

## APPENDIX 7.5: RESIDENTIAL VISUAL AMENITY

### Introduction

#### Background

1. This Residential Visual Amenity Assessment (RVAA) has been prepared by Stephenson Halliday in accordance with Landscape Institute Technical Guidance Note 2/19: Residential Visual Amenity Assessment (15 March 2019). The Technical Guidance Note (TGN) identifies that:  
  
*“The purpose of carrying out a Residential Visual Amenity Assessment (RVAA) is to form a judgement, to assist decision makers, on whether a proposed development is likely to change the visual amenity of a residential property to such an extent that it becomes a matter of ‘Residential Amenity’.”*
2. It further notes that:  
  
*“Changes in views and visual amenity are considered in the planning process. In respect of private views and visual amenity, it is widely known that, no one has ‘a right to a view.’ ...*  
  
*It is not uncommon for significant adverse effects on views and visual amenity to be experienced by people at their place of residence as a result of introducing a new development into the landscape. In itself this does not necessarily cause particular planning concern. However, there are situations where the effect on the outlook / visual amenity of a residential property is so great that it is not generally considered to be in the public interest to permit such conditions to occur where they did not exist before.”*
3. This assessment considers only what the resident may see from a property. Views or ‘visual amenity’ are just one component of residential amenity and the two should not be confused. The latter is a planning matter and may also include aspects such as noise, air quality, traffic, etc., in addition to residential visual amenity. This RVAA considers the visual amenity aspects of residential amenity. Where necessary, other aspects are considered in the relevant chapters of this Environmental Statement and it is for decision makers to weigh all these aspects, and documents/assessments relating to them, in determining the acceptability of a proposal.
4. Overall residential amenity is discussed within Section 6 of the Planning Statement accompanying the application for the proposed development.
5. This assessment, and the process of RVAA, seeks to identify where effects on residential visual amenity are of such a nature or magnitude that they may need to be considered in the overall balance of ‘Residential Amenity’ or ‘Living Conditions’. The point at which this happens is referred to as the Residential Visual Amenity Threshold.

### A. Approach

6. TGN 2/19 advocates a four-step process to RVAA with the first three falling broadly within the scope of LVIA where the magnitude and significance of visual effects is assessed.
7. The fourth step involves a further assessment of the change to visual amenity of individual properties identified as “having the greatest magnitude of change” and identifying whether the RVA threshold is reached.

### Methodology

#### Study Area and Initial Assessment

8. There are no standard criteria for defining the RVAA study area and this is determined on a case by case basis. The guidance note identifies that for large structures, such as wind turbines, a preliminary study area of 1.5-2km radius may be appropriate to begin identifying properties for inclusion within RVAA, but for other developments the study area would be much reduced in proportion to their size. In this case, a study area of 2km has been agreed through the scoping process (see Table 7.1 of the EIA Report).
9. Within the RVAA study area all residential properties are identified. An initial appraisal is undertaken to identify those properties likely to experience the greatest effects, therefore requiring further detailed assessment, and those where effects would be less and unlikely to approach the RVA threshold. This process may draw on the findings of the LVIA as a starting point and is supplemented by other tools including ZTV maps, wireframes and field work.

#### Further Detailed Assessment

10. For those properties that have been identified at the initial stage as requiring further detailed assessment the process follows the following key stages:
  - Evaluation of baseline visual amenity;
  - Assessment of likely change to the visual amenity of properties; and
  - Forming the RVAA judgement.
11. Properties are usually assessed individually but may be considered in groups where their outlook or views are essentially the same; for example a row of houses that all share an open outlook towards the site. Where properties are grouped for assessment this will be clearly identified and reasons for grouping described.

#### Baseline Visual Amenity

12. The existing baseline visual amenity is described for each property and is informed by desk study and field work. In line with guidance, site visits to properties are only undertaken where effects cannot be adequately assessed from nearby public locations and there is potential for the RVA threshold to be exceeded. Visual amenity is described ‘in the round’ and considers both views from the dwelling itself, the domestic curtilage and views experienced when arriving or leaving the property.
13. It has been noted where the owners of a dwelling have a financial involvement in the project.

