



Appendix G.4

Residential Visual Amenity Assessment



Bodelwyddan Solar and Battery Storage

Appendix G.4: Residential Visual Amenity Assessment

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Section 1

Introduction

INTRODUCTION

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Bodelwyddan Solar and Energy Storage Ltd (hereafter referred to as 'the Applicant') to undertake a Residential Visual Amenity Assessment (RVAA) to identify and assess views of the Proposed Development from private residential properties within 1km of the Proposed Development.
- 1.2 People's visual amenity is defined in the Guidelines for Landscape and Visual Impact Assessment – Third Edition, 2013 (GLVIA3) as *“the overall pleasantness of the views they enjoy of their surroundings”*.
- 1.3 The purpose of this study is to assist the decision maker in arriving at a judgement as to the overall impact of the Proposed Development. In weighing up the effects on private visual amenity (although a right to a view is not protected under UK Law), decision makers can consider whether an effect on private interests is deemed overwhelmingly adverse to such a degree that it becomes a matter of public interest and thus a judgement on acceptability is determined in the round. A breach of the Residential Visual Amenity threshold is the trigger for a public interest test.
- 1.4 This RVAA is Appendix 8.4 to Chapter 8 (LVIA) of the Environmental Statement that accompanies this Development of National Significance (DNS) application. The Landscape and Visual Impact Assessment included in the Environmental Statement considers the effects of the Proposed Development on views and visual amenity as experienced by people from publicly accessible locations which includes the potential visual effects within the wider study area. All figures referred to herein are included at Appendix 8.1. This assessment focuses on the closest properties and involves a detailed assessment of the changes to their private views.

RVAA PROCESS

- 1.5 A study area of 1km is greater than the radius suggested best practice guidance (TGN 02/19, paragraph 4.7) and that suggested in the scoping report. The reason for the increase was due to consultation feedback. Derelict and uninhabited properties have been scoped out of the assessment, as have properties where only a nominal part of the Zone of Theoretical Visibility (ZTV) overlapped with part of the tops of houses. Desktop analysis and fieldwork, where possible, has informed this study.
- 1.6 A range of photoviewpoints (PVPs) have been prepared to represent the likely effects from publicly assessable views, such as proximity to the edge of settlements, namely Towyn for example, to the north of the Solar Site. PVPs from publicly accessible areas have been captured to illustrate the range of views available, and some of these are taken in proximity to residential dwellings and act as a useful visual aid (listed below). The full set of LVIA photoviewpoints and their locations are contained at Appendix G.1.

- 1.7 Desktop analysis was carried out and a combination of computer-generated ZTV modelling, Ordnance Survey (OS) Address Base mapping and Google Earth resulted in 486no. residential addresses registered within the ZTV 1km Study Area. Due to the number of residential receptors identified within the ZTV, it was deemed impractical to assess all residential properties with potential significant effects as individuals or small groups. Guidance suggests that assessments “*should be proportionate to the proposed development in question having regard to the landscape and visual context. Simply being able to see a proposed development from a property is no reason to include it in the RVAA*”. Rather than eliminating areas of settlements from the study, these have been grouped and the worst-case views from these groups are focussed on.
- 1.8 Professional judgement has been employed to keep the scope of the assessment manageable and proportionate. An analytical process was undertaken to compare outlook, distance from site and orientation of properties in proximity to each other. Pairs, rows or settlements deemed to be sufficiently similar to group or cluster for the purposes of the RVAA resulted in 50no. ID's (e.g., a property or property group) being included in the scope of the assessment. Residential dwelling or groups within visual amenity within the ZTV are shown on Figure 11.10 of Appendix G.1.
- 1.9 Fieldwork observations included visits to some properties as well as rights of way, residential streets and local roads in order to reach the most practical, closest accessible location to a dwelling or group. Notwithstanding best efforts on site in combination with the use of desktop analysis, there were circumstances where the baseline conditions of a dwelling were difficult to ascertain due to access limitations and google street view. For example, there are isolated dwellings or farmhouses which are set back from main roads or rights of way, and no reciprocal views are obtainable from within the Site due to intervening landform and/or vegetation. In these instances, the worst-case scenario was assumed to arrive at a judgement. This is acknowledged as a limitation of this study.
- 1.10 This RVAA is based on the Landscape Institute's Technical Guidance Note (TGN) 2/19 on RVAA (March 2019) and the method of assessment is described in **Section 2**. It is acknowledged that TGN 2/19 states that “*combined effects on a number of residents..., by means of ‘aggregating properties within a settlement is a matter of LVIA’ and not of RVAA*”. Although properties are normally assessed individually in RVAAs, there are instances where properties and settlements have been grouped logically as explained above (paragraph 1.7).
- 1.11 The Site's character and local context is illustrated on the aerial photograph shown on Figure 11.2 (in Appendix G.1).
- 1.12 Photoviewpoints (PVP) 1-30 are assessed in the LVIA. PVPs are taken from publicly accessible views and their location are illustrated on Figure 11.6 of Appendix G.1. Some PVPs are referenced in this report where they can aid the reader; those referenced are listed in **Table EDP 1.1**. In addition, ReSoft software was used to prepare a subset of Photomontages; these are contained in Annex EDP 3 of Appendix G.1. Photomontages are accurately georeferenced rendered images of the proposed development. PVPs with corresponding photomontages are asterisked in the table.

Table EDP 1.1: Relevant Photoviewpoints

PVP	PVP Title	Coordinates	Corresponding Residential ID
PVP EDP 1*	Rhuddlan Road (A547)/St Asaph Road near Tollbar Cottage looking west to east	296711, 377233	R1
PVP EDP 3*	Bordoryn Road/Rhuddlan Road Junction. Opposite Bordoryn cottages	297690, 377238	R4
PVP EDP 4*	Public Right of Way near Pen y Bont cottage looking west	298963, 377664	R8
PVP EDP 10*	St Asaph Road near Bodtegwel Terrace looking north-east	297107, 376577	R30
PVP EDP 12*	Gors Road looking north-east to west adjacent to site boundary	297750, 377753	R35
PVP EDP 13	Public Right of Way looking south from the outskirts of Towyn	298332, 378670	R39

*Denotes Photomontage available.

- 1.13 The Site's character and local context is illustrated on the aerial photograph shown on Figure 11.2 (in Appendix G.1).

