

Appendix 8

Landscape and Visual Impact Assessment

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A8.15 RESIDENTIAL VISUAL AMENITY ASSESSMENT (RVAA) METHODOLOGY

Methodology

A8.15.1 The methodology for the RVAA follows *LI Technical Guidance Note 2/19¹ Residential Visual Amenity Assessment*. However, the guidance is not prescriptive, and it recognises that every project will require its own set of criteria and thresholds, tailored to suit local conditions, circumstances and the potential scale of impacts. The methodology has therefore been adapted to reflect the specific circumstances within the study area and comprises four stages as described.

Stage 1: Define the RVAA Study Area and Identify Properties and Property Groupings to be Assessed

- A desk-based study to locate, name and map onto an OS base map at 1:10 000 scale residential properties that fall within 2 km of a proposed turbine. Commercial and other non-residential uses were identified and excluded from the RVAA.
- A desk and field-based appraisal/analysis and scoping exercise to identify broad groupings of properties likely to share common baseline visual characteristics. This exercise also aims to identify properties which can be clearly excluded from the RVAA due to having no visibility of the proposed development and informed by bare-earth model Zone of Theoretical Visibility (ZTV), mapping and aerial photos. Broad factors to be considered at this stage used to group or exclude properties from further consideration include:
 - Topography/aspect/orientation/landform;
 - Vegetation patterns; and
 - Settlement pattern/form. A variety of properties exist within the study area, including, individual properties and farmsteads, traditional terraces extending along and up the valley sides, post-war estates and more recent infill development.
- Preparation of property location plan showing the location of properties/property groupings to be included in the RVAA;
- Preparation of a schedule of properties/property groupings to be included in the RVAA; and
- Provide a rationale for the properties/property groupings identified and the extent of the study area to be included within the RVAA.

Stage 2: Evaluate Baseline Residential Visual Amenity of Properties/Property Groups within the Agreed Study Area

- Review and describe the broad existing baseline visual conditions of properties/property groups within the study area through desk and field study, including an appraisal of the general type, nature, extent and quality of views that may be experienced 'in the round' (combined or all-

round visual amenity experienced at, or from a property/property group) from the property/property groupings as a whole. This will include consideration of:

- The proximity of and relationship to surrounding landform, landcover and visual foci; and
- The broad nature of existing views from properties/property groupings.

Stage 3 (A/B/C): Assess Change to Visual Amenity from Properties/Property Groups

Stage 3A – Identification of properties considered unlikely to experience significant effects

- Prepare a detailed bare-earth model ZTV and wirelines from selected properties/property groups within the 2 km study area to further establish the broad nature and extent of theoretical visibility from each property/property group;
- Undertake a further 'scoping' exercise through desk and field-based assessment from publicly accessible locations to identify and exclude from the assessment properties/property groups unlikely to experience significant visibility of the proposed wind farm, through consideration of baseline visual characteristics, (including any visual screening or otherwise detractors provided by vegetation, buildings or other structures), the detailed bare-earth ZTV and wirelines; and
- A summary of the predicted view is provided.

Stage 3B – Identification of properties considered likely to experience significant effects

- Identify properties that are likely to experience significant effects to be carried forward for assessment in stage 3C. A summary of the predicted view is provided, including consideration of the following factors;
 - Distance from the development. In general terms, the greater the distance, the lower the magnitude of impact, as the wind farm becomes less evident or significant within the view;
 - Type/nature of available views;
 - The number and proportion of the turbines and extent of the wind farm visible from the property or group of properties. Predominately the fewer turbines or lower proportion of turbines that are visible, the less the magnitude of effects;
 - Prominence of the proposed development in views. Typically, the more prominent the turbines the greater the magnitude of effects;
 - The proportion of the view that is affected by the wind farm. If a large extent/proportion of the view from the property/group of properties is occupied by turbines, then the magnitude of effects is likely to be higher than if turbines are visible only within a small proportion of the view;
 - The scale and character of the landscape in which the wind farm will be viewed. Effects may be greater in an intimate, small-scale landscape where the turbines are dominant within the landscape as opposed to a simple, large-scale landscape where the turbines may be viewed at a more accommodating scale;

¹ Residential Visual Amenity Assessment (RVAA) – Technical Guidance Note 02/19, Landscape Institute (March 2019)

- Orientation of the view towards the wind farm in relation to the property/group of properties. Views that have direct views towards the wind farm are likely to have a higher magnitude of impact than properties with an indirect/oblique or secondary view of the wind farm; and
- The visual arrangement and composition of turbines in the view, in relation to each other and to the surrounding landscape and other features.

Stage 3C – Detailed Assessment of Visual Effects from Representative Properties

- A description of effects is provided for individual and representative properties, supplemented with four 90° wirelines from each of the properties to illustrate the view of the proposed development (refer to *Figure A8-12.2a to A8-19d*).
- A judgement is provided as to whether or not predicted effects are likely to reach the RVA threshold. This is examined further within Stage 4.

Stage 4: RVA Threshold Judgement

A8.15.2 The representative properties that were identified to potentially reach the threshold for residential visual amenity within Stage 3C are examined further in order that a judgement as to whether the RVA threshold is reached or engaged. A justification for this is provided for each property following the Stage 3C assessment.

Criteria for Assessment of Effects

Sensitivity of Visual Receptors

A8.15.3 A precautionary approach has been taken and it is assumed that the sensitivity of visual receptors will be high for all residential properties within the study area.

Magnitude of Visual Effects

A8.15.4 Magnitude of effect on visual amenity (i.e., views and visual appreciation and enjoyment of the landscape) is categorised as very high, high, medium, low and very low as defined in Table A8.15.1.

Table A8.15.1: Magnitude of visual effect

Magnitude	Description
Very High	The proposed development would be an immediately apparent feature from the property/group of properties that would occupy a wide proportion of the view, contrasting with existing features within the landscape. It would affect and change the overall appearance of the view and to the extent that other features would become subordinate. The proposed development is likely to be visually dominant.
High	The proposed development would be an apparent feature that is likely to occupy a wide proportion of the overall view from the property/group of properties. The development may contrast with existing features within the landscape. The proposed development is likely to be visually prominent to the extent that it would affect and change the appearance of a number of key existing elements or features within the view from the property/group of properties.
Medium	The proposed development would form a recognisable new element within the overall view from the property/group of properties and would be readily observed without changing the overall nature of the view. The overall quality of the view may remain intact. The proposed development is likely to be visible although not prominent.
Low	The proposed development will form a component of the wider view that might be missed. Awareness of the proposed development will not have a marked effect on the overall quality of the view from the property/group of properties. The proposed development may be visible although not prominent
Negligible	The proposed development will be barely perceptible, or imperceptible, and will have no marked effect on the overall quality of the view from the property/group of properties.

Source: Soltys Brewster

Criteria to gauge the significance of visual effects is dependent on the magnitude of visual change and the relationship with visual sensitivity, as detailed in Table A8.15.2 and Table A8.1.10 within Appendix 8.1.

Significance of Visual Effects

Table A8.15.2: Significance of visual effect

Significance	Description
Very Substantial	The proposed development would affect existing views from the property/group of properties to the extent that defining visual elements would become subservient within the view. When viewed within the context of the landscape, the proposed development is likely to be seen to conflict with existing visual amenity.
Substantial	The proposed development would be visually prominent from the property/group of properties, which may lead to the loss of some essential landscape features which contribute to the visual character or quality of the view.
Moderate	The proposed development would result in some alteration to landscape features which contribute to the existing visual character or quality, but the overall integrity of the landscape and its visual qualities are maintained. The proposed development may be suitably absorbed or accommodated within the view from the property/group of properties, alongside existing visual elements.
Slight	The proposed development would be visually integrated within the existing landscape without the loss of essential landscape features which contribute to the visual character or quality of the view from the property/group of properties.
Negligible	The proposed development would be integrated into the existing landscape without having a material effect upon the distinctive and valued characteristics of the view from the property/group of properties.

Source: Soltys Brewster

A8.15.5 Properties/groups from where effects are determined to have major or major-moderate visual significance is considered to be significant. Conversely any locations where it is determined that visual effects have minor or moderate to minor visual significance, is considered to be not significant. Where effects are determined to be of moderate visual significance, whether these effects are significant or not significant depends on the individual and specific mitigating circumstances relating to each property and in the professional judgment of Soltys Brewster.

A8.16 RESIDENTIAL VISUAL AMENITY ASSESSMENT (RVAA)

Introduction

- A8.16.1 This Residential Visual Amenity Assessment (RVAA) has been prepared to assess the likely visual effects of the proposed development on residential properties within the 2 km study area. The operational stage of the proposed development will be considered only.
- A8.16.2 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,’ (LI Technical Guidance Note 2/19)²*.
- A8.16.3 Furthermore, as noted in the above guidance, *“Properties are normally assessed individually, but if their outlook and / or views are in all aspects the same (for example if a development is visible from the rear gardens only of a small row of houses) they could be assessed as one (group).”* Within the 2 km study area there are more than 2900 individual properties, it has therefore been necessary to group properties together where they share similar baseline visual characteristics and theoretical visibility of the proposed development. This was carried out in order that the assessment could focus on those properties where significant effects on RVA were most likely to occur and where it was most likely that the RVA threshold would be reached. Due to the large number of properties, a site visit to all individual properties to undertake a detailed assessment was not considered necessary or practical. Therefore, a representative property or properties within each group was selected to assess visual effects. The conclusions reached on the significance of visual effects is applicable to all properties within the group.
- A8.16.4 The assessment contains four stages as outlined in the methodology, contained within Appendix 8.15.

Stage 1: Definition of study area and identification of properties/property groups to be assessed

Study Area

A8.16.5 The study area adopted for the RVAA is 2 km from the outermost turbine. This is shown on Figure A8.12-1 *Residential Properties and Settlement Groups Location Plan*. The extent of the study area is considered adequate to assess residential visual effects that may have potential to be significant and may have the potential to reach the RVA threshold for visual amenity. Visibility from residential areas beyond 2 km is addressed by the LVIA and is beyond the scope of the RVAA. This approach complies with *LI Technical Guidance Note 2/19 Residential Visual Amenity Assessment (RVAA)*.

Properties/Property Groups to be Assessed

A8.16.6 Forty-seven distinct property groups/individual properties are identified as falling within the ZTV produced for the proposed development. These are shown in *Table A8.16.1* below and *Figure A8.12 Residential Visual Amenity Assessment: Residential Properties and Settlement Groups*. The

² Residential Visual Amenity Assessment (RVAA) – Technical Guidance Note 02/19, Landscape Institute (March 2019)

approximate numbers of residential properties within each property group are also indicated in Table 8.16.1.

A8.16.7 Property groups/properties clearly indicated as falling outside the ZTV will receive no change to their respective visual amenity and are excluded from any further consideration within the RVAA.

Table A8.16.1: Properties/property groups to be assessed

Individual property/property group no.	Individual property/property group name	Approx. No. of Properties in Group	Approx. Distance from Nearest Turbine (m)
1	Cynonville	21	1627
2	Duffryn West	3	1802
3	Caerau West	118	1505
4	Dyffryn	304	1190
5	Nantyffyllon south	40	1225
6	Twmpath-Mawr West	243	1085
7	Tŷ Gwyn	107	1243
8	Brynheulog	8	1873
9	Spelter and Caerau	513	1488
10	Nantyffyllon East	82	1418
11	Tŷ Gwyn Bach	1	1908
12	Twmpath-Mawr East	749	1225
13	Twmpath-Mawr South	93	1523
14	Tair Waun Place, Maesteg	7	1365
15	Mount Pleasant, Maesteg	78	1558
16	Maesteg North	52	1855
17	Tonna Farm	1	1208
18	Penylan Farm	1	1015
19	Garn Wen Farm	1	1050
20	Bryn Mawr Farm	1	1838
21	The Pines	1	1593
22	Cwmcerwyn Farm & Cottages	4	1435
23	Rhiwlas	1	1313
24	Blaen-Cwm Cerwyn Farm & Highland Heights	2	963
25	Sychpant Farm	1	1834
26	Tyn-y-Cae Farm	1	1803
27	Nant-y-castell	2	1750
28	Cae Emi Farm	2	1418
29	Lluest Wen Farm	1	1120
30	Gilfach Cottages	3	1698
31	Cwm Maelog Farm	1	1838

Individual property/property group no.	Individual property/property group name	Approx. No. of Properties in Group	Approx. Distance from Nearest Turbine (m)
32	Cwmgwina	1	1820
33	Hafod Farm	3	753
34	Afon Wen Farm	2	1033
35	Cae Cwm Dyffryn	5	1208
36	Penrhiw	1	1488
37	Bryngyrnos	7	1417
38	Cil-y-Gofid Farm	1	1855
39	Troed-y-Glyn, Bryn	16	1173
40	Chapel Terrace, Bryn	30	1645
41	Bryn Central	167	1540
42	Brynhafod, Bryn	33	1803
43	Old School Court, Bryn	1	1470
44	Varteg Row/Bryn Varteg	57	1400
45	Foresters House	1	1260
46	Cwm Farteg/Station Terrace, Bryn	72	1243

Source: Soltys Brewster

Stage 2: Baseline Residential Visual Amenity of Properties/Property Groups

A8.16.8 Residential areas falling within the study area are located predominantly within lower lying areas within the surrounding valleys, with some scattered dwellings along road corridors and in areas of farmland rising up from the valleys.

A8.16.9 Although the baseline visual characteristics of the 47 property groups/individual properties/ will vary locally, common broader-scale shared characteristics identify eight distinct areas. Baseline visual characteristics are described:

- Relationship to topography/aspect/orientation/landform;
- Vegetation pattern/landcover;
- Settlement pattern/form;
- General type, nature, extent and quality of views;
- Combined or all-round visual amenity experience; and
- Broad nature of existing views from properties/property groupings.

Table A8.16.2: Baseline residential visual amenity

Individual property/property group no.	Individual property/property group name	Baseline visual characteristics distinct to individual property/property group
Area 1: Settlements to the north along A4107		
Settlements are arranged either as scattered individual dwellings, or as traditional terraces rising up the north facing slopes of the deeply-incised Afan Valley. The main transport route through the valley is the A4107 and properties/settlements are arranged along this, generally in an east/west alignment. The valley is well vegetated with scrub and forestry plantations. Views/aspect is generally across the valley to the north.		
1	Cynonville	Semi-detached properties to the east of Percy Road face north with views across the valley. Scattered detached properties outside the main settlement have a more varied aspect. To the north of the main road, the frontages face south although their views are often contained by landform, vegetation, and housing. Scattered dwellings to the south of the group are more elevated and the landscape is less vegetated and more open. Areas to the centre of Cynonville are outside the ZTV.
2	Dyffryn West	Detached bungalows and a dormer bungalow to the east/south of the A4107 have an outlook to the north-west across the valley. Rear elevations and gardens generally have some short-range views across steeply sloping fields towards the south-east.
Area 2: Llynfi Valley settlements, east facing aspect		
Settlements are located along the west facing slopes of the Llynfi Valley. The main transport route through this area is the north-south aligned A4063, and properties extend along, and to the west of this. The topography rises steeply to the west, and the western valley side contains visibility in this direction. Views across the urban area in the valley floor to the opposite valley side and ridge to the east are more pronounced, and generally available from the frontages of properties, particularly terraces aligned north-south along the slopes. Some views from the western edges of properties are available out onto fields enclosed with scattered tree planting.		
3	Caerau West	This settlement comprises 1970's 2 storey terraces and maisonettes with small rear gardens enclosed by high boundary walls. Many rear elevations of properties do not possess windows. Long views from frontages extend across the open valley to the east and south-east. There is high visual containment to the west from valley side.
4	Dyffryn	This linear group comprises a mix of traditional 2 storey terraces and more recent semi-detached infill development set along the A4063. The frontages are aligned facing east and west, with limited views out. Properties with rear gardens facing east are likely to have views out to the valley side and hills opposite.
5	Nantyffyllon south	To the south of this group, traditional 2 storey terraces are located on land rising to the west of the Afan Llynfi. To the north of the group, recent detached and semi-detached bungalows and two storey properties are arranged more informally. Land to the west of this group is more open allowing some views from rear elevations and gardens towards the west. The valley side within these views is well vegetated with productive forestry and scattered deciduous woodland. Frontages throughout the group are generally aligned towards the east.

Individual property/property group no.	Individual property/property group name	Baseline visual characteristics distinct to individual property/property group
6	Twmpath-Mawr West	This group is predominantly traditional 2 storey terraces aligned north-south on the valley side, along the A4107. The frontages are aligned to face towards the east, with attractive open views available across the valley. Views to the west from rear elevations and gardens are strongly contained by the steep wooded valley side.
7	Tŷ Gwyn	This group comprises recent detached, semi-detached and terraced housing situated on a shelf above the valley. To the west the land rises sharply and is well wooded. Frontages to the west of Heol Tŷ Gwyn have a strong visual aspect to the east and south-east with open distant views available across the playing fields. Views to the rear elevations and gardens of these properties are contained and enclosed by the wooded landform. Properties to the east of Heol Tŷ Gwyn have a westerly aspect, with views available from the frontages towards the wooded valley sides, where these are visible above foreground properties.
Area 3: Llynfi Valley settlements, valley floor and west facing valley sides.		
Settlements are located on the Llynfi Valley floor, rising up the lower west facing valley sides on occasion. Predominantly two-storey traditional terraces, with more varied settlement patterns and adjacent land uses with areas of open space and commercial light industrial units scattered throughout the valley. Vegetation is generally sparse and visibility out to valley sides in all directions is extensive.		
8	Brynheulog	This group comprises 1930's 2 storey semi-detached housing on land rising to the north. Open panoramic views south along the Llynfi Valley are available from the front elevations of a number of properties on the southern edge. Some foreground screening is provided by a coniferous tree copse.
9	Spelter and Caerau	This group comprises traditional back-to-back two-storey terraced houses arranged regularly on the flat valley floor. The streets are intimate in scale and views from the frontages are contained by the opposite terraces. More extensive views out to the valley sides are available where built form allows, such as from rear gardens facing south onto the recreation ground.
10	Nantyffyllon east	This group comprises a more dispersed arrangement of two storey detached and semi-detached properties and bungalows. These are aligned north-south along Heol Tywith on land forming a shelf above the Afon Llynfi valley floor. Visibility to the west and south-west is more open, across the lower lying areas and extending out to the east facing valley sides and ridge. These views are available from the rear elevations and gardens of properties to the south-west of the group and from the front elevations of properties facing west along Heol Tywith.
11	Tŷ Gwyn Bach	This single detached dwelling is located amongst thick scrub and woodland on land sloping gently to the east. There are likely to be limited views from this property.

Individual property/property group no.	Individual property/property group name	Baseline visual characteristics distinct to individual property/property group
12	Twmpath-Mawr east	This group is predominantly 2 storey traditional terraces arranged in rows along both sides of the A4063. The housing is arranged uniformly on the valley floor and views out are variable depending on the orientation and scale of foreground buildings. Some rear gardens are generous, and it is likely that views out to the surrounding hills and valley sides will be available.
13	Twmpath-Mawr south	The group comprises north-south aligned two storey traditional terraces set on a shelf above and to the east of the Llynfi River. The river is well vegetated and locally restricts views west. The rear gardens are generous and likely to allow views out to the surrounding uplands and valley sides. To the east, recent two storey semi-detached housing is arranged in a more dispersed pattern along Cwrt y Mwnws.
Area 4: North Maesteg Valley floor		
This area is a series of small settlements forming the northern edge of Maesteg. The groups are set on sloping land rising to the west from the Afon Llynfi valley. Maesteg Welfare Park is located centrally and, together with adjacent areas of woodland and mature tree planting, provide visual enclosure to the groups.		
14	Tair Waun Place, Maesteg	This group comprises a loose arrangement of two storey detached dwellings and bungalows with large gardens. Views out from the group are available across adjacent open spaces and the wooded valley sides, although these are variable depending on orientation and garden vegetation.
15	Mount Pleasant, Maesteg	This group comprises Victorian, Edwardian and 1930's semi-detached properties set along the B4282 Neath Road, aligned east-west. Views to the south and south-east are restricted and contained by mature woodland. To the north and to the north-east the aspect is visually more open and there are some more distant views across and up the Llynfi Valley.
16	Maesteg North	This group comprises a mix of traditional two-storey terraces arranged north-south, and more recent semi-detached housing to the fringes. Mature woodland and trees, particularly within Welfare Park and further to the south-west on higher land, visually encloses the group.
Area 5: Detached dwellings Llynfi valley sides		
These individual properties are located on the steeply sloping east facing valley side of the Afon Llynfi.		
17	Tonna Farm	This two-storey detached property is located in an open landscape with views out onto a mosaic of fields with some scattered mature tree planting.
18	Penylan Farm	This detached farmstead property, with associated outbuildings, is located on an elevated spur within an open landscape. To the west, extensive forestry plantation provides some enclosure and containment.
19	Garn Wen Farm	This detached farmstead property, with associated outbuildings, is located amongst a mix of mature deciduous trees and woodland/scrub.

