

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

RESIDENTIAL VISUAL AMENITY ASSESSMENT



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1.1 Introduction

- 1.1.1 This report presents the results of an assessment of the effects of the visual component of residential amenity (only) from residential receptors close to the proposed solar development. The Assessment is focussed on the receptors that were considered to experience ‘significant’ visual effects when assessed from publicly accessible locations within the main Landscape and Visual Impact Assessment (LVIA) (see ES Chapter 7 and Appendix 7). The properties to be assessed in detail were selected in consultation with IACC following site visits and a review of the LVIA. The full range of residential receptors considered within the assessment are set out in the following response with the rationale for those that are selected for further detailed RVAA.
- 1.1.2 This RVAA is intended to assist the decision maker in a judgement as to the overall impact of the development on the visual aspects of residential amenity. This assessment will not consider other aspects of residential amenity such as noise, glint and glare. This assessment therefore needs to be considered alongside other specific topic areas of the EIA which will cover these subjects.
- 1.1.3 As with any LVIA for a new development that is close to residential receptors, it is common for a number of significant effects to be concluded on views and visual amenity as a result of the introduction of a new development within the landscape. For properties experiencing a high magnitude of visual effects, this assessment will consider the potential effect upon residential visual amenity.

Context

- 1.1.4 Planning appeal decisions and case law have established that there is no ‘right to a view’ even when a resident’s outlook is ‘significantly affected’ by a proposed development. This is demonstrated by the below extract from an appeal decision relating to a wind farm at Bradwell-on-Sea;

“There is no right to a view per se, and any assessment of visual intrusion leading to a finding of material harm must therefore involve extra factors such as undue obtrusiveness, or an overbearing impact, leading to a diminution of conditions at the relevant property to an unacceptable degree.”

*Appeal regarding a windfarm at Bradwell-on-Sea, Essex, (APP/X1545/A/06/2023805)

- 1.1.5 It is noted that national planning policy accepts that significant visual effects can be an inevitable aspect of development, and that the presence of significant effects is not in itself unacceptable and a reason for refusal. National Policy Statement on Energy (EN-1), at paragraphs 5.9.18 to 5.9.20 confirms there will be a need to judge whether the visual effects on sensitive receptors, such as local residents, outweigh the benefits of the development.

“All proposed energy infrastructure is likely to have visual effects for many receptors around proposed sites. The [Planning Inspectorate] will have to judge whether the visual effects on sensitive receptors, such as local residents, and other receptors, such as visitors to the local area, outweigh the benefits of the project.”

*Para 5.9.18, EN-1.

- 1.1.6 Whilst the private property owner has no right to a view in planning terms, through various energy infrastructure appeal decisions it is acknowledged that it is not in the public interest to create entirely unacceptable living conditions where they did not exist before.

Methodology

- 1.1.7 The RVAA is based upon the Landscape Institute guidance, Landscape Institute, Residential Visual Amenity Assessment (RVAA) Technical Guidance Note 2/19, (summarised below). The guidance advises that the established LVIA methodology (Guidelines for Landscape and Visual Impact Assessment, 2013) should be used to arrive at a judgment of effects upon visual amenity of a property in the round (estimation of views from within based upon windows, external spaces, gardens, driveways and approaches), considered in the main assessment of visual effects. This process is then used to identify which residential properties require more detailed assessment of the visual aspects of residential amenity. The assessment considers effects upon a threshold beyond which they are considered to become a matter of residential amenity that requires consideration in the overall planning balance.

1.2 RVAA Undertaken in accordance with, Landscape Institute, Residential Visual Amenity Assessment (RVAA) Technical Guidance Note 2/19

- 1.2.1 RVAA is a stage beyond LVIA and focusses exclusively on private views and private visual amenity. As part of pre-application dialogue, IACC requested that an RVAA was undertaken for the proposed development. A RVAA may be used by the decision maker if potential effects on Residential Amenity need to be weighed in the planning balance.
- 1.2.2 People's visual amenity is defined in Guidelines for Landscape and Visual Impact Assessment – Third Edition, 2013 (GLVIA3)¹ as: *“the overall pleasantness of the views they enjoy of their surroundings”*
- 1.2.3 Residential Visual Amenity means: *‘the overall quality, experience and nature of views and outlook available to occupants of residential properties, including views from gardens and domestic curtilage’*. Residential Visual Amenity is one component of ‘Residential Amenity’.
- 1.2.4 TGN 02 2019 summarises the RVAA process:
- ‘The recommended approach to undertaking a RVAA is grounded in principles and process set out in GLVIA3. The recommended method for undertaking a RVAA involves four steps. It follows a structured assessment process employing a range of objective criteria to underpin the ultimate professional judgement regarding the Residential Visual Amenity Threshold. The aim is to identify those residential properties whose visual amenity has the potential to be affected to the largest magnitude of impact. Properties with the highest magnitude of effect are assessed further culminating in a professional judgement as to whether the Residential Visual Amenity Threshold is likely to be reached at this property or not’.*

Judgement

- 1.2.5 There are numerous relevant appeal decisions that consider residential amenity, however, historically this has been related to wind turbine developments. The form and operation of wind turbines are accepted to be significantly different structures to solar farms, with potential additional effects upon living conditions through noise and shadow flicker. As a general rule residential properties would typically be located further away from a wind turbine development than they could be to a solar farm owing to the vertical scale of the two contrasting development forms.
- 1.2.6 The key consideration in terms of residential visual amenity is therefore whether any significant visual effects are such that they result in unacceptable harm to living conditions. The subject of numerous appeal decisions, the commonly cited test is whether the development would appear so *‘unpleasant, overwhelming and oppressive that a dwelling would become an unattractive place to live’*.
- 1.2.7 This refers to an approach set out by Inspector Kingaby in paragraph 232 of the Burnthouse Farm Appeal Decision (2011), a judgement endorsed by the Secretary of State:

“The level of impact is normally assessed in Environmental Impact Assessment (EIA) terms as

the result of the ‘sensitivity’ of the receptor and the ‘magnitude’ of the impact. Residential locations are normally considered to be of high sensitivity and, where the magnitude of an impact would be moderate or high /major, there will typically be a ‘significant’ adverse impact. There was agreement that serious harm to living conditions should be distinguished from ‘significant effects’ identified under the EIA Regulations 1999 [62,105]. Thus, serious harm to living conditions which might lead to a recommendation for planning permission to be refused, in the public interest, is a more stringent requirement than the identification of a significant adverse impact. It is considered that when assessing the effect on visual outlook, it is helpful to pose the question: “would the proposal affect the outlook of these residents to such an extent i.e. be so unpleasant, overwhelming and oppressive that this would become an unattractive place to live?”

- 1.2.8 Further guidance can be sought in Inspector Lavender’s Carland Cross (Cornwall) Appeal Decision (2009) comprising 10 turbines with an overall height of 100 metres to blade tip. The threshold of acceptability defined by Inspector Lavender can be understood with reference to his statement in paragraph 23 of the Carland Cross decision:

“... those who face the prospect of living close to a wind farm may attach very different value judgements to their visual effect than the wider public, who stand to benefit from the energy produced without seeing turbines from their homes. In effect, the former is primarily a private interest whereas the latter is a public one and, in the case of the former, few householders are able to exercise control over development by others that may do no more than impinge into the outlook from their property. The planning system is designed to protect public rather than private interests, but both interests may coincide where, for example, visual intrusion is of such magnitude as to render a property an unattractive place in which to live. This is because it is not in the public interest to create such living conditions where they did not exist before. Thus, I do not consider that simply being able to see a turbine or turbines from a particular window or part of the garden of a house is sufficient reason to find the visual impact unacceptable (even though a particular occupier might find it objectionable). However, when turbines are present in such number, size and proximity that they represent an unpleasantly overwhelming and unavoidable presence in main views from a house or garden, there is every likelihood that the property concerned would come to be widely regarded as an unattractive (rather than simply less attractive, but not necessarily uninhabitable) place in which to live.”

- 1.2.9 Taking cognisance of previous decisions, this report seeks to judge the acceptability of the solar farm development upon living conditions in the context of a change in views or visual amenity from a dwelling and its garden “in the round”, and conclude whether or not the changes in visual amenity result changes that would be so unpleasant, overwhelming and oppressive that the property would be rendered an unattractive place to live, i.e. exceeding the ‘residential visual amenity threshold’, the property therefore rendered uninhabitable due to the visual amenity effects.
- 1.2.10 The Landscape Institute guidance states that the role of the assessor should be limited to advising planners as to whether or not the visual aspect of residential amenity exceeds the threshold and the need for this to be considered in the overall planning balance by the development planners.

1.3 RVAA Steps

- 1.3.1 The RVAA has been undertaken using the following staged approach:

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**.

1.3.2 Steps 1 – 3 have been undertaken within the LVIA as part of the ‘standard’ assessment in accordance with GLVIA3. However, for the properties selected for RVAA Steps 2 and 3 will be reviewed and incorporated into the final assessment of RVAA. The RVAA will be presented in a table format for each receptor and include:

- 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)’.*
- 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’.*

1.3.3 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.

1.3.4 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

1.3.5 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’.

- 1.3.6 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), and confirmed following discussions with IACC. A further judgement is then required to determine whether the visual effect in question has exceeded the ‘Residential Amenity Threshold’.
- 1.3.7 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. A level above the ‘Residential Visual Amenity Threshold’.
- 1.3.8 Properties to be assessed are set out in Section 1.4.

Summary and Conclusions

- 1.3.9 In accordance with TGN 02 2019, Section 5.1 and 5.2 ‘*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’.

