Candwr Solar Farm

Pre Application Consultation

Environmental Statement

Appendix 5.9 Residential Visual Amenity Assessment

2 July 2026

TotalEnergies

Residential Visual Amenity Assessment.

Candwr Solar Farm.

On behalf of Candwr Solar Farm Ltd.

Date: 03/06/2026 | Pegasus Ref: P24-2075

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1. Introduction.

1.1. This Residential Visual Amenity Assessment (RVAA) has been prepared by Pegasus Planning Group on behalf of Candwr Solar Farm Ltd, in support of the Proposed Development Candwr Solar Farm. The assessment has been produced in response to the EIA Scoping Report from PEDW, which considered that residential visual amenity should be within the scope of the Environmental Statement.

1.2. This RVAA considers the possible effects of the proposed solar farm on the amenity of residents of properties located in close proximity to the Site boundary. This assessment is based on the **Indicative Landscape Strategy** at **Appendix 5.5** and **Residential Receptors Plan** (**Figure 1** to this report).

1.3. This RVAA has been undertaken with regard to best practice outlined in Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA3) and Landscape Institute Technical Guidance Note 02/19 on Residential Visual Amenity Assessment.

1.4. It is a widely accepted and long held planning principle that no individual person has a private right to a view. However, there are situations where the effect on the outlook or the visual amenity of a residential property and associated living condition would be so great that it would not be considered in the public interest to permit such conditions to occur when they did not previously exist. The threshold in terms of what would be unacceptable in residential visual amenity terms is high, and is usually associated with wind farm developments as opposed to solar photovoltaic (PV) developments, which have low vertical elevations and a low possibility of introducing effects that would be considered 'overbearing' in nature.

1.5. The issue of Residential Visual Amenity was considered by Inspector Lavender in the Carland Cross Appeal Decision (APP/D0840/A/0921030260) and has since been referred to as 'The Lavender Test'. In paragraph 23 of the Appeal Decision, the inspector stated:

"The planning system is designed to protect public rather than private interests, but both interests coincide here where, for example, a visual intrusion is of such a magnitude as to render a property an unattractive place to live. This is because it is not in the public interest to create such living conditions where they did not exist before. This I do not consider that simply being able to see a turbine or turbines from a particular window or part of a garden of a house is sufficient reason to find the visual impact unacceptable (even though a particular occupier might find it objectionable). However, when turbines are present in such number, size and proximity that they represent an unpleasantly overwhelming and unavoidable presence in main views from a house or garden, there is every likelihood that the property concerned would come to be widely regarded as unattractive (rather than simply less attractive, but not necessarily unhabitable) place in which to live."

1.6. The threshold regarding the acceptability of visual effects on the living conditions of residential properties is therefore not whether the development would give rise to significant visual effects on the surrounding visual properties, but whether the visual effects would be of such magnitude that they would render the property an unpleasant place to live. This RVAA therefore seeks to determine whether the solar arrays would appear

overbearing or overwhelming to residents to the extent that this threshold would be crossed.

1.7. This RVAA should be read in conjunction with the Landscape and Visual Impact Assessment undertaken within Chapter 5 of the Environmental Statement.

2. Methodology.

2.1. This RVAA draws upon the overarching best practice set out within GLVIA 3 and Technical Guidance Note (TGN) 02/19 (Landscape Institute). The TGN advises that:

"It is not uncommon for significant adverse effects on views and visual amenity to be experienced by people at their place of residence as a result of introducing new development in the landscape. In itself this does not necessarily cause a planning concern. However, there are situations where the effect on the outlook/visual amenity of a residential property is so great that it is generally not considered to be in the public interest to permit such conditions where they did not exist before"

2.2. When considering RVAA, the TGN notes that descriptors such as "overwhelming", "overbearing" or "overly intrusive" are typically used when describing unacceptable visual effects in relation to tall structures.

2.3. The TGN does not specify a particular methodology to RVAA, stating that the process should be based on established principles of Landscape and Visual Impact Assessment (LVIA). As outlined, RVAA is typically undertaken for development of tall structures (e.g. windfarms and overhead transmission lines). It outlines that:

"…very large but lower profile structures and developments such as road schemes and housing are unlikely to require RVAA, except potentially of properties in very close proximity (50-250m) to the development… when assessing effects of overhead transmission lines, generally on those properties within 100-150m of the finalised route are potentially considered for inclusion in a RVAA"

2.4. The Proposed solar farm constitutes solar modules with an elevation of 3m – greater than that of a new road, but considerably less than a typical housing development. Two-storey dwellings are generally around 12m in height to the eaves. Additional components to the Proposed Development include substations, access tracks, fencing, and other ancillary infrastructure, but this is not considered within this assessment due to the relative locations of these components to residential receptors, or their nature and height in relation to the solar modules, which are considered to be the most visually prominent aspects of the Proposed Development.

2.5. The TGN outlines RVAA as a four-stage process:

- Definition of scope and study area for the assessment – informed by the description of the proposed development, defining the study area extent and scope of the assessment with respect to the properties to be included;
- Evaluation of the baseline visual amenity for the surrounding residential properties – having regard to the landscape and visual context and the development proposed;
- Assessment of the likely change to the visual amenity of the residential properties in accordance with GLVIA3 principles and processes; and
- Further assessment in respect of the acceptable threshold for residential visual amenity and living conditions in the public interest.

2.6. The process is summarised in the following diagram, extracted from TGN 02/19.

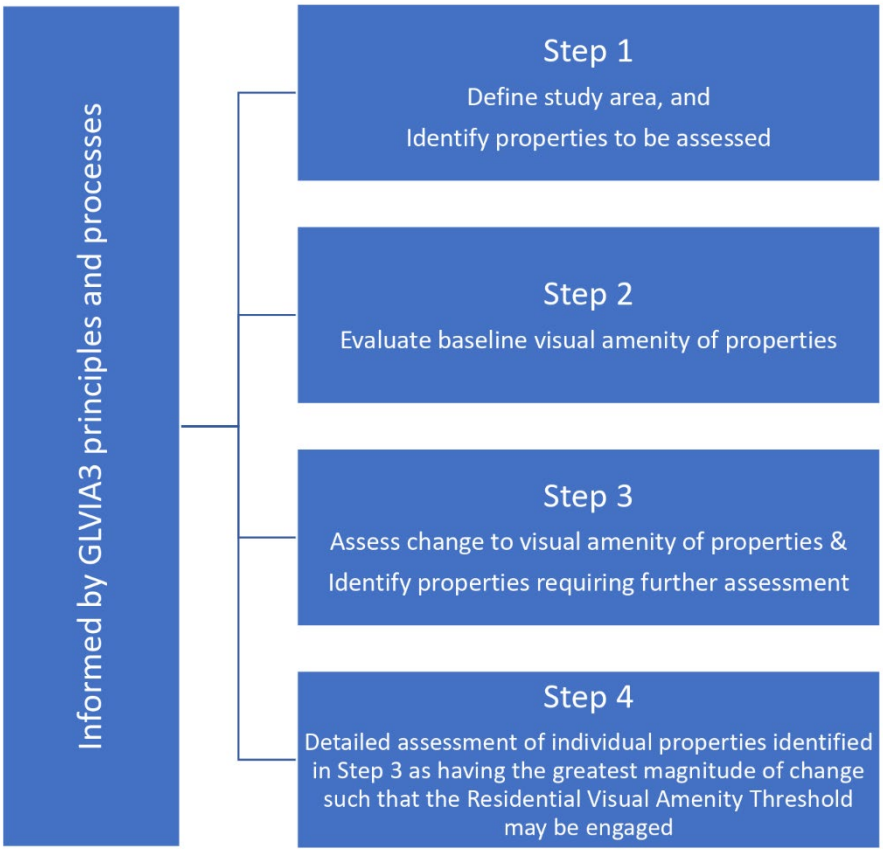


Figure 1: RVAA Process (Residential Visual Amenity Assessment , LI Technical Guidance Note 2/19)

Evaluation of Baseline Visual Amenity

2.7. The evaluation of baseline visual amenity considers the type, nature, extent and quality of the existing views from the residential properties including building curtilages, private gardens and driveways. Technical Guidance Note 2/19 advises in paragraph 4.11 that:

"When evaluating the baseline, it is recommended that the following aspects are considered:

•the nature and extent of all potentially available existing views from the property and its garden / domestic curtilage, including the proximity and relationship of the property to surrounding landform, landcover and visual foci. This may include primary / main views from the property or domestic curtilage, as well as secondary / peripheral views; and

views as experienced when arriving at or leaving the property, for example from private driveways / access tracks."

2.8. In accordance with the principles and processes of GLVIA3, the visual effects have been determined by cross-referencing the sensitivity of the visual receptor with the magnitude of change arising from the proposed solar PV development. Residential properties are generally considered to be of high sensitivity within GLVIA3. However, TGN 2/19 advocates a further detailed review and refined survey of the residential properties in question with regard to the potential sensitivities in relation to the Proposed Development.

2.9. Examples of higher sensitivity views from residential properties might include:

- Views from ground floor windows on principal elevations of the building, which are likely to correspond to primary living rooms such as lounge/living rooms, dining rooms, kitchens, or conservatories.
- Views from rear gardens or heavily frequented parts of a garden where an appreciation of the surrounding landscape is likely to be fundamental to the enjoyment of the space.

2.10. Examples of lower sensitivity views from residential properties might include:

- Views from upper floor windows in principal elevations of the building likely to correspond to bedrooms and study/office rooms.
- Views from front gardens of parts of the curtilage of the building where it is likely that the focus of attention is on activity such as maintenance or gardening, not views of the surrounding landscape.
- Views from windows on side elevations and from windows likely to correspond to utility rooms, bathrooms, etc.
- Views from parts of the garden or building curtilage with a purely functional purpose such as a driveway or storage area, or land worked as part of a business.

Assessment of the Magnitude of Change on the Residential Properties

2.11. Visual amenity is defined in GLVIA3 as:

"The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area"

2.12. Visual effects on the surrounding residential properties would potentially arise through the introduction of the solar arrays, security/deer fencing, CCTV cables, transformer boxes and access tracks etc. The solar arrays are typically of low profile and elevation, with the solar arrays fixed at a maximum height of 3m above ground level (agl). Visual effects can also arise from the removal of trees and hedgerows which could expose views of the solar arrays. However, in this case these effects would be negligible as the applicant has sought to avoid such impacts through the design process. Details of tree and hedgerow removal can be found within the AIA Tree Retention and Removal Plan (Barton Hyett Associates Ltd, 2026) which accompanies the wider application pack.

2.13. In general terms, the magnitude of change on the residential properties will decrease with distance from the Site (as it would for any visual receptor) due to the effect of intervening

landform, buildings, woodland, hedgerows, trees, etc. within the view. The magnitude of change on a view arising from the solar PV development also considers the landscape and visual mitigation measures shown on the **Indicative Landscape Strategy** at **Appendix 5.5**. Other influencing factors affecting the magnitude of change might include:

- Whether the view of the solar arrays is in the direct or oblique angle from the primary orientation or active frontage of the property;
- The extent to which the view is obstructed by vegetation, landform or other built structures; and
- The extent to which the current view is influenced by existing built structures (e.g. buildings, roads, pylons and transmission lines, etc.)

2.14. The magnitude of change on the surrounding residential properties is assessed on the following scale:

- High – a change in the view that on balance has a defining influence on the overall visual amenity of the residential receptor;
- Medium – some change in the view that on balance is clearly visible and forms an important but not defining influence on the overall visual amenity of the residential receptor;
- Low – some change in the view that on balance is visible but has a subservient influence on the overall visual amenity of the residential receptor; and
- Negligible – no change or small to imperceptible visual influence on the overall visual amenity of the residential receptor.