#### Likely Change to Visual Amenity

14. The change to baseline views and visual amenity as a result of the proposed development is described for each property and a judgement on the magnitude of effects likely to be experienced is provided. This may involve consideration of the following factors:
  - Distance between the property and proposed development and their relative locations (e.g. up/down hill)
  - Nature of available views (e.g. panoramic, enclosed) and the effect of daily or seasonal variations
  - Direction of view or aspect of property affected
  - Extent to which the proposed development may be visible from various parts of the property (e.g. dwelling, rooms, access, garden)
  - Scale of change to views, including the proportion of view occupied by the proposed development
  - Compositional changes (e.g. loss/addition of landscape features such as woodland)
  - Contrast or integration of new features with the existing views
  - Duration and nature of changes (e.g. temporary/permanent, intermittent/continuous)

### Visualisation and understanding localised mitigating factors

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

### RVAA Judgement

16. This final stage is concerned with identifying “*whether the predicted effects on visual amenity and views at the property are such that it has reached the Residential Visual Amenity Threshold, therefore potentially becoming a matter of Residential Amenity*”. This is the key concern of RVAA and judgements on the RVA threshold are set out clearly and unambiguously.

### Cumulative

17. RVAA is undertaken against the baseline, as described in the accompanying LVIA. As stated in the TGN, future cumulative visual effects are not assessed within the RVAA, as the focus of the RVAA is on the existing visual amenity.
18. In this case the consented wind farm (and proposed tip height increase) at Melin Court are also included, as this forms the future baseline of the LVIA and may have an influence on the RVAA.
19. This assessment also considers the effects of forestry removal and planting where relevant.

### Distances/Directions

20. Where distances and directions are given within the assessment, these are distances between the nearest part of the property (including the domestic curtilage) and the nearest turbine , unless explicitly stated otherwise. Distances given are rounded to the nearest 10m to account for the level of accuracy available in techniques used to measure (usually based on aerial photography within a GIS).
21. Proposed turbine micro-siting allowances are taken into account within this assessment.

# Assessment

## Introduction

22. RVAA Figure 1 above illustrates properties within the 2km RVAA study area. In total there are 265 properties located within the RVAA study area.
23. None of the dwellings are both close enough and have sufficient visibility of the proposed solar panels such that the RVA threshold would be reached. The same applies to the remainder of the site infrastructure, although many properties in Tonmawr are close to the access route and track and the visual influence of passing construction traffic has been considered for these.

## Initial Assessment

24. An initial assessment has been undertaken in order to identify those properties with the highest magnitude of change where there is potential for the RVA threshold to be reached. The assessment is informed by the ZTV in Figure 1; wireline visualisations located within this document, and site visits undertaken to assess views from individual properties. Where it is identified that effects at properties have the potential to reach the RVA threshold this is identified and further detailed assessment is provided on individual property assessment sheets in the following section. The initial assessment is provided in Table 1.

Table 1 Initial Assessment

| Ref | Property                                                             | Comments                                                                                                                                                                                                                                                                                            | Magnitude of Change                                                       | Level of Effect                                                     |
|-----|----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------|
| P1  | Fforch Dwm Farm and Tyn Y Coed                                       | These properties are involved in the Proposed Development and are not considered further.                                                                                                                                                                                                           | N/A                                                                       | N/A                                                                 |
| P2  | Pelenna House                                                        | This rural property lies to the east and set within a vegetated valley close to the site. Its valley location and surrounding vegetation provides a degree of screening, however given the proximity of this property it merits detailed consideration.                                             | Potentially Substantial in winter – see detailed assessment.              | Potentially Major in winter – see detailed assessment.              |
| P3  | Railway Terrace, Tonmawr                                             | This group of homes at Railway Terrace and nearby would have no visibility due to screening by nearby rising ground.                                                                                                                                                                                | Negligible                                                                | Negligible                                                          |
| P4  | Abergwernffrwd Row, Tonmawr                                          | This group of homes would have no visibility due to screening by nearby rising ground.                                                                                                                                                                                                              | Negligible                                                                | Negligible                                                          |
| P5  | John's Terrace and Blaenafon Terrace (south), Pelenna Close, Tonmawr | This group of homes would have limited visibility of blade tips of one turbine where views through nearby vegetation permit (similar to Viewpoint 16). Some of these homes would also be likely to have close views of construction traffic as it accesses the site.                                | Moderate for more open views, typically Slight                            | Major/Moderate at most, more typically lower.                       |
| P6  | Johns Terrace (north) and Blaenafon Farm, Tonmawr                    | This group of homes would have close and in some cases open views of one or two turbines where views through nearby vegetation and adjacent houses permit (similar to Viewpoint 16a). Some of these homes would also be likely to have close views of construction traffic as it accesses the site. | Potentially Substantial for some of this group – see detailed assessment. | Potentially Major for some of this group – see detailed assessment. |

