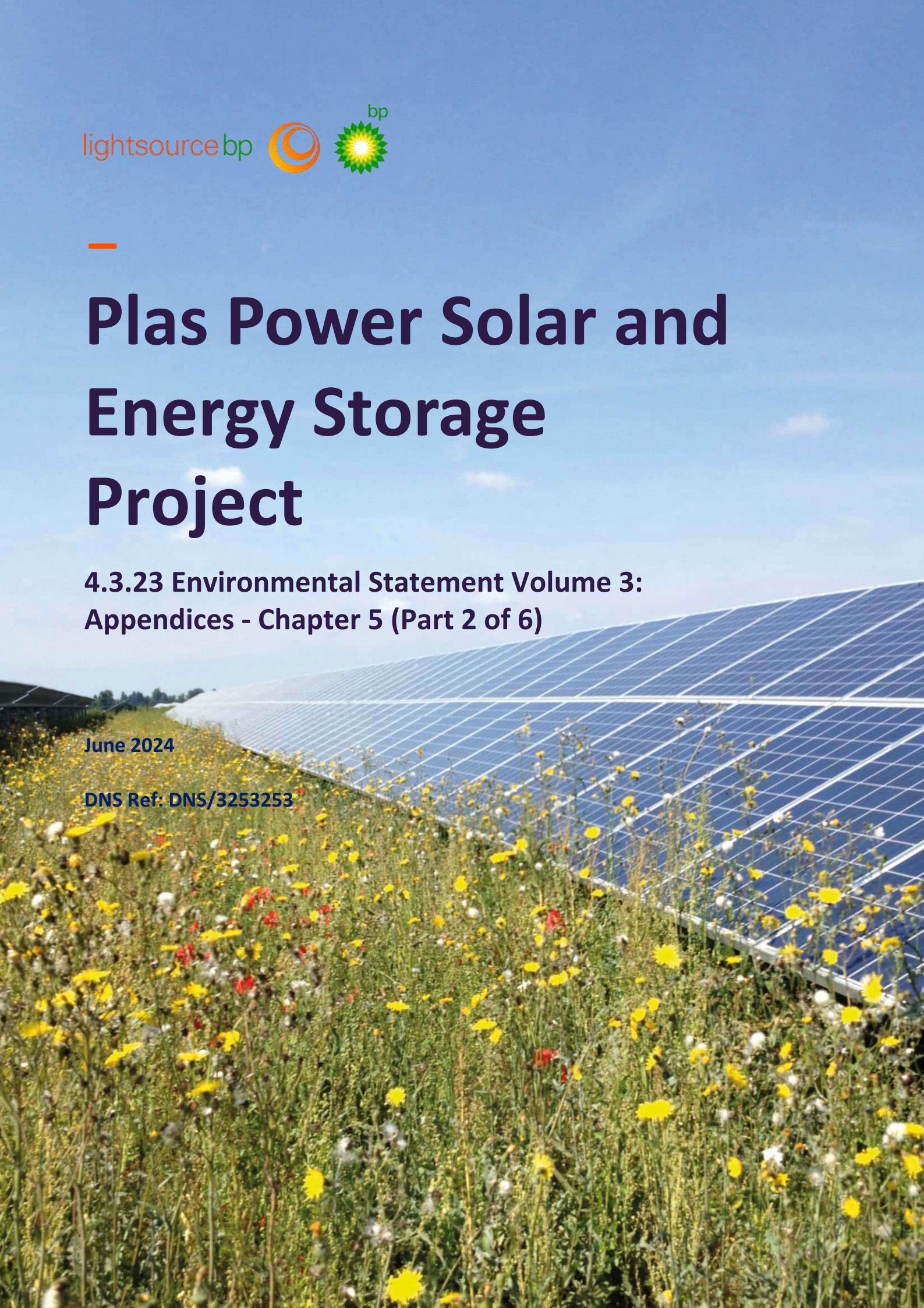


Plas Power Solar and Energy Storage Project

4.3.23 Environmental Statement Volume 3: Appendices - Chapter 5 (Part 2 of 6)

June 2024

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Appendix 5.7
Residential Visual Amenity Assessment (RVAA)

PLAS POWER SOLAR AND ENERGY STORAGE PROJECT

Residential Visual Amenity Assessment (RVAA)



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1 INTRODUCTION

General

1.1 RPS has been commissioned by Lightsource bp to prepare a Residential Visual Amenity Assessment (RVAA) to accompany a planning application (the Application) for the proposed Plas Power Solar and Energy Storage Project (the Proposed Development) on land at Plas Power Estate, Ruthin Road, Wrexham (the Site).

1.2 The current guidance for undertaking a RVAA is Landscape Institute Technical Guidance Note (TGN) 2/19: Residential Visual Amenity Assessment (15 March 2019). In this TGN, the following is stated;

"The purpose of RVAA is to provide an informed, well-reasoned answer to the question: 'is the effect of the development on Residential Visual Amenity of such nature and / or magnitude that it potentially affects 'living conditions' or Residential Amenity'? In this guidance this is referred to as the Residential Visual Amenity Threshold." Ref: TGN 2/19.

1.3 Also of relevance, TGN 2/19 states that:

"Changes in views and visual amenity are considered in the planning process. In respect of private views and visual amenity, it is widely known that no one has 'a right to a view.' …

It is not uncommon for significant adverse effects on views and visual amenity to be experienced by people at their place of residence as a result of introducing a new development into the landscape. In itself this does not necessarily cause particular planning concern. However, there are situations where the effect on the outlook / visual amenity of a residential property is so great that it is not generally considered to be in the public interest to permit such conditions to occur where they did not exist before." Ref: TGN 2/19.

Methodology

1.4 The method for this RVAA follows a four step process as detailed in TGN 2/19, whereby Steps 1 – 3 of the assessment follow the RPS Landscape and Visual Impact Assessment (LVIA) method (detailed in **Appendix A**). The general approach is firstly to evaluate the magnitude of change or impact to a view due to the Proposed Development, then combine this with the evaluation of receptor sensitivity to arrive at the overall potential significance of visual effect. All residential receptors are considered to be of High sensitivity. Properties assessed in Steps 1 - 3 are shown on Figure 1 – RVAA Property / Field References and Zone of Theoretical Visibility (ZTV). Data regarding properties was sourced using Address Base Plus data and only those properties shown to be within the ZTV have been assigned an identity number as residents outside the ZTV would not experience views to the Proposed Development.

1.5 This assessment considers the magnitude of change at winter year 1 and summer year 10, once all planting proposals have met their designed intention. Construction effects have not been separately assessed as would be temporary and would not affect residential amenity in the long term. The cable route is excluded from the study area of this assessment, as the works would be underground during operation and as such would not cause a potential change to residential views in the long term.

1.6 Step 4 involves a further assessment of the change to visual amenity of residents at individual properties identified as *"having the greatest magnitude of change"* and identifying whether the residential visual amenity threshold (RVAT) is reached. Those adverse effects which are likely to be Major and above are considered to be significant according to the LVIA methodology (**Appendix A**) and as such are taken forward to Step 4 of the RVAA. Steps 1-4 are shown within Figure 1 of TGN 2/19 and an extract is shown on Diagram 1 overleaf.

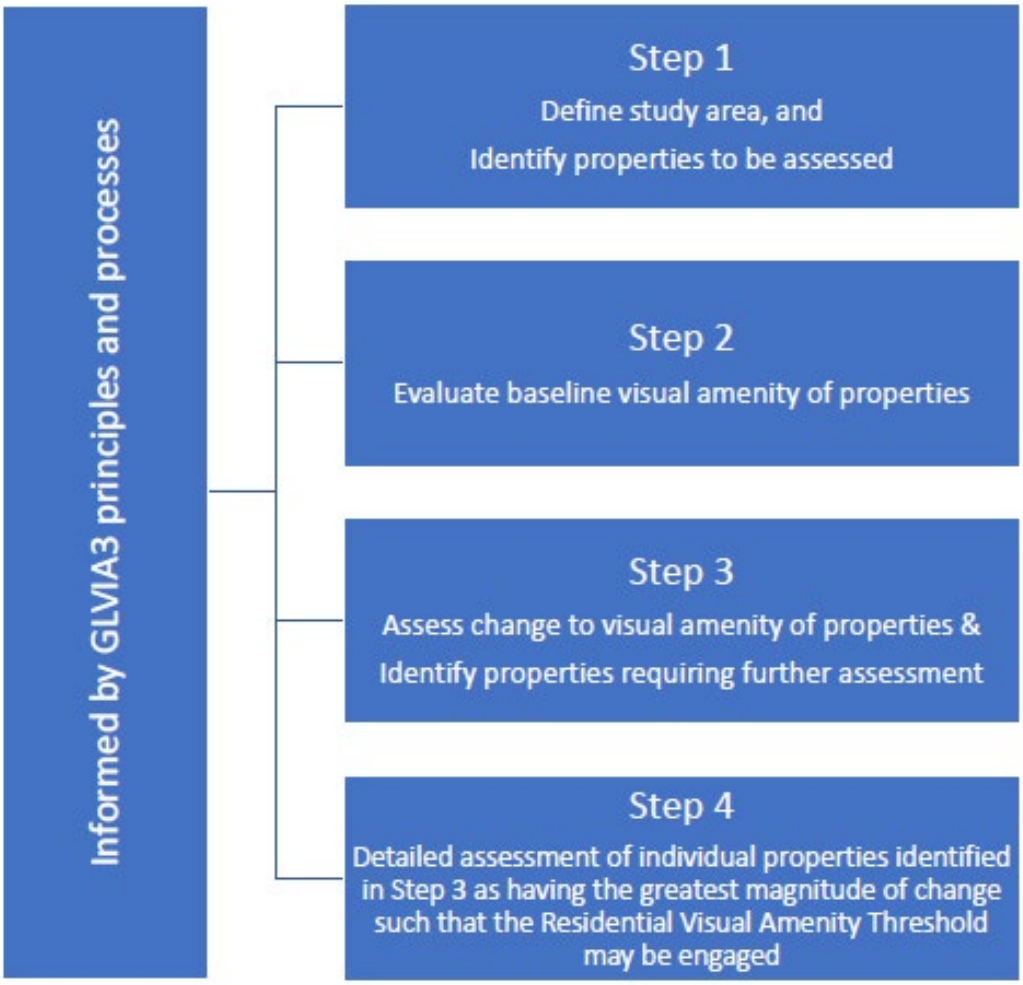


Diagram 1 – TGN 2/19 Figure 1 RVAA Process

Study Area (Step 1)

1.7 LI TGN 2/19 gives guidance on the definition of the study area. There are no standard criteria for defining the RVAA study area, which should be determined on a case-by-case basis and the nature of the Proposed Development. The RPS LVIA produced for Plas Power and ZTV (shown on **Figure 1**), indicate limited theoretical visibility due to the low-level nature of the Proposed Development and the topographical variation within the local landscape. Therefore, for the purposes of this RVAA the Study Area extends to 500m from the outer edges of the site. While it will be theoretically possible for occupiers of residential properties beyond 500m to experience views of the Proposed Development, given the site's location, low height of the development components and potential for mitigation, there is no scope for significant effects beyond this distance. It is also unlikely that the effects on residential visual amenity would be so great as to impact residents living conditions.

Evaluate Baseline (Step 2)

1.8 Within the 500m study area, all residential properties / groups of properties, which are also shown to be within the ZTV, have been identified (see **Figure 1**). For this RVAA, a desktop review of published information, including LI Guidance, OS data, online mapping data, aerial photography, local planning documents and the LVIA produced for the Proposed Development was undertaken.

1.9 A site visit was carried out in March and April 2023 to record views from publicly accessible locations, as close as possible to selected residential properties, and from within the Site, to gain an understanding of the possible views that would be available to the Proposed Development from the

properties. Photographs taken during field work are augmented with images from other sources, including online (e.g. Google Earth and StreetView).

1.10 Following the field survey, an initial appraisal of these properties was undertaken to evaluate the nature of baseline visual amenity experienced by residents (Step 2). A total of 16 properties/property groups were analysed. This visual baseline is described in Table 1 in Section 3 of this report.

Assessing Change (Step 3)

1.11 Utilising the LVIA methodology (**Appendix A**), the magnitude of change to residential amenity and the significance of effect has been determined as set out in Table 1. This stage is used to determine which properties are likely to experience the highest magnitude of change and which may require further assessment in Step 4 to determine whether or not RVAT is reached.

Further Detailed Assessment (Step 4)

1.12 For those properties that experience the greatest magnitude of change due the Proposed Development and more detailed assessment is completed to identify *"…whether the predicted effects on visual amenity and views at the property are such that it has reached the Residential Visual Amenity Threshold, therefore potentially becoming a matter of Residential Amenity…. Some examples of descriptions and descriptors that might be used include: 'blocking the only available view from a property', or 'overwhelming views in all directions'; and 'unpleasantly encroaching' or being 'inescapably dominant from the property'*" TGN 2/19.

1.13 Seven properties / property groups were taken into Step 4 for this assessment, and additional site work was undertaken from within the private curtilage of these properties. Following this additional site survey work, further mitigation was proposed, and another assessment undertaken for each of these properties (see Para 3.6). Photographs have been included within the Survey Sheets. Photomontages have been produced from locations at two properties to illustrate the proposed mitigation planting at year 1, 5 and 15.

2 PROPOSED DEVELOPMENT

Development Description

2.1 The Proposed Development will consist of the construction of solar PV panels mounted on metal frames, new access tracks, underground cabling, perimeter fencing with CCTV cameras, switchgear substations, inverters, transformer stations, auxiliary transformers, permanent storage containers, monitoring houses, a battery energy storage system (BESS) (also referred to as the battery storage facility) and all ancillary grid infrastructure and associated works.

2.2 The main built components of the Proposed Development are:

- Solar panels and frames (3.055m in height);
- Inverters (2.8m in height);
- Transformers (3.2m in height);
- Cabling;
- Substations (up to 4m in height);
- Battery Storage (BESS) (3.0m in height);
- Security Fencing (2.0m in height) and CCTV posts (2.5 – 3.5m in height)
- Access roads / paths.