Section 2

Method of Assessment

- 2.1 This RVAA has been undertaken in accordance with the Landscape Institute's (LI) TGN 2/19 Residential Visual Amenity Assessment (TGN 2/19). The guidance recommends a transparent, reasoned approach to the assessment, which is grounded in GLVIA3 principles and processes.
- 2.2 The process of evaluating and assessing the likely change to the visual amenity of a dwelling and its domestic curtilage as a result of the proposals is to draw an objective conclusion as to whether potential effects on private residential dwellings reaches the Residential Visual Amenity 'Threshold'. A breach of the threshold would trigger a public interest test.
- 2.3 In order to draw a consistent approach to assessment, this study follows four steps set out in LI TGN 2/19 on RVAA (summarised below) and these assessment steps are underpinned by the principles of GLVIA3.
- *“Step 1: Definition of study area and scope of the assessment – informed by the description of the Proposed Development, defining the study area extent and scope of the assessment with respect to the properties to be included;*
 - *Step 2: Evaluation of baseline visual amenity at properties to be included having regard to the landscape and visual context and the development proposed;*
 - *Step 3: Assessment of likely change to visual amenity of included properties in accordance with GLVIA3 principles and processes; and*
 - *Step 4: Further assessment of predicted change to visual amenity of properties to be included forming a judgement with respect to the Residential Visual Amenity Threshold.”*
- 2.4 TGN 2/19 states that the purpose of the RVAA is to assist decision makers on whether a Proposed Development is likely to change the visual amenity of a residential property to such an extent that it becomes a matter of 'Residential Amenity' (i.e. living conditions). In simple terms, the findings of this report should enable decision makers to answer the following 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”.*
- 2.5 It is not uncommon to expect significant effects (specifically with respect to EIA terms) on views and visual amenity as a result of introducing large scale development, particularly vertical elements such as wind farms into any landscape which is inhabited by people. TGN 2/19 states that this:
- “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.”*

2.6 In forming an RVAA judgement, the concluding Step 4 is only applied to properties that are deemed to have the most impactful view towards the proposals and therein a very high magnitude of change (i.e., properties ascribed a 'very high' evaluation in this assessment, which is the upper limit of the levels of effect matrix set out at Technical Appendix 8.2 of the ES). In these instances, further judgment is required. Whether the RVA Threshold is reached (or not), the objective assessment sets out the reasoning behind the conclusions in a rational and succinct manner. The language and terminology used herein is consistent to enable the decision makers to then consider the matter of Residential Amenity (as opposed to Residential Visual Amenity). Below are examples of suitable terminology to use as set out within the guidance to communicate a clear judgement on threshold and whether it has been reached:

- *“blocking the only available view from a property;*
- *overwhelming views in all directions;*
- *unpleasantly encroaching; and*
- *being inescapably dominant from the property.”*

2.7 The purpose of Step 4 is to:

“advise the decision maker whether the predicted effects on visual amenity and views at the property are such that it has reached the Residential Visual Amenity Threshold, therefore potentially becoming a matter of Residential Amenity. This judgement should be explained in narrative setting out why the effects are considered to reach the Residential Visual Amenity Threshold. Equally, judgements should explain why the threshold has not been reached.”

2.8 Historic appeals and public inquiries for wind farms reinforce the position on Residential Amenity set out in guidance *“potential effects on Residential Amenity are a planning matter and should not be judged by landscape architects”*. This RVAA therefore does not consider the effects on sensory elements such as aural, olfactory or spiritual components that can contribute to people's enjoyment of an area.

Section 3

Assessment of Effects

- 3.1 Step 1 of this RVAA involved defining a study area of 1km from the nearest boundary of the Site in line with best practice guidance. The Study Area was increased following the scoping stage. The scope of the assessment was established using computer modelling and a directory of registered addresses was obtained by OS Address Base Mapping. A series of ZTVs were prepared to establish the list of properties to be included. This filtering process resulted in 50 receptors/receptor groups identified within the Study Area. Towyn has been subdivided in part, but in order to prepare a proportionate assessment, professional judgement was employed, and the worst-case scenarios are reported upon.
- 3.2 Step 2 involved desktop analysis and fieldwork to assess baseline visual amenity of 50no. receptor properties/groups chosen for inclusion within the RVAA. To arrive at a judgement on the receptor's susceptibility and value (sensitivity), the outlook, elevation, aspect, principal orientation of the building and distance to the proposals were identified to aid the assessors understanding of the landscape and visual context with respect to the development proposed.
- 3.3 Residential receptors sensitivity to change ranges from very high, high or medium in this report. Where residential properties are found to have direct views towards the site from principal living areas at close range, a very high sensitivity is ascribed, regardless of whether the direct view is from the principal orientation of the property. There are instances whereby a heavily urbanised or industrial context, for example, may reduce the receptors susceptibility to change. Mitigation planting would reduce effects for properties close to the Solar Site. By Year 5, new hedgerow planting should be reaching c.3m in height with predicted growth rates of c.0.5m per annum anticipated. PVPs and photomontages have been included in the LVIA, and the assessors understanding of the landscape and visual context has been informed by numerous field trips throughout the Study Area.
- 3.4 Step 3 of the RVAA is provided in the RVAA Schedule of Effects contained in **Annex EDP 1** which provides a descriptive assessment of likely change to visual amenity of included properties set out in accordance with GLVIA3 principles and processes. There are limitations of this study due to the inaccessibility of some isolated dwellings within the study area both by foot and upon review of aerial photography and google earth. Professional judgement and reasonable assumptions on worst case scenarios have been employed to enable the decision maker to consider the RVAA Threshold.
- 3.5 For example, views from properties can be obtained based on ground level views where landform and perspective can inform a reasonable assumption on the scale and extent of the proposals in a given direction; however, views from first floor windows and views where vegetation may intervene is described, however, there is no ground truthing.
- 3.6 **Table EDP 3.1** summarises the findings of **Annex EDP 1** RVAA Schedule.

