

**PELHAM SPRING SOLAR FARM
ENVIRONMENTAL STATEMENT
TECHNICAL APPENDICES**

**APPENDIX 6.6 – RESIDENTIAL VISUAL AMENITY
ASSESSMENT (RVAA)**

On behalf of Low Carbon Solar Park 6 Limited

Date: December 2022



Document Management.

Version	Date	Author	Checked/ Approved by:	Reason for revision

Pelham Spring Solar Farm

Residential Visual Amenity Assessment

Low Carbon Solar Park 6 Limited.
December | P20-1300_14





Pegasus House
Querns Business Centre
Whitworth Road
Cirencester
Gloucestershire
GL7 1RT
www.pegasusgroup.co.uk | T 01285 641717

Job code	P20-1300_14
Author	RCH
Checked by	RCH
Date	DECEMBER 2022

CONTENTS

1. INTRODUCTION	2
2. METHODOLOGY	3
3. EFFECTS ON RESIDENTIAL VISUAL AMENITY	6
4. CONCLUSIONS	18

1. INTRODUCTION

- 1.1 This Residential Visual Amenity Assessment (RVAA) has been prepared on behalf of Low Carbon Solar Park 6 Ltd in support of the proposed Pelham Spring Solar Farm.
- 1.2 This RVAA considers the effects on residential visual amenity in relation to the updated site layout shown in Chapter 6 Figure 6.2 Landscape Strategy Plan.
- 1.3 The elevations of the proposed solar arrays would be 3m above ground level and the security (deer) fencing would be approximately 2m above ground level. The substation would be located within a heavily enclosed wooded parcel of land, which would limit its visibility.
- 1.4 This RVAA has been undertaken with regards to the best practice within the Landscape Institute's Guidelines for Landscape and Visual Impact Assessment 3rd Edition (GLVIA3) and more specifically within the Landscape Institute's Technical Guidance Note 2/19.
- 1.5 It is a widely accepted and long held planning principle that no individual person has a private right to a view. However, there are situations where the effect on the outlook or the visual amenity of a residential property and associated living conditions would be so great that it would not be considered in the public interest to permit such conditions to occur where they did not previously exist. This is a high threshold in terms what would be regarded as unacceptable in terms of residential visual amenity and is usually associated with the assessment of wind farm developments as opposed solar PV developments of low vertical elevation.
- 1.6 The requirement for Residential Visual Amenity Assessment (RVAA) generally concerns wind farm planning applications that would potentially give rise to unacceptable effects on residential visual amenity due to their vertical elevation. In this regard, Inspector Lavender within the Carland Cross Appeal Decision (APP/DO840/A/0921030260) summarised within paragraph 23 that:

“The planning system is designed to protect public rather than private interests, but both interests coincide here where, for example, a visual intrusion is of such a magnitude as to render a property an unattractive place to live. This is because it is not in the public interest to create such living conditions where they did not exist before. This I do not consider that simply being able to see a turbine or turbines from a particular window or part of a garden of a house is sufficient reason to find the visual impact unacceptable (even though a particular occupier might find it objectionable). However, when turbines are present in such number, size and proximity that they represent an unpleasantly overwhelming and

unavoidable presence in main views from a house or garden, there is every likelihood that the property concerned would come to be widely regarded as unattractive (rather than simply less attractive, but not necessarily uninhabitable) place in which to live.”¹

- 1.7 This threshold regarding the acceptability of visual effects on the living conditions of residential properties in the public interest has become widely known within the renewables sector as the 'Lavender Test'. This RVAA seeks to determine whether or not the proposed development would give rise to significant visual effects on the surrounding residential properties and whether the solar arrays would appear oppressive, overbearing or overwhelming on living conditions as a matter for the public interest.
- 1.8 This RVAA has been undertaken by a Chartered Member of the Landscape Institute (CMLI) within Pegasus Group between January and June 2022 and should be read in conjunction with the Landscape and Visual Impact Assessment undertaken within Chapter 6 of the Environmental Statement (ES).

1 Paragraph 23, Carland Cross Appeal Decision (APP/DO840/A/0921030260)

2. METHODOLOGY

2.1 This RVAA draws upon the overarching best practice within the Landscape Institute’s Guidelines for Landscape and Visual Impact Assessment 3rd Edition (GLVIA3) and Technical Guidance Note 2/19. The TGN advises in paragraph 1.6 that:

“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 new development in the landscape. In itself this does not necessarily cause a 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 where they did not exist before.”¹

2.2 In accordance with the Technical Guidance Note 2/19, this RVAA comprises a four stage process including:

1. Definition of the scope and study area for the assessment – informed by the description of the proposed development, defining the study area extent and scope of the assessment with respect to the properties to be included;
2. Evaluation of the baseline visual amenity for the surrounding

residential properties – having regard to the landscape and visual context and the development proposed;

3. Assessment of the likely change to the visual amenity of the residential properties in accordance with GLVIA3 principles and processes; and
4. Further assessment in respect of the acceptable threshold for residential visual amenity and living conditions in the public interest.

2.3 The process is summarised within the diagram below as an extract on page 7 of the Technical Guidance Note 2/19 as shown below:

Evaluation of the Baseline Visual Amenity

2.4 The evaluation of baseline visual amenity considers the type, nature, extent and quality of the existing views from the residential properties including building curtilages, private gardens and driveways. Technical Guidance Note 2/19 advises in paragraph 4.11 that:

“When evaluating the baseline, it is recommended that the following aspects are considered:

- *the nature and extent of all potentially available existing views from the property and its garden / domestic curtilage, including the proximity and relationship of the property to surrounding landform, landcover and visual foci. This may include primary / main views from the property or domestic curtilage, as well as secondary / peripheral views; and*
- *views as experienced when arriving at or leaving the property, for example from private driveways / access tracks.”²*

2.5 In accordance with the principles and processes of GLVIA3, the visual effects have been determined by cross-referencing the sensitivity of the visual receptor with the magnitude of change arising from the proposed solar PV development. Residential properties are generally considered to be of high sensitivity within GLVIA3. However, TGN 2/19 advocates a further detailed review and refined survey of the residential properties in question with regards to the potential sensitivities in relation to the proposed solar PV development.