2.15. The likely significance of effects is dependent on all the factors considered in the sensitivity and the magnitude of change upon the residential receptors. These factors are assimilated to assess whether the proposed solar PV development will have a likely significant or not significant effect. The variables considered in the evaluation of the sensitivity and magnitude of change is reviewed holistically to inform the professional judgement of significance.

2.16. As defined by the LVIA methodology within the Environmental Statement, significant effects are considered to be when visual effects are 'major' – for example when a high sensitivity receptor (i.e. a resident) experiences either a medium or high magnitude of change as a result of the Proposed Development.

2.17. A likely significant effect will occur where the combination of the variables results in the Proposed Development having a defining effect on the view. A not significant effect will occur where the appearance of the Proposed Development is not defining on the view, with the view instead being characterised by its baseline condition.

2.18. It is important to note that, in line with the guidance set out in TGN 02/19, a significant visual effect does not necessarily indicate that unacceptable effects on residential visual amenity are predicted to occur. As outlined, the threshold (the Lavender Test) for unacceptable effects on residential visual amenity is higher. However, where significant visual effects

upon a residential receptor are predicted to occur, this provides a useful indication of whether an individual property warrants detailed assessment within this RVAA.

Limitations to the Assessment

2.19. Whilst every effort has been made to ensure that information contained in this report is accurate and reflects the conditions of the Site and the possible relationship between the assessed residential properties and the Proposed Development, the following limitations and caveats apply to this assessment:

- Address data was obtained through an extract of postcode data from OS Address Base Plus. The accuracy of property names within this data has not been independently verified, and where two property names apply for the same location, both have been included. The address data cannot necessarily account for instances where property owners have changed the name of their dwelling.

- The assessment is based on the following technical drawing numbers, which were the most up-to-date plans at the time of writing. The assessment cannot account for subsequent revisions to the layout or landscape strategy:

    - Indicative Site Layout Revision 11, dated 27/05/2026

    - Indicative Landscape Strategy Revision C (Appendix 5.5)

- The assessment is based on a combination of desk-based study and fieldwork. The assessment is informed by a number of Site visits undertaken in 2025 and 2026 to understand the visibility of the Site from key locations in the surrounding area. Where possible, and to illustrate possible visual effects, reference to viewpoints within the Landscape and Visual Impact Assessment (LVIA) submitted as part of the Environmental Statement (ES), has been included. It should be noted that the author of this report is also the author of the LVIA.

3. Step 1-3 Assessment: Initial Scoping.

3.1. In order to determine which residential properties within the vicinity of the Site warrant detailed investigation and assessment as part of this RVAA, an initial scoping exercise was undertaken. This process utilised postcode data to detail the locations of properties within the study area (i.e. <~250m of the nearest solar arrays). The majority of properties along the northern and eastern edges of Ponthir were scoped out prior to this assessment stage due to the nature of their existing outlook and intervening features between the settlement edge and the solar arrays.

3.2. In some instances, properties were combined into clusters where a number of properties are located close to one another and their outlook or possible effects on residential visual amenity are predicted to be similar During this scoping exercise, a total of 52 properties or clusters were subject to initial assessment. Each property or cluster is given a unique ID number, which is utilised in the accompanying **Figure 1: Residential Receptors Plan**.

3.3. The Step 1-3 Assessment involved a review of satellite and 3D imagery in Google Earth Pro to determine the layout and principal outlook of these properties in relation to the nearest solar arrays. The assessment of this scoping exercise is detailed in **Table 1** overleaf.

Table 1: Initial Scoping of Residential Properties

Property Name and ID	Approximate distance to closest solar modules	Direction(s) of closest solar modules	Closest Parcel Number	Direction of principal outlook/elevation	Nature of view, magnitude of change and mitigating considerations	Scoped In/Out (potential resulting effects)
Llanfrechfa House 001	240m	East	6	North, south	Principal elevations face north/south. Intervening vegetation limits outward views. Gardens surround the property but there is a substantial amount of hedgerow and trees surrounding the curtilage of the property, meaning residents in the garden would be unlikely to gain views of solar modules. Views to the north intervened by mature vegetation. It is likely that some views of panels would be available from windows on the eastern gable end of the property, but owing to distance and intervening vegetation, the magnitude of change would be low and there would not be an overbearing effect.	Scoped out (Moderate/not significant)
Glansirhowy 002	130m	Northeast	7	East, south	Principal elevation faces west, closest panels at this location are approximately 200m. There is some intervening vegetation, and the topography falls away. The residential garden of the property is principally to the south and east of the building. Views east and southeast in the direction of the closest solar modules are intervened	Scoped out (Moderate/not significant)

Property Name and ID	Approximate distance to closest solar modules	Direction(s) of closest solar modules	Closest Parcel Number	Direction of principal outlook/elevation	Nature of view, magnitude of change and mitigating considerations	Scoped In/Out (potential resulting effects)
					by mature hedgerows and trees. Panels may be in view from some windows in the property, but they would be seen at some distance and would not be likely to be overbearing, and the magnitude of change would be low.	
Pant-yr-eos Farm 003	<100m	North, south, west	9, 13	Southwest, northeast	Proposed solar modules are effectively positioned on all sides. There is some intervening vegetation, but where views into the countryside are available, they may contain panels from all angles. The magnitude of change would be high. This property warrants further study with respect to effects on residential visual amenity.	Scoped in (Major/significant)
Candwr Farm & 'The Barn'/Marctree 004	150m northwest and 150m east	Northwest, east	10	Southwest, west, northeast	Principal elevations have outlooks northeast and southwest, and northwest – i.e. not in the direction of panels. The wider curtilage of these properties extends around all sides, such as there would be an opportunity to look in all directions. There is some intervening vegetation along some of the main possible sight lines in the direction of the panels, limiting views. Whilst it is likely that the solar modules would	Scoped out (Moderate/not significant)

Property Name and ID	Approximate distance to closest solar modules	Direction(s) of closest solar modules	Closest Parcel Number	Direction of principal outlook/elevation	Nature of view, magnitude of change and mitigating considerations	Scoped In/Out (potential resulting effects)
					be visible from first-floor windows in Candwr Farmhouse, the views would be oblique and there is unlikely to be an overbearing effect. The magnitude of change would be low.	
The Lindens & Pembridge House 005	<100m	South	10	East, west, southwest	A combination of topography and vegetation help channel views downslope to the southwest of the property. Gardens extend to the north, east and south of the properties with a mature hedgerow along the roadside to the west. Solar modules would be visible in views to the southwest, but there would be other views from principal elevations of the property that would not contain modules. The nearest solar modules within Parcel 10 would be partially screened by a mature hedgerow. The falling topography means the closest modules would be seen downslope of the property and there would be no overbearing effect. The magnitude of change would be low.	Scoped out (Moderate/not significant)
Pentopyn Farm & Pentopyn House	200m	West	10	North, south, west	The principal outlook and gardens face north, south and west. Views to the north and south are not in the direction of solar modules, and so	Scoped out

Property Name and ID	Approximate distance to closest solar modules	Direction(s) of closest solar modules	Closest Parcel Number	Direction of principal outlook/elevation	Nature of view, magnitude of change and mitigating considerations	Scoped In/Out (potential resulting effects)
006					these views would remain unchanged. The outlook to the west faces Parcel 10, but a belt of mature woodland intervenes the view between the solar modules and the house. It is possible that views of panels would be available during winter, but there would be no overbearing effect. The magnitude of change would be low.	(Moderate/not significant)
Pen-y-Banc Farm 007	130m	West	2	East, south	Views to the south and east would not contain proposed solar modules. Within the wider curtilage of the property, views to the west in the direction of the Site are screened by a mature hedgerow and trees. There would be limited intervisibility between the Proposed Development and the property. Solar modules would be downslope of the property and not occupy a main view from the property. There would be no overbearing effect. The magnitude of change would be low.	Scoped out (Moderate/not significant)
Little Pen-Y-Banc Farm and Pen-Y-Banc House	120m	West	1	North, south	Views to the north and south would not contain solar modules – there are no panels proposed south of the property and views in this direction are contained by vegetation and	Scoped out (Negligible/not significant)

Property Name and ID	Approximate distance to closest solar modules	Direction(s) of closest solar modules	Closest Parcel Number	Direction of principal outlook/elevation	Nature of view, magnitude of change and mitigating considerations	Scoped In/Out (potential resulting effects)
008					intervening built form. The gardens of the properties are to the north and south, but views in the direction of the Site are enclosed by vegetation. Modules are proposed north of the property, but there are successive lines of mature intervening vegetation, comprising hedgerows and trees, which would prevent residents obtaining any notable view of the Proposed Development. There would be no overbearing effect, and the magnitude of change would be negligible.	
Ty-isaf 009	230m	West	11	Southwest, northwest	There is substantial mature intervening vegetation between the closest panels and the property. The orientation of the principal elevations is away from the closest panels, meaning it is unlikely that residents would be able to obtain a view of the proposed solar panels, which sit downslope within a small valley relative to the property. There would be no overbearing effect, and the magnitude of change would be negligible.	Scoped out (Negligible/not significant)

Property Name and ID	Approximate distance to closest solar modules	Direction(s) of closest solar modules	Closest Parcel Number	Direction of principal outlook/elevation	Nature of view, magnitude of change and mitigating considerations	Scoped In/Out (potential resulting effects)
Ty-Coch Farm and West Lea Bungalow 010	730m	Southwest	2, 11	North, south	Due to distance between the closest panels, orientation of the properties, their principal elevations and intervening landscape features including vegetation and topography, views of the panels would be limited and there would be no possibility for overbearing effects. The magnitude of change would be negligible.	Scoped out (Negligible/not significant)
Ty-llwyd Farm 011	300m	Southeast	7	Southeast, northwest	Views from the property – although in theory to the southeast in the direction of the Site – are screened by mature vegetation. The topography falls in the direction of the closest panels in Parcel 7, and there are further hedgerows that would substantially limit possible views of them. There would be no overbearing effect and the magnitude of change would be negligible.	Scoped out (Negligible/not significant)
Berth-Llwyd Farm 012	180m	South	7	Southwest, northwest	Although relatively close to the Site boundary, the principal elevations do not face panels and have outlooks over areas outside the redline. Within the wider curtilage of the property, views south in the direction of the panels within Parcel 7 are relatively	Scoped out (Moderate/not significant)

Property Name and ID	Approximate distance to closest solar modules	Direction(s) of closest solar modules	Closest Parcel Number	Direction of principal outlook/elevation	Nature of view, magnitude of change and mitigating considerations	Scoped In/Out (potential resulting effects)
					open in nature, but the topography falls away from the receptor and a mature hedgerow along the northern boundary of the parcel will substantially limit views into the Site and of panels. There would be no overbearing effect and the magnitude of change would be low.	
Little Acres 013	130m	South	3, 4, 5	Southeast	Although the principal elevation of the property faces southeast and the wider curtilage is relatively enclosed, views to the south in the direction of the closest modules within Parcel 5 would be available. The proposed modules would only occupy a portion of the adjacent field, and a new hedgerow boundary including tree planting would be established to reduce the overall visual effect. The topography of the field is such that the closest panels would sit substantially downslope of the visual receptor. Views across the valley toward other parcels containing panels are also available, meaning it is likely there would be a notable change to the outlook from this location. The magnitude of change would be medium. It is unlikely that overbearing effects would occur but	Scoped in (Major/significant)