Table EDP 3.1: RVAA Summary Assessment Table

EDP ID	Name	Distance from nearest site boundary	Principal orientation of the residence	Aspect orientated towards the site	Sensitivity	Magnitude of Change	Level of Effect at Year 1	Step 4 Required
R1	Toll Bar Cottage, Rhuddlan Road, Abergele	25	N	N	High	Very Low	Moderate/Minor	No
R2	Pen y Ffordd Cottage, Rhuddlan Road, Abergele	20	S	N, E, W	High	Low	Moderate	No
R3	Stables Gofer Farm/Barn House/1-7 Gofer Farm Cottages, Rhuddlan Road, Abergele	140	W, S	E, NW, S	High	Low	Moderate	No
R4	Bodoryn Chapel/1-4 Bodoryn Cottages, Rhuddlan Road, Abergele	20	S	SE, E, N	Very High	High	Substantial	No
R5	Morfa Lodge, Rhuddlan Road, Abergele	64	N	N, E, W	Medium	Very Low	Minor	No
R6	Corsydd Cottage Morfa, Rhuddlan Road, Abergele	46	N	N, E, S, W	High	Medium	Major/Moderate	No
R7	Willow Cottage, Rhuddlan Road, Abergele	21	N	W	High	Medium	Major/Moderate	No
R8	Pen y Bont, Rhuddlan Road, Abergele	19	S	W	Very High	Medium	Major	No
R9	Glasfryn, Rhuddlan Road, Abergele	33	S	S, W	High	Low	Moderate	No
R10	Cae Nant/Llecyn Braf/The White Cottage/Thornlea/Three Oaks, St Asaph Avenue, Kinmel Bay	195	S	S, SW, W	Medium	Very Low	Minor	No
R11	Porth Farm, St Asaph Avenue, Kinmel Bay	97	S	S, W	Medium	Medium	Moderate	No
R12	Foryd, Abergele	157	E	SW, W	Medium	Very Low	Minor	No
R13	Morfa Chapel, Abergele	9	E	N, W	Very High	Medium	Major	No
R14	Tyn y Llyn, Abergele	10	E	S	Medium	Low	Moderate/Minor	No
R15	Ty Newydd, Abergele	32	S	E	Medium	Very Low	Minor	No
R16	Min y Morfa Farm, Abergele	205	SW	E, NW	High	Low	Minor	No
R17	Glan y Morfa, Terfyn	105	N	N	Medium	Low	Moderate/Minor	No
R18	Bryn Morfa/Maes Owen/Canolblas Farm, Bodelwyddan	530	S, SW	N, NE	Medium	Very Low	Minor	No
R19	Terfyn House/1-7 Terfyn Court, Terfyn	347	SE, NE, W	NE	Medium	Very Low	Minor	No
R20	White Lodge, Abergele Road, Bodelwyddan	793	S	N	Medium	Very Low	Minor	No
R21	Arawa, Abergele Road, Bodelwyddan	885	S	N	Medium	Very Low	Minor	No
R22	Faenol Bach, Terfyn	731	S	N	Medium	Very Low	Minor	No
R23	Tir Byw, Terfyn	546	SW	NW, N, NE	Medium	Low	Moderate/Minor	No
R24	Terfyn	572	Various	N	Medium	Low	Moderate/Minor	No
R25	Llwyni/Plas Kinmel, St George	175	Various	N, NW	Medium	Low	Moderate/Minor	No
R26	Bodoryn Bach/ The Flat Bodoryn Bach Cottage, St George	188	SW	NW	Medium	Low	Moderate/Minor	No
R27	Bodoryn Fawr	128	W, NE	NE, NW	Medium	Low	Moderate/Minor	No
R28	Yr Hen Weithdy, Primrose Hill, St George	825	NE	NW, N, E	Medium	Very Low	Minor	No
R29	Tanrallt/Ty Isaf/1-3 Rhoslan/2-4 Primrose Hill, St George	912	S, SW,	NW, NE	Medium	Low	Moderate/Minor	No
R30	Bodtegwel	604	NE, SE	NE, N	Medium	Medium	Moderate	No
R31	Seren y Mor, St George's Road, St George	839	S	N, E	Medium	Medium	Moderate	No
R32	Hendre Bach/Hendre Fawr, Rhuddlan Road, Abergele	320	SW	N, NE	Medium	Medium	Moderate	No
R33	Kinmel Manor Lodge, St George Road, Abergele	869	S	NE	Medium	Medium	Moderate	No
R34	Coed Derw Farm, Gors Road, Towyn	309	E	S	Medium	Low	Moderate/Minor	No
R35	Gors Cottage, Gors Road, Towyn	412	S, E	E	High	Low	Moderate	No

EDP ID	Name	Distance from nearest site boundary	Principal orientation of the residence	Aspect orientated towards the site	Sensitivity	Magnitude of Change	Level of Effect at Year 1	Step 4 Required
R36	Gors Farm, Gors Road, Towyn	596	SE	SW, S, E	Medium	Low	Moderate/Minor	No
R37	Towyn Way West, Towyn	701	SE	SW, S, SE	Medium	Low	Moderate/Minor	No
R38	Bren Teg/Gors Road/Kinmel Way/Meadow Gardens/Towyn Way West/Trem Cinmel, Towyn	685	N, S, E, W	SW, S, SE	Medium	Very Low	Minor	No
R39	Brook Avenue/Gors Road, Towyn	343	N, W	W, S, SE	High	Medium	Major/Moderate	No
R40	Brook Avenue/Cwrt y Ddol/Ffordd y Berllan/Gors Road/Kinmel Way/Llys Emlyn/ Lon Eirin/ Parc y Castell, Towyn	499	Various	S	Medium	Low	Moderate/Minor	No
R41	Towyn Way East, Towyn	263	SW, S	SW, S, SE	Medium	Low	Moderate/Minor	No
R42	Fachell Farm, St Asaph Avenue, Kinmel Bay	532	SE	SW	Medium	Very Low	Minor	No
R43	Llwyn Helyg, St Asaph Avenue, Kinmel Bay	492	W	W, SW	Medium	Low	Moderate/minor	No
R44	Waen Meredydd, St Asaph	142	S	S, SE	Very High	Medium	Major	No
R45	Tan y Bryn/Tan y Bryn Uchaf, Cefn	589	SW	NW	Medium	Low	Moderate/Minor	No
R46	Cae Llwyd, Cefn	541	S, SE	NE	Medium	Very Low	Minor	No
R47	Tyddyn Meredydd, Cefn	282	SE	NE	Medium	Very Low	Minor	No
R48	Pentre Bach, Groesffordd Marli	310	E/W	NE	Medium	Very low	Minor	No
R49	Y Bwthyn/Ysguboriau Flats 1-5/Pentre Mawr Farm, Groesffordd Marli	312	E, SE	NE	Very High	Medium	Major	No
R50	Bryn Arian/Annexe Bryn Arian/Graig Lwyd/Trebanog, Groesffordd Marli	498	SW, NE	NE	Very High	Very Low	Moderate/Minor	No

- 3.7 The summary findings above show that none of the properties within the Study Area were considered to meet the RVAA threshold. No properties were ascribed a 'very high' magnitude of change, or 'very substantial' level of effect in this assessment which is the highest range of effects in accordance with the methodology employed.
- 3.8 R4 would experience a substantial level of effect at Year 1, and with mitigation this would be reduced by Year 15.
- 3.9 Properties that would experience a major level of effect at Year 1 are R8, R13, R44, and R49. All anticipated effects would be reduced by mitigation proposals by Year 15.
- 3.10 Properties that would experience a major/moderate level of effect at Year 1 include R6, R7, and R39. R6 is the only property of this group whereby mitigation measures would not reduce effects over time – views are limited to first floor windows however and no open or close-range views were identified from main living areas.