2.3 The Proposed Development is a temporary and fully reversible use, unlike housing for example, with all equipment removed from site at the end of the installation's operational life (approximately 40 years). The methods used in construction (limited concrete) mean that remediation works following the removal of the panels and associated infrastructure are relatively minor and will return the site to its previous greenfield character.

2.4 Further information about the Proposed Development is provided with the planning application.

Mitigation Measures Adopted as Part of the Project

2.5 Early mitigation measures considered for the Proposed Development relate to the layout of proposed PVs, including setting back from residential properties and proposing new landscape planting appropriate to the local landscape setting to screen the proposals.

2.6 The design intention of the proposed landscaping would be to offer some mitigation in relation to screening of parts of the Proposed Development, improving the site's sense of place through hedgerow repair and provide further biodiversity and habitat for local wildlife. There would also be some areas of amenity planting within a new pocket park alongside new meadows, to provide seasonal interest for the local residential and footpath users during operation.

2.7 Additional mitigation was proposed during the completion of Step 4 of this assessment, including increased setbacks of solar arrays from properties and additional mitigation planting.

Project Development and Design reiterations

2.8 As part of the ongoing design process, public consultation was carried out regarding the scheme layout. Subsequent meetings with several residents identified and included within this RVAA have led to design amendments whilst this RVAA was in preparation. The original layout resulted in residential properties including P12 The Oaks, P13 The Meadows (Group 3) being taken forward to

stage 4 of the RVAA. However, consultation including the production of photomontages, to illustrated views from both P13 The Meadows resulted in the removal of Field D from the Proposed Development (refer to Plate 1 which indicates location of Field D).

2.9 The removal of Field D resulted in a reduction of the level of effect on P12, P13 and P14 by removing previous direct views of solar panels within Field D (approximately 120m to the south) which were visible in addition to the oblique, partial views of Fields E and J (to the east). The removal of Field D has resulted in there now only being oblique views of Fields E and J that are approximately 340m away for P12 and P13. As a result of the removal of panels within Field D, the residual significance of effect for P12 and P13 has been reduced and they no longer meet the threshold for Step 4 assessment.

2.10 The removal of Field D has removed direct views from southern elevations from P14 Woodside Barn, this property still obtains direct views from eastern elevations towards Fields E and J. Whilst the overall level of effects has been reduced, views to the east result in it being carried forward to stage 4

3 RESIDENTIAL VISUAL AMENITY ASSESSMENT

Introduction

3.1 This section provides an initial assessment of properties within the 500m Study Area and is shown together with the ZTV (see **Plate 1** & **Figure 1**). Using a combination of desktop analysis and field survey, the existing outlook has been determined and the potential magnitude of impact and significance of effect for residents at each property/group of properties has been determined (See Table 1). Enlarged extracts from an aerial base are shown at **Figures 2.1 – 2.4**.

3.2 Those individual or groups of residential properties experiencing the highest magnitude of change and therefore with the potential to reach the Residential Visual Amenity Threshold, are described in the detailed Survey Sheets (see **Figures 3.1 – 3.21**).

3.3 Given the scale of the Proposed Development, and the screening provided by the established woodlands within and in very close proximity to the site, the Proposed Development would not be visible in its entirety. Throughout the assessment the term Proposed Development is therefore used where a part of the Proposed Development would be visible, with a description provided of the proportion likely to be seen.

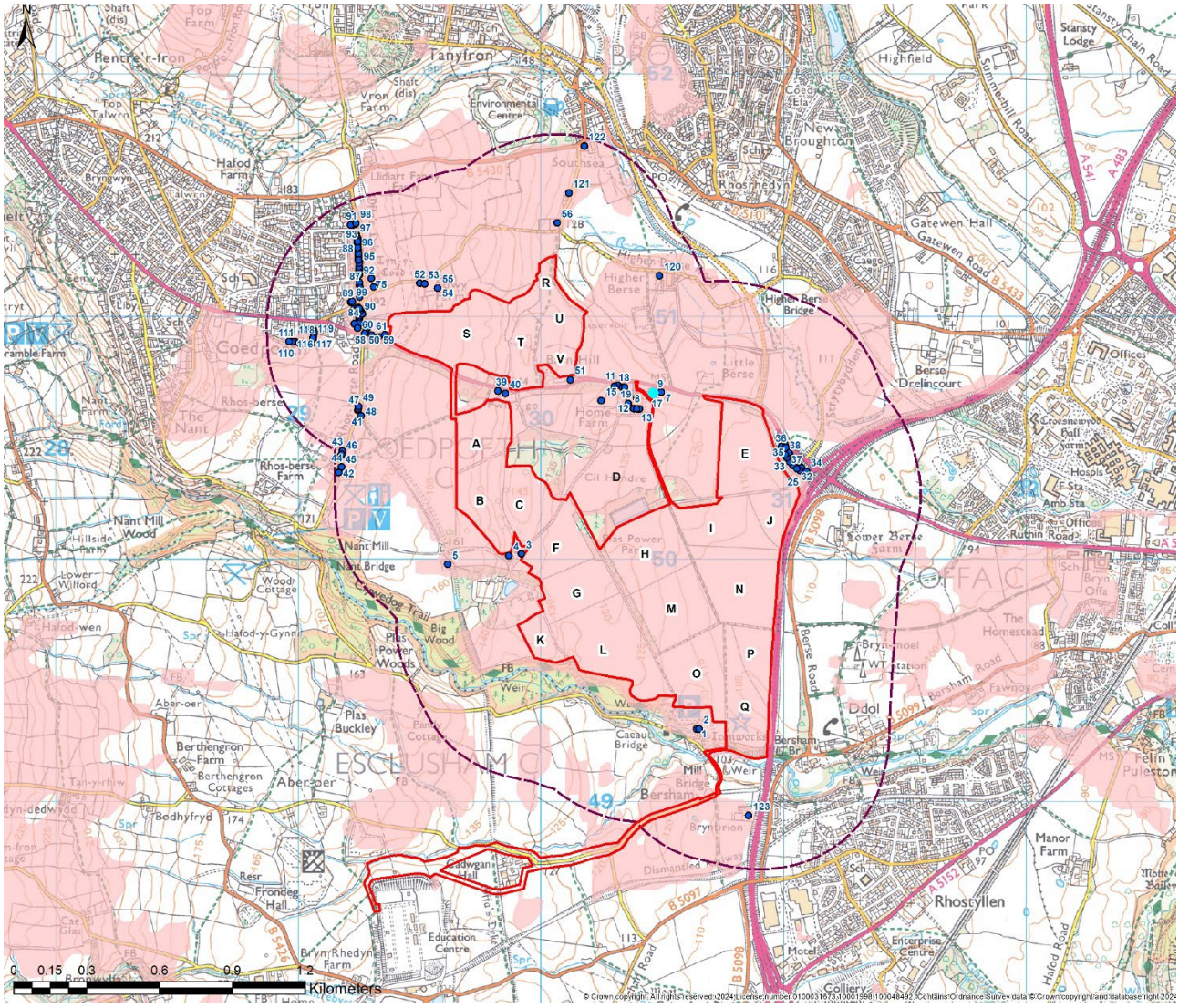


Plate 1 - RVAA Property and Field References and ZTV

Property Analysis

3.4 The information in Table 6 overleaf describes the analysis for each of the residential receptors included within the assessment. The descriptions below were completed following visits to publicly accessible areas and locations within the site looking back to the residential receptors. In total, within the Study Area, there are 680 individual properties. 557 of these fall outside of the ZTV envelope and are not expected to experience change due the Proposed Development. Only the 123 properties within the ZTV in the study area have been assigned a Property Reference. Properties have also been grouped where views are anticipated to be comparable.

Table 1: Property Analysis

Property Reference & No. of Properties	Property Name	Distance to Nearest PV Panels*	Description of existing outlook and predicted view	Magnitude of Change	Level of Effect
Group 1: **P1 – P2** 2 properties	Bersham Bank Cottages 1 & 2	80m	Semi-detached, 2 storey dwelling adjacent to the Bersham Ironworks to the north of the Site. The property is orientated west-east and consists of two dwellings. There are primarily upper floor rear elevation views available towards the Site, filtered through garden vegetation. There are some limited views from the ground floor, conservatory and garden to Field O. Small Parts of Fields M, H, P, N and I are potentially visible. There are also oblique side elevation views to the southernmost part of Field O. The Site is set back behind the amenity grass fields of the Bersham Ironworks within the foreground and within the Conservation Area. The main outlooks from the property are likely to be to the north and south. Most of the garden is on the north and east sides of the dwelling with some garden on the south side. There would only be side elevation views from No.2.		
			Year 1 Winter: The southern edge of the arrays of the Proposed Development would be visible from the north, rear elevation of these property, there may also be views from the eastern side elevation upper storey, at a distance of 80m and 110m respectively. Views would be filtered by garden vegetation and partly truncated by the post and rail fencing and by and existing hedge to the east. The array would be visible though heavily filtered, from garden to the north and east of the dwelling. The Proposed Development would be a change to the composition of the available views from this residence through the introduction of new built form, most notable within the upper floor, rear elevation views. Change would be long term but reversible. There would be filtered upper floor views to multiple fields within the southern part of the Site.	**Year 1 Winter:** Small to Medium	**Year 1 Winter:** Moderate Adverse
			Year 15 Summer: The garden vegetation would be in leaf and would help to partially screen available views to the Proposed Development. Proposed mitigation, including new hedgerow with trees planting would provide some screening to the new built form within available views. This vegetation may also foreshorten views slightly. The mitigation planting would contribute to the containment of views already experienced at Year 1. Overall change would remain distinguishable from surroundings.	**Year 15:** Small	**Year 15 Summer:** Moderate Adverse
Group 2: **P3 – P4** 2 properties	The Bungalow The Stables	28m	Part of the Plas Power complex, consisting of at least two properties and single storey stable block; a bungalow and a converted brick barn (former Plas Power estate stables). Within the eastern extent is a detached single storey bungalow, orientated northeast-southwest with its front elevation facing Field F, G and parts of Field L. A clipped hedgerow, encircling the property, restricts views from the windows on this front elevation. Views through the window in the front door and along the access path to Field F and to the rising land behind. There would be restricted rear elevation views due to vegetation and buildings. There are more open garden views of the properties also to Field C. "The Stables" includes a 2-storey C-shaped converted building which also extends to the north. Existing views from ground floor windows on the south elevation are		

Property Reference & No. of Properties	Property Name	Distance to Nearest PV Panels*	Description of existing outlook and predicted view	Magnitude of Change	Level of Effect
			partly restricted by trees in an area of garden and the rising landform. Views to the north are restricted by buildings, garden vegetation and groups of trees. There would be views from The Stables to parts of Fields C and F. The rising landform and field boundary vegetation help restrict views further north. Residents using the active stable block would have mostly open views to the south-western part of the Site. Views from Bungalow and access paths out to specimen Holme Oak.		
			Year 1 Winter: Although views may be slightly filtered by intervening vegetation and/or screened by other buildings within the complex, the Proposed Development would be a noticeable new built element within views from The Bungalow and filtered within the gardens from both properties. Views from The Stables would be more restricted to the panels. The duration of this change would be long term but reversible. The geographical extent of the Proposed Development will partly encircle this receptor and be discernible in both near and middle-distance views. Available views will not be entirely obstructed from The Stables due to the higher elevation of these views. Limited available front elevation views from The Bungalow will be likely obstructed by the proposed development. Overall there will be a Medium (The Stables) to Large (The Bungalow) Magnitude of Impact upon this receptor where there will be a prominent change within views and the composition of the baseline will be altered. However, change is not permanent and will be fully reversible.	**Year 1 Winter:** Medium *(The Stables)* to Large *(The Bungalow)*	**Year 1 Winter:** Moderate *(The Stables)* to Major *(The Bungalow)* Adverse
			Year 15 Summer: Existing and proposed vegetation would be in leaf allowing some screening to new built elements within the Proposed Development. New planting as part of the Proposed Development would have reached its designed intention and assist in screening the built elements but would also further foreshorten available views. Panels within fields on higher ground would remain visible. The magnitude of change would reduce to Medium where change would continue to be prominent.	**Year 15 Summer:** Medium	**Year 15 Summer:** Moderate *(The Stables)* to Major *(The Bungalow)* Adverse
P5 1 Property	Garden House	195m	This large detached two-storey property is orientated northwest-southeast and is set back from the Site boundary. Front elevation views are available and there are open views from the property to the south west. Views to the Site from the north-eastern facade would be channelled due to the existing vegetation, between existing woodland vegetation to the south and north of the property, and by buildings in Group 2 (P3-P4). Windows are also divided into small diamonds by a leaded design. Views in the direction of the site are more open from areas of garden on the east side of the dwelling. There are open views from garden on the west side of the dwelling in the opposite direction to the site. Garden views extend over slightly more of the Site. There would be partially filtered, oblique views to Field B through mature oak trees on the southern boundary in this small section of Field C at its highest point. Landform change restricts views to much of the wider Site. The vegetation joining the Site within the central southern parcel further restricts views. Given its elevated nature, long-		