1.4 Summary: Steps 1 – 3 Visual Assessment of Residential Receptors from Publicly Accessible Areas and Baseline Analysis (from main LVIA Chapter)

- 1.4.1 The following is summarised from Section 7.10 of the LVIA Chapter and receptor tables in Appendix 7.5.

Assessment of Predicted Visual Effect on Residential Properties / Receptor Groups

- 1.4.2 As outlined within the baseline section, there are 31 residential receptors / groups within the study area that have been assessed which may have visibility to the proposed development. Detailed assessment tables are included with Appendix 7.5 and summarised in the following table. Effects upon views and visual amenity during the construction and decommissioning phases is considered separately. Effects are considered at scheme opening, a time when the development would be the most visible representing the greatest visible change before any proposed mitigation has established and matured. Where applicable longer term visual effects are also noted if affected by the mitigation proposals. Residential receptors are illustrated on Figure 7.23 and 7.24. The assessment was undertaken from publicly accessible locations close to the residential properties and property groups combined with site walkovers in 2019 and 2020.

Table 1.4: Assessment of Visual Effect on Residential Properties – Summary Table

Receptor (distance to closest area of site boundary)	Magnitude of Visual Effect	Level of Visual Effect (SIGNIFICANCE)	Level of Visual Effect - longer term (Establishment of mitigation planting) – Where Applicable	Comment
Development Area 4				
P4R1 – Plas Llechylched (Plas Farm) – c.10m to the east	High	Major, a SIGNIFICANT visual effect	Major - Moderate, a SIGNIFICANT visual effect	<u>To be considered within RVAA</u>
P4R2 – Grouping of 1 - YR Hen Grougloff Gwar 2 - Y Cerbyty, 3 - Y Stablau (1 & 2), , 4 - Yr Hen Laethdy – 25m to the east	Medium-High	Major - Moderate, a NOT SIGNIFICANT visual effect	Moderate, a NOT SIGNIFICANT visual effect	<u>To be considered within RVAA</u>
P4R3 - Caer Ddol – 23m to the north	High	Major, a SIGNIFICANT visual effect	Major - Moderate, a SIGNIFICANT visual effect	<u>To be considered within RVAA</u>
P4R4 – Gefaely Y Gof, Hen GwetTac Ceffylau – 26m to the east	Medium-High	Major, a SIGNIFICANT visual effect	Major - Moderate, a SIGNIFICANT visual effect	<u>To be considered within RVAA</u>
P4R5 - Pen Bont – 27m to the north	High	Major, a SIGNIFICANT visual effect	Major - Moderate, a SIGNIFICANT visual effect	<u>To be considered within RVAA</u>
P4R6 - Dolafon – 42m to the north	High	Major, a NOT SIGNIFICANT visual effect	Major - Moderate, a SIGNIFICANT visual effect	<u>To be considered within RVAA</u> (request of IACC)
P4R7 - Ty Capel Hebron (Property next to) – 92m to the north	Low	Minor, a NOT SIGNIFICANT visual effect		
P4R8 – Gwaenfynyod – 95m south	Low - Negligible	Minor, a NOT SIGNIFICANT visual effect		
P4R9 - Pandy Cymnod – 101m to the north-west	Negligible	Neutral, a NOT SIGNIFICANT visual effect		
Development Area 5				
P5R1 – Tyn Rhos – 30m to the east	High	Major, a SIGNIFICANT visual effect	Major - Moderate, a SIGNIFICANT visual effect	<u>To be considered within RVAA</u>

Receptor (distance to closest area of site boundary)	Magnitude of Visual Effect	Level of Visual Effect (SIGNIFICANCE)	Level of Visual Effect - longer term (Establishment of mitigation planting) – Where Applicable	Comment
P5R2, Ty Croes	Medium	Moderate, a NOT SIGNIFICANT visual effect		
P5R3, Y Ddol	Negligible	Neutral, a NOT SIGNIFICANT visual effect		
Development Area 6				
P6R1, Glan Gors (within site)	Medium	Moderate, a NOT SIGNIFICANT visual effect	=	<u>To be considered within RVAA</u> (developer request, within site)
P6R2 - Old School House – 12m to the north	Low	Moderate-Minor, a NOT SIGNIFICANT visual effect		
P6R3 – 1 - 31 Tudor Court – 23m – 185m to the south- east	Low- Negligible	Minor, a NOT SIGNIFICANT visual effect		
P6R4 - Cae'r Pwll – 31m to the north	Low	Minor, a NOT SIGNIFICANT visual effect		
P6R5 - Tap Ty Hefyd – 60m to the north-west	Low	Minor, a NOT SIGNIFICANT visual effect		
P6R6 - Yscubor Bach – 63.m to the east	Negligible	Neutral, a NOT SIGNIFICANT visual effect		
PR67 - Tros Lon – 65.8m to the north-west	Low	Minor, a NOT SIGNIFICANT visual effect		
P6R8 - Neuadd – 70m to the north- west	Medium-Low	Moderate/Minor, a NOT SIGNIFICANT visual effect	=	<u>To be considered within RVAA</u> (request of IACC)
P6R9 - Arfryn – 90m to the north- east	High	Major, a SIGNIFICANT visual effect	Major - Moderate, a SIGNIFICANT visual effect	<u>To be considered within RVAA</u>
P6R10 - Caergeiliog Farm – 93m to the north- west	Negligible	Neutral, a NOT SIGNIFICANT visual effect		
P6R11 - 2 – 48 Dol	Medium	Moderate, a NOT		

Receptor (distance to closest area of site boundary)	Magnitude of Visual Effect	Level of Visual Effect (SIGNIFICANCE)	Level of Visual Effect - longer term (Establishment of mitigation planting) – Where Applicable	Comment
Eithin - 127m - 189m to the east		SIGNIFICANT visual effect		
P6R12 - Cern Farm – 159.5m to the west	Negligible	Neutral, a NOT SIGNIFICANT visual effect		
P6R13 - Rhos Bach – 182m to the east	Negligible	Neutral, a NOT SIGNIFICANT visual effect		
P6R14 – 27, 29 and 31 Ffordd Cerrig Mawr – 195m to the south-east	Negligible	Neutral, a NOT SIGNIFICANT visual effect		
Settlements (and main residential groups) within 2km:				
Chapel Gwyn, c. 1.3km south-east of Development Area 5	Negligible	Neutral, a NOT SIGNIFICANT visual effect		
Bryngwran, c. 700m north-east from Development Area 4 and 800m north of Development Area 5	Negligible	Neutral, a NOT SIGNIFICANT visual effect		
Llanfihangel-yn- Nhywyn, c. 300m east of Development Area 6	Negligible	Minor - Neutral, a NOT SIGNIFICANT visual effect (excluding area of village assessed in residential assessment)		
Caergeiliog, c. 800m north-west of Development Area 6	Negligible	Neutral, a NOT SIGNIFICANT visual effect		
Llanfair-yn- neubwll, c.1.3km south-west of Development Area 6	Negligible	Neutral, a NOT SIGNIFICANT visual effect		

- 1.4.3 The potential effects upon the visual aspects of residential amenity are considered for properties where the level of effect is judged to be 'Major' or 'Major /Moderate', plus those as requested by IACC (as set out in the following section). The residential receptors for which the level of effect is judged to be Moderate, Minor or Neutral are not considered within the RVAA against the 'Residential Visual Amenity

Threshold’.

- 1.4.4 Field surveys were undertaken in April 2021 in order to identify the likely views from the selected properties including; main aspect and the direction / location of windows upon each elevation, layout and orientation of external spaces and boundary and intervening features and composition and experience of existing views from each property. The viewpoints can be seen on RVAA Viewpoint sheets 1 – 14.

1.5 Properties to be subject to RVAA, Parc Solar Traffwll (following discussion with IACC)

- 1.5.1 Assessment of properties/groups considered to experience ‘major’ visual effects considered to be ‘significant’. 7 no. in total.

Development Area 4:

- P4R1 – Plas Farm, Plas Llechylched
- P4R3 - Caer Ddol
- P4R4 – Gefaely Y Gof (main residence)
- P4R4 - Hen Gwet Tac Ceffylau (residential unit 7)
- P4R5 - Pen Bont

Development Area 5:

- P5R1 – Tyn Rhos

Development Area 6:

- P6R9 – Arfryn

- 1.5.2 Assessment of properties/groups considered to experience ‘major-moderate’ visual effects considered to be ‘not significant’ (provisionally). 5 no. in total.

Development Area 4:

- P4R2:
 - P4R2– Residential unit 1 - Yr Hen Grougloffft Gwar
 - P4R2 - Residential unit 2 - Y Cerbyty
 - P4R2 - Residential unit 3 - Y Stablau (1)
 - P4R2 - Residential unit 4 - Y Stablau (2)
 - P4R2 - Residential unit 5 - Yr Hen Laethoy

- 1.5.3 Additional properties at the request of IACC and following discussion and site visit:

Development Area 4:

- P4R6 – Dolafon (*Reason: trees on the site boundary are showing signs of Ash dieback. This tree screen will not persist for the life of the scheme. A number of windows overlook the site).*

Development Area 6:

- P6R8 - Neuadd (*Reason: a number of properties located to the north east with similar effects. Representative of a cluster of properties).*

- 1.5.4 Within Development Area 6, P6R1: Glan Gors, was also included within the assessment as the property is located within the site boundary of DA6.

