

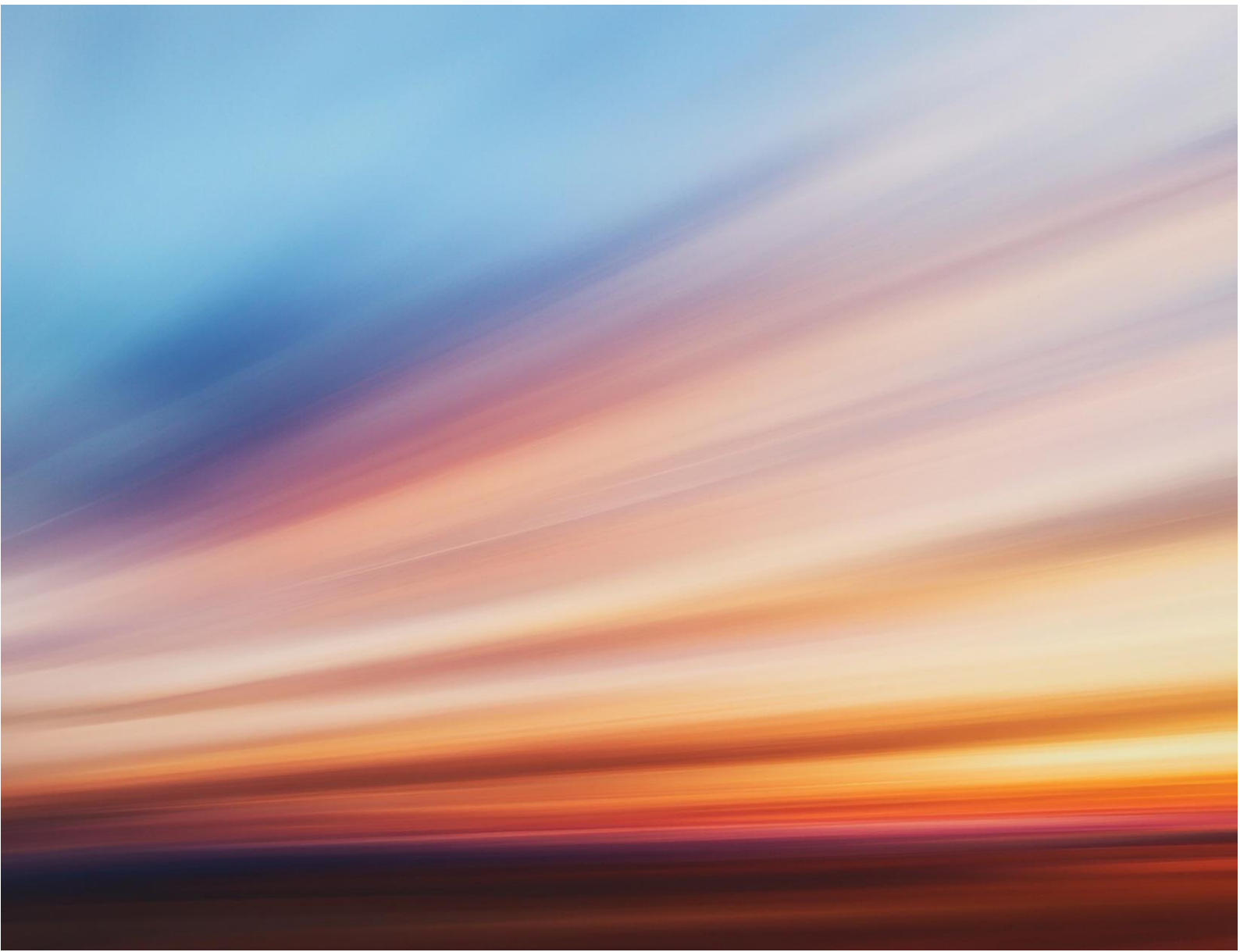
Mylen Leah Solar Farm

Preliminary Environmental Information Report

Volume 3

Appendix 11.5: Summary of Residential Amenity Assessment Work Undertaken to Date

April 2026



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1. Introduction

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

2. Background

- 2.1.1 With respect to visual impact the focus of Landscape and Visual Impact Assessment (LVIA) is on public views and public visual amenity. Residential Visual Amenity Assessment 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.
- 2.1.2 Technical Guidance Note 2/19 (TGN 2/19) identifies that:
"The purpose of carrying out a Residential Visual Amenity Assessment 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.'"
- 2.1.3 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."*
- 2.1.4 The Residential Visual Amenity Assessment 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 Residential Visual Amenity Assessment 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 of Mylen Leah Solar Farm.