Individual property/property group no.	Individual property/property group name	Baseline visual characteristics distinct to individual property/property group
		To the west, extensive forestry plantation provides some enclosure and containment.
Area 6: Detached dwellings rolling upland farmland		
These detached dwellings and farmsteads are set within a mosaic of pasture fields, rough grazing and woodland. The area has a strong upland character, reinforced by the north-easterly aspect with long views to Bannau Brycheiniog and in places south towards the coast. The urban areas around Maesteg are also visible in places. Properties to the north are visually more contained through increased tree and woodland cover. To the south the landscape is more open and visually exposed.		
20	Bryn Mawr Farm	This two-storey detached farmstead property, with associated outbuildings, is enclosed by deciduous trees and mature hedges, on land sloping to the north-east. Surrounding areas are open with large fields defined by hedges.
21	The Pines	This detached single storey dwelling is located amongst a mosaic of pasture fields defined by mature hedges and trees. Mature trees are also located around the garden curtilage. To the west the land rises sharply and provides visual enclosure.
22	Cwmcerwyn Farm & Cottages	This group comprises a farmstead, and associated agricultural buildings, together with terraced residential properties. The group is located within a shallow valley cut into land sloping to the east. Extensive woodland and mature hedges with trees add to the enclosure provided by the landform and this group is visually enclosed, particularly to the west.
23	Rhiwlas	This detached two-storey bungalow style property with associated outbuildings is located within a mosaic of rough grazed fields with well-defined hedges. To the north and south, extensive woodland provides visual enclosure.
24	Blaen-Cwm Cerwyn Farm & Highland Heights	This group comprises 2 detached two storey properties, one agricultural with associated outbuildings. Both are located within a mosaic of rough grazed fields with well-defined hedges. To the north and south, extensive woodland provides visual enclosure, along with mature trees between and adjacent to the properties.
25	Sychbant Farm	This single detached farmstead with outbuildings is located in a well-wooded landscape, with extensive productive forestry to the west. The property is located in a spur in the valley side, which slopes steeply to the north-east.
26	Tyn-y-Cae Farm	This single detached, single-storey property is located amongst a mosaic of pasture fields defined by hedges and trees, sloping steeply to the Nant Stychan to the east.
27	Nant-y-castell	This group comprises 2 two-storey detached properties, including a farm with associated outbuildings. Views are open and extend across an undulating landscape of pasture fields defined by low hedges. Coniferous and deciduous woodland on land rising to the south provides visual containment.

Individual property/property group no.	Individual property/property group name	Baseline visual characteristics distinct to individual property/property group
28	Cae Emi Farm	This two-storey detached farmstead, with associated outbuildings, is set in an open landscape of pasture fields with low hedges. Mature tree planting within the garden provides some visual enclosure.
29	Llest Wen Farm	This detached farmstead, with a dispersed arrangement of associated outbuildings, is set in a landscape of pasture fields with hedges and mature tree planting. To the south, scrub and woodland vegetation is extensive and provides visual enclosure.
30	Gilfach Cottages	This group comprises a two-storey detached and 2 semi-detached properties and a bungalow. They are located on land sloping evenly to the east and benefit from wide open far reaching panoramic views sweeping around from the south to the north. To the west, the landscape is open and large in scale with shorter reaching views due to the topography, there is limited vegetation around this group.
31	Cwm Maelog Farm	This farmstead comprises a two-storey detached house with associated outbuildings. It is set on land sloping steeply to the south and is visually contained by extensive productive forestry on higher land to the north.
Area 7: Detached dwellings, upland farmland		
These scattered dwellings are located within Cwm Dyffryn. This is an enclosed deeply incised valley with strong upland character. The valley runs east from Port Talbot, bounded by the uplands of Mynydd Margam and Mynydd Emroch. The valley bottom and sides are a mosaic of deciduous woodland, coniferous woodland, and grazed pasture, bounded with fences and mainly outgrown hedges. Residential properties are scattered along the valley, connected by the single road which runs its length. The area has a quiet character despite its close proximity to Port Talbot, with the feeling of a 'hidden' landscape in the valley bottom.		
32	Cwmgwina	This detached two-storey property is visually contained within the intimate wooded valley. There are limited views beyond the curtilage of the property.
33	Hafod Farm	This group contains a detached 2 storey farmstead, with associated outbuildings, and two other detached dwellings, set on slopes above Cwm Dyffryn to the east. The surrounding areas are extensive productive forestry, containing the visibility considerably, although some of this may have been subject to recent felling.
34	Afon Wen Farm	This is a single storey farmstead and a bungalow, with associated outbuildings, set on slopes within Cwm Dyffryn. The properties are situated on locally elevated ground providing open views to the south down the valley towards Mynydd Brombil. Steep hillsides and productive forestry to the north, east and west as well as local mature vegetation, particularly along the road, provide visual enclosure.
35	Cae Cwm Dyffryn	This is a group of detached two-storey properties and a bungalow with agricultural outbuildings located along Goytre Road, on land rising steeply to the east. This steep hillside and mature vegetation provide visual containment to the east. Views from properties are largely directed to the west across the valley, as well as oblique views north and south along the valley, which is more open, and less vegetated.

Individual property/property group no.	Individual property/property group name	Baseline visual characteristics distinct to individual property/property group
36	Penrhiw	This bungalow property is located on land rising to the south-east and is enclosed by tall deciduous vegetation within, and around the curtilage, and productive forestry on the plateau to the south and east. There are only limited views out.
37	Bryngyrmnos	This mixed group includes a row of semi-detached houses, as well as a further two-storey, and single-storey detached properties set back on north-west facing slopes, within a well vegetated valley. On the higher slopes to the south-east, productive forestry provides visual containment. Lower areas contain mature deciduous woodland and scrub. Views out are limited and filtered.
38	Cil-y-Gofid Farm	This detached 2 storey farmstead, with associated out buildings, is set on the south facing slopes of the valley above Ffrwd Wylt. The property is orientated so as the rear of the property is visually contained to the south-west by the adjacent mature broadleaf woodland, views north-east up the valley from the front of the property are more open.
Area 8: Bryn		
This predominantly ex-mining settlement contains a variety of settlement forms, set within a broad upland valley. Productive forestry on the upland plateau to the north and south provides some visual enclosure and interest. The settlement core is difficult to define, with newer residential areas extend awkwardly onto higher ground. Bryn has a limited number of commercial enterprises.		
39	Troed-y-Glyn, Bryn	This group comprises a mix of detached bungalows and two-storey properties. The properties are arranged irregularly, and often densely on south facing slope above the village. The view to the north-west towards Mynydd Penhydd across the valley, and to the west are visually confined by the ridgeline. Views to the south-west are more open, looking down the valley, but do include some vegetation filtering. The views from many of the individual properties within the area are restricted and largely obscured by the neighbouring properties and adjacent steep topography, where many of the properties have been cut into the hillside. Where views are not obscured, they are often filtered by close vegetation within and adjacent to property curtilages.
40	Chapel Terrace	This group comprises a dispersed mix of traditional two-storey terraces, semi-detached properties and some bungalows. They are aligned east-west on land sloping locally north into the valley of Ffrwd Wylt. The outlook/aspect from this group is towards the south, with the views north screened locally by the rising topography.
41	Bryn Central	This group comprises the 'core' of Bryn, with traditional two-storey terraces facing south along Bryngurnos Street. To the north/rear of these, are more recent semi-detached properties arranged regularly on moderately sloping land. All have front and generous rear gardens. Vegetation is sparse and there are views out to the surrounding higher land to the north, east and south.

Individual property/property group no.	Individual property/property group name	Baseline visual characteristics distinct to individual property/property group
42	Brynhafod, Bryn	This group is located on land elevated above much of the remainder of Bryn to the south. It comprises bungalows with generous gardens, arranged regularly around a cul-de-sac. Vegetation is sparse and there is widespread open visibility across the valley to the upland areas to the north, east and to the south.
43	Old School Court, Bryn	This recently constructed detached property forms part of a larger, currently under construction development on land elevated above Bryn. Views from the property will be available to the south-east from the front and to the north-west from the rear. From the garden, visibility will be available across much of the valley extending to the plateaux to the north and the south. These views to the south-east will be obscured and change as the development progresses.
44	Varteg Row/Bryn Varteg.	This group comprises a mix of detached, semi-detached and terraced housing, predominantly 2 storeys in height. The group is located in the valley bottom/head of Ffrwd Wylt. Areas of mature woodland and scrub add to a greater sense of containment provided by the valley landform. Visibility out from this group is constrained and variable but most pronounced from Bryn Varteg, with panoramic views available north to the upland plateau.
45	Foresters House	This detached two-storey property is located on slopes rising to the south amongst forestry plantation, much of which has been recently felled. Long views across the valley to the north and west are available and more pronounced. Views to the south are contained by the rising topography.
46	Cwm Farteg/Station Terrace, Bryn	This group of properties lies to the south-east of Bryn on land rising to the south. Property types are mixed, with traditional two-storey terraces along Station Terrace, more recent bungalows on lower areas and semi-detached two-storey properties along Galltcwm Terrace. Long views across the valley to the north are available and more pronounced. Views to the south are contained by the rising topography.

Source: Soltys Brewster

Stage 3A: Identification of properties unlikely to experience significant effects

A8.16.10 Properties/property groups that are considered unlikely to experience significant visibility of the proposed development are listed in Table A8.16.3, together with a brief summary of the predicted view. Further consideration of these properties/property groups is not considered necessary and they are excluded from detailed assessment in Stage 3C.

Table A8.16.3: Summary of predicted views for individual properties/property groups where significant effects are considered unlikely

Individual property/property group no.	Individual property/property group name	Summary of predicted view
Area 1: Settlements to the north along A4107		
The ZTV indicates that potential visibility will be minimal, (i.e., between 1 and 4 turbines) and be limited to small areas of the groups. The assessment concluded that from the following property groups/individual properties there will be no significant effects on visual amenity due to the screening effects of topography, vegetation and orientation of properties in relation to the proposed developments		
1	Cynonville	Marginal visibility of 1 partial tower/ will be experienced at a distance of around 1.63 km to the south, from a small number of the properties and where intervening vegetation/buildings allow.
2	Dyffryn West	Marginal visibility of 1 partial tower will be experienced at a distance of around 1.80 km to the south, from a small number of the properties and where intervening vegetation/buildings allow, most likely from rear elevations and gardens.
Area 2: Llynfi Valley settlements, east-facing aspect		
The ZTV indicates that visibility will be between 1 and 13 turbines. The assessment concludes that from the following property groups/individual properties there will be no significant effects on visual amenity due to the screening effects of topography, vegetation, built form, distance to visible proposed turbines and orientation of properties in relation to the proposed development.		
3	Caerau West	The wireline indicates that there will be visibility of 1 turbine at partial hub height within the northern section, with the hub visible where vegetation and landform allows. 3 turbines within the southern section at full / partial tower height, plus 1 further proposed turbine at blade tip height, will be experienced, more obliquely in views south. The southern section will be at distances greater than 2 km.
4	Dyffryn	The wireline indicates that there will be visibility of 2 turbine within the northern section, with only a blade tip visible where vegetation and landform allows. 2 turbines within the southern section are visible at partial tower height, with a further at full tower height and 2 at partial blade height where vegetation allows, more obliquely in views south. These will be at distances greater than 2 km.
5	Nantffyllon south	The wireline indicates that there will be visibility of 2 turbines at blade tip height within the northern section, where vegetation and landform allow. 4 turbines will be visible at partial tower height and a further 3 turbines at blade tip height within the southern section will be experienced, more obliquely in views south. Turbines of the southern section will be seen at distances greater than 2 km. The valley side to the west is well-vegetated with productive forestry and scattered

Individual property/property group no.	Individual property/property group name	Summary of predicted view
		deciduous woodland. Frontages throughout the group are generally aligned to the east.
6	Twmpath-Mawr West	The wireline indicates that 1 turbine at blade tip height will be visible within the northern section. 3 turbines at partial tower height and an additional 2 at blade tip height within the southern section will be experienced, more obliquely in views south. Primary views from frontages are aligned to face towards the east, with attractive open views available across the valley. Views to the west from rear elevations and gardens are strongly contained by the steep wooded valley side.
7	Ty Gwyn	The wireline indicates that 1 turbine at partial tower height and a further 2 at blade tip height will be visible within the northern section. 2 turbines at partial hub height and an additional 4 at blade tip height within the southern section will be experienced where vegetation allows, more obliquely in views south. Views from frontages are aligned to face towards the east and south-east, with attractive open views available across the valley. Views to the west from rear elevations and gardens are strongly contained by the steep wooded valley side.
Area 3: Llynfi Valley settlements, valley floor and west facing valley sides		
The ZTV indicates between 5 to 13 turbines will be visible from these property groups. The assessment concludes that from the following property groups/individual properties there will be no significant effects on visual amenity due to the screening effects of built form, distance to visible proposed turbines and orientation of properties in relation to the proposed development.		
8	Brynheulog	The ZTV indicates that there will be minimal visibility (i.e., 1 to 4 turbines) from houses on the southern edge of this 1930's estate. The wireline indicates that 1 turbine at partial hub height from the southern section, and a further 2 at blade tip height will be partially visible (where intervening vegetation on the valley side allows) within the northern section on the skyline to the south-west.
9	Spelter and Caerau	The wireline indicates that 2 turbines will be visible at partial tower height and 1 additional blade tip will be visible within the northern section to the west on the skyline. To the south views of 7 turbines at partial tower height and 1 additional blade tip will be visible. These will be visible on the skyline at distances greater than 2 km and will be oblique where terraces are aligned north to south.
10	Nantyffyllon east	The wireline indicates that 1 turbine will be visible within the northern section to the west on the skyline at partial tower height, with the blade tip of 2 additional turbines also visible where vegetation allows. These will be visible from frontages of properties facing west along Heol Tywith. To the south views of 6 turbines at partial tower height and a further 3 at blade tip height will be visible where vegetation allows, mainly obliquely to the north-south aligned properties. These will be visible on the skyline at distances greater than 2 km.
11	Ty Gwyn Bach	The wireline indicates that 2 turbines will be visible at partial tower height and a further 1 at blade tip height will be visible within the northern section. To the south 7 turbines at partial towers height and a further 1 at partial hub heigh and a further at blade tips will be seen at distances greater than 2 km. However

Individual property/property group no.	Individual property/property group name	Summary of predicted view
		intervening scrub and woodland encloses the property, largely screening visibility beyond the curtilage.
12	Twmpath-Mawr east	The wireline indicates that 1 turbine at partial tower height and 2 turbines at blade tip height will be partially visible within the northern section. The valley side and skyline are well clothed in productive forestry, and it is likely that this will further reduce visibility of the turbines. To the south, 6 turbines at partial tower height and a further 3 at blade tip height and 1 at partial hub height will be visible on the skyline at distances greater than 2 km. Due to the scale and alignment of terraced housing, visibility will be constrained in this direction with more open views available from south facing gardens.
13	Twmpath-Mawr South	The wireline indicates that 1 turbine at partial tower height within the northern section will be visible on the wooded skyline to the north-west, along with 3 further turbines at blade tip height. Woodland and scrub in the foreground further restrict and screen available views. Gardens are generous for the traditional terraces and secondary views to the north-west may be possible. Views from the terraced houses however will be oblique. To the south, the wireline indicates that the southern section will be partially visible on the skyline, with 2 turbines visible at partial towers height and a further 5 at blade tip height visible. However, these will likely be obscured by intervening scrub and woodland and will more than 2 km from the properties.
Area 4: North Maesteg Valley floor		
The ZTV indicates that between 5 and 8 turbines will be potentially visible with views contained by the screening effects of topography, vegetation, built form and orientation of properties in relation to the proposed development.		
14	Tair Waun Place, Maesteg	Visibility towards the proposed development to the north-west is constrained by woodland, trees and intervening buildings. However, along the northern edge of the group, glimpse views out will be more pronounced. 2 turbines at partial tower height along with an additional 1 at partial hub height and 2 at blade tips will be visible on the wooded skyline at a distance of around 1.4 km. The southern section is obscured by landform and vegetation.
15	Mount Pleasant, Maesteg	The wireline indicates that there will be no visibility of the southern section due to the topography, the views to the south and east are also restricted and contained by mature woodland. To the north and to the north-east the aspect is visually more open and there are some more distant views across and up the Llynfi Valley. The wireline indicates that 4 turbines at partial tower height and a further 1 at blade tip height of the northern section will be visible in this direction, the nearest of these turbines being at a distance of around 1.6 km.
16	Maesteg North	The wireline indicates that 1 turbines at partial tower height and a further 4 at blade tip height within the northern section will be theoretically visible, however due to the mature trees particularly those within Welfare Park there is likely to be some filtering of these views. To the south the wireline indicates there will be no visibility of the turbines within the southern section.

Individual property/property group no.	Individual property/property group name	Summary of predicted view
Area 5: Detached dwellings Llynfi valley sides		
The ZTV indicates that there will be between 1 and 4 turbines visible from group 17, and 1-8 turbines visible from the other groups in the area. Views are subject to the screening effects of topography, vegetation, distance to visible proposed turbines (within the southern section) and orientation of properties in relation to the proposed development.		
17	Tonna Farm	The wireline indicates that 1 turbine at blade tip height will be visible on the skyline within the northern section to the west. There is no indicated visibility of the southern section from this property.
18	Penylan Farm	The wireline indicates that that 1 turbine at blade tip height will be visible on the skyline within the northern section to the west. Towards the south it is indicated that 5 turbines at partial towers height will be visible of the southern section. However, these will be viewed at a distance greater than 2 km; local mature vegetation is also likely to filter the views in this direction.
19	Garn Wen Farm	The wireline indicates that there will be no visibility of the proposed development from this property due to the surrounding topography.
Area 6: Detached dwellings rolling upland farmland		
The ZTV indicates that visibility will be variable and will range from between 1-4 turbines through to 14-18 turbines, on the more open and elevated areas to the south, subject to the screening effects of topography, vegetation, distance to visible proposed turbines (northern section) and orientation of properties in relation to the proposed development.		
25	Sychpant Farm	The wireline indicates that 3 turbines at blade tip height of the southern section can be seen to the west, although it is likely that some of this view will be filtered by the intervening mature vegetation. To the north the wireline indicates that all 5 turbines at partial tower height within the northern section will be visible on the skyline, however these will be viewed at a distance greater than 2 km, and again intervening mature vegetation is likely to provide some filtering within the view.
26	Tyn-y-Cae Farm	The wireline indicates that 3 turbines at blade tip height within the southern section can be seen to the west. However, it is likely that some of this view will be filtered by the local intervening mature hedgerow vegetation. To the north the wireline indicates that all 5 turbines of the northern section will be visible on the skyline, however these will be viewed at a distance greater than 2 km, again local intervening mature vegetation is likely to provide some filtering within the view.
27	Nant-y-castell	The wireline indicates that 3 turbines at partial tower height and a further 3 at blade tip height will be theoretically visible for the southern section. Of these turbines only 1 is within 2 km of the properties and mature vegetation is likely to provide some degree of filtering. Within the northern section all 5 turbines will be seen at partial tower height, however all these 5 turbines will be viewed at a distance greater than 4 km.
28	Cae Emi Farm	The wireline indicates there will be 1 turbine at blade tip height from the southern section theoretically visible from the property. All other turbines are obscured by the steep topography of the surrounding landscape. It is likely that the surrounding vegetation, particularly that adjacent to the property will provide some filtering of the view towards the visible turbine.