1.6 Assessment of Effects on Residential Visual Amenity

- 1.6.1 This section outlines, for each property, the existing visual amenity, taken from Stage 1 -3, the likely changes as a result of the introduction of the development and an assessment of visual effects to judge whether the magnitude of visual effect likely to be experienced in the round is potentially so great as to exceed the ‘Residential Visual Amenity Threshold’ and render the property as a potentially undesirable and uninhabitable place to live, due to a (or combination of) ‘overbearing, overwhelming or

oppressive' effect(s) upon visual amenity.

Development Area 4

RVAA Receptor 1 P4R1 – Plas Farm, Plas Llechylched	
Distance from site (closest area of the site boundary)	c.10m to the boundary of Development Area 4, but c.60m from the closest arrays.
Property description - Orientation of property frontages	Detached 2 storey property with single storey ground extensions. Front of property is orientated to the east, this is away from the site area. The remaining elevations, rear and sides, are all orientated towards an area of proposed solar arrays. North elevation (side), 2 x ground floor and 2 x first floor windows. South elevation (side), ground floor extension with numerous windows and 2 x first floor. West elevation (rear) ground floor extension with patio door, no first floor windows.
Primary angle of view to the site	West. Mature garden vegetation to both the north and south elevations restricts views to the site area. Main views from the garden to the west of the property and western elevation windows (ground floor extension)
Location of garden areas relative to the property and site area	Main garden area is to the south of the property (VP1), surrounded by a boundary wall and mature trees and shrubs. Views generally enclosed from this area. Additional side garden area beyond to the west of the main garden with open aspect over site area to the west (VP1A). Views from the front garden generally enclosed however limited potential for visibility through boundary vegetation to the site area to the north.
Presence of intermediate visual barriers	Garden vegetation to the northern and southern boundaries. No visual barriers to the west between the property and the site.
Alignment of solar arrays relative to the property	Potential for westerly views between the rows, but also southerly aspect views to the undersides (rear elevations and additional northerly aspect views to the southern plane of the arrays.
Development Area specific mitigation / relationship to property	Although the property adjoins the site boundary a clear zone of development has been left between the property and the closest solar arrays at c.60m. The intervening area will be left for pastoral grazing and a new native hedgerow (with hedge trees) is to be planted beside the site security fence to screen and filter ground level views over time.
Baseline Visual amenity and Sensitivity	High
Magnitude of visual effect (scale, geographical, duration)	<p>The property is located close to the central area of Development Area 4, the arrays of the Development Area surround the property spanning from the north east to the south west. The site ownership immediately adjoins the garden of the property but a minimum clear standoff zone of 50m wide is incorporated into the solar array design. The intervening clear strip will remain as pastoral grassland for grazing. A new native hedgerow with hedge trees is to be planted upon the fenced boundary to the solar arrays. Main views to the Development Area are likely to be from the rear and side elevation and garden area that are orientated to the west. Ground level views south are filtered by near garden vegetation but upper storey windows would have extensive visibility. The property is set upon a localised high point, ground levels descend gently to the west and south. Views from front elevation predominantly screened by near vegetation. High scale of effect. No visibility to any of the other Development Areas.</p> <p>Direct views from western elevation to arrays from a distance of c.60m up to >400m. Views focused to areas at the rear (western) and first floor southern (side) of property. A high level of change over the local and intermediate area.</p> <p>Long term duration, but ultimately temporary, scheme is reversible but landscape mitigation likely to remain (benefit).</p>

	HIGH magnitude
LEVEL OF VISUAL EFFECT (significance)	Major, a SIGNIFICANT visual effect
Residential Visual Amenity Threshold = Acceptable or Not Acceptable	<p>Two viewpoints supplied for this property, VP1 located in front of the western (rear) elevation and VP1A located within the south western area of the garden (to the south side of the property). Viewpoints selected are considered to illustrate visibility from the property in the round.</p> <p>Acceptable (Residential Visual Amenity Threshold)</p> <p>The locally elevated position of the property offers expansive views from the west elevation and garden areas, which despite the clear zone integrated into the scheme layout and the proposed mitigation upon the site boundary fence, will still result in a large scale visible change in the near / intermediate area. The deployment area will surround the property from a south western to north eastern aspect, but set back a minimum of c.50m. Views to the solar arrays to reduce over time as the mitigation hedgerow matures. Distant views will remain unobstructed.</p> <p>With regard to the effect on living conditions overall (residential visual amenity threshold), despite extensive visibility from the western (rear) elevation and garden areas (and the acknowledged significant visual effects) it is judged that the solar development would not appear 'overbearing, overwhelming or oppressive' in such a way that the visual effects would render the property an unattractive and uninhabitable place to live.</p>

RVAA Receptor 2 P4R3 - Caer Ddol	
Distance from site (closest area of the site boundary)	c.23m to the north of Development Area 4 boundary but c.60m from the closest array.
Property description - Orientation of property frontages	Detached farmhouse with associated outbuildings (agricultural), 2 storeys. Side of the house (south elevation) is aligned fronting Development Area 4. East elevation (front) highly oblique views to the DA. No visibility from the north and west elevations. 2 x ground floor and 2 x first floor windows on the southern elevation. Front door and 2 x ground floor and 3 x first floor windows on the east elevation.
Primary angle of view to the site	South. Narrow side garden and low stone wall to the southern boundary, fronting the local road and the mature hedgerow forming the site boundary beyond.
Location of garden areas relative to the property and site area	Front garden is the main garden, the location for the VP photograph. Low wall boundary, continuation of side garden. Visibility over adjoining highway to the site boundary hedgerow.
Presence of intermediate visual barriers	Mature hawthorn boundary hedge to the existing grass fields (DA) beyond the road beside the property. c.2 – 2.5 m high.
Alignment of solar arrays relative to the property	Southern aspect so potential visibility to the underside, shaded rear areas of the rows of arrays and frames.
Development Area specific mitigation / relationship to property	An additional minimum 50m wide clear zone, free from development has been integrated into the development, this clear area will be left as grass pasture. Roadside hedgerow to be managed to a greater height, at least c.2.5m – 3m to screen / filter views. Standard sized hedge trees to be planted within existing hedge line to improve landscape structure and filter views further.
Baseline Visual amenity and Sensitivity	High

Magnitude of visual effect (scale, geographical, duration)	<p>The property is located close to (overlooking) the north eastern boundary of Development Area 4. The arrays of Development Area 4 set within the field that the property overlooks. The site ownership immediately adjoins the road opposite the property but a minimum clear standoff zone of 50m is incorporated into the solar array design. This will remain as grazed grassland / meadow fringes. A mature hedgerow borders the road corridor which screens and filters ground level views, but views are still considered possible from upper storey side elevation windows only over the arrays extending to the south west towards Plas Llechylched (Plas Farm grouping). Views to the electricity pylons that cross the field to the south west remain. A high scale of effect focussed to the upper storey side windows. Potential distant visibility to small areas of Development Area 5, beyond intervening hedgerows.</p> <p>Direct views from side upper elevation over the arrays from a distance of c.60m to >c.500m over the gently descending field (of arrays) to the south west. A near to medium range view.</p> <p>Long term duration, but ultimately temporary, scheme is reversible but landscape mitigation likely to remain (benefit). Hedgerow (and hedge trees) to be managed to a greater height to filter views in short term.</p> <p>HIGH magnitude</p>
LEVEL OF VISUAL EFFECT (significance)	Major, a SIGNIFICANT visual effect
Residential Visual Amenity Threshold = Acceptable or Not Acceptable	<p>Acceptable (Residential Visual Amenity Threshold)</p> <p>Visibility is acknowledged from the two first floor side (southern elevation) windows, but focussed to these two windows in the main. Principal views from the front of the property are largely unaffected. Ground level views (from all elevations) will be screened in summer months and in winter highly filtered by the mature hedgerow that borders the local road. Main elevation (front) aligned away from the site with limited potential for highly oblique views only from the first floor. Significant visual effects are acknowledged (due to the near distance and side elevation views) the site will be a prominent feature within the view. Distant views remain unobstructed.</p> <p>With regard to the effect on living conditions overall (residential visual amenity threshold), due to the restricted visibility in the round, and mitigation measures incorporated, it is judged that the solar development (despite the acknowledged significant visual effects) would not appear 'overbearing, overwhelming or oppressive' in such a way that the visual effects would render the property an unattractive and uninhabitable place to live.</p>

RVAA Receptor 3 P4R5 - Pen Bont	
Distance from site (closest area of the site boundary)	c.27m to the north of Development Area 4, but c.60m to the closest array.
Property description - Orientation of property frontages	Detached 2 storey property. Front elevation is aligned to the east, site is located to the south. Southern elevation (side) is aligned towards the site. North elevation aligned away from the site. Western elevation very limited potential for views. 1 x ground floor and 2 x first floor windows on the southern elevation. 2 x ground floor, 1 x front door and 3 x first floor windows on the eastern (front) elevation. West elevation includes a conservatory and 3 x first floor windows.
Primary angle of view to the site	South – South east Focussed to the 2 x first floor windows on the southern elevation (side) and slightly oblique views from all the windows on the east elevation.