Property Reference & No. of Properties	Property Name	Distance to Nearest PV Panels*	Description of existing outlook and predicted view	Magnitude of Change	Level of Effect
			distance views to the east are likely available from this property toward Wrexham and the Shropshire highlands on the horizon.		
			Year 1 Winter: It is noted that the window styling of the property would restrict internal views from this receptor to some degree. The Proposed Development would be discernible mostly from the garden on the east side of the of the property and from the upper floor front elevation windows. There would be some views to the Proposed Development available, including panels within the western part of Field B. But the majority of this field within available views is not proposed to be developed due to its steep landform. Change would be distinguishable from the pre-development view but would not be dominant or impinge upon the more widely available views from the dwelling and garden to the west.	**Year 1 Winter:** Small	**Year 1 Winter:** Minor to Moderate Adverse
			Year 15 Summer: Existing mature oaks within the view would be in leaf and would partially screen views to any available built form within the Proposed Development. Further screening to panels and security fences would be provided by proposed hedgerow with trees planting, which would have reached maturity. This planting would potentially foreshorten views available to parts of Field B and C, but available long-distance views beyond this due to the elevated position of this residential receptor, would remain available. Given the reduced geographical extent that proposals would be visible, change would be distinguishable whilst the composition of existing views would be slightly altered.	**Year 15 Summer:** Small	**Year 15 Summer:** Minor Adverse
Group 3: **P6 - P19** 13 Properties (plus one caravan)	Plas Power Estate - Home Farm: The Old Stone Workshop The Coach House 1 Plas Power Lodge 2 Plas Power Lodge The Meadows Woodside Barn The Oaks Caravan at The Oaks	340m	This group of detached, semi-detached and terraced properties are all accessed off the A525, which runs to the north of the properties between the northern and southern parcels of the site. Most properties are orientated west – east and are of varying distances to the closest field of the site. The closest property is the newly converted brick barn terrace which includes The Oaks (P12), The Meadows (P13) and Woodside Barn (P14). These properties have views south towards Field H, however woodland to the north of Field H and north of Field I restrict longer distance views from these properties. Oblique views are available to Field E and J from the garden area located to the east of Woodside Barn and oblique views would be obtained from the southern / rear gardens from the Woodside Barn and The Oaks. garden. Views of the site from The Old Stone Workshop (P6) and Ty Coeden (P19) would be partially obstructed by other buildings within the complex. Views from 1 & 2 Plas Power Lodge towards Fields E and J would be slightly obscured by intervening barn buildings. There would also be views available from within many of the gardens of these properties to Field E in the southern parcel of the site. Landform and intervening vegetation screens front elevation views from these properties towards the northern		

Property Reference & No. of Properties	Property Name	Distance to Nearest PV Panels*	Description of existing outlook and predicted view	Magnitude of Change	Level of Effect
	Ollcron House Ty Newydd Flat at Ty Newydd Ty Coeden Cottsmoor House		parcel of the Site. Cottsmoor House (P15) would have side elevation view to part of Field E. There would be rear elevation ground floor in some cases and upper floor oblique views towards a small parts of Field E from the remaining properties fronting on to the A525. Most views include the backdrop of the woodland located between to the north of Field H, plus existing woodland to the southeast that restricts views to the western extent of the southern parcel of the site.		
			Year 1 Winter: The Proposed Development at Winter Year 1 would be discernible within mostly open views from a number of these properties at this receptor group within Fields E and J in front of a backdrop of woodland, and over the pastoral fields in the foreground. Proposed planting along the boundaries of Field E would offer some very limited filtering to the built elements of the Proposed Development. There would be more restricted views the field J due to intervening vegetation and views would be oblique. The Proposed Development would introduce new built form of an electric infrastructure nature into available rear elevation views. There would be a partial obstruction to available views. The PVs would be set back from the receptor and not completely alter the composition of the available views but would be a noticeable feature.	**Year 1 Winter:** Medium *(from closest properties within this group)*	**Year 1 Winter:** Moderate Adverse *(from closest properties within this group)*
			Year 15 Summer: By summer year 15, proposed mitigation planting between the receptor and the Proposed Development built elements would have mature wood to provide a level of screening to the new built elements. This planting would foreshorten the available views but, would be in-keeping with vegetation elsewhere within views available from these receptors.	**Year 15 Summer:** Small *(from closest properties within this group)*	**Year 15 Summer:** Minor Adverse *(from closest properties within this group)*
Group 4: **P20 - 38** Minimum of 18 Properties	Travellers Site at Slrylybydden Bridge	50m	This traveller's site is located to the immediate west of Field E of the Site and is accessed from the A525. The site includes both permanent structures and touring vehicles. Views in the direction of the site are interrupted by a belt of trees and by a mesh security fence. There are partially screened views towards Fields E and J of the Site and less readily available views to Fields D, I and N, and further away to Fields M, H and L as the land rises. Some properties are outside of the ZTV within the northern part of the park due to intervening vegetation and brick walling. Views from this receptor are further restricted during summer due to the mature vegetation between the receptor and the Site, and internally within the site. The hedgerows within the available views at this part of the Site are in poor condition and are very gappy. Brick walling on the western boundary of the traveller's site also screens views to the closest part of the site.		
			Year 1 Winter:	**Year 1 Winter:**	**Year 1 Winter:**

Property Reference & No. of Properties	Property Name	Distance to Nearest PV Panels*	Description of existing outlook and predicted view	Magnitude of Change	Level of Effect
			Intervening vegetation and the stone walling would provide screening and partial obstruction to views to the closest parts of the Proposed Development within Fields E and J. Within longer distant views to the higher land of the Site, there would be filtered views available from these receptors. The Proposed Development would introduce new built elements into part of the available views, but there would be some filtering through existing vegetation. Overall, change is long-term, but fully reversible and would be a partial change to the available views.	Medium	Moderate Adverse
			Year 15 Summer: Proposed and existing vegetation would be in leaf, restricting many available views towards the Proposed Development. Views are already fairly restricted during the summer months by vegetation and so there would be less foreshortening of the views from here compared to other local receptors. Overall, change would be Small despite the proximity to the Proposed Development due to this containment.	**Year 15 Summer:** Small	**Year 15 Summer:** Minor Adverse
Group 5: **P39 – P40** 2 Properties	P39 Pwll-y-go P40 Foxes Hollow	50m	These two detached properties are accessed from A525 and are situated in-between the northern and southern parcels of the Site and are immediately adjacent to Field A. Pwll-y-go is orientated North-South and has a very limited outlook to the southern parcel due to fencing, vegetation and limited widow aspects. There are oblique, very heavily screened through roadside and field boundary vegetation, views from the front and rear elevation views towards Fields S and T of the northern parcel of the Site. The garage of the property has skylight windows towards the Southern parcel of the Site. Foxes Hollow is orientated West-East and has rear elevation and garden /stable block/ paddock views available to the dramatic landform change of Field A and to the hedgerow in between Fields A and B. There are side elevation views to the east and a large garden on the east side of the dwelling There are very oblique views to the AONB on the horizon line from within the curtilage of this property, assumed from available views from the roadside. Views from the ground floor are partially restricted due to outbuildings. There are oblique, second floor front elevation views towards Field T. Boundary walling and change of landform restricts many first floor views.		
			Year 1 Winter: Due to its orientation and existing screening, views to the Proposed Development would be more readily available from Foxes Hollow than those from Pwll-y-go. PVs within the central part of Field A would be discernible within oblique rear elevation upper floor views and garden/ stable block views from this receptor. This section of the field which would be the main focus part of the views from within this property is not proposed to contain PV's and would remain undeveloped. Front elevation views from this property would also be mostly restricted, new built form maybe just discernible filtered through intervening vegetation. Views from within the garden and	**Year 1 Winter:** Small *(Foxes Hollow)* Small to Negligible *(Pwll-y-go)*	**Year 1 Winter:** Minor to Moderate Adverse *(Foxes Hollow)*

Property Reference & No. of Properties	Property Name	Distance to Nearest PV Panels*	Description of existing outlook and predicted view	Magnitude of Change	Level of Effect
			stable block/paddock area would be mostly open towards the PVs on the higher ground within Field A although set behind an undeveloped foreground. Change would be prominent but would not substantially alter scale and character of the surroundings. There would potentially be a smaller change to the views from Pwll-y-go.		Minor Adverse *(Pwll-y-go)*
			Year 15 Summer: Mitigation planting proposals, alongside existing vegetation, would assist in screening the built form within available views from these receptors. New hedgerow and trees vegetation would restrict into visibility with the PVs of the Proposed Development, but would also foreshorten available views from the properties. Views to the AONB would be partially obstructed by new mitigation planting.	**Year 15 Summer:** Negligible *(Foxes Hollow)* Negligible *(Pwll-y-go)*	**Year 15 Summer:** Minor Adverse *(Foxes Hollow)* Minor Adverse *(Pwll-y-go)*
Group 6: **P41 - 49** 9 Properties	Woodend 11 to 17 Rhos Berse Road 65 Rhos Berse Road Holmleigh 8 to 10 Rhos Berse Road	475m 390m	Woodend - These properties are located just north of Plas Power Wood, agricultural land to the east and parkland fields to the west and orientated to look both directions. The properties are positioned at a slightly elevated height compared to the Site. The front elevations of the properties on the west side of the road and the rear elevations of properties of the east side of the road, overlook arable fields with a backdrop of trees. Views to the Site are partially blocked by this mature tree belt that runs alongside Offas Dyke to the East of the properties. Views to Fields A and B are therefore quite restricted by vegetation. Longer distant view to Wrexham are available due to the elevated nature of this road. Holmleigh - These properties slightly further north up the same road are orientated so some front elevation of the properties are facing east with their ground floor views partially blocked by vegetation and the Plas Power Estate high stone wall. The upper floor of the properties could have views of Fields A and B. One property on the eastern side of the road would have rear elevation, more open views to the Site. The field boundary vegetation here is lower than from the Woodend properties and so more open views towards the Site are more readily available than at Woodend. Longer distance view to Wrexham are available due to the elevated nature of this road.		
			Year 1 Winter: Intervening vegetation and the estate stone walling would provide screening and partial obstruction to views towards the Proposed Development within Fields A and B during winter, and more so from properties within Woodend due to the mature tree belt along Offas Dyke. The Proposed Development would introduce new built elements into part of the available views, but there would be some filtering through existing vegetation. Overall, change would be long-term, but fully reversible and the	**Year 1 Winter:** Small	**Year 1 Winter:** Minor to Moderate Adverse

Property Reference & No. of Properties	Property Name	Distance to Nearest PV Panels*	Description of existing outlook and predicted view	Magnitude of Change	Level of Effect
			introduction of the Proposed Development would be a partial change to the available views.		
			Year 15 Summer: Proposed and existing vegetation would be in leaf, restricting many available views towards the Proposed Development. Views are already fairly restricted during the summer months by vegetation. Overall, change would be Small.	**Year 15 Summer:** Small	**Year 15 Summer:** Minor Adverse
P50 1 Property	Heol Maelor	180m	Detached, two storey property accessed from the A525 located to the immediate west of the Site. There is a channelled view from the rear elevation of the property, ground floor and garden views mostly restricted by vegetation but upper floor views being more open. House located next to Field S and pylons would feature within the view. Views towards the more eastern part of the northern parcel of the Site are partly screened by vegetation and Fields R, U and V restricted due to landform change. There is a very channelled view through a small gap in the garden vegetation from the upper floor windows from the rear elevation of the property. Garden and ground floor views towards Field S are more contained by evergreen and mature garden vegetation.		
			Year 1 Winter: During winter at year 1, the Proposed Development would introduce new built elements of electrical infrastructure into available upper floor, rear elevations from this property. Views would be channelled. PVs within fields further back within the view would be behind intervening field boundary vegetation, and therefore where discernible, would be filtered.	**Year 1 Winter:** Medium	**Year 1 Winter:** Moderate Adverse
			Year 15 Summer: Change would be limited to mostly experienced from within the upper floor windows and channelled by existing vegetation. Proposed planting would help reduce the magnitude of change by summer Year 15. Change would be reversible, temporary but long term in duration.	**Year 15 Summer:** Small	**Year 15 Summer:** Minor to Moderate Adverse
P51 1 Property	Barn Hill Cottage	20m	This two storey, detached property is orientated West/East, is located north of the A525 and surrounded by vegetation. The dwelling is in the valley with strongly interrupted views to the West, South & Southeast due to thick vegetation and outbuildings, as such views to the Southern parcel of the Site are obscured. The property is located on the southern border of the northern parcel of the site. Views from the rear elevation and oblique side elevations are partially blocked to the North and East due to mature vegetation, outbuildings and the undulating land. There are very heavily filtered and oblique rear elevation views towards restricted parts Fields V, T, U and R, with parts of the fields being not visible due to landform changes.		

Property Reference & No. of Properties	Property Name	Distance to Nearest PV Panels*	Description of existing outlook and predicted view	Magnitude of Change	Level of Effect
			Year 1 Winter: There would be limited opportunities to view the Proposed Development from this property due to the intervening obstructions and enclosed nature of the receptor. The would be likely filtered views towards PVs within Field V and oblique filtered views towards Field T. Views towards any new built form in Field T would be heavily filtered and likely seen within the context existing structures associated with the farm at Barn Hill or the man made element of the reservoir to the North East. Due to the landform, PVs in the closest fields where discernible would likely screen those behind in fields further to the north. There would be a change to the baseline where it would be distinguishable from the surroundings. Garden views for Field V would be potentially more open.	**Year 1 Winter:** Medium	**Year 1 Winter:** Moderate Adverse
			Year 15 Summer: Intervening vegetation would be in leaf and would further contain available views from within this property. Proposed hedgerow planting would adequately screen any PVs within available views, but would also foreshorten views from this receptor. Overall, there would remain a Small to Medium magnitude of change.	**Year 15 Summer:** Small to Medium	**Year 15 Summer:** Moderate Adverse
Group 7: **P52 - 55** 4 Properties	Adwy Farmhouse Adwy Grange Bwthyn Coctel Caravan at Bwthyn Coctel	80m	These detached properties are east of Coedpoeth set with large gardens/paddocks. Adwy Grange is a bungalow complex and Adwy Farmhouse is a two storey cottage. The dwellings are on the slope down from the town to the valley, both orientated mostly North-South. Although the properties do have a high elevation, their views are interrupted North, East and South due to vegetation and outbuildings. The dwelling is located east of a selection of properties (P8) that are topographically above as these properties slope down into the valley. Views from P10 towards the Site are mostly restricted by vegetation, fencing and outbuildings. Views from the gardens and paddocks are a little more open in a few places. Only Field S is discernible due to intervening vegetation. Available views from this property would include filtered views to the pylons to the immediate west of Field S.		
			Year 1 Winter: There would be very limited views to the new built form from within these residential receptors due to existing barriers. The downward slope of the topography means there would unlikely be any obstruction to longer reaching views due to the proposals that would be available from these properties. Where there would be a minor change in baseline, change would only be at a slight variance to the existing view where electric infrastructure already features.	**Year 1 Winter:** Small	**Year 1 Winter:** Minor Adverse
			Year 15 Summer: When proposed and exiting vegetation has further matured, and is in full leaf, awareness of any change due to the Proposed Development would be further reduced.	**Year 15 Summer:** Negligible	**Year 15 Summer:** Minor Adverse
P56	The Old Vicarage	150m	The dwelling is detached, two storey accessed from Smithy Road off Higher Berse Road. The property is located north of the northern parcel of the Site. The dwelling		