Annex EDP 1

Residential Visual Amenity Assessment Schedule

EDP ID	Name	Residential Properties					Step 3 Assessment				Detailed Assessment
		Distance from Nearest Boundary (ask GYo)	Principal Orientation of the Property (N, S, E, W)	Aspect Orientated towards the Site (N, S, E, W)	Property Type (discuss windows orientation - describe whether its direct views or oblique/filtered. have a guess at room use)	Is a Main Living Area Notably Affected? (Y/N) Extent of visual change	Sensitivity e.g., Very high for those with direct views/close range from main living areas. High for those with views from first floor windows/or open and close range views from the curtilage. Medium from curtilage at close range/Medium from first floor windows at medium range	Magnitude of Change (scale, geographical extent, duration/reversibility)	Year 1 Level of Effect	Year 15 Level of Effect with Mitigation	Step 4 Required?
R1	Toll Bar Cottage, Rhuddlan Road, Abergele	25	N	N	Single storey property. Set down in the landscape, and Rhuddlan Road lies in between the dwelling and the Site. There is vegetation on the Site boundary, and on the southern Site boundary of the property which limits close range views from within the house itself. The northern elevation is orientated towards the Solar Site, however there are views from the windows orientated north on this elevation. Views from the curtilage of the property are limited to the parking area and the entrance to the property facing towards the Site. Views from the garden are prohibited by dense vegetation in combination with a slight level change. The dwelling sits c. 0.5m lower than Rhuddlan Road and the traffic is a prominent detracting factor which influences the landscape experience. This property was visited as part of the RVAA.	No. The Solar Site would be visible to the north only, and only from the curtilage of the property. Mitigation at Year 15 would reduce effects.	High	Very Low	Moderate/Minor	Minor	No
R2	Pen y Ffordd Cottage, Rhuddlan Road, Abergele	20	S	N, E, W	Two storey property. The Solar Site is located to the north, east and west of this dwelling. Vegetation borders the property, and the curtilage of the garden includes a large stone wall which curtails close range views to the west. This property was visited as part of the RVAA.	No. The Solar Site would be visible from first floor windows only, and from the curtilage of the property. There is an offset and boundary vegetation in between the property and the built form. Mitigation at Year 15 would reduce effects further.	High	Low	Moderate	Moderate/Minor	No
R3	Stables Gofer Farm/Barn House/ 1-7 Gofer Farm Cottages, Rhuddlan Road, Abergele	140	W, S	E, NW, S	Two storey terrace with principal orientation facing directly toward the boundary of the Solar Site. A barn house also occupies the Site, principally orientated west, with a glass extension at the rear. Views out of the rear extension of the Solar Site are curtailed by vegetation and hedgerow. Views from the principal orientation are away from the Solar Site. Views from the farmhouse, situated to the north of the terrace properties, are not affected by the Site either.	No. Intervening fields surround this group of properties which provide separation between the Site and the residences. There may be direct views west from dormer windows, however, the entrance to gofer Bulking station lies in between the two and vegetation appears to filter westward views.	High	Low	Moderate	Moderate	No
R4	Bodoryn Chapel/1-4 Bodoryn Cottages, Rhuddlan Road, Abergele	20	S	SE, E, N	Principal orientation is south facing. The Solar Site boundary borders the property and views south-east, east and north would be impacted. Views are available from ground and first floor windows. The principal living area is on the ground floor and there are windows orientated eastwards. Mitigation measures have been embedded to minimise effects. This property was visited as part of the RVAA.	Yes, for Bordoryn Chapel. Direct views east from the main living area - most notably from the ground floor and the curtilage of the property. There are also oblique views south-east from first floor windows. This property would be affected on three sides. Development has been set back to avoid direct views from the principal living area, furthermore mitigation has been designed to filter and reduce views over time. Owing to the setbacks applied, the proposed development would not block views from the property. The scale and positioning of the scheme avoids overwhelming views east and mitigates direct views from main living areas on the ground floor. The scheme is not considered to give rise to an effect that could be considered unpleasantly encroaching, as a clear sense of separation is maintained which is further enhanced by mitigation planting to the north, east and south-east of the property.	Very High	High	Substantial	Major/Moderate	No
R5	Morfa Lodge, Rhuddlan Road, Abergele	64	N	N, E, W	Two story property. Principal orientation is north facing. The Solar Site is located north, east and west of the property. The view from the first-floor windows to the east is obscured by vegetation and the view to the north looks onto Kinnel Solar Farm that is already installed.	No. Although there are north-facing ground floor windows, the view is limited by roadside vegetation which borders Kinnel Solar Park. There would be views from the first floor towards the Site, however, Kinnel Solar Park would be seen in the fore to middle ground and the addition of the Solar Site which would be perceived from over 400m away, is not considered to unduly affect views given the immediate site context.	Medium	Very Low	Minor	Minor/Negligible	No

EDP ID	Name	Residential Properties					Step 3 Assessment				Detailed Assessment
		Distance from Nearest Boundary (ask GYo)	Principal Orientation of the Property (N, S, E, W)	Aspect Orientated towards the Site (N, S, E, W)	Property Type (discuss windows orientation - describe whether its direct views or oblique/filtered. have a guess at room use)	Is a Main Living Area Notably Affected? (Y/N) Extent of visual change	Sensitivity e.g., Very high for those with direct views/close range from main living areas. High for those with views from first floor windows/or open and close range views from the curtilage. Medium from curtilage at close range/Medium from first floor windows at medium range	Magnitude of Change (scale, geographical extent, duration/reversibility)	Year 1 Level of Effect	Year 15 Level of Effect with Mitigation	Step 4 Required?
R6	Corsydd Cottage Morfa, Rhuddlan Road, Abergele	46	N	N, E, S, W	Dormer property principally orientated north. The Solar Site is located north, east, south and west of the property. Views from the first floor of the Solar Site from the north and south of the property are mostly curtailed by vegetation on the curtilage. Views from the west and east of the building are obscured by vegetation. Views of the Solar Site are fully obscured from the ground floor windows due to the height of surrounding vegetation.	No. Given the enclosed nature of this property, no open or close-range views are anticipated from the main living areas (kitchen, living, dining rooms). Direct views from first floor windows are available to the south, in which the Solar Site would be seen, over 100m away at its closest point. The proposed development would not result in blocking any view from the property. The scale and positioning of the scheme would not be apparent to the north and west from the house due to boundary vegetation. Furthermore, there are no windows on the eastern elevation that could be affected. The proposed development would form part of the overall visual context in south facing views. The design does not give rise to an effect that could be considered unpleasantly encroaching, as a clear sense of openness and separation is maintained. Similarly, the development cannot be described as inescapably dominant from the property, since it the development is largely enclosed by boundary vegetation.	High	Medium	Major/Moderate	Major/Moderate	No
R7	Willow Cottage, Rhuddlan Road, Abergele	21	N	W	Dormer property with north principal orientation. The Solar Site boards the south of the property. Views of the Site from the south of the property are obscured by the height of the adjacent property (R8). Views from the principal orientation are unobstructed.	No. The western elevation does not include any ground floor windows. There is a first floor window which is orientated towards the Site and direct views would be available over the existing hedgerow. Development is set back from the property boundary and additional hedgerow planting with intermittent tree planting is proposed to reduce visual effects from this property over time. The proposed development would not result in blocking any view from the property, and the scale of the scheme would only be apparent in westward views from one first floor window. The main living areas would be unaffected due to the layout of the L shaped house, which is orientated away from the Solar Site.	High	Medium	Major/Moderate	Moderate	No
R8	Pen y Bont, Rhuddlan Road, Abergele	19	S	W	Kitchen window is orientated westwards to the Site. Views of Kinmel Solar park are available in the baseline view. Mitigation has softened the appearance of the existing solar farm to some degree. This property was visited as part of the RVAA.	Yes. Direct view from kitchen window on ground floor. Development is set back from the property boundary and hedgerow planting is proposed to mitigate open views of the development. The change experienced at Year 1 from this property is not considered to be overly dominant given the set back distance in combination with relatively low height of solar panels. Furthermore, the garden, and the aspect of the house that fronts onto the garden are unlikely to experience any notable change. The scheme would not be so imposing as to affect the living standards, nor would it be inescapably dominant from any of the main living areas within the property, or the garden. The Proposed Development is not considered to be unpleasantly encroaching, it would be set back from this property by approximately 70m, and a new hedgerow with intermittent trees would border the development edge, mitigating views from this property with time. Mitigation planting would reduce effects for this property. By Year 5, the new hedgerow should be reaching c.3m with predicted growth rates of c.0.5m per annum anticipated.	Very High	Medium	Major	Moderate	No
R9	Glasfryn, Rhuddlan Road, Abergele	33	S	S, W	Two storey property with a southerly aspect facing Rhuddlan Road. The Solar Site is due south and west of the property respectively.	No. South facing windows on the first floor are likely to experience partial views to the south, which are likely to be filtered by boundary vegetation. Potential views from the front garden, and ground floor windows would be largely curtailed by evergreen planting on the curtilage of the property. Further mitigation is proposed on the northernmost edge of the Site boundary which would reduce effects further over time.	High	Low	Moderate	Moderate/Minor	No