2.6 Higher sensitivity areas of the residential properties might include:

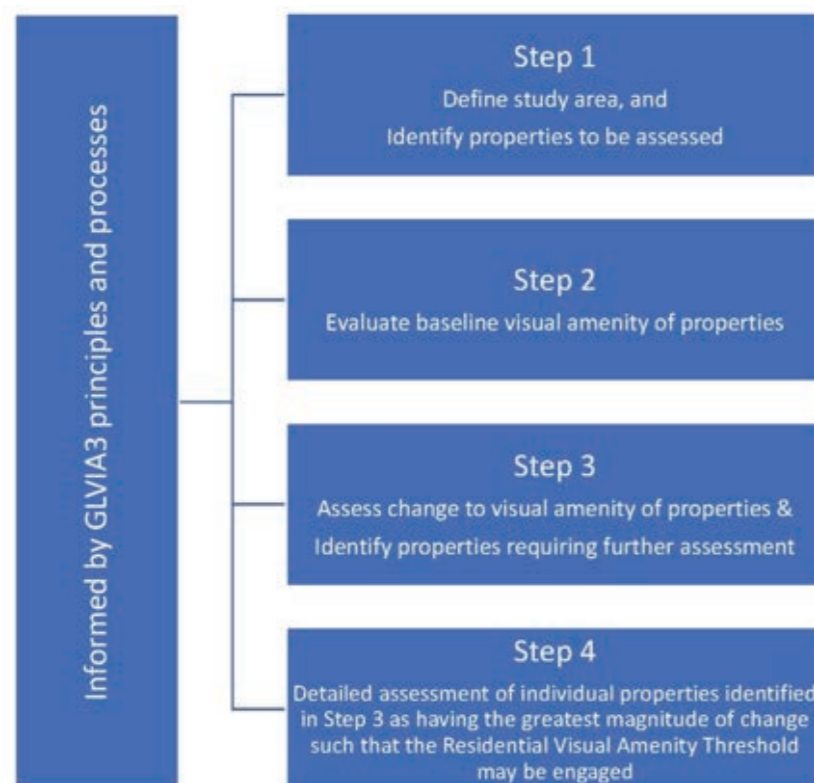
- Views from ground floor windows on principal elevations of the building and are likely to correspond to primary living rooms such as lounge, dining rooms, kitchens or conservatories; and
- Views from rear gardens or heavily frequented parts of a garden where an appreciation of the surrounding landscape is likely to be fundamental to the enjoyment of the space.

2.7 Lower sensitivity areas of the residential properties might include:

- Views from upper floor windows on principal elevations of the building likely to correspond to bedrooms and study / office rooms;

- Views from front gardens or parts of the curtilage to the building where it is likely that the focus of attention is on an activity such as gardening rather than on the surrounding landscape;
- Views from windows on side elevations and from windows likely to correspond to utility rooms, bathrooms, etc; and
- Views from parts of the garden or building curtilage with a purely functional purpose such as a driveway or storage area, etc or land worked as part of a business.

¹ Paragraph 1.6, Technical Guidance Note 2/19, Residential Visual Amenity Assessment



² Paragraph 4.11, Technical Guidance Note 2/19, Residential Visual Amenity Assessment



Assessment of the Magnitude of Change on the Residential Properties

- 2.8 Visual amenity is defined within GLVIA3 as:
“The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.”³
- 2.9 Visual effects on the surrounding residential properties would potentially arise through the introduction of the solar arrays, security (deer) fencing, CCTV poles, transformer boxes and access tracks and underground cabling located within the Development Zones 2, 3, and 4 of the Proposed Development.. The solar arrays are typically of low profile and elevation with the south facing panels fixed at a maximum height of +2.75 metres above ground level (agl) and the security (deer) fencing at +2.0m agl. Visual effects can also arise through the removal of landscape features such as woodlands, hedgerows or trees to expose views of the solar arrays. However, in this case the requirement for tree and hedgerow removal is minimal as the developer has sought to avoid such impacts.
- 2.10 In general terms, the magnitude of change on the residential properties will decrease with distance from the site and due to the proportion of intervening landform, buildings, woodlands, hedgerows and trees within the view. The magnitude of change arising from the solar PV development also considers the landscape and visual mitigation measures shown on Figure 2 as a residual effect. Other influencing factors affecting the magnitude of change might include:
- Whether the view of the solar arrays is in a direct or oblique angle from the primary orientation or active frontage of the property;
 - The extent to which the view is obstructed by vegetation, landform or other built structures; and
 - The extent to which the current view is influenced by existing built structures (e.g. buildings, roads, pylons and transmission lines, etc).
- 2.11 The magnitude of change on the surrounding residential properties is assessed on the following scale:
- **High** – a change in the view that on balance has a defining influence on the overall visual amenity of the residential receptor;
 - **Medium** – some change in the view that on balance is clearly visible and forms an important but not a defining influence on the overall visual amenity of the residential receptor;
 - **Low** – some change in the view that on balance is visible although has a subservient influence on the overall visual amenity of the residential receptor; and
 - **Negligible** – no change or small to imperceptible visual influence on the overall visual amenity of the residential receptor.

