

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

EIA METHODOLOGY – SOLAR FARM



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1.0 Landscape and Visual Impact Assessment Methodology EIA – Solar Farm

1.1 Introduction

1.1.1 The methodology for this LVIA conforms to the relevant parts of the Guidelines for Landscape and Visual Impact Assessment, Third Edition (Landscape Institute and IEMA, 2013). The assessment focuses on the identification of likely significant landscape and visual effects, including those that are, positive and negative, direct and indirect, long, medium and short term, and reversible and irreversible, as well as cumulative effects.

1.1.2 For the purposes of clarity, the European Landscape Convention (ELC) (2000), the term 'landscape' is defined as:

“An area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors”

1.1.3 The ELC confirms that the landscape should be considered as a resource in its own right. It provides an integrated way of conceptualising our surroundings and is increasingly considered to provide a useful spatial framework for thinking about a wide range of environmental, land use and development issues. The ELC applies to all landscapes; natural, rural, urban and peri-urban areas, including land, inland water and marine areas. It considers land landscapes that might be considered outstanding as well as every day or degraded landscapes.

1.1.4 Additional guidance has also been taken from the following publications:

- *Landscape Institute Advice Note 01/11 – Photography and photomontage in landscape and visual impact assessment (Landscape Institute, January 2011);*
- *Landscape Character Guidance for England and Scotland, Topic Paper 9, Climate change and natural forces, the consequences for landscape character, SNH/CA;*
- *Landscape Character Guidance for England and Scotland, Topic Paper 6, Techniques for Judging Capacity and Sensitivity, SNH/CA, 2004;*
- *Landscape Character Assessment: Guidance for England and Scotland (The Countryside Agency and Scottish Natural Heritage, 2002); and*
- *Council of Europe, The European Landscape Convention (2000, ratified 2006) ETS No. 176.*
- *LANDMAP Wales, 2003;*
- *Solar parks: maximising environmental benefits (TIN101) Natural England, 2011;*
- *Planning Guidance for the development of large scale solar ground mounted PV systems, BRE and National Solar Centre, 2013; and*
- *National Solar Centre Biodiversity Guidance for Solar Developments, BRE and National Solar Centre, 2014.*

1.1.5 Additional reference is made to the UK Solar PV Strategy Part 1 (2010) and Part 2 (2014) Department of Energy and Climate Change and Planning practice guidance for renewable and low carbon energy, Department for Communities and Local Government (2013).

- 1.1.6 Specific planning policy and guidance documents considered in the Parc Solar Traffwll project include:
- *The Isle of Anglesey Council, Anglesey Landscape Strategy, Update 2011.*
 - *Appendix B – Assessment of the Potential for Solar PV Farms in Gwynedd and Ynys Mon, 2016.*
 - *Isle of Anglesey, Gwynedd, and Snowdonia National Park, Landscape Sensitivity and Capacity Assessment, March 2014.*
 - *NRW National Landscape Character 2014, NLCA 01 Anglesey Coast, NLCA 02 Central Anglesey.*

- 1.1.7 Glint and glare, if considered applicable to this application, will be considered outside of this LVIA, within an independent Glint and Glare assessment.

1.2 Data Gathering Methodology

Introduction

- 1.2.1 The LVIA has been conducted across a study area of 5 km with a more detailed study area of 2.5km. The LVIA incorporates a desktop review, field study and modelling of predicted effects through visualisations including photomontages and wire frames. The evaluation of landscape and visual effects are discussed in separate sections. At the outset of the LVIA it is useful to provide a definition of the terms ‘landscape effects’ and ‘visual effects’:
- 1.2.2 **Landscape Effects:** These consist of the changes in the fabric, character and quality of the landscape which it is predicted would result from the construction and operation of the proposed Solar Farm, “assessing effects on the landscape as a resource in its own right” (GLVIA 2013). Consideration is given to how the proposal will affect the elements that make up the landscape, the aesthetic and perceptual aspects of the landscape and its distinctive character. The proposed development will have direct and indirect effects on the landscape. Direct effects physically alter landscape elements (directly attributable to the proposed development), whereas indirect effects can affect the landscape character, often away from the site. In order to establish the potential landscape effects the value of the landscape needs consideration.
- 1.2.3 **Visual Effects:** These are the predicted effects on views available from publicly accessible areas and residential dwellings i.e. visual receptors and peoples general visual amenity. Specific effects result from changing the constituent elements within an existing view. This may be caused by the construction of a feature, or the obstruction, or modification of an existing view. The visual assessment also addresses the closer related concept of visual amenity (when required). The requirement has the potential to be undermined if the proposed development would be of such a scale, design or proximity that it would represent an unpleasantly overwhelming and unavoidable presence in main views from a residential property or its garden as to turn an otherwise satisfactory residential property into one that would be unsatisfactory place to live, “assessing effects on specific views and on the general visual amenity experienced by people” (GLVIA 2013).
- 1.2.4 The significance of any landscape / visual effects is a product of the magnitude of any change and the sensitivity of the receptor, which may include the landscape, landscape receptors or people either at home, using the local roads, cycle ways and public rights of way (PROW) network, visiting viewpoints, tourist attractions, and undertaking recreational activities.

1.2.5 The following section outlines the stages in the assessment of the landscape and visual effects as a result of the proposed development.

Potential Effects

1.2.6 The following table identifies potential landscape and visual effects of a proposed Solar Farm development.

Table 6.3.1 Potential Effects

Phase	Specific Element	Potential Effects	Potential Sensitive Receptors
Construction	Construction plant, temporary construction compound, vehicle movements	Temporary impacts on landscape fabric. Temporary impacts on visual amenity	Landscape character types Designated landscapes
Operation	Presence of arrays, fencing, tracks, permanent site compound and substation	Long term but reversible impacts on landscape fabric. Long term but reversible impacts on visual amenity Cumulative impacts with other solar farms	Historic gardens and designed landscapes Visual receptors (people) including: Residents, visitors, road users, walkers, cyclists.
Decommissioning	Construction plant, temporary compound, vehicle movements	Temporary impacts on landscape fabric. Temporary impacts on visual amenity	

1.3 Assessing Landscape Effects

1.3.1 The potential landscape effects, occurring during the construction and operation period, may therefore include but are not restricted to, the following:

- Changes to landscape elements;
- Changes to landscape qualities;
- Changes to landscape character;
- Effects upon nationally and locally designated landscapes (eg Registered Parks and Gardens, Country Parks; and,
- Cumulative landscape effects.

Establishing the value of the landscape

- 1.3.2 Landscape value is the “*the relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons*” (GLVIA 2013). Landscape value is assessed as part of the landscape baseline.
- 1.3.3 In some cases, landscape value is indicated by the presence of a landscape planning designation such as a National Scenic Area or National Park indicating a landscape of national value or a locally designated landscape such as an Area of Great Landscape Value or Special Landscape Area. It should be noted that, in virtually all circumstances, landscapes are valued (frequently highly) in the local context by various, if not all, sections of the local community.
- 1.3.4 Factors that can help (but are not limited to) in the identification of valued landscapes are listed in Table 6.3.2.

Table 6.3.2 Indications of Landscape Value

Landscape quality (condition)	A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and condition of individual elements.
Scenic quality	The term used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses).
Rarity	The presence of rare elements or features in the landscape the presence of a rare Landscape Character Type.
Representativeness	Whether the landscape contains a particular character and/or features and elements which are considered particularly important examples.
Conservation interests	The presence of features of wildlife, earth science or archaeological or historical and cultural interest can add to the value of the landscape as well as having value in their own right.
Recreation value	Evidence that the landscape is valued for recreational activity where experience of landscape is important.
Perceptual aspects	A landscape may be valued for its perceptual qualities, notably wildness and /or tranquillity
Associations	Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area.

- 1.3.5 Following consideration of the value indicators, landscape value is classified as either, High, Medium or Low, based on the criteria set out in Table 6.3.3.

Table 6.3.3 Landscape Value Classification

Value	Sub Value	Typical criteria, scale and examples.
High	Exceptional	Very high importance and rarity, no or limited potential for substitution. International, national. World Heritage Site, National Park, AONB.
	High	<p>High importance and rarity, limited potential for substitution. International, national. National Park, AONB, AGLV. Important to the setting of a registered historic park and garden.</p> <p>Presents locally important landscape characteristics or scenic value; or</p> <p>Presents important public amenity value by way of views, access, biodiversity, cultural or opportunity for quiet enjoyment (relative tranquillity).</p>
Medium	Medium	<p>Medium importance and rarity, limited potential for substitution. Regional and local scale. Undesignated but value expressed through non official publications or demonstrable use. Lies wholly or partially within a designated landscape but where localised character and scenic value is less distinctive or has become degraded. Lies adjacent to a designed landscape. Presents locally distinctive landscape characteristics with some scenic interest.</p> <p>Presents some public amenity value by way of views, access, biodiversity, cultural or opportunity for quiet enjoyment (relative tranquillity).</p>
Low	Low	Low importance and rarity at local scale. Areas identified as having some redeeming feature(s) and possibly identified for improvement. Does not lie within or adjacent to a designated landscape. Does not present locally important / distinctive landscape characteristics or scenic interest / value. Does not present important public amenity value by way of views, access, biodiversity, cultural or opportunity for quiet enjoyment (relative tranquillity).
	Very Low	Low importance and rarity at local scale. Areas identified for recovery, restoration and enhancement.

Assessing the significance of landscape effects

- 1.3.6 Landscape effects, for each identified landscape receptor, are established through combination of (i) the sensitivity of the landscape receptor and (ii) the magnitude of effect.

1. Landscape Sensitivity

- 1.3.7 Landscape receptors are assessed in terms of their sensitivity combining judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape. Sensitivity is specific to the particular project or development that is being proposed and to the location in question.

Susceptibility to change

- 1.3.8 Susceptibility in considering landscape sensitivity considers the ability of a defined landscape (or visual receptor) to accommodate the specific proposed development without undue negative consequences. This means:

“the ability of the landscape receptor (whether it be the overall character or quality / condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies”. (GLVIA 2013). Susceptibility to change should not be recorded as part of the landscape baseline but it should be considered as part of the assessment of effects.

- 1.3.9 Susceptibility to change is guided by the following criteria:
- High – Undue consequences are to be expected, little scope to accommodate change without effect upon overall integrity
 - Medium – Undue consequences may be possible, receptor has some capacity to accept change
 - Low – Undue consequences are unlikely, receptor can accommodate the proposed type of change, with little/no effect upon its overall integrity
- 1.3.10 Landscape capacity, existing studies, and specific capacity relating to the proposed development is considered at the baseline stage. Consideration is given to the capacity of a particular type or area of landscape to accommodate the proposed development without unacceptable effects on its character. Common factors relating to higher capacity for renewable development may include large to medium landscape scale and topography, presence and pattern of woodland cover, patterns of landscape change, and the nature of views/visibility.

Value of the Landscape Receptor

- 1.3.11 The value of the landscape receptors is established during the baseline covering:
- The value of the landscape character types / areas or landscape receptor that may be affected, based on a review of designations at both a national and local levels, and, where there are no designations, judgments based on criteria that can be used to establish landscape value;
 - The value of individual contributors to landscape character, especially the key characteristics, which may include individual elements of the landscape, particular landscape features, notable aesthetic, perceptual or experiential qualities, and

combinations of these contributors.

1.3.12 There can be complex relationships between the value attached to landscape receptors and their susceptibility to change. This is especially important when considering change within or close to designated landscapes. For example:

- An internationally, nationally or locally valued landscape does not automatically, or by definition, have high susceptibility to all types of change. It is possible to have a low susceptibility to change resulting from a particular type of development, by virtue of the characteristics of the landscape and nature of the proposal.
- The particular type of change or development proposed may not compromise the specific basis for the value attached to the landscape.

1.3.13 The evaluation of landscape sensitivity is described in the following table.

Table 6.3.4 Landscape Sensitivity

Landscape Sensitivity Categories	
High	<p>Landscape character, elements, and associated land uses where through consideration of the landscape resource and value they would be unable to accommodate change of the type proposed. Generally, this would be:</p> <ul style="list-style-type: none"> • High value landscapes, protected at an international or national level (World Heritage Site/Areas of Outstanding Natural Beauty). However, aspects which underpin such value may also be present outside designated areas, especially at a local scale. • Areas of special recognised value through use, perception or historic and cultural associations. • Likely to contain features that are rare and could not be replaced. • Landscape elements with a high susceptibility to change, unable to accommodate proposed development without undue consequences.
Medium	<p>Landscape character, elements, and associated land uses which by nature of their character would be able to partly accommodate change of the type proposed. Generally, this would be:</p> <ul style="list-style-type: none"> • Medium value landscape protected at a local level (Area of Important Landscape Value) or at a non-designated local level. • Where there is evidence of local value and use (non-statutory local publications) through use, perception or historic / cultural associations. • Comprised of commonplace elements and features creating generally unremarkable character, but some sense of place.

	<ul style="list-style-type: none"> • Likely to contain some features and elements that could not be replaced. • Landscape elements with a medium susceptibility to change, partly able to accommodate the proposed development without undue consequences.
Low	<p>Landscape character, elements, and associated land uses which by nature of their character would be able to accommodate change of the type proposed. Generally, this would be:</p> <ul style="list-style-type: none"> • Lower value and non-designated landscapes. • Comprised of features and elements that are discordant, derelict or in decline, indistinct character with little or no sense of place. • Containing few, if any, features of value through use, perception or historic / cultural associations. • Likely to contain few, if any, features or elements that could not be replaced. • Landscape elements with a low susceptibility to change, able to accommodate the proposed development without undue consequences.

2. Magnitude of Landscape Effect

1.3.14 Effects of development upon landscape receptors need to be assessed in terms of its scale of effect, the geographical extent of the area influenced, and its duration and reversibility.

Scale of effect

1.3.15 Judgements on the scale of change in the landscape that is likely to be experienced as a result of each effect. The effect of both loss or addition of new features may be judged as major, moderate, minor or none, taking account of:

- The extent of landscape elements that will be lost, proportion of total extents and contribution of elements to the landscape character;
- The degree to which aesthetic or perceptual aspects of the landscape are altered either by removal of existing components of the landscape or addition of new ones; and
- Whether the effect changes the key characteristics of the landscape, which are critical to its distinctive character.

1.3.16 The scale of effect is considered with regard to the following classifications:

- Major – Total loss or large scale change of existing landscape elements, features, qualities, or characteristics
- Moderate – Partial change of existing landscape elements, features, qualities, or characteristics.

- Minor – small change of existing landscape elements, features, qualities, or characteristics.
- None – Negligible (if any) change to existing landscape elements, features, qualities or characteristics.

Geographical Extent

1.3.17 This is distinct from the size / scale of effect, there may, for example, be moderate loss of landscape elements over a large geographical area, or a major addition affecting a very localised area. In general, effects may have an influence at the following scales, although this varies due to the nature of the project, and all are not always relevant on every occasion:

- At the site level, within the development site itself;
- At the level of the immediate setting of the site;
- At the scale of the landscape type or character area within which the proposal lies;
- On a larger scale, influencing several landscape types or character areas.

Duration of Landscape Effect

1.3.18 Duration can be judged on the scale such as short term, medium term or long term, where, for example, short term might be zero to five years, medium term five to ten years and long term ten to twenty-five years. There is no fixed rule on this definition however (GLVIA 2013). In the case of solar farms, these are judged temporary structures, but within a planning life time of generally twenty five to thirty years. Due to the scale of the development landscape effects are likely to be very similar from year one through to year twenty five. When duration is included in an assessment of effects, the assumptions behind the judgement must be made clear.

1.3.19 The duration of effect is considered with regard to the following indicative classifications:

- Permanent – The change is intended to be permanent without the intention for it to be reversed.
- Long term – The change is expected to have an effect upon the receptor for 15 – 30 years, thereafter it will be fully reversed or mitigated such that the baseline conditions are restored.
- Medium term – The change is expected to have effect upon the receptor for a period of 5 – 15 years, thereafter, will be fully reversed or fully mitigated such that the baseline conditions are restored. Considered a limited duration.
- Short term – The change is expected to have an effect upon the receptor for a period of up to 5 years. Thereafter, will be fully reversed or fully mitigated such that the baseline conditions are restored. Considered as temporary in nature.

Reversibility of effect

1.3.20 Reversibility is a judgement about the prospects and the practicality of the particular effect being reversed in, for example, a generation. Some forms of development, like housing, can be considered permanent however other developments such as solar farms and wind turbines are considered to be reversible since they have a limited and defined life span (c.25 years) and they can be removed and land reinstated.

1.3.21 The reversibility of effect is considered with regard to the following classifications:

- Reversible – change can be wholly or largely reversed, e.g. the removal of a wind turbine.
- Partially reversible – Change is partially reversible, e.g. following the restoration of a landfill or quarry to something similar to the landscape baseline.
- Irreversible – cannot be realistically reversed, permanent feature, e.g. residential

housing estate.

Landscape Magnitude

- 1.3.22 Consideration of the effect of the development upon the landscape resource is assessed through professional judgment, based on (i) the sensitivity of receptors and (ii) the magnitude of the predicted effects. (GLVIA 2013).
- 1.3.23 The evaluation of landscape magnitude is described in the following table and the level of an effect is determined by the consideration of sensitivity and magnitude of change.

Table 6.3.4 Landscape Magnitude

Magnitude of Change Categories	
High	Total loss or substantial alteration to key landscape elements/features/characteristics of the baseline or introduction of uncharacteristic elements which would give rise to a fresh characterising effect.
Medium	Partial loss or moderate alteration to one or more key landscape elements/features/characteristics of the baseline and/or introduction of elements that may be prominent but not necessarily substantially uncharacteristic with the attributes of the receiving landscape, but which could co-characterise parts of the landscape.
Low	Minor loss or alteration to one or more key landscape elements/features/characteristics of the baseline and/or introduction of elements that may not be uncharacteristic with the surrounding landscape or may not lead to a characterising or co-characterising effect.
Negligible	Very minor loss or alteration to one or more key landscape elements/features/characteristics of the baseline and/or the introduction of elements that are not uncharacteristic of the surrounding landscape. Change would be barely distinguishable approximating to no change.
No Change	No noticeable loss, damage or alteration to character or features or elements.