Property Name and ID	Approximate distance to closest solar modules	Direction(s) of closest solar modules	Closest Parcel Number	Direction of principal outlook/elevation	Nature of view, magnitude of change and mitigating considerations	Scoped In/Out (potential resulting effects)
					due to the open nature of the view, the property warrants additional assessment.	
Tangwyn 014	100m	West	4	Southwest, Northwest	The residential curtilage extends to the southwest and southeast of the property. Closest solar modules lie to the west in Parcel 4, whilst Parcel 10 lies southeast. Views between the Site and property are intervened by mature trees and hedgerows such that, despite proximity, there would be limited intervisibility between the property and the solar modules. The magnitude of change would be negligible and there would be no overbearing effect.	Scoped out (Negligible/not significant)
Creigydd Farm 015	210m, 240m	Southwest, northeast	3	South, north	Principal elevations are north and south, with garden to the northwest surrounded by a combination of farm buildings and mature vegetation. Views northwest in the direction of Parcel 3 are filtered by mature hedgerows and groups of trees. Views southwest in the direction of Parcel 7 are also obscured by similar features. The farm sits on top of a small hill, meaning views of solar modules are downslope of the viewer, limiting the possibility of	Scoped out (Moderate/not significant)

Property Name and ID	Approximate distance to closest solar modules	Direction(s) of closest solar modules	Closest Parcel Number	Direction of principal outlook/elevation	Nature of view, magnitude of change and mitigating considerations	Scoped In/Out (potential resulting effects)
					overbearing effects. The magnitude of change would be low. Distance from the Site boundary is such that there would be no overbearing effect.	
High View 016	140m	Northwest	3	Southwest	The cluster of properties sits on higher ground southeast of Parcel 3. The closest property to proposed modules is High View, which has a principal elevation facing southwest. Views northwest in the direction of Parcel 3 are obscured by a mature hedgerow containing dense tree cover. The dwelling is single storey and therefore there would not be an opportunity to view this parcel from within the property or its curtilage. Longer distance views (530m) in the direction of Parcel 7 may be available, but there would be no overbearing effect. The magnitude of change would be negligible.	Scoped out (Negligible/not significant)
Cluster: Cefn Llwyn, Cefn Llwyn Cottage, Celebration Cottage/Sarelle Cottage	~150m	Northwest, southwest	3, 7	Southeast, northwest	These properties lie close to The Hollies and High View, but have different outlooks, predominantly with their principal elevations facing southeast, i.e. not in the direction of the closest proposed solar modules. The wider curtilages of these	Scoped out (Negligible/not significant)

Property Name and ID	Approximate distance to closest solar modules	Direction(s) of closest solar modules	Closest Parcel Number	Direction of principal outlook/elevation	Nature of view, magnitude of change and mitigating considerations	Scoped In/Out (potential resulting effects)
017					properties also face predominantly southwest down the opposing side of the valley slope to the closest panels to the northwest. It would not be possible to see the closest solar panels from this location within Parcel 3 and 7. The magnitude of change would be negligible and there would be no overbearing effects.	
The Hollies 018	160m	Northwest	3	Northwest, southwest	The rear of the property faces in the direction of Parcel 3, which is immediately adjacent to The Hollies. Solar modules only occupy a portion of the parcel, meaning the land immediately in view from the property is not proposed to be developed. Despite this, the outlook in the direction of Parcel 3 is open, with little in terms of boundary features to intervene the northwestern view in the direction of the panels. The topography falls away in the direction of the solar modules, meaning visual effects would be lessened. The magnitude of change would be medium. This property warrants further investigation due to the open boundary.	Scoped in (Major/significant)

Property Name and ID	Approximate distance to closest solar modules	Direction(s) of closest solar modules	Closest Parcel Number	Direction of principal outlook/elevation	Nature of view, magnitude of change and mitigating considerations	Scoped In/Out (potential resulting effects)
Roughton House, Roughton Stables, Roughton Farm, Old Coach House 019	~450m	West	3	All directions	These properties have varied outlooks but views outward are enclosed by mature trees, groups of trees, hedgerows, etc. The combined effect of this vegetation cover and the varied topography means that the extent of the development that would be visible would be extremely limited and there would be no overbearing effect for any of these properties. The magnitude of change would be negligible.	Scoped out (Negligible/Not Significant)
Greenmeadow, Roughton Lodge 020	280m	West	3	North, east, south	Gardens of these two properties are principally to the south and east, whilst principal elevations are not in the direction of the closest solar modules within Parcel 3, which lie both downslope and on the opposite side of a small ride on the rolling valley side. There is intervening vegetation in the form of mature hedgerow and some individual trees that filters the view in the direction of the Site. There would be a low magnitude of change and no possibility of overbearing effects.	Scoped out (Moderate/not significant)

Property Name and ID	Approximate distance to closest solar modules	Direction(s) of closest solar modules	Closest Parcel Number	Direction of principal outlook/elevation	Nature of view, magnitude of change and mitigating considerations	Scoped In/Out (potential resulting effects)
Common Farm/Little Creigeth 021	270m	Southwest	3	Southeast	The elevation facing the closest panels located within Parcel 3 is a gable end. The panels sit considerably downslope of the property and a mature hedgerow and trees intervene the view in this direction. Whilst there would be views of solar panels from some windows, this would not be from the principal elevation. It is unlikely there would be significant visual effects and the magnitude of change would be low. There would not be likely to be overbearing effects.	Scoped out (Moderate/not significant)
Doggan Heights 022	350m	Southwest	3	North, south	Principal elevations of the property do not face the proposed solar modules. The garden is to the north and south of the property, with views west and southwest screened by a very dense and mature belt of trees/hedgerow. The closest solar modules lie within Parcel 3, which is downslope and over a small ridge in relation to the property. Any views of the solar modules from this property would be limited, with effects likely to be at the lower end of the scale (i.e. low). There would be no overbearing effect.	Scoped out (Moderate/not significant)

Property Name and ID	Approximate distance to closest solar modules	Direction(s) of closest solar modules	Closest Parcel Number	Direction of principal outlook/elevation	Nature of view, magnitude of change and mitigating considerations	Scoped In/Out (potential resulting effects)
Woodland Bungalow 023	340m	Southwest	3	Southwest, south	The garden of the property lies principally to the south. Views from the main elevation to the southwest are obtained through a series of windows, but the bungalow is inherently low-lying in form and a mature line of trees/hedgerow to the west of the property filters views in the direction of the closest modules within Parcel 3. A further mature hedgerow and tree belt runs to the north and northwest of Parcel 3, such that there are layers of tall vegetation between the property and the Site. Solar modules would lie downslope of the property, so there is a possibility that there would be some view available of them, but there would be no possibility of an overbearing effect due to distance, vegetation and topography. The magnitude of change would be negligible.	Scoped out (Negligible/Not Significant)
Woodside Bungalow 024	500m	Southwest	3	South, west	Gardens lie to the east, south and west of the property. It occupies a relatively elevated position with some relatively open views from the south and west in the direction of the Site. The combination of vegetation and topography have a	Scoped out (Negligible/Not Significant)

Property Name and ID	Approximate distance to closest solar modules	Direction(s) of closest solar modules	Closest Parcel Number	Direction of principal outlook/elevation	Nature of view, magnitude of change and mitigating considerations	Scoped In/Out (potential resulting effects)
					filtering effect on the view, but it is likely that some view of the solar modules would be available. Effects would be at the lower end of the visual spectrum due to distance from the Site and the portion of the view that would be occupied. The magnitude of change would be negligible and there would be no overbearing effect.	
Ty Capten Farm 025	700m	Southwest	3	Southwest, northwest	The farm buildings are surrounded by a cluster of mature trees which serve to limit outward views from the property in all directions. The curtilage of the property extends to all sides. The farm sits on the opposite side of a valley slope to the closest panels within Parcel 3, meaning there would be no view of them from this location and therefore there would be no overbearing effect	Scoped out (Negligible/Not Significant)
Whitehouse Farm 026	700m	South	3	South, west	The dwelling sits on the side of a gently rolling valley slope, with gardens to the south and west looking across the valley below in the direction of Parcel 3. The view between the Site and the property contains numerous lines of mature	Scoped out (Negligible/Not Significant)

Property Name and ID	Approximate distance to closest solar modules	Direction(s) of closest solar modules	Closest Parcel Number	Direction of principal outlook/elevation	Nature of view, magnitude of change and mitigating considerations	Scoped In/Out (potential resulting effects)
					trees which delineate field boundaries. It is likely that some filtered and oblique views of solar modules within Parcel 3 would be available, as they lie on rising ground within the same shallow valley. However, they would be seen at a distance of 700m and occupy a relatively small portion of the overall view. There would be no overbearing effect and the visual effects would be negligible.	
Penywain 027	1km	Southwest	3	North, south	Views to all sides are relatively open in the immediate view, with woodland blocks, hedgerows and tree belts breaking up and filtering longer distance views in the landscape. Views in the direction of the Site are obscured by topography – the farm lies on the opposing side of a small hill which means there would be no possibility of obtaining a view of any solar modules and therefore no overbearing effect.	Scoped out (No effect/not significant)
Yew Tree House 028	430m	West	3	North, west	The dwelling occupies a relatively elevated position to the east of Parcel 3 and has gardens and principal elevations that look in the direction of the most proximal solar	Scoped out (Negligible/Not Significant)

Property Name and ID	Approximate distance to closest solar modules	Direction(s) of closest solar modules	Closest Parcel Number	Direction of principal outlook/elevation	Nature of view, magnitude of change and mitigating considerations	Scoped In/Out (potential resulting effects)
					modules. Views in the direction of Parcel 3 are partially intervened by a mature hedgerow and line of trees that delineate the northeastern boundary of the field parcel. The solar modules lie downslope of the property on the opposite side of a small ridge that runs across the field itself. The magnitude of change would be negligible from this location and there would be no overbearing effect.	
Yew Tree Cottage, Oak Tree Cottage 029	450m 480m	North East	10 8	North, east, southwest, west	These properties have outlooks in varied directions, including in the direction of the closest parcels (i.e. 8 and 10). Views north in the direction of Parcel 10 are largely intervened by mature vegetation and rising topography. It is possible that oblique views of solar modules within Parcel 10 would be available from these locations but visual effects would not be significant. Views east in the direction of Parcel 10 are similarly obscured by rows of trees along field boundaries and successive mature hedgerows. Again, it is likely that some (not significant) visual effects would occur as a result of views of solar modules within	Scoped out (Moderate/not significant)

Property Name and ID	Approximate distance to closest solar modules	Direction(s) of closest solar modules	Closest Parcel Number	Direction of principal outlook/elevation	Nature of view, magnitude of change and mitigating considerations	Scoped In/Out (potential resulting effects)
					Parcel 8, but this would not result in overbearing effects due to distance from the Site. The magnitude of change is predicted to be low.	
Shaftesbury Cottage 030	320m 520m	North East	10 8	East, west	Principal elevations of the property face east and west, though there are windows to the gable ends at the north and south. The garden of the property is to the east and south, with mature hedgerows intervening views west across the adjacent road. Views north are relatively open, with little in terms of intervening vegetation. The topography rises in the direction of Parcel 10, meaning oblique views of proposed solar modules would be available. Views east in the direction of Parcel 8 would be available from both the garden and one of the principal elevations of the property. Whilst the eastward view is partially obscured by mature trees, it is also partially open. There is a layering effect of trees and hedgerows between the property and the solar modules in Parcel 8, though solar modules within this parcel would likely be visible from both the property (especially first floor) and the garden. Visual	Scoped out (Moderate/not significant)