Individual property/property group no.	Individual property/property group name	Summary of predicted view
29	Llest Wen Farm	The wireline indicates that 2 turbines at partial towers height and a further 3 at blade tip height as part of the southern section will be visible from the property where vegetation allows. All other turbines will be obscured by the steep surrounding topography.
30	Gilfach Cottages	The wireline indicates that 4 turbines at partial tower height and a further 2 at partial hub height and 4 at blade tip height from the southern section will be visible to the north-west on the skyline in the mid ground of the view, however only 1 of these turbines is within 2 km of the properties. Of the northern section all 3 turbines at partial towers height and a further 2 at blade tip height will be visible to the north on the distant skyline at a distance of over 4 km, however mature vegetation is likely to provide some degree of filtering within the view. Due to the orientation of the properties views towards the turbines will be oblique.
31	Cwm Maelog	The wireline indicates that 2 turbines at partial tower height and a further 1 at blade tip height within the southern section will be visible from the property. There is likely to be some degree of filtering from the extensive productive forestry to the north of the property. The visibility of all other turbines, within the southern and northern section of the proposed development will be obscured by the steep topography.
Area 7: Detached dwellings, Cwm Dyffryn		
The ZTV indicates that visibility will be variable, ranging from between 1-4 turbines in more enclosed areas, through to 9-13 turbine within more elevated, open areas. However, views will be subject to the screening effects of topography, vegetation and distance to visible proposed turbines and orientation of properties in relation to the proposed development.		
32	Cwmgwina	The wireline indicates that 6 turbines at partial tower height and a further 2 at blade tip height from the southern section will be visible from the property. Of these turbines 2 are within 2 km of the property. It is likely that this view will be filtered and, in some directions, obscured by the significant mature vegetation within and directly adjacent to the curtilage of the property as well as productive forestry on the valley sides and hill tops. There is no visibility of the northern section due to the intervening topography.
34	Afon Wen Farm	The wireline indicates that 7 turbines at partial tower height and a further 2 at partial hub height and 2 at blade tips height from the southern section will be visible on the skyline within views south-east from the properties. 5 of these turbines will be within 2 km of the properties. There is no visibility of the turbines within the northern section due to the intervening topography. Due to the orientation of the properties, the majority of the visible turbines will be at an oblique angle to the view from Afon Wen Farm, and 2 turbines will be at an oblique angle to the view from The Cottage.
35	Cae Cwm Dyffryn	The wireline indicates that 2 turbines at partial tower height and a further 1 turbine at partial hub height and 1 turbine at blade tip height within the southern section will be visible in the view south-west form the properties. Views in this direction will be oblique from the properties and mature vegetation is likely to provide some degree of screening. The steep topography to the east obscures

Individual property/property group no.	Individual property/property group name	Summary of predicted view
		all other turbines within the southern and northern sections to the proposed development.
36	Penrhiw	The wireline indicates that 2 turbines at blade tip height from the southern section will be visible to the west of the property. This view is likely to be filtered or obscured by the mature vegetation both within and around the curtilage of the property. It is also indicated that all 5 of the turbines within the northern section will be visible at partial tower level to the north-west of the property. These will be viewed at a distance greater than 2 km and mature vegetation around the property is likely to provide some degree of filtering within the view.
37	Bryngyrmnos	The wireline indicates that 1 turbines at blade tip height from the southern section will be visible on the skyline to the south-east from the properties. All 5 of the turbines within the northern section will be visible at partial tower level to the north-east at a distance greater than 2 km. These views are likely to be filtered to some degree and in some directions obscured by the mature vegetation surrounding the properties as well as the productive forestry on higher ground. Views towards the northern section will be obscured due to the orientation of the properties.
38	Cil-y-Gofid Farm	The wireline indicates that 4 turbines at partial tower height and a further 3 at blade tip height from the southern section will be visible across the valley to the south-east from the property, and that all 4 of the turbines from the northern section will be visible at partial tower height to the north-east from the property. The turbines within the northern section will be viewed at a distance greater than 3 km and the intervening mature vegetation is likely to provide some degree of filtering. Of the visible turbines from the southern section 1 is within 2 km of the property and all will be viewed at an oblique angle from the property due to is orientation.
Area 8: Bryn		
The ZTV indicates that this area will receive visibility of between 5-18 turbines, subject to the screening effects of topography, vegetation, built form and orientation in relation to visible proposed turbines.		
39	Troed-y-Glyn, Bryn	The wireline indicates that theoretically all 5 turbines within the northern section will be visible at partial tower height. Within the southern section, 8 turbines at partial towers height and a further 2 at partial hub height and 3 at blade tip height will be visible. Within this property group the majority of the primary views from each property are orientated south-west down the valley and the turbines of the southern section will be positioned at an oblique angle to these views. Due to the density within this property group, particularly those located centrally, many of the properties have limited views with intervening neighbouring properties and vegetation obscuring and filtering available views. Where views are available, all but 2 of the turbines within the southern section will be viewed from a distance greater than 2 km. Properties within the north of the group are cut into the steep south-west facing hill side, this has limited and restricted views towards the turbines of the northern section, 3 of which are within 2 km from these properties. These steep slopes and local vegetation also limit the views north from the other properties within the group.

Individual property/property group no.	Individual property/property group name	Summary of predicted view
44	Varteg Row/Bryn Varteg.	The wireline indicates that 2 turbines at partial tower height and 1 at partial hub height and 1 at blade tip height from the northern section will be visible. 2 turbines at partial tower height and a further 3 at blade tip height from the southern section will also be visible. From a number of properties within the area, views towards the northern section are likely to be obscured or filtered to some degree by significant mature vegetation along the B4282. The views from properties where turbines from the northern section are visible are likely to be oblique due to the orientation of the properties. Views to the south toward the visible turbines within the southern section are likely to be obscured or filtered to some extent by mature vegetation within the area or by other properties.
45	Foresters House	The wireline indicates that all 5 of the turbines within the northern section will be visible at partial tower height. 1 turbine at partial towers height and a further 3 at blade tip height from the southern section will also be visible from the property. Views towards the northern section are likely to be oblique due to the orientation of the property and will be filtered by vegetation directly adjacent to the northern facade of the property. Views towards the southern section are again likely to be obscured and filtered by mature vegetation on the intervening hillside left following the forestry felling.

Source: Soltys Brewster

Stage 3B: Identification of properties likely to experience significant effects

A8.16.11 Property groups/individual properties identified as having the potential to experience significant effects as a result of the proposed development are listed in Table 8.16.4, together with a summary of the predicted view. Specific individual properties are identified and carried forward for detailed assessment in Stage 3C. Representative Individual properties were selected, due to the large number of properties in some groups, to illustrate the worst-case scenarios with regard to the predicted views of the proposed development from property groups.

Table A8.16.4: Summary of predicted views for individual properties/property groups where significant effects are considered unlikely

Individual property/property group no.	Individual property/property group name	Summary of predicted view
Area 6: Detached dwellings rolling upland farmland		
20	Bryn Mawr Farm	Properties included in this group are: – <i>Bryn Mawr Farm, Maesteg, CF34 9PS</i> The wireline indicates that 12 turbines at partial tower height and a further 1 at partial hub height within the southern section will be visible and prominent on the skyline and will occupy a significant proportion of the overall primary view from the rear elevation of the property. However only 1 of these turbines is viewed at a distance less than 2 km. It is also indicated that 3 turbines at partial tower height and a further 2 at blade tip height from the northern section will be visible from the property. These will however be viewed at an oblique angle and are likely to be filtered or obscured to some degree by the mature vegetation along the northern curtilage of the property.
21	The Pines	Properties included in this group are: – <i>The Pines, Cwmcerwyn, Maesteg. CF34 9PT</i> The wireline indicates that 9 of the turbines within the southern section will be visible on the skyline at partial tower height, a further 2 at partial hub height and a further blade tip, occupying a wide proportion of the overall primary view. The nearest turbine will be around 1.6 km to the west with 4 turbines within 2 km of the property. Turbines within the northern section although theoretically visible will likely be filtered and obscured by foreground vegetation along the property boundaries.
22	Cwmcerwyn Farm & Cottages	Properties included in this group are: – <i>Cwmcerwyn Farm, Cwmcerwyn, Maesteg CF34 9PT</i> – <i>1 Cwmcerwyn Cottages, Cwmcerwyn, Maesteg, CF34 9PT</i> – <i>2 Cwmcerwyn Cottages, Cwmcerwyn, Maesteg, CF34 9PT</i> – <i>3 Cwmcerwyn Cottages, Cwmcerwyn, Maesteg, CF34 9PT</i>

Individual property/property group no.	Individual property/property group name	Summary of predicted view
		Within these views around 9 of the turbines at partial tower height plus an additional 3 turbine at blade tip height from the southern section will be apparent on the skyline and will occupy a significant proportion of the overall view. The nearest turbine will be around 1.5 km to the west and 6 turbines will fall within 2 km of the property. Views to the west in the direction of the proposed development are likely to be filtered and limited by intervening vegetation. 2 turbines at blade tip height within the northern section will also be visible. From Cwmcerwyn Farm visibility of the southern section will be slightly less than that of the rest of the group and have a greater visibility of the northern section with 3 turbines visible at partial tower height and a further 2 at blade tip height, this is due to the location of the properties being further north up the valley. Representative properties taken forward for assessment in Stage 3C. – Cwmcerwyn Farm, Cwmcerwyn, Maesteg CF34 9PT This property was selected due to its elevated position within the group and because it located away from the other properties. – 1 Cwmcerwyn Cottages, Cwmcerwyn, Maesteg, CF34 9PT This property was selected as representative of the 3 terraced properties, the centre property is currently unoccupied, this end property was selected due to its larger garden.
23	Rhiwlas	Properties included in this group are: – <i>Rhiwlas, Maesteg, CF34 9PU</i> Views from this property are panoramic and open. Within these, the wireline indicates that 12 turbines will be visible at partial tower height and 1 at blade tip height within the southern section of the proposed development to the west. 8 of these turbines will be viewed at a distance of less than 2 km. To the north, it is indicated on the wireline that six turbines of the northern section will be visible on the skyline at partial tower height, where intervening forestry plantation woodland allows. These will be around 3 km from the property.
24	Blaen-Cwm Cerwyn Farm & Highland Heights	Properties included in this group are: – <i>Highland Heights, Blaen Cwm Cerwyn, CF34 9PU</i> – <i>Blaen Cwm Cerwyn Farm, Maesteg CF34 9PU</i> The wireline indicates that 9 turbines at partial tower height and 3 at blade tip height within the southern section will be visible within views to the west. 9 of these turbines will be viewed at a distance of less than 2 km and 4 will be viewed at around 1 km distance from the properties. These turbines will be visible above the plantation woodland and occupy a large proportion of the view. It is indicated that 4 turbines at partial

Individual property/property group no.	Individual property/property group name	Summary of predicted view
		tower height and 1 at partial hub height within the northern section will also be visible from the properties. However, visibility of the proposed development to the north will be less pronounced, due to the distance of around 3 km and the intervening forestry plantation and landform. Representative properties taken forward for assessment in Stage 3C. – <i>Highland Heights, Blaen Cwm Cerwyn, CF34 9PU</i> This property was selected as it closer to the proposed development and will have greater visibility due to its more elevated position.
Area 7: Detached dwellings, Cwm Dyffryn		
33	Hafod Farm	Properties included in this group are: – <i>Hafod Farm, Tai Bach, Port Talbot, SA13 2YR</i> – <i>The Grange House, Hafod Farm, Tai Bach, Port Talbot, SA13 2YR</i> – <i>The Grange, Hafod Farm, Tai Bach, Port Talbot, SA13 2YR</i> The wireline indicates that within views to the east, 7 turbines at partial tower height and 2 at blade tip height within the southern section will be visible within views channelled along Cwm y Garn. 6 of the proposed turbines will be viewed at a distance less than 2 km with 2 at a distance less than 1 km from the properties. Due to the intervening topography, the turbines within the northern section will not be visible from this property group. Representative properties taken forward for assessment in Stage 3C. – <i>The Grange, Hafod Farm, Tai Bach, Port Talbot, SA13 2YR</i> This property was selected as it is position on the edge of the group closest to the proposed development and due to the local topography will have the greatest visibility.
Area 8: Bryn		
40	Chapel Terrace	Properties included in this group are: – <i>Tŷ Newydd, Bryn, Port Talbot, SA13 2RD</i> – <i>2, The Willows, Bryn, Port Talbot, SA13 2RE</i> – <i>3, The Willows, Bryn, Port Talbot, SA13 2RE</i> – <i>4, The Willows, Bryn, Port Talbot, SA13 2RE</i> – <i>5, The Willows, Bryn, Port Talbot, SA13 2RE</i> – <i>Bryngurnos House, Chapel Terrace, Bryn, Port Talbot, SA13 2RE</i> – <i>Katoomba House, 2 Chapel Terrace, Bryn, Port Talbot, SA13 2RE</i> – <i>4 Chapel Terrace, Bryn, Port Talbot, SA13 2RE</i> – <i>6 Chapel Terrace, Bryn, Port Talbot, SA13 2RE</i> – <i>8 Chapel Terrace, Bryn, Port Talbot, SA13 2RE</i> – <i>10 Chapel Terrace, Bryn, Port Talbot, SA13 2RE</i> – <i>12 Chapel Terrace, Bryn, Port Talbot, SA13 2RE</i>

Individual property/property group no.	Individual property/property group name	Summary of predicted view
		– <i>14 Chapel Terrace, Bryn, Port Talbot, SA13 2RE</i> – <i>16 Chapel Terrace, Bryn, Port Talbot, SA13 2RE</i> – <i>Dyffryn Awelon, 16a Chapel Terrace, Bryn, Port Talbot, SA13 2RE</i> – <i>Tŷ Capel, 18 Chapel Terrace, Bryn, Port Talbot, SA13 2RE</i> – <i>Old Chapel Site, 20 Chapel Terrace, Bryn, Port Talbot, SA13 2RE</i> – <i>Sŵn-Y-Nant, Chapel Terrace, Bryn, Port Talbot, SA13 2RE</i> – <i>28 Chapel Terrace, Bryn, Port Talbot, SA13 2RE</i> – <i>30 Chapel Terrace, Bryn, Port Talbot, SA13 2RE</i> – <i>1 Chapel Terrace, Bryn, Port Talbot, SA13 2RE</i> – <i>3 Chapel Terrace, Bryn, Port Talbot, SA13 2RE</i> – <i>5 Chapel Terrace, Bryn, Port Talbot, SA13 2RE</i> – <i>7 Chapel Terrace, Bryn, Port Talbot, SA13 2RE</i> – <i>9 Chapel Terrace, Bryn, Port Talbot, SA13 2RE</i> – <i>11 Chapel Terrace, Bryn, Port Talbot, SA13 2RE</i> – <i>13 Chapel Terrace, Bryn, Port Talbot, SA13 2RE</i> – <i>Tŷ Derwen, Chapel Terrace, Bryn, Port Talbot, SA13 2RE</i> The wireline indicates that 4 turbines will be visible at partial tower height and a further 6 at blade tip height within the southern section on the skyline of the views to the south. These proposed turbines will stand above the plantation forest on the skyline and occupy a wide proportion of the view in this direction. 2 of these turbines will be viewed at a distance less than 2 km. It is also indicated that the northern section of the proposed development will also be visible from the properties in views to the east. 1 of the proposed turbines will be seen within 2 km of the properties. However, the northern section will be viewed obliquely and may be obscured or filtered by the significant mature vegetation to the east of the property group. Representative properties taken forward for assessment in Stage 3C. – <i>Old Chapel Site, 20 Chapel Terrace, Bryn, Port Talbot, SA13 2RE</i> This property was selected as representative of the properties to the south of the road and was selected for being one of the most directly aligned with the view towards the turbines of the southern section. – <i>Tŷ Derwen, Chapel Terrace, Bryn, Port Talbot, SA13 2RE</i> This property was selected as representative of the properties along the north of the road and because it is the furthest east and therefore closest to the northern section.
41	Bryn Central	Properties included in this group are: – <i>Carmel Welsh Independent Chapel, Bryngurnos Street, Bryn, Port Talbot, SA13 2RY</i> – <i>Cartref, Brynteg Street, Bryn, Port Talbot, SA13 2SD</i> – <i>1 Heol Penhydd, Bryn, Port Talbot, SA13 2SF</i>

Individual property/property group no.	Individual property/property group name	Summary of predicted view
		- 2 Heol Penhydd, Bryn, Port Talbot, SA13 2SF - 3 Heol Penhydd, Bryn, Port Talbot, SA13 2SF - 4 Heol Penhydd, Bryn, Port Talbot, SA13 2SF - 5 Heol Penhydd, Bryn, Port Talbot, SA13 2SF - 6 Heol Penhydd, Bryn, Port Talbot, SA13 2SF - 7 Heol Penhydd, Bryn, Port Talbot, SA13 2SF - 8 Heol Penhydd, Bryn, Port Talbot, SA13 2SF - 9 Heol Penhydd, Bryn, Port Talbot, SA13 2SF - 10 Heol Penhydd, Bryn, Port Talbot, SA13 2SF - 8 Bryngyrnos Street, Bryn, Port Talbot, SA13 2RY - 9 Bryngyrnos Street, Bryn, Port Talbot, SA13 2RY - 10 Bryngyrnos Street, Bryn, Port Talbot, SA13 2RY - 11 Bryngyrnos Street, Bryn, Port Talbot, SA13 2RY - 13 Bryngyrnos Street, Bryn, Port Talbot, SA13 2RY - 14 Bryngyrnos Street, Bryn, Port Talbot, SA13 2RY - 15 Bryngyrnos Street, Bryn, Port Talbot, SA13 2RY - 16 Bryngyrnos Street, Bryn, Port Talbot, SA13 2RY - 17 Bryngyrnos Street, Bryn, Port Talbot, SA13 2RY - 18 Bryngyrnos Street, Bryn, Port Talbot, SA13 2RY - 19 Bryngyrnos Street, Bryn, Port Talbot, SA13 2RY - 20 Bryngyrnos Street, Bryn, Port Talbot, SA13 2RY - 21 Bryngyrnos Street, Bryn, Port Talbot, SA13 2RY - 22 Bryngyrnos Street, Bryn, Port Talbot, SA13 2RY - 23 Bryngyrnos Street, Bryn, Port Talbot, SA13 2RY - 24 Bryngyrnos Street, Bryn, Port Talbot, SA13 2RY - 25 Bryngyrnos Street, Bryn, Port Talbot, SA13 2RY - 26 Bryngyrnos Street, Bryn, Port Talbot, SA13 2RY - 27 Bryngyrnos Street, Bryn, Port Talbot, SA13 2RY - 28 Bryngyrnos Street, Bryn, Port Talbot, SA13 2RY - 29 Bryngyrnos Street, Bryn, Port Talbot, SA13 2RY - 30 Bryngyrnos Street, Bryn, Port Talbot, SA13 2RY - 31 Bryngyrnos Street, Bryn, Port Talbot, SA13 2RY - 40 Bryngyrnos Street, Bryn, Port Talbot, SA13 2RY - 41 Bryngyrnos Street, Bryn, Port Talbot, SA13 2RY - 42 Bryngyrnos Street, Bryn, Port Talbot, SA13 2RY - 50 Bryngyrnos Street, Bryn, Port Talbot, SA13 2RY - 51 Bryngyrnos Street, Bryn, Port Talbot, SA13 2RY - 55 Bryngyrnos Street, Bryn, Port Talbot, SA13 2RY - 3 Penrhiw Street, Bryn, Port Talbot, SA13 2SA - 1 Penrhiw Street, Bryn, Port Talbot, SA13 2SA The wireline indicates that from this group of properties, 9 turbines at partial tower height, 1 at partial hub height and 3 at blade tip height within

Individual property/property group no.	Individual property/property group name	Summary of predicted view
		the southern section will be visible in views to the south. 2 of these turbines will be viewed at a distance less than 2 km. All 5 turbines of the northern section are theoretically visible at partial tower height. It is likely however that most views of the northern section will however be oblique and filtered or obscured by intervening vegetation and buildings. Representative properties taken forward for assessment in Stage 3C. - 5 Heol Penhydd, Bryn, Port Talbot, SA13 2SF This property is a representative of those along Heol Penhydd and was selected for being central within the row and having the least existing vertical features, such as telegraph poles, in the view. - 11 Bryngyrnos Street, Bryn, Port Talbot, SA13 2RY This property is representative of the eastern end of the street and was selected for its more open southern views due to the reduced existing vegetation on the opposite side of the street. - 41 Bryngyrnos Street, Bryn, Port Talbot, SA13 2RY This property is representative of the centre of the street and was selected for its more open southern views due to the locally reduced existing vegetation on the opposite side of the street. - 3 Penrhiw Street, Bryn, Port Talbot, SA13 2SA This property is representative of the western end of the street and this separate terrace was selected to represent views from the western edge of this area.
42	Brynhafod, Bryn	Properties included in this group are: - Melody, Brynhafod, Bryn, Port Talbot, SA13 2SL - 31 Brynhafod, Bryn, Port Talbot, SA13 2SL - 26 Brynhafod, Bryn, Port Talbot, SA13 2SL - 27 Brynhafod, Bryn, Port Talbot, SA13 2SL - 28 Brynhafod, Bryn, Port Talbot, SA13 2SL - 29 Brynhafod, Bryn, Port Talbot, SA13 2SL - 30 Brynhafod, Bryn, Port Talbot, SA13 2SL The wireline indicates that all 12 turbines of the southern section will be visible at partial tower and a further 1 at partial hub height and all 5 of the turbines within the northern section will be visible at partial tower height from these properties. Up to 2 of the proposed turbines from the northern section and 2 turbine from the southern section will be viewed at a distance less than 2 km. Due to the nature of the properties being single storey and their orientations, it is likely that most views towards the southern and northern sections from properties will be oblique and obscured or filtered by intervening buildings and/or vegetation to some extent.