Significance of Landscape Effect

- 1.3.24 The significance of effect is determined by consideration of landscape sensitivity and the magnitude of change.
- 1.3.25 In accordance with paragraphs 3.34 and 3.35 of GLVIA 3rd Edition it is acknowledged that the historic use of a matrix, a formulaic approach, led to the same weighting of significance levels which were not always appropriate. The following criteria are therefore provided to assist in determining the level of significance. The table applies typical criteria to each level of effect however it should be noted that different scenarios of landscape value, sensitivity, susceptibility

to change, scale of effect, geographical extent, reversibility of effects could apply to influence significance as discussed in the assessment. The criteria are typical examples, intermediate levels (e.g. Moderate - Minor) may apply and all effects are clearly explained.

Table 6.3.6 Typical criteria for determining the overall level of landscape effects

Significance of Landscape Effect	Typical Criteria
Severe	<p>The proposal would:</p> <ul style="list-style-type: none"> • Be at complete variance with the character (landform, scale, and pattern) of the landscape, both locally and at a wider scale. • Permanently degrade, diminish or destroy the integrity of valued characteristic features, elements and/or their setting. • Cause a high value / high susceptible to change landscape to be permanently changed. • Cause a sense of place to be lost. <p><i>Indicates an effect that is very important in the planning decision making process.</i></p>
Major	<p>The proposal would:</p> <ul style="list-style-type: none"> • Be at considerable variance with the character (landform, scale, and pattern) of the landscape. • Degrade or diminish the integrity of valued characteristic features, elements and /or their setting. • Cause a high value / high susceptible to change landscape to be markedly changed. • Large effect within the context of the wider area. • Cannot be fully mitigated and may cumulatively amount to a 'significant' effect. • Damage a sense of place. <p><i>Indicates an effect that is, in itself, material in the planning decision making process.</i></p>
Moderate	<p>The proposal would:</p> <ul style="list-style-type: none"> • Conflict with the character (including quality and value) of the landscape. • Have an adverse impact on characteristic features or elements. • Cause a medium value / medium susceptible to change landscape to be markedly changed. • Noticeable effect within the context of the wider area. • Diminish a sense of place.

	<i>Indicates a noticeable effect that is not, in itself, material in the decision making process.</i>
Minor	<p>The proposal would:</p> <ul style="list-style-type: none"> • Not quite fit into the landform and scale of the landscape. • Affect an area of recognised landscape character of medium to low value / susceptibility to change. • Limited effect within the local context. • Affect an area of undistinctive sense of place. <p><i>Indicates that effect that is trivial in the planning decision making process.</i></p>
Neutral	<p>The proposal would:</p> <ul style="list-style-type: none"> • Complement the scale, landform and pattern of the landscape. • Maintain / un-affect existing landscape policy. • Result in a degree of change so small as to have little or no effect upon landscape receptors of low sensitivity. <p><i>Indicates an effect that is akin to no change and is thus not relevant to the planning decision making process.</i></p>

- 1.3.26 For this assessment, significant landscape effects resulting from the proposed development would be those effects that result in a ‘**Severe**’ or a ‘**Major**’ effect and any exceptions would be clearly explained. There may, for example, be exceptions in the case of lower magnitudes of change affecting receptors of higher landscape and or visual sensitivity leading to a Major effect. Significant effects are not necessarily adverse effects or unacceptable and, often, effects may be of a temporary nature (e.g. in the construction phases) and / or reversible through the decommissioning of the development.
- 1.3.27 Where intermediate ratings are given, e.g. Moderate-Minor, this indicates an effect that is both less than Moderate and more than Minor, rather than one which varies across the range. In such cases the higher range is always given first but this does not mean the impact is closer to that higher rating, but done to facilitate the identification of effects within tables. A Major-Moderate effect can be either ‘significant’ or ‘not significant’ and dependent upon locally specific factors which will be clearly explained.
- 1.3.28 The conclusion that some effects are ‘significant’ must not be taken to imply that the development should warrant refusal. As with many aspects of landscape and visual assessment, the level of the effect also needs to be qualified with respect to the scale over which it is felt and the type or nature of the effect. An effect may be locally significant, or significant with respect to a small number of receptors, but not significant when judged in a wider context, considered with other potential effects and benefits.
- 1.3.29 A final statement summarising the significant effects will be provided distinguishing between significant effects that are likely to influence the eventual decision and those that may be of a lesser concern.

Scale of the Development

- 1.3.30 It is also worth noting that renewables development is in a different category to other forms of

development such as mineral extraction or housing development. Generally solar farm development will have a large development footprint, and entails the addition of numerous standard sized arrays following the topography of the landscape, usually without removing other physical elements of the landscape, although the site area may be large. Solar development also includes aspects of visual permeability, and reversibility, although generally visual effects are most likely to form the greater part of the assessed effects.

Nature of Landscape Effect

- 1.3.31 The effect of the development on each identified landscape receptor is classified according to its ability to accommodate the consequent effect of the construction, operation and de-commissioning of the proposed development. This LVIA does not state explicitly whether the effects of the development on landscape and visual amenity is adverse, neutral or beneficial, however it is acknowledged the GLVIA 2014 states that professional opinion should be applied, and a positive or negative judgement applied (Para 5.37 and 6.29).
- 1.3.32 It is commonly accepted that the nature (or valency) of effects of a development are subjective based upon the attitude of the individual and public opinion should also be considered. If one regards the development as industrial features then it is understandable to perceive their influence as adverse. Likewise, those who worry about climate change may welcome renewables development as a physical expression of action being taken. All responses are equally valid and will affect the perceptual aspects of landscape character. In examining landscape effects, it is not realistic to ignore public opinion (nor the likelihood that professionally qualified landscape architects may have differing positions).
- 1.3.33 In accordance with GLVIA a precautionary approach is taken so although the nature of effects is not stated within the assessment, effects would be negative unless stated otherwise. The precautionary approach of negative effects should be considered with the caveat that the valency of effect must always be considered by the decision makers, the approach should not be concluded to be the final judgement and it should be acknowledged that many people would see the development as either a positive or neutral addition.

1.4 Assessing Visual Effects

- 1.4.1 The assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity. Consideration is given to assessing how the surroundings of individuals or groups of people may be specifically affected by changes in the content and character of views as a result of the change or loss of existing elements of the landscape and/or introduction of new elements.
- 1.4.2 The visual effects are identified for different receptors (people) who will experience the view; at their places of residence, during recreational activities, at work, or when travelling through the area. The visual effects may include the following:
- Visual obstruction: Physical obstruction or blocking of a view, only likely to occur close to the development or within the development site boundary;
 - Visual effect: a change to an existing view, views or wider visual amenity as a result of development or the loss of particular landscape elements or features already present in the view;
 - Visual amenity: The overall visual amenity of an area may be affected to the extent that the visual appearance of a particular visual setting, or 'sense of place' of a particular location, such as a settlement or individual property, could be altered by a development. Effects on visual amenity of key locations are considered in the context of landscape change and may also be either negative or positive; and
 - Cumulative visual effects: the cumulative or incremental visibility of similar types of

development may combine to have a cumulative visual effect.

1.5 Scope of Works

Zone of Theoretical Visibility

- 1.5.1 In order to assist with viewpoint selection and to appreciate the potential influence of the development in the wider landscape and visual receptors, Zone of Theoretical Visibility (ZTV) plans are used. ZTV plans illustrate the areas from where it may be theoretically possible to view all or part of the proposed development. The ZTV does not, however, take account of the screening effects of buildings, localised landform and vegetation. As a result, there may be receptors in the vicinity of the site and in the wider setting which, although shown as falling within the ZTV, are screened or filtered which precludes viewing opportunities.
- 1.5.2 The ZTVs provide a starting point in the assessment process and accordingly tend towards giving a 'worst case' or greatest calculation of the likely visibility.
- 1.5.3 The ZTVs are calculated using Resoft© software, through the combination of a digital terrain model (DTM) of the landscape, derived from the Ordnance Survey 'Terrain 5' 5m DTM data and a computer model of the development (in this case, a series of representative height points for the top of a solar panel located within representative and the most elevated parts of a site). In calculating inter visibility, the software incorporates earth curvature and the effects of refraction through the atmosphere. The resulting ZTV map is overlaid on OS mapping at an appropriate scale.

Viewpoint Selection

- 1.5.4 The viewpoints are selected on the basis that they would provide views of the proposed development from a variety of directions, a range of distances and from a variety of receptor types (residential, recreational receptors and transportation routes) thus are representative of the varying image of the development in the landscape.
- 1.5.5 It is important to note that the viewpoints relate to the specific location that they are taken from only. For example a viewpoint within or on the edge of a settlement should not be considered representative of the whole settlement. Viewpoints are selected in advance of the assessment and (where possible) agreed with the determining authority as being potentially sensitive receptor locations and/or likely places where the development would be visible. The selected viewpoints should illustrate the range of visibility and scale of the development within the study area from different receptors. The viewpoint assessment is undertaken within the visual effects section but as a separate standalone sub section. The assessment of the viewpoints is supported through the production of photomontages and wireframes.

1.6 Assessing the Significance of Visual Effects

- 1.6.1 Visual effects, for each identified visual receptor, are established through combination of (i) the sensitivity of the visual receptor and (ii) the magnitude of visual effect.

1. Visual Receptor Sensitivity

- 1.6.2 The sensitivity of visual receptors (people) is assessed in terms of their susceptibility to the type of change or development proposed and the value attached to the particular views. Sensitivity is specific to the particular project or development that is being proposed and to the location and view in question.

Susceptibility to change

- 1.6.3 The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of :
 - The occupation or activity of people experiencing the view at particular locations; and
 - The extent to which their attention or interest may therefore be focussed on the views and the visual amenity they experience at particular locations.
- 1.6.4 The visual receptors most susceptible to change are generally likely to include:
 - Residents at home;
 - People, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and particular views;
 - Visitors to heritage assets, or to other attractions, whose views of the surroundings are an important contributor to the experience; and
 - Communities where views contribute to the landscape setting enjoyed by residents in the area.
- 1.6.5 Travellers on road, rail or other transport routes fall into an intermediate category of moderate susceptibility to change. Where travel involves recognised scenic routes, awareness of views is likely to be particularly high.
- 1.6.6 The visual receptors likely to be least sensitive to change include:
 - People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape; and
 - People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life (although to be judged on case by case basis as there may on occasion be cases where views are important to the setting and quality of working life).
- 1.6.7 The division in levels of susceptibility to change is a gradual one; each project should consider the nature of the groups of people who will be affected and the extent to which their attention is likely to be focused on views and visual amenity. The susceptibility of visual receptors to change is recorded as high, medium or low. (GLVIA 2013).

Value attached to views

- 1.6.8 When considering the susceptibility of visual receptors to change additional judgements should be made about the value attached to the views experienced, this should take account of:
 - Recognition of the value attached to particular views, for example in relation to designed landscapes, or through planning designations;
 - Indicators of the value attached to views by visitors, for example through appearances in guidebooks, tourist maps or through the provision of facilities for their enjoyment (e.g. parking / viewing areas, interpretation material and references in literature / art. (GLVIA 2013)
- 1.6.9 The evaluation of visual sensitivity is described in the following table:

Table 6.3.6 Visual Sensitivity

Definition of Visual Receptor Sensitivity (Susceptibility to change) Categories for this VIA	
High	Residents. Users of outdoor recreational facilities including footpaths, cycle ways and recreational (scenic) road users. People experiencing

	views from important landscape features of physical, cultural or historic interest, beauty spots and picnic areas.
Medium	Road users and travellers on trains experiencing views from transport routes. People engaged in outdoor sport that involves an appreciation of the landscape. Schools and other institutional buildings, and their outdoor areas.
Low	Workers, users of facilities and commercial buildings (indoors) experiencing views from buildings, where setting is not important to the quality of working life. People engaged in outdoor sport / recreation that does not involve / depend upon an appreciation of the landscape.

2. Magnitude of Visual Effects

1.6.10 Effects of development upon landscape receptors need to be assessed in terms of its scale of effect, the geographical extent of the area influenced, and its duration and reversibility.

Scale of effect

1.6.11 Judging the magnitude of the visual effects identified needs to take account of:

- The scale of the change in view with respect to the loss or addition of features in the view and changes in its composition, including the proportion of the view occupied by the development;
- The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale, mass, line, height, colour and texture;
- The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses.

Geographical extent

1.6.12 The geographical extent of a visual effect will vary with different viewpoints and is likely to reflect:

- the angle of view in relation to the main activity of the receptor;
- the distance of the viewpoint from the proposed development;
- the extent of area over which changes would be visible.

Duration and reversibility of visual effects

1.6.13 As with landscape effects these are separate but linked considerations. Similar categories are used, short term, medium term or long term, provided that their meaning is clearly stated with criteria for the lengths of time encompassed in each case. (GLVIA 2013).

1.6.14 The reversibility of effect is considered with regard to the following classifications:

- Reversible – change can be wholly or largely reversed, e.g. the removal of a wind turbine.
- Partially reversible – Change is partially reversible, e.g. following the restoration of a

landfill or quarry to something similar to the landscape baseline.

- Irreversible – cannot be realistically reversed, permanent feature, e.g. residential housing estate.

1.6.15 The duration of effect is considered with regard to the following indicative classifications:

- Permanent – The change is intended to be permanent without the intention for it to be reversed.
- Long term – The change is expected to have an effect upon the receptor for 15 – 30 years, thereafter it will be fully reversed or mitigated such that the baseline conditions are restored.
- Medium term – The change is expected to have effect upon the receptor for a period of 5 – 15 years, thereafter, will be fully reversed or fully mitigated such that the baseline conditions are restored. Considered a limited duration.
- Short term – The change is expected to have an effect upon the receptor for a period of up to 5 years. Thereafter, will be fully reversed or fully mitigated such that the baseline conditions are restored. Considered as temporary in nature.

Visual Sensitivity and Magnitude

1.6.16 The evaluation of visual sensitivity and magnitude are described in the following table, the level of an effect is determined by the consideration of sensitivity and magnitude of change.

Table 6.3.7 Visual Magnitude of Change

Magnitude of Change	
High	Substantial change, where the proposals would have a defining influence on the view. Change very prominent leading to a substantial obstruction or complete change in character and composition of the baseline existing view.
Medium	Moderate change in view, occurs where the proposals would be clearly noticeable and an important new element in the view. It may involve partial obstruction of existing view or partial change in character and composition of the baseline existing view.
Low	The proposals would be partially visible or visible at sufficient distance to be perceptible and result in limited or minor changes to the view. The character and composition, although altered will be similar to the baseline existing situation.
Negligible	Change would be barely perceptible. The composition and character of the view would be substantially unaltered, approximating to little or no change.

1.7 Significance of Visual Effect

1.7.1 The significance of effect is determined by consideration of the visual receptor sensitivity and magnitude of visual change.

1.7.2 In accordance with paragraphs 3.34 and 3.35 of GLVIA 3rd Edition it is acknowledged that the historic use of a matrix, a formulaic approach, led to the same weighting of significance levels which were not always appropriate. The following criteria are therefore provided to assist in determining the level of significance. The table assigns typical criteria to each level however it should be noted that the different scenarios of susceptibility to change, value of the view, sensitivity of the receptor location, size, geographical extent and reversibility of effects could apply to influence significance to give rise to the effects as described in the assessment. The criteria in the following table are provided as typical examples only, intermediate levels (e.g. Moderate- Minor) may apply and all effects will be clearly explained.

Table 6.3.8 Typical criteria for determining the overall level of visual effects

Significance of Visual Effect	Typical Criteria
Severe	<p>The proposal would:</p> <ul style="list-style-type: none"> • Cause the permanent loss of views from a high sensitivity / susceptibility to change receptor and / or experienced by a very large number of people, and; • Constitute a dominant discordant feature in the view, totally out of character with the existing situation. <p><i>Indicates an effect that is very important in the planning decision making process.</i></p>
Major	<p>The proposal would:</p> <ul style="list-style-type: none"> • Cause a substantial deterioration to a view from a high sensitivity / susceptible to change receptor, and; • Constitute a major discordant feature in the view. <p><i>Indicates an effect that is, in itself, material in the planning decision making process.</i></p>
Moderate	<p>The proposal would:</p> <ul style="list-style-type: none"> • Cause a noticeable deterioration to a view, but not dominating from a medium sensitivity / susceptible to change receptor, • Be experienced by a medium number of people, and; • Constitute a moderate discordant feature in the view <p><i>Indicates a noticeable effect that is not, in itself, material in the decision making process.</i></p>

<p>Minor</p>	<p>The proposal would:</p> <ul style="list-style-type: none"> • Cause a barely noticeable deterioration to a view from a low sensitivity / susceptible to change receptor • Be experienced by a small number of people, and; • Constitute a minor discordant feature in the view <p><i>Indicates that effect that is trivial in the planning decision making process.</i></p>
<p>Neutral</p>	<p>The proposal would:</p> <ul style="list-style-type: none"> • Result in no discernible deterioration (or improvement) to the existing view; • Be experienced by a very small number of people, visual receptors would be of low sensitivity to the changes. <p><i>Indicates an effect that is akin to no change and is thus not relevant to the planning decision making process.</i></p>

- 1.7.3 For this assessment, significant visual effects resulting from the development would be all those effects that result in a ‘**Severe**’ or a ‘**Major**’ effect and any exceptions would be clearly explained. There may, for example, be exceptions in the case of lower magnitudes of change affecting receptors of higher sensitivity leading to a Major effect. Significant effects are not necessarily adverse effects or unacceptable and, often, effects may be of a temporary nature (e.g. in the construction phases) and / or reversible through the decommissioning of the development.
- 1.7.4 Where intermediate ratings are given, e.g. Moderate-Minor, this indicates an effect that is both less than Moderate and more than Minor, rather than one which varies across the range. In such cases the higher range is always given first but this does not mean the impact is closer to that higher rating, but done to facilitate the identification of effects within tables. A Major-Moderate effect can be either significant or not significant and dependent upon locally specific factors which will be clearly explained.
- 1.7.5 A final statement summarising the significant effects will be provided distinguishing between significant effects that are likely to influence the eventual decision and those that may be of a lesser concern.

1.8 Nature of Visual Effect

- 1.8.1 The effect of the development on each identified visual receptors is classified according to consequent effect of the construction, operation and de-commissioning of the proposed development. This LVIA does not state explicitly whether the effects of the scheme on landscape and visual amenity is adverse, neutral or beneficial, however it is acknowledged the GLVIA 2014 state that professional opinion should be applied and a positive or negative judgement applied (Para 5.37 and 6.29).
- 1.8.2 It is commonly accepted that the nature (or valency) of effects of a development are subjective based upon the attitude of the individual and public opinion should also be considered. If one regards them as industrial features then it is understandable to perceive their influence as adverse. Likewise, those who worry about climate change may welcome renewable development as a physical expression of action being taken. All responses are equally valid and will affect the perceptual aspects of visual amenity. In examining visual effects, it is not

realistic to ignore public opinion (nor the likelihood that professionally qualified landscape architects may have differing positions).