Property Name and ID	Approximate distance to closest solar modules	Direction(s) of closest solar modules	Closest Parcel Number	Direction of principal outlook/elevation	Nature of view, magnitude of change and mitigating considerations	Scoped In/Out (potential resulting effects)
					effects would not be significant due to distance and the filtering effect of various intervening landscape features and there would be no overbearing effect as a result of the Proposed Development. The magnitude of change would be low.	
Shaftesbury Bungalow 031	250m 400m	North Southeast	10 8	East, south and west	The dwelling is located in a relatively elevated/prominent position off the adjacent road, with gardens to the north, south and west. Views to the south and southwest are the most open due to falling topography and a lack of immediate intervening vegetation. Views in the direction of Parcel 10 are across a small valley which contains numerous trees and lines of hedgerow. Owing to the rolling topography, filtered views of solar modules would be available. Views in the longer distance across to Parcel 13 would also likely be possible, albeit obliquely and at a distance of approximately 600m. Views to Parcel 8 would also be available, also obliquely and filtered by successive lines of vegetation. Whilst there would be some change to the views, there would be no overbearing effect as a result of the	Scoped out (Moderate/not significant)

Property Name and ID	Approximate distance to closest solar modules	Direction(s) of closest solar modules	Closest Parcel Number	Direction of principal outlook/elevation	Nature of view, magnitude of change and mitigating considerations	Scoped In/Out (potential resulting effects)
					Proposed Development. The magnitude of change would be low.	
Shaftesbury Farm 032	130m 450m	Northwest Southeast	10 8	Appears derelict	n/a	Scoped out
Ullett House 033	200m 400m	West Southeast	10 8	West	The property occupies an elevated and relatively prominent position. The principal elevation and gardens face west, in the direction of Parcel 10, with the topography falling away sharply giving rise to more clear views across the valley to the rising ground occupied by it. There are a pair of mature hedgerows with tall and dense trees intervening the view between Parcel 10 and the dwelling, but it is likely that clear views of solar modules would be available. In the distance also to the west, views of Parcel 13 would add to what was already in view. From within the garden and southern/eastern facing rooms, it is also possible that views of Parcel 8 would be available. The magnitude of change would be medium. Owing to the number of directions in which clear views of solar modules may be available, this	Scoped in (Major/Significant)

Property Name and ID	Approximate distance to closest solar modules	Direction(s) of closest solar modules	Closest Parcel Number	Direction of principal outlook/elevation	Nature of view, magnitude of change and mitigating considerations	Scoped In/Out (potential resulting effects)
					property warrants further investigation.	
Pant Dyfn 034	250m 410m	Southeast Southwest	10 1	Southeast	The principal outlook, including from the residential gardens, is to the southeast in the direction of Parcel 1. The view is downslope of the property into a rolling landscape that contains treed hedgerows, woodland blocks and pastoral fields. From this location, the combined effect of topography and vegetation would substantially limit the extent of Parcel 1 that would be visible within the view mainly to Parcel 1A/1B, where the solar modules lie on ground that rises slightly in front of the receptor. Whilst there would be some change to the view, the effects would not be major or significant because of the extent of the view that would remain unchanged. There would be no overbearing effect on residents of the property. Views of Parcel 10 and out to the west in the direction of the remainder of the Site are obscured by the adjacent reservoir. There would be no overbearing effect. The magnitude of change would be low.	Scoped out (Moderate/not significant)

Property Name and ID	Approximate distance to closest solar modules	Direction(s) of closest solar modules	Closest Parcel Number	Direction of principal outlook/elevation	Nature of view, magnitude of change and mitigating considerations	Scoped In/Out (potential resulting effects)
Little Pentopyn 035	130m 160m	Southeast Northeast	1A 1C	Northeast, southeast	Principal outlook and elevations of the property are to the northeast and southeast. Views to the northeast would be visually unaffected by the proposal. Views to the southeast are in the direction of Parcel 1, which sits downslope of the receptor. There is substantial tree cover in the vicinity of the dwelling which limits outward views towards solar modules. There would be some change to the view, but this would not cross the threshold of being overbearing. The magnitude of change would be low.	Scoped out (Moderate/not significant)
Fir Tree House 036	160m 240m	Northeast South	1C 9	South	The dwelling is located within very close proximity to the water treatment works, which has a defining effect on its character. The location of the property is considerably different from many others within the study area in this respect, with views across an industrial Site. The principal outlook of the property, including its garden, is to the south in the direction of Parcel 9. Intervening this view are a number of buildings and hardstanding associated with the water treatment works, alongside	Scoped out (Moderate/not significant)

Property Name and ID	Approximate distance to closest solar modules	Direction(s) of closest solar modules	Closest Parcel Number	Direction of principal outlook/elevation	Nature of view, magnitude of change and mitigating considerations	Scoped In/Out (potential resulting effects)
					trees and areas of scrubland. Parcel 9 occupies relatively low-lying ground when compared to the property itself, nestled among trees and partially obscured from view. Views of solar modules would be oblique and not overbearing. The magnitude of change would be low.	
Wenallt Bungalow 037	430m	East	9	East, west	The gardens of the property are laid to the east and west, alongside the principal elevations of the property. Views west are partially obscured by a mature hedgerow alongside the road and are of the settlement edge of Ponthir. To the east, in the direction of Parcel 9, views contain numerous large mature trees, which combine with rolling topography to substantially limit the extent of the Site that is visible. From this location, solar modules would be obliquely visible, low-lying within the view. The overall visual effect would not cross the threshold of being overbearing owing to a combination of distance, vegetation and topography largely obscuring the view of proposed solar modules. The magnitude of change would be negligible.	Scoped out (Negligible/Not Significant)

Property Name and ID	Approximate distance to closest solar modules	Direction(s) of closest solar modules	Closest Parcel Number	Direction of principal outlook/elevation	Nature of view, magnitude of change and mitigating considerations	Scoped In/Out (potential resulting effects)
Brook Farm House 038	400m	East	9	North, south	The principal elevations of the property face north and south, with gardens predominantly laid to the north. Views east in the direction of Parcel 9 from the garden are obscured by agricultural buildings associated with the farm. The view also is likely to contain some built form associated with the water treatment works. From the dwelling itself, a gable end faces in the direction of Parcel 9. Views north and south would be unaffected by the Proposed Development. Parcel 9 is partially obscured by a combination of vegetation and topography, but it is likely that some solar modules would be within the view. Due to distance from the Site, and the limited extent of solar modules that would be visible, there would be no overbearing visual effect. The magnitude of change would be negligible.	Scoped out (Negligible/Not Significant)
Brookside Manor & Catoni 039	420m	Northeast	9	East, west	Views east in the direction of Parcel 9 presently contains agricultural fields, trees and hedgerows. Some filtered view of the water treatment works may also be available from this location. From the garden of the	Scoped out (Moderate/not significant)

Property Name and ID	Approximate distance to closest solar modules	Direction(s) of closest solar modules	Closest Parcel Number	Direction of principal outlook/elevation	Nature of view, magnitude of change and mitigating considerations	Scoped In/Out (potential resulting effects)
					property, and from within the dwelling itself, solar modules within Parcel 9 would likely be obliquely visible above existing hedgerows. Due to distance from the Site, the overall change that would be experienced in the view would be limited, with the immediate fields within view outside of the Site redline. Mature hedgerows delineating the northern, northeastern and eastern edges of the residential curtilages have an enclosing effect on the view and limit the overall outlook to an extent. The Proposed Development would not be overbearing to residents of this property. The magnitude of change would be low.	
Pentwyn Farm and Pentwyn Barn 040	<100m	West, north	12	Northeast, southwest	Principal outlook and gardens of both properties are to the northeast, southwest and northwest. The immediate view from these properties is characteristic of a rural farmstead. Principal outlooks do not face in the direction of Parcel 1, but the entrance drive abuts the redline of this parcel, and views of solar modules would be available on arrival and departure from the properties.	Scoped in (Major/significant)

Property Name and ID	Approximate distance to closest solar modules	Direction(s) of closest solar modules	Closest Parcel Number	Direction of principal outlook/elevation	Nature of view, magnitude of change and mitigating considerations	Scoped In/Out (potential resulting effects)
					The topography of Parcel 12 falls away from the receptor, which would have a limiting effect on the change to the view. In the middle distance, views north in the direction of Parcel 9 would also contain solar modules. The magnitude of change would be medium. Due to proximity to the closest proposed solar modules and the potential change to some views, these properties warrant further investigation.	
Pentwyn House 041	130m	West	12	Southeast, northwest	The principal outlook from the property is not in the direction of proposed solar modules. The gardens are laid to the north and south of the property and afford views west due to a relatively open boundary with the adjacent field. Views in the direction of Parcel 12 are substantially obscured by a block of mature woodland on the eastern boundary of the Parcel, such that the Proposed Development would result in visual effects at the lowest end of the spectrum with a low magnitude of change. There would be no possibility for overbearing effects to occur.	Scoped out (Moderate/not significant)

Property Name and ID	Approximate distance to closest solar modules	Direction(s) of closest solar modules	Closest Parcel Number	Direction of principal outlook/elevation	Nature of view, magnitude of change and mitigating considerations	Scoped In/Out (potential resulting effects)
Gatlas Cottage 042	300m	Northwest	12	North, south	The principal elevations of the property do not face areas within the redline of the Site boundary, with the dwelling lying generally to the east of the Site. Views south, including from the garden, would be unchanged with the Proposed Development in place. Views west/northwest in the direction of the Site and the closest solar modules are limited by mature intervening vegetation, which would almost totally obscure views of the closest solar modules. Whilst there would be some change to some views, there would be no overbearing effects brought about by the Proposed Development. The magnitude of change would be low.	Scoped out (Moderate/not significant)
Cassandra Farm/Willow Tree Cottage 043	410m	Southwest	12	North, south, east, west	Principal outlook from the properties varies, with facades in different orientations. Gardens surround the properties, and there are garden hedges that filter views outward. The properties lie in a relatively open location with views across the rolling countryside that surround them. Views west and southwest in the direction of the Site are intervened by a combination of trees, hedgerows and the rolling	Scoped out (Negligible/Not Significant)

Property Name and ID	Approximate distance to closest solar modules	Direction(s) of closest solar modules	Closest Parcel Number	Direction of principal outlook/elevation	Nature of view, magnitude of change and mitigating considerations	Scoped In/Out (potential resulting effects)
					topography. It is likely that some of the proposed solar modules would be visible, but they would be seen at some distance and filtered by vegetation. Due to distance, and the nature of the landform, there would not be overbearing effects brought about by the Proposed Development. The magnitude of change would be negligible.	
Ty Coch 044	600m	Northwest	12	East, south	The principal elevations of the property face south and east, with gardens on all sides. The environs of the property contain numerous trees and it sits within an isolated rural context of pastoral fields. Views in the direction of the closest solar modules in Parcel 12 are mostly obscured by successive lines of trees and hedgerows. The Site sits slightly uphill relative to the property. The extent of the Proposed Development that would be visible from this location is limited, with visual effects likely to be negligible. There would be no overbearing effect.	Scoped out (Negligible/Not Significant)

Property Name and ID	Approximate distance to closest solar modules	Direction(s) of closest solar modules	Closest Parcel Number	Direction of principal outlook/elevation	Nature of view, magnitude of change and mitigating considerations	Scoped In/Out (potential resulting effects)
Chester House, Garth Cottage, The Garth 045	700m	West	12	Unknown	Due to distance from the Site, there is no possibility of overbearing effects. The properties lie on the opposing side of a main road, bound by mature hedgerows. Visual effects from this location would be negligible.	Scoped out (Negligible/Not Significant)
Apple Tree Farm, Apple Tree Cottage 046	900m	Northwest	11	Unknown	Due to distance from the Site and the nature of intervening features, there is no possibility of overbearing effects. The outlook from these properties would be visually unaffected by the Proposed Development.	Scoped out (No effect/not significant)
Llansoar Farm 047	910m	West	11	Unknown	Due to distance from the Site, intervening features and the rolling topography, there would be no possibility of overbearing effects.	Scoped out (Negligible/Not Significant)
Church Farm 048	200m	Northeast, east, southeast	13	South	The dwelling is nestled among a cluster of farm buildings and trees that have an enclosing effect on the outward views. It is likely that some solar modules within Parcel 13 would be visible, but views would be limited by mature hedgerows and trees that delineate the field boundaries. The rolling topography would also reduce	Scoped out (Negligible/Not Significant)