- 2.12 The likely significance of effects is dependent on all of the factors considered in the sensitivity and the magnitude of change upon the residential receptors. These factors are assimilated to assess whether or not the proposed solar PV development will have a likely significant or not significant effect. The variables considered in the evaluation of the sensitivity and the magnitude of change is reviewed holistically to inform the professional judgement of significance.
- 2.13 A likely significant effect will occur where the combination of the variables results in the proposed development having a definitive effect on the view. A not significant effect will occur where the appearance of the proposed development is not definitive, and the effect continues to be defined principally by its baseline condition.
- 2.14 The matrix below demonstrates the relationship between sensitivity and magnitude of change based on the specific criteria given. At all times, professional judgement is used to determine the overall significance of visual effects. The major effects highlighted in dark grey are considered to be significant in terms of the EIA Regulations. It should be noted that whilst an individual effect may be significant, it does not necessarily follow that the proposed solar PV development would be unacceptable, either in terms of the public interest test or when considering the planning balance in relation to the other benefits arising from the solar PV development.
- 2.15 The relationship between sensitivity and magnitude of change is indicated within the schedule below:

		Sensitivity		
		HIGH	MEDIUM	LOW
Magnitude of Change	HIGH	Major	Major	Moderate
	MEDIUM	Major	Moderate	Minor
	LOW	Moderate	Minor	Minor
	NEGLIGIBLE	Negligible	Negligible	Negligible

Judgement concerning the acceptable threshold for living conditions and residential visual amenity in the public interest

- 2.16 In this final stage, and only for those residential properties identified as experiencing a major significant effect in the previous stage, a further judgement is required to determine whether the visual effect in question has exceeded the Residential Amenity Threshold. TGN 2/19 advises that this is a matter for professional judgment explained in narrative with clear, unambiguous and rational conclusions. The visual effects arising from the proposed solar PV development would need to be of such a degree and significance that the residential property would be uninhabitable due to the effects on living conditions.

3. EFFECTS ON RESIDENTIAL VISUAL AMENITY

3.1 The individual effects on the residential properties surrounding the site are summarised within the following section.

PROPERTY ADDRESS	APPROXIMATE DISTANCE TO APPLICATION SITE (METRES)	ORIENTATION OF MAIN FRONTAGE	DIRECTION OF PRIMARY VIEWS TOWARDS SITE	BASELINE VISUAL AMENITY / VISUAL SENSITIVITY	MAGNITUDE OF CHANGE
Rose Garth	120 from building 117 from boundary	East	East	<p>Detached single-storey thatched cottage located broadly speaking to the west of the Development Zones 2 and 3. The front elevation is oriented east, towards the Development Zones 2 and 3. Residential curtilage extends to the north where it incorporates a garage and driveway/ parking space; and south with a private garden enclosed by a combination of an evergreen and relatively dense Beech hedge, approximately 2m height. Views out from the garden appear to be screened.</p> <p>Lawn and low ornamental planting mark the front garden (approx. 3m deep).</p> <p>Gappy native hedgerow (approx. 3m height maximum) lies across the road to the east of the dwelling.</p>	<p>Views towards the Development Zones 2, 3, and 4 are partially screened / restricted by the native hedgerow located in front of the dwelling, across the road. The line of sight is therefore partially interrupted. Views include Battle's Hall and the well vegetated corridor of Blaking's Lane that mark the localised higher ground. The northern edge and western part of the Development Zone 3 would be theoretically visible in oblique views, but views would be considerably restricted by the existing boundary hedgerows H7 – H9 (4m, 5m, and 8m high respectively) and trees associated with H7: T33 – T36 (13.5m, 10m, 13m, and 13m respectively). Hedgerow H6 (6m high) acts to screen part of the Development Zone 3. The majority of the Development Zone 3 would be theoretically seen in direct views looking east, being located on the higher ground enclosed by Blaking's Lane and Battle's Wood. In reality, however, views are considerably restricted by the aforementioned hedgerows and tree canopies. The Development Zone 4 would be seen more to the south east, in oblique views, and in the context of the nearby large scale electricity pylons. Views from the dwelling towards the Development Zone 4 are predicted to be interrupted by the roadside hedgerow.</p> <p>The Development Zone 2 would be low lying. Views are considerably restricted by the intervening relatively tall field boundary vegetation H6 (6m high) and G28 (2-7m high), which interrupts views into the interior of the Development Zone 2. A gap in the boundary hedgerow (between G28 and G27) suggests that the south western most corner of the Development Zone 2 may appear in the very oblique view, in the context of the large scale electricity pylons.</p> <p>Due to the proximity the magnitude of change is assessed as high at Year 1 for views from the ground and first floor windows and the garden.</p>

SIGNIFICANCE OF VISUAL EFFECT AT YEAR 1	MITIGATION PLANTING	RESIDUAL EFFECTS AT YEAR 5 AND YEAR 10	ACCEPTABILITY THRESHOLD FOR RESIDENTIAL VISUAL AMENITY AND LIVING CONDITIONS IN THE PUBLIC INTEREST	OVERBEARING EFFECTS?
Major Adverse and Significant	<p>The western edge of the Development Zones 2, 3, and 4, and internal hedgerows would be reinforced with additional hedgerow and hedgerow tree planting. The hedgerow tree planting would include 'legacy' trees, i.e., large scale woodland species such as English Oak. With time the maturing canopies would create a dense and consistent canopy cover, resembling a belt of trees when mature, or an overgrown hedgerow when maturing (similar to the current hedgerows H6, H8, and H9). This, with time, would screen the Development Zones 2, 3, and 4. The perimeter hedgerow (H6, H8, and H9) would be maintained at a consistent height, to create a robust screening feature with the maturing tree canopies developing over the hedgerow line.</p>	<p>It is predicted that at Year 5 the trees would have developed sufficient canopy spread to partially restrict views of the higher ground associated with the Development Zones 3 and 4. The existing reinforced perimeter hedgerow would have been maintained to increase its density and create a consistent height, and improve its condition. It is predicted that at Year 5 the hedgerows H6, H8, and H9 would have a consistent height without any localised gaps or lower sections. Thus, they would considerably restrict and filter views from the dwelling in winter months, and considerably screen the substantial parts of the Development Zones 2, 3, and 4.</p> <p>On that basis it is predicted that at Year 5 the magnitude of change would be low, resulting in moderate adverse and not significant effects.</p> <p>At Year 10 it is envisaged that the mature hedgerow and well developed tree canopies would screen the Development Zones 2, 3, and 4 almost entirely, even in winter months. Views would be inconsequential – negligible with the effects negligible neutral.</p> <p>The proposed hedgerow and tree planting is considered to be wholly in keeping with the well treed and wooded character of the local landscape. Thus, its introduction, shortening of views, and increased sense of enclosure is not considered to be incongruous.</p>	<p>Given the distances between this property and the Development Zones 2, 3, and 4, the setting provided by the landscape (including the nearby large scale pylons), and the fact that the Development Zone 2 would form a minor element in the view with the Development Zones 3 and 4 considerably restricted at Year 1 in winter months, it is considered that the Proposed Development would not be overbearing on the property. The solar modules and ancillary development within the Development Zones 3 and 4 would form an easily recognisable but low lying features. The change in the local topography is modest and receptors would continue to gain views of the nearby landscape features such as the treed corridor of Blaking's Lane and Battle's Wood. Despite the presence of the Proposed Development, they would be able to appreciate the underlying landform. The foreground would remain undeveloped with the boundaries of their properties located some distance from the closest edge of the Development Zone 2 and 3. The immediate undeveloped foreground would continue to provide an attractive outlook and setting to the property, in visual terms.</p> <p>Views to the north, west, and south would not be affected. Views from the garden would not be affected either. The visual amenity of the residents associated with Rose Garth would not be unacceptably harmed and the residents would continue to benefit from good living conditions associated with the property and their garden environment. The property would remain an attractive place to live when judged objectively.</p>	No.