- 1.8.3 In accordance with GLVIA a precautionary approach is taken so although the nature of effects is not stated within the assessment, effects would be negative unless stated otherwise. The precautionary approach of negative effects should be considered with the caveat that the valency of effect must always be considered by the decision makers, the approach should not be concluded to be the final judgement and it should be acknowledged that many people would see the development as either a positive or neutral addition.
- 1.8.4 It should be reiterated that although the LVIA has considered visual effects from a number of viewpoints, including some from residential properties, planning law confers no right of view. Accordingly, a finding that there may be adverse effect upon a view would not be, of itself, capable of justifying a decision to grant or refuse planning permission.

1.9 Distances/Directions

- 1.9.1 Where distances and directions are given within the assessment, these are distances between the nearest part of the property (including the domestic curtilage) and the nearest area of the development, unless explicitly stated otherwise. Distances given are rounded to the nearest 10m to account for the level of accuracy available in techniques used to measure (usually based on aerial photography within a GIS / Autocad mapping environment).

1.10 Photomontage Production

- 1.10.1 The purpose of this section is to set out the method for preparing the verifiable computer generated photomontages, with the aid of 3D visualisations, from an agreed range of viewpoints for the scheme viewpoint assessment.
- 1.10.2 The photomontages are used to visually represent the scheme for assessment within the environmental impact assessment. The methodology has been guided by the following documents:
- *Landscape Institute TGN 06/19 Visual Representation of development proposals, September 2019*
 - *Guidelines for Landscape and Visual Impact Assessment - 3rd edition (GLVIA3) – Landscape Institute and the Institute of Environmental Management and Assessment; and*
 - *Scottish Natural Heritage – Visual Representation of wind farms February 2017.*
- 1.10.3 All photographs are taken using a Canon EOS 5D Mark II Camera fitted with a Canon EF50mm f/1.4 USM lens. Photomontages are produced using software, which uses digital terrain data to generate computer models of the candidate development and earth curvature information.
- 1.10.4 The photomontages illustrate the extent of view and scale of development that would be experienced by the viewer at the viewpoint. The angle of view does not therefore include the wider 360° visibility that would be experienced at each viewpoint, although these are taken into account in the assessment and are particularly relevant to cumulative assessment.
- 1.10.5 Properly constructed photomontages provide a reasonable, balanced impression of a proposed development; however, it is considered that the best impression of the proposed development will be gained from visiting the viewpoint with the visualisations to gain a 'real life' experience of the view and the likely visual effects.

Verifiable photomontages in EIA:

Site Photography and Survey

- 1.10.6 Typical Equipment List
1. Aluminium Survey Tripod (Provides and solid stable platform on any hard or firm surface)

2. Survey Tribrach (Allows for precision levelling)
3. Fixed Tribrach Adaptor
4. Linhof Quickfix Panoramic Plate
5. Dovetail L Bracket
6. Long Rail Plate (To enable camera nodal point to be positioned correctly)
7. Canon 5D Mark ii full frame DSLR
8. Canon 50mm F1.4 prime lens
9. Cokin Graduated ND Filter (when required to balance exposure)
10. Hot shoe Handle (to mount Leica GS08+ GPS GNSS receiver)
11. Canon remote shutter release
12. Collapsible 2.5m long 10mm diameter reference poles
13. Leica 2m Carbon Fibre Detail Pole
14. Leica CS10 survey controller
15. Survey Bi-Pod (mounted on detail pole to allow perfect positioning and stability for survey observations recorded over long time periods)

1.10.7 Photography Field Process, camera settings:

- Focus is set to manual.
- Images recorded in RAW format
- Where light and wind conditions allow, the camera is set to aperture priority and the aperture set to f8 – f22 with the preferred and optimal range being f11 to f22. The iso is set to 100 which leaves the camera to determine the correct shutter speed.
- When light or wind speeds are not optimal, the camera will be set to manual mode with all three exposure controls (aperture, iso & shutter speed), being selected individually to provide correct exposure and a balanced exposure between multiple images within a panoramic set. Iso setting will not go above 400 and Aperture settings not below f8
- In order to eliminate over exposure of light areas. (sky, white buildings etc.) a suitable graduated ND filter will be selected (ND2, ND4 or ND8).

Image recording:

1.10.8 Images recorded in panoramic format will be taken every 15 degrees (as marked on the Linhof Panoramic Plate). Images recorded in portrait format will be recorded every 10 degrees. A remote shutter release will be used to improve image quality by reducing potential for movement/vibration.

Image Processing:

1.10.9 Downloaded RAW images will be imported to Adobe Lightroom, where a number of adjustments will be made as required. These will include and are limited to:

- Highlight reduction
- Shadow reduction
- Haze reduction
- Saturation
- Clarity
- Noise reduction (if iso 400 used)

1.10.10 Images are exported to jpeg format ready for combining with survey data in the appropriate package.

Field Survey Process

1.10.11 For each viewpoint location the camera position and suitable reference point positions are required within the cameras field of view/panoramic spread. Reference points will ideally be installed 10mm diameter 2.5m high rods with at least 3 within the panoramic spread. Where this is not possible due to hard surfaces, suitable existing detail will be surveyed (such as; fence

posts, manhole covers, sign posts and building corners). Due to the diameter of the GPS receiver not allowing perfect pole verticality against features over 1.9m high, lower level features are preferred. Where this is not possible, the feature should be surveyed at its central point in relation to the view seen from the camera.

- 1.10.12 Some viewpoints may dictate that it will not be possible to survey existing or placed features and references. In these cases large existing features in the far distance can be used by gaining their co-ordinates from external mapping sources. Care will be taken to ensure errors in position are minimised by selecting features that are at a far greater distance to the camera than the site in question. In this way angular errors noted (resulting from selected features co-ordinates not perfectly matching their true location seen in the photographic image), between the camera and the selected reference points will be reduced proportional by distance towards the site and camera.
- 1.10.13 The recording of the positions is achieved using the Leica GS08+ receiver in combination with the Leica CS10 survey controller and a mobile signal link to the Leica SmartNet active network. The SmartNet network enables position observations to be recorded at any location within the UK where a mobile signal exists. The network accuracy is typically +/- 10mm to 20mm in position and +/- 30mm in level to any given location's true position. (Ref: Leica SmartNet UK & Ireland Network RTK User Guide) To achieve this a second level of accuracy tolerance need to be minimized through occupation time to any given point. Therefore camera positions will be recorded for 300 epochs (~300 seconds) and reference point/poles 50 epochs each (~50 seconds). It is not possible to state the accuracy this will achieve, but through experience and testing we have noted 300 epochs brings the 3DCQ (3D position quality) to sub ~5mm. 50 Epochs provides ~10mm 3DCQ

Model Assembly

- 1.10.14 Surveyed X, Y and Z co-ordinates of reference points and the camera positions were set up in 3DS Max (3D Software).
- 1.10.15 The 3D solar layout and associated infrastructure computer model was provided by the design engineers and was georeferenced to position it accurately.
- 1.10.16 Within the 3D software virtual cameras were set up using the coordinates provided by the surveyor and aligned with the reference markers for each of the photos in the panoramic image.
- 1.10.17 3D representations of the 3D model elements, i.e., solar panels, buildings, roads, fences etc were added to the model in the 3D Software. Materials, textures, and planting were then added to create a photorealistic representation of the 3D model.
- 1.10.18 A photorealistic HDRI (High Dynamic Range Image) lighting environment was set up within the 3D software, using the metadata stored in the image and surveyed location data to match the sun position and weather conditions.
- 1.10.19 A 3DS Max model file for all viewpoints was assembled. The assembled model contains the relevant digital terrain model, solar panels, buildings, fences, planting and any further elements that can be seen in the viewpoint.

Camera Matching

- 1.10.20 The process of camera matching creates a virtual camera in the same location and height and pointing in the same direction as the physical camera used on site to capture the image.
- 1.10.21 Each viewpoint has its survey points in place and the virtual camera was set to the same field of view as the physical camera. This is repeated for each photo in the panoramic image, creating several identical virtual cameras with 15 degrees rotation between them. The number of virtual cameras needed at each viewpoint is between 5 and 6 to generate a 90 degrees panoramic image.
- 1.10.22 The process involved accurately positioning the 3D model of the scheme within each existing

view. This was achieved through a process of matching the surveyed points in the digitised image with those recorded by the survey team.

- 1.10.23 The survey points and specifications of the lens type relating to each view were also entered into the 3D Software. The defined reference points (relating to specified objects in the view) were then highlighted on the digitised image.
- 1.10.24 Once the process of camera matching was completed, the 3D model of the scheme was accurately positioned within each of the views captured. This was achieved by rendering the virtual camera matched 3D model of the scheme within the 3D Software at the same size as each of the photos in the panoramic image.
- 1.10.25 To aid in realism, the V-Ray Rendering Engine was used to generate a photorealistic representation of the solar layout, planting and associated infrastructure.
- 1.10.26 Individual elements were rendered out using different map channels to create masks (for example masks for the digital terrain model, solar panels, buildings, planting, fencing, shadows etc). These masks ensured each visible element of the scheme could be independently selected when individually placed into the Adobe Photoshop file for final production.

Photomontage Production

- 1.10.27 The baseline panoramic image was produced by stitching the photos using either a cylindrical or planar projection in Kolor AutoPanoGiga Software. The number of photos depends on the output required, but for a 90-degree cylindrical panorama, 5-6 photos would be used as they are taken at 15-degree intervals.
- 1.10.28 The software is set to detect the stitch points using High Standard - 200 points. Colour correction is carried out automatically to balance the exposure and colour hue between the photos. The panorama is then rendered using the Anti-ghosting blend method. The rendered output is an 8-bit JPG image set to maximum quality at 600dpi.
- 1.10.29 The PNG outputs from the 3D Software are stitched into a panorama using either a cylindrical or planar projection using Kolor AutoPanoGiga Software. It was set to detect the stitch points using High Standard, 200 points. Colour correction is carried out automatically to balance the exposure and colour hue between the photos. It was then rendered using the Anti-ghosting blend method. The output is a 16-bit PNG image set to maximum quality at 600dpi.
- 1.10.30 The panoramas are checked for general accuracy by the project team at this stage before proceeding.
- 1.10.31 The renders of the 3D model are superimposed onto the baseline panoramic image in Adobe Photoshop. The foreground of the baseline panoramic image visible in front of the scheme are then copied and masked to ensure the render of the 3D model sits accurately within the depth of the view. The compositing process involved digitally removing existing features such as trees that were within the extents of the scheme model.
- 1.10.32 The textured render of the 3D model is then further adjusted to match the resolution, colouring, and saturation of the panoramic image to create an accurate impression of what the textures of the scheme will look like.

Photomontage Presentation Layouts

- 1.10.33 The standard layout is A1 Landscape with a field of view of 90°. Each view is annotated with specific camera and viewpoint information.
- 1.10.34 Should the photomontages be printed, then printing settings should select 'no scaling' or 'fit to page' options as otherwise this would alter the size of the image. A high-quality print setting with a resolution of 600 dpi should be used.

Recommended Viewing Distances

- 1.10.35 It is recommended that the photomontages are viewed at an optimum viewing distance in relation to the size of printed photomontage, to give a correct sense of scale.
- 1.10.36 The images are provided at A3 size for practicality, and do not lend themselves to direct comparison out in the field.
- 1.10.37 For viewing in the field, it is more practical to use a set of 40-degree sections from the panorama, printed on A3 landscape sheets (with the image filling the full height of the paper). These can then be held up at the correct distance from the eye (as noted above) and at the height photographed from, and this would then match what is being seen in the field.

1.11 Residential Visual Amenity Assessment

Background

- 1.11.1 The Residential Visual Amenity Assessment (RVAA) to prepared in accordance with Landscape Institute Technical Guidance Note 2/19: Residential Visual Amenity Assessment (15 March 2019). The Technical Guidance Note (TGN) 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’.”

- 1.11.2 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.’ ...

- 1.11.3 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.”
- 1.11.4 This assessment considers only what the resident may see from a property. Views or ‘visual amenity’ are just one component 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 residential visual amenity. RVAA does not consider or provide information on other aspects of residential amenity and it is for decision makers to weigh all these aspects, and documents/assessments relating to them, in determining the acceptability of a proposal.
- 1.11.5 This assessment, and 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

- 1.11.6 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.
- 1.11.7 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 RVA threshold is reached.

Study Area and Initial Assessment

- 1.11.8 There are no standard criteria for defining the RVAA study area and this is determined on a case by case basis. The guidance note identifies that for large structures, such as wind turbines, a preliminary study area of 1.5-2 km radius may be appropriate to begin identifying properties contrasting to overhead transmission line development noted as 100 m to 150 m offset distance to be appropriate for inclusion within RVAA.
- 1.11.9 **A 200 m RVAA study area is selected for Parc Solar Traffwll.** Within this area all residential properties are identified. An initial appraisal is undertaken to identify those properties likely to experience the greatest effects, therefore requiring further detailed assessment, and those where effects would be less and unlikely to approach the RVA threshold. This process draws on the findings of the LVIA as a starting point and is supplemented by other tools including ZTV maps, visualisations and field work.

RVAA Steps

1 - Definition of study area and scope of 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 baseline visual amenity at properties to be included having regard to the landscape and visual context and the development proposed.

3 - Assessment of likely change to visual amenity of included properties in accordance with GLVIA3 principles and processes.

4 – Forming the RVAA judgement. Further assessment of predicted change to visual amenity of properties to be included forming a judgement with respect to the Residential Visual Amenity Threshold.

- 1.11.10 Steps 1 – 3 have been undertaken within the LVIA as part of the ‘standard’ assessment in accordance with GLVIA3. However, for all properties within the RVAA study, Steps 1 – 3 will be reviewed with regard to RVAA.. The RVAA will be presented in a table format for each receptor and include:

1.11.11 In accordance with Step 2 the; *‘existing (or baseline) visual amenity of a residential property will be described in terms of the type, nature, extent, and quality of views that may be experienced ‘in the round’ (see glossary) from the dwelling itself, including its ‘domestic curtilage’ (domestic gardens and access drives)’.*

1.11.12 In accordance with Step 3 the; *‘third step in the process assesses the magnitude and significance of likely visual effect at the included properties. Effects are examined in accordance with GLVIA3 principles and processes, considering the ‘nature of the receptor’ (‘sensitivity’ comprising ‘value’ and ‘susceptibility’) with the ‘nature of effect’.*

1.11.13 It is noted that Step 3 incorporates both desk study and detailed fieldwork but does not require visits to individual properties which, for the purposes of Step 3, can generally be assessed from the nearest publicly available vantage / access point. Where this is not feasible and assessment scores are of a high level then visits to certain individual properties (or clusters of) may be appropriate.

1.11.14 Step 3 will summarise all the residential receptors considered within the LVIA, where the predicted residential view was assessed from the closest publicly accessible areas. The

findings will be reviewed with regard to an outline 'Acceptability Threshold for Residential Visual Amenity and Living Conditions'. This stage will conclude by identifying which properties should be assessed further in the final step in order to reach a judgement regarding the 'Residential Visual Amenity Threshold'.

Step 4 – Forming the RVAA judgement

- 1.11.15 The final step of RVAA involves a more detailed examination of the predicted effects on the visual amenity at those properties identified for further assessment in the previous step.

'There is an important distinction between this concluding step of RVAA and the preceding one. In Step 3 the assessor has reached a conclusion with respect to magnitude and (EIA) significance of visual effect, and the change in visual amenity at the property. In this final step, and only for those properties where the largest magnitude of effect has been identified, a further judgement is required. This concluding judgement should advise the decision maker 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'.

'The key point regarding Step 4 is that the judgement required in this final, concluding step goes beyond the assessment undertaken in Step 3 which is restricted to judging the magnitude and significance of visual effect, typically as a supplement to the accompanying LVIA'.

- 1.11.16 Step 4 (RVAA) will only be undertaken for those residential properties identified as experiencing a '**major**' significant and '**major-moderate**' not significant effect in Step 3 (within the EIA LVIA). A further judgement is then required to determine whether the visual effect in question has exceeded the Residential Amenity Threshold.
- 1.11.17 TGN 2/19 advises that Step 4 is a matter for professional judgment explained in narrative with clear, unambiguous and rational conclusions. Judgement is to be made of whether the visual effects arising from the proposed solar PV development (in the assessors opinion) would need to be of such a degree and significance that the effects on living conditions would be of a level that it would not generally be considered to be in the public interest to permit such conditions to occur where they did not exist before.

Baseline Visual Amenity

- 1.11.18 The existing baseline visual amenity is described for each property and is informed by desk study and field work (from Steps 1 – 3). Site visits to all individual properties included within Step 4 are undertaken where access can be agreed with property owners. Where access is not possible this step is informed by visits to nearby publicly accessible areas. Visual amenity is described 'in the round' and considers both views from the dwelling itself, the domestic curtilage and views experienced when arriving or leaving the property.
- 1.11.19 It has been noted where the owners of a dwelling have a financial involvement in the project, however all properties have been treated equally in terms of the potential effects upon residential visual amenity.

Likely Change to Visual Amenity

- 1.11.20 The change to baseline views and visual amenity as a result of the proposed development is described for each property and a judgement on the magnitude of effects likely to be experienced is provided. This 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)
- Mitigation opportunities

1.11.21 Table presentation:

Residential receptor	
Distance from site (closest area of the site boundary)	
Property description - Orientation of property frontages	
Primary angle of view to the site	
Location of garden areas relative to the property and site area	
Presence of intermediate visual barriers	
Alignment of solar arrays relative to the property	
Plot specific mitigation / relationship to property	
Baseline Visual amenity and Sensitivity	
Magnitude of visual effect (scale, geographical, duration)	

<p>Compositional changes / Contrast or integration of new features with the existing views</p>	
<p>LEVEL OF VISUAL EFFECT (significance)</p>	
<p>Acceptability Threshold for Residential Visual Amenity and Living Conditions</p>	

1.11.22 The table will be supported with the provision of a baseline photograph taken from within the curtilage of the property illustrating the primary view to the development site, supported by an aerial photography highlighted the location of the baseline photograph, the angle of view to the site and any notable intermediate screening features. If access is not possible to the individual property the closest publicly available location, or one within the plot area, will be selected.

RVAA Judgement

1.11.23 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”. This is the key concern of RVAA and judgements on the RVA threshold are set out clearly and unambiguously.

