residential amenity has been considered from the outset of the Proposed Development and throughout the design process to date. In order to refine the PEIR masterplan the majority of properties identified have been observed from publicly accessible locations close to the properties to understand the outlook from the dwellings.

Initial Analysis of Properties within the Study Area

1.1.17 All the properties identified on **Figure 11.7 Residential Property Plan** are detailed in **Table A11.5-1** below together with a statement on whether there may potentially be significant effects on views and whether the property is proposed for inclusion in the RVAA at the ES stage.

Further Detailed Assessment in the ES

- 1.1.18 For those properties that have been identified at the PEIR stage as requiring further detailed assessment at ES stage, the process will be as follows:
- Residents of properties contacted to arrange a visit from a Chartered Landscape Architect.
 - Property observed externally and internally if agreed with owner/ resident.
 - Evaluation of baseline visual amenity.
 - Assessment of likely change to the visual amenity of properties; and
 - Forming the RVAA judgement.
- 1.1.19 Properties are usually assessed individually but may be 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 will be clearly identified and reasons for grouping described.
- 1.1.20 The existing baseline visual amenity will be described for each property and informed by desk study and field work. Visual amenity will be described 'in the round' and consider both views from the dwelling itself, the domestic curtilage and views experienced when arriving or leaving the property.
- 1.1.21 The change to baseline views and visual amenity as a result of the Proposed Development will be described for each property and a judgement on the magnitude of effects likely to be experienced will be provided. This may involve 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 such as woodland).
 - Contrast or integration of new features with the existing views.

- Duration and nature of changes (e.g. temporary/permanent, intermittent/continuous); and
- Visualisation and understanding localised mitigating factors.

1.1.22 Within the ES, the RVAA will be supported by a range of visual aids as required including maps, ZTV studies, photography and visualisations. The choice of visual aids is determined on a case by case basis and may be informed by consultation. In line with best practice guidance, the type of visualisation should be proportionate to the nature of the Proposed Development and assessment stage.

1.1.23 In the ES, following assessment, an RVAA judgement will be 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 RVA threshold will be set out clearly and unambiguously.

Preliminary Analysis

1.1.24 The preliminary analysis presented in Table A11.5-1 below has been undertaken assuming a worst case scenario of no mitigation in order to identify those residential properties where a large scale of change in the view may occur (depending on the final layout and mitigation adopted) and where there is the theoretical potential for the RVA threshold to be reached.

1.1.25 Where the potential for significant effects on views to arise has been identified, further detailed assessment will be provided in the ES.

1.1.26 Residential properties referred to in Table A11.5-1 are illustrated on Figure 11.7.

Table A11.5-1 Preliminary Analysis of Residential Properties within RVVA Study Area

Property & closest host field	Viewed externally	Reason for Consideration	Location information and/ or observations	Potential significant effects on views	Proposed inclusion in RVAA at ES
Unknown, nr Low Baswick Farm (Nearest Field - A7)	No	<200 m from solar array	Orientated towards A7 100 m from the properties. Potentially open views towards proposed solar fields to the east and south.	Yes	Yes
Low Baswick Farm (Derelict) (Nearest Field – A8)	Yes	<200 m from solar array	Property in close proximity to A7 and A8 but appears to be derelict.	Yes	No – derelict. But will be visited again for confirmation.
Unknown, Roslyn House, Catwick Lane (Nearest Field – B6)	No	<200 m from solar array	180 m from south-east corner of B6. Property is orientated away from the solar fields and enclosed by vegetation.	No	No – despite proximity, orientation and level of existing screening means any effects are unlikely to be significant and therefore not included in the RVAA.
Carr House Farm (nr Long Riston) (Nearest Field - B7)	Yes	<200 m from solar array	130 m west of solar arrays in B7 but also with solar fields to the north (B4) and south (B8). Existing vegetation around the property and adjacent out buildings provide some screening of the solar fields.	Yes	Yes

Property & closest host field	Viewed externally	Reason for Consideration	Location information and/ or observations	Potential significant effects on views	Proposed inclusion in RVAA at ES
Arnold Carr Farm (Nearest Field – C9)	Yes	<200 m from solar array	150 m east of solar arrays in C9 and 170 m south-east of solar arrays in C6. Property is on slightly raised mound in the landscape which therefore provides wider views. Some intervening vegetation between the property and the closest solar fields.	Yes	Yes
Farm Cottage, Meaux Abbey (Nearest Field – D10)	Yes	<200 m from solar array	120 m south-west of solar arrays in D10. Property is orientated to the south-east away from the solar fields. Mature vegetation separates the property and the solar fields.	No	No – despite proximity, orientation and level of existing screening means any effects are unlikely to be significant and therefore not included in the RVAA.
Meaux Abbey Farm (Nearest Field – D10)	Yes	<200 m from solar array	Closest host field is D10 but closest proposed solar arrays are 170 m west of the property in D17. Woodland separates the property and D17. With respect to D10 there is intervening built form and mature vegetation.	No	No – despite proximity, orientation and level of existing screening means any effects are unlikely to be significant and therefore not included in the RVAA.