Property Reference & No. of Properties	Property Name	Distance to Nearest PV Panels*	Description of existing outlook and predicted view	Magnitude of Change	Level of Effect
1 Property			has partially interrupted views to the East & SE. The property has partially blocked views to the east due to vegetation and undulating land. Their main views are SW – South with Eastern and Northern views partly obscured by woodlands and hills. Views towards the Site are partially restricted by garden vegetation and field boundary vegetation adjoining the site.		
			Year 1 Winter: There would be very heavily filtered views towards PVs in Field R on the most elevated parts. The way the landform rises, views are likely to be restricted to upper floors only and within a narrow part of the view due the thin nature of the field at this part of the Site. Change would be temporary, albeit long term, and reversible.	**Year 1 Winter:** Small	**Year 1 Summer:** Minor Adverse
			Year 15 Summer: By summer year 15 there would be very little chance to see the proposed development from within this dwelling. There would be Negligible change to the views from this property due to intervening vegetation.	**Year 15 Summer:** Negligible	**Year 15 Summer:** Minor Adverse
Group 8: **P57 - 61** 5 Properties	26 Ruthin Road Birch Grove Woodlands Mercian House Chez Nous	150m	These properties are located along the northern side of the A525, on the edge of the town Coedpoeth to the west. Its surrounding views are majorly blocked by neighbouring properties to the west, dense woodland to the south and vegetation to the east. The properties are in a slightly elevated position. Some not enough to have a view through the vegetation to the east and south. Views to the Site are restricted withing most available views with the exception of within the paddocks to the rear and north east of these properties and from the driveway around the rear of the group. The small part of the Site that is discernible though intervening vegetation from the paddock and driveway features electric infrastructure elements.		
			Year 1 Winter: There would be very heavily filtered views towards PVs in Field S before the landform drops away, reducing the chance to see the proposed built elements. Change would be mainly experiences within any available views from the paddocks and driveway. Internal views to the Proposed Development would be restructured due to existing obstructions to the view. Where views to the Site are available, the new built elements of the Proposed Development would be seen within the context of the existing pylons within the foreground to the view, and any longer distance views would remain available. Overall, change would be distinguishable from the surroundings whilst composition and character would be similar to the pre-change circumstances.	**Year 1 Winter:** Small	**Year 1 Summer:** Minor Adverse
			Year 15 Summer: By summer year 15 there would be very little chance to see the Proposed Development from within these dwellings with the exception from the paddock area and from the driveway due to intervening built elements and now mature mitigation and existing vegetation. There would be Negligible change to the views from this	**Year 15 Summer:** Negligible	**Year 15 Summer:** Minor Adverse

Property Reference & No. of Properties	Property Name	Distance to Nearest PV Panels*	Description of existing outlook and predicted view	Magnitude of Change	Level of Effect
			property group. Given existing electrical infrastructure within available views, proposed changes to views, although very slightly discernible, would only be at slight variance with the existing view. Change would be temporary, albeit long term, and reversible.		
Group 9: **P62 - 107** 46 Properties	1 & 2 Heol Celyn 48 to 90 Heol Offa 1 & 2 Heol Glyndwr Tyn y Coed Tyn y Coed Barn Trelan Windy Ridge Y Clawdd Berwynne Ty Ni Greenfields Offa Cottage	270m	The properties located along Heol Offa the eastern edge of Coedpoeth are mostly orientated East – West with the main outlook NE – SE from the property's eastern elevations. The dwellings are positioned at an elevated location above the valley to the SE with views in the direction of the Site partly interrupted by vegetation. Within the group, the two properties Tyn Y Coed (P63) and Tyn Y Coed Barn (P75) on the eastern side of the Heol Offa has more available views toward the Site. There are garden and driveway views towards the Site and more readily available views from the properties potentially available. The properties in this group are positioned in an elevated location looking over the valley meaning Field S and R could be visible from within these properties. The Site where visible, the pylons to the west of Field S (in the ecological enhancement area) feature heavily, as shown within Viewpoint 5 in Chapter 5 LVIA in the ES Chapter.		
			Year 1 Winter: The would be heavily filtered and mostly restricted views towards new built elements of the Proposed Development, most notably within views from the curtilage of P63 and P75. Built elements would be seen within views behind the existing pylons and as such would not be completely out of character within the views due to this existing electrical infrastructure. Where the Proposed Development would be discernible, there would be a distinguishable change from the surroundings, whilst composition and character would be similar to the pre-change circumstances.	**Year 1 Winter:** Small to Negligible	**Year 1 Winter:** Minor Adverse
			Year 15 Summer: Proposed planting implemented in the ecology enhancement area would provide screening to the proposed built elements of the Proposed Development. This planting would foreshorten views but would screen the development. Very slight change in baseline due to this new planting.	**Year 15 Summer:** Negligible	**Year 15 Summer:** Minor Adverse
Group 10: **P108 - 119** 11 Properties	1 & 2 Eirianfan 1 & 2 Bryn Offa Min-y-Graig Bron-yGraig 15 to 18 Poplar Close Ty Newydd Haulfryn	440m	The dwellings located along Poplar Close & the southern end of Brynheulog Place have a high elevation looking SE – SW over the fields and woodlands. The high velocity of vegetation restricts the views around to the SE towards the site. The properties along Poplar Close are orientated North – South with the views mostly spanning SW – SE, with the land sloping down towards Plas Woods to the south. Brynheulog Place properties are orientated East – West with views heavily obscured by properties to the West but mostly clear views to the East with properties and woodlands in the distance slightly obscuring the view. The properties are positioned in an elevated location looking over the valley meaning views towards very limited part of Fields A & B could be visible, albeit partly screened by intervening vegetation.		

Property Reference & No. of Properties	Property Name	Distance to Nearest PV Panels*	Description of existing outlook and predicted view	Magnitude of Change	Level of Effect
			Year 1 Winter: There would be very heavily filtered views towards PVs on the most elevated parts. Views are likely to be restricted to upper floors only and only within a reduced part of available views due to intervening vegetation and buildings. Proposed changes would have a barely noticeable effect on views/visual amenity.	**Year 1 Winter:** Negligible	**Year 1 Summer:** Minor Adverse
			Year 15 Summer: By summer year 15 there would be very little chance to see the Proposed Development from within these dwellings due to intervening vegetation. There would be Negligible change to the views from this property due to intervening vegetation. Change would be temporary, albeit long term, and reversible.	**Year 15 Summer:** Negligible	**Year 15 Summer:** Minor Adverse
P120 1 Properties	Higher Berse Hall	350m	The dwelling is located north of the A525 and several residential buildings with this dwelling having a few properties that have 360 degree views around it. The dwelling is located near the top of the hill with mostly uninterrupted views SW – East. The southern elevations of the properties could be visible from within Fields E, U & V. Within this complex three other properties have been excluded as they are outside of the ZTV including High Berse Farm House, The Stables and The Barn. Only views from Higher Berse Hall are hereby assessed. The property is located north of the site looking southwards down into the valley of Plas Power Estate. The properties have surrounding views but their main views are SW – East with Western and Northern views obscured by woodlands. There are upper floor views from the western and southern facades of the building, towards the northern parcel of the Site available from this property, primarily towards the higher parts of Field U. Views from the southern façade would be more oblique in direction. The underground reservoir would feature within baseline views from this property.		
			Year 1 Winter: Proposed Development built elements within the southernmost part of Field U would be visible from the upper floor views of this property due to the elevated nature of this field. Views to other built elements within the wider Site would be heavily filtered or screened by landform. View character may be partially changed through the introduction of features, but whilst change would be distinguishable from the surroundings, the composition and character would be similar to the pre-change circumstances.	**Year 1 Winter:** Small to Medium	**Year 1 Winter:** Moderate Adverse
			Year 15 Summer: The elevated nature of this part of the Site would mean it will be tricky to completely screen the Proposed Development from within these upper floor rear and side elevation views from this receptor. There would be some screening though from existing and proposed vegetation which would slightly reduce the availability of views towards the Proposed Development. Proposed changes to views would be at a small variance with the existing view.	**Year 15 Summer:** Small	**Year 15 Summer:** Minor to Moderate Adverse

Property Reference & No. of Properties	Property Name	Distance to Nearest PV Panels*	Description of existing outlook and predicted view	Magnitude of Change	Level of Effect
P123 1 Property	Beech Tree Hall	160m	The property is located south of several other properties (P1 & P2) and is orientated West – East with the main outlook to the east with several small windows on the east elevation of the property. The north elevation could be visible from small sections within Fields O, P & Q but there are no windows on this side facade of the property. The property is positioned in lowland near to the river valley and has woodland to the north that also restricts the view from the property in that direction. The main views from the property are West to SE.		
			Year 1 Winter & Year 15 Summer: There would be no change to the views from this property.	**Year 1 Winter & Year 15 Summer:** No change	**Year 1 Winter & Year 15 Summer:** No effect
* Using OS raster mapping					

Summary of Step 4 Properties

3.5 In summary, further detailed assessment (Step 4) is provided for the following properties, for which the highest potential magnitude of change (Moderate to Major / Major and above) have been identified:

- Group 1: P1 & P2 (Bersham Cottages)
- Group 2: P3 (The Bungalow)
- Group 2: P4 (The Stables)
- Group 3: P14 Woodside Barn only revisited
- Group 5: P39 & P40, but only P40 (Foxes Hollow) revisited
- P50 (Heol Maelor)
- P51 (Barn Hill Cottage)

Further Mitigation / Layout Alterations

3.6 The iterative design process of the Proposed Development and consultation with local residents, while completing the RVAA, has enabled the design to be adapted to reduce potential harm to residential visual amenity (as detailed in para 2.8 above). This followed the site survey work for Step 4 of this RVAA and included the removal of Field D (containing solar panels) from the scheme, the setting back of panels from Group 2, Group 5 and P51, and increase in mitigation planting, enabling a reduction in the magnitude of change upon the views from these properties.

3.7 Photomontages were produced for P14 Woodside Barn (Group 3) and P40 Foxes Hollow (Group 5) and are included at **Figures 5.1 – 5.10**. The final judgement is shown on the survey sheets on the following pages.

4 STEP 4 SURVEY SHEETS

Property Reference: P1 & P2

Property Name: Bersham Bank Cottages 1 & 2

Distance to Application Site (at its nearest point): approximately 80 m

Orientation of Frontage: South

Direction to : North - northeast

Resident details: Not financially involved

Survey Details: Baseline Surveyed from private curtilage



Properties northern elevation

Visual Amenity:

Both properties are owned by members of the same family so open curtilage between the gardens of the two cottages.

Elevations with views of the Application Site:

North facing rear elevations and east facing side elevations are angled towards the Application Site. Mature trees and understorey vegetation along the north-eastern boundary screens views from the downward sloping garden and property located to the east. An upper storey attic window is located on the eastern elevation and views would be screened by the vegetation. The window is split into very small diagonal panes, so views are very restricted.
Boundary vegetation belonging to the western property, consisting of a low hedge and individual trees, is more open. Filtered views obtained to part of Field P in the middle distance are obtained from the corner of the garden next to an outhouse and from the conservatory.
North facing upper storey windows to both properties are higher than usual.

Other elevations

Western elevations contain a ground floor living area window. Views are angled away from the Application Site and are of the property's garage and boundary vegetation.
South facing front elevations are from the kitchen, hall, living area and both front doors where views of the downward sloping driveway and front garden are obtained. Views include mature boundary vegetation and filtered views of an adjacent cottage and the Iron Works building.

Overall views from within this property are mostly contained by vegetation and landform. The main views from the property are the rear elevation conservatory views and garden views.

Likely Change to Visual Amenity:

Views of the Proposed Development would only be discernible within a very small part of available views from this property and a restricted part of the garden. Upper floor views are restricted due to the floor level change within the property. A proposed hedgerow with trees would, by year 15, screen the small proportion of the Proposed Development that would be visible. The predicted change in view would be less than anticipated for Step 3 due to the updates in the baseline above.

RVAA Judgement:

The changes experienced by residents at this property are not enough to trigger the Residential Visual Amenity Threshold (RVAT). The Proposed Development would only be visible, heavily filtered by vegetation, within a small part of available views. Views to the south and west are unaffected.

Sensitivity: High
Magnitude of Impact (summer year 15): Small
Significance of Effect (summer year 15): Minor Adverse
Residential Visual Amenity Threshold: Not triggered



Location and approximate line of site from residential property





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Property Reference: P3

Property Name: The Bungalow

Distance to Application Site (at its nearest point): approximately 28 m

Orientation of Frontage: Southeast

Direction to : Northwest, North, Northeast, East, Southeast and South

Resident details: Owner is financially involved (it is a rented property)

Survey Details: Surveyed from private curtilage



Properties south-eastern elevation

Baseline Visual Amenity:

Small, detached bungalow within the central west section of the southern parcel of the Application Site.

Elevations with views of the Application Site:

Channelled view through the gate to the fields of the southern parcel and oblique view over evergreen hedgerows within the front garden, they are clipped. Front hallway and front door view. Car parking to the immediate north east. Partially open view channelled towards the Application Site there's a post and wire fencing in the foreground, also feeders associated with the grazing of the field. The Hulme Oak is just discernible, not as open view as anticipated. Front window views as well as from door, living room and bedroom. Resident informed that the hedgerow is normally clipped lower, opening up more of a view.
From within the curtilage of the bungalow there is a view from a seating area where the resident is growing vegetables. Partially open view to Fields F, G and L of the Application Site, looking over a Leylandii hedge which has been recently topped / trimmed down to open up the view. There is similar view to that from front pathway. Better view to the Hulme Oak from here. Some evergreen screening for the lower parts of the immediate foreground to the view. Views to the east screened by apple tree and existing unmanaged and out grown native hedgerow.
Rear garden back of property, garden rises up so there is a more elevated view from the front. From here you can also see towards the Field C behind the property. Looking over garden to neighbouring property – two rows of hedgerows before you get to the field of the Application Site. Only views out of property on this rear elevation is the glass back door / porch and frosted glass window of toilet. If hedgerows were clipped you would have a much more open view out to fields behind the property.
In considering the views in the round from the property, the main available view is the front elevation views as this is most open.