Individual property/property group no.	Individual property/property group name	Summary of predicted view
		Representative properties taken forward for assessment in Stage 3C. – <i>Melody, Brynhafod, Bryn, Port Talbot, SA13 2SL</i> This property was selected for being directly aligned with the view towards the southern section turbines and for having a relatively open view in this direction. This property is also the only property in the group not a bungalow. – <i>30 Brynhafod, Bryn, Port Talbot, SA13 2SL</i> This property was selected for its elevated position while being relatively central within the property group and uninterrupted views to the south towards the turbines of the southern section.
43	Old School Court, Bryn	Properties included in this group are: – <i>1 Old School Court, Bryn, Port Talbot, SA13 2BJ</i> The wireline indicates that 12 turbines at partial tower height and 1 at blade tip height within the southern section will be visible on the skyline across the valley. The 5 turbines within the northern section will also be visible on the skyline to the north at partial tower height. 2 of these turbines will be viewed at less than 2 km distance along 1 from the southern section.
46	Cwm Farteg / Station Terrace, Bryn	Properties included in this group are: – <i>1 Station Terrace, Bryn Port Talbot SA13 2RN</i> – <i>2 Station Terrace, Bryn Port Talbot SA13 2RN</i> – <i>3 Station Terrace, Bryn Port Talbot SA13 2RN</i> – <i>4 Station Terrace, Bryn Port Talbot SA13 2RN</i> – <i>5 Station Terrace, Bryn Port Talbot SA13 2RN</i> – <i>6 Station Terrace, Bryn Port Talbot SA13 2RN</i> – <i>7 Station Terrace, Bryn Port Talbot SA13 2RN</i> – <i>8 Station Terrace, Bryn Port Talbot SA13 2RN</i> – <i>9 Station Terrace, Bryn Port Talbot SA13 2RN</i> – <i>10 Station Terrace, Bryn Port Talbot SA13 2RN</i> – <i>11 Station Terrace, Bryn Port Talbot SA13 2RN</i> – <i>12 Station Terrace, Bryn Port Talbot SA13 2RN</i> – <i>13 Station Terrace, Bryn Port Talbot SA13 2RN</i> – <i>14 Station Terrace, Bryn Port Talbot SA13 2RN</i> – <i>15 Station Terrace, Bryn Port Talbot SA13 2RN</i> – <i>16 Station Terrace, Bryn Port Talbot SA13 2RN</i> – <i>17 Station Terrace, Bryn Port Talbot SA13 2RN</i> – <i>18 Station Terrace, Bryn Port Talbot SA13 2RN</i> – <i>19 Station Terrace, Bryn Port Talbot SA13 2RN</i> – <i>Deers Leap, Station Terrace, Bryn Port Talbot SA13 2RN</i> – <i>Brynhyfryd, Maesteg Road, Bryn, Port Talbot, SA13 2RW</i> – <i>Four Oaks Bungalow, Maesteg Road, Bryn, Port Talbot, SA13 2RW</i>

Individual property/property group no.	Individual property/property group name	Summary of predicted view
		– <i>Dan y Bryn, Maesteg Road, Bryn, Port Talbot, SA13 2RW</i> – <i>10 Varteg Row, Bryn, Port Talbot, SA13 2RF</i> – <i>Bron-Yr-Aur, 9 Varteg Row, Bryn, Port Talbot, SA13 2RF</i> – <i>8 Varteg Row, Bryn, Port Talbot, SA13 2RF</i> – <i>7 Varteg Row, Bryn, Port Talbot, SA13 2RF</i> – <i>Summit View, 6 Varteg Row, Bryn, Port Talbot, SA13 2RF</i> The wireline indicates that all 5 of the turbines within the northern section will be visible at partial tower height above the productive forestry on the skyline to the north. To the south it is indicated that 1 turbines at partial tower height and a further 1 at partial hub height and 2 at blade tip height from the southern section will be visible above the steeply rising hill. There are up to 2 turbines within 1.5 km of the properties. Representative properties taken forward for assessment in Stage 3C. – <i>13 Station Terrace, Bryn, Port Talbot SA13 2RN</i> This property is representative of those along Station Terrace and was selected for being relatively central within the properties most directly aligned with the views towards the northern section and for not having vertical features such as telegraph poles within the immediate existing view. – <i>Brynhyfryd, Maesteg Road, Bryn, Port Talbot, SA13 2RW</i> This property is representative of those off Maesteg Road and was selected for being directly aligned with the view towards the turbines of the northern section and having some of the least foreground vegetation to obscure the views both north and south.

Source: Soltys Brewster

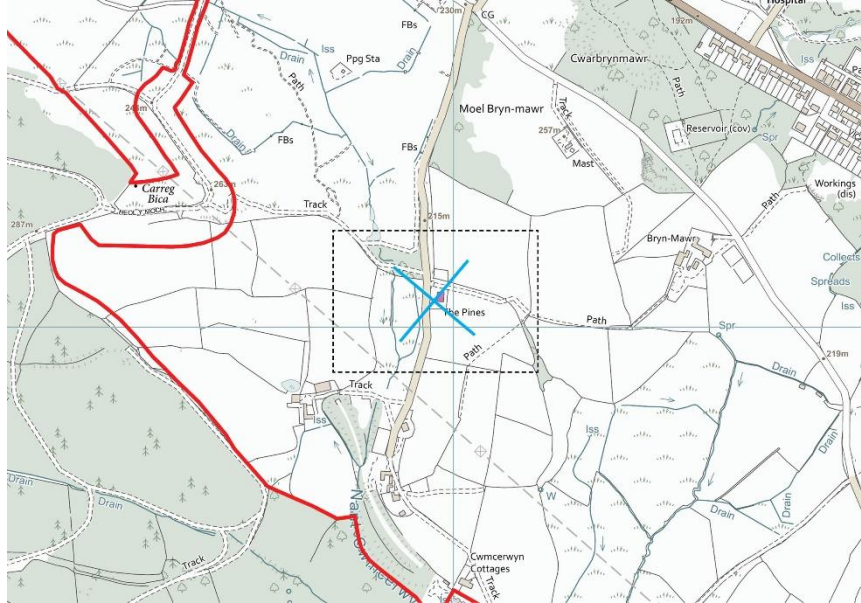
Stage 3C/4: Detailed assessment of visual effects from representative properties and RVA Threshold Judgement

- A8.16.12 Individual properties, selected in Stage 3B to illustrate the worst-case scenarios with regard to potential views of the proposed development, were selected in stage 3B above. These properties were assessed in detail to determine the significance of effects on residential visual amenity. This included a desk-based assessment and a site visit to within the curtilage of each property, where agreed with the resident of each property. The results of this assessment are described in detail in table 8.16.5 below.
- A8.16.13 A judgement is also provided as to whether or not predicted effects are likely to reach the RVA threshold.. A justification for this is provided for each property following the Stage 3C assessment in table 8.16.5.

Table A8.16.5: Detailed assessment of representative properties

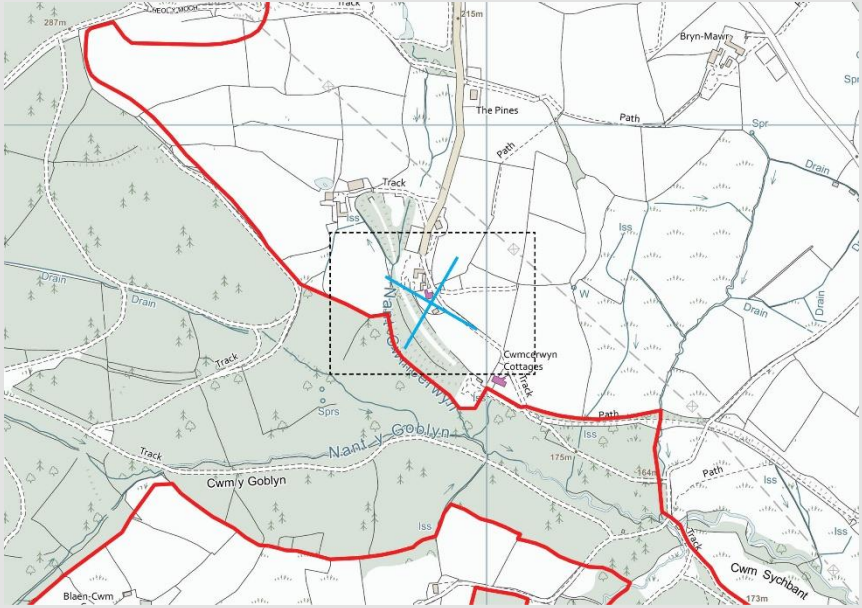
Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
Area 6: Detached dwellings rolling upland farmland		
20	Bryn Mawr Farm	Property Location: <i>Bryn Mawr Farm, Maesteg, CF34 9PS</i>  Blue lines indicate the 90° fields of view as shown on the wireline figures Property Context: <i>Bryn Mawr Farm, Maesteg, CF34 9PS</i>  Red line indicates direction of primary view centre Blue lines indicate the 90° fields of view as shown on the wireline figures Property Name: <i>Bryn Mawr Farm, Maesteg, CF34 9PS</i>

Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
		Grid Reference: 284402,191116 Orientation of Primary View: South-West View Direction to Proposed development: South-West & North-West Distance to Nearest Turbine: 1.89 km Sensitivity: High Description of Property and Existing View: This two-storey detached pebbledash farm property is located up a long drive with associated outbuildings accessed by a long narrow single-track road. The property boundary is a mix of stock fencing and vegetation to the north enclosed by mature trees within and adjacent to the curtilage of the property. Beyond this the property is visually enclosed by deciduous trees and mature hedges on land sloping to the north-east. The surrounding areas to the south and west are open with large fields defined by managed mature hedgerows allowing more distant views to the surrounding hills and ridgelines. The rear elevation of the property and its primary view is orientated to the south-west over the garden and out across the fields to the largely forested undulating ridgeline beyond. There is some mature vegetation within the garden and adjacent to the curtilage which provides some filtering of the view. Within the more open views from the property the landscape is largely well maintained giving an attractive, peaceful remoteness, although there are several man-made influences visible including pylons, telecoms across the farmland and forestry on the higher slopes. From the property the wireline (Figure A8.12-2) indicates that turbines of the existing operational wind farms of Pen y Cymoedd, Llynfi Afan REP, Pant y Wal Extension, Pant y Wal, Fforch Nest 1 and 2 are all theoretically visible. These are largely within the view north-east of the property and have little impact on the overall view due to their distance and scale. They are oblique to the primary view. Predicted View: Within these views the wireline (Figure A8.12-2) indicates that theoretically 12 turbines and a further 1 blade tip from the southern section will be visible and prominent on the skyline and will occupy a significant proportion of the overall primary view, with only 1 of these turbines being viewed at a distance less than 2 km. The existing vegetation, both close to the property and distant are likely to provide some filtering of these turbines, particularly those within the west of the view. It is also indicated that 3 turbines within the northern section will be visible at partial tower height and a further 2 at blade tip height only from the property. These will however be viewed at an oblique angle and are likely to be filtered or obscured to some degree by the mature vegetation along the northern curtilage of the property. Magnitude of Visual Impact: The proposed development will be apparent within primary views to the south west, where garden vegetation and buildings allow. The southern section of turbines will occupy the full extent of the available distant views not filtered by the immediate vegetation within and along the property curtilage. The magnitude is predicted to be medium to high. Significance of Effects: The sensitivity of receptors is considered to be high, and the magnitude of impacts is predicted to be medium to high. The proposed development will lead to some loss of the open scale within the available views and will form a new

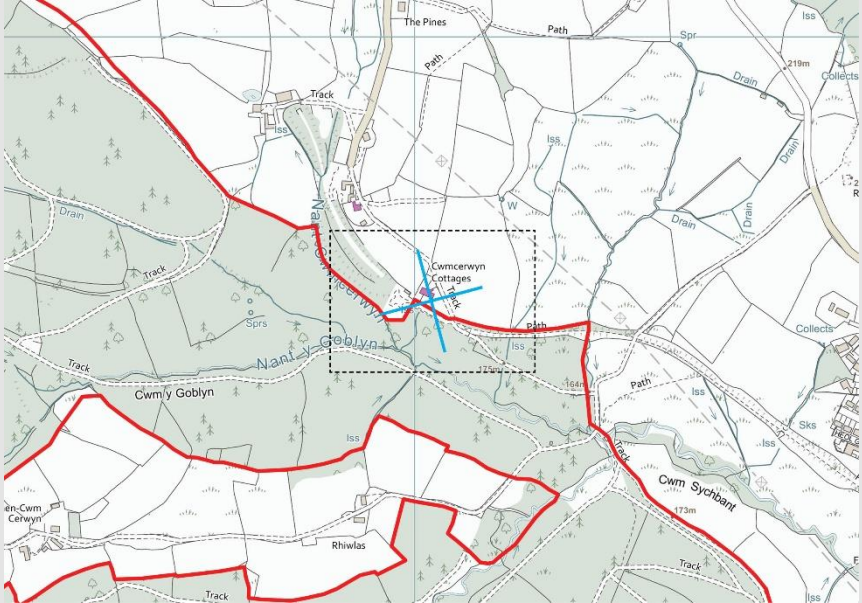
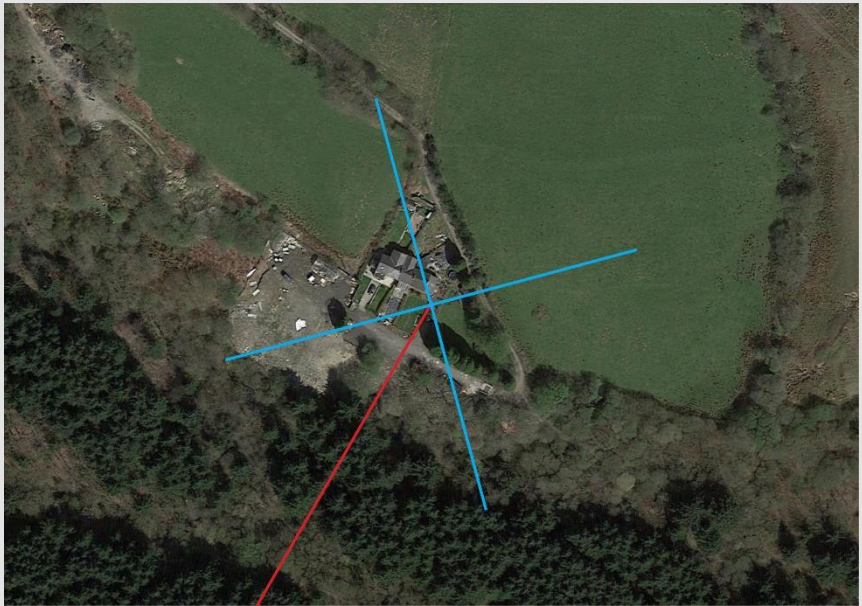
Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
		prominent, contrasting element. Therefore, the significance of effects on visual amenity is predicted to be moderate to substantial.
		Stage 4 RVA Threshold Judgement The turbines of the proposed development will be an immediately apparent feature in glimpsed views south west, however they will not occupy all available views from the property and at a distance of over 1.8 km to the nearest turbine, will not form an overwhelming feature. RVA Threshold Reached: No
21	The Pines	Property Location: The Pines, Cwmcerwyn, Maesteg. CF34 9PT  Blue lines indicate the 90° fields of view as shown on the wireline figures

Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
		Property Context, The Pines  Red line indicates direction of primary view centre Blue lines indicate the 90° fields of view as shown on the wireline figures
		Property Name: The Pines, Cwmcerwyn, Maesteg. CF34 9PT Grid Reference: 284010,191184 Orientation of Primary View: West View Direction to Proposed development: South, West & North Distance to Nearest Turbine: 1.68 km Sensitivity: High Description of Property and Existing View: This detached single storey pebbledash dwelling is located amongst a mosaic of pasture fields defined by mature hedges and trees and is accessed by a short driveway off a long single-track lane. The property boundary is largely stock fenced with some hedging, with mature trees also located around the garden curtilage to the east. Views from the property are defined by the steep surrounding topography, with views to the east largely obscured, while views to the south down the valley are farther reaching. To the west the land rises sharply and provides some visual enclosure. To the north-west of the property, local woodland and scrub planting adds to this enclosure within the foreground of views. The primary views from the property are west and south from the patio and large windows in the living room. Views in these directions are more open than others but remain relatively small and enclosed by the surrounding upland plateau and forestry. The landscape is diverse and largely well maintained giving an attractive, peaceful remoteness, although there are several man-made influences visible including pylons across the farmland in the foreground and forestry on the higher slopes. These pylons stretch across a wide

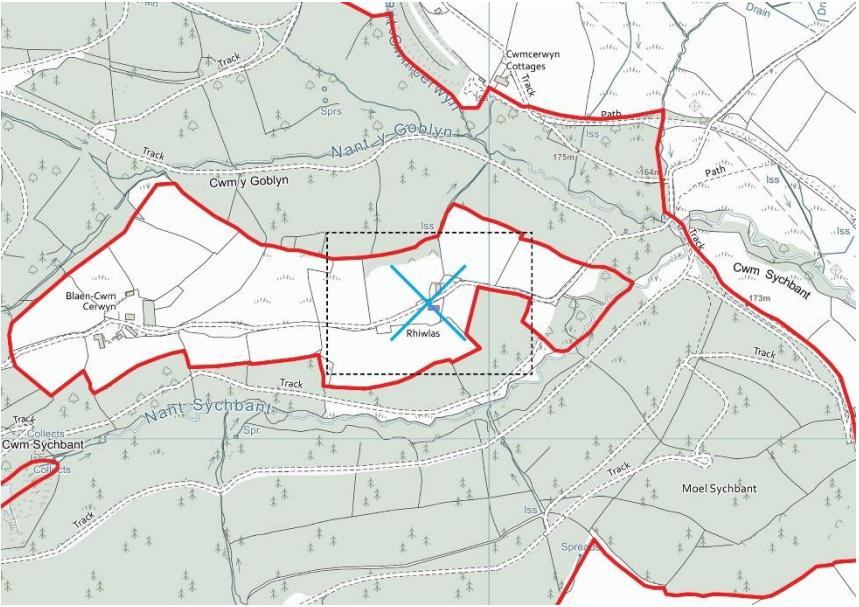
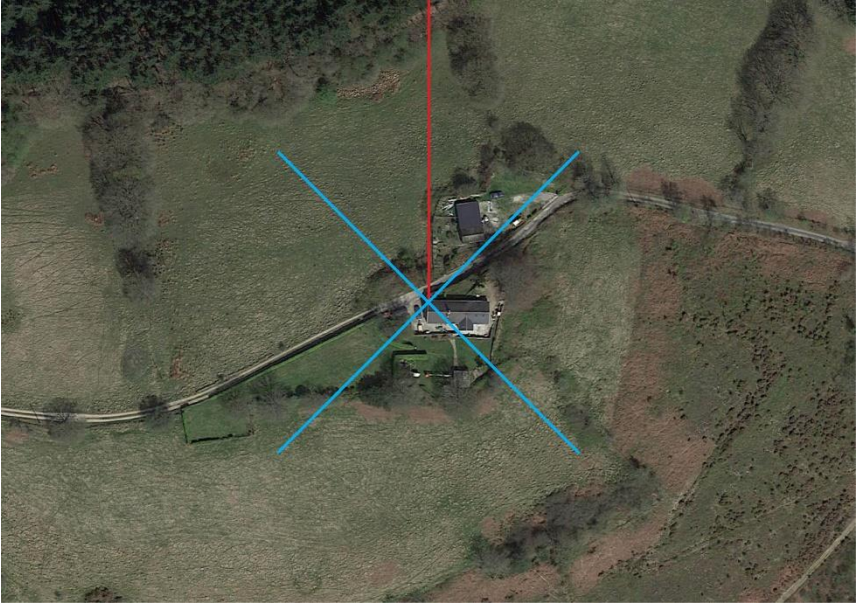
Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
		proportion of the view and pass close to the property, detracting from the remote character of the view. Predicted View: Within these views the wireline (Figure A8.12-3) indicates that theoretically 9 turbines within the southern section will be visible at partial tower height plus 2 at partial hub height and 1 turbine visible at blade tip only. They will be prominent on the skyline and will occupy a significant proportion of the overall view. The tower of T16 is directly behind and obscured by the tower of T10, reducing its effects. The nearest turbine will be approximately 1.6 km to the west and approximately 4 turbines will fall within 2 km of the property. It is likely there will be little filtering of these turbines within the southern section of the proposed development. The wireline also indicates that all 5 turbines within the northern section are theoretically visible however these are likely to be filtered and obscured by foreground vegetation. Magnitude of Visual Impact: The proposed development will be an apparent feature within the overall view. However turbines to the northern section will be partially obscured and/or filtered by existing vegetation. The turbines to the southern section will contrast with the forested ridgeline and intimacy with the valley in terms of scale. However, existing pylons within the foreground of views are a dominating feature beyond which the turbines will be visible. The magnitude is predicted to be medium-high. Significance of Effects: The sensitivity of receptors is considered to be high, and the magnitude of impacts is predicted to be medium-high. The proposed development will lead to the reduction of perceived intimacy and will form a new prominent element. However due to forestry and man-made features, some accommodation of the proposed development will be experienced. The significance of effects on visual amenity are predicted to be moderate to substantial.
		Stage 4 RVA Threshold Judgement The proposed turbines will be an apparent feature on the skyline. However, they will be subservient in scale to the existing electricity pylons. The turbines within the northern section will be partially filtered /obscured by vegetation adjacent to the property. Within the southern section, the existing productive forestry will assist in reducing the perceived scale of the turbines on the skyline. Effects are therefore not considered to reach the RVA threshold as the turbines of the proposed development will not be an overwhelming feature within the view. RVA Threshold Reached: No

Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
22	Cwmcerwyn Farm & Cottages	Representative Property Location: Cwmcerwyn Farm, Cwmcerwyn, Maesteg CF34 9PT  Blue lines indicate the 90° fields of view as shown on the wireline figures Pink indicates properties having potential to breach RVA threshold Representative Property Context, Cwmcerwyn Farm  Red line indicates direction of primary view centre Blue lines indicate the 90° fields of view as shown on the wireline figures Property Name: Cwmcerwyn Farm, Cwmcerwyn, Maesteg CF34 9PT

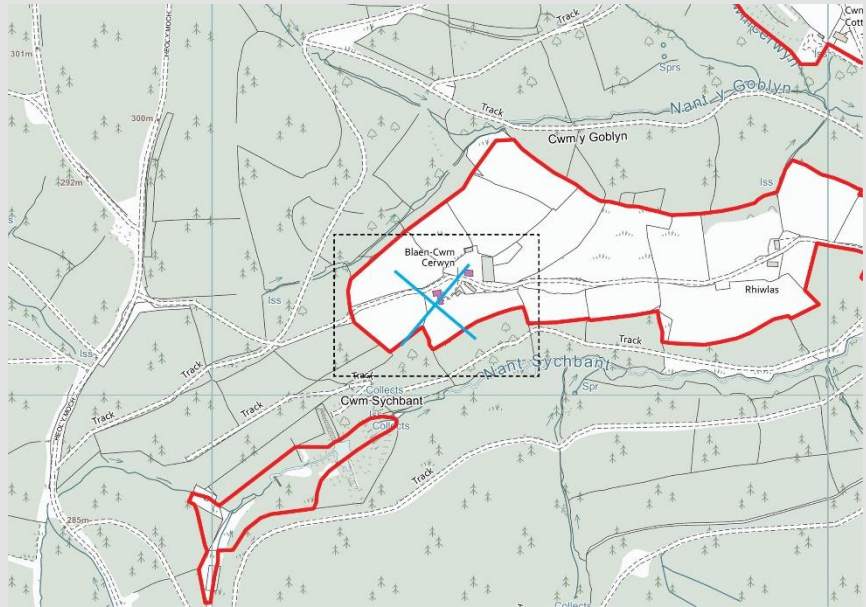
Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
		(Note: Uninhabited property, although access granted– assessment undertaken from nearest, safe public location) Grid Reference: 283905,190710 Orientation of Primary View: South-South-East View Direction to Proposed development: South, West & North Distance to Nearest Turbine: 1.46 km Sensitivity: High Description of Property and Existing View: This detached stone and render farm dwelling sits on elevated land above agricultural outbuildings on two sides and is accessed by a short driveway off a long single-track lane. The property is currently uninhabited, and the grounds largely overgrown causing many of the boundaries to be obscured by vegetation. The forested valley sides, particularly to the south and west, and the steep rising land to the east enclose the views from the property, channelling the views down the valley to the south and up to the north. The primary view from the property is from the front elevation and is directed to the south, this is also the farthest-reaching view. Due to the elevated position of the property, there is little foreground vegetation although mature woodland vegetation in the midground obscures sections of the forested skyline in the distance. The landscape is simple and largely well maintained giving an attractive, peaceful remoteness, although there are several man-made influences visible including pylons and outbuildings. Predicted View: Within these views the wireline (Figure A8.12-4) indicates that theoretically 5 of the turbines within the southern section will be visible at partial tower height, plus an additional 2 at partial hub height and 2 visible at blade tip height only. They will be apparent on the skyline and will occupy a significant proportion of the overall view, although only 1 turbine falls within the immediate primary view with the others being at an oblique angle. The nearest turbine will be around 1.5 km to the west and 6 turbines will fall within 2 km of the property. It is likely that the mature vegetation in the middle ground will provide some filtering of these oblique turbines. It is indicated that 3 turbines and a further 2 turbines at blade tip height within the northern section will be theoretically visible to the north. Magnitude of Visual Impact: The proposed development will be a prominent feature within a very small proportion of primary views. The remaining turbines will theoretically be visible within oblique view to the north, where productive forestry allows. However, the primary foreground views south and west will be partially obscured by existing buildings within the curtilage of the property and existing vegetation, which all contribute to reducing impacts. Therefore, the magnitude is predicted to be medium. Significance of Effects: The sensitivity of receptors is considered to be high, and the magnitude of impacts is predicted to be medium. The proposed development will partially interrupt the unbroken ridgeline with primary views, although the majority of the proposed development will be in secondary, oblique views that will be filtered by existing vegetation and buildings. Therefore, the significance of effects on visual amenity is predicted to be moderate.

