



Galileo 03 Ltd.

Mynydd Ty-talwyn Energy Park - Environmental Statement Volume III

Appendix 8.9 Residential Visual Amenity Assessment

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CONTENTS

Appendix 8.9 – Residential Visual Amenity Assessment.....	1
1.1 Introduction	1
1.2 Assessment Methodology	2
1.3 Assessment of Effects.....	5
1.4 Summary and Conclusions	31

Tables

Table 1 RVAA – Steps 2 and 3	7
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Annex A

Figure 1 Residential Properties within 2 km

Figures 2 to 47 Wireline Visualisations

APPENDIX 8.9 – RESIDENTIAL VISUAL AMENITY ASSESSMENT

1.1 Introduction

1.1.1 Residential visual amenity is defined as “*the overall quality, experience and nature of views and outlook available to occupants of residential properties, including views from gardens and domestic curtilage*”¹

1.1.2 It is a widely established planning principle that no one has a private ‘right to a view’ including where a development may have a significant effect upon private views, as confirmed in many appeal decisions over recent years.

1.1.3 The purpose of Residential Visual Amenity Assessment (RVAA) is to identify if any significant changes in private views would be so great that they would breach the Residential Visual Amenity Threshold (RVAT) defined as:

“The threshold at which the visual amenity of a residential property is changed and adversely affected to the extent that it may become a matter of Residential Amenity and which, if such is the case, competent, appropriately experienced planners will weigh this effect in their planning balance.”¹²

1.1.4 The scale of change in views that would be experienced by residents includes consideration of whether a Proposed Development could be legitimately perceived as ‘overbearing’ which is defined as:

“the impact of a development or building on its surroundings, particularly a neighbouring property, in terms of its scale, massing and general dominating effect”³

1.1.5 The professional judgement on whether the RVAT would be breached or not is based on transparent and well-reasoned assessment techniques set out in best practice guidance⁴ and described in **Section 1.2** of this Appendix.

1.1.6 The relationship between Landscape and Visual Impact Assessment (LVIA) and RVAA is described as:

“Effects of development on private property are frequently dealt with mainly through ‘residential amenity assessments.’ These are separate from LVIA

¹ The Landscape Institute (2018). Technical Information Note 02/2019 – Residential Visual Amenity Assessment – **paragraph 1.2**

² The Landscape Institute (2018). Technical Information Note 02/2019 – Residential Visual Amenity Assessment – **Glossary – page 17**

³ The Landscape Institute (2018). Technical Information Note 02/2019 – Residential Visual Amenity Assessment – **Glossary – page 16**

⁴ Landscape Institute and Institute of Environmental Management & Assessment (LI and IEMA). (2013) Guidelines for Landscape and Visual Impact Assessment. Third Edition; and The Landscape Institute (2018). Technical Information Note 02/2019 – Residential Visual Amenity Assessment.

although visual effects assessment may sometimes be carried out as part of a residential amenity assessment, in which case this will supplement and form part of the normal LVIA for a project. Some of the principles set out (in GLVIA3) for dealing with visual effects may help in such assessments, but there are specific requirements in residential amenity assessment.”⁵

- 1.1.7 It is important to differentiate residential visual amenity from a range of other potential environmental effects that could impact living conditions close to proposed wind farms including noise and shadow flicker. Together these effects are considered as part of the ‘planning balance’⁶.