Property Name and ID	Approximate distance to closest solar modules	Direction(s) of closest solar modules	Closest Parcel Number	Direction of principal outlook/elevation	Nature of view, magnitude of change and mitigating considerations	Scoped In/Out (potential resulting effects)
					the overall extent of the Proposed Development that would be visible from this location. There would be no overbearing effect, with a negligible magnitude of change.	
Derllwyn House 049	130m	North	13	North, south	The property has extensive gardens to the north and south and sits centrally within its plot. Views north in the direction of Parcel 13D and 13C are intervened by mature hedgerows and trees that surround the boundary of the property. There is a further hedgerow along the southern end of Parcel 13 which would have a layering effect when combined with other vegetation within view. Whilst it is likely that there would be views of proposed solar modules from some perspectives within the garden, and from some rooms within the upper floors of the property, these would be filtered and relatively oblique in nature due to the rising topography. The effects would not be overbearing, with a low magnitude of change.	Scoped out (Moderate/not significant)
Nether Lea/Duffryn House	110m	North	13	North, south	This property occupies a similar position relative to the Site compared to Gaer Llywdd. However,	Scoped out.

Property Name and ID	Approximate distance to closest solar modules	Direction(s) of closest solar modules	Closest Parcel Number	Direction of principal outlook/elevation	Nature of view, magnitude of change and mitigating considerations	Scoped In/Out (potential resulting effects)
050					its outlook is very different due to the presence of mature trees within the view, which intervene and filter views in the direction of Parcel 13C and 13E. Whilst it is likely that views of the Proposed Development would be available from the rear (north) elevation of the property and from the rear garden, this vegetation would have a limiting effect on the change that would be brought about. It would be unlikely that there would be overbearing effects and the magnitude of change would be low.	(Moderate/not significant)
Gaer Llywdd 051	100m	North	13	North, east	The garden of the property abuts the redline of the Site, with Parcel 13E lying directly adjacent to the property. The northern boundary of the garden is relatively open in nature, affording views upslope towards proposed solar modules. Solar modules are proposed to occupy approximately half the depth of the field, with a buffer to Gaer Llydd. Despite having few windows facing in the direction of the proposed solar modules, residents in the garden may experience a medium magnitude of change. The	Scoped in (Major/significant)

Property Name and ID	Approximate distance to closest solar modules	Direction(s) of closest solar modules	Closest Parcel Number	Direction of principal outlook/elevation	Nature of view, magnitude of change and mitigating considerations	Scoped In/Out (potential resulting effects)
					property warrants further investigation.	
Brantwood 052	120m	North	13	South, east	The principal outlook from the property is to the south, with only one small window facing north in the direction of the Site. The garden lies predominantly to the east of the property, and a hedgerow along its northern boundary with Gaer Llwyd limits northward views for users of the garden in the direction of Parcel 13. Views east are restricted by mature trees. It is likely that some view of the proposed solar modules would be available to the north, but intervening features and built form would limit the overall effect experienced by residents of this property. Considering the layout of the property, its gardens and its relationship to surrounding built form and the Site, it is not anticipated that there would be overbearing effects. The magnitude of change would be low.	Scoped out (Moderate/not significant)

It is noted that, in a planning appeal relating to the Knockcronal Wind Farm in Scotland, both the Reporter and Scottish Ministers found that financially involved properties should be considered 'non-sensitive receptors' in Residential Visual Amenity Assessment, even when overbearing effects would occur. Whilst this decision was made in Scotland, it highlights an important principle relating to the acceptability threshold of effects from a Residential Visual Amenity Perspective. Whilst it is noted that some of the properties assessed in this RVAA are considered financially involved in the Proposed Development, all properties considered within this report are assessed according to the same criteria.

4. ‘Step 4’ Assessment.

4.1. As detailed above, from the initially identified 52 properties or clusters a total of six – including one cluster of two (003, 013, 018, 033, 040, and 051) are scoped in for Step 4 Assessment, as outlined in **Figure 1**. This assessment stage considers the outlook from these properties, the proximity to the closest solar array, consideration of landscape mitigation as detailed in the **Indicative Landscape Strategy (Appendix 5.5)** and the possible visual effects of the introduction of the solar arrays into the landscape. It then comes to a judgement as to whether unacceptable effects on residential visual amenity will occur. As outlined in the introduction to this report, the ‘scoping in’ of a property for Step 4 Assessment does not indicate that it is anticipated that unacceptable effects on residential visual amenity will occur; and it is possible for major/significant visual effects to occur without them being overbearing.

Pant-yr-eos Farm – ID 003

4.2. Pant-yr-eos Farm is located in the western section of the Site, to the east and north of Parcel 13 and to the south and west of Parcel 9. It is comprised of a collection of agricultural buildings surrounding a farmhouse, and in this respect is laid out as a traditional farmstead. The closest solar arrays lie approximately 100m from the dwelling at their closest point, and are located within Parcel 9A and 9B to the north and northeast, and Parcel 13b to the west.

Plate 1: *Extract from Google Earth indicating location of closest solar arrays and principal sight lines from Pant-yr-eos Farm*

4.3. The dwelling is oriented with its principal elevations facing southeast and northwest, such that the main views from the property are facing out over fields which are not proposed to contain solar arrays. **Plate 1** below shows an aerial view of the farmhouse relative to the closest solar arrays, with principal sight lines from the property indicated in yellow.

4.4. From the dwelling, it is likely that views to the north in the direction of Parcel 9A would be available, affording views of solar arrays within the field parcel. Parcel 9B is relatively low lying within the Candwr Brook Valley, and the solar arrays are low in height (3m), meaning that receptors within the property would be looking down on the solar arrays. This does not indicate that overbearing effects would be possible, as the outward view from the property – although changed – would not be obscured by the proposed solar arrays. It is anticipated that the highest magnitude of change would be experienced by receptors on the first floor of the dwelling. There are a limited number of windows that occupy this position within the dwelling, meaning that this view is not a defining feature of a substantial proportion of rooms within the property. Views to the north and northwest from the ground floor would be substantially limited by intervening vegetation and built from associated with the wider farmstead.

4.5. Views to the northeast in the direction of Parcel 9B are limited from the property due to the layout and orientation of the building. There are no windows on the western gable end of the building from which views in this direction are available, and views from the northern/northeastern elevation would likely offer very limited oblique views in this direction. There is substantial intervening tree cover in this direction, meaning there would be no possibility of overbearing effects from the development of this Parcel.

4.6. Views to the southeast in the direction of Parcel 13 would be available from the southern/southeastern elevation of the building. As shown on **Plate 1**, the immediate field within view has been left undeveloped, such that the immediate outlook would remain free of solar arrays. The developed parts of Parcel 13 within the view (13F, 13G & 13H) are on ground that slopes away from the property in a southeasterly direction. The Indicative Landscape Strategy (see **Plate 2**) shows that the field parcel to the northwest of Parcels 13E and 13G (i.e. lying between the closest solar arrays and the dwelling) would be planted with native orchard planting. Over time, this would mature and further limit views in the direction of the solar arrays (see **Plate 2** overleaf). Whilst – especially before planting matures - solar arrays would likely be obliquely visible on the opposite side of the hedgerow that defines the northeastern boundary of these parcels, the orientation of the arrays, distance from the dwelling and intervening existing hedgerow and new orchard planting would limit the overall visual effect. Whilst the view would experience a degree of change, the proposed solar arrays would not give rise to overbearing effects to receptors appreciating the view in this direction for the reasons outlined.

4.7. Longer distance views to solar arrays within Parcels 4 and 5 on rising ground to the northeast of Candwr Brook from within the property would be limited due to the lack of windows facing this direction. From within the wider curtilage of the property, views in this direction would be constrained by intervening vegetation. Whilst views of solar arrays within these field parcels may be available, due to distance and intervening vegetation, this would not give rise to overbearing effects.

4.8. In summary, whilst the Proposed Development involves the placement of solar arrays within a number of fields in different directions from the dwelling at Pant-yr-eos Farm, the Indicative Site Layout has been designed to avoid the development of field parcels that

occupy the principal outlook from the house. It is considered that the design of the Indicative Site Layout and Indicative Landscape Strategy (see **Plate 2**) combine to ensure residents of Pant-yr-eos Farm would not experience overbearing effects, and it is therefore concluded that effects on residential visual amenity in this property would not cross the

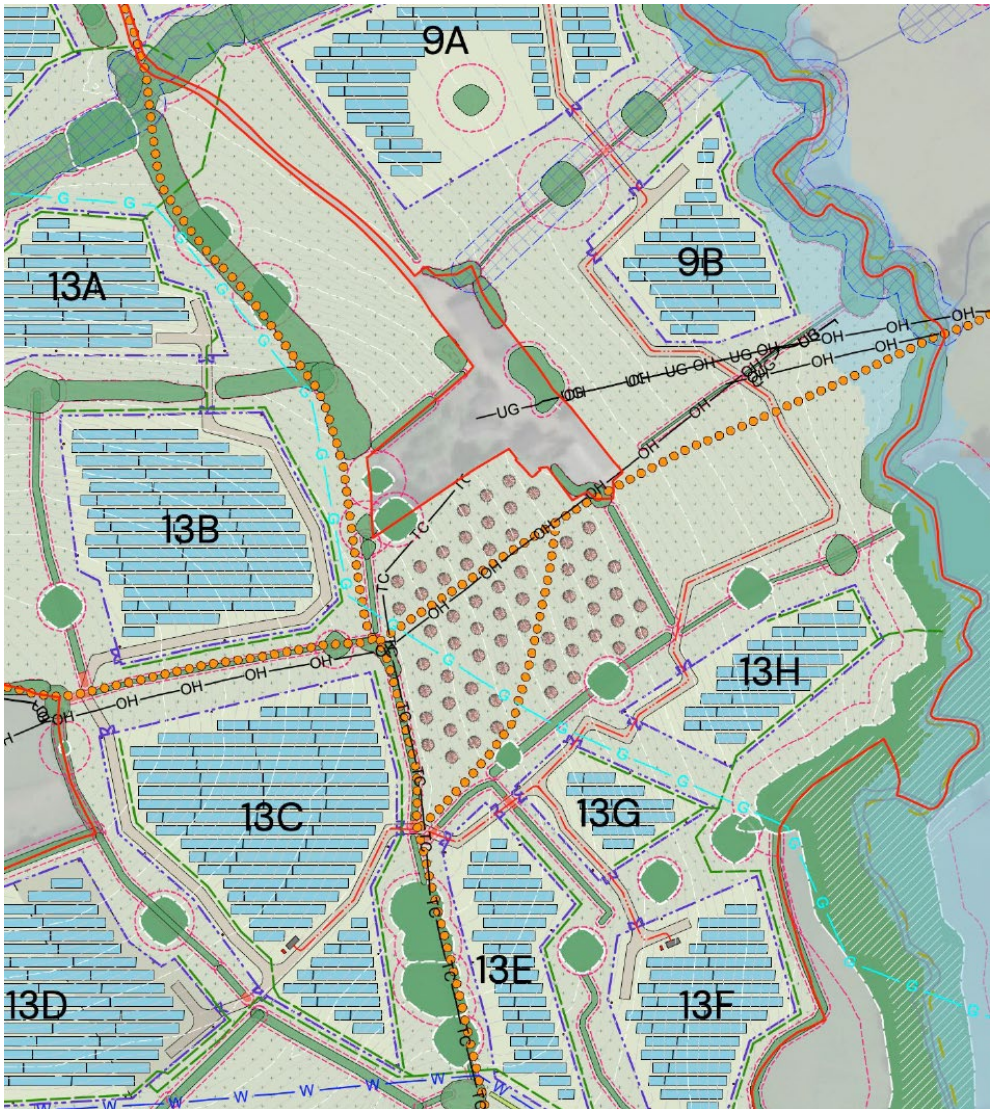


***Plate 2**: Extract from Indicative Landscape Strategy (prepared by Pegasus Group) showing orchard planting relative to Pant-yr-eos Farm and Parcels 13F and 13G*

public interest threshold.