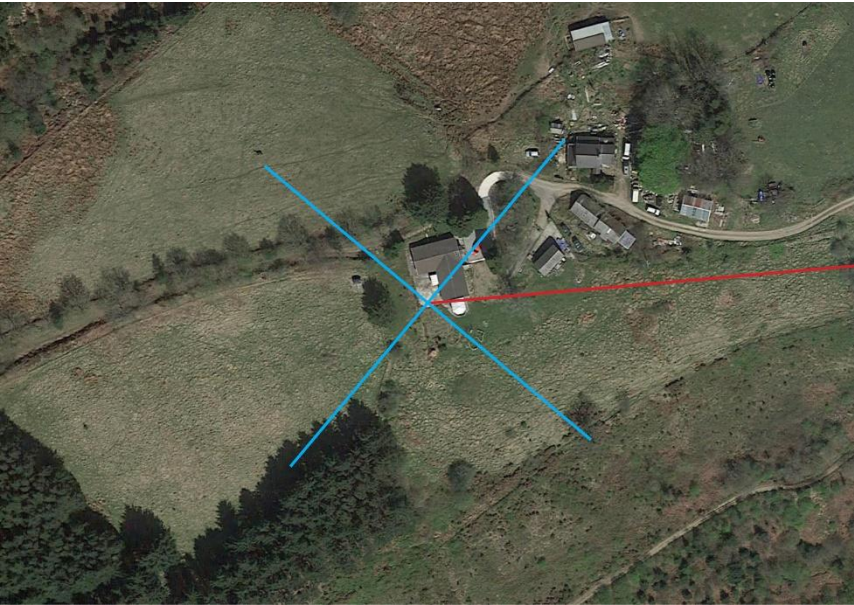
Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
		Not considered to reach RVA Threshold and property is not taken forward to Stage 4. Representative Property Location, 1 Cwmcerwyn Cottages  Blue lines indicate the 90° fields of view as shown on the wireline figures Pink indicates properties having potential to breach RVA threshold Representative Property Context, 1 Cwmcerwyn Cottages  Red line indicates direction of primary view centre Blue lines indicate the 90° fields of view as shown on the wireline figures

Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
		Property Name: 1 Cwmcerwyn Cottages, Cwmcerwyn Grid Reference: 284024,190576 Orientation of Primary View: South-South-West View Direction to Proposed development: South, West & North Distance to Nearest Turbine: 1.57 km Sensitivity: High Description of Property and Existing View: This stone and render property forms the southern end of a terrace of three properties. The property is located at the end of a single-track lane near the bottom of the valley and is accessed by a short driveway. The boundary of the property is defined by stock fencing and large mature trees creating enclosure, and a small wall to the end of the front lawn gives a more open view to the south-south-west. The wider views from the property are intimate and enclosed by both the topography and the extensive forestry within proximity of the property. The primary view from the property is from the front elevation and is directed towards the south-south-west, being framed by mature tree planting within the property curtilage and local topography. This very simple landscape gives an attractive peaceful remoteness to the view, there are several man-made influences in the view including sheds and stored materials in the foreground. To the rear of the property pylons are also visible. Predicted View: Within these views the wireline (Figure A8.12-5) indicates 9 turbines within the southern section will theoretically be visible at partial tower height, plus an additional 3 turbines visible at blade tip height only. They will be apparent on the skyline and will occupy a significant proportion of the overall view. The nearest turbine will be 1.57 km to the west and approximately 6 turbines will fall within 2 km of the property. Within the primary view it is likely that the extensive forestry planting will provide some filtering of these turbines and reduce the number of visible towers and hubs, although due to the topography in some cases turbines are likely to be visible above the trees, particularly where trees are not present in the foreground. 2 blade tips within the northern section are also indicated as being visible, although these are viewed at an oblique angle and are likely to be filtered to some extent by vegetation. Magnitude of Visual Impact: The proposed development will be a recognisable new feature within a small proportion within oblique views to the north west, where existing vegetation allows. Where views are more open, a number of turbines will be more apparent, resulting in a change to the nature of the view. The magnitude is predicted to be medium. Significance of Effects: The sensitivity of receptors is considered to be high, and the magnitude of impacts is predicted to be medium. The proposed development will result in some alteration to views where vegetation allows, the proposed development will be visually prominent, however not within primary views to the south east from the property. The significance of effects on visual amenity is predicted to be moderate. Not considered to reach RVA Threshold and property is not taken forward to Stage 4.

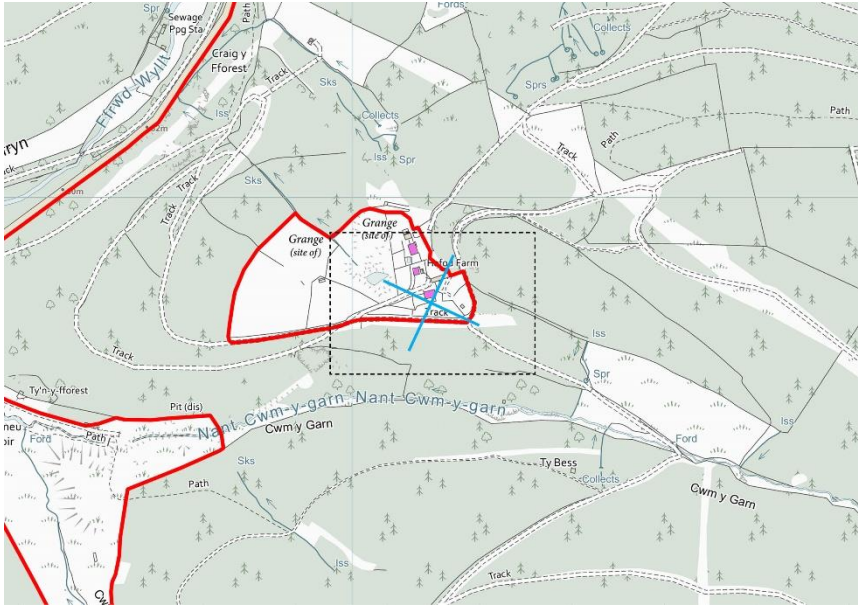
Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
23	Rhiwlas	Property Location: <i>Rhiwlas, Maesteg, CF34 9PU</i>  Blue lines indicate the 90° fields of view as shown on the wireline figures Property Context, Rhiwlas  Red line indicates direction of primary view centre Blue lines indicate the 90° fields of view as shown on the wireline figures Property Name: Rhiwlas, Maesteg, CF34 9PU Grid Reference: 283892,190219 Orientation of Primary View: North & West

Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
		View Direction to Proposed development: South, West & North Distance to Nearest Turbine: 1.41 km Sensitivity: High Description of Property and Existing View: This detached rendered two-storey property with associated outbuildings is located on an elevated position within a mosaic of rough grazed fields with well-defined hedges. The property is accessed by a short driveway from a long, in parts unmade, single-track lane. The boundaries are largely relatively low well-maintained hedges with dispersed mature tree planting along the south and east boundaries. The topography falls away to the south and east providing panoramic views across the wider landscape, particularly to the north where there are few visual interruptions. To the south and west, extensive woodland and the rising topography provides visual enclosure. Primary views from this property are orientated to the north and west from the windows of the main living rooms, there are also open wide panoramic secondary views from the more elevated garden. These allow open views to the south, west and north towards the proposed development. The landscape is diverse and largely well maintained giving a picturesque, peaceful remoteness, although there are several man-made influences visible including pylons across the farmland in the midground and forestry on the higher slopes plus existing operational turbines on the more distant hilltops and skyline to the north, including Pen y Cymoedd, Llynfi Afan REP, Pant y Wal, Pant y Wal Extension and Fforch Nest 1 and 2. Predicted View: The wireline (Figure A8.12-6) indicates 12 turbines within the southern section will theoretically be visible at partial tower height with a further 1 turbine visible at blade tip height only. They will be an apparent feature occupying a significant proportion of the skyline within views to the south west from the property. 8 turbines will be viewed at a distance of less than 2 km. It is likely the tree planting along the property boundary and along the track will provide some degree of filtering to the most southern section, although many will appear largely unfiltered above the forested skyline. In views to the north, it is indicated that the 5 turbines to the northern section will be visible on the skyline. These again are likely to appear largely unfiltered above the forested skyline with only the most westerly turbines being partially filtered. These will be around 3 km from the property but will be seen in the primary view from the front of the house. Magnitude of Visual Impact: The proposed development, including turbines to both the northern and southern section will be an immediate feature and occupy a proportion of primary views, to the north and more widely to secondary views west. The proposed development will be visually dominant, however viewed within a simple and expansive scaled upland landscape. The magnitude is predicted to be high. Significance of Effects: The sensitivity of receptors is considered to be high, and the magnitude of impacts is predicted to be high. The proposed development will be visually prominent. However, given the simple nature and scale of the landscape in which the proposed development will be seen, existing features will be not subservient. Therefore, the significance of effects on visual amenity are predicted to be substantial.
		Stage 4 RVA Threshold Judgement

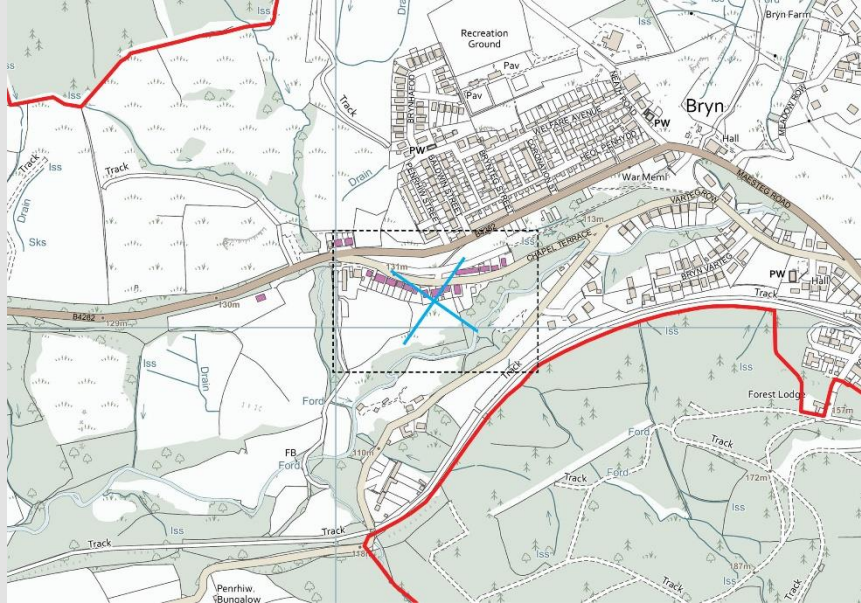
Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
		Within primary views north from the property, the proposed turbines within the northern section will be viewed at over 3 km and occupy a relatively limited proportion of the skyline available and therefore will not form an overwhelming feature. Within secondary views west, predominantly from garden and approaches to the property, the turbines will form a prominent vertical feature across a wide proportion of the forested skyline. However, primary views north will be retained and views west towards the turbines within the south of the southern section of the proposed development will be partially filtered by mature vegetation. RVA Threshold Reached: No
24	Blaen-Cwm Cerwyn Farm & Highland Heights	Representative Property Location: <i>Highland Heights, Blaen Cwm Cerwyn, CF34 9PU</i>  Blue lines indicate the 90° fields of view as shown on the wireline figures Pink indicates properties having potential to breach RVA threshold

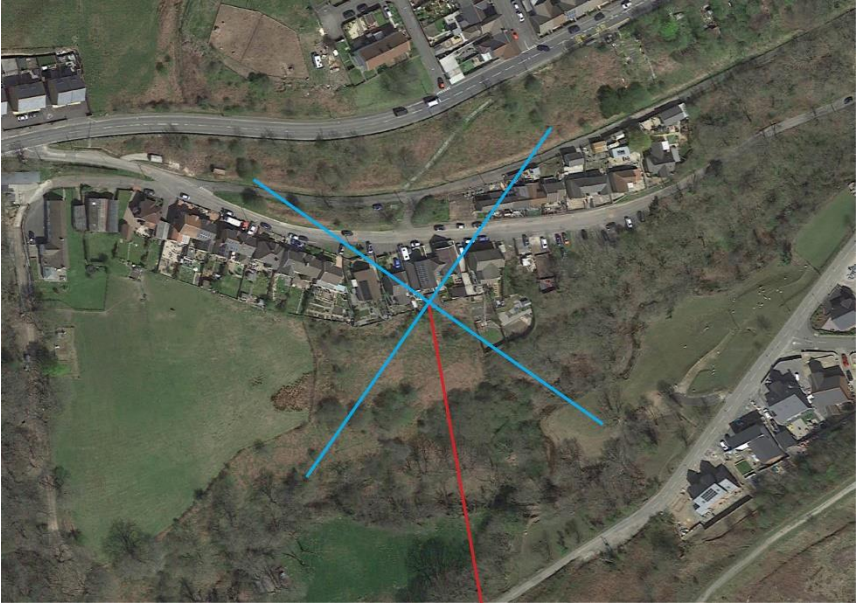
Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
		Representative Property Context, Highland Heights  Red line indicates direction of primary view centre Blue lines indicate the 90° fields of view as shown on the wireline figures Property Name: Highland Heights, Blaen Cwm Cerwyn, CF34 9PU Grid Reference: 283365,190142 Orientation of Primary View: East View Direction to Proposed development: South, West & North Distance to Nearest Turbine: 0.99 km Sensitivity: High Description of Property and Existing View: This brick and render detached bungalow is positioned on a significantly elevated section of a ridge form and is accessed by a long drive from a very long, in places unmade, single-track lane. The boundary of the property is largely unmarked and open to the property's wider associated farmland, there is a short section of stock fence to the western rear of the property. The elevated position of the property allows distant views over the lower land to the east, whilst the adjacent forested ridges to the north and south and the upland plateau to the west provide enclosure and visual screening. The primary view from the property is from the front elevation and is directed east down the valley over the neighbouring property towards the more distant views and away from the proposed development, although these views are heavily filtered by mature vegetation within and adjacent to the property, more open views are limited to the conservatory on the southern elevation. Secondary views from the rear of the property are directed west towards the proposed development. This secondary view is small and heavily enclosed by extensive forestry on the upland plateau and tree planting in and adjacent to the property boundary. This landscape creates an attractive peaceful remoteness to the rear of the property with few man-made features, although

Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
		operational wind farms are a feature of existing distant views to the north and east. These include the wind farms of Pen y Cymoedd, Ffynnon Oer, Llynfi Afan REP, Pant y Wal, Pant y Wal Extension, Fforch Nest 1 and 2, Mynydd Portref and Mynydd Portref Extension. Predicted View: The wireline (Figure A8.12-7) indicates 19 turbines within the southern section are theoretically visible at partial tower height with a further 3 turbines at blade tip height within views west. 9 of these turbines will be viewed at a distance of less than 2 km and 3 of those viewed at around a 1 km distance from the property. These turbines will likely be partially filtered by the plantation forest that is in close proximity to the rear of the property, although a number of these turbines will remain visible above this vegetation as at least blades. The most southerly of these turbines are likely to be less filtered and appear above the plantation forest on the next ridge. It is indicated on wireline (Figure A8.4-7) that 5 turbines from the northern section may be visible from the properties. Visibility of these turbines to the north will be oblique to views from the property and viewed at around 3 km with the intervening vegetation and forestry plantation providing some filtering. Magnitude of Visual Impact: The proposed development will be predominantly visible to the south and the west and will be an apparent feature through intervening forestry plantation and garden vegetation. The proposed development will occupy a significant proportion of secondary views from the property. Where visible, turbines may be visually prominent above the surrounding forestry. The magnitude is predicted to be high. Significance of Effects: The sensitivity of receptors is considered to be high, and the magnitude of impacts is predicted to be high. Proposed turbines within southern views will be visually prominent above the forested skyline, which is an essential landscape feature within existing secondary views west. Therefore, the significance of effects on visual amenity are predicted to be substantial.
		Stage 4 RVA Threshold Judgement Effects on RVA will be restricted to secondary views only and therefore there will be no perceived sense of being surrounding by wind farm development. Within secondary views, the majority of turbines within the southern section will be obscured beyond the forested skyline. The turbines that are visible will be a prominent feature, however due to the limited number and wide horizontal spacing between them, they will not form an overwhelming feature within these secondary views. RVA Threshold Reached: No
Area 7: Detached dwellings, Cwm Dyffryn		

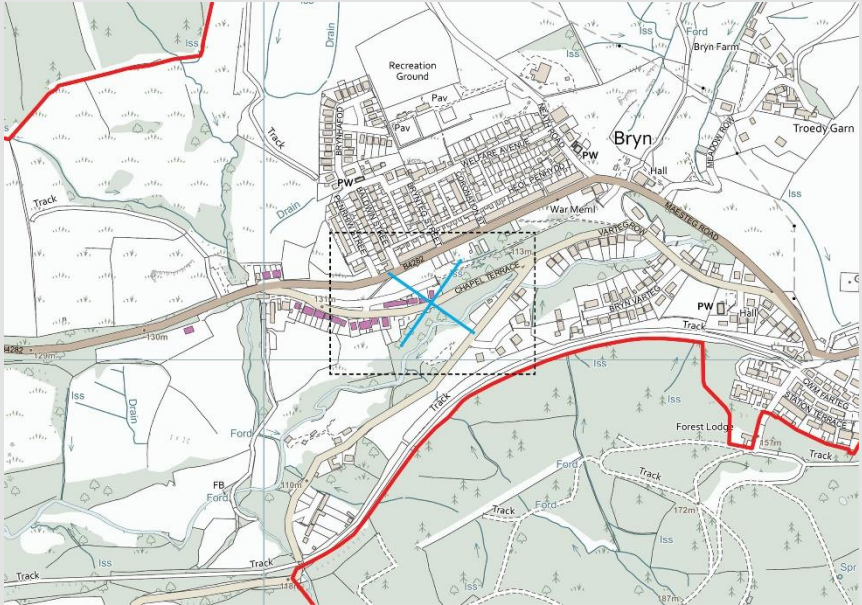
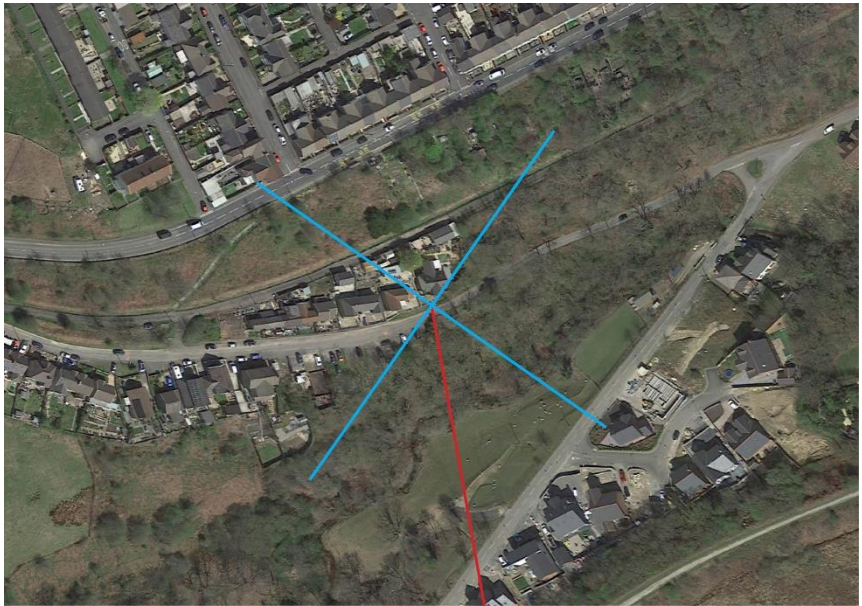
Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
33	Hafod Farm	Representative Property Location: <i>The Grange, Hafod Farm, Tai Bach, Port Talbot, SA13 2YR</i>  Blue lines indicate the 90° fields of view as shown on the wireline figures Pink indicates properties having potential to breach RVA threshold Representative Property Context, The Grange  Red line indicates direction of primary view centre Blue lines indicate the 90° fields of view as shown on the wireline figures Property Name: The Grange, Hafod Farm, Tai Bach, Port Talbot, SA13 2YR

Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
		Grid Reference: 280136,189831 Orientation of Primary View: South-South-East View Direction to Proposed development: South-East & North-east Distance to Nearest Turbine: 0.81 km Sensitivity: High Description of Property and Existing View: This detached 2 storey stone farm dwelling forms part of a larger farmstead, set on the slopes above Cwm Dyffryn to the east. The property is accessed by a long, shared track from a very long unmade forestry road, connecting to the single-track lane of Goytre Road. The boundary of the property is predominantly marked by post and rail stock fencing, with some stone walling and vegetation. The south and west boundaries include scattered tree planting. The surrounding areas are extensive productive forestry, much of which has been recently felled and replanted, giving the landscape a more open feeling. The primary view from the property is from the rear elevation and the garden is directed to the south-south-west. This primary view is focused on the steep replanted slope of the adjacent ridge, mature plantation forest being limited to the skyline and east of the view. To the west of the view is open towards the farmed landscape of Mynydd Brombil and Mynydd Brombil Wind Farm. Further west, at an oblique angle, there are long views down the ridge and valley towards Port Talbot and Swansea Bay, although this view is partial filtered by mature tree planting within and adjacent to the properties garden. Predicted View: It is indicated on wireline (Figure A8.12-8) that 7 turbines within the southern section will theoretically be visible at partial tower height, and a further 3 turbine visible at blade tip height. Views will be channelled along Cwm y Garn. 6 of these turbines will be viewed at a distance less than 2 km and 1 at a distance less than 1 km from the properties. Many of these turbines will be viewed at an oblique angle and will likely be filtered to some extent by the mature trees at the eastern end of the garden. The visible blade tip of T11 is partially obscured by the tower of T14. The wireline (Figure A8.12-8) indicates that none of the northern section will be visible from the property. Magnitude of Visual Impact: The proposed development will be visible in primary views south and turbines will be an immediately apparent and prominent feature, viewed at close distance. The proposed development will however occupy only a limited proportion of the view. Existing vegetation will also partially filter views further to the east. The magnitude is predicted to be high. Significance of Effects: The sensitivity of receptors is considered to be high, and the magnitude of impacts is predicted to be high. There will be a marked alteration to a part of the view that is currently undeveloped, through the loss of the open, although filtered in places, skyline. Therefore, the significance of effects on visual amenity is predicted to be substantial.
		Stage 4 RVA Threshold Judgement Primary views to the south from the property will remain unaffected. There may be some sense of encroachment from turbines, however due to the limited number of turbines visible, and filtering effects from existing vegetation, it is not considered that these will be

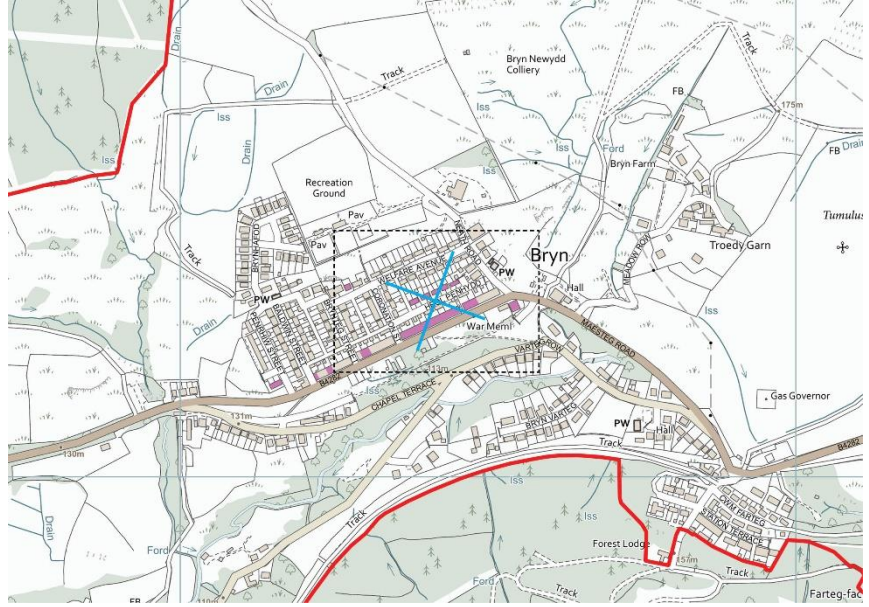
Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
		overbearing. Due to the limited horizontal extent of turbines within views, there will be no sense of being surrounded by wind farm development. RVA Threshold Reached: No
Area 8: Bryn		
40	Chapel Terrace	Representative Property Location: <i>Old Chapel Site, 20 Chapel Terrace, Bryn, Port Talbot, SA13 2RE</i>  Blue lines indicate the 90° fields of view as shown on the wireline figures Pink indicates properties having potential to breach RVA threshold

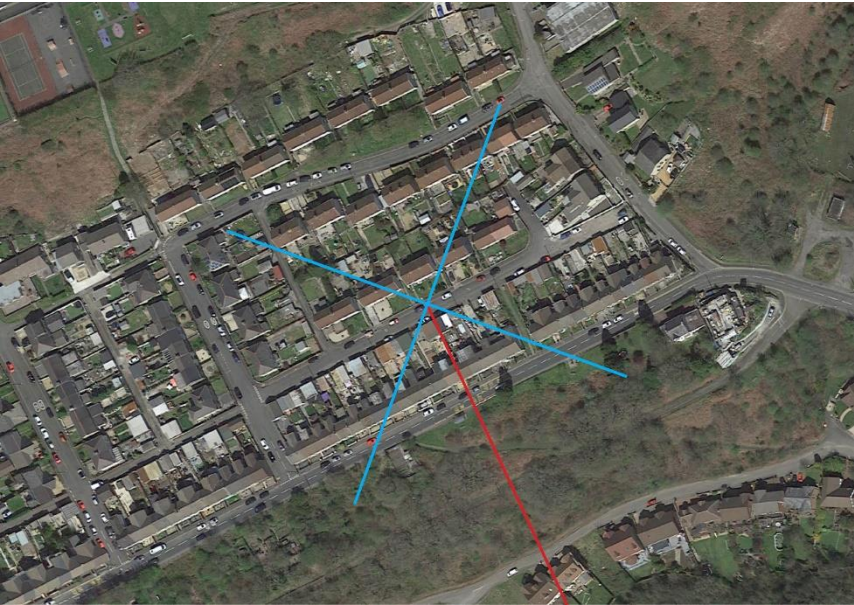
Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
		Representative Property Context, Old Chapel  Red line indicates direction of primary view centre Blue lines indicate the 90° fields of view as shown on the wireline figures Property Name: Old Chapel Site, 20 Chapel Terrace, Bryn, Port Talbot, SA13 2RE Grid Reference: 281177,192051 Orientation of Primary View: South-South-East View Direction to Proposed development: East-North-east & South-South-East Distance to Nearest Turbine: 1.67 km Sensitivity: High Description of Property and Existing View: This stone and pebbledash 3 storey detached property is accessed by a short driveway off Chapel Terrace and located on the south facing slopes of the Ffrwd Wylt valley. Views from the front of the property across the road to the north are short and obscured by the steeply rising topography. The primary views are from the rear elevation, terrace/balcony and garden, and are directed towards the south-south-east by neighbouring buildings and those within the gardens. The rear boundary of the garden is defined by a low hedge with semi-mature trees beyond. This primary view is directed across the valley towards the opposite steep forested and recently felled north facing hill side creating enclosure. Towards the west of the view on the lower slopes and along the valley floor grazed farmland is visible. There are several scattered properties within the view. From the garden views to the east are largely obscured by the buildings within the gardens; from the 1st floor terrace the views in this direction are more open. The landscape creates an attractive view with few man-made features. Predicted View: The wireline (Figure A8.12-9) indicates that theoretically 3 turbines within the southern section will be visible at partial tower height and a further 2 visible at

Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
		partial hub height and 3 visible at blade tip height (although the partial hub and blade tip to T8 and T9 respectively are partially obscured behind the tower of T7, reducing their effect). The turbines will be visible with coherent spacing and minimal visual stacking on the skyline of the view towards the south-south-east. 2 of these turbines will be viewed at a distance less than 2 km and will stand above the plantation forest on the skyline, occupying a large proportion of the view in this direction, with some filtering likely by the trees along the rear boundary from garden level, however, these trees will have a lesser effect from the terrace. It is also indicated that all 5 turbines of the northern section will also be theoretically visible from the property, forming a cluster along the skyline around to the east. However, these will be viewed obliquely and are likely to be obscured by the neighbouring properties from the rear garden. Views from the front are likely to be partially filtered by the intervening mature vegetation. Magnitude of Visual Impact: Turbines within the southern section of the proposed development will be readily observed in primary views towards the currently undeveloped skyline. Turbines will occupy a significant proportion of the view. The magnitude is predicted to be medium to high. Significance of Effects: The sensitivity of receptors is considered to be high, and the magnitude of impacts is predicted to be medium to high. There will be a marked alteration to the view that is currently undeveloped, through the loss of the open skyline. Therefore, the significance of effects on visual amenity is predicted to be moderate to substantial. Stage 4 RVA Threshold Judgement Within primary views south the proposed turbines within the southern section will be readily observed, although the majority of turbines will be seen at a distance of greater than 2 km away. In addition, all but two of the 13 turbines theoretically visible will be significantly obscured by the wooded skyline. Consequently, there will be no sense of being overwhelmed or being surrounded by turbines. RVA Threshold Reached: No

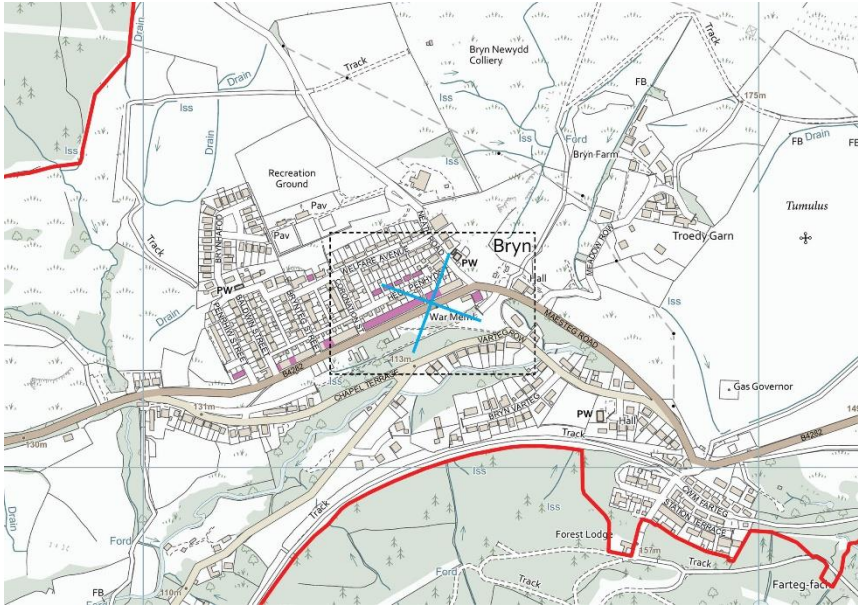
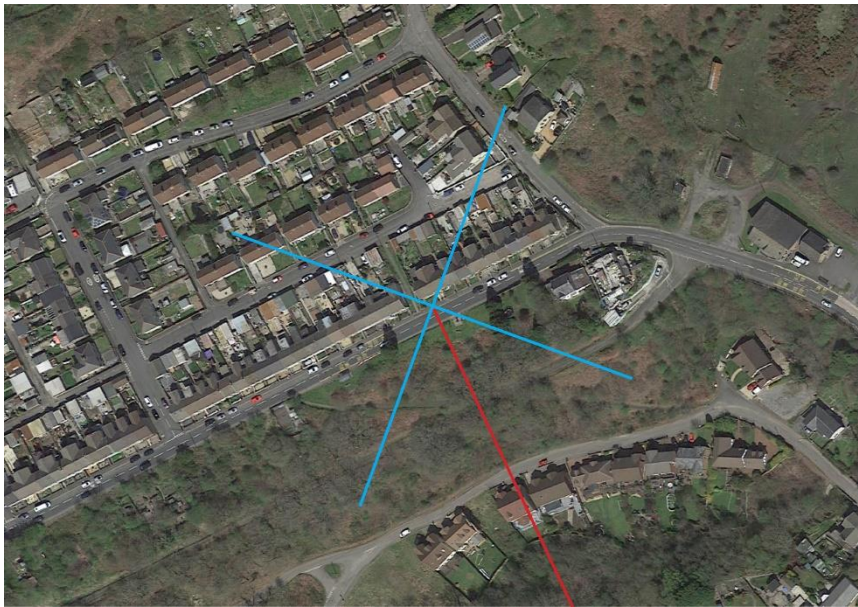
Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
		Representative Property Location: <i>Tŷ Derwen, Chapel Terrace, Bryn, Port Talbot, SA13 2RE</i>  Blue lines indicate the 90° fields of view as shown on the wireline figures Pink indicates properties having potential to breach RVA threshold Representative Property Context, Tŷ Derwen Chapel  Red line indicates direction of primary view centre Blue lines indicate the 90° fields of view as shown on the wireline figures Property Name: <i>Tŷ Derwen, Chapel Terrace, Bryn, Port Talbot, SA13 2RE</i>

Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
		<i>(Note: No response from resident, access not granted to property – assessment undertaken from nearest, safe public location)</i> Grid Reference: 281270,192097 Orientation of Primary View: South-South-East View Direction to Proposed development: East-North-east & South-South-East Distance to Nearest Turbine: 1.67 km Sensitivity: High Description of Property and Existing View: This brick 3 storey detached property is elevated above the road and accessed by a short footpath through the neighbouring property off Chapel Terrace and located on the south facing slopes of the Ffrwd Wyllt valley. The primary views are from the front elevation and balconies and directed towards the south-south-east. Views from the rear of the property to the north are short and obscured by the steeply rising topography. This primary view is directed across the valley towards the opposite steep forest and recently felled north facing hill side, creating a sense of enclosure. This view is however filtered from ground level by the mature intervening vegetation on the opposite side of Chapel Terrace. Towards the west of the view on the lower slopes and along the valley floor, grazed farmland is visible. There are several scattered properties within the view. From the ground floor, views to the east are largely obscured by the mature vegetation adjacent to the property; from the 1st and 2nd floor terrace, the views in this direction are likely more open. The landscape creates an attractive view with few man-made features beyond the immediate foreground. Predicted View: The wireline (Figure A8.12-10) indicates that 4 turbines within the southern section will theoretically be visible at partial tower height and a further 6 visible at blade tip height. They will be visible with good spacing and minimal visual stacking along the skyline of the view towards the south-south-east. 2 of these turbines will be viewed at a distance less than 2 km. These turbines will stand above the plantation forest on the skyline and occupy a large proportion of the view in this direction, some filtering is likely to be provided at ground level by the trees on the opposite side of Chapel Terrace, however, these trees will likely have a lesser effect from the balconies. It is also indicated that all 5 turbines of the northern section will also be theoretically visible from the property. These would be viewed obliquely and are likely to be obscured by adjacent mature vegetation. Views from the rear are also likely to be obscured or filtered to some degree by the intervening mature vegetation. Magnitude of Visual Impact: Turbines within the southern section of the proposed development will be readily observed in primary views towards the currently undeveloped skyline, filtered by vegetation. Turbines will occupy a proportion of the view. The magnitude is predicted to be medium. Significance of Effects: The sensitivity of receptors is considered to be high, and the magnitude of impacts is predicted to be medium. There will be a marked alteration to the view that is currently undeveloped, through the loss of the open skyline. Therefore, the significance of effects on visual amenity is predicted to be moderate
		Stage 4 RVA Threshold Judgement

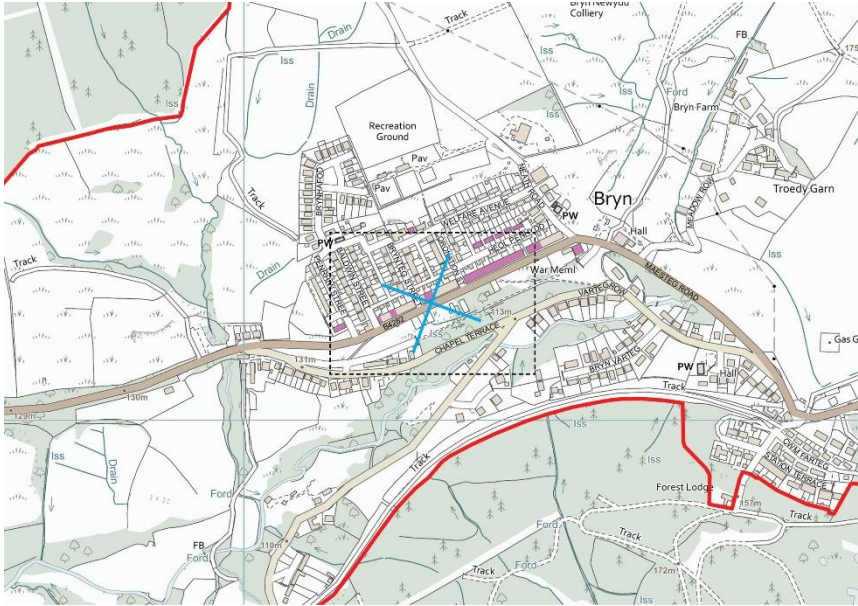
Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
		Within primary views south the proposed turbines within the southern section will be readily observed, through adjacent mature trees and predominantly at a distance of greater than 2 km away. In addition, all but three of the 13 turbines theoretically visible will be significantly obscured by the wooded skyline. Consequently, there will be no sense of being overwhelmed or being surrounded by turbines. RVA Threshold Reached: No
41	Bryn Central	Representative Property Location: 5 Heol Penhydd, Bryn, Port Talbot, SA13 2SF  Blue lines indicate the 90° fields of view as shown on the wireline figures Pink indicates properties having potential to breach RVA threshold

Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
		Representative Property Context, 5 Hoel Penhydd  Red line indicates direction of primary view centre Blue lines indicate the 90° fields of view as shown on the wireline figures Property Name: 5 Heol Penhydd, Bryn, Port Talbot, SA13 2SF (<i>Note: No response from resident, access not granted to property – assessment undertaken from nearest, safe public location</i>) Grid Reference: 281415,192289 Orientation of Primary View: South-South-East View Direction to Proposed development: East-North-east & South-South-East Distance to Nearest Turbine: 1.66 km Sensitivity: High Description of Property and Existing View: This 2-storey brick and pebbledash semi-detached property is within the central residential housing estates within Bryn. The property is elevated above the road and accessed by a short footpath from the road. This elevated position and location on a south facing slope gives the property views to the south over the rooftops of the properties opposite towards the proposed development. The primary view from this property is from the front elevation towards the south-south-east over the rear gardens and rooftops opposite towards the forested ridgeline on the horizon. Views are generally more open and expansive from this area of Bryn. The tall rear garden walls and elevations of the opposite properties occupy the majority of the view in this direction, with foreground telecoms and scattered trees breaking the skyline. There are more open oblique views to the east due to the settlement pattern with views extending to the more distant upland plateau, and it is likely there will be views in this oblique direction from the rear garden, however they are likely to be more filtered by vegetation, boundary fencing and sheds.

Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
		Predicted View: The wireline (Figure A8.12-11) indicates that from this property 9 turbines within the southern section will theoretically be visible at partial tower height and a further 3 at blade tip height. In addition, all 5 turbines within the northern section will theoretically be visible at partial tower height away to the east. From this property, the visible turbines typically appear well spaced along the skyline with minimal visual stacking. It is likely that the majority of these turbines will be viewed largely unfiltered on the ridgelines above the rooftops, although the northern section will be viewed obliquely from secondary rear garden views. Magnitude of Visual Impact: Turbines within the southern section of the proposed development will be readily observed and apparent feature above the intervening garages and rooflines within primary views south. Turbines within the northern section will form a component of the wider view but will be viewed obliquely. The magnitude is predicted to be high. Significance of Effects: The sensitivity of receptors is considered to be high, and the magnitude of impacts is predicted to be high. The proposed development will extend across a significant proportion of the view. There will be a marked alteration to parts of the view that are currently undeveloped, through the loss of the open skyline. Therefore, the significance of effects on visual amenity is predicted to be substantial.. Stage 4 RVA Threshold Judgement Within primary views south the proposed turbines within the southern section will be readily observed, although partially filtered by adjacent vegetation. Of the 12 turbines theoretically visible within the southern section, all will be viewed at a distance greater than 1.6 km. Therefore, while apparent, they will not be an overwhelming feature. Within secondary views, the turbines within the northern section will increase the arc of influence of turbines that are seen across the skyline. However, again all will be viewed at a greater distance than 1.6 km. Together with the separation distance between them and the oblique nature of the views to this part of the development, this will result in the turbines not being a dominant feature. RVA Threshold Reached: No

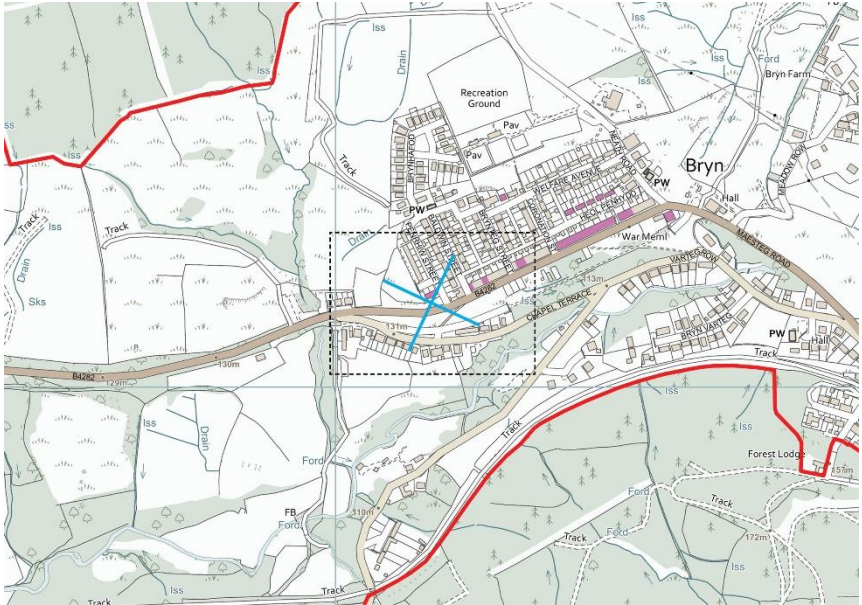
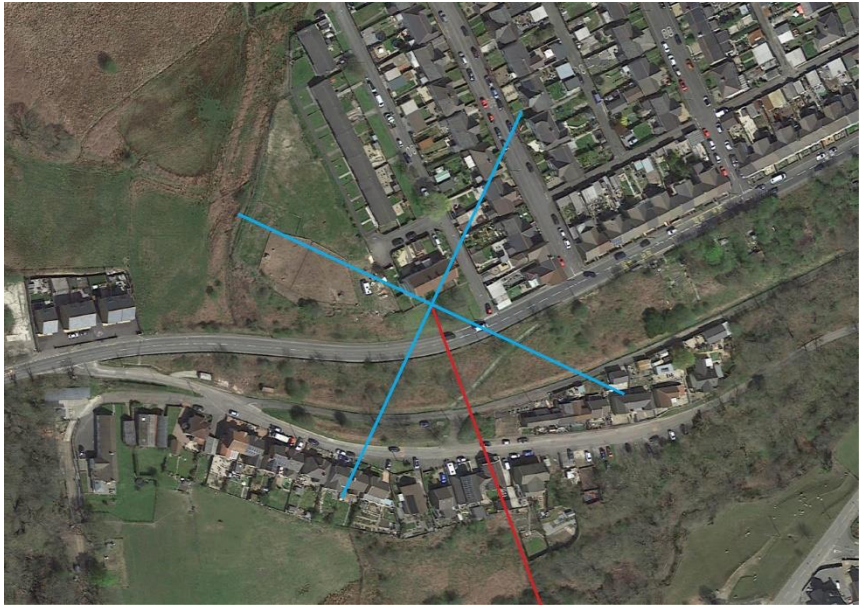
Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
		Representative Property Location: 11 Bryngywnnos Street, Bryn, Port Talbot, SA13 2RY  Blue lines indicate the 90° fields of view as shown on the wireline figures Pink indicates properties having potential to breach RVA threshold Representative Property Context, 11 Bryngywnnos Street  Red line indicates direction of primary view centre Blue lines indicate the 90° fields of view as shown on the wireline figures Property Name: 11 Bryngywnnos Street, Bryn, Port Talbot, SA13 2RY Grid Reference: 281451,192253

Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
		Orientation of Primary View: South-South-East View Direction to Proposed development: East-North-east & South-South-East Distance to Nearest Turbine: 1.64 km Sensitivity: High Description of Property and Existing View: This 2-storey stone and pebbledash terraced property is on the edge of the central residential housing area within Bryn and is accessed by a short footpath from the road. The terrace runs along the edge of the plateau with views south across the valley to the opposite north facing slopes and ridge (and also towards the proposed development) which is the primary view from the property. Much of the valley itself is obscured by the mature intervening vegetation along the opposite side of the road, leaving only the forested ridgeline visible, although in places filtered. The surrounding ridgelines, vegetation and properties create some enclosure, although the view remains large and open. This view is generally attractive, however, there are several man-made features including the main road and associated furniture and telecoms. There are oblique views along the road to the east towards the more distant upland plateau and to the west a shorter view limited to the length of the terrace by the falling topography. From the rear garden views north are obscured by sheds. There are again oblique views to the east towards the upland plateau although these are filtered by sheds, properties and telecoms. Predicted View: The wireline (Figure A8.12-12) indicates that from this property 7 turbines within the southern section will theoretically be visible at partial tower height and a further 5 at blade tip height. In addition, all 6 turbines within the northern section will theoretically be visible, more obliquely. It is likely that the majority of these turbines will be viewed largely unfiltered on the skyline directly to the south, although the 5 turbines of the northern section will be viewed obliquely from both the front and the rear garden. Magnitude of Visual Impact: Turbines within the southern section of the proposed development will be readily observed and apparent. They will occupy a significant proportion within primary views across the road and towards the currently undeveloped skyline. Turbines within the northern section will also be apparent, however viewed at an oblique angle within secondary views from the rear and front gardens. The magnitude is predicted to be high. Significance of Effects: The sensitivity of receptors is considered to be high and the magnitude of impacts is predicted to be high. The proposed development will extend across a significant proportion of both primary and secondary views. There will be a marked alteration to parts of the view that are currently undeveloped, through the loss of the open skyline. Therefore, the significance of effects on visual amenity are predicted to be substantial. Stage 4 RVA Threshold Judgement Within primary views south the proposed turbines within the southern section will be readily observed. Of the 12 turbines theoretically visible within the southern section, all will be viewed at a distance greater than 1.6 km. Therefore, while apparent, they will not be an overwhelming feature. Within secondary views, the turbines within the northern

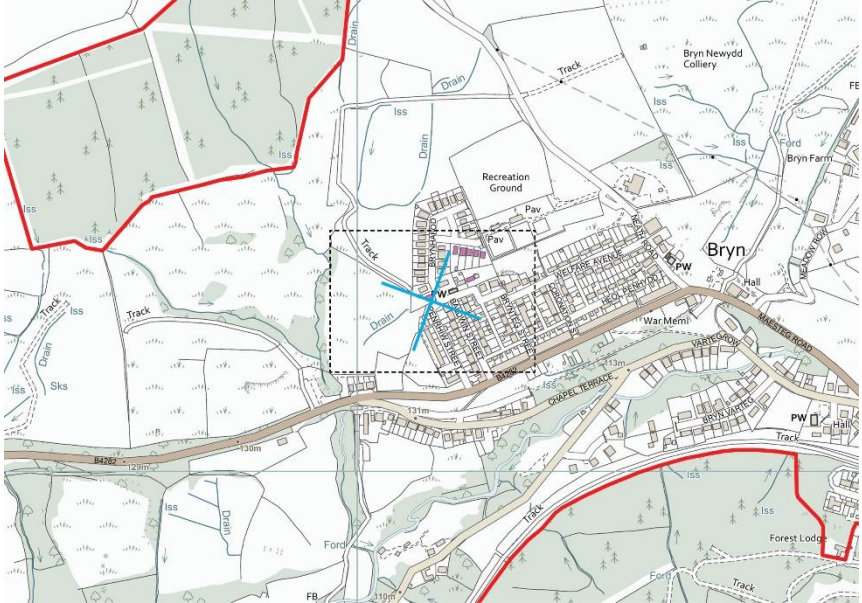
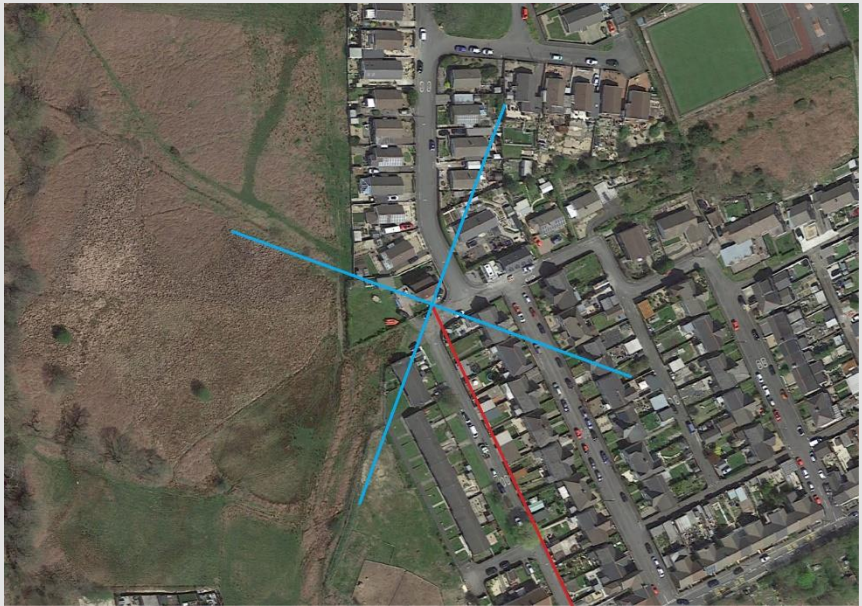
Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
		section will increase the arc of influence of turbines that are seen across the skyline. However, again all will be viewed at a greater distance than 1.6 km. Together with the separation distance between them and the oblique nature of the views to this part of the development, this will result in the turbines not being a dominant feature. RVA Threshold Reached: No Representative Property Location: 41 Bryngywnnos Street, Bryn, Port Talbot, SA13 2RY  Blue lines indicate the 90° fields of view as shown on the wireline figures Pink indicates properties having potential to breach RVA threshold

Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
		Representative Property Context, 41 Bryngywnnos Street  Red line indicates direction of primary view centre Blue lines indicate the 90° fields of view as shown on the wireline figures Property Name: 41 Bryngywnnos Street, Bryn, Port Talbot, SA13 2RY (Note: Access not granted to property – assessment undertaken from nearest, safe public location)) Grid Reference: 281308,192196 Orientation of Primary View: South-South-East View Direction to Proposed development: East-North-east & South-South-East Distance to Nearest Turbine: 1.74 km Sensitivity: High Description of Property and Existing View: This 2-storey stone and pebbledash terraced property is on the edge of the central residential housing area within Bryn and is accessed by a short footpath from the road. The terrace runs along the edge of the plateau with views south across the valley to the opposite north facing slopes and ridge and towards the proposed development which is the primary view from the property. Much of the valley itself is obscured by the mature intervening vegetation along the opposite side of the road, leaving only the forested ridgeline visible, although in places filtered. The surrounding ridgelines, vegetation and properties create some enclosure although the view remains large and open. This view is generally attractive however there are several man-made features including the main road and associated furniture and telecoms. Predicted View: The wireline (Figure A8.12-13) indicates that from this property 6 turbines within the southern section will theoretically be visible at partial tower height and a further 3 at partial hub height and 3 at blade tip height. In addition, all 5 turbines within

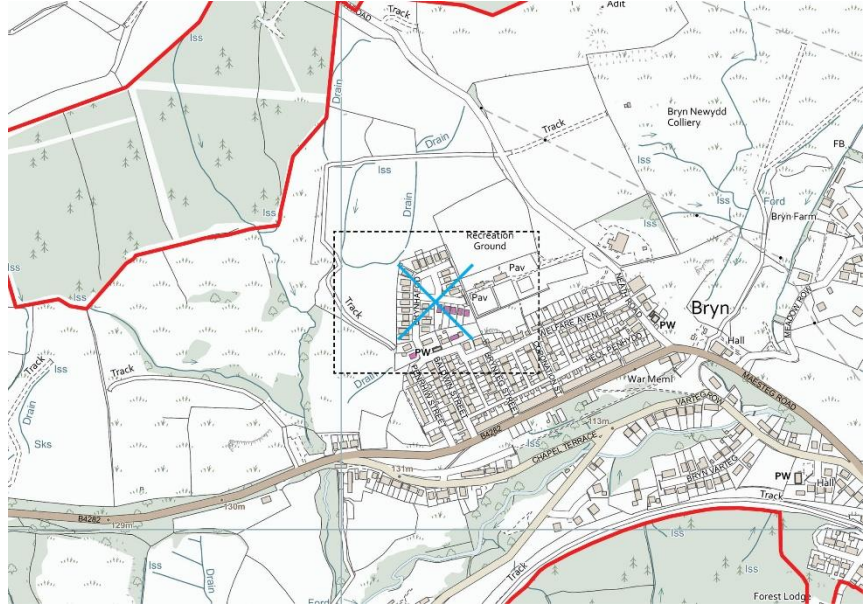
Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
		the northern section will theoretically be visible obliquely in views to the east. It is likely that the majority of these southern section will be viewed largely unfiltered on the ridgelines above the rooftops, although the northern section will be viewed obliquely angle from both the front and the rear garden. Magnitude of Visual Impact: Turbines within the southern section of the proposed development will be readily observed and apparent. They will occupy a significant proportion within primary views across the road and towards the currently undeveloped skyline. Turbines within the northern section are likely to be apparent, however viewed at an oblique angle within secondary views from the rear and front gardens. The magnitude is predicted to be high. Significance of Effects: The sensitivity of receptors is considered to be high, and the magnitude of impacts is predicted to be high. The proposed development will extend across a significant proportion of primary views to the south.. There will be a marked alteration to parts of the view that are currently undeveloped, through the loss of the open skyline. Therefore, the significance of effects on visual amenity are predicted to be substantial. Stage 4 RVA Threshold Judgement Within primary views south the proposed turbines within the southern section will be readily observed. Of the 12 turbines theoretically visible within the southern section, all will be viewed at a distance greater than 1.7 km. Therefore, while apparent, they will not be an overwhelming feature. Within secondary views, the turbines within the northern section will increase the arc of influence of turbines that are seen across the skyline. However, again all will be viewed at a greater distance than 1.7 km. Together with the separation distance between them and the oblique nature of the views to this part of the development, this will result in the turbines not being a dominant feature. RVA Threshold Reached: No

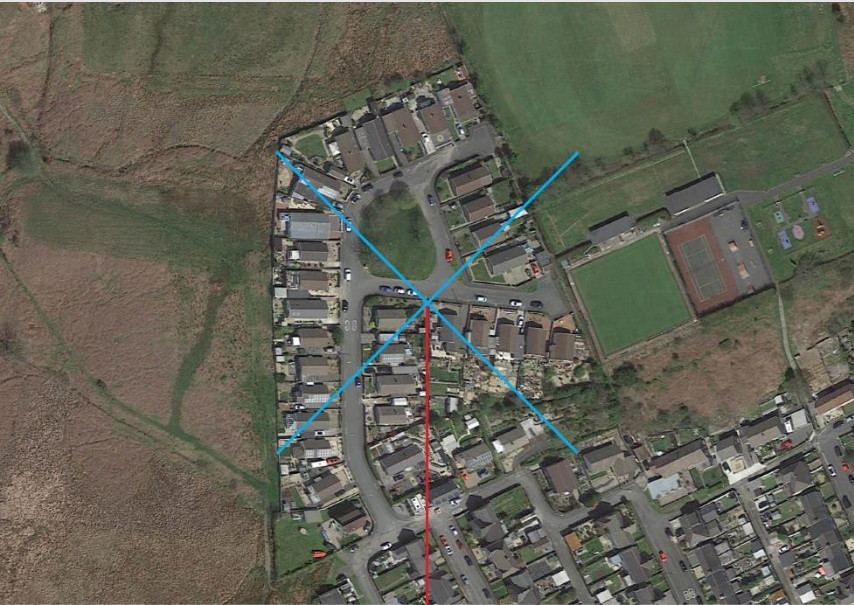
Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
		Representative Property Location: 3 Penrhiw Street, Bryn, Port Talbot, SA13 2SA  Blue lines indicate the 90° fields of view as shown on the wireline figures Pink indicates properties having potential to breach RVA threshold Representative Property Context, 3 Penrhiw Street  Red line indicates direction of primary view centre Blue lines indicate the 90° fields of view as shown on the wireline figures Property Name: 3 Penrhiw Street, Bryn, Port Talbot, SA13 2SA

Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
		(Note: No response from resident, access not granted to property – assessment undertaken from nearest, safe public location)) Grid Reference: 281166,192143 Orientation of Primary View: South-South-East View Direction to Proposed development: East-North-east & South-South-East Distance to Nearest Turbine: 1.76 km Sensitivity: High Description of Property and Existing View: This brick and render 2 storey end terrace property is located on the edge of the elevated plateau towards the western limits of the village. The property is set back from the main road on elevated ground with a sloping well-maintained grass verge and feature trees directly to front, beyond the boundary. The boundary is marked by a low wall and clipped hedge. The primary view from the property is from the front elevation and directed towards the south across the valley towards the opposite ridgeline. The eastern portion of this view is heavily filtered by the trees directly in front of the property. The western portion of the central view and within the wider view to the west at an oblique angle, the landscape opens up across the wider valley with views across the rolling lowland grazed farmland and rough grassland and plantation forest on the higher ground. This well-maintained landscape creates an attractive view although with several man-made influences including the main road and telecoms in the foreground and scattered properties beyond. To the rear, views north are enclosed by the rising topography and forestry and obscured by the surrounding properties. Views to the east are heavily obscured by surrounding properties with limited views to the ridgeling of the higher plateau. From the property the wireline (Figure A8.12-14) indicates there are theoretically 2 turbines of the existing operational Mynydd Brombil development are visible on the skyline to the west although these have little impact on the overall view. Predicted View: The wireline (Figure A8.12-14) indicates that from this property 8 turbines within the southern section will theoretically be visible at partial tower height and a further 1 at partial hub height and 4 at blade tip height. Turbines T7, T8 and T9 are viewed as a stack partially obscuring one another's towers. In addition, all 5 turbines within the northern section will theoretically be visible obliquely to the west. Mature trees to the front of the property will screen and filter views south, but beyond these the southern section will be viewed on the ridgeline. The northern section may be viewed in oblique views to the west from the rear garden. Magnitude of Visual Impact: The existing trees to the front of the property will effectively filter and obscure most views south. Turbines within the northern section are likely to be apparent, however viewed at an oblique angle within secondary views from the rear gardens where intervening built form allows. The magnitude is predicted to be medium to low. Significance of Effects: The sensitivity of receptors is considered to be high, and the magnitude of impacts is predicted to be medium to low. The proposed development will be screened and filtered by intervening trees within primary views south.. Therefore, the significance of effects on visual amenity are predicted to be moderate and not significant.