1.11.24 In accordance with TGN 02 2019, ‘*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’. Potential effects on Residential Amenity are a planning matter and should not be judged by landscape architects.*’

‘The threshold at which a residential property’s visual amenity becomes an issue of Residential Amenity has sometimes been described as the point when ‘the effect(s) of the development on the ‘private interest’ is so great that it becomes a matter of ‘public interest’’. The planning system is only concerned with public interest. In certain circumstances, however, the effect of the development is so great that it is not in the public interest to create or allow ‘such conditions’ where they did not exist before. This is sometimes referred to as the ‘public interest test’. However, this is a legal / planning term and not recommended for use by landscape practitioners. This guidance uses the term Residential Visual Amenity Threshold’.

Cumulative

1.11.25 RVAA is undertaken against the baseline, as described in the accompanying LVIA. As stated in the TGN, future cumulative visual effects are not assessed within the RVAA, as the focus of the RVAA is on the existing visual amenity.

Correspondence with IACC

From: [Alex Stappard](#)
To: [Alex Stappard](#)
Subject: FW: Note of Landscape and Visual Conf Call - Parc Solar Traffwll
Date: 09 July 2021 11:39:14

From: James Cook <James.Cook@thesiriusgroup.com>
Sent: 14 June 2019 10:25
To: PMO <PMO@ynysmon.gov.uk>
Cc: Alex Stappard <Alex.Stappard@thesiriusgroup.com>; Mike Rutgers <mike.rutgers@lowcarbon.com>
Subject: Note of Landscape and Visual Conf Call - Parc Solar Traffwll

Elin,

Thanks for arranging the call, below is a note of the discussion re landscape and visual assessments/considerations. In attendance was John Williams (ACC Planning), Ed Henderson (ACC Landscape), Elin Griffiths (ACC PMO), Alex Stappard (Sirius Planning) and James Cook (Sirius Planning)

1. JC provided an overview of the proposals and AS advised of the survey works carried out to-date and initial findings (where possible) and the scope of survey effort going forward.
2. EH advised that he had not received some of the baseline and viewpoint information. JC has forwarded all supporting LVIA baseline work to the PMO.
3. EH suggested the benefit of longer distance views of the scheme such as north of the A55. EH also queried that some of the viewpoints were too close to the deployment areas to offer any benefit to the assessment. AS to look at potential locations and update photomontage and viewpoint plan/tables.
4. AS to update the constraints plan with recreational routes.
5. EH advised that consideration to the solar area of search (as identified in the Development Plan) should be given detailing if there are any landscape/visual reasons why the opportunity areas have been discounted.
6. JC asked that given the harsh conditions on Anglesey could ACC provide any guidance on potential mitigation/screening measures that have been implemented on other sites (inc. non solar sites). EH advised that careful design of schemes maximising topography and existing mitigation is a key factor.
7. EH agreed to walkover the site with AS and agree the viewpoints once he had chance to review the baseline information. Date for the walkover to be agreed w/c 17th June.

Please let me know if I've missed anything.

Regards,



James Cook | Principal Planner | Planning

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From: [Ed Henderson](#)
To: [Steven Owen RWE](#)
Cc: [John I. Williams](#); [PMO](#)
Subject: CONS/2019/1 Traffwl Solar Farm
Date: 24 June 2019 10:29:40

Steve,

Further to the Telecom of the 13.06.19, we received (via Dropbox) individual ZTVs for Plots 1,3,4,5,6,8 and 9 with viewpoint locations and Illustrative photos 'Panoramic Viewpoints of the Deployment Area' indicative (of site extent) photos. Comments we made during the teleconference on selection of viewpoints. The viewpoints noted in the above maps do not correspond with the viewpoint locations shared prior to the teleconference in Drawing Number LC1001_06_06.

I have visited the area and several overlapping locations from the seven ZTVs where it is indicated that several sites might be visible. I consider that prior to a site visit with the applicant (as suggested in Angharad's notes) the applicant should carry out further work on viewpoint locations within the ZTVs.

Develop & Refine ZTVs to:

- Identify the overlaps (groups of sites) potentially visible (maps show individual sites)
- Clarify Maximum height of any structure (ensure this is noted in the ZTV maps)

If viewpoints have been considered and discounted, this should also be submitted prior to a site visit (a number of these could be visited).

A short presentation meeting lead by Sirius planning on viewpoint rationale/selection should be presented prior to the site visit. Happy to discuss the above.

Ed

Ed Henderson - Uwch Swyddog Tirlunio a Choed - Senior Landscape and Tree Officer
Built Environment & Landscape Section / Adain yr Amgylchedd Adeiledig a Thirwedd
Planning Service / Gwasanaeth Cynllunio
Gwasanaeth Rheoleiddio a Datblygu Economaidd / Regulation and Economic Development
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Tel: (01248) 752106 edhenderson@ynysmon.gov.uk

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Alex Stappard

Subject: FW: CONS/2019/1 Traffwl Solar Farm

From: Alex Stappard <Alex.Stappard@thesiriusgroup.com>

Sent: 26 June 2019 14:10

To: PMO <PMO@ynysmon.gov.uk>

Cc: James Cook <James.Cook@thesiriusgroup.com>

Subject: FW: CONS/2019/1 Traffwl Solar Farm

Ed / Steve, thank you for the email, please see the below clarifications, please confirm whether you are happy with the approach and we will endeavour to get everything updated asap.

Kind regards



Alex Stappard | Principal Landscape Architect / Planner | Planning

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From: Ed Henderson <EdHenderson@ynysmon.gov.uk>

Sent: 24 June 2019 10:30

To: Steven Owen RWF <StevenOwen@ynysmon.gov.uk>

Cc: John I. Williams <JohnWilliams2@ynysmon.gov.uk>; PMO <PMO@ynysmon.gov.uk>

Subject: CONS/2019/1 Traffwl Solar Farm

Steve,

Further to the Telecom of the 13.06.19, we received (via Dropbox) individual ZTVs for Plots 1,3,4,5,6,8 and 9 with viewpoint locations and Illustrative photos 'Panoramic Viewpoints of the Deployment Area' indicative (of site extent) photos. Comments we made during the teleconference on selection of viewpoints. The viewpoints noted in the above maps do not correspond with the viewpoint locations shared prior to the teleconference in Drawing Number LC1001_06_06.

[That is correct, the viewpoint photos provided at this stage are just illustrative of the site / local areas, once this process is agreed we will take the photomontage / viewpoint photographs.](#)

I have visited the area and several overlapping locations from the seven ZTVs where it is indicated that several sites might be visible. I consider that prior to a site visit with the applicant (as suggested in Angharad's notes) the applicant should carry out further work on viewpoint locations within the ZTVs.

Develop & Refine ZTVs to:

- Identify the overlaps (groups of sites) potentially visible (maps show individual sites)

[I can send through a ZTV for all sites combined although its level of usefulness is limited as it generally shows visibility to at least one site from a large part of the study area, as there are 7 sites it is very hard to refine this further as there could be over 130 different combination permutations of at least 2 of the 7 sites being theoretically visible together from a location. I can say how many sites could be theoretically visible from each of the proposed viewpoint locations by comparing the individual maps. I will add this to the photomontage tables for you to review.](#)

- Clarify Maximum height of any structure (ensure this is noted in the ZTV maps)

[The draft ZTVs are modelled at a height above ground level of 2.5m to represent the height of a solar array \(c.2 – 2.5m\) in the central area of each plot, a single height reference point only at this stage. It is the intention during the assessment process to produce more detailed ZTVs, utilising additional reference points within each plot area. I am told the battery containers \(shipping container type structures\) will be c.2.3m above ground level so again a 2.5m reference point should account for all development. Happy to discuss these location points at the time.](#)

[At the moment as we are still at the preliminary baseline stage the ZTVs are used to guide visibility, this has been further refined through site visits leading us to select the proposed photomontage location points. Note other viewpoints can also be assessed, but we will not undertake photomontages from these locations, but we can provide annotated viewpoint sheets. I will provide an updated list of additional viewpoint locations that we will assess and happy to undertake more if deemed necessary on the site walkover\(s\)](#)

If viewpoints have been considered and discounted, this should also be submitted prior to a site visit (a number of these could be visited). [Discussed above](#)

A short presentation meeting lead by Sirius planning on viewpoint rationale/selection should be presented prior to the site visit. Happy to discuss the above.

[Happy to discuss but if you in agreement to the above points I will circulate these updates first. Viewpoint locations \(those selected for photomontages\) are selected to represent visibility to the site from a range of sensitive receptors at publicly accessible locations within the study area, to represent the scale of the proposed development. Within the photomontage / viewpoint assessment not all locations can be considered \(e.g. private residential\) but the photomontage and viewpoint work is meant to provide a visual representation of the scale of the development. Residential views are assessed within the residential assessment assisted by map data, ZTVs and considering views back](#)

from the site and public locations near the properties. After this process is undertaken (in consultation) we will then consider which properties require a more details residential visual amenity assessment.

To confirm at this stage we are only consulting on the photomontage / viewpoint locations, more discussions will follow regarding the wider scope.

Ed

Ed Henderson - Uwch Swyddog Tirlunio a Choed - Senior Landscape and Tree Officer
Built Environment & Landscape Section / Adain yr Amgylchedd Adeiledig a Thirwedd
Planning Service / Gwasanaeth Cynllunio
Gwasanaeth Rheoleiddio a Datblygu Economaidd / Regulation and Economic Development Service
Isle of Anglesey County Council / Cyngor Sir Ynys Môn
Council Offices / Swyddfa'r Cyngor, Llangefni, Anglesey / Ynys Môn, LL77 7TW
Tel: (01248) 752106 edhenderson@ynysmon.gov.uk

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Alex Stappard

Subject: FW: CONS/2019/1

From: Steven Owen RWF <StevenOwen@ynysmon.gov.uk>
Sent: 19 July 2019 14:48
To: James Cook <James.Cook@thesiriusgroup.com>
Cc: Alex Stappard <Alex.Stappard@thesiriusgroup.com>; PMO <PMO@ynysmon.gov.uk>; Liz A. Davies <LizDavies@ynysmon.gov.uk>; Dylan Llewelyn Jones <DylanLlewelynJones@ynysmon.gov.uk>
Subject: FW: CONS/2019/1

Good afternoon,

Further to Alex's e-mail dated 5th July, 2019 please find attached below IACC's response which has been prepared by Mr Ed Henderson.

Please do not hesitate to contact me if you need to discuss the matter further.

Kind regards

Steven.

From: Ed Henderson <EdHenderson@ynysmon.gov.uk>
Sent: 19 July 2019 09:56
To: PMO <PMO@ynysmon.gov.uk>
Cc: Steven Owen RWF <StevenOwen@ynysmon.gov.uk>
Subject: CONS/2019/1

Re: Viewpoint Assessment – plans and documents noted below.

- Proposed Viewpoint Locations - LC1001_06_06 Rev. 1
- Base line – ZTV All plots. LOC1001_06_10
- Viewpoints Assessment (Draft for Discussion) 01.07.19
- Individual ZTVs.

We have visited some of these. Where noted in comments as suitable, micro siting may still be required. Where viewpoints have theoretical visibility of several sites, the photograph should incorporate the full scope of the view. Viewpoint assessments will take account of winter views and season screening through wireframes visualisations. Views beyond 2km we consider are unlikely to be useful. Two beyond the 2km threshold have been noted as unsuitable.

In general terms private views should not be included. Site photos to show the local context should be included but not as the residential assessment.

1.1.3 of the viewpoint assessment notes that viewpoints are publically accessible, although this is not the case for several sites. We consider that a separate residential assessment may be necessary but the need for this would be confirmed by PINs.

Viewpoints as per list with comments.

1.	Suitable
2.	Need to be confirmed on site
3.	Suitable
4.	Unsuitable – private
5.	Unsuitable - private
6.	Suitable – brief view to site.
7.	Suitable – possibly microsite further to north
8.	Suitable
9.	Suitable
10.	Suitable PRoW to the east provides locally elevated additional viewpoint.
11.	Suitable
12.	Suitable range where views possible. Addition viewpoint from PRoW within site would be necessary Location from the PRoW approaching Dinham Fawr suitable as additional viewpoint
13.	Suitable
14.	Suitable
15.	Suitable – increase distance from site if view continues and access available
16.	Unsuitable - private
17.	Suitable
18.	Unsuitable - presumed too distant to be useful
19.	Suitable as western outlook
20.	Suitable
21.	Suitable
22.	Dune top views may be suitable, but unclear from google streetview if actual views would be available from Coast Path.
23.	Move to footpath entrance to west.
24.	Suitable as a long view to the east – possibly better views slightly to north at Crug Bach junction.
25.	Unsuitable due to distance
26.	Suitable as provides good overview of site from north.
27.	Suitable as long view to the north
28.	Suitable
29.	Unsuitable – better views to passing traffic are available but not at formal stopping locations
30.	As above

As this is a draft list, further site visits may identify marginally better local siting, or substitutes.

Ed Henderson - Uwch Swyddog Tirlunio a Choed - Senior Landscape and Tree Officer
 Amgylchedd Adeiledig a Naturiol / Built and Natural Environment
 Gwasanaeth Rheoleiddio a Datblygu Economaidd / Regulation and Economic Development Service
 Cyngor Sir Ynys Mon / Isle of Anglesey County Council

Swyddfeydd y Cyngor / Council Offices, Llangefni, Anglesey / Ynys Môn, LL77 7TW

Tel: (01248) 752106 edhenderson@ynysmon.gov.uk

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1.0 Viewpoint Assessment (Draft for discussion) 22.07.19 – RESPONSE

Note, Photomontages proposed to be undertaken for No.1 - No.17, annotated Viewpoints proposed for No.18 – No.30m, unless sites are visible.

- 1.1.1 30 viewpoints have been selected on the basis that they provide views to (or illustrate the limited visibility) of the proposed solar farm (individual plot areas or multiple) from sensitive receptors (e.g. residential, recreational, public rights of way and tourist destinations) and representative locations within the study area.
- 1.1.2 A full list of viewpoints including: a brief description of location; justification for selection; and, approximate distance from the development, is included in the following table.
- 1.1.3 The locations of the viewpoints are illustrated on Drawing LC1001_06_06 R1. The viewpoints selected are considered to represent a broad selection of the publicly accessible locations with visibility to the development whilst being representative of the scale of the development within the local landscape. The viewpoints are submitted IACC for discussion.

Table VP01 (Highlighted box indicates change from previous submission)

View point reference	Name (and closest plot area)	Location		Comments	Receptors	LPA Comment	Response
1	Ty'n-Llidiart properties, Tywyn Trewan Common (Plot 1)	Distance from site	c.40 m (Plot 1)	View from closest residential properties to the south of Plot 1, receptors walking with the common area	Residential, users of the common area, visitors to the nearby camping / caravan sites.	Suitable	-
		Direction from site	South East				
		NGR	E. 233115, N. 375744				
		Height	c.4 m aod				

View point reference	Name (and closest plot area)	Location		Comments	Receptors	LPA Comment	Response
2	Traffwll / Public Footpath. (Plot 1)	Distance from site	c.160m (Plot 1)	View from closest residential receptor to the north west of Plot 1, located upon public footpath – but no through route so very limited use.	Residential & limited users of the footpath.	Need to be confirmed on site	Assume agreed once location confirmed
		Direction from site	West				
		NGR	E. 231857, N. 376589				
		Height	c.10m aod				
3	River Crigyll, Twyn Trewan (Plot 3)	Distance from site	c. 155m	View from local road over Traffwll nature reserve, between Plots 1 and 3, and to the site of Castellor (SAM)	Road users	Suitable	-
		Direction from site	South West				
		NGR	E. 233374, N. 375737				
		Height	c. 3m aod				

View point reference	Name (and closest plot area)	Location		Comments	Receptors	LPA Comment	Response
4	Plot 3, close to Castellor Settlement Site	Distance from site	e.130m	Representative of views from Castellor Settlement (Note subject to access, site is not publicly accessible).	Limited private land	Unsuitable - private	Agreed it is private, however location will also assist Cultural Heritage assessment, but note may not use with LVIA
		Direction from site	North west				
		NGR	E. 233479, N. 376119				
		Height	e. 6m aod				
5	Plot 3, field close to Tai hirion	Distance from site	c. 55m	View representative of that from closest (non-linked) residential receptors.	Residential	Unsuitable - private	Agreed private, however would be useful for Residential assessment (at later date). Initially though propose to move location south east to nearby public footpath. Location to be
		Direction from site	South				
		NGR	E. 233705, N. 375783				
		Height	c. 13m aod				

View point reference	Name (and closest plot area)	Location		Comments	Receptors	LPA Comment	Response
							confirmed on site
6	Local Road (between Plot 4 and 5)	Distance from site	C,50m	View from road corridor. Closest publicly accessible location to the south eastern area of Plot 4	Road users, primarily. But also, a guide to nearby residential and tourist accommodation	Suitable – brief view to site	-
		Direction from site	East (plot 4)				
		NGR	E. 234351, N. 376641				
		Height	c. 18m aod				
7	Local road (Plot 4)	Distance from site	c. 5m	View from road corridor through gap in hedgerow to eastern area of Plot 4. Scale of development also representative for nearby	Road users predominantly and nearby residential.	Suitable – possibly microsite further to the north	TBC on site, but will be very close to proposed.
		Direction from site	East				
		NGR	E. 234397, N. 376790				

View point reference	Name (and closest plot area)	Location		Comments	Receptors	LPA Comment	Response
		Height	c. 13m aod	residential, Plas Llechylched			
8	local road (Plot 4)	Distance from site	Upon the site boundary	View from road corridor through field access to northern area of Plot 4. Scale of development also representative for nearby residential, Caer Ddol farm	Road users predominantly and nearby residential. National Cycle Network – Route 8	Suitable	-
		Direction from site	North				
		NGR	E. 234340, N. 377122				
		Height	c. 11m aod				
9	? road (Plot 5)	Distance from site	Upon the site boundary	View from road corridor through field access, note lower lying hedge in this area.	Road users – predominantly vehicles.	Suitable	-
		Direction from site	West				
		NGR	E. 234377,				

View point reference	Name (and closest plot area)	Location		Comments	Receptors	LPA Comment	Response
			N. 376694				
		Height	c. 15m				
10	Road, close to Tyn Rhos (Plot 5)	Distance from site	Upon the site boundary	View from road corridor through field access, also representative of nearby single residential property.	Road users – predominantly vehicles, also nearby residential. National Cycle Network – Route 8	Suitable. PROW to the east provides locally elevated additional viewpoint	- <u>To review location to the east as may also include</u>
		Direction from site	North east				
		NGR	E. 234701, N. 376685				
		Height	c. 13m aod				
11	local Road, close to Arfryn. (Plot 6)	Distance from site	c.95m	View from field access at localized high point over lower lying land to the west. Also	Road users, plus nearby residential and tourist accommodation.	Suitable	-
		Direction from site	North East				