Little Acres – ID 013

4.9. Little Acres is located in the western half of the Site, to the north of Parcels 4 and 5. It sits in a relatively elevated position to the south of Candwr Road. The most proximal solar arrays lie approximately 130m to the south in Parcel 5, and occupy approximately half the length of the field parcel. The principal outlook from the dwelling is to the southeast, as indicated on **Plate 3** below.

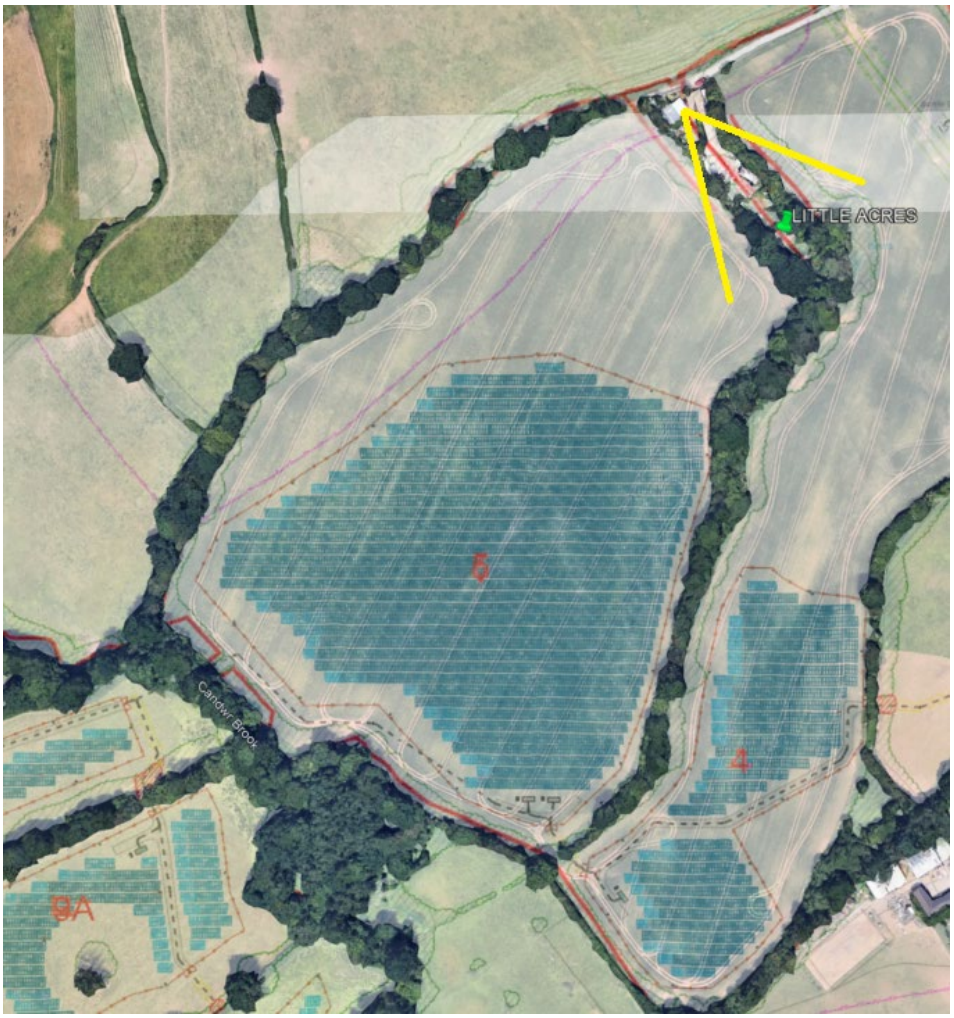


Plate 3: *Extract from Google Earth indicating location of closest solar arrays and principal sight lines from Little Acres.*

4.10. The topography in the direction of Parcel 5 to the south falls away relatively sharply. Little Acres lies at an elevation of approximately 82m Above Ordnance Datum (AOD), whilst the closest solar arrays sit at an elevation of approximately 62m AOD. Assuming a built height of 3m for the solar arrays, this would mean the closest array would be seen substantially downhill from the property, notwithstanding the fact that the principal outlook does not face in this direction.

4.11. From within the wider curtilage of the property, the same considerations apply: the solar arrays would be substantially downslope of the receptor, such that any available wider view would remain open in character. The southwestern boundary of the residential curtilage is

defined by a line of mature trees and hedgerow, which would have a limiting effect on views over Parcel 5 itself.

4.12. The Indicative Site Layout has been designed to situate solar arrays away from residential receptors where possible, meaning there is a buffer between the dwelling and the nearest arrays. The Indicative Landscape Strategy shows how a new field boundary would effectively be formed by the provision of planting along the northern edge of the solar arrays and boundary fence (see **Plate 4**). This would comprise native hedgerow planting and hedgerow trees. In addition, new native woodland planting to the northwest and Parcel 5 would further serve to soften views of solar arrays from this dwelling. This would, over time, serve to screen views from the higher ground to the north – including from Little Acres – in the direction of the closest arrays. LVIA Viewpoint 3 is taken from a gateway to the southwest of Little Acres, looking out over Parcel 5. It shows the falling topography, and how the wider view in the direction of Ponthir would remain open with the proposed solar arrays in place. Views in the direction of Parcel 4 are substantially limited by intervening mature trees and hedgerow.

***Plate 4**: Extract from Indicative Landscape Strategy (prepared by Pegasus Group) showing location of proposed hedgerow and woodland planting relative to Parcel 5 and Little Acres*

4.13. In summary, owing to both the topography of the Site area in the immediate vicinity of Little Acres, and the provisions of both the Indicative Site Layout and Indicative Landscape Strategy (see **Plate 4**), it would not be possible for the solar arrays to give rise to overbearing effects, even though the outlook from the property in some directions would be changed with the Proposed Development in place.

The Hollies – ID 018

4.14. The Hollies is located in the northern part of the Site, to the southeast of Parcel 3 and to the north of Parcels 4 and 5. It occupies a position on relatively high ground to the north of Candwr Road. It is a single-storey dwelling with principal outlooks to the northwest and southeast. The closest solar arrays would be located within Parcel 3 approximately 160m to the northwest of the dwelling (see **Plate 5** below). The full extent of Parcel 3 abuts the northwestern boundary of the curtilage of the dwelling.

Plate 5: *Extract from Google Earth indicating location of closest solar arrays and principal sight lines from The Hollies*

4.15. The Hollies occupies a position at approximately 87m AOD. The topography in the direction of Parcel 3 falls away, with the closest proposed solar arrays lying on ground approximately 72m AOD. With an elevation of 3m, the solar arrays would still be sat substantially downhill of the dwelling. The principal outlook is over a longer distance valley view. The nature of the slope within Parcel 3 is such that the solar arrays, although possibly visible, would not obscure or overbear the view in this direction. It would remain of an open character.

4.16. The Indicative Landscape Strategy (see **Plate 6**) shows how the southern end of Parcel 3 (i.e. the closest point to The Hollies) would be planted with native hedgerow planting and hedgerow trees (see **Plate 6** overleaf). These would, over time, mature to screen views of the proposed solar arrays. The new field boundary would blend into the landscape. Due to the low-lying nature of the dwelling (i.e. no first or second storey windows), downward views onto the solar arrays would be limited. Whilst there would be some change to the view, it is not considered that these effects would be overbearing in nature.

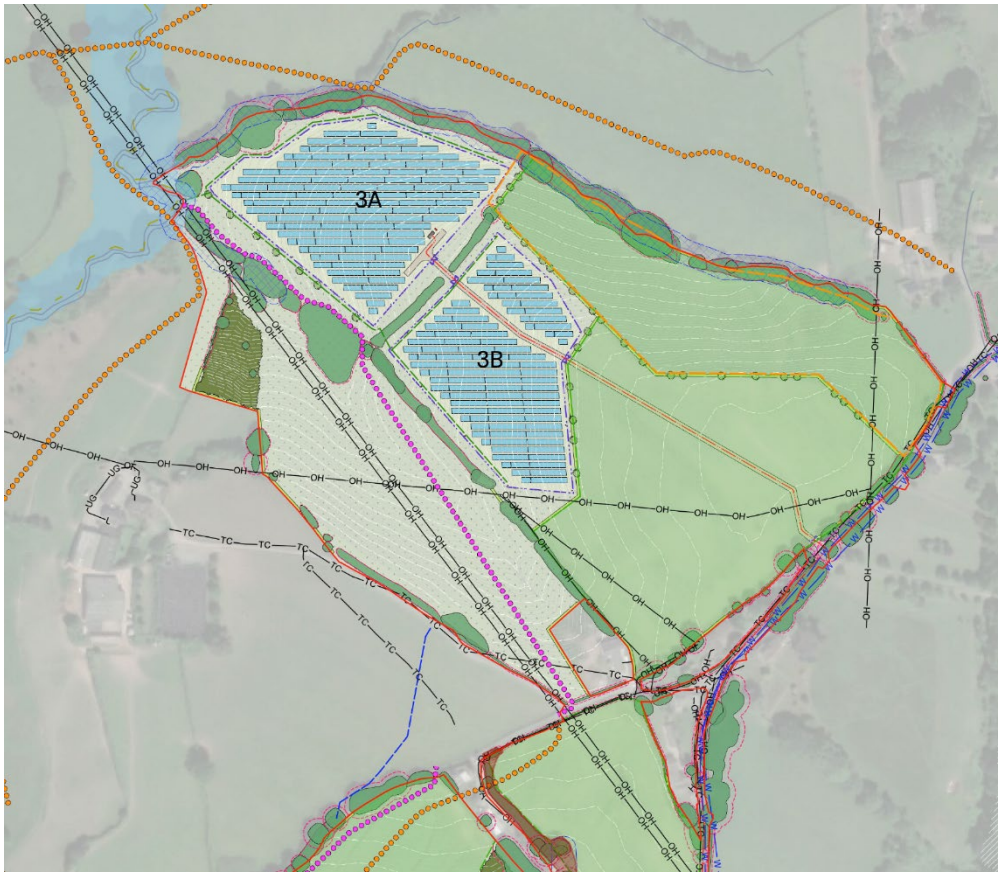


***Plate 6**: Extract from Indicative Landscape Strategy (prepared by Pegasus Group) showing location of proposed hedgerow planting relative to Parcel 3 and The Hollies*

Ullett House – ID 033

4.17. Ullett House lies in a central position within the Site, to the south of the reservoir to the west of Ponthir Road. It is a large three storey dwelling occupying a relatively elevated position with long views to the west and south due to falling topography in these directions. The garden of the property lies principally to the west of the property. The closest solar arrays would lie within Parcel 10 to the west, on rising ground on the opposite valley side, approximately 190m away (see **Plate 7** below).