Likely Change to Visual Amenity:

Following the Step 4 site work for this property, the layout was amended to reduce the magnitude of change upon this property. This layout amend included the setting back of the panels from the property and allowing space for more mitigation planting.
The Proposed Development, including the mitigation planting, would introduce new elements, including new hedgerow planting, which would provide partial obstruction from the main views out from the property. Change would feature within the main available views out from the property, albeit new built elements would be partly screened within views by summer year 15. Change may be prominent but would not substantially alter scale and character of the surroundings and the wider setting.

RVAA Judgement:
Providing that the proposed set back is implemented and the mitigation planting provided as per the landscape masterplan, the changes to the visual amenity experienced at this property are not enough to trigger the Residential Visual Amenity Threshold. The Proposed Development would form a new feature within the main view from the property but would not be considered unpleasantly encroaching due to the setback provided and the extent of view it would occupy. The intervening garden vegetation would also prevent the proposed development being inescapably dominant within available views.

Sensitivity: High
Magnitude of Impact (summer year 15): Medium to Large
Significance of Effect (summer year 15): Moderate to Major Adverse
Residential Visual Amenity Threshold: Not triggered



Location and approximate line of site from residential property



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3.5



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3.6

Property Reference: **P4**

Property Name: **The Stables**

Distance to Application Site (at its nearest point): approximately 28 m

Orientation of Frontage: **East – northeast (house) South (detached stables)**

Direction to : **Northwest, North, Northeast, East, Southeast and South**

Resident details: **Owner is financially involved**
(it is a rented property)

Survey Details: **Surveyed from private curtilage**



Properties eastern elevation

Baseline Visual Amenity:
From inspection, the large barn C shaped building (former Plas Power stable block) is currently in-use for ancillary use only and an internal views through windows restricted due to low floor level. The only residential part of the property being the two storey cottage attached to the barns to the north of the building complex. There is a more modern, detached stable block in use by this property and the garden extents to the west and wraps around the north and east of The Bungalow.

Elevations with views of the Application Site:
Front elevations of the property facing east are restricted by the stable and barn buildings. Only residents at upper floor windows would have views towards small sections of Fields C, F and D, these would be channelled and partially restricted by evergreen and deciduous vegetation. The upper floor windows are for bedrooms. More sensitive ground floor views are obstructed by existing buildings. Views to the north are restricted by thick vegetation. There is one upper floor bedroom window which would allow filtered views to Field B but the ground level change would reduce visibility.
There will be a more open view for occupants using the stables and driveways. There would be channelled ground level views from within the external curtilage to the property currently used for dog kennel and outside roaming space.

Other elevations:
The rear elevation and garden on the western side of the property doesn't allow residents to gain views to the Application Site.

Likely Change to Visual Amenity:
The Proposed Development would be a noticeable new built feature from within the curtilage of this property, particularly whilst residents are using the stables and driveway exiting the stables. From inside the property, views are limited to upper floor windows. It is anticipated that the angle of the view is such that views are likely to only be experienced when standing at these bedroom windows, not from within the rooms. Existing vegetation, landform and buildings within the complex and The Bungalow would limit views to the proposals. The change would create a new focal point within views from the curtilage of the property views from within the property to the north-east, and within the north eastern garden would not be altered. Proposed vegetation would provide some additional screening in ground level views. Views from upper floor windows to the built elements would remain discernible. Change would be temporary but long-term.

RVAA Judgement:
While the Proposed Development would be obvious it would not be dominant and would not be overwhelming in views available from within the property. Change would be more prominent within views from the stables and driveway to the property but, due to the mitigation planting and set back implemented as part of this Step 4 stage of the RVAA, development is not considered to be inescapable. When vegetation reaches its designed intention, the planting will screen some available views but an openness will remain in distant views beyond. The changes to the visual amenity experienced by occupiers of this property are not enough to trigger the RVAT. The Proposed Development would form a new feature within the main view from the property but would not be considered unpleasantly encroaching due to the setback provided and the proportion of the view occupied by development.

Sensitivity: **High**
Magnitude of Impact (summer year 15): **Medium**
Significance of Effect (summer year 15): **Moderate Adverse**
Residential Visual Amenity Threshold: **Not triggered**



Location and approximate line of site from residential property



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3.8



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3.10

Property Reference: P14

Property Name: Woodside Barn

Distance to Application Site (at its nearest point): approximately 120 m

Orientation of Frontage: North

Direction to site: South - East

Resident details: Survey **Not financially involved**

Details: Baseline Visual **Surveyed from private curtilage**



Properties eastern elevation

Amenity:

The eastern most end of terrace, two storey property of the refurbished barn building. This converted barn is the closest building to the Application Site within Group 3 - Plas Power Estate - Home Farm.

Elevations with views of the Application Site:

Both east facing side elevations and south facing rear elevations would enable residents to obtain views towards the Application Site from this property. Open elevated views are available to the east from the garden, living area window located on the eastern elevation, and the set-back eastern kitchen window. No upper storey windows are located on the eastern property elevations. The access track running adjacent to the east of the garden is located at a lower level and views over the top of this are obtained to the field containing PRoW BER/1, located to the west of Field E of the Application Site. Middle distance ground level views of small sections of elevated land within Field E and, within winter potentially Field J, are obtained together with higher level and more extensive views of both these fields.

Views from south facing rear elevations are obtained towards the Application Site from both the property and outbuilding located adjacent to the east that contains a home gym. Open views are obtained from the rear garden and within the kitchen, dining room and adjacent home gym via floor to ceiling patio doors. In addition, four upper story bedroom skylight windows are located on the south facing rear elevation. Views are obtained from the open garden, across an east sloping open field located to the north of the Application Site. Middle distance ground level views of land in the east of Field D are obtained together with higher level views of the sloping land in the east of Field D. Woodland located to the south of Field D screens views of the Application Site located beyond.

Other elevations:
Views from the north facing elevations at the front of this property are of its gravelled driveway and an adjacent converted barn located to the north. Built development and vegetation located along the A525 restrict longer distance views and no views of the northern area of the Application Site are obtained (Parcel B).

Likely Change to Visual Amenity:

Views south to PVs within Field D and new mitigation planting would be comparable to the magnitude of change described previously for P12 and P13. From this property however, PVs within Field E would be visible from east facing windows and the curtilage. New hedgerow and tree planting would, by summer year 15, help to screen the new built elements within the views. The set back to Field E would reduce the visual prominence of proposed development by year 15 and the awareness of the change would be much reduced. The tree belt proposed to the north of Field D would foreshorten views as described above. The proposed planting would integrate well with the character of the existing pre-development view.

RVAA Judgement:

As a result of the implementation of mitigation measures RVAT is not triggered by the Proposed Development. The change in view is not considered to be unpleasantly encroaching or inescapably dominant from the property at summer year 15.

Sensitivity: **High**
Magnitude of Impact (summer year 15): Medium
Significance of Effect (summer year 15): Moderate Adverse
Residential Visual Amenity Threshold: Not triggered



Location and approximate line of site from residential property



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Figure: 3.12



	Plas Power Estate JSL3436	**Figure: 3.13**

Property Reference: P40

Property Name: Foxes Hollow

Distance to Application Site (at its nearest point): approximately 50 m

Orientation of Frontage: North

Direction to Solar Farm: South, Southwest and North

Resident details: Not financially involved

Survey Details: Surveyed from private curtilage



Properties southern elevation internal view from living room

Baseline Visual Amenity:

Detached two-storey property accessed off the A525. This property has a large sweeping driveway from the front of the property / A525. The driveway runs to the east and south of the property with outbuildings located in the south.

Elevations with views of the Application Site:

Both south facing rear elevations and north facing front elevations face towards the Application Site. The front of this property is bound by a high wall and no views from the ground floor front elevation are obtained to the northern parcel of the Application Site. Whilst residents within upper storey windows at the front of the property would obtain views over the wall, roadside vegetation screens views of the Application Site from the two bathroom and one bedroom windows.
There are views from the floor to ceiling patio doors located on the rear of the property, within the living room. Views would include the eastern section of Field A, where the landform drops steeply down towards the existing woodland. Views of elevated land within Field B are possible in the distance but are partially filtered by field boundary vegetation.
Located to the south and east the garden is laid to grass. A brook runs from the south to the north in the east, and to the east of this is a field with outbuildings. The field slopes up towards the north-east corner and from here elevated open views to the south-west are obtained towards the Application Site. Ground level views of elevated areas within Fields A and B are obtained in the north-east of this field within the curtilage. The landform prevents more extensive views of this field. Roadside vegetation prevents views to the Application Site located to the north-west of this location.

Other elevations:

Eastern elevation only includes an upper story window and residents gain views out to the associated field. A neighbouring property is located adjacent to the western elevation.

Likely Change to Visual Amenity:

The Proposed Development would be a noticeable feature on the highest elevation of Field A within views from the wider external curtilage of the property. Step 4 stage of this assessment resulted in the PVs being set back further from the property and proposed shrub planting to help screen the built elements within available views from this property.
Views to PVs from the living room to Field A would be mostly restricted due to existing out buildings and the set back of the solar panels within the central part of the view. PVs would partially break the skyline on the far right of the view behind the outbuildings, but by year 15 summer, proposed shrub planting would screen these built elements.

RVAA Judgement:

It is not anticipated that the RVTA would be triggered due to the distance of the PVs from the property and the change to views being restricted primarily to garden views. The change in the level of visual amenity would not be overwhelming in all directions or inescapably dominant due to close proximity. The proposed shrub planting would screen built elements and would reflect the character of the pre-development view.

Sensitivity: High
Magnitude of Impact (summer year 15): Medium
Significance of Effect (summer year 15): Moderate Adverse
Residential Visual Amenity Threshold: Not triggered



Location and approximate line of site from residential property



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Figure: 3.15



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JSL3436

Figure: 3.16



	Plas Power Estate JSL3436	**Figure: 3.17**

Property Reference: **P50**

Property Name: **Heol Maelor**

Distance to Application Site (at its nearest point): approximately 150 m

Orientation of Frontage: **South**

Direction to : **East**

Resident details: **Not financially involved**

Survey Details: **Surveyed from closest location within Application Site**



Properties eastern

Baseline Visual Amenity:

A detached, two storey property all accessed off the A525 from a driveway heading north.

Elevations with views of the Application Site:

Views from the rear elevation, ground floor windows and garden would be mostly restricted however, upper floor views would be more open. Views include Field S in the middle-ground of the view with much of Wrexham and the Shropshire Hills behind. Wires of pylons would feature within the view, but the pylon towers are not visible due to intervening garden vegetation. There is a glimpsed view over to part of the southern parcel of the Application Site. During winter it is anticipated that there would be views towards the eastern part of the northern parcel of the site including Field T filtered by vegetation. Views of Fields R, U and V would be restricted due to the landform change and vegetation. There are some limited views to the southern parcel of the site including parts of Fields A and D.
Principally, there is a very channelled view through a small gap in the garden vegetation from the upper floor window, which is likely to be the main view from the property.

Other elevations:

From the street view and nearby inspection, without gaining access to the curtilage of the property, it is anticipated that all other views are restricted and no part of the Application Site is visible.

Likely Change to Visual Amenity:

Change would be limited to views from primarily the upper floor windows which would be channelled by existing vegetation. Proposed planting would help reduce the magnitude of change by summer Year 15. Change would be reversible, temporary but long term in duration.

RVAA Judgement:

The RVAT is not triggered as the Proposals would not be overwhelming in views in all directions or considered to be unpleasantly encroaching. The planting proposed would be in keeping with the pre-development view, bringing the field boundary closer within the view. The longer distance views would remain open.

Sensitivity:	**High**
Magnitude of Impact (summer year 15):	**Small**
Significance of Effect (summer year 15):	**Minor to Moderate Adverse**
Residential Visual Amenity Threshold:	**Not triggered**



Location and approximate line of site from residential property



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Property Reference: P51

Property Name: Barn Hill Cottage

Distance to Application Site (at its nearest point): approximately 20 m

Orientation of Frontage: South

Direction to : North - northwest

Resident details: Not financially involved

Survey Details: Surveyed from closest location within Application Site



Properties northern elevations

Baseline Visual Amenity:
Detached, two storey property with garden accessed off the A525.

Elevations with views of the Application Site:

Views from upper floor windows on the rear elevation are orientated north towards and over arable Field V within the northern parcel of the Application Site. Views from one floor to ceiling window are very slightly filtered by an individual tree. A second window enables residents to gain open views over the top of garden fencing towards the Application Site. Views from the garden are mostly screened by the close board fencing at ground level. Slightly more open views are anticipated in the winter towards Field U beyond the intervening field boundary vegetation. Field T is not visible within the view due to vegetation and barn buildings. Field R is also not discernible due to the landform change. Oblique views can be gained towards the barn buildings next to the PRoW to the west of this property. Telegraph poles and wires also feature. The flat nature of the landform and existing field boundary vegetation, including grown out hedgerow trees restrict distant views during summer.

Other elevations:
There are windows on the east and southern elevations of the property. Views from the southern façade windows are mostly screened by vegetation along the road. Views to the east are channelled through the garden. There are no views from the eastern façade to the field within the Application Site. The main views from the property are from the rear upper floor windows discussed above looking over Field V of the Application Site.

Likely Change to Visual Amenity:
Following the Step 4 site work for this property, the layout was amended to reduce the likely magnitude of change. The setting back of solar panels from this property and the provision of additional planting would minimise effects. There would remain a noticeable change to the view from these two upper floor windows. This is likely to be one of the main views from the property. There would be a slight loss of openness within views whereby the field boundary vegetation is brought closer toward the viewer. There would be a partial change in character of the view in the short-term until mitigation planting reaches it design intention. Change may be prominent but would not substantially alter the scale and character of the surroundings and the wider setting of the property.

RVAA Judgement:
The Proposed Development would slightly foreshorten the upper floor views available from this property, but once mitigation is established it would not reach the RVAT, whereby development would be inescapably dominant in views from the property. Change would be reversible and temporary but for a long-term duration. Garden views would remain mostly unchanged.