Property & closest host field	Viewed externally	Reason for Consideration	Location information and/ or observations	Potential significant effects on views	Proposed inclusion in RVAA at ES
Woodhouse (Nearest Field – D14)	Yes	<200 m from solar array	50 m west of solar arrays in D14 and 100 m south of solar arrays in E3. Property is enclosed on all sides by mature woodland with limited views out.	Yes	Yes
Meaux Decoy Farm (Nearest Field – D14)	Yes	<200 m from solar array	150 m south-west of solar arrays in D14. Further solar fields to the north and north-west (E3-E5) and south and south-east (E7-E8). Due to the proximity some open views of solar fields are possible, however there is also mature vegetation and out buildings in close proximity to the residence which provides some screening.	Yes	Yes
The Homestead (Nearest Field – E15)	Yes	<200 m from solar array	115 m west of solar arrays in E15. Property is orientated to the north, away from the solar fields, and there is a large farm shed and mature hedgerow separating the property from field E15.	No	No – despite proximity, orientation and level of existing screening means any effects are unlikely to be significant and therefore not included in the RVAA.
Springdale Farm (Nearest Field – E16)	Yes	<200 m from solar array	120 m south of solar arrays in E16. Property is orientated to the north towards the solar arrays, however existing mature trees largely screen views into the solar field.	Yes	Yes

Property & closest host field	Viewed externally	Reason for Consideration	Location information and/ or observations	Potential significant effects on views	Proposed inclusion in RVAA at ES
Wawne Hill Farm (Derelict) (Nearest Field – F11)	Yes	<200 m from solar array	160 m south of solar arrays in F11, solar fields to the east (F11-F13) and north-west, west and south-west (F5-F10 and F14-F15). Property is derelict.	Yes	No – derelict. But will be visited again for confirmation.
The Bungalow (Nearest Field – F15)	Yes	<200 m from solar array	120 m east of solar arrays in F15, but property is orientated to the east (480 m west of solar arrays in F13). The property is single storey and heavily enclosed by mature vegetation in the curtilage of the property with views out from the residence well screened.	No	No – despite proximity, orientation and level of existing screening means any effects are unlikely to be significant and therefore not included in the RVAA.
Three Jolly Tars Farm (Nearest Field – A1)	Yes	<200 m from Site boundary	370 m west of solar arrays in A1. Included because 115 m from the western boundary of the Site. Property is on the western banks of the River Hull and ground floor views are likely to be screened by the embankment of the River Hull. Residence is orientated north-south away from the host solar fields.	No	No

Property & closest host field	Viewed externally	Reason for Consideration	Location information and/ or observations	Potential significant effects on views	Proposed inclusion in RVAA at ES
House Boats (Nearest Field – A1)	Yes	<200 m from Site boundary	330-400 m west of solar arrays in A1. Included because 70 m from the western boundary of the Site. Due to location on the water all views into the closest fields are usually screened by the embankment of the River Hull; the only exception would be if/when the water level rose to the point it was level with the top of the embankments. Not considered to be permanent residents.	No	No - but impact on recreational users of the river (including house boats) will be assessed in the LVIA
High Baswick (Nearest Field – A2)	Yes	<200 m from Site boundary	250 m north of solar arrays in A2. Included because 25 m from the north-west boundary of the Site. Property enclosed by mature vegetation with views out from the residence partially screened.	Unlikely	Yes – to ensure all potential RVAA properties included
Baswick Steer (Nearest Field – A4)	Yes	<200 m from Site boundary	250 m north of solar arrays in A4. Included due to proximity to 200 m buffer. Views towards the host solar fields are partially screened by intervening vegetation.	Unlikely	Yes – to ensure all potential RVAA properties included
Linley Bungalow (Nearest Field – A5)	No	On 200 m buffer	210 m south of solar arrays in A5. Included because 85 m from the north-west boundary of the Site. Potential open views towards Land Area A with only a single mature tree close to the property screening views to the north.	Yes	Yes

Property & closest host field	Viewed externally	Reason for Consideration	Location information and/ or observations	Potential significant effects on views	Proposed inclusion in RVAA at ES
White Cross Cottage (Nearest Field – B1)	Yes	<200 m from Site boundary	360 m east of solar arrays in B1. Included because 200 m from northern boundary of Land Area B. Property is entirely enclosed by mature vegetation with views towards the host solar fields heavily screened.	No	No
Riston Grange (Nearest Field – B4)	Yes	Potential for development on more than one side at >200m	460 m north-east of solar arrays in B4. Included because located between separate solar areas to the west (B1-B4) and east (B5-B6). Property is well enclosed by mature vegetation in the curtilage of the property. The Cottage also screens views from the property to the east.	No	No
The Cottage (also known as Staal Smokehouse, not clear if business only) (Nearest Field – B4)	Yes	Potential for development on more than one side at >200m	490 m north-east of solar arrays in B4. Included because located between separate solar areas to the west (B1-B4) and east (B5-B6). Property is well enclosed to the north and west by mature vegetation and Riston Grange. There are more open views eastwards towards B5.	No	No