PROPERTY ADDRESS	APPROXIMATE DISTANCE TO APPLICATION SITE (METRES)	ORIENTATION OF MAIN FRONTAGE	DIRECTION OF PRIMARY VIEWS TOWARDS SITE	BASELINE VISUAL AMENITY / VISUAL SENSITIVITY	MAGNITUDE OF CHANGE
Brick House End Cottages No.1	165 from building 150 from boundary	East	East	<p>Semi-detached two-storey dwelling located, broadly speaking to the west of the Development Zones 2 and 3. The front elevation, main entrance and driveway are oriented west towards the road in Brick House End. The rear garden elevation is orientated east, towards the Development Zones 2 and 3.</p> <p>A number of mature and tall trees mark the southern edge of the curtilage, with a willow woven fence of approx. 1.5m height partially restricting views from the ground floor windows on the side southern elevation and rear elevation. No windows on the upper floor, on the southern elevation.</p> <p>Rear garden elevation, facing east, includes windows on the ground and first floor.</p> <p>A conservatory is attached to No.1. Fencing and shed along the southern edge of the property, coupled with a tall boundary hedge segregating it from No.2 channels views from the ground floor directly east. Views from the first floor are not restricted, albeit are curtailed by the hedge that separates No.2 from No.1.</p> <p>Views from the eastern part of the garden and what appears to be the kitchen garden are open.</p>	<p>Views from the ground floor windows and garden, closest to the dwelling, would be channelled east, due to the presence of the aforementioned hedge and fencing. Views would extend towards the slightly elevated southern part of the Development Zone 3 and northern part of the Development Zone 4 – approximately where Blaking's Lane adjoins Battle's Wood. The Development Zone 2 may be potentially seen as part of the low lying field, heavily interrupted by the perimeter hedgerow H6 (6m high) which partially screens the elevated parts of the Development Zones 3 and 4.</p> <p>Views from the upper floor on the rear elevation and eastern part of the curtilage are expected to be open and theoretically include the full extent of the Development Zones 2, 3, and 4. In reality, however, the existing perimeter and internal hedgerows that enclose and subdivide the Application Site would heavily filter views from the garden: the existing boundary hedgerows H6 – H9 (6m, 4m, 5m, and 8m high respectively), trees associated with H7: T33 – T36 (13.5m, 10m, 13m, and 13m respectively), and G28 (2-7m high).</p> <p>Due to the proximity the magnitude of change is assessed as high at Year 1 for views from the ground and first floor windows and the garden.</p>
Brick House End Cottages No.2	175 from building 150 from boundary			<p>Semi-detached two-storey dwelling located, broadly speaking to the west of the Development Zones 2 and 3. The front elevation, main entrance and driveway are oriented west towards the road in Brick House End. The rear garden elevation is orientated east, towards the Development Zones 2 and 3.</p> <p>Loosely arranged juvenile trees and large, tall shrubs are located immediately to the north of the curtilage of No.2. A garage and single storey extension protrudes north from the core of the dwelling. The ridgeline suggests the presence of windows on the first floor rear elevation – this has not been confirmed.</p> <p>A small conservatory is attached to the rear elevation. Single small scale outbuilding sits at the eastern end of the garden.</p> <p>The outbuilding and nearby garden trees restrict views out to the east. Views north east appear to be open. Views from the first floor are not restricted, albeit are curtailed by the hedge that separates No.2 from No.1.</p>	<p>Views from the ground floor windows on the rear elevation and the garden closest to the dwelling would be directed east and north east. Views would extend towards The Crump to the north and the southern end of Blaking's Lane before it joins Battle's Wood. The internal hedgerow between No.1 and No.2 channels views and, based on the lines of sight, it is predicted that views of Battle's Wood are not gained from this particular part of the property. Views would theoretically include the Development Zone 3 but not its southern most part near Battle's Wood and the low lying northern part of the Development Zone 2.</p> <p>It is predicted that the existing hedgerows that enclose and subdivide the Application Site would heavily filter views from the garden: the existing boundary hedgerows H6 – H9 (6m, 4m, 5m, and 8m high respectively) and trees associated with H7: T33 – T36 (13.5m, 10m, 13m, and 13m respectively).</p> <p>Views from the first floor windows on the rear elevation and eastern most edge of the curtilage are likely to extent across the Development Zones 2, 3, and 4. As described above, the aforementioned hedgerows and trees would screen and heavily filter views.</p> <p>The presence of windows on the north side elevation has not been confirmed but the vegetation located immediately to the north of the curtilage would filter or screen views to a degree.</p> <p>Due to the proximity the magnitude of change is assessed as high at Year 1 for views from the ground and first floor windows and the garden.</p>