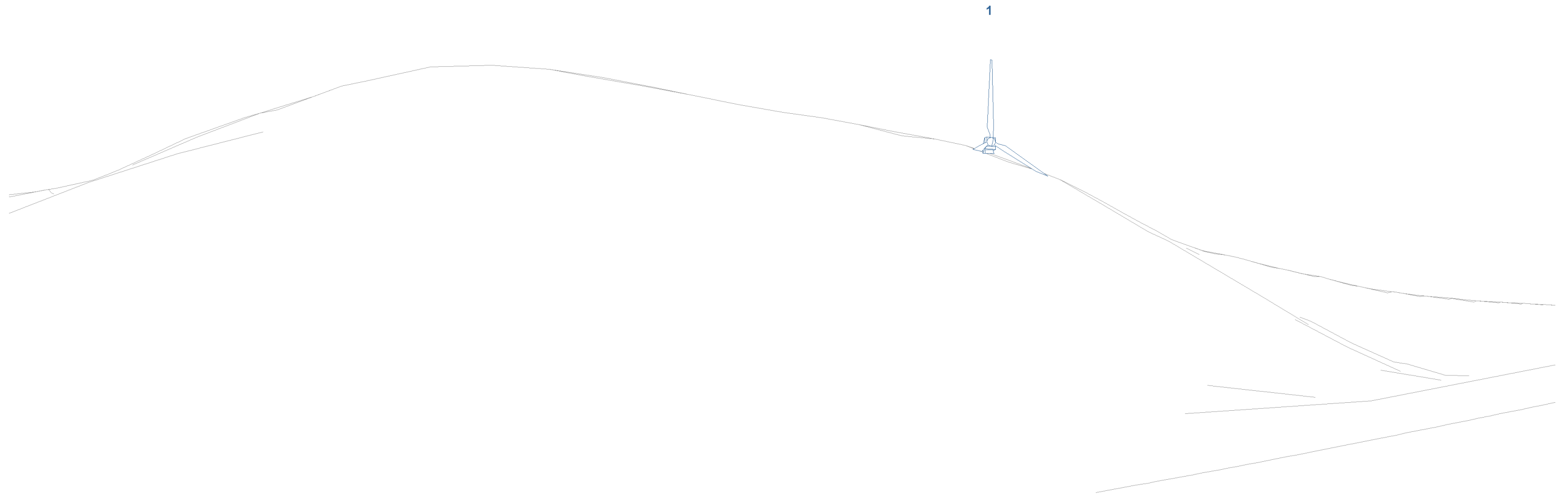
| Ref | Property                                       | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Magnitude of Change                                                       | Level of Effect                                                     |
|-----|------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------|
| P7  | Maegwyn and Dolcoed, Tonmawr                   | This group of homes would have little or no visibility due to screening by terrain and surrounding trees. Some glimpsed views of turbine blades may arise – particularly in winter.                                                                                                                                                                                                                                                                                                                        | Medium for more open views, typically Small                               | Major/moderate at most, more typically lower.                       |
| P8  | Dan y Coed (east), Tonmawr                     | Most of the homes in this area are aligned such that their gable ends face towards the site and the main views that would arise would be from gardens (where garden vegetation and boundaries permit). Nos. 62-64 and 71-74 have front or rear facades which face towards the site.<br>The most open views would be from Tonmawr Road and are less open than those for Viewpoint 7.                                                                                                                        | Potentially Substantial for some of this group – see detailed assessment. | Potentially Major for some of this group – see detailed assessment. |
| P9  | Dan y Coed (mid), Tonmawr                      | Most of the homes in this area are aligned such that their gable ends face towards the site and the main views that would arise would be from gardens (where garden vegetation and boundaries permit). Nos. 33,34,45,46,53 and 54 have front or rear facades which face towards the site.<br>The most open views would be from Tonmawr Road and are slightly less open than those for Viewpoint 7 and more affected by nearby pylons.                                                                      | Potentially Substantial for some of this group – see detailed assessment. | Potentially Major for some of this group – see detailed assessment. |
| P10 | Dan y Coed (west) and Foresters Lodge, Tonmawr | Most of the homes in this area are aligned such that their gable ends face towards the Site and the main views that would arise would be of the turbines from gardens (where garden vegetation and boundaries permit). Foresters Lodge is surrounded by a tall conifer hedge which screens views towards the site. Nos. 5,6,13,14,25 and 26 have front or rear facades which face towards the site.<br>The most open views would be from Tonmawr Road and would be similar to those shown for viewpoint 7. | Potentially Substantial for some of this group – see detailed assessment. | Potentially Major for some of this group – see detailed assessment. |
| P11 | Tynton Farm                                    | This dwelling is located approximately 1.4km to the south of T2. The ZTV study indicates that up to all six turbines may be visible. The main facades face east and west, away from the turbines and views towards the site are also screened by nearby trees and outbuildings, such that whilst there may be some glimpsed views of one or more turbines, visibility will be limited.                                                                                                                     | Moderate at most                                                          | Major/moderate at most                                              |
| P12 | Gyfylchi farm                                  | This cabin appears to be in residential use and is located approximately 2km to the south of T2. The ZTV study indicates that up to all 7 turbines may be visible, but in practice the orientation of the property and its relationship to nearby outbuildings and trees would screen views towards the turbines on Mynydd Fforch Dwm. Views towards the turbines and solar panels on Mynydd Blaenafon would be similar to, but more open than, those illustrated for viewpoint 4.                         | Potentially Substantial – see detailed assessment.                        | Potentially Major – see detailed assessment.                        |