Sensitivity:	**High**
Magnitude of Impact (summer year 15):	**Medium**
Significance of Effect (summer year 15):	**Moderate adverse**
Residential Visual Amenity Threshold:	**Not triggered**



Location and approximate line of site from residential property



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Plas Power Estate
JSL3436

Figure: 3.21

5 SUMMARY AND CONCLUSIONS

5.1 The purpose of this RVAA is to objectively assess the likelihood that the Proposed Development would result in adverse effects on the visual amenity and liveability of residential properties within a 500m radius study area, to such a degree, that it would not be in the public interest to permit these conditions.

5.2 The preliminary assessment (Steps 1 - 3) of this RVAA denoted that 5 of the 123 residential properties or groups of properties which fall within the study area and within the ZTV, required a more detailed assessment (Step 4). This was due to the magnitude of change upon these receptors being Moderate to Major / Major, therefore approaching a level that could trigger the Residential Visual Amenity threshold. There were no 'magnitudes of change' at Substantial, mostly due to the low-level nature of the Proposed Development, containment provided by the baseline environment (landform and vegetation) and reversibility of the proposals.

5.3 During Step 4 site work, additional mitigation measures were put into place in the design to reduce the potential magnitude of change upon residents at some of the properties. Table 2 summarised the final magnitude, significance and whether the RVTA was triggered upon the 7 properties or groups of properties taken into Step 4 following this additional mitigation. Of the 7 residential properties, individual or groups, identified as being the most affected, none are likely to be impacted at a magnitude that the RVTA is considered to be triggered.

Table 2: Summary Results Table

Property Reference	Residual Magnitude of Change (Summer year 15)	Residual Significance of Effect (Summer year 15)	Residential Visual Amenity Threshold Triggered
P1 & P2 Bersham Bank Cottages (Group 1)	Small	Minor Adverse	Not triggered
P3 The Bungalow (Group 2)	Medium to Large	Moderate to Major Adverse	Not triggered
P4 The Stables (Group 2)	Medium	Moderate Adverse	Not triggered
P14 Woodside Barn (Group 3)	Medium	Moderate Adverse	Not triggered
P40 Foxes Hollow	Medium	Moderate Adverse	Not triggered
P50 Heol Maelor	Small	Minor to Moderate Adverse	Not triggered
P51 Barn Hill Cottage	Medium	Moderate Adverse	Not triggered

5.4 This assessment concludes that the Proposed Development would not trigger the Residential Visual Amenity Threshold in relation to the visual amenity or liveability of any of the residential properties within the study area, so long as the mitigation proposals suggested are implemented and managed to fulfil their designed intention.

6 REFERENCES

Publications

Landscape Institute Technical Guidance Note 02/19: Residential Visual Amenity Assessment (RVAA) (15th March 2019).

Landscape Institute, 2019, Landscape Institute Technical Guidance Note 06/19 Visual Representation of Development Proposals.

Landscape Institute and Institute of Environmental Management and Assessment, *Guidelines for Landscape and Visual Impact Assessment: Third Edition* (2013).

Plas Power Solar Farm Environmental Statement, Chapter 5: Landscape and Visual Impact Assessment (LVIA) (RPS, Oct 2023)

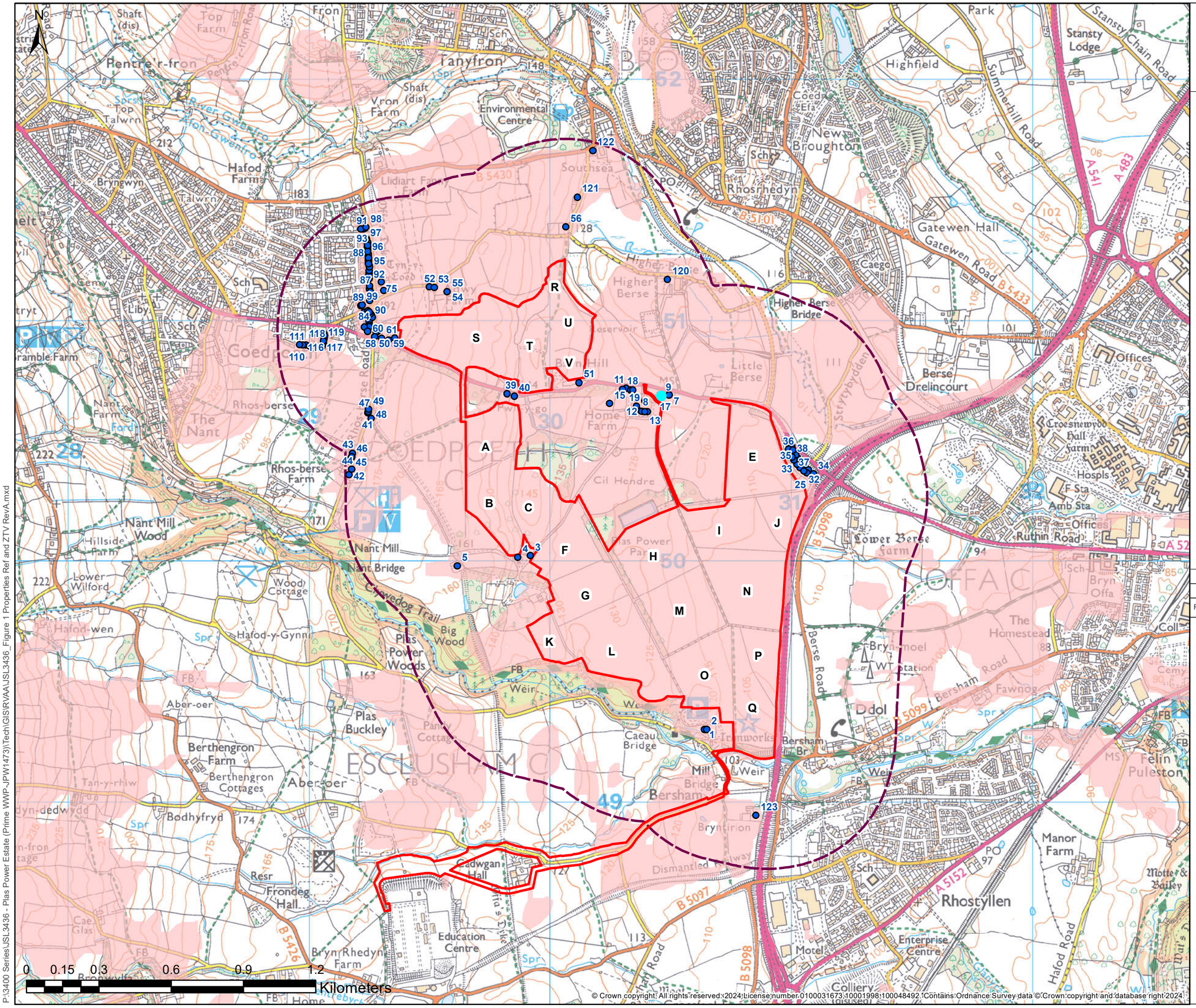
Online Resources

Cadw Map Search Cadw records | Cadw (gov.wales) (Accessed June / July 2023)

Google Maps /Street View (Accessed June / July 2023)

Bing Maps / Birds Eye View (Accessed June / July 2023)

FIGURES



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Legend

- RVAA Study Area 500m
- Application Site Boundary
- 1 Property References (within ZTV)
- ZTV
- E Field References

Note: Property data was sourced using Address Base Plus data. Only properties within the ZTV have been included within the property references for this assessment.

Rev	Description	By	CB	Date
H	New redline area	SH	CL	02/24

MAKING COMPLEX EASY

Lakesbury House, Hiltingbury Road, Chandlers Ford,Hampshire SO53 5SS
T:02380 810 440 E: rpsso@rpsgroup.com

Client: Lightsource BP

Project: Plas Power Estate, Ruthin Road

Title: Property Ref, Field Ref & ZTV

Status	Drawn By	PM/Checked By
Information	KH	GL
Project Number	**Scale @ A3**	**Date Created**
JSL3436	1:15,000	FEB 2024
Figure Number		**Rev**
1		A

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P:\3400 Series\JSL3436 - Plas Power Estate (Prime WWP-JPW1473)\Tech\GIS\RVAA\JSL3436_Figure 1 Properties Ref and ZTV RevA.mxd



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Legend

- Application Site Boundary
- 1 Property References (within ZTV)

Note: Property data was sourced using Address Base Plus data. Aerial photography is sourced from Emapsite.

Rev	Description	By	CB	Date

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Lakesbury House, Hiltingbury Road, Chandlers Ford,Hampshire SO53 5SS
T:02380 810 440 E: rpsso@rpsgroup.com

Client: Lightsource BP

Project: Plas Power Estate, Ruthin Road

Title: Grouped Property Plan 1 of 4

Status	Drawn By	PM/Checked By
Information	KH	GL
Project Number	**Scale @ A3**	**Date Created**
JSL3436	1:5,000	AUG 2023

Figure Number: **2.1** Rev: **-**

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\\SOU-LH-FS-01\Projects\3400 Series\JSL3436 - Plas Power Estate\Tech\GIS\RVAA\JSL3436_Figure 2.1 Propoerty Groups.mxd



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Legend

- Application Site Boundary
- 1 Property References (within ZTV)

Note: Property data was sourced using Address Base Plus data. Aerial photography is sourced from Emapsite.

Rev	Description	By	CB	Date

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Client: Lightsource BP

Project: Plas Power Estate, Ruthin Road

Title: Grouped Property Plan 2 of 4

Status	Drawn By	PM/Checked By
Information	KH	GL
Project Number	**Scale @ A3**	**Date Created**
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Figure Number: **2.2** Rev: **-**

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Legend

- Application Site Boundary
- 1 Property References (within ZTV)

Note: Property data was sourced using Address Base Plus data. Aerial photography is sourced from Emapsite.

Rev	Description	By	CB	Date
H	New redline area	SH	CL	02/24

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T:02380 810 440 E: rpsso@rpsgroup.com

Client: Lightsource BP

Project: Plas Power Estate, Ruthin Road

Title: Grouped Property Plan 3 of 4

Status	Drawn By	PM/Checked By
Information	KH	GL
Project Number	**Scale @ A3**	**Date Created**
JSL3436	1:5,000	FEB 2024

Figure Number: **2.3**

Rev: **A**

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Legend

- Application Site Boundary
- 1 Property References (within ZTV)

Note: Property data was sourced using Address Base Plus data. Aerial photography is sourced from Emapsite.

Rev	Description	By	CB	Date

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Client: Lightsource BP

Project: Plas Power Estate, Ruthin Road

Title: Grouped Property Plan 4 of 4

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Figure Number: **2.4** Rev: **-**

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Legend

- Application Site Boundary
- 1 Photomontage View Locations

Rev	Description	By	CB	Date
H	New redline area	SH	CL	02/24

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Lakesbury House, Hiltingbury Road, Chandlers Ford,Hampshire SO53 5SS
T:02380 810 440 E: rpsso@rpsgroup.com

Client: Lightsource BP

Project: Plas Power Estate, Ruthin Road

Title: Photomontage Location Plan 1 of 2

Status	Drawn By	PM/Checked By
Information	KH	GL
Project Number	**Scale @ A3**	**Date Created**
JSL3436	1:2,500	FEB 2024
Figure Number		**Rev**
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Legend

- Application Site Boundary
- 1 Photomontage View Locations

Rev	Description	By	CB	Date

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Lakesbury House, Hiltingbury Road, Chandlers Ford,Hampshire SO53 5SS
T:02380 810 440 E: rpsso@rpsgroup.com

Client: Lightsource BP

Project: Plas Power Estate, Ruthin Road

Title: Photomontage Location Plan 2 of 2

Status	Drawn By	PM/Checked By
Information	KH	GL
Project Number	**Scale @ A3**	**Date Created**
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Figure Number		**Rev**
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Tripod Photo



Residential elevation

Contextual View and Location

Plas Power Estate
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Date of photograph: 25/07/2023

Figure: 5.1



rps MAKING COMPLEX EASY	14	1	Baseline View	**Plas Power Estate** JSL3436	Date of photograph: 25/07/2023	Horizontal field of view: 60-65 Degrees To be viewed at comfortable arms length	**Figure: 5.2**



rps MAKING COMPLEX EASY	14	1	Year 1 Illustrative Photomontage	**Plas Power Estate** JSL3436	Date of photograph: 25/07/2023	Horizontal field of view: 60-65 Degrees To be viewed at comfortable arms length	**Figure: 5.3**



rps MAKING COMPLEX EASY	14	1	Year 5 Illustrative Photomontage	**Plas Power Estate** JSL3436	Date of photograph: 25/07/2023	Horizontal field of view: 60-65 Degrees To be viewed at comfortable arms length	**Figure: 5.4**



rps MAKING COMPLEX EASY	14	1	Year 15 Illustrative Photomontage	**Plas Power Estate** JSL3436	Date of photograph: 25/07/2023	Horizontal field of view: 60-65 Degrees To be viewed at comfortable arms length	**Figure: 5.5**





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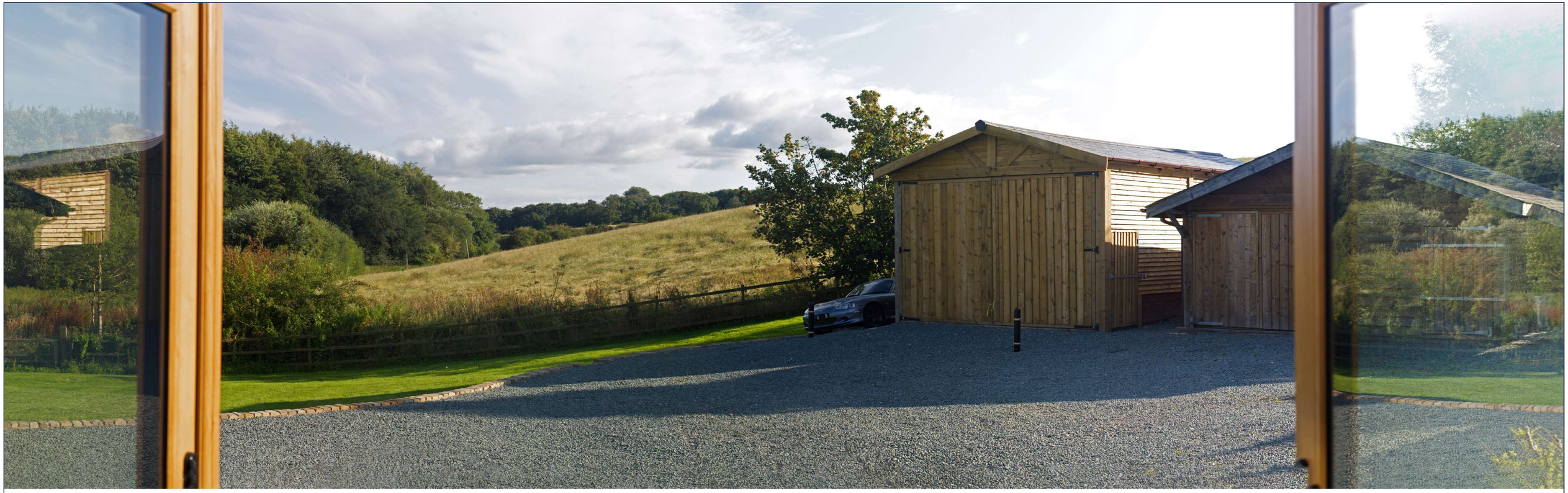