SIGNIFICANCE OF VISUAL EFFECT AT YEAR 1	MITIGATION PLANTING	RESIDUAL EFFECTS AT YEAR 5 AND YEAR 10	ACCEPTABILITY THRESHOLD FOR RESIDENTIAL VISUAL AMENITY AND LIVING CONDITIONS IN THE PUBLIC INTEREST	OVERBEARING EFFECTS?
Major Adverse and Significant	<p>The western edge of the Development Zones 2, 3, and 4, and internal hedgerows would be reinforced with additional hedgerow and hedgerow tree planting. The hedgerow tree planting would include 'legacy' trees, i.e., large scale woodland species such as English Oak. With time the maturing canopies would create a dense and consistent canopy cover, resembling a belt of trees when mature, or an overgrown hedgerow when maturing (similar to the current hedgerows H6, H8, and H9). This, with time, would screen the Development Zones 2, 3, and 4. The perimeter hedgerow (H6, H8, and H9) would be maintained at a consistent height, to create a robust screening feature with the maturing tree canopies developing over the hedgerow line.</p>	<p>It is predicted that at Year 5 the trees would have developed sufficient canopy spread to partially restrict views of the higher ground associated with the Development Zones 3 and 4. The existing reinforced perimeter hedgerow would have been maintained to increase its density and create a consistent height, and improve its condition. It is predicted that at Year 5 the hedgerows H6, H8, and H9 would have a consistent height without any localised gaps or lower sections. Thus, they would considerably restrict and filter views from the dwelling in winter months, and considerably screen the substantial parts of the Development Zones 2, 3, and 4.</p> <p>On that basis it is predicted that at Year 5 the magnitude of change would be low, resulting in moderate adverse and not significant effects.</p> <p>At Year 10 it is envisaged that the mature hedgerow and well developed tree canopies would screen the Development Zones 2, 3, and 4 almost entirely, even in winter months. Views would be inconsequential – negligible with the effects negligible neutral.</p> <p>The proposed hedgerow and tree planting is considered to be wholly in keeping with the well treed and wooded character of the local landscape. Thus, its introduction, shortening of views, and increased sense of enclosure is not considered to be incongruous.</p>	<p>Given the distances between this property and the Development Zones 2, 3, and 4, the setting provided by the landscape (including the nearby large scale pylons), and the fact that the Development Zone 2 would form a minor element in the view with the Development Zones 3 and 4 considerably restricted at Year 1 in winter months, it is considered that the Proposed Development would not be overbearing on the property. The solar modules and ancillary development within the Development Zones 3 and 4 would form an easily recognisable but low lying features. The change in the local topography is modest but sufficient enough for the receptors to continue to gain views of the nearby landscape features such as the treed corridor of Blaking's Lane and Battle's Wood, and towards the built form associated with Battle Hall. These features would continue to positively influence their views and form eye catching features on the rising close range horizon. Oblique to very oblique views towards the more distant landscape to the south east would continue to be available and would not be screened.</p> <p>Despite the presence of the Proposed Development, the residential receptors associated with these two dwellings would be able to appreciate the underlying landform. The foreground would remain undeveloped with the boundaries of their properties located some distance from the closest edge of the Development Zone 2 and 3. The immediate undeveloped foreground would continue to provide an attractive outlook and setting to the property, in visual terms.</p> <p>Views to the north, west, and south would not be affected. Views from the garden would not be affected either. The visual amenity of the residents associated with Brick House End Cottages No. 1 and No. 2 would not be unacceptably harmed and the residents would continue to benefit from good living conditions associated with the property and their garden environment. The property would remain an attractive place to live when judged objectively.</p>	No.
Major Adverse and Significant				