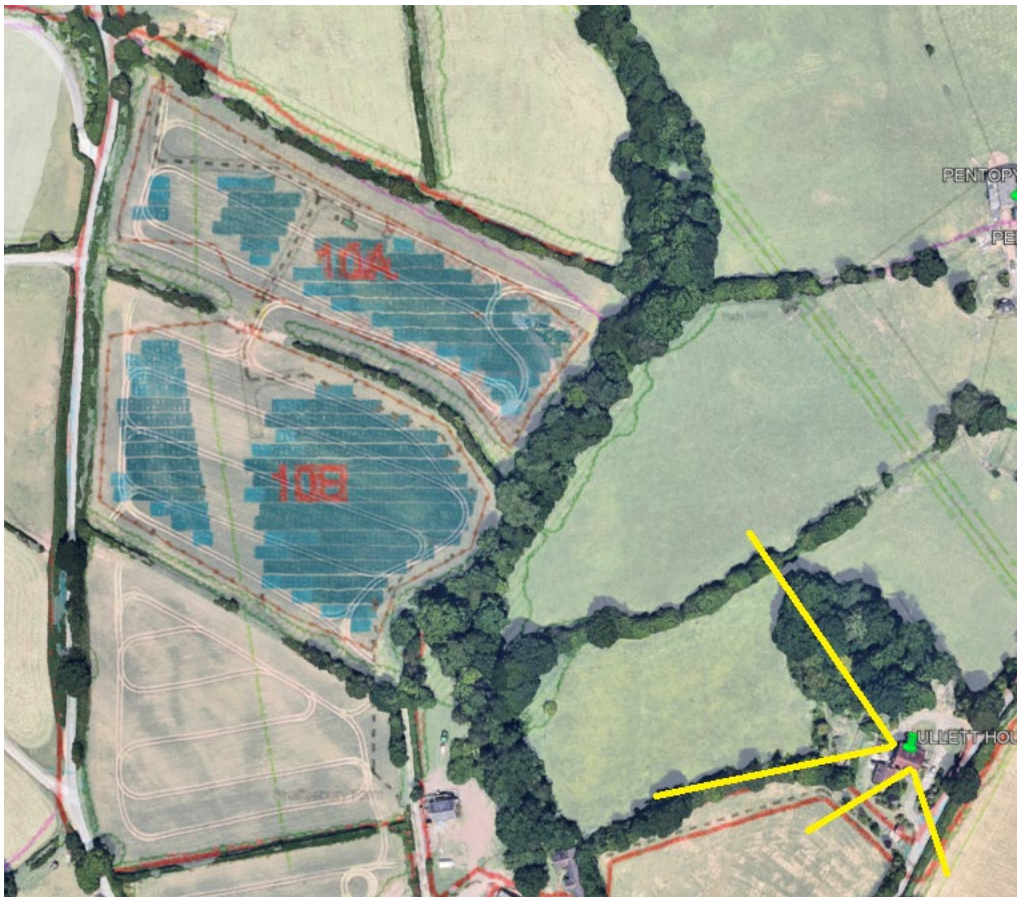


***Plate 7**: Extract from Google Earth indicating location of closest solar arrays and principal sight lines from Ullett House*

4.18. The immediate outlook over the fields adjacent to the west of the property would remain unchanged – as indicated above, these are not proposed to contain solar arrays. Parcel 10 is proposed to contain a mixture of solar arrays and a short section of access track running broadly north-south between Parcels 10A and 10B.

4.19. Views from the dwelling in the direction of Parcel 10 are partially intervened by a belt of mature trees as shown in **Plate 7** above. Views of the solar arrays and access track would likely be available from both the property and the garden but would be situated on ground that is relatively lower lying than the dwelling itself. Ullett House sits on ground approximately 51m AOD, whereas solar arrays within Parcel 10 lie on ground at approximately 48m AOD at their highest point. Considering a panel elevation height of 3m, the solar arrays would sit – at their highest – at the same elevation as the property itself, at

this point at a distance of approximately 340m. Panels within Parcel 10 that sit closer to the property would be lower lying, and the screening effect of the vegetation on the panels further east within the parcel would be greater.

4.20. Due to topography and existing intervening vegetation, there is limited opportunity for additional landscape mitigation to further filter views from the property in the direction of the closest solar arrays. However, owing to distance from the Site and the relative height AOD of the property in relation to the closest solar arrays, it is considered there would not be a possibility of overbearing effects on views to the west.

Pentwyn Farm and Pentwyn Barn – ID 040

4.21. Pentwyn Farm and Pentwyn Barn are located effectively adjacent to one another in the southeastern corner of the Site, to the southeast of Parcel 12. They are accessed via a private track, along which PRoW Footpath 389 24/1 also runs. At their closest points, the properties are less than 100m from the nearest proposed solar arrays. In addition, the access track runs along the southern boundary of Parcel 12D.

4.22. As indicated on **Plate 8** below, the principal outlook of Pentwyn Farm is to the southwest and northeast (indicated in yellow), whilst Pentwyn Barn has principal outlooks to the southwest and northeast, although aligned slightly differently (indicated in orange).

***Plate 8**: Extract from Google Earth indicating location of closest solar arrays and principal sight lines from Pentwyn Farm and Pentwyn Barn*

4.23. From these two properties, the most likely impacted views would be those facing northeast from Pentwyn Farm in the direction of Parcel 12D, and those southwest from Pentwyn Barn in the direction of Parcel 12B. Northeastern views from Pentwyn Barn are oriented further east, meaning views of Parcel 12D would be oblique, whilst southwestern views from Pentwyn Farm would benefit from the buffer/offset within the adjacent field, and the outlook would remain open with only the possibility of oblique views. Additionally, the impact of the proposed solar arrays within Parcel 12D on receptors travelling along the access to the dwellings should also be considered, as outlined within TGN 02/19.

4.24. Both properties sit at the brow/crown of a small hill at a height of approximately 27.5m AOD. Parcel 12B and 12D sits on land that slopes gently downward to the west and to the north, respectively. The access road/track runs along a small ridge at approximately 32m AOD, with a relatively dense hedgerow along its northern boundary with Parcel 12D.

4.25. A combination of topography, existing vegetation and the orientation of the properties means that, some views from both properties of solar arrays – principally to the northeast

in Parcel 12D may be available – these would be glimpse and there would not be overbearing effects on either property. Views would be oblique owing to the direction of windows from the properties, whilst the nature of the topography is such that the view would not be redefined by the introduction of the Proposed Development.

4.26. Longer distance views into Parcel 8 would likely be available from the wider curtilage of both properties, but due to distance (min 250m), there would be no possibility of overbearing effects as a result of this.

4.27. LVIA Viewpoint 19 is taken from the access road/track to these two properties, from the PRoW. It shows that, even in winter, the density of the hedgerow to the north of the road is such that views of the solar arrays from this location would be heavily screened even during winter, with only filtered views adjacent to the direction of travel potentially available

4.28. In summary, it is not anticipated that effects on residential visual amenity would cross the public interest threshold in this case.

Gaer Llwyd – ID 051

4.29. Gaer Llwyd is located on the northeastern edge of Ponthir, off Lamb Lane, south of Parcel 13F. It is a two-storey dwelling with a principal elevation facing west/northwest. The closest proposed solar arrays are located within Parcel 13E, approximately 100m to the north. The garden of the property lies principally to the west of the house, and has an outlook to the north, affording views upslope in the direction of Parcel 13F. The redline of the Site boundary abuts the residential curtilage, but proposed solar arrays are offset within the immediate field parcel. **Plate 9** overleaf indicates the location of Gaer Llwyd relative to the closest solar arrays, with the principal outlook from the house indicated in yellow and the northward outlook from the garden indicated in orange.

4.30. It is not anticipated that receptors within the dwelling would experience potentially overbearing effects as a result of the Proposed Development due to the orientation of the windows on the property. A review of satellite imagery shows a limited number of windows on the northern elevation which appear to be connected with uses such as bathrooms, meaning the effect of locating solar arrays within the adjacent field would be less adverse than if the outlook was from principal living rooms. The windows associated with these uses are also likely to be frosted glass.

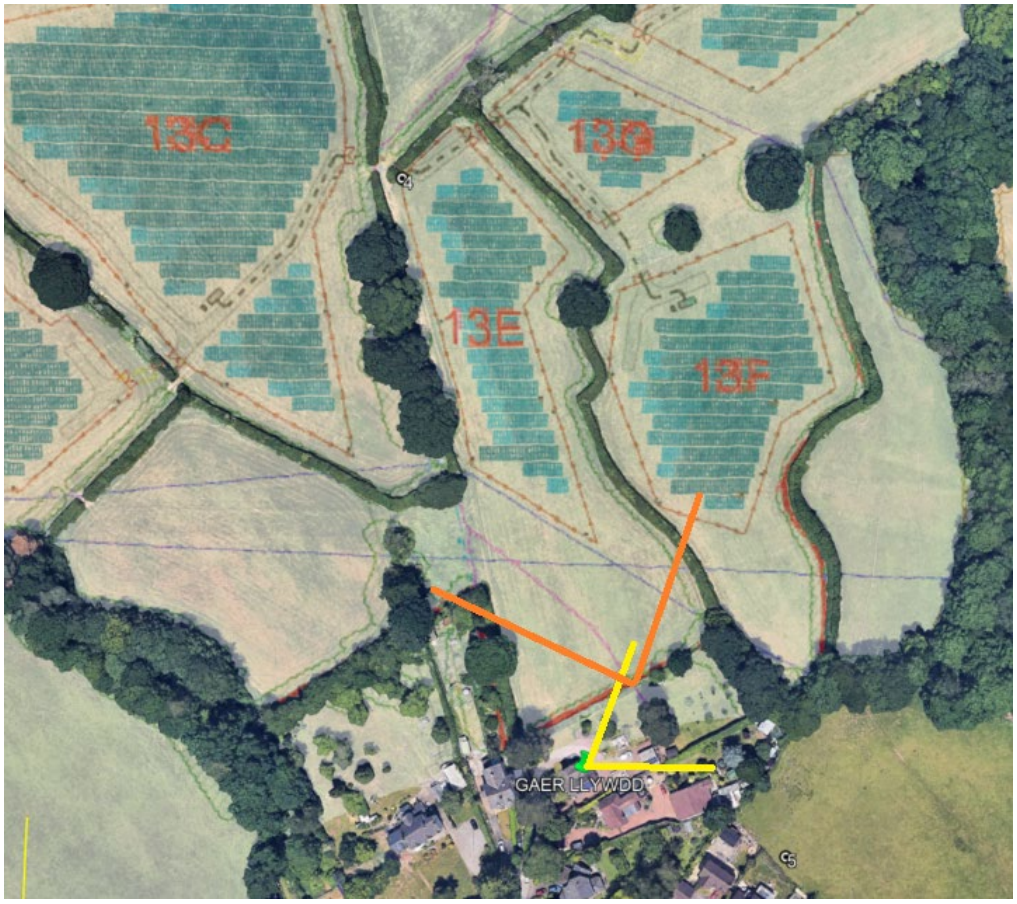


Plate 9: *Extract from Google Earth indicating location of closest solar arrays and principal sight lines from Gaer Llwyd*

4.31. The northern boundary of the garden of Gaer Llwyd is defined by a mature hedgerow, as shown on the extract from the Indicative Landscape Strategy at **Plate 10**. This hedgerow

would be unaffected by the Proposed Development and would have a screening effect upon northward views from the garden in the direction of Parcel 13.