View point reference	Name (and closest plot area)	Location		Comments	Receptors	LPA Comment	Response
		NGR	E. 232059, N. 377920	representative of views from nearby residential property and users of associated caravan site.			
		Height	c.16m aod				
12	Tros Lon (public footpath)	Distance from site	c.60m	View from public footpath south of closest residential receptor to the west of the site, slightly elevated view over the lower lying northern area of Plot 6	Footpath users, and nearby residential	Suitable range where views possible. Additional viewpoint from within site would be necessary (see VP XX) Location from the PROW approaching Dinham Fawr suitable as additional viewpoint.	VP 12 confirmed. <u>Additional VP from within or boundary to the site, confirmed following site visit.</u> <u>To review locations from PROW (track) to Dinham Fawr in the west.</u>
		Direction from site	West				
		NGR	E. 231484, N. 377987				
		Height	c.13m aod				

View point reference	Name (and closest plot area)	Location		Comments	Receptors	LPA Comment	Response
13	View over Llyn Traffwll	Distance from site	c.880m (Plot 8) c.670m (Plot 6)	Viewpoint offers locally elevated expansive views to the south towards the lower lying areas of Plots 8, 9 and 1.	Footpath users	Suitable	-
		Direction from site	North (plot 8 and 9)				
		NGR	E. 232530, N. 377357				
		Height	c.22m aod				
14	RAF Valley, Hunters Rise (Plot 8)	Distance from site	c.60m	Viewpoint illustrates the potential views from nearby residential areas to the west of Plot 8. Note accommodation transient when	Residential, and visitors to the area.	Suitable	-
		Direction from site	North West				
		NGR	E. 231684,				

View point reference	Name (and closest plot area)	Location		Comments	Receptors	LPA Comment	Response
			N. 376565	stationed at the base (TBC)			
		Height	c.14m aod				
15	Tywyn Trewan Common (Plot 8)	Distance from site	c.50m south of the southern site boundary of Plot 8	Location illustrates the scale of development within Plot 8 from the open access common area to the south.	Recreational users of the common (level of use TBC)	Suitable – increase distance from site if view continues and access available	Agreed – will confirm on site to see if location can be moved further south into the common area.
		Direction from site	South				
		NGR	E. 231623, N. 375949				
		Height	c.12m aod				
16	Plot 9 Access Track	Distance from site	c.110m	Viewpoint location illustrates the	Private road user – representative	Unsuitable - private	Propose to move to PROW c.140m north on the site

View point reference	Name (and closest plot area)	Location		Comments	Receptors	LPA Comment	Response
		Direction from site	North eastern area of site	scale of the development within Plot 9 from the access road that passes upon the proposed northern boundary, representative of the view nearby residential properties would experience when accessing their homes.	of residential access.		boundary, will confirm location on site as there is some intervening vegetation blocks.
		NGR	E. 232429, N. 376247				
		Height	c.9m aod				
17	Public footpath, south of Cerrig Cynrig	Distance from site	c.220m (plot 9) c.230m (plot1)	Representative of views from the two properties at Cerrig Cynrig, and the scale of potential development both to the east	Users of public footpath and residential.	Suitable	-
		Direction from site	East of plot 9, west of plot 1				

View point reference	Name (and closest plot area)	Location		Comments	Receptors	LPA Comment	Response
19	Plas Llanfair	Distance from site	c.1.7km Plot 6, c.1.9km Plot 8	Representative of views from the west of the study area from the AONB and Coastal path. <i>(Theoretical visibility up to 3 of the solar plot areas)</i>	Anglesey AONB, Isle of Anglesey Coastal Path	Suitable as a western outlook	-
		Direction from site	South west of Plot 6, west of Plot 8				
		NGR	E. 229718, N. 376707				
		Height	c.12m aod				
20	Treflesg	Distance from site	c.1km Plot 6 c.1.3km Plot 8	Representative of views from local road, part of National Cycle Network and located on the boundary of the Anglesey AONB	National Cycle Network – Route 8, road users and visitors to the AONB.	Suitable	-
		Direction from site	South west of Plot 6 and North				

View point reference	Name (and closest plot area)	Location		Comments	Receptors	LPA Comment	Response
			west of plot 8	<i>(Theoretical visibility up to 3 of the solar plot areas)</i>			
		NGR	N.230387, E. 377021				
		Height	c.15m aod				
21	Tywyn Trewan Common, Trewan Sands Crossing	Distance from site	c.700m Plot 9	View from south western edge of common, close to railway corridor, isolated residential and airport <i>(Theoretical visibility up to 3 of the solar plot areas)</i>	Visitors over common, residential and rail users.	Suitable	-
		Direction from site	South of Plot 9				
		NGR	E. 231901, N. 375268				
		Height	c.11m aod				
22	Tywyn Trewan Common /	Distance from site	c.1.75km Plot 9	Viewpoint from elevated location on top	Visitors to the common, walkers upon	Dune tops may be visible, but	Assume location suitable but detailed location

View point reference	Name (and closest plot area)	Location		Comments	Receptors	LPA Comment	Response
24	A4080, north of Pencarnisiog	Distance from site	c.2.1km (Plot 3)	Location provides locally elevated views from the south eastern zone of the study area <i>(Theoretical visibility up to 6 of the solar plot areas)</i>	Road users, local residential	Suitable as long view to the east, possible better views to the north at Crug Bach junction	Agreed, actual location tbc on site
		Direction from site	South east of Plot 3 (and study area)				
		NGR	E. 235449 N. 374289				
		Height	C.34M AOD				
25	B5112 (east of)	Distance from site	c.2.9km (Plot 5)	Location offers elevated views of the landscape descending towards the coast to the south west.	Illustrative of distant landscape views	Unsuitable due to distance	Accepted – to be omitted.
		Direction from site	East				
		NGR	E. 237649 N. 377357				

View point reference	Name (and closest plot area)	Location		Comments	Receptors	LPA Comment	Response
		Height	c.54m aod	<i>(Theoretical visibility up to 5 of the solar plot areas)</i>			
26	Bryngwran	Distance from site	c.500m (Plot 5)	Location representative of elevated views from village to the north of the solar plot areas. <i>(Theoretical visibility up to 6 of the solar plot areas)</i>	Residential	Suitable as provides good overview of site from the north	- Actual location TBC on site
		Direction from site	North east				
		NGR	E. 234972 N. 377299				
		Height	c.32m aod				
27	Landscape north of the A55 / A5	Distance from site	c.1.3km (Plot 4)	Location representative of elevated views from the rising landscape north of the solar plot areas	Illustrative of distant landscape views	Suitable as long view to the north	-
		Direction from site	North				
		NGR	E. 234040				

View point reference	Name (and closest plot area)	Location		Comments	Receptors	LPA Comment	Response
			N. 378652	and the coastal zone. <i>(Theoretical visibility up to 5 of the solar plot areas)</i>			
		Height	c.31m aod				
28	Caer Elen	Distance from site	c.630m Plot 6	Location offers locally elevated views south and east towards the solar plot areas, located to the east of Llanfihangel. <i>(Theoretical visibility up to 6 of the solar plot areas)</i>	National Cycle Network – Route 8, road users	Suitable	-
		Direction from site	East				
		NGR	E. 232596 n. 377924				
		Height	c.29m aod				
29	A55 (lay by east of the Caergeiliog junction)	Distance from site	e.1.1km (Plot 4) e. 1.3km (Plot 6)	Location upon main transportation	Road users	Unsuitable – better views to passing traffic are available	Accepted – to review other locations, there may be similar views available

View point reference	Name (and closest plot area)	Location		Comments	Receptors	LPA Comment	Response
		Direction from site	North west of Plot 4 and east of Plot 6	route through the island. <i>(Theoretical visibility up to 2 of the solar plot areas)</i> (note: side of road to be selected with most open visibility)		but not at formal stopping locations	from the A5 where it runs in close parallel to the A55, will confirm on site.
		NGR	E. 233284 N. 378119				
		Height	e.18m AOD				
30	A55 (lay by) west of the Rhosneigr junction	Distance from site	e.460m (Plot 5)	Location upon main transportation route through the island. <i>(Theoretical visibility up to 2 of the solar plot areas)</i> (note: side of road to be selected with most open visibility)	Road users	Comments as per VP29	
		Direction from site	East of Plot 5				
		NGR	E. 235186 N. 376927				
		Height	e.18m AOD				

Summary – Locations to be reviewed / revised:

- Viewpoint 5 – to move location to footpath to the SE, detailed location tbc
- Viewpoint 12, Review 2 additional locations upon PROW within Plot 6, and PROW to the west
- Viewpoint 16 - Plot 9 access track, to move location to PROW c.140m to the north, location tbc on site
- Viewpoints 19 – 28, generally agreed but to confirm micro siting locations following additional site visit, in line with LPA comments.
- Viewpoint 29 / 30, to review views from the A55 / A5 for main transportation route in the area.

Summary – Locations to be omitted:

- Viewpoint 4
- Viewpoint 18
- Viewpoint 25

From: [Alex Stappard](#)
To: [Alex Stappard](#)
Subject: FW: CONS/2019/1
Date: 09 July 2021 11:21:32
Attachments: [image004.jpg](#)
[image005.jpg](#)
[image006.jpg](#)
[image007.jpg](#)

From: Steven Owen RWF <StevenOwen@ynysmon.gov.uk>

Sent: 21 August 2019 16:52

To: Alex Stappard <Alex.Stappard@thesiriusgroup.com>

Cc: Elena W White <elenawhite@ynysmon.gov.uk>; Liz A. Davies <LizDavies@ynysmon.gov.uk>; PMO <PMO@ynysmon.gov.uk>; Dylan Llewelyn Jones <DylanLlewelynJones@ynysmon.gov.uk>; John I. Williams <JohnWilliams2@ynysmon.gov.uk>

Subject: RE: CONS/2019/1

Alex

Further to your e-mail dated 8th August, 2019 in respect of the above, please find IACC's response below which I hope provides clarity in progressing matters.

Should you wish to discuss the matter further please feel free to contact me.

Kind Regards..

Steven.

Steve,

Further emails below and attached OS viewpoint map (Revision 2: 8/19) and Viewpoint Assessment Table (Draft for discussion) R3. 05.08.19.

4 – A new viewpoint for 4 (approach to Dinam fawr) is noted on the photomontage viewpoint plan (text relating to this is within the row for VP 12). We had suggested this point and consider it suitable.

5 – Agreed as suitable alternative location.

10 – agree to maintain original viewpoint

12 - The case for this VP to the NW as opposed to within the plot is made in the text (solar array will exclude lower part of the site in which PRoW passes). The principle of a higher AOD viewpoint is agreed although without sight of the final layout, it is unclear to the LPA how much of the site would be visible from the PRoW. However it is likely that judgements on effects from the PRoW within the plot will be possible at the VP proposed.

15 – agree with revised siting.

16 – agree with revised siting.

18 – agree to omit

21 - A viewpoint (slightly elevated) within the common, closer to the site/plots was noted in the site visit and a brief stop was made here to discuss the suitability of it in preference to the existing location. We would ask that this be revisited despite it previously been noted as 'suitable'.

22- agreed subject to micro-siting as proposed

23 – agreed to remain as proposed

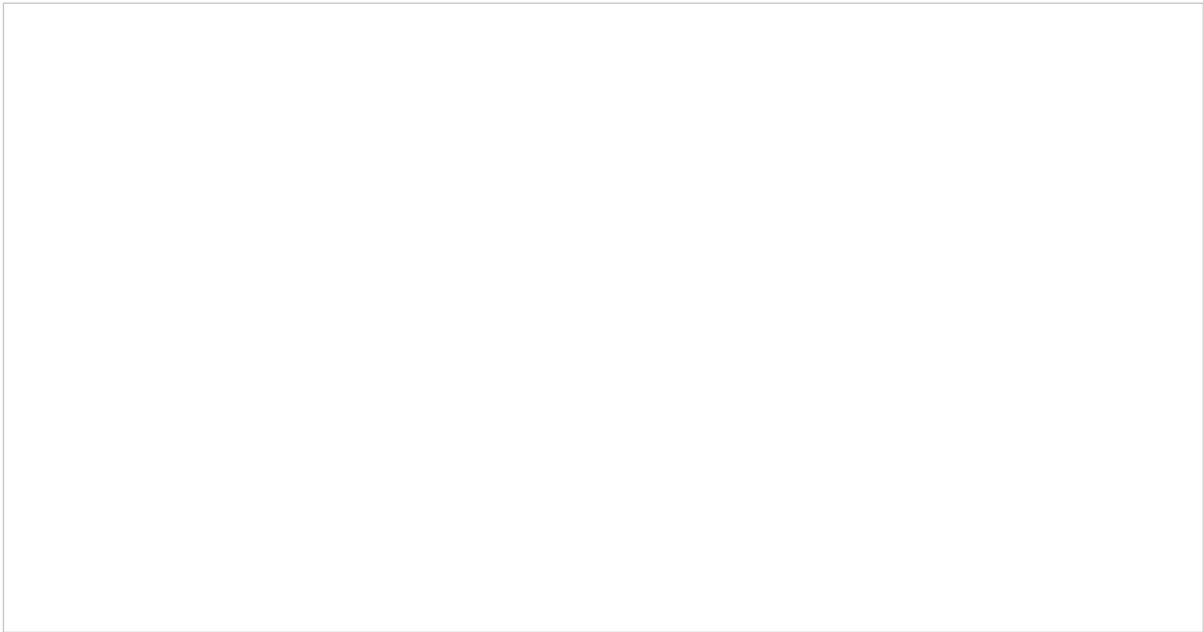
24 – agreed subject to considerations noted

25 – agreed

26 – agreed

29/30. A wire frame image alone would be suitable in the absence of a safe location from which to take a photograph.

A potential viewpoint was visited to the south of Bryn Madog (lay-by) of most relevance to Plot 3. Summer visibility may be limited but wireframe may illustrate extent of winter views. This matter was to be confirmed by the landscape architect following consultation.



Ed Henderson

From: Steven Owen RWF <StevenOwen@ynysmon.gov.uk>
Sent: 09 August 2019 11:44
To: John I. Williams <JohnWilliams2@ynysmon.gov.uk>; Ed Henderson <EdHenderson@ynysmon.gov.uk>
Cc: Elena W White <elenawhite@ynysmon.gov.uk>; Liz A. Davies <LizDavies@ynysmon.gov.uk>; PMO <PMO@ynysmon.gov.uk>; Dylan Llewelyn Jones <DylanLlewelynJones@ynysmon.gov.uk>
Subject: FW: CONS/2019/1

Morning Ed,

Following our site walkover with Alex Stippard I have received his response (below and attached) which provides us with an update of the viewpoint locations as well as providing us with some explanatory text in relation to our request to capture viewpoints from sections of the A55.

Happy to discuss further if necessary.

Look forward to your response.

Diolch

Steve.

From: Alex Stappard <Alex.Stappard@thesiriusgroup.com>
Sent: 08 August 2019 17:18
To: Steven Owen RWF <StevenOwen@ynysmon.gov.uk>; James Cook <James.Cook@thesiriusgroup.com>
Cc: PMO <PMO@ynysmon.gov.uk>; Liz A. Davies <LizDavies@ynysmon.gov.uk>; Dylan Llewelyn Jones <DylanLlewelynJones@ynysmon.gov.uk>
Subject: RE: CONS/2019/1

Dear Steven,

Thank you again for meeting with me a few weeks ago, I thought it was useful to discuss the viewpoints and have a walkover on a few of the sites. Following on from the visit I have updated some of the viewpoint locations that there were questions over, please see the attached table and R2 version of the plan.

I would say the main question that remains is the view from the A55. Our H&S policy would prevent us walking upon the grass verge of a main dual carriageway, I checked the laybys and there is no visibility either. I feel the most sensitive stretch is the section to the south of Bryngwran as it is elevated on embankments as it passes over the local road that borders Plot 4 and 5. The proposed Viewpoint 26 is the closest proposed viewpoint that would be representative, this is though at a greater distance and elevation, there is also a public footpath to the west where we could try to take a photo from, but again this would be at a greater distance and higher elevation. I would welcome your thoughts on options for views from the A55. On a positive thought, on initial review it would appear visibility is limited to a very short section of carriageway.

Kind regards



Alex Stappard | Principal Landscape Architect / Planner | Planning

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From: Steven Owen RWF <StevenOwen@vnysmon.gov.uk>

Sent: 24 July 2019 17:26

To: Alex Stappard <Alex.Stappard@thesiriusgroup.com>; James Cook <James.Cook@thesiriusgroup.com>

Cc: PMO <PMO@vnysmon.gov.uk>; Liz A. Davies <LizDavies@vnysmon.gov.uk>; Dylan Llewelyn Jones <DylanLlewelynJones@vnysmon.gov.uk>

Subject: RE: CONS/2019/1

Alex

In response to your previous e-mail I can confirm that Monday 29th July, 2019 is acceptable to Edward Henderson. Can I suggest that we meet at the Business Centre first thing to review the viewpoints with yourself and then carry out an accompanied site inspection to clarify the issues..?

Regards

Steven

From: Alex Stappard <Alex.Stappard@thesiriusgroup.com>

Sent: 24 July 2019 10:32

To: Steven Owen RWF <StevenOwen@vnysmon.gov.uk>; James Cook <James.Cook@thesiriusgroup.com>

Cc: PMO <PMO@vnysmon.gov.uk>; Liz A. Davies <LizDavies@vnysmon.gov.uk>; Dylan Llewelyn Jones <DylanLlewelynJones@vnysmon.gov.uk>

Subject: RE: CONS/2019/1

Dear Steven,

Thank you for the response, we have reviewed Mr Ed Henderson's comments and are pleased that most of the viewpoint location are accepted and this is highlighted in the attached pdf. The ones still to be confirmed are set out below, I am planning to be in the area on Monday 29th should Ed wish to meet on site or confirm anything else. Following the site visit we will feedback with the updated locations and then hopefully we can progress from this stage and undertake the photography whilst the weather remains fair.