Rose Garth



East elevation



East and north elevations

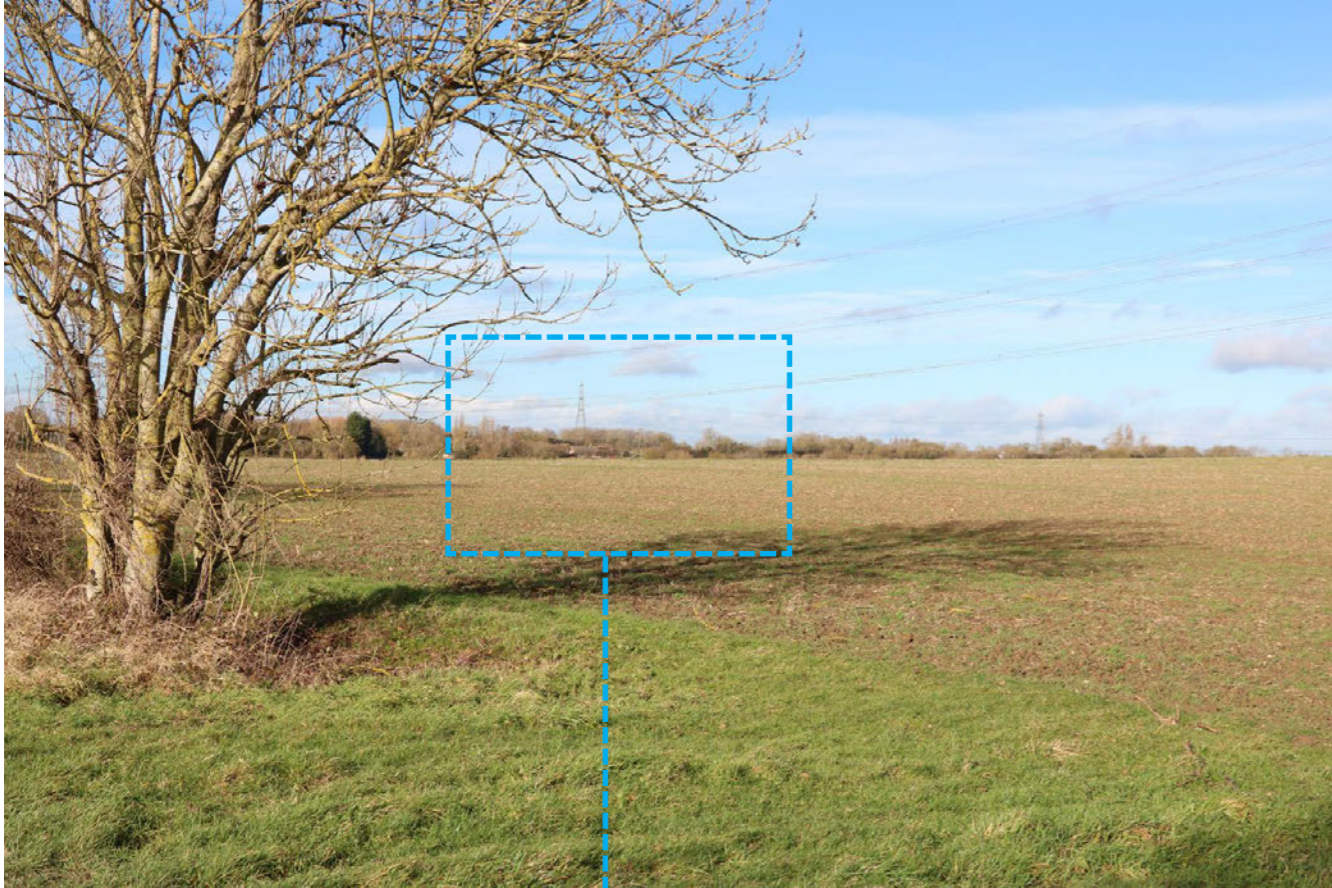


View from the road in front of the property, looking east towards Development Zones 2, 3 and 4.



View from the road in front of the property, looking east towards Development Zones 2, 3 and 4.

Rose Garth



View from Public Footpath 39-4 near Battle's Wood towards Rose Garth

Brick House End Cottage No.1 & No.2



View from Public Footpath 5-14 looking east, on the approach to Brick House End



View from Public Footpath 5-14 looking east, on the edge of Brick House End

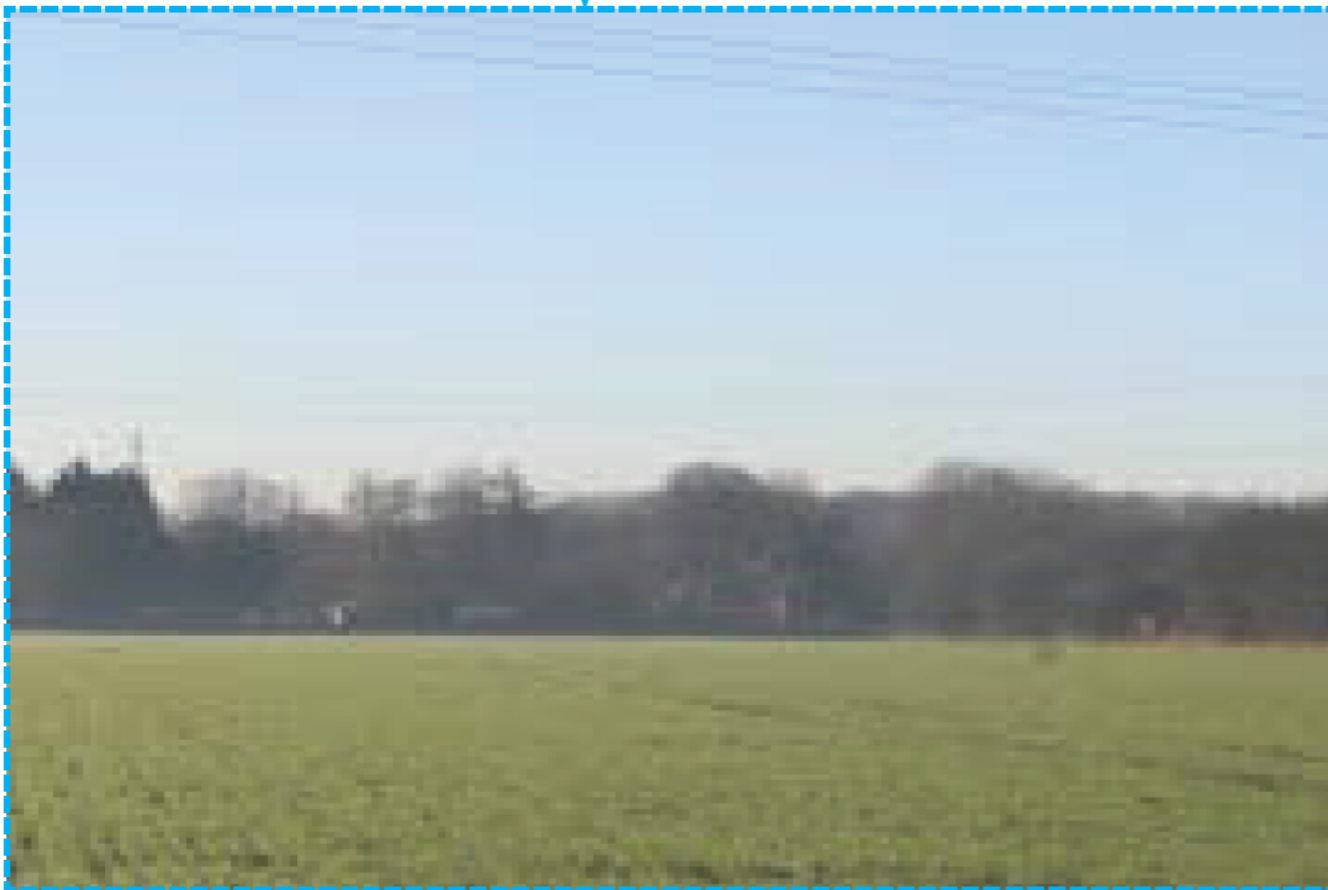


View from the road in Brick House End, looking south east. Field behind the post and rail fence is crossed by Public Footpath 5-14