Location of garden areas relative to the property and site area	Garden surrounds property on all sides, but main areas are to the front and rear. Driveway to the southern boundary.
Presence of intermediate visual barriers	Small bank of mature trees to the southern boundary (side) and western garden areas, beside the local road corridor. Low hedgerows form field boundaries to the east. Mature hedgerow beside the local lane corridor form the DA boundary, hedge heights range from 1.5m – 2.5m high with occasional gaps.
Alignment of solar arrays relative to the property	Southern aspect so visibility to the north facing underside, shaded rear areas of the rows of arrays.
Development Area specific mitigation / relationship to property	An additional minimum 50m clear zone, free from development has been integrated into the development layout, this clear area will be left as grass pasture. Roadside hedgerow to be managed to a great height, c.2.5m – 3m to screen / filter views. Current gaps in roadside hedgerow to be infilled with new planting. The planting of hedge trees within existing hedge line will improve landscape structure and filter views further.
Baseline Visual amenity and Sensitivity	High
Magnitude of visual effect (scale, geographical, duration)	<p>The property is located beside the northern boundary of Development Area 4, western area, beyond the lane. The arrays of Development Area 4 are set within the field the property overlooks, although the side elevation fronts the site, the front elevation aligned to the south east, along the northern site boundary offering aligned views. The site ownership immediately adjoins the lane opposite the property but a minimum clear standoff zone of 50m is incorporated into the solar array design to reduce the scale of effect. A mature hedgerow borders the road corridor on both sides, which filters ground level views and filters some views from upper storeys, although distant views remain. Despite the hedgerow visibility is still likely to be possible from upper storey side elevation windows (two) and obliquely aligned from the front and rear elevations over the arrays to the south. A high-medium scale of effect. No visibility to any of the other Development Area.</p> <p>Direct views from side upper elevation and aligned obliquely from front and rear elevation over the arrays from a distance of c.60m to >c.400m over the gently rising field (of arrays) to the south and east. A near to medium range view.</p> <p>Long term duration, but ultimately temporary, scheme is reversible but landscape mitigation likely to remain (benefit). Hedgerow upon site boundary to be managed to a greater height to filter views further in the short term, hedge trees added.</p> <p>HIGH magnitude</p>
LEVEL OF VISUAL EFFECT (significance)	Major, a SIGNIFICANT visual effect
Residential Visual Amenity Threshold = Acceptable or Not Acceptable	<p>Acceptable (Residential Visual Amenity Threshold)</p> <p>Visibility to the arrays of Development Area 4 is expected from the two first floor side (southern elevation) windows, and slightly obliquely from the eastern elevation windows. Ground level views from eastern elevation are over intervening pastoral fields, with hedgerows. Ground level views considered to be filtered over intermediate undulating area, views focussed to the central area of the site around the existing barn structure. Views will be further screened in summer months (when vegetation in leaf) and filtered in winter months by the mature hedgerow that borders the lane, although internal areas of the site would be visible beyond.</p> <p>Visibility focussed to upper storey south elevation windows (x2) and upper storey eastern (front) elevation windows (x3). Southern views filtered by near trees,</p>

	<p>restricting visibility to the closest areas of the site, but potential for more distant views to the south east over large areas of Development Area 4. Site will be a prominent feature within the view from upper storey southern and eastern elevations but distant views beyond the DA remain unobstructed. Views to busy road corridor to the north remain.</p> <p>With regard to the effect on living conditions overall (residential visual amenity threshold), despite filtered visibility from the southern and eastern elevations (and the acknowledged significant visual effects) and considering the incorporated mitigation, it is judged that the solar development would not appear 'overbearing, overwhelming or oppressive' in such a way that the visual effects would render the property an unattractive and uninhabitable place to live.</p>
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RVAA Receptor 4 P4R6, Dolafon	
Distance from site (closest area of the site boundary)	c.42m to the north of Development Area 4 and c.60m to the closest solar array. In addition Development Area 5 c.220m to the south east.
Property description - Orientation of property frontages	<p>Detached 2 storey property. Front of the property (eastern elevation) faces the local road. Southern elevation, aligned towards the site, faces the properties main garden, Northern elevation, aligned away from the site, forms access driveway. The western, rear elevation, aligned obliquely towards the side.</p> <p>East front elevation, 2 x ground floor windows and front door. 3 x first floor. Southern elevation, conservatory and patio doors to the ground floor, 4 x first floor windows. West elevation, 5 x ground floor and 3 x first floor windows.</p>
Primary angle of view to the site	<p>South (to south west)</p> <p>Focussed to first floor windows on southern and western elevations.</p>
Location of garden areas relative to the property and site area	Garden to the southern curtilage of the property, bordered by mature c2.5m high evergreen hedgerow.
Presence of intermediate visual barriers	Beyond the property's garden vegetation, the southern boundary fronts the local road, bordered by a mature hedgerow and a bank of tall trees within the north eastern corner of Development Area 4.
Alignment of solar arrays relative to the property	South aspect so visibility to the northern underside, shaded rear areas of the rows of arrays. Western aspect, more distant, views between the rows of the arrays.
Development Area specific mitigation / relationship to property	<p>An additional minimum 50m wide clear zone, free from development has been integrated into the development, this clear area will be left as grass pasture. Roadside hedgerow to be managed to a greater height, c.2.5m – 3m to screen / filter views. Standard sized trees to be added to the hedge line to filter views and improve landscape structure.</p>
Baseline Visual amenity and Sensitivity	High
Magnitude of visual effect (scale, geographical, duration)	<p>The property is at the junction of two local lanes, the side (southern) elevation is closest to Development Area 4, fronting a mature garden area, with mature trees both sides of the lane. The site ownership immediately adjoins the road opposite the property. A mature hedgerow (with large trees and scrub) borders the road corridor which screens and filters ground level views, but filtered views are still likely to be possible from upper storey side elevation windows only over the eastern area of Development Area 4, (focused to winter months). Visibility to Development Area 5 screened by near nature trees around local road crossroad. A 'Medium – Low' scale of effect, due to building orientation and near mature tree cover. No visibility to any of the other Development Areas.</p> <p>Direct views from side and rear upper elevation over the arrays from a distance of c.60m to >250m over the gently rising field (of arrays) to the south west. A low-medium range view.</p>

	<p>Long term duration, but ultimately temporary, scheme is reversible but landscape mitigation likely to remain (benefit). Hedgerow by road corridor to be managed to a greater height to filter views, hedge trees added.</p> <p>HIGH Magnitude</p>
LEVEL OF VISUAL EFFECT (significance)	Major, a SIGNIFICANT visual effect
<p>Residential Visual Amenity Threshold =</p> <p>Acceptable or Not Acceptable</p>	<p>Acceptable (Residential Visual Amenity Threshold)</p> <p>Ground floor views screened. Visibility is predicted from the four first floor side (southern elevation) windows, but will be heavily filtered by near mature trees in winter, screened in summer. Main elevation (front) aligned away from the Development Area 4 and considered that there would be very limited potential for views to Development Area 5, screened by near mature tree cover. Considering the context and limited visibility, the site would not form a prominent feature in views to the west and distant views remain unobstructed.</p> <p>With regard to the effect on living conditions overall (residential visual amenity threshold), due to the restricted visibility in the round, intermediate visual barriers (and with regard to the acknowledged significant visual effects) it is judged that the solar development would not appear 'overbearing, overwhelming or oppressive' in such a way that the visual effects would render the property an unattractive and uninhabitable place to live.</p> <p>The residential property would remain habitable should the solar development be implemented.</p>

RVAA Receptor 5 P4R4 – Gefaely Y Gof (main residence)	
Distance from site (closest area of the site boundary)	Main residence. c.26m from the site boundary, closest point, but c.100m from the closest array.
Property description - Orientation of property frontages	Residential property, 2 storey, with a number of connected barns and outbuildings arranged around a courtyard. All buildings separately assessed. West elevation fronts Development Area 4. 3 x ground floor windows and conservatory, 3 x first floor windows. East elevation fronts internal courtyard, no visibility to site. No northern and southern elevation windows (interconnected buildings)
Primary angle of view to the site	South – South West. Ground and first floor west elevation windows have open aspect over the landscape to the south - south west which gradually slopes towards the wetland areas and coast.
Location of garden areas relative to the property and site area	Communal garden areas within the internal courtyard to the east side of the property (no potential for visibility) Garden to the west elevation, rear garden, predominantly grass with open boundaries, shrubs near the property.
Presence of intermediate visual barriers	West garden area bordered by post and wire fence, no visual barriers. Small areas of shrub planting to the west.
Alignment of solar arrays relative to the property	Arrays to the north west to south west, views to side of arrays and in between the rows and south aspect to more distant areas, rear undersides of arrays visible.
Development Area specific mitigation / relationship to property	The field immediately to the south of the property, despite been within the overall developable area of Development Area 4, have been left clear of all development so as not to impinge on the near and distant views from the western (rear) elevation of the property. This clear area will be left as grass pasture. The removal of this area reduces the scale of effect and potential sense of enclosure that the development could cause. New native hedgerow added to the south