Tripod Photo

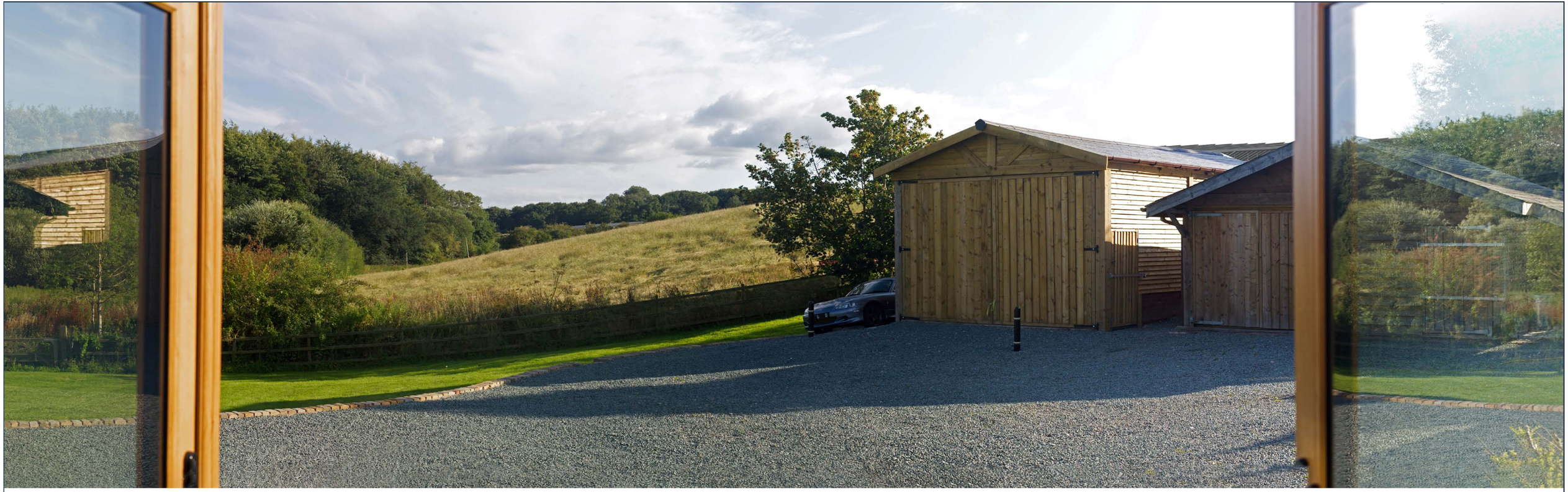


Residential elevation

rps	40	2	Contextual View and Location	Plas Power Estate JSL3436	Date of photograph: 25/07/2023		Figure: 5.6



rps	40	2	Baseline View	Plas Power Estate JSL3436	Date of photograph: 25/07/2023	Horizontal field of view: 60-65 Degrees To be viewed at comfortable arms length	Figure: 5.7



Residential Property Name: **Woodside Barn (P14) - RVAA Illustrative Montage View 2**

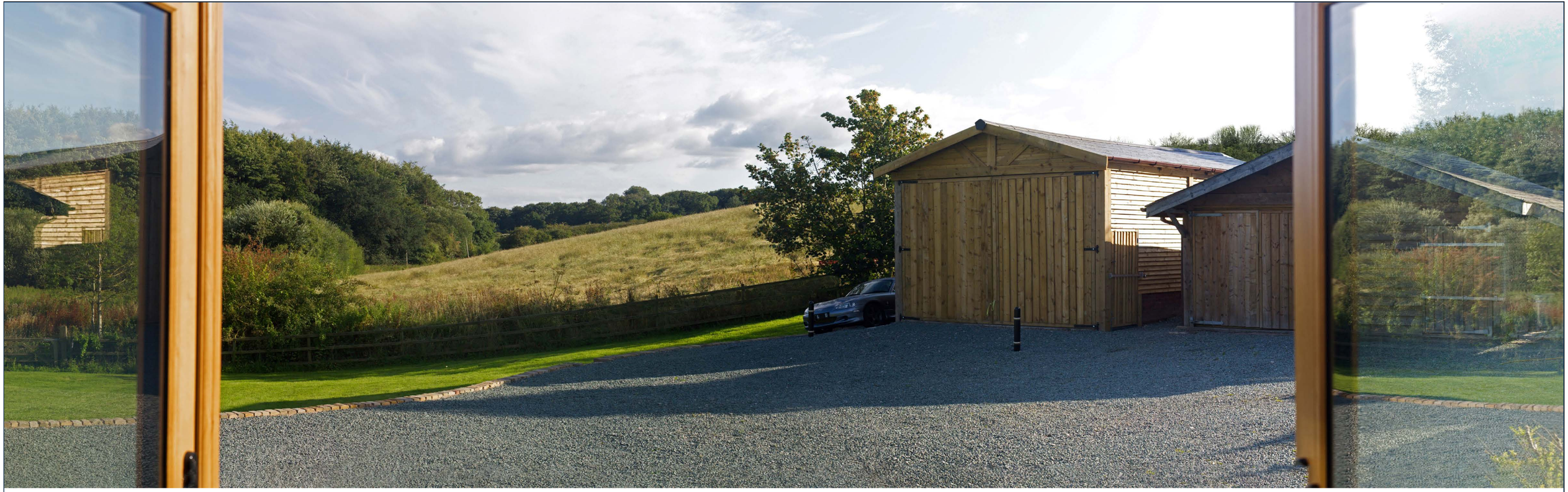
Year 1 Illustrative Photomontage

Plas Power Estate
JSL3436

Date of photograph: 25/07/2023

Horizontal field of view: 60-65 Degrees
To be viewed at comfortable arms length

Figure: 5.8



Residential Property Name: **Woodside Barn (P14) - RVAA Illustrative Montage View 2**

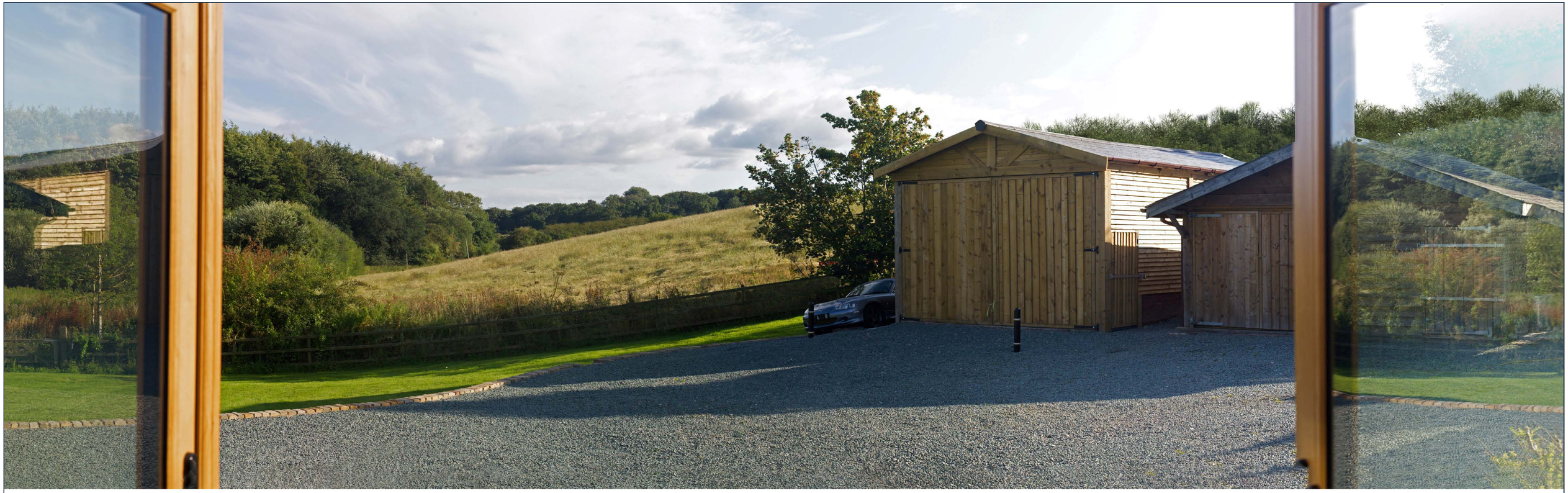
Year 5 Illustrative Photomontage

Plas Power Estate
JSL3436

Date of photograph: 25/07/2023

Horizontal field of view: 60-65 Degrees
To be viewed at comfortable arms length

Figure: 5.9



Residential Property Name: **Woodside Barn (P14) - RVAA Illustrative Montage View 2**

Year 15 Illustrative Photomontage

Plas Power Estate
JSL3436

Date of photograph: 25/07/2023

Horizontal field of view: 60-65 Degrees
To be viewed at comfortable arms length

Figure: 5.10

Appendix A
LVIA Methodology

7 APPENDIX A - ASSESSMENT METHODOLOGY

Relevant Guidance

7.1 As a matter of best practice, this Residential Visual Amenity Assessment (RVAA) has been completed based on the principles, guidance and methodology used for the Plas Power Landscape and Visual Impact Assessment (LVIA), which was undertaken based on the relevant best practice guidance on landscape and visual impact assessment (LVIA) described in the following documents:

- *Landscape Character Assessment: Guidance for England and Scotland* (The Countryside Agency and Scottish Natural Heritage, 2002);
- *Guidelines for Landscape and Visual Impact Assessment, Third Edition* (GLVIA3) (Landscape Institute and Institute of Environmental Management and Assessment, 2013);
- *An Approach to Landscape Character Assessment* (Natural England, 2014);
- *Technical Guidance Note 2/19 Residential Visual Amenity Assessment* (Landscape Institute, 2019); and
- *Technical Guidance Note 02/21: Assessing landscape value outside national designations* (Landscape Institute, May 2021).

Distinction Between Landscape and Visual Effects

7.2 As set out in the GLVIA3, paragraph 2.21, landscape and visual effects are assessed separately, although the procedure for assessing each is closely linked. A clear distinction has been drawn between landscape and visual effects as described below:

- Landscape effects relate to the effects of the proposed development on the physical and other characteristics of the landscape and its resulting character and quality.
- Visual effects relate to the effects on views experienced by visual receptors (e.g. footpath users, road users, people in their places of work etc) and on the change in views experienced by people.

Assessment Criteria and Assignment of Significance of Effects

7.3 GLVIA3 sets out broad guidelines rather than detailed prescriptive methodologies. The methodologies tailored for the assessment of this development is based on GLVIA3 guidance, which recommends that an assessment *"concentrates on principles and process"* and *"does not provide a detailed or formulaic recipe"* to assess effects, it being the *"responsibility of the professional to ensure that the approach and methodology are appropriate to the task in hand"* (preface to GLVIA3). The effects on the landscape resources or visual receptors (people) are assessed by considering the proposed change in the baseline conditions (the impact of the proposal) against the type of landscape resource or visual receptor (including the importance and sensitivity of that resource or receptor). The methodology is set out in detail below and summarised in Diagram 1. These factors are determined through a combination of quantitative (objective) and qualitative (subjective) assessment using professional judgement.

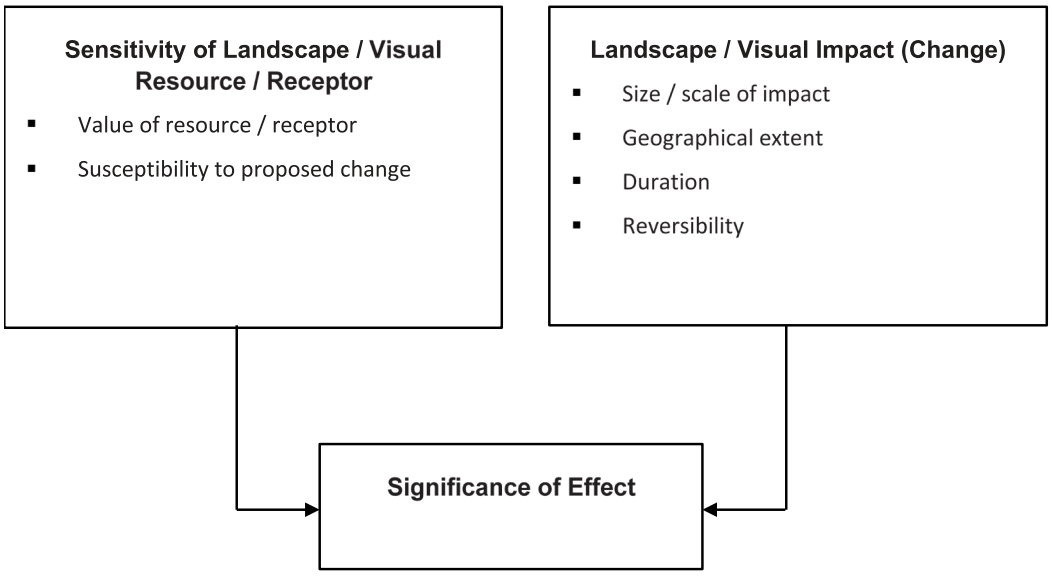


Diagram 2: Assessment Methodology Summary

Sensitivity

Sensitivity of landscape receptors

7.4 The sensitivity of a landscape receptor is a combination of "*judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape*" (GLVIA, para 5.39). For the purpose of this assessment, susceptibility and value of landscape receptors are defined as follows:

- Landscape susceptibility: *"the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed change without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies"* (GLVIA, para 5.40).
- Value of the landscape receptor: *"The value of the Landscape Character Types or Areas that may be affected, based on review of designations at both national and local levels, and, where there are no designations, judgements based on criteria that can be used to establish landscape value; and, the value of individual contributors to landscape character, especially the key characteristics, which may include individual elements of the landscape, particularly landscape features, notable aesthetic, perceptual or experiential qualities, and combinations of these contributors"* (GLVIA, para 5.44).