Southern elevation

Brick House End Cottage No.1 & No.2



View from Blaking's Lane



Southern and eastern elevations

Brick House End Cottage No.1 & No.2



Distant views of northern elevation

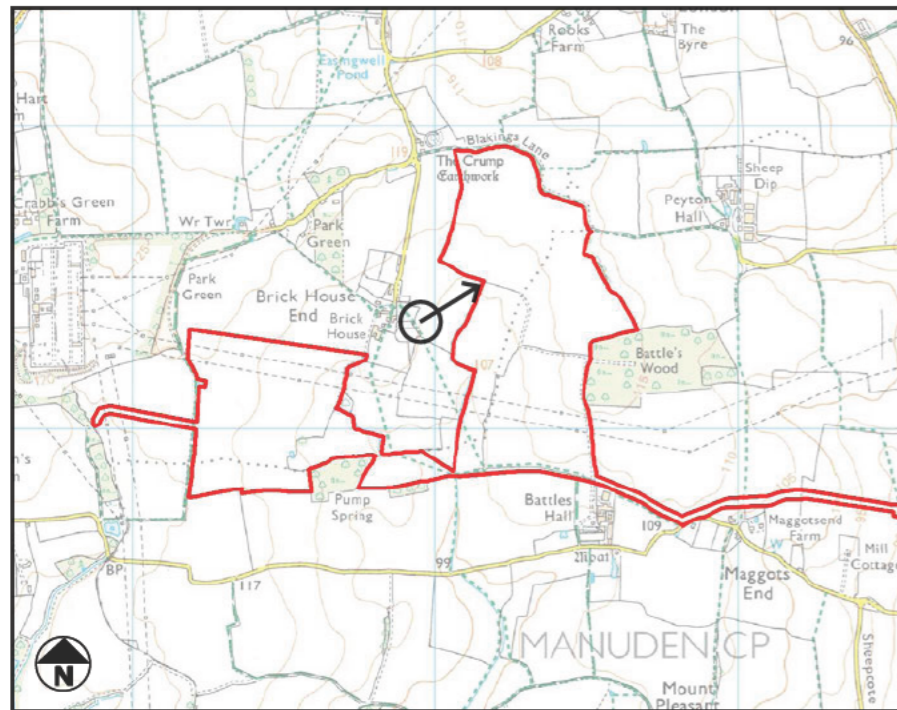
BRICK HOUSE END COTTAGE No.1 & No.2

**PAGE
INTENTIONALLY
LEFT BLANK**

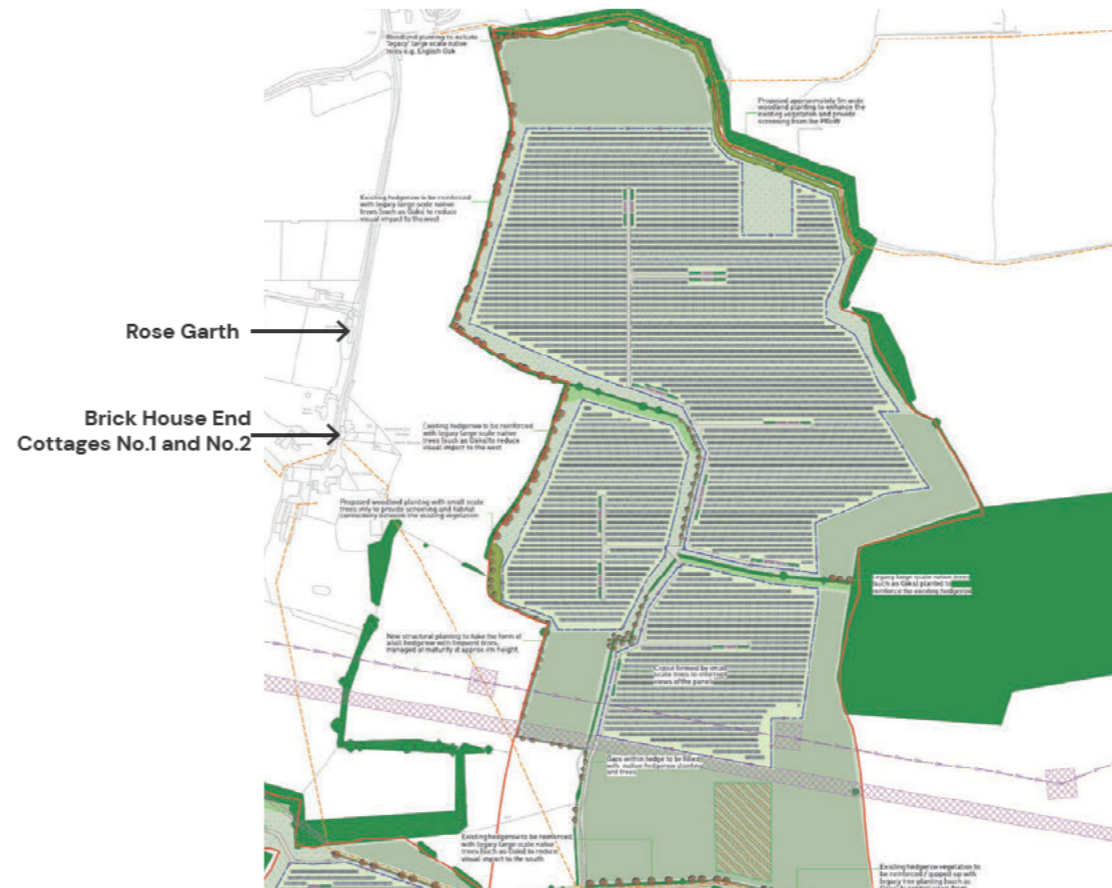


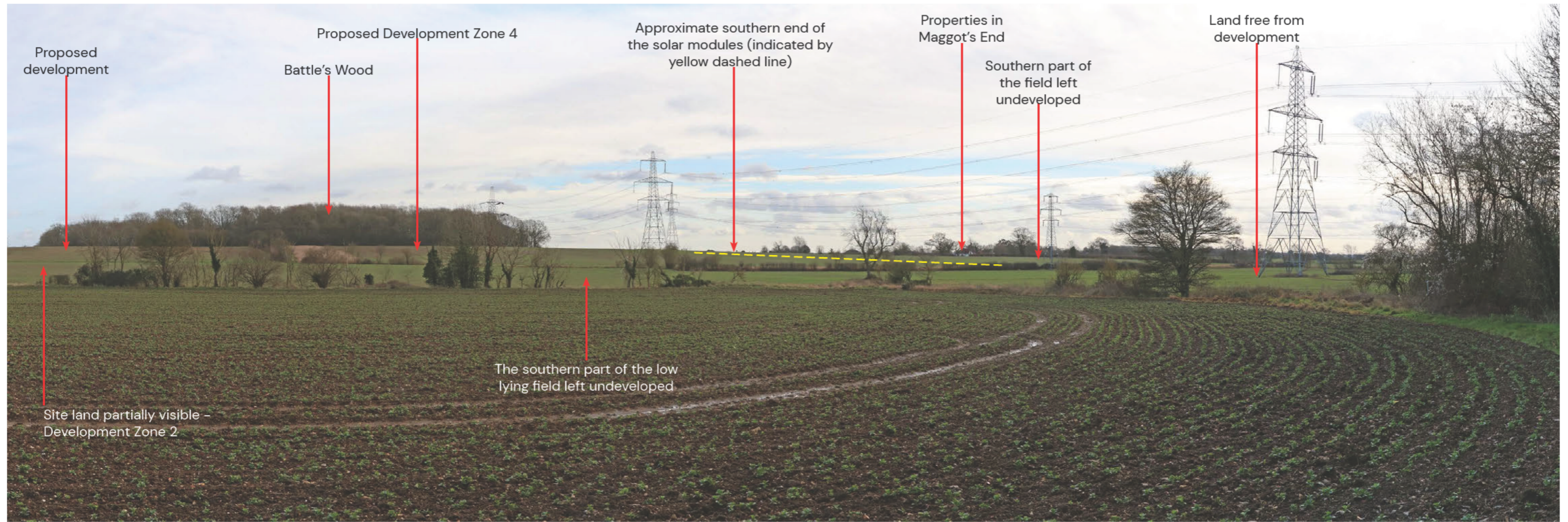
PROXY VIEWPOINT

Public Footpath 5-14, eastern edge of Brick House End, looking north to south east.



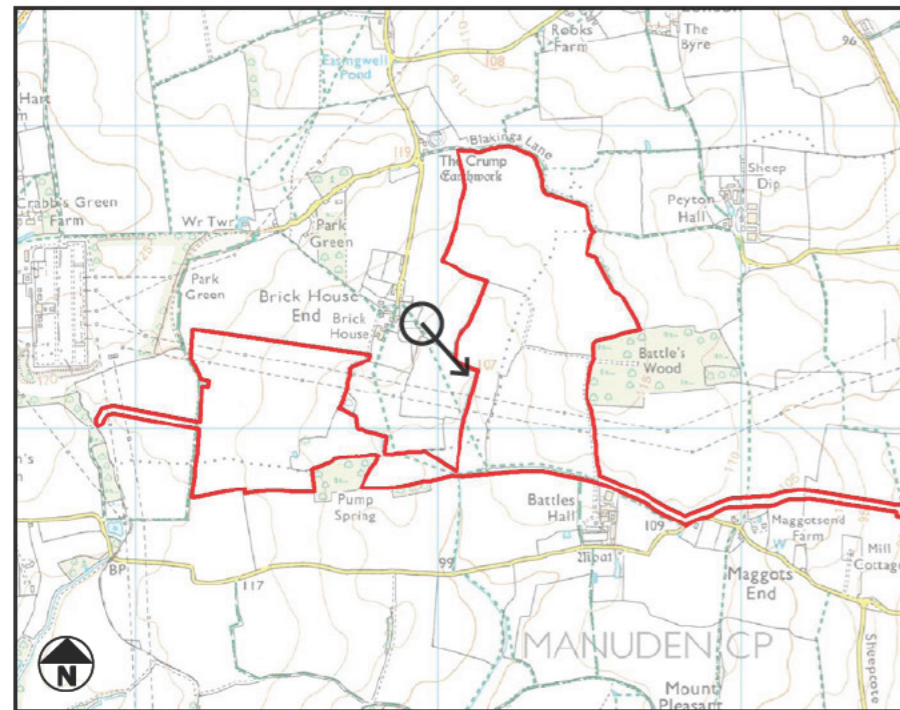
Copyright Pegasus Planning Group Ltd. © Crown copyright and database rights 2021 Ordnance Survey 0100031673. Emapsite Licence number 0100031673.





PROXY VIEWPOINT

Public Footpath 5_14, eastern edge of Brick House End, looking north to south east.



Copyright Pegasus Planning Group Ltd. © Crown copyright and database rights 2021 Ordnance Survey 0100031673. Emapsite Licence number 0100031673.

4. CONCLUSIONS

4.1 This Residential Visual Amenity Assessment has been prepared on behalf of Low Carbon Solar Park 6 Ltd ('the developer') in support of the proposed Pelham Spring Solar Farm.

4.2 This RVAA seeks to determine whether or not the proposed solar PV development would give rise to visual effects on the surrounding residential properties and whether the degree or significance of these visual effect would result in unacceptable consequences to living conditions such that planning permission should be refused in the public interest.

Effects on Residential Visual Amenity

4.3 This RVAA has identified that the proposed solar PV development would result in major adverse and significant visual effects on the following residential properties within the study area including:

- Rose Garth
- No.1 and No.2 Brick House End Cottages

4.4 These 3 residential properties were further assessed regarding the acceptability threshold for residential visual amenity and concluding that the visual amenity of the residents associated with Rose Garth, No.1 and No.2 Brick House End Cottages would not be unacceptably harmed and the residents would continue to benefit from good living conditions associated with their property and their garden environment. The properties would remain an attractive place to live when judged objectively, and would not be subject to any overbearing effects..

Office Location

Querns Business Centre,
Whitworth Road,
Cirencester
GL7 1RT
T 01285 641717
cirencester@pegasusgroup.co.uk

Offices throughout the UK and Ireland.

Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE



All paper sourced from sustainably managed forests.

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales
Registered Office: Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT
We are ISO certified 9001, 14001, 45001



Pegasus_Group



@pegasusgroup



Pegasus_Group

PEGASUSGROUP.CO.UK

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales.

Registered office: Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT
We are ISO certified 9001, 14001, 45001



Pegasus_Group



pegasusgroup



Pegasus_Group

PEGASUSGROUP.CO.UK