	<p>eastern boundary of the solar deployment area to further screen views and improve landscape structure.</p> <p>New native hedgerow to connect the DA hedgerow with the boundary close to Yr Hen Laethdy. This will filter north western views further.</p>
Baseline Visual amenity and Sensitivity	High
Magnitude of visual effect (scale, geographical, duration)	<p>The property is arranged fronting an internal courtyard, from this area there would be no views to the solar arrays of Development Area 4, visibility to the Development Area 4 arrays will be focused to views north when entering the grounds of the property upon the entrance drive, but these are also filtered by coniferous vegetation. Visibility is most likely from the rear elevation of the property to the south west towards the coastal zone. Despite the site area covering the field immediately adjoining the property, a large area of the site has been left clear of solar deployment, in order to reduce the scale of visual effects and allow the views to the south west to remain. This clear area immediately adjoining the property will be left as pastoral grazing land, as currently found. Despite the separation distance the solar arrays of Development Area 4 will be highly perceptible in angled views to the south west and west over the gently descending fields of the site. A new native hedgerow is proposed to the solar boundary within this area which would screen ground level views further over time. There would be no visibility to the main areas of Development Area 4 to the north west and north east. A medium change in view focussed to rear elevations. No visibility to any of the other Development Areas.</p> <p>Direct views from southern elevation to arrays from a distance of c.80m to c.250m. Views focused to windows at the rear of properties.</p> <p>Long term duration, but ultimately temporary, scheme is reversible but landscape mitigation likely to remain (benefit). Near visibility will reduce over time as perimeter hedgerow matures.</p> <p>MEDIUM-HIGH Magnitude.</p>
LEVEL OF VISUAL EFFECT (significance)	Major, a SIGNIFICANT visual effect
<p>Residential Visual Amenity Threshold =</p> <p>Acceptable or Not Acceptable</p>	<p>Acceptable (Residential Visual Amenity Threshold)</p> <p>Ground floor views considered to be screened due to layout of arrays and angle of view, no visibility in views to the south and to the west the arrays located outside of the main field of view and further screened by minor changes in topography, the arrays set beyond intermediate highpoint and hedgerow.</p> <p>Visibility is acknowledged from the three first floor rear (western elevation) windows, but obliquely at an angle, main views south from the property unaffected. Despite visibility to the west, main areas of site to the north west not visible. Considering the context, the site would form a notable feature in main views to the south west, but the distant views remain unobstructed.</p> <p>With regard to the effect on living conditions overall (residential visual amenity threshold), due to the restricted visibility in the round, near visual barriers (and the acknowledged significant visual effects) it is judged that the solar development would not appear 'overbearing, overwhelming or oppressive' in such a way that the visual effects would render the property an unattractive and uninhabitable place to live.</p>

Distance from site (closest area of the site boundary)	Associated barns <u>under conversion</u> to main residence. c.40m from the site boundary, closest point, but c.120m from the closest array.
Property description - Orientation of property frontages	<u>Property under conversion at time of assessment from agricultural barn to residential use. Not currently habitable.</u> West elevation (rear elevation) facing the site area of Development Area 4. East elevation fronts internal courtyard / additional buildings. North elevation borders Receptor 5, South elevation gable end, fronting agricultural barn. Currently 1x Ground floor window, access door and 1 x first floor window on west elevation which is only elevation with potential for visibility.
Primary angle of view to the site	South – South West. Ground and first floor windows have open aspect over the landscape to the south which gradually slopes towards the wetland areas and coast.
Location of garden areas relative to the property and site area	Communal garden areas within the internal courtyard to the east side of the property (no potential for visibility) Garden to be to the west elevation, the rear garden, predominantly grass with open boundaries. Mature evergreen shrubs to boundary with Receptor 5 / holiday let property.
Presence of intermediate visual barriers	Rear garden area bordered by post and wire fence, no visual barriers. Small hedgerow/shrub line to the west, close to the proposed site boundary.
Alignment of solar arrays relative to the property	Arrays to the west, potential for oblique views to the side of arrays and in between the rows and south aspect to more distant areas, rear undersides of arrays likely to be visible.
Development Area specific mitigation / relationship to property	As set out for Receptor 5, the field immediately to the south of the property, despite been within the overall developable area of Development Area 4, has been left clear of all development so as not to impinge on the near and distant views from the western elevation of the property. This clear area will be left as grass pasture. The removal of this area reduces the scale of effect and potential sense of enclosure that the development could cause. New native hedgerow added to the south eastern boundary of the solar deployment area to further screen views and improve landscape structure.
Baseline Visual amenity and Sensitivity	High
Magnitude of visual effect (scale, geographical, duration)	Assessed as a group with P4R4 in the main assessment. The property is arranged fronting an internal courtyard, from this area there would be no views to the solar arrays of Development Area 4, visibility to the Development Area 4 arrays will be focused to views north when entering the grounds of the property upon the entrance drive, but these are also filtered by coniferous vegetation. Visibility is most likely from the rear elevation of the property to the south west towards the coastal zone. Despite the site area covering the field immediately adjoining the property, a large area of the site has been left clear of solar deployment, in order to reduce the scale of visual effects and allow the views to the south west to remain. This clear area immediately adjoining the property will be left as pastoral grazing land, as currently found. Despite the separation distance the solar arrays of Development Area 4 will be highly perceptible in angled views to the south west and west over the gently descending fields of the site. A new native hedgerow is proposed to the solar boundary within this area which would screen ground level views further over time. There would be no visibility to the main areas of Development Area 4 to the north west and north east. A medium change in view focussed to rear elevations. No visibility to any of the other Development Areas. Direct views from southern elevation to arrays from a distance of c.80m to c.250m. Views focused to windows at the rear of properties. Long term duration, but ultimately temporary, scheme is reversible but landscape mitigation likely to remain (benefit). Near visibility will reduce over time as perimeter hedgerow matures. MEDIUM-HIGH Magnitude.

LEVEL OF VISUAL EFFECT (significance)	Major, a SIGNIFICANT visual effect
Residential Visual Amenity Threshold = Acceptable or Not Acceptable	<p>Acceptable (Residential Visual Amenity Threshold)</p> <p>Ground floor views are considered to be screened due to position of the deployment area, near garden boundary vegetation and viewing angle. No visibility in views to the south and to the west the arrays would be located outside of the main field of view and further screened by minor changes in topography, the arrays set beyond an intermediate highpoint and hedgerow.</p> <p>Visibility is likely from the (existing) single first floor window, rear (western elevation), but obliquely at an angle, main views south from the property are unaffected.</p> <p>Despite visibility to the west, the main areas of site to the north west not visible. Considering the context, the site would not form a prominent feature in main views to the south, the distant views remain unobstructed.</p> <p>With regard to the effect on living conditions overall (residential visual amenity threshold), due to the restricted visibility in the round, intermediate visual barriers (and the acknowledged significant visual effects) it is judged that the solar development would not appear 'overbearing, overwhelming or oppressive' in such a way that the visual effects would render the property an unattractive and uninhabitable place to live (once developed).</p>

RVAA Receptor 7 P4R2 - Residential unit 3 - Y Stablau 1	
Distance from site (closest area of the site boundary)	Line of converted / in conversion barns. c.25m from the site boundary, closest point, but c.85m to the closest area of solar arrays.
Property description - Orientation of property frontages	<u>Property under conversion at time of assessment from agricultural barn to residential use. Not currently habitable.</u> West elevation (rear elevation) facing the site area of Development Area 4 (and Plas Farm). East elevation faces internal courtyard / additional buildings. North elevation borders Receptor 8, South elevation borders Receptor 10.
Primary angle of view to the site	West. Ground windows on western aspect screened by near features. Potential for oblique views west beyond Receptor 10 and Plas Farm vegetation over the landscape to the west which gradually slopes towards the wetland areas and coast.
Location of garden areas relative to the property and site area	Communal garden areas within the internal courtyard to the east side of the property (no potential for visibility) Garden to be to the west elevation (no constructed yet), likely fenced boundaries which will restrict ground level views out.
Presence of intermediate visual barriers	Mature vegetation and trees with Plas Farm form near sense of enclosure.
Alignment of solar arrays relative to the property	Arrays to the west, potential for oblique views to the side of arrays and in between the rows and southerly to more distant areas, rear undersides of arrays perceptible.
Development Area specific mitigation / relationship to property	New native hedgerow added to the south eastern boundary of the solar deployment area to further screen views and improve landscape structure. A minimum 50m clear zone has been left free of all development so as not to impinge on the near and distant views from the property. This clear area will be left as grass pasture. New native hedgerow to connect the DA hedgerow with the boundary close to Yr Hen Laethdy. This will filter western ground level views further.
Baseline Visual amenity and Sensitivity	High

Magnitude of visual effect (scale, geographical, duration)	<p>Assessed as a group with P4R2 in the main assessment.</p> <p>The property is arranged fronting an internal courtyard, from this area there would be no views to the solar arrays of Development Area 4, visibility to the Development Area 4 arrays will be focused to views north when entering the grounds of the property upon the entrance drive, but these are also filtered by coniferous vegetation. Visibility is most likely from the rear elevation of the property to the south west towards the coastal zone. Despite the site area covering the field immediately adjoining the property, a large area of the site has been left clear of solar deployment, in order to reduce the scale of visual effects and allow the views to the south west to remain. This clear area immediately adjoining the property will be left as pastoral grazing land, as currently found. Despite the separation distance the solar arrays of Development Area 4 will be highly perceptible in angled views to the south west and west over the gently descending fields of the site. A new native hedgerow is proposed to the solar boundary within this area which would screen ground level views further over time. There would be no visibility to the main areas of Development Area 4 to the north west and north east. A medium change in view focussed to rear elevations. No visibility to any of the other Development Areas.</p> <p>Direct views from southern elevation to arrays from a distance of c.80m to c.250m. Views focused to windows at the rear of properties.</p> <p>Long term duration, but ultimately temporary, scheme is reversible but landscape mitigation likely to remain (benefit). Near visibility will reduce over time as perimeter hedgerow matures.</p> <p>MEDIUM-HIGH Magnitude</p>
LEVEL OF VISUAL EFFECT (significance)	Major-Moderate, a NOT SIGNIFICANT visual effect
Residential Visual Amenity Threshold = Acceptable or Not Acceptable	<p>Acceptable (Residential Visual Amenity Threshold)</p> <p>Ground floor views considered to be screened by the expected boundary fencing, as per Receptor 9, and then the near mature garden vegetation in Plas Farm. Potential for limited oblique views to the west from first floor (rear) windows only however this would be beyond Plas Farm reducing the visible scale.</p> <p>Despite the limited filtered visibility to the west, main areas of site to the north and south would not be visible from the property. Considering the context, the site would not form a prominent feature in main views to the west, which are limited.</p> <p>With regard to the effect on living conditions overall (residential visual amenity threshold), due to the restricted visibility in the round and intermediate visual barriers it is judged that the solar development would not appear 'overbearing, overwhelming or oppressive' in such a way that the visual effects would render the property an unattractive and uninhabitable place to live (once developed).</p>