- 2.1.5 Overall residential amenity will be discussed within the planning statement accompanying the Development Consent Order (DCO) application for Mylen Leah Solar Farm.
- 2.1.6 The process of Residential Visual Amenity Assessment, 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.

3. Approach

- 3.1.1 TGN 2/19 advocates a four-step process to Residential Visual Amenity Assessment with the first three falling broadly within the scope of LVIA where the magnitude and significance of visual effects is assessed.
- 3.1.2 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.
- 3.1.3 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 Mylen Leah Solar Farm have been established, including any mitigation measures as appropriate.

3.2 Methodology

- 3.2.1 There is no standard criteria for defining a Residential Visual Amenity Assessment 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 Residential Visual Amenity Assessment. 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 Residential Visual Amenity Assessment, except potentially of properties in very close proximity (50-250m) to the development."
- 3.2.2 Address databases held by the Land Registry were interrogated and all residential properties within 200m of above ground solar PV development have been identified. Given the flat nature of the landscape, it is not considered that views towards solar PV development would give rise to a level of effect where Residential Visual Amenity Assessment would be a consideration. These properties are shown on **Figure 11.7: Residential Property Location Plan in Volume 2**. As a precautionary measure, 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 above ground infrastructure but from which there are potential views of Mylen Leah Solar Farm in multiple directions.

- 3.2.3 A search was undertaken for any additional properties that are located within 500m of the potential On-Site Substation locations. The area of search around substation locations has been increased due to the potential for more extensive views towards taller components of the proposed substations. This search identified no additional properties.
- 3.2.4 Residential amenity has been considered from the outset of Mylen Leah Solar Farm and throughout the design process to date. In order to refine **Figure 3.2: Indicative Operational Layout Plan in Volume 2**, the majority of properties identified have been observed from publicly accessible locations close to the properties to understand the outlook from the dwellings.

3.3 Initial Analysis of Properties within the Study Area

- 3.3.1 All the properties identified on **Figure 11.7: Residential Property Location Plan in Volume 2** are detailed in **Table 4.1** 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 Residential Visual Amenity Assessment at the ES stage.

3.4 Further Detailed Assessment in the ES

- 3.4.1 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 Residential Visual Amenity Assessment judgement.
- 3.4.2 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 Mylen Leah Solar Farm. Where properties are grouped for assessment, these will be clearly identified and reasons for grouping described.
- 3.4.3 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 will consider both views from the dwelling itself, the domestic curtilage and views experienced when arriving or leaving the property.
- 3.4.4 The change to baseline views and visual amenity as a result of Mylen Leah Solar Farm 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 Mylen Leah Solar Farm 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 Mylen Leah Solar Farm 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 Mylen Leah Solar Farm;
- 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.

3.4.5 Within the ES, the Residential Visual Amenity Assessment will be supported by a range of visual aids as required including maps, Zone of Theoretical Visibility (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 a development and assessment stage.

3.4.6 In the ES, following assessment, a Residential Visual Amenity Assessment 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 Residential Visual Amenity threshold will be set out clearly and unambiguously.

4. Preliminary Analysis

4.1.1 The preliminary analysis presented in **Table 4.1** 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 and where there is the theoretical potential for the Residential Visual Amenity threshold to be reached.

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

4.1.3 Residential properties referred to in **Table 4.1** are illustrated on **Figure 11.7: Residential Property Location Plan in Volume 2.**

Table 4.1: Preliminary analysis of residential properties within Residential Visual Amenity Assessment study area

Mylen Leah Solar Farm

Property & Closest Host Field Parcel (FP) (with solar PV development in)	Viewed Externally	Reason for Consideration	Location and/or observations	Potential significant effects on views	Proposed inclusion in Residential Visual Amenity Assessment at ES
1. Ruddings Wood Farm, Laytham, York (Field 18.q)	Yes	<200m from solar array	Outlook to west screened by farm buildings. Edge of development sits to the north-west of the property, approximately 230m at closest point in adjacent field parcel. Limited vegetation cover along draft Order Limits, likely that solar PV modules would be visible from rear of property.	Yes	Yes