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R10	Cae Nant/Llecyn Braf/The White Cottage/ Thornlea/Three Oaks, St Asaph Avenue, Kinmel Bay	195	S	S, SW, W	These properties are separated from the Site boundary by fields and farms. No effects are anticipated from ground floor areas. In the westward facing first floor windows, the Solar Site is likely to be seen in combination with Kinmel Solar Park. Views of the Proposed Development would not be close range and they are unlikely to be unfiltered.	No. First floor windows may experience filtered views of the proposals but from a distance and in combination with Kinmel Solar Park.	Medium	Very Low	Minor	Minor	No
R11	Porth Farm, St Asaph Avenue, Kinmel Bay	97	S	S, W	Two storey property with southern aspect facing onto Rhuddlan Road. The Solar Site is located south and west of the property. Available southerly views from first floor windows. The ground floor aspect is short ranging, facing onto the road, and roadside vegetation curtails open views towards the Site.	No. First floor windows would experience views of the proposals in the context of the road network. Mitigation proposed on the most northern edge of the Site in this location would reduce visual effects by Year 15.	Medium	Medium	Moderate	Minor	No
R12	Foryd, Abergele	157	E	SW, W	Two storey property. Views of the Solar Site from the south-west and west of the property. The property is separated from the Site boundary by intervening fields and the road network.	No. Oblique and filtered views may be possible from first floor windows, however the proposals would not be in the immediate context of this property as a result of its orientation in relation to the Site.	Medium	Very Low	Minor	Negligible	No
R13	Morfa Chapel, Abergele	9	E	N, W	Views north and west are available from ground floor and upper storey windows. The Site would be seen at close range from open boundaries on the curtilage of the Site. The baseline views include the road network, other properties, overhead power lines and agricultural sheds. Mitigation planting has been designed in the form of woodland copses and hedgerow planting to reduce visual effects. This property was visited as part of the RVAA.	Yes. Direct views from the main living area and open curtilage to the north and north-west. The Proposed Development is set back from the property boundary and mitigation has been designed to provide separation and mitigate visual effects. New hedgerow planting would adjoin the shared boundary and new tree planting in the form of a woodland copse is also proposed. The change experienced from this property is not considered to be inescapably dominant as the scheme would be set back approximately 70m from the property. The Proposed Development would be seen from two side of the Property, principally in north-ward views but the main elevation which is east facing would not experience change. The scheme would be clearly seen at close range at Year 1 from the main living area in a direct view north, and from the garden. Effects would reduce as the landscape treatment establishes. The scheme is not considered to be so imposing as to affect the living standards that it would breach the RVAA threshold.	Very High	Medium	Major	Negligible	No
R14	Tyn y Llyn, Abergele	10	E	S	Single Storey property orientated towards the road. The garden and rear of the property are orientated west and south respectively. Views from windows are not available however, filtered views south towards the Solar Site would be perceived from the garden, Development has been set back and mitigation planting is proposed to minimise visual effects. This property was visited as part of the RVAA.	No. Mostly enclosed, no windows orientated towards the site would be affected due to intervening vegetation. Filtered views from the garden may be experienced to the south, although development is set back from the property boundary and there is a slight level change which may limit views further.	Medium	Low	Moderate/Minor	Negligible	No
R15	Ty Newydd, Abergele	32	S	E	Dormer property. The east side of the property borders the Solar Site, views of the Site from windows on the east side of the property are filtered by hedgerow. Views from windows throughout the rest of the property are not obstructed by the Site.	No views from principal living. Limited oblique view north from first floor window. Limited oblique views north and south when turning onto the minor road.	Medium	Very Low	Minor	Negligible	No
R16	Min y Morfa Farm, Abergele	205	SW	E, NW	Property principally orientated south-west with windows orientated towards the Site. This property is set back from the road and the Site and access is orientated towards the Site. The access is also vegetated on both sides which filters views from windows on the south westerly elevation.	Yes. Views, although distant and filtered, are likely to include partial views of the Proposed Development. The geographical extent of the proposals experienced would be greatly limited however. New planting on the Site's edge, facing this property would likely result in negligible effects at Year 15.	High	Low	Minor	Negligible	No
R17	Glan y Morfa, Terfyn	105	N	N	Two storey property principally orientated north. Windows from the first floor facing north have a direct view of the Site. North facing views from the ground floor of the property are obscured by hedgerow.	No. Floor windows on the northern elevation would have views towards the Solar Site. In such views, the proposals would be a minimum of 200m distant.	Medium	Low	Moderate/Minor	Moderate/Minor	No