RVAA Receptor 8 P4R2 - Residential unit 3 - Y Stablau 2	
Distance from site (closest area of the site boundary)	<u>Line of converted / in conversion barns</u> . c.30m from the site boundary, closest point, but c.90m to the closest area of the solar arrays.
Property description - Orientation of property frontages	<u>Property under conversion at time of assessment from agricultural barn to residential use. Not currently habitable.</u>

	West elevation, rear elevation, facing the site area of Development Area 4 (and Plas Farm). East elevation faces internal courtyard / additional buildings. North elevation borders Receptor 9, South elevation borders Receptor 7.
Primary angle of view to the site	West. Ground floor windows on western aspect screened by near features. Potential for oblique views beyond Receptor 9 and 10 and Plas Farm vegetation, to the landscape to the south west which gradually slopes towards the wetland areas and coast.
Location of garden areas relative to the property and site area	Communal garden areas within the internal courtyard to the east side of the property (no potential for visibility) Garden to be to the west elevation (no constructed yet), likely fenced boundaries to restrict ground level views out.
Presence of intermediate visual barriers	Mature vegetation and trees with Plas Farm form near sense of enclosure.
Alignment of solar arrays relative to the property	Arrays to the west, potential for oblique views to the side of arrays and in between the rows and more distant areas to the south, rear undersides of arrays likely to be perceptible.
Development Area specific mitigation / relationship to property	New native hedgerow added to the south eastern boundary of the solar deployment area to further screen views and improve landscape structure. A minimum 50m clear zone has been left free of all development so as not to impinge on the near and distant views from the property. This clear area will be left as grass pasture. New native hedgerow to connect the DA hedgerow with the boundary close to Yr Hen Laethdy. This will filter western ground level views further.
Baseline Visual amenity and Sensitivity	High
Magnitude of visual effect (scale, geographical, duration)	Assessed as a group with P4R2 in the main assessment. The property is arranged fronting an internal courtyard, from this area there would be no views to the solar arrays of Development Area 4, visibility to the Development Area 4 arrays will be focused to views north when entering the grounds of the property upon the entrance drive, but these are also filtered by coniferous vegetation. Visibility is most likely from the rear elevation of the property to the south west towards the coastal zone. Despite the site area covering the field immediately adjoining the property, a large area of the site has been left clear of solar deployment, in order to reduce the scale of visual effects and allow the views to the south west to remain. This clear area immediately adjoining the property will be left as pastoral grazing land, as currently found. Despite the separation distance the solar arrays of Development Area 4 will be highly perceptible in angled views to the south west and west over the gently descending fields of the site. A new native hedgerow is proposed to the solar boundary within this area which would screen ground level views further over time. There would be no visibility to the main areas of Development Area 4 to the north west and north east. A medium change in view focussed to rear elevations. No visibility to any of the other Development Areas. Direct views from southern elevation to arrays from a distance of c.80m to c.250m. Views focused to windows at the rear of properties. Long term duration, but ultimately temporary, scheme is reversible but landscape mitigation likely to remain (benefit). Near visibility will reduce over time as perimeter hedgerow matures. MEDIUM-HIGH Magnitude
LEVEL OF VISUAL EFFECT (significance)	Major-Moderate, a NOT SIGNIFICANT visual effect
Residential Visual Amenity Threshold =	Acceptable (Residential Visual Amenity Threshold) Ground floor views considered to be screened by the expected boundary fencing, as per Receptor 7 and 10, and the near mature garden vegetation in Plas Farm.

Acceptable or Not Acceptable	<p>Potential for limited oblique views to the west from first floor (rear) windows only however this would be beyond Plas Farm reducing the visible scale.</p> <p>Despite the limited filtered visibility to the west, main areas of site to the north and south would not be visible from the property. Considering the context, the site would not form a prominent feature in main views to the west.</p> <p>With regard to the effect on living conditions overall (residential visual amenity threshold), due to the restricted visibility in the round and intermediate visual barriers it is judged that the solar development would not appear 'overbearing, overwhelming or oppressive' in such a way that the visual effects would render the property an unattractive and uninhabitable place to live (once developed).</p>
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RVAA Receptor 9 P4R2 - Residential unit 2 - Y Cerbyty	
Distance from site (closest area of the site boundary)	Line of converted / in conversion barns. c.30m from the site boundary, closest point, and c.80m to the closest area of solar arrays.
Property description - Orientation of property frontages	<p>Converted barn, single storey, current holiday let, to be residential (long term) – advised by owner.</p> <p>West elevation (rear elevation) facing the site area of Development Area 4 (and Plas Farm). East elevation faces internal courtyard / additional buildings. North elevation adjoins additional holiday let (not accessible), South elevation borders Receptor 8. West elevation: 1 x window and 1 x patio door on the ground floor. First floor 1 x small Velux window in the roof.</p>
Primary angle of view to the site	<p>West.</p> <p>Ground floor windows on western aspect screened by near features.</p>
Location of garden areas relative to the property and site area	Communal garden areas within the internal courtyard to the east side of the property (no potential for visibility). Private garden to be to the west elevation with 2m tall, fenced boundaries restrict all views out.
Presence of intermediate visual barriers	Near boundary fence and mature vegetation and trees with Plas Farm form near sense of enclosure.
Alignment of solar arrays relative to the property	Arrays to the west, but no visibility.
Development Area specific mitigation / relationship to property	New native hedgerow added to the south eastern boundary of the solar deployment area to further screen views and improve landscape structure. A minimum 50m clear zone has been left free of all development so as not to impinge on the near and distant views from the property. This clear area will be left as grass pasture
Baseline Visual amenity and Sensitivity	High
Magnitude of visual effect (scale, geographical, duration)	<p>Assessed as a group with P4R2 in the main assessment.</p> <p>The property is arranged fronting an internal courtyard, from this area there would be no views to the solar arrays of Development Area 4, visibility to the Development Area 4 arrays will be focused to views north when entering the grounds of the property upon the entrance drive, but these are also filtered by coniferous vegetation. Visibility is most likely from the rear elevation of the property to the south west towards the coastal zone. Despite the site area covering the field immediately adjoining the property, a large area of the site has been left clear of solar deployment, in order to reduce the scale of visual effects and allow the views to the south west to remain. This clear area immediately adjoining the property will be left as pastoral grazing land, as currently found. Despite the separation distance the solar arrays of Development Area 4 will be highly perceptible in angled views to the south west and west over the gently descending fields of the site. A new native hedgerow is proposed to the solar boundary within this area which would screen ground level views further over</p>

	<p>time. There would be no visibility to the main areas of Development Area 4 to the north west and north east. A medium change in view focussed to rear elevations. No visibility to any of the other Development Areas.</p> <p>Direct views from southern elevation to arrays from a distance of c.80m to c.250m. Views focused to windows at the rear of properties.</p> <p>Long term duration, but ultimately temporary, scheme is reversible but landscape mitigation likely to remain (benefit). Near visibility will reduce over time as perimeter hedgerow matures.</p> <p>MEDIUM-HIGH Magnitude</p>
LEVEL OF VISUAL EFFECT (significance)	Major - Moderate, a NOT SIGNIFICANT visual effect
Residential Visual Amenity Threshold = Acceptable or Not Acceptable	<p>Acceptable (Residential Visual Amenity Threshold)</p> <p>All views screened by the near boundary fence and the mature garden vegetation in Plas Farm. Potential for limited views north to the arrays when travelling upon the entrance drive only. Considering the context and duration, the site would not form a prominent feature in main views to the west from the property / curtilage.</p> <p>With regard to the effect on living conditions overall (residential visual amenity threshold), due to the restricted visibility in the round and intermediate visual barriers it is judged that the solar development would not appear 'overbearing, overwhelming or oppressive' in such a way that the visual effects would render the property an unattractive and uninhabitable place to live (once developed).</p>

RVAA Receptor 10 P4R2 - Residential unit 4 - Yr Hen Leathdy	
Distance from site (closest area of the site boundary)	<u>Line of converted / in conversion barns.</u> c.5m from the site boundary, closest point, but c.80m from the closest area of solar arrays.
Property description - Orientation of property frontages	<p><u>Property under conversion at time of assessment from agricultural barn to residential use. Not currently habitable.</u></p> <p>West elevation (rear elevation) facing the site area of Development Area 4. East elevation faces internal courtyard / additional buildings. North elevation borders Receptor 7. West elevation have the potential for greatest levels of visibility. West elevation expected to be 3 x windows and door. No first floor windows. North elevation currently 1 x ground floor window and 1 x first floor window.</p>
Primary angle of view to the site	<p>South – South West.</p> <p>Ground windows floor windows on west elevation will have an open aspect over the landscape to the south and west which gradually slopes towards the wetland areas and coast.</p>
Location of garden areas relative to the property and site area	Communal garden areas within the internal courtyard to the north side of the property (no potential for visibility) No other garden areas discernible / under construction at the time of assessment, but expected to be on western side of property.
Presence of intermediate visual barriers	Western frontage to pasture fields bordered by post and wire fence, no visual barriers.
Alignment of solar arrays relative to the property	Arrays to the west - south west, potential for views to the rear undersides of arrays and westerly between the rows of arrays.
Development Area specific mitigation / relationship to property	As set out for Receptor 5, the field immediately to the south of the property, despite been within the overall developable area of Development Area 4, has been left clear of all development so as not to impinge on the near and distant views from the western elevation of the property. This clear area will be left as