Summary – Locations to be reviewed / revised:

- Viewpoint 5 – to move location to footpath to the SE, detailed location tbc
- Viewpoint 12, Review 2 additional locations upon PROW within Plot 6, and PROW to the west
- Viewpoint 16 - Plot 9 access track, to move location to PROW c.140m to the north, location tbc on site
- Viewpoints 19 – 28, generally agreed but to confirm micro siting locations following additional site visit, in line with LPA comments.
- Viewpoint 29 / 30, to review views from the A55 / A5 for main transportation route in the area.

Summary – Locations to be omitted:

- Viewpoint 4
- Viewpoint 18
- Viewpoint 25

Kind regards



Alex Stappard | Principal Landscape Architect / Planner | Planning

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From: Steven Owen RWF <StevenOwen@ynysmon.gov.uk>
Sent: 19 July 2019 14:48
To: James Cook <James.Cook@thesiriusgroup.com>
Cc: Alex Stappard <Alex.Stappard@thesiriusgroup.com>; PMO <PMO@ynysmon.gov.uk>; Liz A. Davies <LizDavies@ynysmon.gov.uk>; Dylan Llewelyn Jones <DylanLlewelynJones@ynysmon.gov.uk>
Subject: FW: CONS/2019/1

Good afternoon,

Further to Alex's e-mail dated 5th July, 2019 please find attached below IACC's response which has been prepared by Mr Ed Henderson.

Please do not hesitate to contact me if you need to discuss the matter further.

Kind regards

Steven.

From: Ed Henderson <EdHenderson@ynysmon.gov.uk>
Sent: 19 July 2019 09:56
To: PMO <PMO@ynysmon.gov.uk>
Cc: Steven Owen RWF <StevenOwen@ynysmon.gov.uk>
Subject: CONS/2019/1

Re: Viewpoint Assessment – plans and documents noted below.

- Proposed Viewpoint Locations - LC1001_06_06 Rev. 1
- Base line – ZTV All plots. LOC1001_06_10
- Viewpoints Assessment (Draft for Discussion) 01.07.19
- Individual ZTVs.

We have visited some of these. Where noted in comments as suitable, micro siting may still be required. Where viewpoints have theoretical visibility of several sites, the photograph should incorporate the full scope of the view. Viewpoint assessments will take account of winter views and season screening through wireframes visualisations. Views beyond 2km we consider are unlikely to be useful. Two beyond the 2km threshold have been noted as unsuitable.

In general terms private views should not be included. Site photos to show the local context should be included but not as the residential assessment.

1.1.3 of the viewpoint assessment notes that viewpoints are publically accessible, although this is not the case for several sites. We consider that a separate residential assessment may be necessary but the need for this would be confirmed by PINs.

Viewpoints as per list with comments.

1.	Suitable
2.	Need to be confirmed on site
3.	Suitable
4.	Unsuitable – private
5.	Unsuitable - private
6.	Suitable – brief view to site.
7.	Suitable – possibly microsite further to north
8.	Suitable
9.	Suitable
10.	Suitable PRoW to the east provides locally elevated additional viewpoint.
11.	Suitable
12.	Suitable range where views possible. Addition viewpoint from PRoW within site would be necessary Location from the PRoW approaching Dinham Fawr suitable as additional viewpoint
13.	Suitable
14.	Suitable
15.	Suitable – increase distance from site if view continues and access available
16.	Unsuitable - private
17.	Suitable
18.	Unsuitable - presumed too distant to be useful

19.	Suitable as western outlook
20.	Suitable
21.	Suitable
22.	Dune top views may be suitable, but unclear from google streetview if actual views would be available from Coast Path.
23.	Move to footpath entrance to west.
24.	Suitable as a long view to the east – possibly better views slightly to north at Crug Bach junction.
25.	Unsuitable due to distance
26.	Suitable as provides good overview of site from north.
27.	Suitable as long view to the north
28.	Suitable
29.	Unsuitable – better views to passing traffic are available but not at formal stopping locations
30.	As above

As this is a draft list, further site visits may identify marginally better local siting, or substitutes.

Ed Henderson - Uwch Swyddog Tirlunio a Choed - Senior Landscape and Tree Officer
 Amgylchedd Adeileidig a Naturiol / Built and Natural Environment
 Gwasanaeth Rheoleiddio a Datblygu Economaidd / Regulation and Economic Development Service
 Cyngor Sir Ynys Môn / Isle of Anglesey County Council
 Swyddfeydd y Cyngor / Council Offices, Llangefni, Anglesey / Ynys Môn, LL77 7TW
 Tel: (01248) 752106 edhenderson@ynysmon.gov.uk

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From: [Angharad Crump](#)
To: [James Cook](#); [Ed Henderson](#)
Cc: [Ben Lewis](#); [James Hartley-Bond](#); [Alex Stappard](#)
Subject: RE: Traffwll - RVAA
Date: 15 March 2021 13:22:33
Attachments: [image001.jpg](#)
[Traffwll - DRAFT Scope - Residential Visual Amenity Assessment.msg](#)

James,

Further to your email dated 2nd March (copy attached) which included a document outlining the scope of the Residential Visual Amenity Assessment (RVAA) to support the application for the proposed Traffwll Solar Farm, the telecom on the 5th March and the photographs included in your email below, the Council has now had the opportunity to review the proposed scope and provide the following comments.

During our telecom on the 5th March the following matters were discussed and it is expected that they will be confirmed in the final RVAA;

1. The RVAA will be separated from the LVIA in order that it is easy to read as a separate and standalone assessment.
2. Properties involved financially are not included in the assessment. This includes a dwelling within Plot 4 (note: approved under Planning reference 16C132).
3. Should a site visit be required, and access denied, the LPA will be notified and will consider the feasibility of facilitating a site visit. (RVAA Sections 1.2.7 and 1.2.11)
4. Table 10 is to be updated in line with recommendations discussed such as: assessment will include gardens, specific design mitigation will be confirmed with the table.

Further to an officer site visit on 12th March to the vicinity of all 4 plots to review the properties to be included in the RVAA (as shown in Figures 7.27 A, 7.27 B; 7.27 C RVAA) it was confirmed that a number of additional properties merit further consideration within the RVAA. The Landscape Institute guidance on RVAA notes that properties with the *largest* magnitude of effect should be included, but is not clearly defined. Therefore it is considered that the assessment should include an assessment of the three additional properties identified below for the reasons stipulated:

- Plot 3: Tai Hirion LL65 3SW

Reason – The property appears to be slightly elevated above the site with a number of windows facing the site and few intermediate features.

- Plot 4. Dolafon LL64 3SF

Reason: trees on the site boundary are showing signs of Ash dieback. This treed screen will not persist for the life of the scheme. A number of windows overlook the site.

- Plot 6: There are number of properties located to the north east with similar effects (none are identified in the LVIA as major). However, the Council consider that Neuadd LL65 3NN is representative of the effects that could be experienced from this aspect and therefore it should be included.

Reason: representative of a cluster of properties.

I trust that our comments will be considered and reflected in the final scope of the RVAA. Should you require any further discussion or clarification please do not hesitate to contact me.

Kind regards

Angharad

Angharad Wyn Crump MRTPI
Swyddog Achos Arweiniol Prosiectau Mawr (Amgylchedd)
Lead Case Officer Major Projects (Environment)
Rheoleiddio a Datblygu Economaidd
Regulation and Economic Development

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From: James Cook <James.Cook@thesiriusgroup.com>

Sent: Dydd Mawrth, 9 Mawrth 2021 14:57

To: Angharad Crump <AngharadCrump@ynysmon.gov.uk>; Ed Henderson <EdHenderson@ynysmon.gov.uk>

Cc: Ben Lewis <Ben.Lewis@bartonwillmore.co.uk>; James Hartley-Bond <James.Hartley-Bond@lowcarbon.com>; Alex Stappard <Alex.Stappard@thesiriusgroup.com>

Subject: Traffwll - RVAA

Angharad/Ed

Further to our call last week regarding the RVAA I attach a dropbox link to the photos of surrounding properties taken from within the plots. The photos are organised by plots on the link.

To help I attach plans showing the approximate location and direction of the photos, the Ref Nos. correspond to the photo file number. Please note there are a handful of aerial photos included.

The attached plans show the properties we propose to include in the RVAA (purple) and the potential ones (light blue) as per discussion and plans circulated last week. The plans also show other properties (black) within 200m of the plot boundaries.

Please could you confirm that you are happy with the proposed selection of properties (purple) to be considered in the RVAA. Please also confirm if you feel any of the properties identified in light blue should be included.

I look forward to hearing from you at your earliest convenience.

Thanks,



James Cook | Principal Planner | Planning

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From: [Ed Henderson](#)
To: [James Cook](#); [Angharad Crump](#)
Cc: [Alex Stappard](#); [James Hartley-Bond](#); [Ben Lewis](#)
Subject: RE: Parc Solar Traffwll - Residential Visual Amenity Assessment
Date: 10 June 2021 21:05:05

Dear James,

Apologies for the delay, we had considered visiting the sites (gardens and properties) where significant effects were predicted, but considered acceptable in the RVAA; however due to Covid, 'cold calling' to review this has not been permitted, yet.

In the absence of a site visit, my observations are limited to the following:

I would recommend that in the Introduction you note that the context for the of the assessment is also the Future Wales, National Plan Policy 18 (2) for DNS. The relevant Local Policy is ADN 2 (3).

We note that only one property denied access, but being close to the PRow, it was possible to assess to some degree.

In terms of content, it has a detailed description of the properties affected, how they would be affected and images to support the description of effects. As noted above, we can't comment in the absence of a site visit on whether we agree with the judgements on the acceptability of effects.

I noticed one typo: RVAA Receptor 11 (Tyn Rhos) sometimes refers to plot 4 as bordering the site, when it is assessing the effect of plot 5 on the property?

I trust that this is of some use,

Regards,
Ed

Ed Henderson - Uwch Swyddog Tirlunio a Choed - Senior Landscape and Tree Officer
Amygylchedd Adeileidig a Naturiol / Built and Natural Environment
Gwasanaeth Rheoleiddio a Datblygu Economaidd / Regulation and Economic Development Service
Cyngor Sir Ynys Môn / Isle of Anglesey County Council
Swyddfeydd y Cyngor / Council Offices, Llangefni, Anglesey / Ynys Môn, LL77 7TW
Tel: (01248) 752106 swyddfa & 07813 720067 symudol
edhenderson@ynysmon.gov.uk

From: James Cook <James.Cook@thesiriusgroup.com>
Sent: 20 May 2021 21:17
To: Angharad Crump <AngharadCrump@ynysmon.gov.uk>; Ed Henderson <EdHenderson@ynysmon.gov.uk>
Cc: Alex Stappard <Alex.Stappard@thesiriusgroup.com>; James Hartley-Bond <James.Hartley-Bond@lowcarbon.com>; Ben Lewis <Ben.Lewis@bartonwillmore.co.uk>
Subject: Parc Solar Traffwll - Residential Visual Amenity Assessment

Hi Angharad/Ed,

Further to our previous discussions please find below a dropbox link to the Draft RVAA. Any comments would be gratefully received?

Please let me know of any queries.

Thanks



James Cook | Principal Planner | Planning

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Mae cynnwys y neges e-bost hon yn cynrychioli sylwadau'r gyrrwr yn unig ac nid o angenrheidrwydd yn cynrychioli sylwadau Cyngor Sir Ynys Mon. Mae Cyngor Sir Ynys Mon yn cadw a diogelu ei hawliau i fonitro yr holl negeseuon e-bost trwy ei rwydweithiau mewnol ac allanol.

Croeso i chi ddelio gyda'r Cyngor yn Gymraeg neu'n Saesneg. Cewch yr un safon o wasanaeth yn y ddwy iaith.

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From: [Ed Henderson](#)
To: [James Cook](#)
Cc: [James Hartley-Bond](#); Ben.Lewis@bartonwillmore.co.uk; [Alex Stappard](#); [Angharad Crump](#)
Subject: RE: Parc Solar Traffwll - Cumulative, CTMS and Photomontages
Date: 26 March 2021 17:05:13
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Dear James,

I've added some answers below in red – which will help narrow things down. Should you have any further question before the site visit, please contact us.

Regards,
Ed

From: James Cook <James.Cook@thesiriusgroup.com>
Sent: 24 March 2021 19:30
To: Angharad Crump <AngharadCrump@ynysmon.gov.uk>; Ed Henderson <EdHenderson@ynysmon.gov.uk>
Cc: James Hartley-Bond <James.Hartley-Bond@lowcarbon.com>; Ben.Lewis@bartonwillmore.co.uk; Alex Stappard <Alex.Stappard@thesiriusgroup.com>
Subject: RE: Parc Solar Traffwll - Cumulative, CTMS and Photomontages

Angharad/Ed,

Thank you for your comments on the landscape and visual chapter which we are currently reviewing, in advance given that the survey works for the RVAA will be taking place on Thursday 1st April we would like to respond on the viewpoint queries. Please could you confirm agreement of the approach or suggested actions as soon as possible so we can, if needed, make provision during our survey work next week.

(blue italics – copied from IACC comments)

The Council have a number of suggestions and requests with regard to the viewpoints further to a site visit, the most recent layouts and draft visualisations. None of the visualisations contain any of the other ancillary equipment or buildings.

- There are a handful of photomontages where transformers and substations are visible, but generally as the panels and ancillary structures are modelled at the same height many will be screened. This will be double checked but we are confident all are modelled correctly. Where the ancillary equipment is visible in the photomontages it is discussed.

Agreed as the approach

Viewpoint 5. The position of this viewpoint has changed from that displayed in the Proposed Viewpoint Location drawing number LC1001_06_06 Revision 3, now Figure 7.3 Viewpoints 27/1/21. While the Council appreciate the need for micro-siting by the photographer, given that the revised location would not be adequate to capture effects for the RVAA, the previous location, close to the Plas Llechlched entrance would appear to be preferable. It provides a better view of the site and the panel elevations. Without further rationale to support the change, the Council do not agree to the repositioning of the viewpoint.

- The entrance to Plas Llechlched was not utilised as it is a private driveway and the verge opposite was too narrow to position the camera tripod and survey equipment safely. The location utilised nearby is upon a wider area of road verge where it was safer to stand. It is considered that the viewpoint location is representative of road users. The many buildings at Plas Llechlched will now be subject to RVAA, the entrance driveway will be considered as part of this assessment. IACC to confirm acceptance of approach.

I have checked with colleagues in Council Streetworks as to traffic management procedures on this local highway network and while the safety of the photographer is paramount, it is suggested that signage to advise that the works (similar to a theodolite survey) would ensure their safety.

Essentially, the Council wish to ensure that the viewpoint used represents a worse-case scenario and that an alternative viewpoint would not result in a different level of effect, and the appearance from another location materially different. This viewpoint should represent a view of the panel elevations, a view not captured for this plot in the other public viewpoints. Therefore it is suggested that the original viewpoint is also taken on-site, and that the baseline image is circulated to the Council and the final choice made. We consider that this is a reasonable approach.

Viewpoint 4: Although at the edge of the ZTV and close to the site, the array is not visible. Further to a site visit, it does not appear that there would be better views further to the south on the highway, even in winter.

- Comment noted, no further action proposed.

Viewpoint 8 – the mounted image excludes panels that would appear close to the base of the 132KV pylons. A wider field of view would be preferable in the image. The visualisation indicates that there would be no additional security fencing or signage here, or changes to the agricultural gate. This appears unlikely and if these changes are likely they should for clarity be part of the visualisation in these roadside viewpoints.

- We will check visibility of panels under the pylon. The angle presented in the current photomontage is considered sufficient as it covers the residential property, mitigation areas and the near solar arrays (and fencing). A wider field of view would necessitate the

creation of another photomontage which would largely view panels in front of the field gate (IACC to confirm whether this is necessary). It is confirmed that the field gate would not change as this is not the proposed access, it will remain as current. The security fencing/CCTV shown in the photomontage is as proposed. We can emphasise in the assessment text that existing gate will be retained and the extent of site security fencing.

A additional montage would not be necessary, but we would recommend that the Appendix table could note/estimate the proportion of the site visible in the montage. It is already identified as a 'Significant' effect, and the outcome from an additional montage would not change.

Viewpoint 14: This has been moved to the south (the need for micro-siting was indicated in the Photomontage proposals R4 and could make use of more elevated viewpoint from the railway bridge as a location).

- The railway bridge only has a narrow verge and restricted vehicular sight lines so there was H&S concerns with setting up the camera / survey equipment on the bridge. The viewpoint is c.25m north from the rail bridge and at a slightly lower level, but aligned through a gap in vegetation. Subject to speaking with the surveyor and resolving H&S concerns, we may be able to take another shot from the bridge next week but it is still considered that the site would still form a small scale feature in the view. IACC to confirm.

It is not considered that the alternative position would change the level of effect predicted; however, an unobstructed view is preferable and we would reiterate the advice from colleagues in relation to H&S and the use of signage.

Viewpoint 19: A viewpoint photo from the A55 was not possible from a location where photos could safely be taken. The Council was not satisfied with the use of layby positions as the site was invisible from the location suggested. This has been amended to a location on the A5; and does not appear to have been the subject of further discussion with the council. In any event, an assessment from the A55, for example using a wireframe drawing and an online image (from the southern carriageway) will be necessary due to the proximity of Plots 4 and 5 to the A55. The Council has no objection to the retention of VP 19 as proposed subject to the addition proposed below.

- The location on the A5 was selected following the previous discussions as setting up on the A55 was not possible due to H&S issues, and the layby areas were not suitable as previously discussed. The current location does illustrate likely views from the road, although illustrated from a greater distance. This was the best compromise location (publicly accessible) that could be found whilst on site following confirmation that the laybys were not suitable. In terms of the presenting of views in a wireframe this is usually carried out for wind turbines in specialist software. To produce a scaled image representative for solar will need confirming with our visualisation staff. From utilising wireframes in wind turbine assessment before this has always been with the support of a scaled baseline photograph. In this instance we will not have the baseline photograph to provide context and comparison. We note the availability of google streetview but due to the viewing angles and elevated camera height this is not considered to be a representative image to compare wirelines with and would not conform with guidance.

The difficulty and potential inaccuracy of matching wireframes to google images is understood and it is agreed that this approach would be unsuitable. While google images would not conform with LI guidance on images, they provide an opportunity to present views of the site from a location where the sites are visible and the scale of the proposal apparent. An annotated image would provide interested parties and a Planning Inspector with an illustration that would aid in a site visit. No image is a substitute for a site visit, but would be helpful in this regard. It would not need to be assessed as an image in the LVIA but could include as an indicative image with a proportionate commentary. Alternatively an image from a moving vehicle could be considered, but subject to the same limitations and annotated to the same effect.