| Ref | Property              | Comments                                                                                                                                                                                                                                                                                                                                                                                                                   | Magnitude of Change | Level of Effect |
|-----|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-----------------|
| P13 | Ty Cwm Farm           | This farmhouse is located 1940m to the west of the nearest turbine, standing in open fields close to viewpoint 2 which illustrates the likely effects. The turbines would be seen above forestry as part of a wide vista. Although effects at viewpoint 2 are judged to be Large scale, its is not considered that the turbines would have the potential to be visually overbearing from this property given the distance. | Substantial         | Major           |
| P14 | Lletty Mawr           | There would be no visibility from this property due to screening by terrain.                                                                                                                                                                                                                                                                                                                                               | Negligible          | Negligible      |
| P15 | Penrhiw Angharad      | There would be no visibility from this property due to screening by terrain.                                                                                                                                                                                                                                                                                                                                               | Negligible          | Negligible      |
| P16 | Estates Farm          | There would be no visibility from this property due to screening by terrain.                                                                                                                                                                                                                                                                                                                                               | Negligible          | Negligible      |
| P17 | NW edge of Duffryn    | There would be no visibility from these properties due to screening by terrain and vegetation.                                                                                                                                                                                                                                                                                                                             | Negligible          | Negligible      |
| P18 | Alban Terrace, Cymmer | There would be no visibility from these properties due to screening by terrain and vegetation.                                                                                                                                                                                                                                                                                                                             | Negligible          | Negligible      |