	<p>grass pasture. The removal of this area reduces the scale of effect and potential sense of enclosure that the development could cause. New native hedgerow added to the south eastern boundary of the solar deployment area to further screen views and improve landscape structure.</p> <p>New native hedgerow (with hedge trees) to connect the DA hedgerow with the boundary close to Yr Hen Laethdy. This will filter ground level western views further.</p>
Baseline Visual amenity and Sensitivity	High
Magnitude of visual effect (scale, geographical, duration)	<p>Assessed as a group with P4R2 in the main assessment.</p> <p>The property is arranged fronting an internal courtyard, from this area there would be no views to the solar arrays of Development Area 4, visibility to the Development Area 4 arrays will be focused to views north when entering the grounds of the property upon the entrance drive, but these are also filtered by coniferous vegetation. Visibility is most likely from the rear elevation of the property to the south west towards the coastal zone. Despite the site area covering the field immediately adjoining the property, a large area of the site has been left clear of solar deployment, in order to reduce the scale of visual effects and allow the views to the south west to remain. This clear area immediately adjoining the property will be left as pastoral grazing land, as currently found. Despite the separation distance the solar arrays of Development Area 4 will be highly perceptible in angled views to the south west and west over the gently descending fields of the site. A new native hedgerow is proposed to the solar boundary within this area which would screen ground level views further over time. There would be no visibility to the main areas of Development Area 4 to the north west and north east. A medium change in view focussed to rear elevations. No visibility to any of the other Development Areas.</p> <p>Direct views from southern elevation to arrays from a distance of c.80m to c.250m. Views focused to windows at the rear of properties.</p> <p>Long term duration, but ultimately temporary, scheme is reversible but landscape mitigation likely to remain (benefit). Near visibility will reduce over time as perimeter hedgerow matures.</p> <p>HIGH Magnitude. (considered as a separate unit to the other properties assessed within P4R2 grouping)</p>
LEVEL OF VISUAL EFFECT (significance)	<p>Major, a SIGNIFICANT visual effect</p> <p>(considered as a separate unit to the other properties assessed within P4R2 grouping due to specific location)</p>
Residential Visual Amenity Threshold = Acceptable or Not Acceptable	<p>Acceptable (Residential Visual Amenity Threshold)</p> <p>The locally elevated position of the property offers expansive views from the western elevation and expected garden area over the arrays to the west / south-west. Despite the clear development zone, due to the location of the property on the edge of the grouping there would still be locally elevated views over the southern area of the Development Area. Distant views south and west would however remain unobstructed.</p> <p>With regard to the effect on living conditions overall (residential visual amenity threshold), despite the open view and the presence of arrays to the south and south-west (and the acknowledged significant visual effects) it is judged that overall, the solar development would not appear 'overbearing, overwhelming or oppressive' in such a way that the visual effects would render the property an unattractive and uninhabitable place to live (once construction is completed).</p>

Development Area 5

RVAA Receptor 11 P5R1, Tyn Rhos	
Distance from site (closest area of the site boundary)	c.30m to the east of Development Area 5 (site boundary) and c.80m from the closest array within Development Area 5.
Property description - Orientation of property frontages	2 storey detached house. South (rear) elevation fronts Development Area 4, as does western (side) elevation. East elevation aligned away from site (entrance drive). North elevation fronts local road (away from site). South elevation; 2 x ground floor windows and 2 x patio doors, plus space for conservatory. First floor, 2 x windows, 1 x velux. Western elevation; 1 x ground floor window, 2 x doors. First floor; 1 x window.
Primary angle of view to the site	South - South West Southern and western elevation windows aligned with views to the DA.
Location of garden areas relative to the property and site area	Garden is located around the property to the east, south and west elevations.
Presence of intermediate visual barriers	Garden boundary formed from a post and wire fence, no visual barriers, clear open views to the area of Development Area 5.
Alignment of solar arrays relative to the property	Southerly and western aspect views to range from visibility to the shaded undersides of the arrays ranging to side on to the arrays with visibility between the rows.
Development Area specific mitigation / relationship to property	The field up the property boundary is available for development however in order to reduce the scale of effects and sense of enclosure, a minimum 50m wide zone has been left free of development. The area will be left as grass pasture for continued grazing / fallow. A native hedgerow with hedge trees is to be planted upon the solar Development Area boundary in order to screen and filter ground level views to the arrays over time.
Baseline Visual amenity and Sensitivity	High
Magnitude of visual effect (scale, geographical, duration)	<p>The property is set within the north east corner of the field that hosts Development Area 5, the rear elevation looks over the open garden with post and wire fence to the pasture field. There is no screening or garden vegetation. Although the Development Area adjoins the property an offset zone clear of development has been incorporated into the layout to reduce the scale of visual effects. Upon the boundary to the Development Area a new native hedgerow with hedge trees is proposed which will further screen views to the arrays from the property over time. The change of field coverage beyond the clear zone will be prominent, visibility to the rear and under sides of the arrays, a large scale feature, but contained within the near field boundaries rising gently to the south west. Views to surrounding areas remain as the baseline and effects focused to the rear, west elevation and garden only. A large scale change from the rear and western side elevation windows. Views to electricity pylons that cross the field remain, and middle and long distance views unaffected. Limited potential for highly oblique visibility to Development Area 4 (eastern boundary) but of a very small scale.</p> <p>Direct views from rear elevation over the arrays from a distance of c.80m to c.400m over the gently rising field (of solar arrays) to the south west. A near to medium range change in view.</p> <p>Long term duration, but ultimately temporary, scheme is reversible but landscape mitigation likely to remain (benefit). Hedgerow and trees upon the site boundary to filter / screen views over time.</p> <p>HIGH Magnitude.</p>

LEVEL OF VISUAL EFFECT (significance)	Major, a SIGNIFICANT visual effect
Residential Visual Amenity Threshold = Acceptable or Not Acceptable	<p>Acceptable (Residential Visual Amenity)</p> <p>The property has open expansive views over the near field, host to Development Area 4, which rises to the south west, increasing the area of the site that would be perceptible.</p> <p>The property is located beside the site boundary however the development set away from the boundary due to the incorporated clear zone and beyond a perimeter hedgerow. The garden boundary is however open so views will be possible to the solar arrays set within the field rising to the local horizon.</p> <p>Due to the wide angle of view from the property and the presence of arrays within the gently rising field to the south and south-west it is acknowledged that there would be a large scale visible change in the near area. The area of arrays surrounding the property to the south / south west, a notable visual change from the current grassland rural setting Ground level views to the solar arrays would reduce over time as the mitigation hedgerow matures. Distant views remain unobstructed and the development has no effect upon views to the north and east.</p> <p>With regard to the effect on living conditions overall (residential visual amenity threshold), despite extensive visibility from the south (rear), western (side) elevation and garden areas (and the acknowledged significant visual effects) and consideration of the proposed mitigation, it is judged that the solar development would not appear 'overbearing, overwhelming or oppressive' in such a way that the visual effects would render the property an unattractive and uninhabitable place to live.</p>

Development Area 6

RVAA Receptor 12 P6R9, Arfryn	
Distance from site (closest area of the site boundary)	c.90m to the north-east of Development Area 6, but c. 120m to the closest arrays. Property also host to a touring caravan / camp site, closer to the site boundary.
Property description - Orientation of property frontages	Bungalow located upon local high point relative to the Development Area 6 area. West elevation (rear) is aligned towards the site. East elevation (front) aligned away from the site, no visibility. South elevation side, aligned towards the site. North elevation (side) aligned away from the site. West elevation, 3 x windows and 2 x patio doors (one in annex). South elevation; 3 x windows.
Primary angle of view to the site	South West Southern and western elevation windows aligned with potential for visibility to Development Area 6.
Location of garden areas relative to the property and site area	Rear garden (west elevation) and small side garden to the southern elevation. Driveway to the north and east elevations.
Presence of intermediate visual barriers	Property is bordered by a close boarded timber fence and hedgerow, to the adjacent road. Due to the elevation of the property and garden relative to Development Area 6 distant views are possible beyond the boundary features, and hedgerows around Development Area 6, into the internal areas of the deployment zone.
Alignment of solar arrays relative to the property	Views to Development Area 6 in a southern direction so visibility to shaded rear undersides of the arrays, and westwards between the arrays to the north of the site.