Mylen Leah Solar Farm

Property & Closest Host Field Parcel (FP) (with solar PV development in)	Viewed Externally	Reason for Consideration	Location and/or observations	Potential significant effects on views	Proposed inclusion in Residential Visual Amenity Assessment at ES
2. Boland House, Ellerton, York (Field 10.e)	Yes	<200m from solar array	Property sits in north-western corner of larger field. Vegetation along field edge and Bottoms Drain prevent views towards Mylen Leah Solar Farm in north (100m from property). Less defined field edge vegetation to east potentially enabling views towards solar PV modules in an easterly direction (370m from property).	Yes	Yes

Property & Closest Host Field Parcel (FP) (with solar PV development in)	Viewed Externally	Reason for Consideration	Location and/or observations	Potential significant effects on views	Proposed inclusion in Residential Visual Amenity Assessment at ES
3. Acorn Cottage, Ellerton, York (Field 10.e)	Yes	<200m from solar array	Property is located at the northern end of a larger field. To the north and north-west, the view towards solar PV modules (100m from property) is screened by existing vegetation along Bottoms Drain. Strong field edge vegetation to east and west also prevents potential views towards solar PV module areas. Possible glimpsed views to the north-west, particularly during winter months.	Yes	Yes
4. Blue Slates Farm, Ellerton, York (Field 18.j)	Yes	<200m from solar array	Property is surrounded by mature hedgerow vegetation on three sides (north, east and west) with the proposed solar PV modules located around 100m to the north, offset from the draft Order Limits. While ground level views would be largely screened, there is potential for views from upper levels of buildings in a north-easterly to westerly direction.	Yes	Yes

Mylen Leah Solar Farm

Property & Closest Host Field Parcel (FP) (with solar PV development in)	Viewed Externally	Reason for Consideration	Location and/or observations	Potential significant effects on views	Proposed inclusion in Residential Visual Amenity Assessment at ES
5. Blackberry Farm, Ellerton, York (Field 10.b)	Yes	<200m from solar array	Proposed solar PV modules potentially 100m to the south-west of property. Closest section would be largely screened by existing hedgerow which borders the property. Potential longer views towards proposed solar PV modules to south-east of property.	Yes	Yes
6. Spring House Farm, Bridges lane, Ellerton, York (Field 1.b)	Yes	<200m from solar array	Two existing properties at this location and another under construction. Potential for views towards the Mylen Leah Solar Farm across the horse paddocks that surround the property. Nearest portion of proposed solar PV modules within the development would be 230m to the south-east. Limited screening provided by existing vegetation so likely to be visible from rear of property.	Yes	Yes

Mylen Leah Solar Farm

Property & Closest Host Field Parcel (FP) (with solar PV development in)	Viewed Externally	Reason for Consideration	Location and/or observations	Potential significant effects on views	Proposed inclusion in Residential Visual Amenity Assessment at ES
7. Fox Covert Farm, Bridges lane, Ellertson, York (Field 1.b)	Yes	<200m from solar array	Mylen Leah Solar Farm would be located to the south of the property at around 220m from the nearest solar PV modules. The property has a strong treed boundary that would prevent the majority of views northwards towards the proposed solar PV modules. In addition, existing farm buildings further contain views out to the north, limiting the extent of visibility.	Yes	Yes
8. Bethell House, Bridges Lane, Ellerton, York (Field 14.h)	Yes	<200m from solar array	This property is located to the south of Bridges Lane. Views to the north and east are screened by existing large farm buildings. As a result there is limited scope for views towards Mylen Leah Solar Farm which is, at its closest point, 150m east of the property. There is also the potential for more open views towards solar PV modules to the south although this lies at a greater distance of 300m+.	Yes	Yes

Mylen Leah Solar Farm

Property & Closest Host Field Parcel (FP) (with solar PV development in)	Viewed Externally	Reason for Consideration	Location and/or observations	Potential significant effects on views	Proposed inclusion in Residential Visual Amenity Assessment at ES
9. South Ross Farm, Bridges Lane, Ellerton, York (Field 14.h)	Yes	<200m from solar array	There are two properties at this location. The westerly of the two sits within the farmyard and as such has limited potential for longer views across the landscape. The second lies to the east of the cluster of farm buildings with views towards Mylen Leah Solar Farm to the east. To maintain a minimum 100m distance from any solar PV modules the development has been offset from the field boundary which is only 75m from the property. There is also limited scope for longer views towards Mylen Leah Solar Farm in the south, although where potentially visible this is located over 400m from the property.	Yes	Yes
10. South Acre Farm, Main Road, Melbourne, York (Field 13.b)	Yes	<200m from solar array, solar modules in more than one direction	The first of two properties at the farm and the easterly of the two. Views towards the Mylen Leah Solar Farm in the north are obscured by farm buildings. To the south there is potential visibility towards Mylen Leah Solar Farm but the draft Order Limits are a minimum of 330m from the property.	Yes	Yes