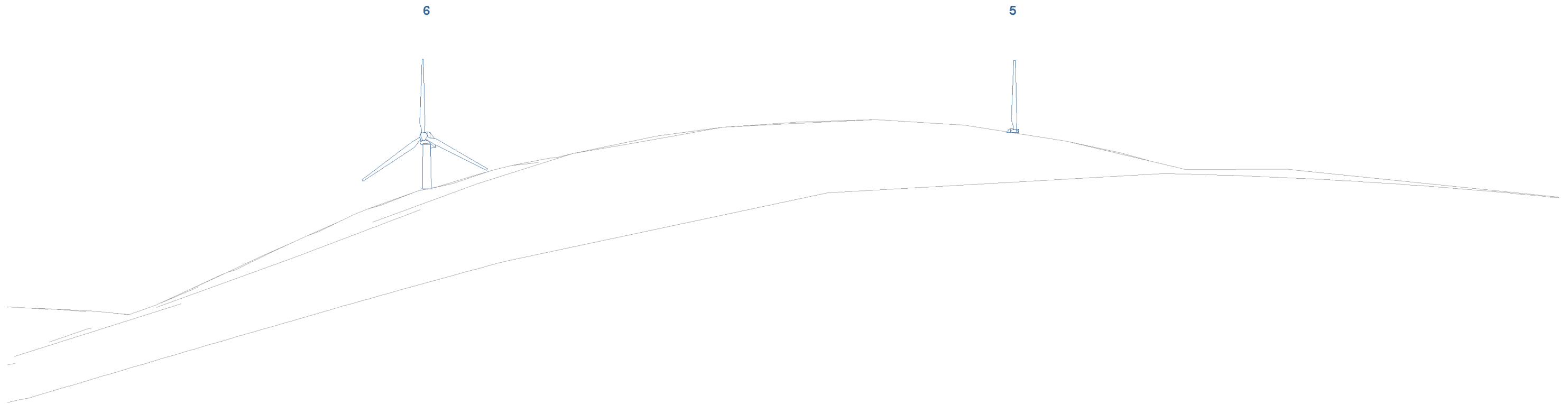
25. In summary, further detailed assessment is provided below for the following properties:

- P2 Pelenna House
- P6 Johns Terrace and Blaenavon Terrace (north), Tonmawr
- P8 Dan y Coed (east), Tonmawr - Nos. 62-64 and 71-74
- P9 Dan y Coed (mid), Tonmawr - Nos. 33,34,45,46,53 and 54
- P10 Dan y Coed (west), Tonmawr - Nos. 5,6,13,14,25 & 26
- P12 Gyfylchi farm

**P2 – Pelenna House – view to Northwest (90 degrees)**



**P2 – Pelenna House – view to Northeast (90 degrees)**



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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|
| PROPERTY NAME:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Pelenna House                                              |
| PROPERTY REFERENCE:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | P2                                                         |
| DISTANCE TO NEAREST TURBINE:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 920m, T1 (180m tip height)                                 |
| ORIENTATION OF FRONTAGE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Southwest                                                  |
| DIRECTION TO TURBINES:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Northwest (Mynydd Blaenafon), Northeast(Mynydd Fforch Dwm) |
| RESIDENT DETAILS:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Not financially involved                                   |
| SURVEY DETAILS:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Surveyed from nearby right of way                          |
| <p>Baseline Visual Amenity:</p> <p>The property is accessed via a rural lane from Tonmawr and is surrounded by trees as shown in the inset plan above. The front façade faces southwest, and the rear facede faces northeast with the ground floor set down into he hillside which rises behind.The north facing gable end has no windows. Further detail is not known as the property cannot be seen from the right of way through the trees when they are in leaf.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                            |
| <p>Likely Change to Visual Amenity:</p> <p>The ZTV study and wirelines above indicate that the upper parts of up to three of the turbines would potentially be visible allowing for the screening by woodland and terrain. Further screening by trees around the property would limit visibility further in summer with the blades of T5 likely to be the most openly seen. More of the turbines would be likely to be visible (as illustrated by the wireline above) looking up through branches in the winter. The main facades and windows of the property are oriented such that they would not have direct views towards the turbines at Mynydd Blaenafon. Views towards towards the Mynydd Fforch Dwm turbines from windows would be direct toward T5, and more oblique towards the more openly visible T67.</p> <p>Magnitude of Change: In winter the scale of effects would be Large for a Wide extent of the property and effects would be of Substantial magnitude. In summer, when residents are likely to spend more time in the garden, the screening would result in reduced effects with Medium scale effects affecting parts of the garden (an Intermediate extent) , resulting in Moderate magnitude effects.</p> |                                                            |
| <p>RVAA Judgement:</p> <p>The localised tree screening in summer and screening provided by terrain at all times of year would mitigate effects to the degree that whilst there would be a pronounced change to views in the winter, the RVAA threshold would not be exceeded.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                            |