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R18	Bryn Morfa/Maes Owen/Canolblas Farm, Bodelwyddan	530	S, SW	N, NE	Housing estate with bungalows situated along the north and north-east edge of the estate, which face the Solar Site. Principal orientation for the bungalows is south and south-west. Views of the site from the north and north-east facing windows of the bungalows are filtered by vegetation.	No. These properties are a minimum of 530m from the southern boundary of the Solar Site and there are intervening fields, farms and a minor road (vegetated) which makes open views towards the Site highly unlikely.	Medium	Very Low	Minor	Negligible	No
R19	Terfyn House/1-7 Terfyn Court, Terfyn	347	SE, NE, W	NE	Multiple properties/buildings. A row of terrace houses is situated on the western side of the property, principally orientated south-east with no windows facing towards the Site. The western side of the property also situates a bungalow principally orientated north-east with kitchen views towards the border of the Solar Site. Views from the bungalow towards the Site are filtered by hedgerow. The property also consists of a two-storey house and dormer semi-detached housing, both principally orientated west. Views towards the Site are excluded from these buildings. Situated north-east of the property is a dormer building which is orientated away from the Site, there are no windows on the rear of the building, so views are not obstructed by the Site.	No. Effects would be negligible.	Medium	Very Low	Minor	Negligible	No
R20	White Lodge, Abergele Road, Bodelwyddan	793	S	N	Dormer property with southerly aspect. First floor windows orientated north but these appear to be orientated towards a nearby tree belt. Oblique views north-west towards the Solar Site might be possible, but at a considerable distance away.	No. Effects would be negligible.	Medium	Very Low	Minor	Negligible	No
R21	Arawa, Abergele Road, Bodelwyddan	885	S	N	Bungalow principally orientated south. The site can be seen from the north facing windows at the rear of the house, views are filtered by hedgerow and vegetation.	No. The Site would be almost 800m distant from the receptor and any visual effects would be minimal and from the rear of the property only.	Medium	Very Low	Minor	Negligible	No
R22	Faenol Bach, Terfyn	731	S	N	Farm property with farm buildings situated between the dwelling and the Site to the north. Filtered views of the Site may be possible from windows on the northern elevation but it seems as though these views are completely curtailed by built form.	No. Views from the ground floor are scoped out completely.	Medium	Very Low	Minor	Negligible	No
R23	Tir Byw, Terfyn	546	SW	NW, N, NE	Two storey semi-detached property. Principally orientated south-west with views of the Solar Site to the north-west, north and north-east facing windows. Views on the first floor are filtered by vegetation and the Site does not obstruct views on the ground floor.	No. The Solar Site faces the property from the north-west to north-east. The property is principally orientated south-east. First floor views from windows orientated north and north-west are filtered by vegetation in close proximity to the property. Ground floor views to the north and north-west are Curtailed by vegetation.	Medium	Low	Moderate/Minor	Negligible	No
R24	Terfyn	572	Various	N	Housing estate with predominantly two storey properties. The majority of the properties would be unaffected by the proposals due to neighbouring properties intervening in views towards the Site. Properties on the northern extent of the settlement include two bungalows which have north facing views available although boundary vegetation appears to contain views.	Yes (assumes worst case). Framed or filtered medium distance views towards the Solar Site may be possible for some residential properties in this group. The landscape remains low lying in this direction, and the Solar Site is separated from the settlement by three fields. There is sufficient distance between the two to conclude effects would not be any more than low. At Year 15, it's likely that the mitigation measures would reduce effects to such a degree that residual effects were considered negligible.	Medium	Low	Moderate/Minor	Negligible	No
R25	Llwyni/Plas Kimmel, St George	175	Various	N, NW	Collection of buildings with courtyard in the centre and a standalone two storey house with available view north. All buildings within the terrace are principally facing towards the courtyard. North facing rear windows of the terrace have available views north, however view is filtered by vegetation and a two storey property situated north of the terrace.	Yes. Views north from the main property are available from north-facing ground and first floor windows. The part of the Site as its closest point to R25 would not include any built form, as the area would be managed for ecological purposes. Medium distanced views to the Site to the north of Rhuddlan Road would include views of the proposed development, over 700m north. Mitigation planting would reduce views by Year 15.	Medium	Low	Moderate/Minor	Negligible	No
R26	Bodoryn Bach/The Flat Bodoryn Bach Cottage, St George	188	SW	NW	Two storey house and dormer property. A north-west facing gable may offer views from first floor windows, although there are intervening buildings in the middle ground therefore views are likely to be almost completely curtailed. Views from the rest of the property are filtered by farm buildings in the immediate north.	No. Possible view from first floor window although the proposed development is unlikely to be a noticeable addition to the view in the medium distance due to curtailment.	Medium	Low	Moderate/Minor	Negligible	No

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R27	Bodoryn Fawr	128	W, NE	NE, NW	Cul-de-Sac with a collection of properties, mainly orientated north-east and west. Two properties on the northern extent of this group may have filtered views north/north-east towards the Solar Site. There is a woodland copse on the north-western edge of this development which curtails views.	No. Views of the solar farm are unlikely from ground floor of these properties as a result of the boundary vegetation that encloses the rear gardens. There may be partial filtered views of the Proposed Development beyond the vegetation on the property edge, although, built form in the middle distance may also intervene.	Medium	Low	Moderate/Minor	Negligible	No
R28	Yr Hen Weithdy, Primrose Hill, St George	825	NE	NW, N ,E	Two storey property with principal orientation north-west. No windows on the north-eastern elevation. Vegetation encloses this property and views of the Site in any capacity are considered unlikely.	No. Views curtailed by vegetation and localised changes in topography.	Medium	Very Low	Minor	Negligible	No
R29	Tanrallt/Ty Isaf/1-3 Rhoslan/2-4 Primrose Hill, St George	912	S, SW,	NW, NE	Group of properties; mix of single and two storey house on the western side of the estate, principally orientated south-east away from the site. Two bungalows and a dormer house principally orientated south. Views of the Site are filtered heavily by vegetation. First floor windows may be affected.	No. Only the first floor are likely to experience views towards the Site and these are likely to be mostly filtered. In combination with the distance from the Site, effects are considered to be more than minor at worst and reducing further over time.	Medium	Low	Moderate/Minor	Negligible	No
R30	Bodtegwel	604	NE, SE	NE,N	Housing estate with single and two storey properties principally orientated north-east and south-east. Properties on the northern edge of this group are most likely to have direct views north towards the Site. whereas the rest would mostly be unaffected or limited to oblique and filtered views.	Yes. One single storey property may have direct views of the proposals in which the Solar Site is seen at a distance. Part of the property boundary is vegetated so views would be partial. Some two-storey dwellings may have views from first floor windows in which parts of the Site, to the east of Bordoryn Chapel would be seen in the distance. Mitigation planting would reduce visual effects for these receptors over time. The scale and positioning of the scheme from this perspective avoids overwhelming views in all directions, with the development forming only part of the overall visual context. The design does not give rise to an effect that could be considered unpleasantly encroaching, as a clear sense of openness and separation is maintained.	Medium	Medium	Moderate	Minor	No
R31	Seren y Mor, St George's Road, St George	839	S	N, E	Elevated farm complex including two storey properties. One appears to be orientated south. The rear of the property is orientated towards the site. Ground and first floor windows on the north and east side of the property are directly facing the Solar Site. Views from these windows are filtered by vegetation.	Yes (worst case assumed). Solar Site is situated north-east of the property and views from north and north-east facing windows are possible. Views may be curtailed somewhat by an intervening woodland, north of the North Wales Expressway, however the dwelling is at an elevation of c.45m above Ordnance Datum (aOD), therefore it's possible that ground floor windows may include views to the Site in the middle distance, but it has not been ground trothed. The Site is still c.900m from the property. The effects could be moderate depending on the geographical spread and field of view affected from the main living areas. The Solar Site is at a distance from this receptor, and it would appear in the middle ground when viewed from this perspective. The Proposed Development forms only part of the overall visual context. The design is not considered to give rise to an effect that could be considered inescapably dominant or encroaching.	Medium	Medium	Moderate	Minor	No
R32	Hendre Bach/Hendre Fawr, Rhuddlan Road, Abergele	320	SW	N, NE	Farm complex. Residences appear to be principally orientated south-west. The Site is located to the north-east and there are farm buildings and vegetation curtailing most views towards the Site. There may be first floor windows with direct views towards the Site.	No. Views north-east appear to be limited to one floor window. There is a slight elevational change which suggests the geographical extent of solar farm might be perceived beyond the field parcels to the west of the bulking station. Mitigation would soften the development as it becomes established.	Medium	Medium	Moderate	Moderate/Minor	No