Mylen Leah Solar Farm

Property & Closest Host Field Parcel (FP) (with solar PV development in)	Viewed Externally	Reason for Consideration	Location and/or observations	Potential significant effects on views	Proposed inclusion in Residential Visual Amenity Assessment at ES
11. Ryburn House, South Acre Farm, Main Road, Melbourne, York (Field 13.b)		<200m from solar array, solar modules in more than one direction	The westerly of two properties at the farm there is the potential for views towards Mylen Leah Solar Farm around 200m to the north although visibility is constrained by farm buildings. The property has potential visibility towards Mylen Leah Solar Farm in the south although this would lie a minimum of 330m from the property.	Yes	Yes
12. Acre Farm, Melbourne, York (Field 13.c)	Yes	<200m from solar array, solar modules in more than one direction	The draft Order Limits surround this property but potential solar PV modules are only proposed to the east of the property to avoid issues with encirclement. Solar PV modules would be located a minimum of 100m from both the property and from the access road to it. Solar PV modules are sited to the east and south-east. In addition, there would also be solar PV modules proposed on the opposite side of Ash Lane which is 160m northwards of the property. The property has windows orientated in all directions.	Yes	Yes

Mylen Leah Solar Farm

Property & Closest Host Field Parcel (FP) (with solar PV development in)	Viewed Externally	Reason for Consideration	Location and/or observations	Potential significant effects on views	Proposed inclusion in Residential Visual Amenity Assessment at ES
13. Laytham Park and Caravan Site, Laytham Park (Field 14.k to west and 15.e to east).	Yes	<200m from solar array, solar modules in more than one direction	Mylen Leah Solar Farm would be offset 100m to the east of the property which is separated from the Site by mature vegetation which runs along the watercourse that borders the Site. On the opposite side of the lane to the property the adjacent field would also have solar PV modules within it although these would be offset by a minimum of 100m from the property. The property has a second storey glass sided balcony on the eastern side of the building.	Yes	Yes
14. Laytham Park, Laytham, York (Field 14.k to west and 15.e to east).	Yes	<200m from solar array, solar modules in more than one direction	Mylen Leah Solar Farm would be sited on opposite side of Charity Drain which provides a robust band of vegetation that clearly separates this single storey property from the Site. The property also sits approximately 120m east of Field 15.e with views in this direction largely screened by existing vegetation along either side of the road.	Yes	Yes

Mylen Leah Solar Farm

Property & Closest Host Field Parcel (FP) (with solar PV development in)	Viewed Externally	Reason for Consideration	Location and/or observations	Potential significant effects on views	Proposed inclusion in Residential Visual Amenity Assessment at ES
15. Oakfield Farm, Main Road, Laytham, York, York (Field 4.e to west and 15.e to north, 7.c to south)	Yes	<200m from solar array, solar modules in more than one direction	Mylen Leah Solar Farm would be located around 220m to the west and 160m to the north of this single storey property. Barns to rear of property offer some degree of screening in direction of proposed solar PV modules. The area to the west is a possible location for Option C On-Site Substation. Proposed solar PV modules to the north likely to be well screened from the property by existing vegetation, even during winter months.	Yes	Yes

Mylen Leah Solar Farm

Property & Closest Host Field Parcel (FP) (with solar PV development in)	Viewed Externally	Reason for Consideration	Location and/or observations	Potential significant effects on views	Proposed inclusion in Residential Visual Amenity Assessment at ES
16. Laytham Green Farm, Main Road, Laytham, York (Field 4.e to west, 5.a to east, 15.e to north and 7.c to south-west)	Yes	<200m from solar array, solar modules in more than one direction	Mylen Leah Solar Farm would be located around 215m to the north and 300m to the east of the property. Relatively robust field edge vegetation and vegetation around the boundary of the property provides a good screen to views in direction of the proposed solar PV modules although still likely to be partially visible in both directions. The Option C On-Site Substation location around 350m to the west of the property, while there would be a degree of screening provided by existing vegetation there is still likely to be visibility of the solar PV modules in that direction.	Yes	Yes
17. Blue Turtle Barn, Main Road, Laytham, York (Field 4.e to west, 5.a to east, 15.e to north and 7.c to south-west)	Yes	<200m from solar array, solar modules in more than one direction	Existing properties and vegetation will mostly screen any views to west and south but views towards Mylen Leah Solar Farm more likely to north (220m) and east (290m).	Yes	Yes