Happy to discuss further any queries you may have.

Regards,



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From: Angharad Crump <AngharadCrump@vnysmon.gov.uk>

Sent: 22 March 2021 13:36

To: James Cook <James.Cook@thesiriusgroup.com>

Cc: James Hartley-Bond <James.Hartley-Bond@lowcarbon.com>; Ben.Lewis@bartonwillmore.co.uk; Alex Stappard <Alex.Stappard@thesiriusgroup.com>; Ed Henderson <EdHenderson@vnysmon.gov.uk>

Subject: RE: Parc Solar Traffwll - Cumulative, CTMS and Photomontages

James,

Further to your email below the Council has now had the opportunity to review the draft LVIA ES Chapter and provide the comments included in the attached document.

Should you wish to discuss the comments further please do not hesitate to contact us.

Kind regards

Angharad

Angharad Wyn Crump MRTPI

Swyddog Achos Arweiniol Prosiectau Mawr (Amgylchedd)

Lead Case Officer Major Projects (Environment)

Rheoleiddio a Datblygu Economaidd

Regulation and Economic Development

Cyngor Sir Ynys Mon / *Isle of Anglesey County Council,*

Canolfan Fusnes Môn/*Anglesey Business Centre*

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📧 AngharadCrump@vnysmon.gov.uk



A yw'r e-bost hwn wedi ei farcio'n 'Swyddogol-Sensitif'? Os ydyw, rhaid i chi ystyried a oes gennych hawl i'w ddyblygu, ei argraffu neu ai anfon ymlaen. Os oes, sicrhewch os gwelwch yn dda fod yr e-bost ynghyd ag unrhyw atodiadau'n cael eu marcio'n 'Swyddogol-Sensitif'. Eich cyfrifoldeb chi yw sicrhau fod mesurau'n cael eu cymryd i ddiogelu, storio a chael gwared ar y wybodaeth mewn modd priodol. Mae hyn yn golygu fod rhaid diogelu'r wybodaeth gyda chyfrinair neu ei chadw mewn cwpwrdd ffeilio y mae modd ei gloi. Rhaid cael gwared ar ddogfennau 'Swyddogol-Sensitif' yn y biniau gwastraff y mae modd eu cloi. Os ydych yn ansicr ynghylch sut i ddefnyddio gwybodaeth 'Swyddogol-Sensitif', yna cysylltwch os gwelwch yn dda gyda llwodgwyb@vnysmon.gov.uk

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From: James Cook <James.Cook@thesiriusgroup.com>
Sent: Dydd Gwener, 19 Chwefror 2021 15:18
To: Angharad Crump <AngharadCrump@ynysmon.gov.uk>
Cc: James Hartley-Bond <James.Hartley-Bond@lowcarbon.com>; Ben.Lewis@bartonwillmore.co.uk; Alex Stappard <Alex.Stappard@thesiriusgroup.com>
Subject: RE: Parc Solar Traffwll - Cumulative, CTMS and Photomontages

Hi Angharad,
Further to your email below please find attached a draft LVIA Chapter from the ES. This will help to address some of Ed's queries regarding Landscape Character and Residential Receptors and viewpoints. Let me know if the LVIA Methodology is required?

To help I detail a link to all of the figures referenced in the chapter. You'll have seen some of these before from my previous email regarding assessment tables and photomontages.

<https://www.dropbox.com/sh/t1o7en8a3j3dpcb/AAB0FVgFqkARIOB39SYT6LSba?dl=0>

Once Ed has had the opportunity to review the LVIA chapter think a meeting to discuss his comments and the scope of the RVAA would be very useful. I note we have a call scheduled for Wednesday at 1pm. It would be great if we could use this time to discuss the LVIA.

Thanks



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From: Angharad Crump <AngharadCrump@ynysmon.gov.uk>
Sent: 15 February 2021 16:44
To: James Cook <James.Cook@thesiriusgroup.com>
Cc: James Hartley-Bond <James.Hartley-Bond@lowcarbon.com>; Ben.Lewis@bartonwillmore.co.uk

Subject: FW: Parc Solar Traffwll - Cumulative, CTMS and Photomontages

James,

Further to your email below, the Council has now had the opportunity to review the information attached to your email and in particular comments have been provided by our Senior Landscape and Tree Officer, Mr Ed Henderson.

Please note that the following comments provided by the Council's is made without prejudice to any comments the Council may subsequently wish to make, including upon receipt of further or more detailed information including the Environmental Statement.

It should be noted from an LVIA perspective that a considerable amount of time has lapsed since the previous consultation and engagement that took place with the Council regarding the scope of the assessments. In addition the project detail has also evolved since this discussion.

It should be noted that in terms of our review of the viewpoint locations, that we have not visited the locations due to the current lockdown, but have used google earth and streetview to inform our observations.

The Council does not provide comment on the assessments of significance – in general significant effects to public views have been identified as expected.

In summary and as further detailed below, following the Councils review of the information provided, the two issues that require clarification or more detail within the existing assessment are the Residential Visual Amenity Assessment (RVAA) and the description of local character and how that might affect the assessment of effects.

The Council believes that it would be beneficial to set up a meeting with the Landscape Advisers involed so that the matters identified below can be further discussed.

Background

A location plan for the VPs has not been submitted with the recent images, therefore the Council has referred to the plans received in March 2020 (attached), although some VPs have changed from those noted in the Proposed Viewpoint Location drawing – it is noted that VP 19 has moved from the location proposed on the A55 to one on the A5. VP 16 is near Bryn Madog as requested.

LVIA Appendix 7 January 2021 DRAFT

4.1

The analysis contained in the Landscape Character table under 4.1 is brief, without detailed commentary on either landscape components/features or character (other than grassland). A further and more recent description of the LCAs is contained in the Anglesey, Gwynedd and Snowdonia National Park, Landscape Sensitivity and Capacity Assessment.

For example, it is not apparent that the level of detail under 'scale' which omits a description of '*aesthetic or perceptual elements*' (GLVIA 5.49) is sufficient to inform a judgement on overall significance.

Given that these are descriptions of character and qualities for wider aspect or character areas, the LVIA should include a description of local character and qualities within the study area, in addition to the larger LCA and LANDMAP descriptions.

A copy of the rationale for the assessment of effects/methodology should also be supplied with the submission to indicate how it helps inform professional judgements on the level of significance

4.2

The comments provided by the Council at pre-application stage with regards to the Scope of the Assessment required to support the application has confirmed the need for a Residential Assessment for visual effects and this should be a separate document and not part of the LVIA as it addresses private rather than public effects.

While some of the viewpoint locations will also be close to residential receptors, it is unsuitable for residential analysis to be contained within the LVIA and given the time elapsed since the Scoping Direction it is consider that this should follow the 2019 Landscape Institute guidelines for Residential Visual Amenity Assessment (RVAA). The scoping submission noted a large number of properties whereas the submission refers to approximately 30 within the 200metre radius of the development. We are not aware that the scope of the assessment/properties to be assessed has been discussed with the Council further to the scoping direction.



As noted in earlier correspondence, any significant effects identified should be mitigated through design and layout.

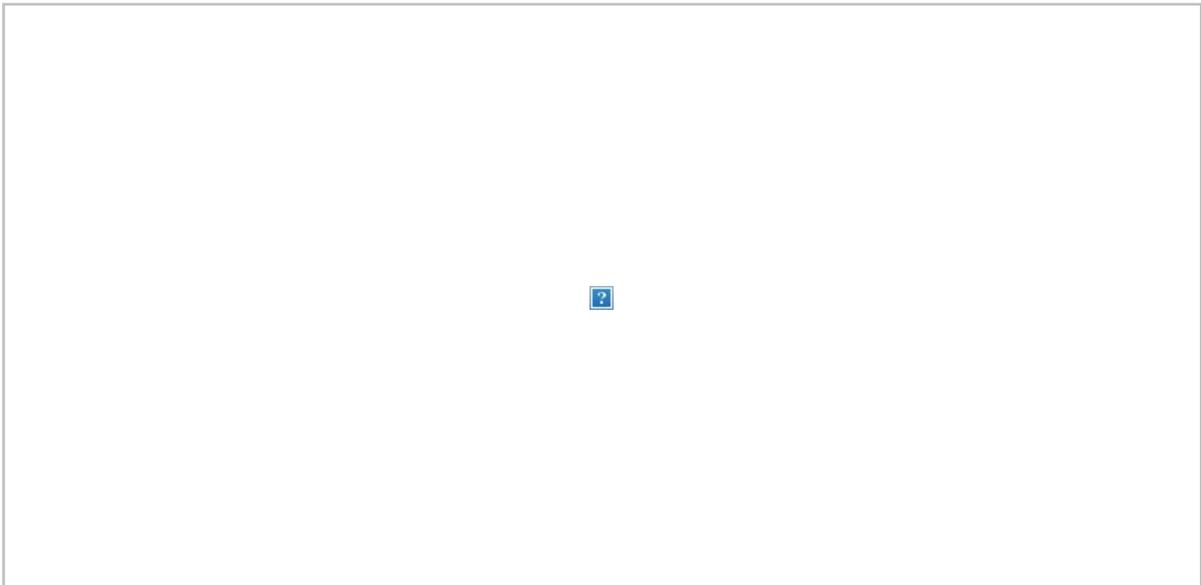
Clarity on your proposed approach to Residential Visual Amenity (the RVAA) would be welcomed, before further work on the LVIA is carried out.

4.5

The viewpoint photomontages show the panels and boundary 2metre high fence and an improved access track. They do not include the associated infrastructure including items such as security gates, signage, or CCTW, or electrical infrastructure. These items are common associated infrastructure to such proposals and would be visible in some of the images. They should be referred to in the viewpoint assessment, even if not included in the visualisation.

VP 4 - Although at the edge of the ZTV and close to the site, the array is not visible. Potentially in winter months there may be views towards the site in the vicinity of the poultry buildings at Gernant which might be a preferable location to the current viewpoint.

VP 5 - The viewpoint photo does not follow the viewpoint locations plan (attached) orientation which would appear to be closer to the google image below. Can it be clarified why an alternative outlook and slightly amended location has been chosen?



We trust that the above comments are useful to you. However as mentioned, it is considered that it would be beneficial to set up a meeting to discuss our comments further and for the Council to gain an understanding as to the further work that is to take place to accommodate the comments provided at pre-application stage.

Kind regards

Angharad

From: James Cook <James.Cook@thesiriusgroup.com>

Sent: Dydd Mercher, 27 Ionawr 2021 18:52

To: Angharad Crump <AngharadCrump@ynysmon.gov.uk>

Cc: James Hartley-Bond <James.Hartley-Bond@lowcarbon.com>; Ben Lewis <Ben.Lewis@bartonwillmore.co.uk>

Subject: RE: Parc Solar Traffwll - Cumulative, CTMS and Photomontages

Angharad,

The link below is to the photomontages. There are 19 viewpoints, but for some VPs there are 2 views.

<https://www.dropbox.com/sh/yv2gr7gurr9etoz/AACi7baTplzJh-13LwSaDbCOa?dl=0>

The landscape character, visual and residential assessment tables are presented in section 7.4 of the attached word doc.

The link below is to a selection of the figures referenced in the attached doc. Again, we can provide all the figures, but some are not specifically relevant to the tables and photomontages.

<https://www.dropbox.com/sh/t1o7en8a3j3dpcb/AAB0FVgFqkARIOB39SYT6LSba?dl=0>

Any queries please let me know.

Regards,



James Cook | Principal Planner | Planning

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From: James Cook

Sent: 27 January 2021 17:54

To: Angharad Crump <AngharadCrump@ynysmon.gov.uk>

Cc: James Hartley-Bond <James.Hartley-Bond@lowcarbon.com>; Ben Lewis <Ben.Lewis@bartonwillmore.co.uk>

Subject: Parc Solar Traffwll - Cumulative, CTMS and Photomontages

Angharad,

As discussed yesterday please find details below of the schemes the EIA is considering as part of the cumulative assessment.

In terms of cumulative influences from beyond the application site boundary, the baseline of the EIA included surrounding land-uses. Consideration has also been given to significant planning permissions which have yet to become fully operational within 5km of the application site, these include:

- variation of condition to extend the implementation period of planning permission 27C106E/FR/ECON by three years (July 2023) for the A5025 highway improvements between the A5 east of Valley Junction to the proposed Wylfa Newydd Power Station within the north-west of Anglesey.
- An application (MIG/2018/1) for the erection and operation of a replacement Asphalt plant together with ancillary development was approved in March 2019 to the west of Gwalchmai approximately 3.1km to the north-east of Plot 5.
- Outline application OP/2019/17 for the erection of 30 dwellings

If you can add any more schemes to the list, that would be great.

An updated CTMS is attached, including drawings. Let me know if you need the crashmap reporting (as this comprises numerous files).

I'll send a separate email covering the photomontages and assessment tables.

Thanks



James Cook | Principal Planner | Planning

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From: [Ed Henderson](#)
To: [James Cook](#)
Cc: [Ben.Lewis@bartonwillmore.co.uk](#); [Alex Stappard](#); [Angharad Crump](#); [James Hartley-Bond](#)
Subject: Parc Solar Traffwll - Cumulative, CTMS and Photomontages: response to SIRUS information received 23.04.21
Date: 30 April 2021 15:19:52
Attachments: [image001_inq](#)
[image002.png](#)
[image003.png](#)

Dear James,

Thank you for the additional information. I have made some additional comments/confirmations in dark blue/dated 30.04.21.

I don't believe there are further matters arising from these comments but should you wish to clarify anything, please get back to us.

Regards,
Ed

Ed Henderson - Uwch Swyddog Tirlunio a Choed - Senior Landscape and Tree Officer
Tel: (01248) 752106 *swyddfa* & 07813 720067 *symudol*
edhenderson@ynysmon.gov.uk

From: James Cook <James.Cook@thesiriusgroup.com>
Sent: 23 April 2021 15:00
To: Ed Henderson <EdHenderson@ynysmon.gov.uk>
Cc: James Hartley-Bond <James.Hartley-Bond@lowcarbon.com>; Ben.Lewis@bartonwillmore.co.uk; Alex Stappard <Alex.Stappard@thesiriusgroup.com>; Angharad Crump <AngharadCrump@ynysmon.gov.uk>
Subject: RE: Parc Solar Traffwll - Cumulative, CTMS and Photomontages

Hi Ed,

Please see our response below (in green) and attachments to your comment from the 26/3. I look forward to hearing from you. Please let me know if you have any queries.

Regards,



James Cook | Principal Planner | Planning

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From: Ed Henderson <EdHenderson@ynysmon.gov.uk>

Sent: 26 March 2021 17:05

To: James Cook <James.Cook@thesiriusgroup.com>

Cc: James Hartley-Bond <James.Hartley-Bond@lowcarbon.com>; Ben.Lewis@bartonwillmore.co.uk; Alex Stappard <Alex.Stappard@thesiriusgroup.com>; Angharad Crump <AngharadCrump@ynysmon.gov.uk>

Subject: RE: Parc Solar Traffwll - Cumulative, CTMS and Photomontages

Dear James,

I've added some answers below in red – which will help narrow things down. Should you have any further question before the site visit, please contact us.

Regards,
Ed

From: James Cook <James.Cook@thesiriusgroup.com>

Sent: 24 March 2021 19:30

To: Angharad Crump <AngharadCrump@ynysmon.gov.uk>; Ed Henderson <EdHenderson@ynysmon.gov.uk>

Cc: James Hartley-Bond <James.Hartley-Bond@lowcarbon.com>; Ben.Lewis@bartonwillmore.co.uk; Alex Stappard <Alex.Stappard@thesiriusgroup.com>

Subject: RE: Parc Solar Traffwll - Cumulative, CTMS and Photomontages

Angharad/Ed,

Thank you for your comments on the landscape and visual chapter which we are currently reviewing, in advance given that the survey works for the RVAA will be taking place on Thursday 1st April we would like to respond on the viewpoint queries. Please could you confirm agreement of the approach or suggested actions as soon as possible so we can, if needed, make provision during our survey work next week.

(blue italics – copied from IACC comments)

The Council have a number of suggestions and requests with regard to the viewpoints further to a site visit, the most recent layouts and draft visualisations. None of the visualisations contain any of the other ancillary equipment or buildings.

- There are a handful of photomontages where transformers and substations are visible, but generally as the panels and ancillary structures are modelled at the same height many will be screened. This will be double checked but we are confident all are modelled correctly. Where the ancillary equipment is visible in the photomontages it is discussed.

Agreed as the approach

Viewpoint 5. The position of this viewpoint has changed from that displayed in the Proposed Viewpoint Location drawing number LC1001_06_06 Revision 3, now Figure 7.3 Viewpoints 27/1/21. While the Council appreciate the need for micro-siting by the photographer, given that the revised location would not be adequate to capture effects for the RVAA, the previous location, close to the Plas Llechylched entrance would appear to be preferable. It provides a better view of the site and the panel elevations. Without further rationale to support the change, the Council do not agree to the repositioning of the viewpoint.

- The entrance to Plas Llechylched was not utilised as it is a private driveway and the verge opposite was too narrow to position the camera tripod and survey equipment safely. The location utilised nearby is upon a wider area of road verge where it was safer to stand. It is considered that the viewpoint location is representative of road users. The many buildings at Plas Llechylched will now be subject to RVAA, the entrance driveway will be considered as part of this assessment. IACC to confirm acceptance of approach.

I have checked with colleagues in Council Streetworks as to traffic management procedures on this local highway network and while the safety of the photographer is paramount, it is suggested that signage to advise that the works (similar to a theodolite survey) would ensure their safety.

Essentially, the Council wish to ensure that the viewpoint used represents a worse-case scenario and that an alternative viewpoint would not result in a different level of effect, and the appearance from another location materially different. This viewpoint should represent a view of the panel elevations, a view not captured for this plot in the other public viewpoints. Therefore it is suggested that the original viewpoint is also taken on-site, and that the baseline image is circulated to the Council and the final choice made. We consider that this is a reasonable approach.

The new baseline photograph from the entrance to Plas Llechylched is attached. The photograph illustrates the view from the road corridor at the entrance to the residential grouping. We were able to obtain access to the private driveway whilst undertaking the RVAA. The viewpoint illustrates the restricted visibility channelled through the near trees and vegetation to the north eastern area of Plot 4. The closest area of solar arrays would be c.40m from the camera location. It is considered that the previously supplied VP5 is as representative, if not more, of the view from the road corridor, which was the aim of the viewpoint location. VP4 is additionally located closer to the arrays c.20m. The scale of visual effect is considered to be at the greatest from the supplied VP5 location.