|                              |                                                      |
|------------------------------|------------------------------------------------------|
| PROPERTY NAME:               | Johns Terrace and Blaenavon Terrace (north), Tonmawr |
| PROPERTY REFERENCE:          | P6                                                   |
| DISTANCE TO NEAREST TURBINE: | 970m – 1080m, T2 (180m tip height)                   |
| ORIENTATION OF FRONTAGE      | Mixed – west and east                                |
| DIRECTION TO TURBINES:       | Northeast                                            |
| RESIDENT DETAILS:            | Not financially involved                             |
| SURVEY DETAILS:              | Surveyed from adjacent street                        |

Baseline Visual Amenity:

These properties are located towards the northern end of Tonmawr and include a mix of older semi-detached two storey properties to the east of the road (Blaenavon Terrace), more recently build substantial detached houses to the west side (Johns Terrace), with Blaenafon farm further uphill and to the east of Johns Terrace.

The ground rises steeply to the east of Johns Terrace and properties on the east side are set low against the rising ground with limited outlooks even from upstairs rear windows. Views out to the skyline are further limited by Blaenafon Farm and the vegetation around the farm buildings.

Properties to the west of Johns Terrace have frontages which mostly face towards other houses on the east side and are situated to take advantage of elevated views over the valley to the west from the rear facades and gardens. Towards the northern end of the street there are houses with more open views from the frontages (see viewpoint 16a). These houses have obscured glass in the upstairs front windows and limited front garden space which is used for parking (see photographs), reflecting the more important views being from the rear.

Likely Change to Visual Amenity:

As illustrated by the photomontage for viewpoint 16a, the most affected properties would be the two furthest north on Johns Terrace (number 48 and 49, pictured right) which have east facing frontages without other properties on the other side of the road; and the two semi detached homes furthest north of Blaenavon Terrace (Uwch y Glyn and Ael y Bryn) which can be seen to the right of the viewpoint 16a photograph. The outlook from the side gate of Uwch y Glyn is also shown below:



Magnitude of Change: The scale of effects, as per viewpoint 16 would be Large in more open views as pictured for viewpoint 16a. The only visible turbine (T2) is to the northeast and not likely to be seen in views from windows, and will be mainly seen from the front parking areas of homes on Johns Terrace and, to a lesser degree due to localised screening, the gardens of the homes at Blaeafon Terrace. Taking account of this visibility pattern and the greater importance of westward views in terms of the amenity of these homes, effects would be of Intermediate extent and Substantial/Moderate magnitude.

RVAA Judgement: RVAA threshold would not be reached.



|                              |                                                   |
|------------------------------|---------------------------------------------------|
| PROPERTY NAME:               | Dan y Coed (east), Tonmawr - Nos. 62-64 and 71-74 |
| PROPERTY REFERENCE:          | P8                                                |
| DISTANCE TO NEAREST TURBINE: | 1650m – 1710m, T2 (180m tip height)               |
| ORIENTATION OF FRONTAGE      | Mixed – southwest and northeast                   |
| DIRECTION TO TURBINES:       | Northeast                                         |
| RESIDENT DETAILS:            | Not financially involved                          |
| SURVEY DETAILS:              | Surveyed from adjacent street                     |

Baseline Visual Amenity:

These dwellings are clustered around a cul-de-sac towards the eastern end of Tonmawr Road. The visual relationship with the Site varies for each of the properties such that some have a degree of foreground screening from adjacent homes, garden vegetation and/or garden buildings which would partly screen views from ground floor windows and gardens. However, in general and to a greater degree from upstairs windows, views towards the skyline formed by Mynydd Blaenafon are open, as illustrated by the photographs (right).