Property & closest host field	Viewed externally	Reason for Consideration	Location information and/ or observations	Potential significant effects on views	Proposed inclusion in RVAA at ES
Stud Farm (Nearest Field - C7)	No	Potential for development on more than one side at >200m	480 m west of solar arrays in C4. Included because located within the central area encircled by Land Areas C, D, E and F, with potential views of solar arrays in multiple directions. Property is well enclosed by mature vegetation and out buildings, but due to host solar fields in multiple directions there are occasional more open views possible towards the Site.	Very unlikely	No – not visited but heavily enclosed by vegetation. To be visited for clarification
Manor House Farm (Nearest Field – D6)	No	Potential for development on more than one side at >200m	210 m north-east of solar arrays in D6. Included because 180 m from Site boundary and also solar fields to the south-east to the north-east. Property is orientated east-west away from D6 and is enclosed by mature vegetation and large farm buildings.	Unlikely	Yes – to ensure all potential RVAA properties included

Property & closest host field	Viewed externally	Reason for Consideration	Location information and/ or observations	Potential significant effects on views	Proposed inclusion in RVAA at ES
North Grange (Nearest Field – D17)	Yes	Potential for development on more than one side at >200m	390 m east of solar arrays in D17. Included because located within the central area encircled by Land Areas C, D, E and F, with potential longer distance views of solar arrays in multiple directions. In addition the property is located 50 m from the Site boundary of Field D18, though this field will not host any long-term operational infrastructure. Property is orientated to the south-west where the closest proposed solar arrays are 1.5 km from the residence. It is well enclosed in other directions by mature vegetation and large farm buildings.	No	No
1 Stud Farm Cottages & Melsa (Nearest Field – D17)	Yes	Potential for development on more than one side at >200m	Neighbouring properties 560 m south of solar arrays in D17. Included because located within the central area encircled by Land Areas C, D, E and F, with potential longer distance views of solar arrays in multiple directions. In addition the properties are located 30 m from the Site boundary of Field D18, though this field will not host any long-term operational infrastructure. Properties are orientated to the north where the closest proposed solar arrays are in Field D17. The properties are well enclosed by mature vegetation to west, east and south.	No	No

Property & closest host field	Viewed externally	Reason for Consideration	Location information and/ or observations	Potential significant effects on views	Proposed inclusion in RVAA at ES
Crown Farm (Nearest Field – E12)	No	On 200 m buffer	205 m north-east of solar arrays in E12. Included due to proximity to 200 m buffer. Also potentially views of Land Areas D and E to the north and Land Area F to the south. Property partially enclosed by mature vegetation and out buildings, but not in all directions.	Unlikely	Yes – to ensure all potential RVAA properties included
Carr House Farm (Nearest Field – E17)	Yes	Potential for development on more than one side at >200m	410 m north of solar arrays in E17. Included because potential longer distance views to the north-east, east and south towards Land Area E. Property orientated to the north, away from the host solar fields, and enclosed by mature vegetation and farm buildings to the north, east and south.	No	No
Lakefield Grange & Bridge Farm (Nearest Field – F6)	No	Potential for development on more than one side at >200m	Neighbouring properties 420 m north-east of solar arrays in F6. Included because located within the central area surrounded by Land Areas C, D, E and F, with potential views of solar arrays in multiple directions. Properties are well enclosed by mature vegetation although there are more open views possible to the south.	Very unlikely	No – not visited but heavily enclosed by vegetation. To be visited for clarification

Property & closest host field	Viewed externally	Reason for Consideration	Location information and/ or observations	Potential significant effects on views	Proposed inclusion in RVAA at ES
Bridge Cottage (Nearest Field – F6)	Yes	On 200 m buffer	205 m north of solar arrays in F6. Included due to proximity to 200 m buffer. Property is orientated towards the south but views are heavily screened by mature vegetation in the curtilage of the property. Views to the west and east are also heavily screened.	No	No
Lumbercote & Wawne Common Farm Cottage (Nearest Field – F11)	Yes	Potential for development on more than one side at >200m	Neighbouring properties 220 and 260 m north-east of solar arrays in F11. Included because located between Land Areas C and F with potential multiple views of solar arrays. Properties are orientated north-west to south-east away from the closest solar arrays. There is only minimal vegetation separating the properties and the closest solar array fields.	Unlikely	Yes – to ensure all potential RVAA properties included
Wawne Grange (Nearest Field – F11)	Yes	On 200 m buffer	Southern range is residential and northern range appears to be a commercial garage. The southern range is 210 m south of solar arrays in F11. Included due to proximity to 200 m buffer and fields in Land Area F. All views out from residential property are heavily screened by intervening built form (including the northern range of the building) and vegetation.	No	No

RWE

Property & closest host field	Viewed externally	Reason for Consideration	Location information and/ or observations	Potential significant effects on views	Proposed inclusion in RVAA at ES
Oriana Lodge (Nearest Field – F15)	Yes	On 200 m buffer	215 m north-east of solar arrays in F15. Included due to proximity to 200 m buffer and fields in Land Area F. All views out heavily screened by mature vegetation in the curtilage of the property.	No	No