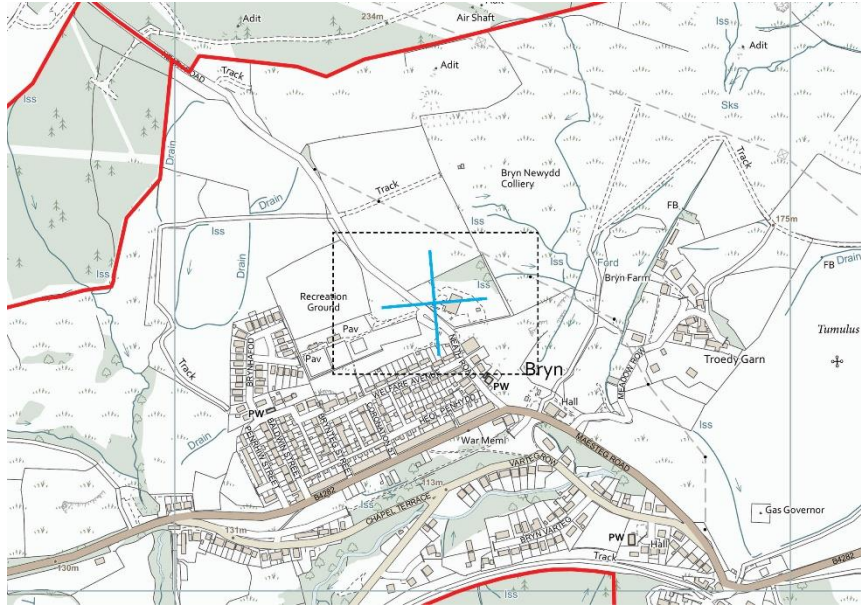
Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
		Not considered to reach RVA Threshold and property is not taken forward to Stage 4.
42	Brynhafod, Bryn	Representative Property Location: Melody, Brynhafod, Bryn, Port Talbot, SA13 2SL  Blue lines indicate the 90° fields of view as shown on the wireline figures Pink indicates properties having potential to breach RVA threshold Representative Property Context, Melody  Red line indicates direction of primary view centre Blue lines indicate the 90° fields of view as shown on the wireline figures

Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
		Property Name: Melody, Brynhafod, Bryn Grid Reference: 281127,192281 Orientation of Primary View: South-South-East View Direction to Proposed development: East-North-east & South-South-East Distance to Nearest Turbine: 1.90 km Sensitivity: High Description of Property and Existing View: This brick and pebbledash detached dormer bungalow sits at the foot of the steeply rising Brynhafod, on the more gently south sloping plateau. The property is accessed by a short drive from the road and occupies a large plot for this area of Bryn. The boundaries of the property are defined walls within the settlement with vegetation and small trees along the western settlement edge. Views in this direction are large and open across rough grassland and woodland to the forested hills and ridgelines forming the skyline. The primary view from this property is from the front elevation to the south in the direction of the proposed development. This view looks down the road and over the back gardens of the perpendicular street and out towards the forested ridgeline forming the opposite side of the valley. These surrounding properties enclose the foreground and views to the east, although the wider view is large and open to the surrounding skylines, with little intervening vegetation. This complex landscape created a mixed view with several man-made feature including buildings, roads and telecoms. There are few trees or vegetation groups within the area to soften the hard urban nature of this part of the village. Mynydd Brombil Wind Farm is visible to the south west although at this distance and the scale of the development has limited influence in views. Predicted View: The wireline (Figure A8.12-15) indicates that 10 turbines within the southern section will theoretically be visible at partial tower height and a further 3 at blade tip height. The blade tip of T17 is viewed directly behind the tower of T12, partially obscuring and reducing its effect. In addition, all 5 turbines within the northern section will be visible from this property. 1 of the turbines within the northern section and 1 turbine from the southern section will be viewed at a distance less than 2 km. The northern section will be viewed obliquely to the east in secondary views from the front and the rear garden. Magnitude of Visual Effect: Views of the turbines within the southern section of the proposed development will be readily observed and prominent, occupying a significant proportion of primary views of the skyline. Turbines within the northern section are likely to be a recognisable feature above intervening buildings, however viewed obliquely within secondary views from the rear and front gardens. The magnitude is predicted to be high. Significance of Impact: The sensitivity of receptors is considered to be high, and the magnitude of impacts is predicted to be high. The proposed development will extend across a significant proportion of primary views. There will be a marked alteration to primary views that are currently undeveloped, through the loss of the open skyline. Therefore, the significance of effects on visual amenity are predicted to be substantial.

Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
		Stage 4 RVA Threshold Judgement Within primary views south the proposed turbines within the southern section will be readily observed and prominent. However, of the 12 turbines theoretically visible within the southern section, 11 will be viewed at a distance greater than 2 km and all greater than 1.8 km. Although the majority of the turbines will be viewed with a significant proportion of the tower visible, at the distance at which they will be viewed, the turbines within the southern section will not be an overwhelming feature within the landscape. Within secondary views, the turbines within the northern section will increase the arc of influence of turbines that are seen across the skyline. However, again all but 1 will be viewed at a greater distance than 2 km. The separation distance between them, the oblique nature and partial filtering by existing built form within the foreground will all contribute and assist in reducing the prominence of turbines within the northern section. RVA Threshold Reached: No Representative Property Location: 30 Brynhafod, Bryn, Port Talbot, SA13 2SL  Blue lines indicate the 90° fields of view as shown on the wireline figures Pink indicates properties having potential to breach RVA threshold

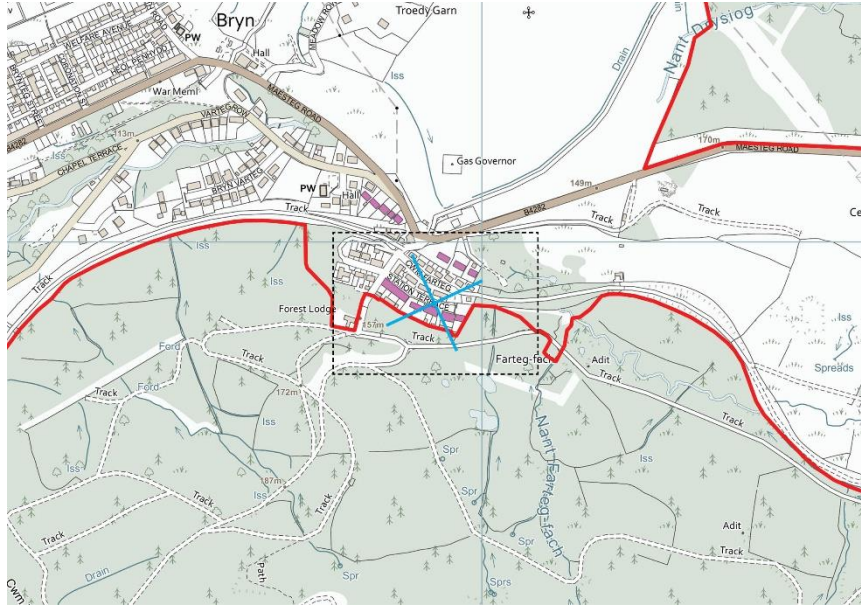
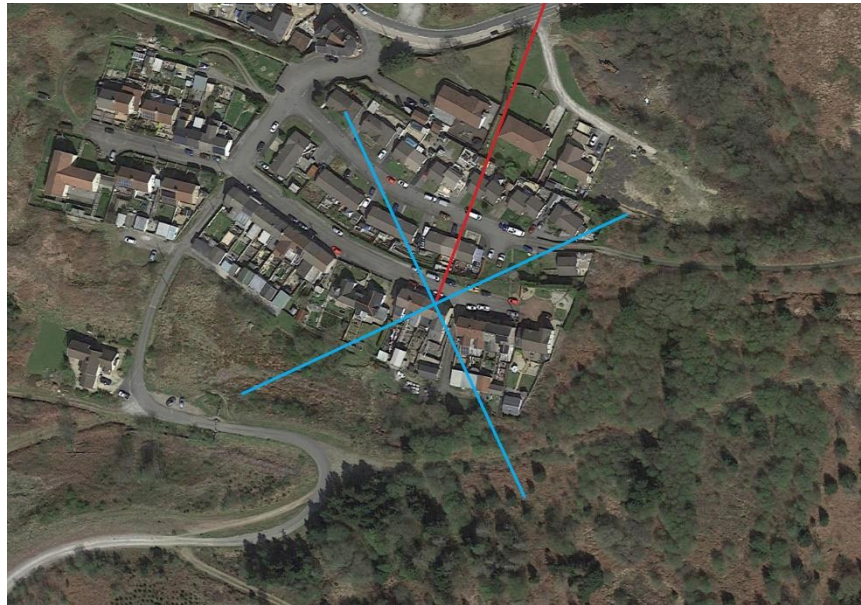
Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
		Representative Property Context, 30 Brynhafod  Red line indicates direction of primary view centre Blue lines indicate the 90° fields of view as shown on the wireline figures Property Name: 30 Brynhafod, Bryn, Port Talbot, SA13 2SL <i>(Note: No response from resident, access not granted to property– assessment undertaken from nearest, safe public location)</i> Grid Reference: 281159,192375 Orientation of Primary View: South View Direction to Proposed development: East-North-east & South-South-East Distance to Nearest Turbine: 1.87 km Sensitivity: High Description of Property and Existing View: This brick and pebbledash detached bungalow is positioned on the edge of the highest plateau within Bryn and is accessed by a short drive. The property's elevated exposed location gives extensive unbroken panoramic views to the south and west across and down the valley. Views to the north are shorter and enclosed by the steep topography and plantation forest on the skyline while properties and trees in the foreground filter the view. To the west the views are largely obscured by neighbouring properties, although limited visibility of the ridgeline is possible. The primary view is from the rear elevation directed towards the south, across and down the valley. The view is partially obscured to the proposed development with the view being on the valley towards Mynydd Brombil and the undulating grazed farmland landscape. This mixed landscape of farmland with scattered properties and plantation forests on the higher ground creates an attractive picturesque peaceful view with man-made features being limited to the foreground, often below eye level. Mynydd Brombil

Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
		development visible on the skyline down the valley although this does have a large influence within views. Predicted View: The wireline (Figure A8.12-16) indicates that theoretically all 12 turbines will be visible at partial tower height and a further 1 at partial hub height within the southern section. The hub of T17 is viewed stacked with and partially obscured by the tower of T17. All 5 turbines within the northern section will be visible. 1 of the turbines within the northern section and 1 turbine within the southern section will be viewed at a distance less than 2 km. The northern section will be viewed obliquely in secondary views from both the rear and front gardens. Magnitude of Visual Impact: Views of the turbines within the southern section will be readily observed and prominent, occupying a significant proportion of primary views south from the property. Turbines within the northern section are also likely to be a prominent feature above intervening buildings. However these will be viewed obliquely within secondary views.. The magnitude is predicted to be high. Significance of Effects: The sensitivity of receptors is considered to be high, and the magnitude of impacts is predicted to be high. The proposed development will extend across a significant proportion of primary views. There will be a marked alteration to primary views and secondary views in the direction of the proposed development that are currently undeveloped, through the loss of the open skyline. Therefore, the significance of effects on visual amenity are predicted to be substantial.
		Stage 4 RVA Threshold Judgement Within primary views south the proposed turbines within the southern section will be readily observed and prominent. However, of the 13 turbines theoretically visible within the southern section, 12 will be viewed at a distance greater than 2 km and all greater than 1.8 km. Although the majority of the turbines will be viewed with a significant proportion of the tower visible, at the distance they will be viewed, the turbines within the southern section will not be an overwhelming feature. Within secondary views, the turbines within the northern section will increase the arc of influence of turbines that are seen across the skyline. However, again all but 1 will be viewed at a greater distance than 2 km. The separation distance between them, the oblique nature and some partial filtering by existing built form within the foreground will all contribute and assist in reducing the prominence of turbines within the northern section. RVA Threshold Reached: No

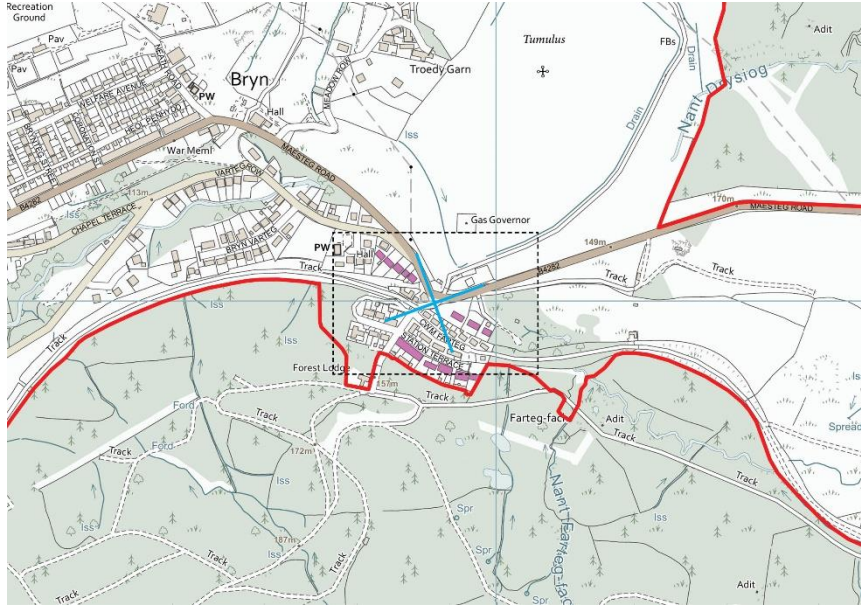
Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
43	Old School Court, Bryn	Property Location: 1 Old School Court, Bryn, Port Talbot, SA13 2BJ  Blue lines indicate the 90° fields of view as shown on the wireline figures Property Context, 1 Old School Court  Red line indicates direction of primary view centre. Blue lines indicate the 90° fields of view as shown on the wireline figures Property Name: 1 Old School Court, Bryn, Port Talbot, SA13 2BJ Grid Reference: 281423,192477 Orientation of Primary View: South-East

Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
		View Direction to Proposed development: East-North-east & South-South-East Distance to Nearest Turbine: 1.58 km Sensitivity: High Description of Property and Existing View: The site of the former school is currently being redeveloped as a small housing estate. Planning permission³ has been granted for the construction of two detached properties (plots 1 and 2) and outline planning permission for a further 10 houses (plots 10-12). At the time of the assessment, plot 1 was currently under construction. The dwelling on plot 1 is a recently constructed brick and timber 2 storey detached property on land elevated above Bryn. Due to the elevated position, there are long views to the south-east. Views to the north and west are enclosed by the rising topography. The primary view is from the frontage property towards the south-east with the centre of the view directed up the valley. The landscape is large and open with a diverse mix of land uses, including grazed farmland, rough grassland and productive forestry. Man-made features within the view include pylons, roads and properties. Vegetation on the plateau is sparse and limited with some mature trees filtering views to the north-east and north-west. Predicted View: The wireline (Figure A8.12-17) indicates that theoretically 12 turbines within the southern section will be visible at partial tower height and a further 1 turbine visible at blade tip height only. They will be visible on the skyline across the valley to the south. In addition all 5 turbines within the northern section will be visible on the skyline of the higher plateau, obliquely to the primary view. 2 of the northern turbines and 1 from the southern section will be viewed from less than 2 km. Magnitude of Visual Impact: Views of the turbines within the southern and northern sections of the proposed development will be apparent and prominent feature, separated by the Cwm Farteg Valley. The magnitude is predicted to be high. Significance of Effects: The sensitivity of receptors is considered to be high, and the magnitude of impacts is predicted to be high. There will be a marked alteration to primary views and secondary views, through the loss of the open skyline. Therefore, the significance of effects on visual amenity is predicted to be substantial.
		Stage 4 RVA Threshold Judgement Within primary views south-east, the proposed turbines within the southern and northern sections will be readily observed and prominent, framing the views along the lower ground of Cwm Farteg. The majority of the proposed development will be viewed obliquely from primary views from the property and all but 3 turbines viewed at a distance of greater than 2 km. There may be a slight perception of being surrounded by turbines, however primary views towards the largely undeveloped section of the skyline to the south east will be retained. RVA Threshold Reached: No
46		Representative Property Location, 13 Station Terrace, Bryn, Port Talbot SA13 2RN

³ <https://planningonline.npt.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PWC0GHKZ01000> (Accessed 14/12/2023)

Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
	Cwm Farteg/ Station Terrace, Bryn	 Blue lines indicate the 90° fields of view as shown on the wireline figures Pink indicates properties having potential to breach RVA threshold Representative Property Context: 13 Station Terrace  Red line indicates direction of primary view centre Blue lines indicate the 90° fields of view as shown on the wireline figures Property Name: 13 Station Terrace, Bryn, Port Talbot SA13 2RN (Note: Access not granted to property – assessment undertaken from nearest, safe public location)

Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
		Grid Reference: 281923,191902 Orientation of Primary View: North-east View Direction to Proposed development: North-east, South-East & South-West Distance to Nearest Turbine: 1.32 km Sensitivity: High Description of Property and Existing View: This brick and render 2 storey terraced property is located on the higher levels of the north facing slope towards the eastern end of the village. The property is accessed directly from the pavement and there is no front garden. This elevated position gives the property wide panoramic views towards the west, north and east across the open valley with few intervening foreground features, whilst views to the south are contained by the steeply rising topography. The primary view from this property is from the front elevation and directed north-east across the valley. The view in this direction is large although enclosed by the slopes and productive forestry on the upland plateau of Mynydd Penhydd. The simple landscape is discordant with mixed land uses including rough grassland on the lower slopes and plantation forest on the high ridgelines. There are several man-made features within the view including buildings, telecoms and pylons. To the rear of the property the views are heavily restricted and enclosed by the steep rising hillside and mature vegetation, the steep rear gardens, boundaries treatments and outbuilding further restrict views from the properties. Predicted View: The wireline (Figure A8.12-18) indicates that theoretically all 5 of the turbines from the northern section will be clearly visible from this property above the plantation forest on the skyline to the north. To the south it is indicated that 1 turbine within the southern section will be visible at partial tower height and a further 1 at blade tip height. However, the southern section may be filtered to some extent by the built form and mature vegetation within the view. Magnitude of Visual Impact: Views of the turbines within the northern section will be a visually prominent feature, extending across a significant proportion of primary views. Views to the proposed turbines within the southern section may be visible at an oblique angle and filtered by existing vegetation, therefore reducing impacts to this part of the view. The magnitude is predicted to be high. Significance of Effects: The sensitivity of receptors is considered to be high, and the magnitude of impacts is predicted to be high to very high. There will be a marked alteration to primary views within a section of the ridgeline that is currently undeveloped. Therefore, the significance of effects on visual amenity are predicted to be substantial. Stage 4 RVA Threshold Judgement The proposed development will be prominent within primary views to the north, and in secondary views to the south and there may be a slight perception of being surrounded by wind farm development. However, remaining visible turbines will not be perceived as overbearing due to intervening vegetation and topography. RVA Threshold Reached: No

Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
		Representative Property Location: Brynhyfryd, Maesteg Road, Bryn, Port Talbot, SA13 2RW  Blue lines indicate the 90° fields of view as shown on the wireline figures Pink indicates properties having potential to breach RVA threshold Representative Property Context: Brynhyfryd  Red line indicates direction of primary view centre Blue lines indicate the 90° fields of view as shown on the wireline figures Property Name: Brynhyfryd, Maesteg Road, Bryn, Port Talbot, SA13 2RW

Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
		(Note: No response from resident, access not granted to property – assessment undertaken from nearest, safe public location) Grid Reference: 281897,192006 Orientation of Primary View: North-North-east View Direction to Proposed development: North-east, South-East & South-West Distance to Nearest Turbine: 1.42 km Sensitivity: High Description of Property and Existing View: This brick and render bungalow is located on locally elevated ground at the base of the north facing slope towards the eastern end of the village. The property is accessed via a short driveway and has gardens to all sides. The boundaries are a mix of timber panel fencing plus mature vegetation, particularly to the north and west boundaries. This locally elevated position at the edge of the settlement gives the property wide views although partially filtered by foreground vegetation, towards the west, north and east across the open valley up to the higher plateau, whilst views to the south are contained by the steeply rising topography. The primary view from this property is from the front elevation and directed north. The view in this direction is large although enclosed by vegetation and buildings in the foreground and by the slopes and productive forestry on the upland plateau of Mynydd Penhydd across the valley. There are also open oblique views to the east and west from the front of the property, where allowed by the intervening vegetation and buildings. The simple landscape is discordant with mixed land uses including rough grassland on the lower slopes and productive forestry on the high ridgelines. There are several man-made features within the view including settlement, roads, telecoms and pylons. To the rear of the property the views are limited and enclosed by the steep rising hillside and neighbouring properties. Predicted View: The wireline (Figure A8.12-19) indicates that theoretically all 5 of the turbines from the northern section will be clearly visible from this property above the plantation forest on the skyline to the north. The views of these turbines are unlikely to be filtered. The tower of T3 is viewed directly in front of the tower of T2, obscuring it and reducing its effect. To the south it is indicated that 1 turbine within the southern section will be visible at partial tower height and a further 1 visible at partial hub height and 2 visible blade tip level only. They will be visible above the steeply rising hill, and it is likely that these additional blades will be filtered to some extent by the built form and mature vegetation within the view, although 1 turbines at partial tower height are unlikely to be filtered. Magnitude of Visual Impact: Views of the turbines within the northern sections of the proposed development will be a visually prominent feature, occupying a notable proportion of the views. The southern section will be largely obscured by woodland and topography. The magnitude is predicted to be high. Significance of Effects: The sensitivity of receptors is considered to be high, and the magnitude of impacts is predicted to be high. There will be a marked alteration to primary

Individual property/ property group no.	Individual property/ property group name	Detailed Assessment of Representative Properties
		undeveloped views to the north, through the loss of the open skyline. The significance of effects on visual amenity are predicted to be substantial.
		Stage 4 RVA Threshold Judgement The proposed development will be prominent within primary views to the north, and within secondary views to the south and there may be a slight perception of being surrounded by wind farm development. RVA Threshold Reached: No

Conclusion

- A8.16.14 The RVAA identified approximately 2900 residential properties in the study area. Stage 1 and 2 of the RVAA sub-divided these properties into 47 individual properties/property groups. The baseline visual characteristics were established in Stage 2, which included a review and description for each of these individual properties/property groups.
- A8.16.15 Stage 3A of the RVAA identifies those individual properties/property groups within the 2 km study area that are considered unlikely to experience significant effects on residential visual amenity as a result of the proposed development.
- A8.16.16 Stage 3B provided a list of all individual properties/property groups where significant effects on visual amenity are considered likely to occur.
- A8.16.17 A total of 120 properties were identified as being likely to experience significant effects. From these 120 properties, 17 properties (either single or representative of groups) were visited and subjected to a detailed visual amenity assessment and to establish the significance of effects on residential visual amenity. A further judgement was then made (Stage 4) to determine whether they had the potential to reach the residential visual amenity threshold. Where representative properties were selected, these were selected to illustrate the worst-case scenarios with regard to the predicted views of the proposed development from the property group.
- A8.16.18 The assessment concluded that from the 17 properties visited, none of the properties have the potential to reach the residential amenity threshold.