Likely Change to Visual Amenity:

Effects will be similar to those illustrated by viewpoint 7; these properties are closer to the Site which means that the turbines would appear larger, but that proximity would also bring a slightly greater degree of screening of the lower parts of the turbines such that effects remain broadly the same. The two turbines at Mynydd Blaenafon would be most noticeable in views, with T1 seen most directly and T2 more obliquely from views from windows facing northeast. The blade tips of the turbines at Mynydd Fforch Dwm are also likely to be visible where not screened by other nearby houses.

Magnitude of Change: The scale of effects, as per viewpoint 7 would be Large. Most of this group have main living spaces to the front, with views towards the Site either facing away from the Site and unaffected by turbines, or looking over or around other properties. For those with frontages facing the Site, the turbines would be seen looking over or around other properties and views from rear gardens would be unaffected. Taking account of this visibility pattern, effects would be of Intermediate extent and Substantial/Moderate magnitude.

RVAA Judgement: RVAA threshold would not be reached.



|                              |                                                        |
|------------------------------|--------------------------------------------------------|
| PROPERTY NAME:               | Dan y Coed (mid), Tonmawr - Nos. 33,34,45,46,53 and 54 |
| PROPERTY REFERENCE:          | P9                                                     |
| DISTANCE TO NEAREST TURBINE: | 1740m – 1830m, T2 (180m tip height)                    |
| ORIENTATION OF FRONTAGE      | Mixed – southwest and northeast                        |
| DIRECTION TO TURBINES:       | Northeast                                              |
| RESIDENT DETAILS:            | Not financially involved                               |
| SURVEY DETAILS:              | Surveyed from adjacent street                          |

Baseline Visual Amenity:  
 These dwellings are clustered around a cul-de-sac towards the centre of Tonmawr Road. The visual relationship with the Site varies for each of the properties such that some have a degree of foreground screening from adjacent homes, garden vegetation and/or garden buildings which would partly screen views from ground floor windows and gardens. However, in general and to a greater degree from upstairs windows and the more elevated properties (Nos. 45 and 46) as illustrated by the photograph shown bottom right, views towards the skyline formed by Mynydd Blaenafon are open. The fenestration of nos. 45 and 46 (shown top right) indicates that views towards the Site are not a key aspect of the amenity of these homes with only small upstairs windows and one downstairs window.

Likely Change to Visual Amenity:  
 Effects will be similar to those illustrated by viewpoint 7. The two turbines at Mynydd Blaenafon would be most noticeable in views, with T1 seen most directly and T2 more obliquely from views from windows facing northeast. The blade tips of the turbines at Mynydd Fforch Dwm are also likely to be visible where not screened by other nearby homes, outbuildings or garden vegetation.

Magnitude of Change: The scale of effects, as per viewpoint 7 would be Large. Most of this group have front facades facing southwest away from the site and rear gardens partly screened by outbuildings and/or adjacent homes. Nos. 45 and 46 would have views from rear gardens screened by the houses. Taking account of this visibility pattern, and the sense of distance provided in these slightly elevated views towards the skyline, effects would be of Intermediate extent and Substantial/Moderate magnitude.

RVAA Judgement: RVAA threshold would not be reached.



|                              |                                                     |
|------------------------------|-----------------------------------------------------|
| PROPERTY NAME:               | Dan y Coed (west), Tonmawr - Nos. 5,6,13,14,25 & 26 |
| PROPERTY REFERENCE:          | P10                                                 |
| DISTANCE TO NEAREST TURBINE: | 1890m – 1980m, T2 (180m tip height)                 |
| ORIENTATION OF FRONTAGE      | Mixed – southwest and northeast                     |
| DIRECTION TO TURBINES:       | Northeast                                           |
| RESIDENT DETAILS:            | Not financially involved                            |
| SURVEY DETAILS:              | Surveyed from adjacent street                       |

Baseline Visual Amenity:

These dwellings are clustered around a cul-de-sac towards the western end of Tonmawr Road. The visual relationship with the Site varies for each of the properties such that some have a degree of foreground screening from adjacent homes, garden vegetation and/or garden buildings which would partly screen views from ground floor windows and gardens. However, in general and to a greater degree from upstairs windows and the properties with frontages facing towards the site (Nos. 5, 6, 25 and 26) as illustrated by the photographs shown top right and below, views towards the skyline formed by Mynydd Blaenafon are more open, though the fenestration of these properties (shown bottom right) indicates that views towards the Site are not a key aspect of the amenity of these homes with only small upstairs windows and one downstairs window.

Likely Change to Visual Amenity:

Effects will be similar to those illustrated by viewpoint 7. The two turbines at Mynydd Blaenafon would be most noticeable in views, with T1 seen most directly and T2 more obliquely from views from windows facing northeast. The blade tips of the turbines at Mynydd Fforch Dwm are also likely to be visible where not screened by other nearby homes, outbuildings or garden vegetation.

Magnitude of Change: The scale of effects, as per viewpoint 7 would be Large. Most of this group have front facades facing southwest away from the site and rear gardens partly screened by outbuildings and/or adjacent homes. Nos. 45 and 46 would have views from rear gardens screened by the houses. Taking account of this visibility pattern, and the sense of distance provided in these slightly elevated views towards the skyline, effects would be of Intermediate extent and Substantial/Moderate magnitude.



RVAA Judgement: RVAA threshold would not be reached.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| PROPERTY NAME:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Gyfylchi Farm                 |
| PROPERTY REFERENCE:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | P12                           |
| DISTANCE TO NEAREST TURBINE:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 1,990m, T2 (180m tip height)  |
| ORIENTATION OF FRONTAGE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Southeast                     |
| DIRECTION TO TURBINES:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | North                         |
| RESIDENT DETAILS:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Not financially involved      |
| SURVEY DETAILS:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Surveyed from adjacent street |
| <p>Baseline Visual Amenity:</p> <p>This cabin appears to be in residential use and is located approximately 2km to the south of T2. The main facades are oriented southwest and northeast, with the northeast façade taking advantage of an outlook over the intervening valley towards Mynydd Blaenafon.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                               |
| <p>Likely Change to Visual Amenity:</p> <p>The ZTV study indicates that up to all six turbines may be visible, but in practice the orientation of the property and its relationship to nearby outbuildings and trees as illustrated by the aerial photo (right) would screen views towards the turbines on Mynydd Fforch Dwm. Views towards the turbines and solar panels on Mynydd Blaenafon would be similar to, but more open than, those illustrated for viewpoint 4.</p> <p>Valley landform tends to draw the eye northwards and as part of a wide vista which would create a sense of distance between the turbines and the property. The scale of effects, as per viewpoint 4, would be Large and the turbines would be seen from a wide extent of the property including the driveway approach from the Mountain Centre.</p> <p>Magnitude of Change: The magnitude of change would be Substantial.</p> |                               |
| <p>RVAA Judgement: The Proposed Development would become a dominant feature in views from this property, but the expansive nature of the views; the topographic relationship and the distance between the property and the site would be such that the turbines would not be ‘overbearing’ and the RVAA threshold would not be exceeded.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                               |



## Summary and Conclusions

26. The aim of the RVAA seeks to identify where effects on residential visual amenity are of such a nature or magnitude that *“the effect on the outlook / visual amenity of a residential property is so great that it is not generally considered to be in the public interest to permit such conditions to occur where they did not exist before.”*
27. A number of groups and individual properties have been considered in detail within this assessment with most identified as experiencing Substantial/moderate effects when considered in detail. Substantial effects would arise for the cabin at Gyfylchi Farm, at Ty Cwm Farm and at Pelenna House in winter. In each case, it is not considered that the impact would be sufficient to trigger the threshold. The assessment concludes that in no case would effects be of such nature and / or magnitude that it potentially affects living conditions at any property to the point it becomes an unattractive place to live, when judged objectively in the public interest.