Development Area specific mitigation / relationship to property	Hedgerows around, and within, Development Area 6 to be retained and allowed to grow to c.3m tall to filter views. Additional standard sized hedge trees to be planted upon north eastern boundary to filter visibility to the closest areas of the site and improve landscape structure.
Baseline Visual amenity and Sensitivity	High
Magnitude of visual effect (scale, geographical, duration)	<p>Visibility focussed to windows on two elevations aligned to the south west. Ground level views screened by garden vegetation. Property will have views over the rows of arrays within the northern area of the site but as viewed from the eastern side of the site, it would be possible to see between the rows of arrays, the meadow grassland of the site prominent, reducing the visual density of the new development (as illustrated on VP11). In the more distant views over the site to the south, the development would appear denser, as the rows combine and only the grey and blue hues of the arrays visible. A key feature of Development Area 6 is the retention of a large amount of internal hedgerows and scrub, the retained vegetation is evident on the photomontage, breaking up the uniform nature of the ground coverage. Vegetation screens visibility to the majority of the north western area of the site and during summer months would combine to screen and filter views substantially. Baseline features would remain evident including the electricity pylons that cross the site. Due to the viewing angle and localised low level nature of Development Area 6, the development has no effect on middle and distant views. A high – medium change in view. No visibility to the other Development Area areas within the study area.</p> <p>Site boundary c.90m from the receptor. Viewed from windows aligned south west. Notable visual change within a medium range (c.120m) view.</p> <p>Long term duration, but ultimately temporary, scheme is reversible but landscape mitigation likely to remain (benefit). Internal vegetation protected and managed to a greater height. Further filter views in the short term.</p> <p>HIGH Magnitude.</p>
LEVEL OF VISUAL EFFECT (significance)	Major, a SIGNIFICANT visual effect
Residential Visual Amenity Threshold = Acceptable or Not Acceptable	<p>Acceptable (Residential Visual Amenity Threshold)</p> <p>The locally elevated position of the property offers expansive views from the west elevation and garden areas, which despite the separation distance, due to the change in ground levels, allows expansive views over the area of solar arrays to the south west. Visibility is focussed to the western and southern elevation windows and the rear garden area. Vegetation retained around and within the site, plus mitigation tree planting will filter the visibility, reducing the visible scale of the site (the area of arrays, change in ground coverage – colour and texture). The development would not affect views from the front (eastern) and side (northern) elevations.</p> <p>With regard to the effect on living conditions overall (residential visual amenity threshold), despite extensive visibility from the rear (west) elevation and garden areas (and the acknowledged significant visual effects) it is judged that the solar development would not appear 'overbearing, overwhelming or oppressive' in such a way that the visual effects would render the property an unattractive and uninhabitable place to live.</p>

RVAA Receptor 13
P6R8, Neuadd

Distance from site (closest area of the site boundary)	c.70m to the north-west of Development Area 6, c.110m to the closest array.
Property description - Orientation of property frontages	Detached 2 storey property undergoing extension works. South elevation (front) aligned towards the Development Area. East elevation (side) aligned towards the northern boundary of Development Area 6. West elevation (side) aligned away from the site area, North elevation (rear) aligned away from the site area. South elevation, ground floor; 3 x windows and entrance door, first floor; 2 x windows. East elevation; 3 x windows and entrance door, First floor; 2 x windows.
Primary angle of view to the site	South Front garden and southern elevation (front) windows aligned towards Development Area 6
Location of garden areas relative to the property and site area	Main garden area to the southern and western elevations.
Presence of intermediate visual barriers	Limited garden vegetation, house locally elevated surrounded by a small wall. Properties and areas of scrub vegetation in the intervening area (at a lower ground level) filter and screen ground level views to the area of Development Area 6.
Alignment of solar arrays relative to the property	Northern aspect so views to the rear, shaded undersides of the arrays (if perceptible)
Development Area specific mitigation / relationship to property	Hedgerows around, and within, Development Area 6 to be retained and allowed to grow to c.3m tall to filter views. Scrub vegetation areas on the north western boundary of Development Area 6 to remain.
Baseline Visual amenity and Sensitivity	High
Magnitude of visual effect (scale, geographical, duration)	<p>Property (2 storey) fronts the local road, frontage aligned to the south in the direction of the site, slightly elevated above the ground levels of Development Area 6. At the most visible there will be the potential for views to the north western corner of Development Area 6, from front elevation 1st floor windows. Views are however screened and filtered by near tree and scrub cover and the gorse covered rock outcrop within the Development Area. The overall area of site that is potentially visible is focussed to that close to the northern boundary only. When visible the shaded rear of the arrays visible set within a mature landscape structure of hedgerows and trees. Development would not screen any distant views. Low scale change in view, small proportion of view occupied by the site. No visibility to the other solar Development Area areas.</p> <p>Direct views from front elevation over the arrays from a distance of c.110m to c.300m over the arrays to the south. Limited visibility to the main areas of the site, central and southern. A medium range view.</p> <p>Long term duration, but ultimately temporary, scheme is reversible but landscape mitigation likely to remain (benefit). Perimeter hedgerows and scrub vegetation upon the site boundary to be managed to a greater height to filter / screen views over time.</p> <p>MEDIUM / LOW Magnitude.</p>
LEVEL OF VISUAL EFFECT (significance)	Moderate / Minor, a NOT SIGNIFICANT visual effect
Residential Visual Amenity Threshold = Acceptable or Not Acceptable	<p>Acceptable (Residential Visual Amenity Threshold)</p> <p>Ground floor views considered to be screened and filtered by the intermediate vegetation and built form. Potential for greater levels of visibility from first floor windows on southern elevation however intermediate features, and retained vegetation within the site, would still combine to filter visibility, reducing the visible scale of development.</p>

	<p>Considering the overall visual composition, the visible areas of Development Area 6 would not form a prominent feature in main views to the south.</p> <p>With regard to the effect on living conditions overall (residential visual amenity threshold), it is judged that the solar development would not appear 'overbearing, overwhelming or oppressive' in such a way that the visual effects would render the property unattractive and uninhabitable place to live.</p>
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RVAA Receptor 14 P6R1, Glan Gors	
Distance from site (closest area of the site boundary)	Property located within the red line boundary area of Development Area 6, c.80m to the closest array.
Property description - Orientation of property frontages	<p>Individual 2 storey farmhouse. Access was not permitted so photography from public footpath close to the western elevation of the property.</p> <p>North elevation (front) aligned towards the western areas of Development Area 6. Eastern elevation (side) aligned towards the south western area of Development Area 6. Southern (rear elevation) aligned away from deployment area to non-deployment zone. West (side) elevation aligned away from the deployment areas over the non-deployment zones. North elevation, 2 x ground floor windows and door to the ground floor and 3 x first floor windows. East elevation inaccessible.</p>
Primary angle of view to the site	<p>North to North East.</p> <p>Front garden and north (front) elevation aligned towards the western and central areas of Development Area 6.</p>
Location of garden areas relative to the property and site area	Main garden area to the front of the property, but large areas of open grassland top the west elevation also used as recreational space. Internal yards, outbuildings and parking areas to the east and south of the property.
Presence of intermediate visual barriers	Mature hedgerow with mature trees to the north east of the property close to the boundary of the deployment area. Additional barn structure to the north further restricts visibility north.
Alignment of solar arrays relative to the property	North and east aspect so potential for visibility to the front of the arrays and along between the rows to the east.
Development Area specific mitigation / relationship to property	Hedgerows around, and within, Development Area 6 to be retained and allowed to grow to c.3m tall to filter views. Scrub vegetation areas on the western boundary of Development Area 6 to remain.
Baseline Visual amenity and Sensitivity	High
Magnitude of visual effect (scale, geographical, duration)	<p>Although the farm is located within the boundary of the solar Development Area, it is not financially connected to the scheme. The solar development focussed to the fields to the north east of the property due to ecological reasons and ground conditions. Near fields and those to the south to be retained and enhanced for ecological benefit. Visual effects would be noticeable on entrance drive to the property although drive is bound by mature hedgerows on both sides. Property is aligned with front elevation to the north east, views likely screened by near mature tree cover and rear elevation to the south west is aligned away from the site. Potential for oblique views to the east from side elevation (limited windows) and focussed to first floor. Only a small area within the southern area of the site is therefore likely to be perceptible, the change from grassland grazing to arrays, set within the field structure, the main feature. A medium scale change in views to the east, focussed upper storey eastern side elevation. Overall, the main views from the property remain unaffected. No visibility to any of the other Development Area areas.</p> <p>Direct views from side elevation (eastern) over the arrays from a distance of c.80m to c.300m over the arrays to the east. Limited visibility to the main areas of the site in the north. A near to medium range view.</p>

	<p>Long term duration, but ultimately temporary, scheme is reversible but landscape mitigation likely to remain (benefit). Perimeter hedgerows upon the site boundary to be managed to a greater height to filter / screen views over time, notably on entrance drive.</p> <p>MEDIUM Magnitude.</p>
LEVEL OF VISUAL EFFECT (significance)	Moderate, a NOT SIGNIFICANT visual effect
<p>Residential Visual Amenity Threshold =</p> <p>Acceptable or Not Acceptable</p>	<p>Acceptable (Residential Visual Amenity Threshold)</p> <p>Visibility from the front elevation is focussed to a small area of the site, close to the western boundary. Views aligned between the near barn structure and mature tree cover close to the property. Views from eastern elevation considered to be similar based on analysis of map data (although access was not permitted). Eastern view focussed to limited first floor eastern elevation windows only. No visibility from southern or western elevation.</p> <p>Considering the overall filtered and restricted visibility to the deployment area, Development Area 6 would not form a large scale feature to the north and east of the property. Visibility from the entrance drive screened by mature hedges, glimpsed views through gates only.</p> <p>With regard to the effect on living conditions overall (residential visual amenity threshold), due to restricted visibility in the round it is judged that the solar development would not appear ‘overbearing, overwhelming or oppressive’ in such a way that the visual effects would render the property an unattractive and uninhabitable place to live.</p>

1.7 Conclusion

- 1.7.1 The residential visual amenity assessment has reviewed the 14 selected properties against the defined criteria to consider the effect of the solar development upon the residential visual amenity on the living conditions of the residents. Significant visual effects (upon selected properties) are acknowledged within the LVIA but with regard to case law and residential visual amenity, the assessment has judged that there would be no situation where the solar development would appear ‘overbearing, overwhelming or oppressive’ in such a way that the visual effects would render the properties as an unattractive and uninhabitable places to live.