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R33	Kinmel Manor Lodge, St George Road, Abergelle	869	S	NE	Dormer property principally orientated south. First floor window orientated east presents a direct view of the Solar Site.	Yes (worst case assumed). Slightly elevated property with east facing windows on ground and first floor. There may be vegetation screening views from the ground floor but there is likely to be views ease and north-east from the curtilage of the property. The North Wales Expressway sits in between the site and R33 and there is a considerable distance of over 860m between the two. Due to the increase in elevation (R33 c.25m aOD), at Year 15 the visual effects would only be somewhat reduced.	Medium	Medium	Moderate	Moderate/Minor	No
R34	Coed Derw Farm, Gors Road, Towyn	309	E	S	The southern elevation of the bungalow is orientated towards the Solar Site, which is over 300m from the Site boundary at its closes point. The property is separated from the Site by adjacent fields and vegetation on the Site boundary reduces the openness of the Site from R34.	Yes (assumes worst case). The property has south facing windows and filtered views to the Site would be available in the medium distance. The vegetation on the Site's edge would be enhanced and visual effects would likely be mitigated in full at Year 15.	Medium	Low	Moderate/Minor	Negligible	No
R35	Gors Cottage, Gors Road, Towyn	412	S, E	E	Two storey property, principally orientated south and side gable orientated east towards the Solar Site.	Yes. Ground and first floor windows have the potential for medium distance views towards the Solar Site. Vegetation on Gors Road partially screens ground floor views. Mitigation proposed on the northern edge of the Solar Site would mitigate ground floor views from principal living areas as the landscape becomes established. Views from first floor would remain visible for the lifespan of the Proposed Development. The boundary of the Site is over 400m from this property, and both the property and the Site sit at a similar elevation. The design does not give rise to an effect that could be considered unpleasantly encroaching, as a clear sense of openness and separation is maintained. Similarly, the Proposed Development is not considered to be inescapably dominant from the property, since it occupies a limited proportion of the visual envelope available and is balanced by wider surrounding views from north-facing windows.	High	Low	Moderate	Minor	No
R36	Gors Farm, Gors Road, Towyn	596	SE	SW, S, E	Bungalow enclosed by dense vegetation except for south-west facing gable with window. Views, if any, towards the Site would be oblique from this direction, possibly the most north-western corner of the Solar Site might be discernible, c. 1.3km distant from R36.	No. Property is principally south-east facing. Views from windows on the south and east of the property are fully curtailed by dense garden hedgerow. Views south-west are a potential but these are oblique and would be mitigated in full at Year 15.	Medium	Low	Moderate/Minor	Negligible	No
R37	Towyn Way West, Towyn	701	SE	SW, S, SE	Bungalow with south-east principal orientation. Views towards the Solar Site from windows in the property facing south-west are filtered by residential housing and vegetation. Views of the Site from the windows in the property facing south and south-east are obscured by dense hedgerow.	No. Property is principally orientated south-east. All windows on the south-east side of the house are fully curtailed by dense hedgerow in very close proximity to the property. The south-west facing windows may have oblique views of the Solar Site. These oblique views are filtered by hedgerow in the middle distance from available views.	Medium	Low	Moderate/Minor	Negligible	No
R38	Bren Teg/Gors Road/Kinmel Way/Meadow Gardens/Towyn Way West/Trem Cinmel, Towyn	685	N, S, E, W	SW, S, SE	Housing estate of detached dormer and two storey houses. The Solar Site faces the south-west, south and south-east of the housing estate. All windows views facing the site are obscured by vegetation and other residential housing.	No. The two storey properties on the estate are principally facing north-west, whilst the Solar Site lies south of the estate. The dormer properties are orientated south, however views of the Solar Site are curtailed by garden trees and hedgerow in close proximity to the available views.	Medium	Very Low	Minor	Negligible	No