Mysten Leah Solar Farm

Property & Closest Host Field Parcel (FP) (with solar PV development in)	Viewed Externally	Reason for Consideration	Location and/or observations	Potential significant effects on views	Proposed inclusion in Residential Visual Amenity Assessment at ES
18. Dovecote, Main Road, Laytham, York (Field 4.e to west, 5.a to east and 15.e to north, 7.c to south-west)	Yes	<200m from solar array, solar modules in more than one direction	Mysten Leah Solar Farm is located around 275m eastwards and 265m northwards from this three storey property. The Option C On-Site Substation location around 370m westwards. Views to west well screened by existing vegetation. Field edge vegetation would filter views towards solar PV modules in north and east.	Yes	Yes
19. Harthill Farm, Laytham, York (FieldP 5.c)	Yes	Solar modules in more than one direction	Mysten Leah Solar Farm is located around 340m to the east and 700m to the west of this two storey property. Potential for filtered views through existing road and field edge vegetation in both directions.	No	No
20. Barn End, Melbourne, York, (Field 13.h to west, 13.zk to south and 13.l to east)	Yes	<200m from solar array, solar modules in more than one direction	Solar modules located 160m to the west of the property with limited existing vegetation to screen views. Also located 180m to the east with views in the direction more limited due to existing farm buildings and vegetation. Also potential for longer open views towards modules in the south at 300m distance.	Yes	Yes

Mylen Leah Solar Farm

Property & Closest Host Field Parcel (FP) (with solar PV development in)	Viewed Externally	Reason for Consideration	Location and/or observations	Potential significant effects on views	Proposed inclusion in Residential Visual Amenity Assessment at ES
21. White Farm, Melbourne, York (Field 13.h to west, 13.zk to south and 13.l to east)	No	<200m from solar array, solar modules in more than one direction	<p>There are two properties at this location. For easterly property proposed solar PV modules located approximately 130m westwards, 320m southwards and 170m eastwards. To the east potential views are largely screened by farm buildings. Field edge vegetation will provide some separation to the proposed solar PV modules in the south and west although it is likely that they would still be visible in both directions.</p> <p>For second property Mylen Leah Solar Farm is located approximately 140m eastwards, 240m southwards and 150m westwards, while filtered by field edge vegetation there would likely be visibility of Mylen Leah Solar Farm in all three directions.</p>	Yes	Yes

Mylen Leah Solar Farm

Property & Closest Host Field Parcel (FP) (with solar PV development in)	Viewed Externally	Reason for Consideration	Location and/or observations	Potential significant effects on views	Proposed inclusion in Residential Visual Amenity Assessment at ES
22. Alders, Melbourne, York, (Field 13.h to west, 13zk to south)	No	<200m from solar array, solar modules in more than one direction	Property has a fairly strong vegetated boundary but there is the potential for some visibility of Mylen Leah Solar Farm to the south (160m distance). Solar modules also located from 400m to the south although visibility of these is unlikely due to vegetation	Yes	Yes
23. Hawkwood, Melbourne, York (Field 13.h to west, 13zk to south)	No	Solar modules in more than one direction	Property has strong boundary vegetation would largely screen any potential views towards Mylen Leah Solar Farm. Solar modules located to 310m to the south, 450m to the west and 540m to east	No	Yes
24. Bibbill Farm, Melbourne, York (Field 13.m to south and 13.s to east)	No	<200m from solar array	Views to the east towards Mylen Leah Solar Farm (280m from property) are largely screened by existing mature hedgerow that runs along property boundary. The property is enclosed by evergreen hedgerow on the other three sides which prevents what would otherwise be open longer views south towards Mylen Leah Solar Farm to the south (160m from property).	Yes	Yes

Mylen Leah Solar Farm

Property & Closest Host Field Parcel (FP) (with solar PV development in)	Viewed Externally	Reason for Consideration	Location and/or observations	Potential significant effects on views	Proposed inclusion in Residential Visual Amenity Assessment at ES
25. Coach House, Breckstreet Farm, Seaton Ross, York (Field 13.zg to south-west and 13.t to north)	Yes	<200m from solar array	Property is well contained by vegetation on all sides which would limit the extent of potential visibility of the proposed solar PV development. Views to the north are mostly screened by the woodland block that separates the property from the Melbourne Raceway (former airfield). Solar PV modules would be visible to the west of the property, in particular on the approach to it from the road, There would be potential filtered views towards solar PV modules from within the property.	Yes	Yes