4.32. The garden of Gaer Llwyd lies at an elevation of approximately 36m AOD. To the north, the topography rises gently and the solar arrays within Parcel 13E would be located on sloping ground which is higher up than the garden itself. At the highest point, solar arrays are proposed to be sited on ground at an elevation of approximately 50m AOD. When considering the height of the solar arrays (3m), the proposed arrays would sit at approximately 17m above the receptor in the garden, at a distance of approximately 200m at the highest and furthest point. At their lowest and closest point, the solar arrays would sit approximately 11m above the receptor at a distance of approximately 100m. It is also possible that glimpsed views into Parcel 13C and 13G would also be available, which also sit at an elevation greater than the garden of the dwelling (49m and 40m AOD respectively, at their lowest points).

4.33. The Indicative Landscape Strategy (**Plate 10**) shows how the southern end of Parcel 13E is proposed to be planted with a native hedgerow. At Year 1, this would have a limited effect upon the view, providing a degree of filtering in the direction of proposed solar arrays. Upon reaching maturity, new hedgerow is proposed to be maintained at 3-4m height, such that a receptor at the same elevation as the solar arrays would not be able to see them. From a lower elevation, this screening effect would still be considerable and by Year 15 it is not anticipated that solar arrays would form a notable part of the view from this property.

4.34. Whilst there would be a medium magnitude of change to receptors in the garden of Gaer Llwyd, resulting in major adverse and significant visual effects, it is not considered that

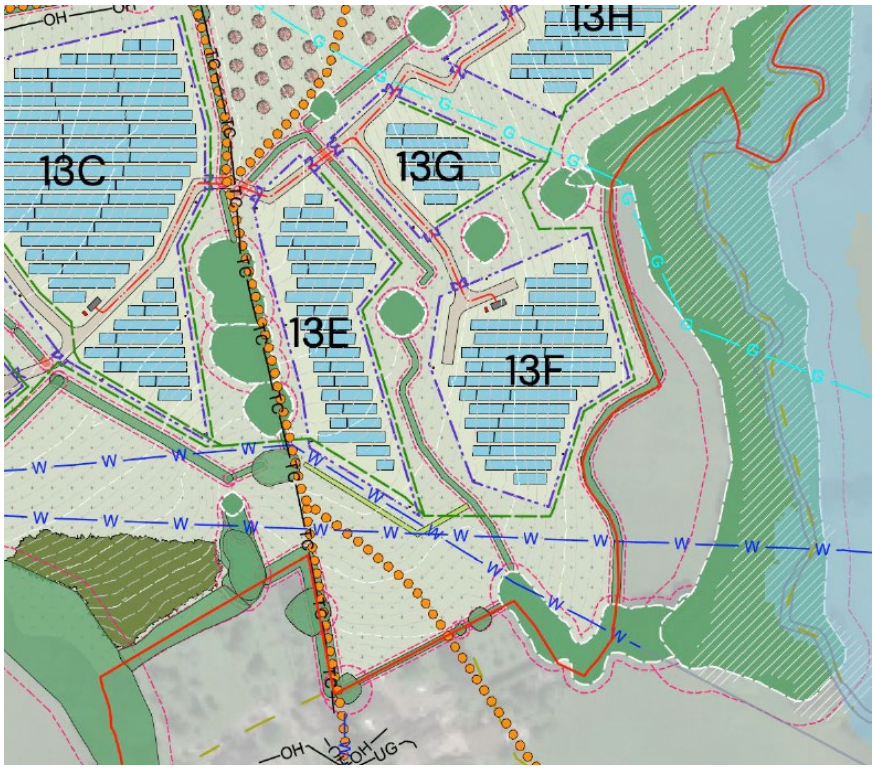


Plate 10: *Extract from Indicative Landscape Strategy (prepared by Pegasus Group) showing location of proposed hedgerow planting relative to Parcel 13 and Gaer Llwyd*

these effects would be so overbearing in nature so as to render the property an unpleasant place to live, noting that views from principal elevations of the property would not be subject to these visual effects.

Step 4 Assessment Summary

4.35. Table 3 below provides a summary of the Step 4 Assessment

Property Name/ID	Predicted Magnitude of Change	Degree of Effect and Significance	Possibility of Overbearing Effects
Pant-yr-eos Farm – ID 003	High	Major Adverse and Significant	No
Little Acres – ID 013	Medium	Major Adverse and Significant	No
The Hollies – ID 018	Medium	Major Adverse and Significant	No
Ullett House – ID 033	Medium	Major Adverse and Significant	No
Pentwyn Farm and Pentwyn Barn – ID 040	Medium	Major Adverse and Significant	No
Gaer Llwyd – ID 051	Medium	Major Adverse and Significant	No

5. Summary and Conclusions.

5.1. This Residential Visual Amenity Assessment has been conducted on behalf of Candwr Solar Farm Ltd to assess the possibility of unacceptable or overbearing effects on residential visual amenity arising from the proposed Candwr Solar Farm.

5.2. The purpose of this RVAA has been to determine firstly whether unacceptable effects on visual amenity would occur, and secondly whether – as a result of this – the planning application should be refused in the public interest to prevent these effects from occurring.

5.3. Noting that there is no set methodology for conducting RVAA, this assessment has been conducted with reference to best practice outlined in GLVIA3 and Landscape Institute Technical Guidance Note 02/19.

5.4. RVAA is rarely conducted for solar farms due to the low elevation (in this case 3m) of the solar arrays. The height of the arrays is such that the possibility that they could be overbearing to a residential property is limited, unless other factors such as topography inform the relationship between the property and the solar arrays.

5.5. The RVAA has considered effects on properties lying adjacent to the redline boundary of the Site in locations where views of solar arrays may be prominent in the landscape and result in a fundamental change to the character of the views from the property. The majority of the settlement edge of Ponthir was scoped out of assessment due to intervening landscape features, distance from the Site, and the residential built context.

5.6. Some individual properties were clustered into small groups where a number of properties experience a similar outlook. A total of 52 individual properties or clusters were subject to an initial scoping exercise under Steps 1-3, as outlined in **Figure 1**. This sought to understand the distance and direction of the nearest solar arrays in relation to the principal outlook from the property, to determine the extent of the views from the property that may be affected by the Proposed Development.

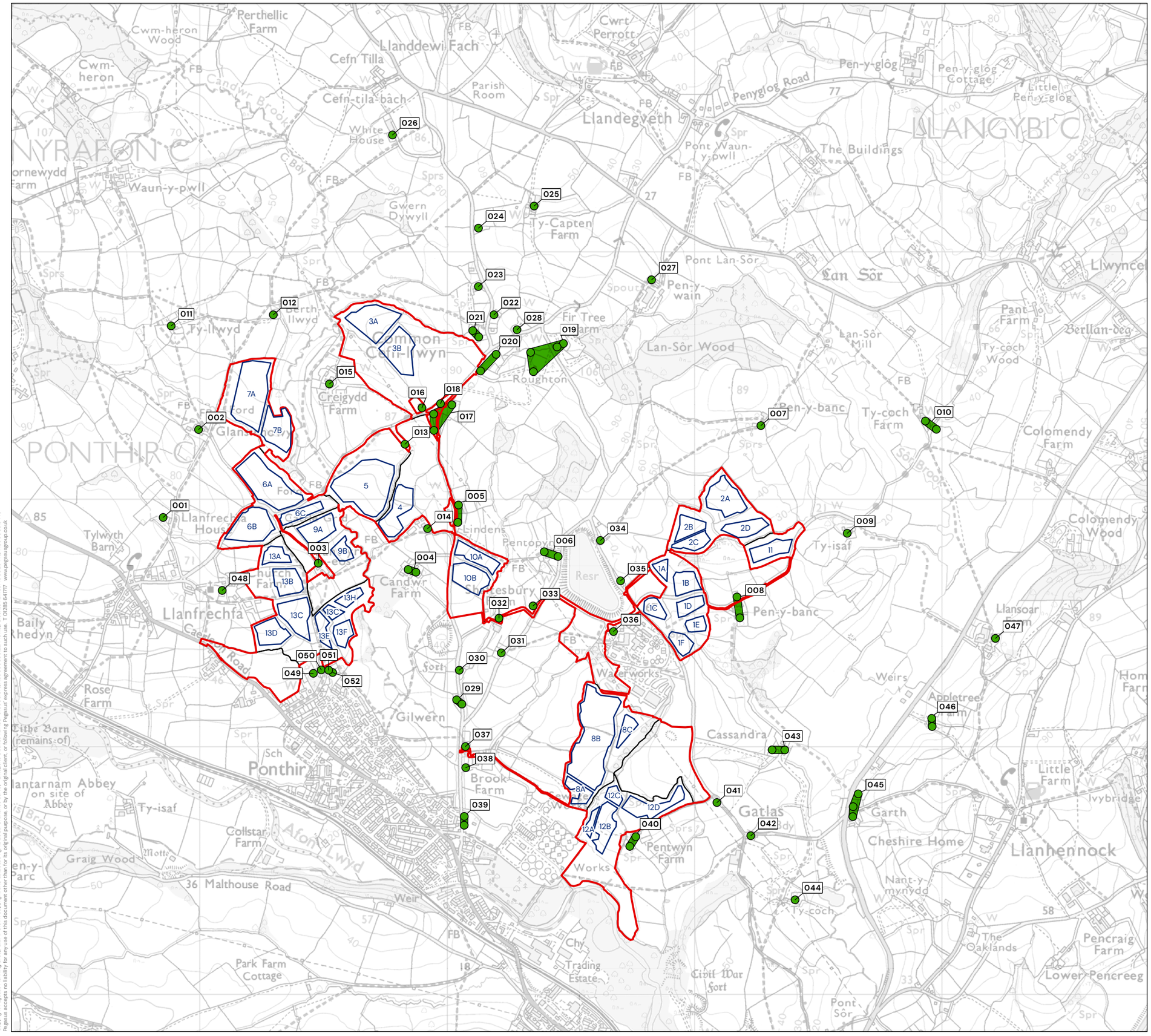
5.7. As a result of this initial scoping exercise, a total of 7 individual properties, assessed as 6 standalone properties and one cluster of two properties (003, 013, 018, 033, 040, and 051) were subject to a second more detailed assessment under Step 4 outlined in **Figure 1**. This investigated in more detail how the Proposed Development may be seen from different points from within the property and wider curtilage; the mitigating effect of existing landscape features (topography and vegetation); and the effect of proposed landscape mitigation and enhancement as shown in the Indicative Landscape Strategy. At both stages, 3D mapping, aerial imagery and reference to the package of technical drawings accompanying the application have informed professional judgement to determine the possible effects on residential visual amenity arising from the Proposed Development.

5.8. The RVAA concludes that, whilst there would be a medium to high magnitude of change within some views experienced by high sensitivity residential receptors, resulting in major adverse and significant visual effects, these visual effects would not be overbearing.

5.9. With reference to relevant guidance provided by GLVIA 3 and TGN 02/19, it is therefore concluded that none of the properties within the study area would experience unacceptably harmed living conditions to cross the acceptability threshold for residential visual amenity. Residents would continue to benefit from good living conditions within their

property and their wider curtilages including residential gardens. The properties would remain an attractive place to live when judged objectively and would not experience any overbearing effects.

Figure 1: Residential Receptors Plan



REV	DATE	DESCRIPTION
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RESIDENTIAL RECEPTORS PLAN

CANDWR SOLAR FARM

CANDWR SOLAR FARM LIMITED

DATE	SCALE	DRAWN	APPROVED
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DRAWING NUMBER
P24_2075_EN_37

PEGASUS GROUP

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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