This is a slightly amended location and may have been suitable had the image been taken from the field boundary rather than being taken from the lane through the trees. The previously supplied viewpoint is preferable in this regard; however, the Council's

observations on effects may include a brief consideration of/referral to the original viewpoint (30.04.21)

Viewpoint 4: Although at the edge of the ZTV and close to the site, the array is not visible. Further to a site visit, it does not appear that there would be better views further to the south on the highway, even in winter.

- Comment noted, no further action proposed.

Viewpoint 8 – the montaged image excludes panels that would appear close to the base of the 132KV pylons. A wider field of view would be preferable in the image. The visualisation indicates that there would be no additional security fencing or signage here, or changes to the agricultural gate. This appears unlikely and if these changes are likely they should for clarity be part of the visualisation in these roadside viewpoints.

- We will check visibility of panels under the pylon. The angle presented in the current photomontage is considered sufficient as it covers the residential property, mitigation areas and the near solar arrays (and fencing). A wider field of view would necessitate the creation of another photomontage which would largely view panels in front of the field gate (IACC to confirm whether this is necessary). It is confirmed that the field gate would not change as this is not the proposed access, it will remain as current. The security fencing/CCTV shown in the photomontage is as proposed. We can emphasise in the assessment text that existing gate will be retained and the extent of site security fencing.

A additional montage would not be necessary, but we would recommend that the Appendix table could note/estimate the proportion of the site visible in the montage. It is already identified as a 'Significant' effect, and the outcome from an additional montage would not change.

Viewpoint 14: This has been moved to the south (the need for micro-siting was indicated in the Photomontage proposals R4 and could make use of more elevated viewpoint from the railway bridge as a location).

- The railway bridge only has a narrow verge and restricted vehicular sight lines so there was H&S concerns with setting up the camera / survey equipment on the bridge. The viewpoint is c.25m north from the rail bridge and at a slightly lower level, but aligned through a gap in vegetation. Subject to speaking with the surveyor and resolving H&S concerns, we may be able to take another shot from the bridge next week but it is still considered that the site would still form a small scale feature in the view. IACC to confirm.

It is not considered that the alternative position would change the level of effect predicted; however, an unobstructed view is preferable and we would reiterate the advice from colleagues in relation to H&S and the use of signage.

A new baseline photograph is provided (see attached) when compared to the previous photo used for VP14 it reaffirms there will be no change to the levels of visibility, views to all the plot areas will remain screened. Farmhouse within Plot 6, Glan Gors, and surrounding vegetation, is clearly visible, screening views to Plot 6. IACC to confirm whether this photograph is to be used instead of the current VP14 photograph?

New base line photo agreed as preferable as the immediate view is unobstructed by vegetation. (30.04.21)

Viewpoint 19: A viewpoint photo from the A55 was not possible from a location where photos could safely be taken. The Council was not satisfied with the use of layby positions as the site was invisible from the location suggested. This has been amended to a location on the A5; and does not appear to have been the subject of further discussion with the council. In any event, an assessment from the A55, for example using a wireframe drawing and an online image (from the southern carriageway) will be necessary due to the proximity of Plots 4 and 5 to the A55. The Council has no objection to the retention of VP 19 as proposed subject to the addition proposed below.

- The location on the A5 was selected following the previous discussions as setting up on the A55 was not possible due to H&S issues, and the layby areas were not suitable as previously discussed. The current location does illustrate likely views from the road, although illustrated from a greater distance. This was the best compromise location (publicly accessible) that could be found whilst on site following confirmation that the laybys were not suitable. In terms of the presenting of views in a wireframe this is usually carried out for wind turbines in specialist software. To produce a scaled image representative for solar will need confirming with our visualisation staff. From utilising wireframes in wind turbine assessment before this has always been with the support of a scaled baseline photograph. In this instance we will not have the baseline photograph to provide context and comparison. We note the availability of google streetview but due to the viewing angles and elevated camera height this is not considered to be a representative image to compare wirelines with and would not conform with guidance.

The difficulty and potential inaccuracy of matching wireframes to google images is understood and it is agreed that this approach would be unsuitable. While google images would not conform with LI guidance on images, they provide an opportunity to present views of the site from a location where the sites are visible and the scale of the proposal apparent. An annotated image would provide interested parties and a Planning Inspector with an illustration that would aid in a site visit. No image is a substitute for a site visit, but would be helpful in this regard. It would not need to be assessed as an image in the LVIA but could include as an indicative image with a proportionate commentary. Alternatively an image from a moving vehicle could be considered, but subject to the same limitations and annotated to the same effect.

It has been possible to obtain some image frames cut a video recording taken whilst driving along the A55, these have been selected to illustrate the total extent of the site that is visible from the carriageway. These will be used to assist in an updated assessment of visual effects table for travelers upon the A55, photos saved as a new 'illustrative' figure. Visibility (angled away from the carriageway) is shown to be possible into the northern area of Plot 4, and very limited visibility to Plot 5. No visibility to Plot 3 or plot 6. The site extents will be marked up on the photographs with an indication on the mapping of the total length of carriageway from where it is possible to view the plot areas.

Having driven along here on several occasions recently, the crash barrier appears to feature more prominently in the images than I'd observed. I was of course looking from the drivers position and not directly to my left. The approximate camera height and orientation should be noted in the legend with the images.

On the whole the images provide a sequence of views to the site from this busy receptor, which when clearly annotated will usefully indicate the location and scale of plots 4 and 5 and inform judgements on effects. (30.04.21)

Happy to discuss further any queries you may have.

Regards,



James Cook | Principal Planner | Planning

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From: Angharad Crump <AngharadCrump@ynysmon.gov.uk>

Sent: 22 March 2021 13:36

To: James Cook <James.Cook@thesiriusgroup.com>

Cc: James Hartley-Bond <James.Hartley-Bond@lowcarbon.com>; Ben.Lewis@bartonwillmore.co.uk; Alex Stappard <Alex.Stappard@thesiriusgroup.com>; Ed Henderson <EdHenderson@ynysmon.gov.uk>

Subject: RE: Parc Solar Traffwll - Cumulative, CTMS and Photomontages

James,

Further to your email below the Council has now had the opportunity to review the draft LVIA ES Chapter and provide the comments included in the attached document.

Should you wish to discuss the comments further please do not hesitate to contact us.

Kind regards

Angharad

Angharad Wyn Crump MRTPI
Swyddog Achos Arweiniol Prosiectau Mawr (Amgylchedd)
Lead Case Officer Major Projects (Environment)
Rheoleiddio a Datblygu Economaidd
Regulation and Economic Development

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Canolfan Fusnes Môn/Anglesey Business Centre
Parc Busnes Bryn Cefni/Bryn Cefni Business Park
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✉ AngharadCrump@ynysmon.gov.uk



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From: James Cook <James.Cook@thesiriusgroup.com>
Sent: Dydd Gwener, 19 Chwefror 2021 15:18
To: Angharad Crump <AngharadCrump@ynysmon.gov.uk>
Cc: James Hartley-Bond <James.Hartley-Bond@lowcarbon.com>; Ben.Lewis@bartonwillmore.co.uk; Alex Stappard <Alex.Stappard@thesiriusgroup.com>
Subject: RE: Parc Solar Traffwll - Cumulative, CTMS and Photomontages

Hi Angharad,
Further to your email below please find attached a draft LVIA Chapter from the ES. This will help to address some of Ed's queries regarding Landscape Character and Residential Receptors and viewpoints. Let me know if the LVIA Methodology is required?

To help I detail a link to all of the figures referenced in the chapter. You'll have seen some of these before from my previous email regarding assessment tables and photomontages.

Once Ed has had the opportunity to review the LVIA chapter, think a meeting to discuss his comments and the scope of the RVAA would be very useful. I note we have a call scheduled for Wednesday at 1pm. It would be great if we could use this time to discuss the LVIA.

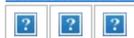
Thanks



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From: Angharad Crump <AngharadCrump@vnysmon.gov.uk>

Sent: 15 February 2021 16:44

To: James Cook <James.Cook@thesiriusgroup.com>

Cc: James Hartley-Bond <James.Hartley-Bond@lowcarbon.com>; Ben.Lewis@bartonwillmore.co.uk

Subject: FW: Parc Solar Traffwll - Cumulative, CTMS and Photomontages

James,

Further to your email below, the Council has now had the opportunity to review the information attached to your email and in particular comments have been provided by our Senior Landscape and Tree Officer, Mr Ed Henderson.

Please note that the following comments provided by the Council's is made without prejudice to any comments the Council may subsequently wish to make, including upon receipt of further or more detailed information including the Environmental Statement.

It should be noted from an LVIA perspective that a considerable amount of time has lapsed since the previous consultation and engagement that took place with the Council regarding the scope of the assessments. In addition the project detail has also evolved since this discussion.

It should be noted that in terms of our review of the viewpoint locations, that we have not visited the locations due to the current lockdown, but have used google earth and streetview to inform our observations.

The Council does not provide comment on the assessments of significance – in general significant effects to public views have been identified as expected.

In summary and as further detailed below, following the Councils review of the information provided, the two issues that require clarification or more detail within the existing assessment are the Residential Visual Amenity Assessment (RVAA) and the description of local character and how that might affect the assessment of effects.

The Council believes that it would be beneficial to set up a meeting with the Landscape Advisers involved so that the matters identified below can be further discussed.

Background

A location plan for the VPs has not been submitted with the recent images, therefore the Council has referred to the plans received in March 2020 (attached), although some VPs have changed from those noted in the Proposed Viewpoint Location drawing – it is noted that VP 19 has moved from the location proposed on the A55 to one on the A5. VP 16 is near Bryn Madog as requested.

LVIA Appendix 7 January 2021 DRAFT

4.1

The analysis contained in the Landscape Character table under 4.1 is brief, without detailed commentary on either landscape components/features or character (other than grassland). A further and more recent description of the LCAs is contained in the Anglesey, Gwynedd and Snowdonia National Park, Landscape Sensitivity and Capacity Assessment.

For example, it is not apparent that the level of detail under 'scale' which omits a description of '*aesthetic or perceptual elements*' (GLVIA 5.49) is sufficient to inform a judgement on overall significance.

Given that these are descriptions of character and qualities for wider aspect or character areas, the LVIA should include a

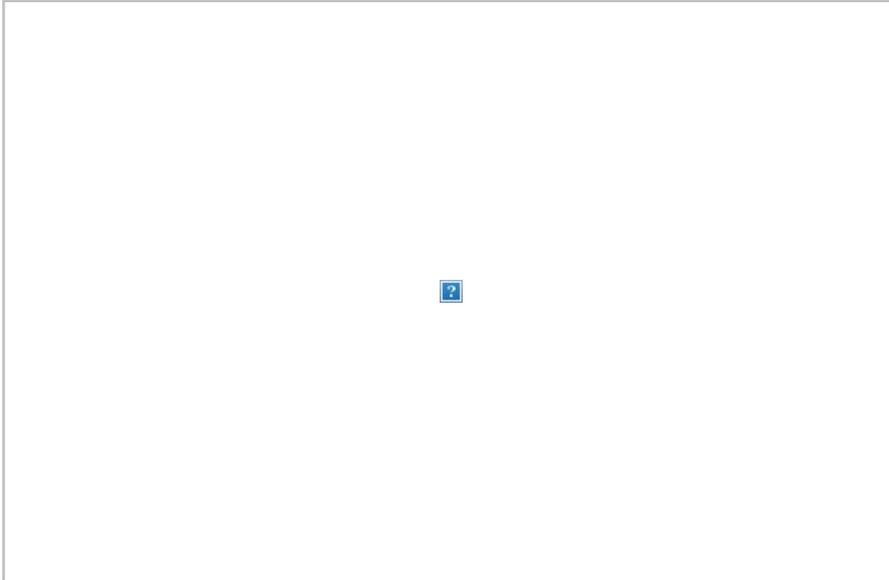
description of local character and qualities within the study area, in addition to the larger LCA and LANDMAP descriptions.

A copy of the rationale for the assessment of effects/methodology should also be supplied with the submission to indicate how it helps inform professional judgements on the level of significance

4.2

The comments provided by the Council at pre-application stage with regards to the Scope of the Assessment required to support the application has confirmed the need for a Residential Assessment for visual effects and this should be a separate document and not part of the LVIA as it addresses private rather than public effects.

While some of the viewpoint locations will also be close to residential receptors, it is unsuitable for residential analysis to be contained within the LVIA and given the time elapsed since the Scoping Direction it is considered that this should follow the 2019 Landscape Institute guidelines for Residential Visual Amenity Assessment (RVAA). The scoping submission noted a large number of properties whereas the submission refers to approximately 30 within the 200metre radius of the development. We are not aware that the scope of the assessment/properties to be assessed has been discussed with the Council further to the scoping direction.



As noted in earlier correspondence, any significant effects identified should be mitigated through design and layout.

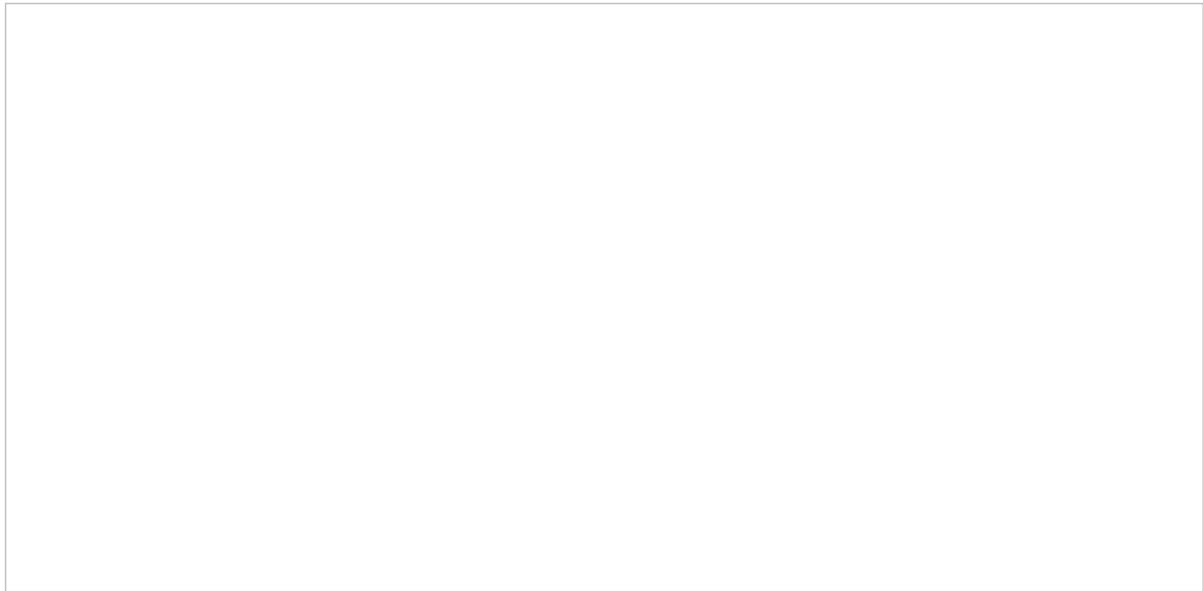
Clarity on your proposed approach to Residential Visual Amenity (the RVAA) would be welcomed, before further work on the LVIA is carried out.

4.5

The viewpoint photomontages show the panels and boundary 2metre high fence and an improved access track. They do not include the associated infrastructure including items such as security gates, signage, or CCTV, or electrical infrastructure. These items are common associated infrastructure to such proposals and would be visible in some of the images. They should be referred to in the viewpoint assessment, even if not included in the visualisation.

VP 4 - Although at the edge of the ZTV and close to the site, the array is not visible. Potentially in winter months there may be views towards the site in the vicinity of the poultry buildings at Gernant which might be a preferable location to the current viewpoint.

VP 5 - The viewpoint photo does not follow the viewpoint locations plan (attached) orientation which would appear to be closer to the google image below. Can it be clarified why an alternative outlook and slightly amended location has been chosen?



We trust that the above comments are useful to you. However as mentioned, it is considered that it would be beneficial to set up a meeting to discuss our comments further and for the Council to gain an understanding as to the further work that is to take place to accommodate the comments provided at pre-application stage.

Kind regards

Angharad

From: James Cook <James.Cook@thesiriusgroup.com>
Sent: Dydd Mercher, 27 Ionawr 2021 18:52
To: Angharad Crump <AngharadCrump@ynysmon.gov.uk>
Cc: James Hartley-Bond <James.Hartley-Bond@lowcarbon.com>; Ben Lewis <Ben.Lewis@bartonwillmore.co.uk>
Subject: RE: Parc Solar Traffwll - Cumulative, CTMS and Photomontages

Angharad,
The link below is to the photomontages. There are 19 viewpoints, but for some VPs there are 2 views.

The landscape character, visual and residential assessment tables are presented in section 7.4 of the attached word doc.

The link below is to a selection of the figures referenced in the attached doc. Again, we can provide all the figures, but some are not specifically relevant to the tables and photomontages.

Any queries please let me know.

Regards,



James Cook | Principal Planner | Planning

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From: James Cook

Sent: 27 January 2021 17:54

To: Angharad Crump <AngharadCrump@ynysmon.gov.uk>

Cc: James Hartley-Bond <James.Hartley-Bond@lowcarbon.com>; Ben Lewis <Ben.Lewis@bartonwillmore.co.uk>

Subject: Parc Solar Traffwll - Cumulative, CTMS and Photomontages

Angharad,

As discussed yesterday please find details below of the schemes the EIA is considering as part of the cumulative assessment.

In terms of cumulative influences from beyond the application site boundary, the baseline of the EIA included surrounding land-uses. Consideration has also been given to significant planning permissions which have yet to become fully operational within 5km of the application site, these include:

- variation of condition to extend the implementation period of planning permission 27C106E/FR/ECON by three years (July 2023) for the A5025 highway improvements between the A5 east of Valley Junction to the proposed Wylfa Newydd Power Station within the north-west of Anglesey.
- An application (MIG/2018/1) for the erection and operation of a replacement Asphalt plant together with ancillary development was approved in March 2019 to the west of Gwalchmai approximately 3.1km to the north-east of Plot 5.
- Outline application OP/2019/17 for the erection of 30 dwellings

If you can add any more schemes to the list, that would be great.

An updated CTMS is attached, including drawings. Let me know if you need the crashmap reporting (as this comprises numerous files).

I'll send a separate email covering the photomontages and assessment tables.

Thanks



James Cook | Principal Planner | Planning

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