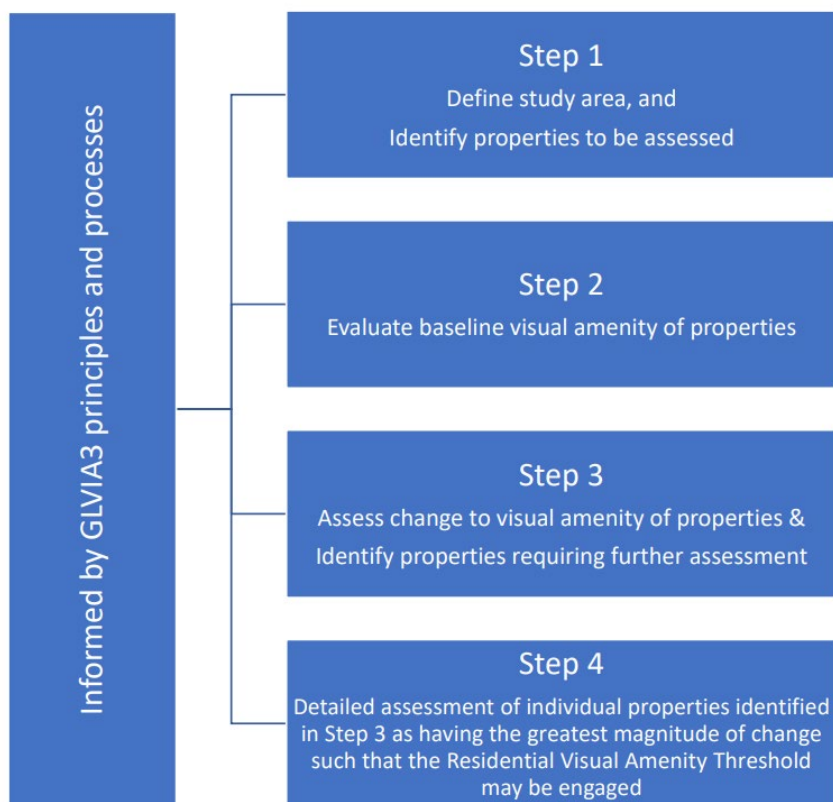
1.2 Assessment Methodology

- 1.2.1 This Technical Appendix comprises a RVAA of the Proposed Development that follows the staged approach outlined in the Landscape Institute Technical Guidance Note 02/19, with Figure 1 of the RVAA process reproduced as **Plate 8-1** below.

⁵ Landscape Institute and Institute of Environmental Management & Assessment (LI and IEMA). (2013). Guidelines for Landscape and Visual Impact Assessment. Third Edition - **paragraph 6.17**

⁶ The Landscape Institute (2018). Technical Information Note 02/2019 – Residential Visual Amenity Assessment - **paragraph 1.9**

Plate 8-1: RVAA Process (TGN 02/19)



Step 1: Definition of the Study Area and Scope of the Assessment^{6F7}

- 1.2.2 This RVAA defines a preliminary study area as a radius of 2 km from the proposed turbines. Within this study area the properties or groups of properties that are located within the Zone of Theoretical Visibility (ZTV) are scoped into the evaluation of baseline amenity as Step 2 below (**Figure 1 of Annex A**). The settlement of Llangynwyd is also assessed within the main LVIA chapter.
- 1.2.3 The RVAA seeks to identify, under Step 2 and 3 of the process described below, if any of the residents scoped into the assessment would experience a significant effect on views from their property (from the dwelling or its curtilage) during the operational period of the Proposed Development. This assessment has focused on the likely effects resulting from the wind turbines, given their vertical scale, however the contribution of the solar and substation elements of the Proposed Development are also considered where they could have a notable contribution to the overall magnitude of change.

⁷ The Landscape Institute (2018). Technical Information Note 02/2019 – Residential Visual Amenity Assessment - paragraphs 4.3-4.8

Step 2: Evaluation of Baseline Visual Amenity⁸

- 1.2.4 The existing visual amenity of each residential property or groups of dwellings scoped into the RVAA under Step 1 is described in terms of the type, nature, extent, and quality of views that may be experienced 'in the round' from the dwelling itself, including its 'domestic curtilage' (domestic gardens and access drives).

Step 3: Assessment of likely change to visual amenity of properties⁹

- 1.2.5 As part of Step 3, the sensitivity of the receptor (in all cases considered high from a combination of high susceptibility and medium to high value) is combined with the assessed magnitude of change at each receptor to determine the significance of effect.
- 1.2.6 As set out in TGN 2/19¹⁰ this step involves both desk study and detailed fieldwork but has not required visits to every individual property which, for the purposes of this step, can generally be assessed from the nearest publicly available vantage/access point.
- 1.2.7 The assessment of magnitude of change was undertaken from appraisal in the field and from wireline visualisations of the proposed wind turbines (**Figures 2 - 47** of **Annex A** to this Appendix). It should be noted that these are bare-earth illustrations and therefore do not take account of available screening from woodland, buildings and other intervening features in the landscape. Judgement of the magnitude of change in Step 3 considered a range of factors where relevant, as listed below, with seasonal variation also considered:¹¹
- Distance between the property and wind turbines accounting for size/scale and location relative to dwelling e.g. on higher or lower ground;
 - Type and nature of views e.g. open or enclosed;
 - Direction of views accounting for primary and secondary views from the property;
 - Extent of wind turbines visible from the property including likely principal rooms, domestic curtilage and private access route;
 - Scale of change in the views from introduction of wind turbines; and