7.5 Sensitivity is not readily graded into bands. However, descriptions of landscape susceptibility and value are set out in Table 3 below.

Table 3: Definitions of Landscape Sensitivity

Sensitivity	Typical Descriptors	
	Landscape Resource/Receptor Susceptibility	Landscape Resource/Receptor Value
Very High	Exceptional landscape quality, no or limited potential for substitution. Key elements / features well known to the wider public.	Nationally/internationally designated/valued landscape, or key elements or features of nationally/internationally designated landscapes.
High	Strong/distinctive landscape character; absence of landscape detractors.	Regionally/nationally designated/valued countryside and landscape features.
Medium	Some distinctive landscape characteristics; few landscape detractors.	Locally/regionally designated/valued countryside and landscape features.
Low	Absence of distinctive landscape characteristics; presence of landscape detractors.	Undesignated countryside and landscape features.
Negligible	Absence of positive landscape characteristics. Significant presence of landscape detractors.	Undesignated countryside and landscape features.

Sensitivity of visual receptors

7.6 Visual receptors are always people. The sensitivity of each visual receptor (the particular person or group of people likely to be affected at a specific viewpoint) *"should be assessed in terms of both their susceptibility to change and in views and visual amenity and also the value attached to particular views"* (GLVIA, para 6.31). For the purpose of this assessment, susceptibility and value of visual receptors are defined as follows:

- Visual susceptibility: *"The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of: The occupation or activity of people experiencing views at the particular locations; and, the extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations"* (GLVIA, para 6.32).
- Value of views: Judgements made about the value of views should take account of: *"recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations; and, indicators of value attached to views by visitors, for example through appearances in guidebooks or on tourist maps, provision of facilities for their enjoyment (such as parking places, sign boards or interpretive material) and references to them in literature or art…"* (GLVIA, para 6.37).

7.7 Sensitivity is not readily graded in bands and GLVIA notes, with regards to visual sensitivity, that the division of who may or may not be sensitive to a particular change "*is not black and white and in reality, there will be a gradation in susceptibility to change*" (GLVIA, para 6.35). In order to provide both consistency and transparency to the assessment process, however, Table 4, below defines the criteria which have guided the judgement as to the intrinsic susceptibility and value of the resource/receptor and subsequent sensitivity to the proposed development.

Table 4: Definitions of Visual Sensitivity

Sensitivity	Typical Descriptors	
	Visual Receptor Susceptibility	Value of View
Very High	Observers, drawn to a particular view, including those who have travelled from around Britain and overseas to experience the views.	See paragraph 2.6 and 2.7, above
High	Observers on the public rights of way network in the countryside are more sensitive to visual change. Residential and settlement views.	See paragraph 2.6 and 2.7, above

Sensitivity	Typical Descriptors	
	Visual Receptor Susceptibility	Value of View
Medium	Observers enjoying the countryside from vehicles on quiet/promoted routes or pedestrians on less scenic/urban rights of way are moderately sensitive to visual change.	See paragraph 2.6 and 2.7, above
Low	Observers in vehicles or people involved in outdoor activities where attention is not focused on landscape are less sensitive to visual change.	See paragraph 2.6 and 2.7, above
Negligible	Observers in vehicles or people involved in frequent or frequently repeated activities are less sensitive to visual change.	See paragraph 2.6 and 2.7, above

7.8 For the sake of this RVAA, all receptors are considered to be of **High** Visual Sensitivity.

Magnitude of Impact

Magnitude of impact on landscape resources and receptors

7.9 The magnitude of impact or change affecting landscape receptors depends on the size or scale, geographical extent of the area influenced and its duration and reversibility. These factors are described below:

- Size or scale: *"The extent of the existing landscape elements that will be lost, the proportion of the total extent that this represents and the contribution of that element to the character of the landscape…; the degree to which aesthetic or perceptual aspects of the landscape are altered either by removal of existing components of the landscape or by addition of new ones…"* and, *"whether the effect [impact] changes the key characteristics of the landscape, which are critical to its distinctive character"* (GLVIA, para 5.49).
- Geographical extent: Distinct from scale or size, this factor considers the geographical area over which the landscape impacts will be felt, it might, for example, be a moderate loss of landscape receptors or character over a large area, or a large loss of receptors or character over a very localised area. At para 5.50 GLVIA3 notes that *"in general effects* [impacts] *may have an influence at the following scales, although this will vary according to the nature of the project and not all may be relevant on every occasion: at the site level within the development site itself; at the level of the immediate setting of the site; at the scale of the landscape type or character area within which the proposal lies; and, on a larger scale, influencing several landscape types or character areas*." For the purposes of this LVIA, the assessment considers the impact of the proposed development on the published landscape character areas, both at local and national level, i.e. the third and fourth landscape scales.

7.10 Duration and reversibility: Duration is categorised as short, medium or long-term. GLVIA explains that as there are no standard lengths of time within these categories, the appraisal must state what these are and why these have been chosen (GLVIA, para 5.51). Reversibility is described as "*a judgement about the prospects and practicality of the particular effect being reversed in, for example, a generation*" (GLVIA, para 5.52). Projects can be considered to be permanent (irreversible), partly reversible or fully reversible. For the purposes of this assessment the proposed development is considered to be fully reversible.

Magnitude of impact on visual receptors

7.11 As with the magnitude of landscape impacts, the magnitude of impact or change affecting visual receptors depends on the size or scale, geographical extent of the area influenced and its duration and reversibility. These factors are described below:

- Size or scale: Judgements need to take account of: "*the scale of the change [impact] in the view with respect to the loss or addition of features in the view and changes in its composition, including the proportion of the view occupied by the proposed development; the degree of contrast or integration of any new features or changes in the landscape with existing or remaining landscape elements and characteristics in terms of form, scale and mass, line, height, colour and texture; and, the nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses"* (GLVIA, para 6.39).
- Geographical extent: This will vary from viewpoint to viewpoint and will reflect: *"the angle [orientation] of view in relation to the main activity of the receptor; the distance of the viewpoint from the proposed development; and, the extent of the area over which the changes [impacts] would be visible"* (GLVIA, para 6.40).

7.12 Duration and reversibility of visual effects: As with landscape impacts, duration should be categorised as short, medium or long-term and projects considered to be permanent (irreversible), partially reversible or fully reversible (GLVIA, para 6.41). For the purposes of this assessment the impacts on views of the proposed development are considered to be fully reversible.

7.13 The magnitude of the predicted impact has been described using criteria outlined above and Diagram 2 and detailed in methodology below. Magnitude of impact has been classified on a four-point scale (Large, Medium, Small and Negligible). The definitions of terms relating to the magnitude of impact are set out in Table 5, below.

Table 5: Example Definitions of Magnitude of Impact

Magnitude of Impact	Typical Descriptors	
	Landscape Resource	Visual Resource
Large	Total loss or addition or/very substantial loss or addition of key elements/features/patterns of the baseline i.e., pre-development landscape and/or introduction of dominant, uncharacteristic elements with the attributes of the receiving landscape.	Complete or very substantial change in view, dominant involving complete or very substantial obstruction of existing view or complete change in character and composition of baseline, e.g., through removal of key elements.
Medium	Partial loss or addition of or moderate alteration to one or more key elements/features/patterns of the baseline i.e., pre-development landscape and/or introduction of elements that may be prominent but may not necessarily be substantially uncharacteristic with the attributes of the receiving landscape.	Moderate change in view: which may involve partial obstruction of existing view or partial change in character and composition of baseline, i.e. pre-development view, through the introduction of new elements or removal of existing elements. Change may be prominent but would not substantially alter scale and character of the surroundings and the wider setting. Composition of the views would alter. View character may be partially changed through the introduction of features which, though uncharacteristic, may not necessarily be visually discordant.
Small	Minor loss or addition of or alteration to one or more key elements/features/patterns of the baseline i.e., pre-development landscape and/or introduction of elements that may not be uncharacteristic with the surrounding landscape.	Minor change in baseline, i.e. pre-development view, – change would be distinguishable from the surroundings whilst composition and character would be similar to the pre-change circumstances.
Negligible	Very minor loss or addition of or alteration to one or more key elements/features/patterns of the baseline i.e., pre-development landscape and/or introduction of elements that are not uncharacteristic with the surrounding landscape approximating to a 'no-change' situation.	Very slight change in baseline, i.e. pre-development view, – change barely distinguishable from the surroundings. Composition and character of view substantially unaltered.

Significance of Effects

7.14 It is recognised that new development will lead to some landscape and visual effects. However, it should be stressed that not all landscape and visual effects arising will be significant.

7.15 GLVIA3 explains, at paragraph 5.55, that a staged approach can be adopted when assessing landscape significance "susceptibility to change and value can be combined into an assessment of sensitivity for each receptor, and size/scale, geographical extent and duration and reversibility can be combined into an assessment of magnitude for each effect. Magnitude and sensitivity can then be combined to assess overall significance."

7.16 Within this assessment, the assessment of significance has taken the following into account (as appropriate):

- reference to regulations or standards;
- reference to best practice guidance;
- reference to policy objectives;
- reference to criteria, for example designations or protection status;
- outcomes of consultation to date; and
- professional judgement based on local / regional / specialist experience.

7.17 Significance varies depending on the receptor's sensitivity and the magnitude of impact of the project. The distance to the development can be a major factor in determining the magnitude of the impact. Those resources or receptors closer to the project are likely to experience a greater significance of effects than those further away.

7.18 A significant effect would not necessarily mean that the effect is unacceptable in planning terms. What is important is that the likely effects of any proposal are transparently assessed and understood in order that the determining authority can bring a balanced and well-informed judgement to bear when making any decision. This judgement should be based upon weighing up the benefits of the proposal against the anticipated effects, both positive and negative.

7.19 The matrix, at Table 6, has been used to guide the assessment of effects. Where the matrix provides a choice of level of effects, e.g., Minor to Moderate, the assessor has exercised professional judgement in determining which of the levels is more appropriate. The High sensitivity is highlighted, as within this RVAA all residential views are considered to be of High sensitivity to the Proposed Development.

Table 6: Assessment of Significance of Effects Matrix

Sensitivity	Magnitude of Impact			
	Negligible	Small	Medium	Large
Negligible	Negligible	Negligible to Minor	Negligible to Minor	Minor
Low	Negligible to Minor	Negligible to Minor	Minor	Minor to Moderate
Medium	Negligible to Minor	Minor	Moderate	Moderate to Major
High	Minor	Minor to Moderate	Moderate to Major	Major to Substantial
Very high	Minor	Moderate to Major	Major to Substantial	Substantial

7.20 The significance of effect on landscape, views and visual amenity has been described according to the five-point scale shown in the above matrix (Substantial, Major, Medium, Minor, Negligible or Neutral). A description of these terms is provided in Table 7, below.

Table 7: Definitions of Significance Criteria

Magnitude	Typical Descriptors	
	Landscape Resource	Visual Resource
Substantial	Where proposed changes would be uncharacteristic and/or would significantly alter a landscape of exceptional landscape quality (e.g., internationally designated landscapes), or key elements known to the wider public of nationally designated landscapes (where there is no or limited potential for substitution nationally).	Where proposed changes would be uncharacteristic and/or would significantly alter a view of remarkable scenic quality, within internationally designated landscapes or key features or elements of nationally designated landscapes that are well known to the wider public.
Major	Where proposed changes would be uncharacteristic and/or would significantly alter a valued aspect of (or a high quality) landscape.	Where proposed changes would be uncharacteristic and/or would significantly alter a valued view or a view of high scenic quality.
Moderate	Where proposed changes would be noticeably out of scale or at odds with the character of an area.	Where proposed changes to views would be noticeably out of scale or at odds with the existing view.
Minor	Where proposed changes would be at slight variance with the character of an area.	Where proposed changes to views, although discernible, would only be at slight variance with the existing view.
Negligible	Where proposed changes would have an indiscernible effect on the character of an area.	Where proposed changes would have a barely noticeable effect on views/visual amenity.
Neutral	Where there is a balance of proposed changes, both negative and positive, which leave the character of an area effectively unaltered.	Where there is a balance of proposed changes, both negative and positive, which leave the visual amenity of an area effectively unaltered.

7.21 In this assessment, those effects of Moderate and below are not considered to be significant. Those effects to be Major and above are considered to be significant.

Residential Visual Amenity Threshold (RVAT)

7.22 For the purposes of this RVAA, a magnitude of impact of would need to be Medium or Large to trigger Step 4 of the RVAA (see Diagram 1). In Step 4 a more detailed assessment of predicted change to visual amenity is included to inform a judgement with respect to the Residential Visual Amenity Threshold (RVAT). Visual amenity is assessed from all orientations / aspects from a property, not just the from windows that could be impacted by the proposals.

7.23 The judgement in this section is in regard to whether the anticipated changes arising from the Proposed Development, could potentially alter the visual amenity of residents at their private property to the extent that this would affect living conditions. This would mean the Residential Visual Amenity Threshold is reached and the decision maker, in this case the local authority planners, should be made aware of this.

7.24 The Step 4 judgements made in this RVAA are informed by the terminology referenced section 4.19 of the TGN 2/19 for the Residential Visual Amenity Threshold descriptors, including;

- *'blocking the only available view from a property'*
- *'overwhelming views in all directions'*
- *'unpleasantly encroaching'*
- *'inescapably dominant from the property'*

7.25 If the Residential Visual Amenity Threshold is not considered to be reached, this is also explained within the judgement section. Those properties for which RVAA Step 4 Survey Sheets have been completed are shown on Figure 3.1 - 3.17.