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R39	Brook Avenue/Gors Road, Towyn	343	N, W	W, S, SE	Group of properties on the edge of Towyn with rear gardens orientated towards the Site. Boundaries are mostly open and views from principal living areas are anticipated from a distance. The edge of the Site perceived from this direction is open in its baseline state.	Yes. The proposed development would be seen in direct and largely open views to the south. There are intervening fields, and in direct views, the development panels would be set back over 600m from the rears of those properties affected, therefore the proposed development would not be seen at close range. The boundary of the site is open in its baseline state, however, new boundary planting would reduce effects from Year 5 onwards based on the predicted annual growth rates. The design does not give rise to an effect that could be considered unpleasantly encroaching, nor inescapably dominant due to the distance and separation from this receptor group.	High	Medium	Major/Moderate	Moderate/Minor	No
R40	Brook Avenue/Cwrt y Ddol/Ffordd y Berllan/Gors Road/Kinmel Way/Llys Emlyn/Lon Eirin/Parc y Castell, Towyn	499	Various	S	Large group of houses set back from the site by residential properties on the edge of the settlement (R39). Consists of rows of residential housing along cul-de-sacs. There are residential properties intervening in most views south from this group. Two storey houses to the east of the estate have a direct view of the Site from south facing first floor windows, although most of these windows appear to be on gable ends and appear to be bathrooms with frosted windows. There may be some first-floor windows with oblique views.	No. Properties situated on the eastern and south-eastern edge of the housing estate have oblique views of the Solar Site from both ground and first-floor windows. These views are filtered by residential housing and hedgerow in the near distance, alongside hedgerow in the middle distance of the available view.	Medium	Low	Moderate/Minor	Moderate/Minor	No
R41	Towyn Way East, Towyn	263	SW, S	SW, S, SE	Series of properties east and west of Towyn Way East. Most are dormer properties with south-west or west aspects and the Solar Site is due south. Views are predominantly filtered by vegetation within the curtilage of the properties themselves. Views are mostly filtered or blocked from this group.	No. There may be oblique and filtered views towards the Solar Site from the south-west facing windows, however, intervening dense vegetation in private gardens, and hedgerow in the middle distance screen most views south, south-west.	Medium	Low	Moderate/Minor	Minor	No
R42	Fachell Farm, St Asaph Avenue, Kinmel Bay	532	SE	SW	Two storey house principally orientated south-east. The property has oblique views towards the Solar Site to the south-west. Front facing windows on the ground and first floor are unlikely to be notably affected due to filtering from vegetation and farm buildings.	No. The single storey extension and conservatory at the north of the property have west facing windows that look directly onto the Solar Site. However, these views appear to be curtailed by a farm outbuilding on-site of the property. There are no first-floor windows affected.	Medium	Very Low	Minor	Negligible	No
R43	Llwyn Helyg, St Asaph Avenue, Kinmel Bay	492	W	W, SW	Dormer property, west facing with low maintained boundary vegetation and intervisibility with the wider landscape.	Yes. Property is west facing towards the Solar Site. The boundary of the property is vegetated however views outwards are unaffected for the most part. The property is separated from the Site boundary and there are vegetated field boundaries which filter available views west from ground level. The Solar Site would be seen in the middle distance, and this is likely to be limited to first floor windows with the main living area remaining unaffected. Mitigation is unlikely to impact anticipated views available from first floor windows.	Medium	Low	Moderate/minor	Moderate/minor	No
R44	Waen Meredydd, St Asaph	142	S	S, SE	Two storey house with a direct view of the BESS Site from the ground floor south, and first and ground floor south-east of the property. The baseline view includes views of the neighbouring substation.	Yes. Property is principally orientated south and has a south facing view which is partially filtered. The BESS Site would be seen from the ground floor conservatory as well as from first floor windows. The southern part of the Site would be most visible in a direct view, and built form is situated further south. The proposals would be seen in combination with the adjacent substation from this property. Mitigation planting would come into effect and intermittent tree planting would soften the effects of the scheme over time. The design does not give rise to an effect that could be considered unpleasantly encroaching or inescapably dominant, as a clear sense of openness and separation is maintained.	Very High	Medium	Major	Moderate/Minor	No

EDP ID	Name	Residential Properties					Step 3 Assessment				Detailed Assessment
		Distance from Nearest Boundary (ask GYo)	Principal Orientation of the Property (N, S, E, W)	Aspect Orientated towards the Site (N, S, E, W)	Property Type (discuss windows orientation - describe whether its direct views or oblique/filtered. have a guess at room use)	Is a Main Living Area Notably Affected? (Y/N) Extent of visual change	Sensitivity e.g., Very high for those with direct views/close range from main living areas. High for those with views from first floor windows/or open and close range views from the curtilage. Medium from curtilage at close range/Medium from first floor windows at medium range	Magnitude of Change (scale, geographical extent, duration/reversibility)	Year 1 Level of Effect	Year 15 Level of Effect with Mitigation	Step 4 Required?
R45	Tan y Bryn/Tan y Bryn Uchaf, Cefn	589	SW	NW	Dormer property with direct view of the BESS Site from the north-west orientated windows.	No. Property is principally orientated north-east. A filtered view towards the BESS may be seen from the north-west facing ground floor windows. This view is filtered and screened by what looks to be a farm building on the Site of the property, it is also filtered by vegetation in the middle distance from the available ground floor view.	Medium	Low	Moderate/Minor	Negligible	No
R46	Cae Llwyd, Cefn	541	S, SE	NE	Dormer property principally orientated south-east, alongside a bungalow principally orientated south-east. Views towards the site are heavily filtered.	No. Distance from the Site and the layers of vegetation in between suggest there are no effects likely from within the properties. There may be filtered views from the rear and side gardens, although the overhead lines (OHL) would be seen intervening in views of the Site, and there is a drop in levels also suggesting minimal impacts are likely at Year 1, with non-likely at Year 15.	Medium	Very Low	Minor	Negligible	No
R47	Tyddyn Meredydd, Cefn	282	SE	NE	Two storey property orientated away from the Site. Potential for views from the yard however views are filtered and at a reasonable distance.	No. Principal orientation is likely to be east due to ground floor conservatory and driveway on the eastern side of the property. There is likely to be a direct view of the BESS Site from the first-floor north facing window. The ground floor north facing window of the property appears to be blocked off by an annex building. If the annex has a north facing window, this will also have a direct view of the BESS.	Medium	Very Low	Minor	Negligible	No
R48	Pentre Bach, Groesffordd Marli	310	E/W	NE	Dormer property principally orientated west. Oblique views of the BESS Site from north and east facing windows.	No. Principal rooms in the property are likely to be orientated west, away from the BESS. First floor windows northern elevation may experience oblique views of the BESS although it would not be an obvious addition to the view. Views are also filtered mature trees in the middle distance.	Medium	Very low	Minor	Negligible	No
R49	Y Bwthyn/Ysguboriau Flats 1-5/ Pentre Mawr Farm, Groesffordd Marli	312	E, SE	NE	Three dormer properties principally facing east and south-east. The BESS Site is situated north-east of the properties. Windows facing north and east of all three properties have oblique views towards the BESS Site.	Yes. Both properties have front facing ground and first floor windows that are orientated towards the BESS Site. This view is dominated by OHL in the foreground. The BESS Site, which is in the middle ground is filtered by mature trees on and within the Site. Filtered views may be possible at Year 1. At Year 15, mitigation planting on the Site boundary will reduce visual effects from this direction. The properties are at a higher elevation than those found on-site and the Site occupies a limited proportion of the visual envelope and is balanced by wider surrounding views. It is not considered dominant or overwhelming from this perspective.	Very High	Medium	Major	Moderate/Minor	No
R50	Bryn Arian/Annexe Bryn Arian/ Graig Lwyd/Trebanog, Groesffordd Marli	498	SW, NE	NE	Group of dormer and two storey properties with south-west and north-east elevations. The two properties have oblique views towards the BESS Site, one from a ground floor window, including a conservatory. Views of the Site from other properties in the group are obscured by vegetation and residential housing.	Yes. A property with a rear conservatory with a dual aspect has the potential for direct views towards the BESS Site, however, there is intervening built form and layers of vegetation which are likely to filter and screen the majority of the proposals which would be situated in the middle distance of available views. The second property may have available views from an east facing dormer window. Mitigation planting would reduce effects over time.	Very High	Very Low	Moderate/Minor	Minor	No



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