⁸ The Landscape Institute (2018). Technical Information Note 02/2019 – Residential Visual Amenity Assessment - paragraphs 4.9-4.12

⁹ The Landscape Institute (2018). Technical Information Note 02/2019 – Residential Visual Amenity Assessment - paragraphs 4.13-4.16

¹⁰ The Landscape Institute (2018). Technical Information Note 02/2019 – Residential Visual Amenity Assessment – paragraph 4.15

¹¹ The Landscape Institute (2018). Technical Information Note 02/2019 – Residential Visual Amenity Assessment - paragraph 4.14

- Degree of contrast the wind turbines would introduce into views compared with the baseline e.g. presence of other vertical structures already in the view.
- 1.2.8 Step 3 concludes by identifying if any properties, or groups of properties, should be assessed further in a final Step 4, forming the RVAA Judgement.

Step 4: Forming the RVAA Judgement¹²

- 1.2.9 In line with best practice guidance Step 4 is only considered for those properties where the largest magnitude of effect has been identified¹³ i.e., a Very High Magnitude of Change. It is stated at footnote 7 linked to paragraph 4.18 of TGN 02/19 that:
- 1.2.10 “In line with GLVIA3 best practice (page 38, paragraph 3.27, point 2), visual impact magnitude is expressed on a sliding scale from minimum to maximum, typically using descriptors such as negligible, small, medium and large. Being a continuum, each of these has its upper and lower limits. It is important for assessors to keep in mind that RVAA is only concerned with those properties in the highest magnitude category”.
- 1.2.11 With reference to the LVIA Methodology at **ES Volume, Appendix 8.1: LVIA Criteria** the definitions for the visual magnitude of change that could result in Significant visual effects is reproduced below:
- Medium Magnitude of Change - Some change in the view that is clearly notable in the view and forms an easily identifiable component in the view;
 - High Magnitude of Change - A change in the view that is highly prominent and has a strong influence on the overall view; and
 - Very High Magnitude of Change – A change in the view that has a dominating or overbearing influence on the overall view.

1.3 Assessment of Effects

- 1.3.1 **Table 1** below contains the survey information gathered through desktop study and field appraisal and concludes with an assessment of the level of effect and significance for each receptor.
- 1.3.2 Several properties are financially involved in the Proposed Development, and whilst this does not change the assessment of visual effects experienced by these properties, it is recognised that residents with a financial involvement in a development are typically more tolerant of the visual change associated with it which is a relevant matter when considering the impacts a development has on residential amenity.

¹² The Landscape Institute (2018). Technical Information Note 02/2019 – Residential Visual Amenity Assessment - paragraphs 4.17-4.20

¹³ The Landscape Institute (2018). Technical Information Note 02/2019 – Residential Visual Amenity Assessment – paragraph 4.18

- 1.3.3 Isolated residential properties were assessed individually. Where dwellings occur in clusters, the following approach was adopted at the discretion of the assessor, in line with best practice guidance¹⁴:
- Large clusters of properties: a proxy dwelling was selected and assessed that would experience the greatest magnitude of change of the dwellings in the cluster; and
 - Smaller clusters of properties: consideration of all the dwellings was undertaken with a focus on the 'worse case' magnitude of change experienced, that may occur from one or more properties.
- 1.3.4 Where a distance between a residential property and a turbine is provided, the figure given is an approximate measurement between the centre point of the turbine tower and the corner of the nearest façade to the proposed wind turbines.
- 1.3.5 Where a property is set back from the public road along an access track that extends beyond the curtilage of the property, views on approach and departure from the property are also assessed.
- 1.3.6 A bare earth wireframe illustrating a 90-degree angle of view towards the proposed turbines, from the corner of the nearest façade of the nearest property within each group is provided in **Figures 2 to 48 of Annex A** to this Appendix. These wireframes do not take account of any intervening screening that may reduce or prevent visibility of the proposed turbines such as buildings, trees or any other visual barriers.
- 1.3.7 In this assessment no 'Very High' magnitude of change was concluded for any receptor at Step 3 set out in Table 8-1 below. Consequently, no further detailed assessment is required because none of the assessed effects would be of a scale that could reach the RVAT. This is predominately due to an important part of the design process which included minimising the visual effects that would be experienced by residents of the closest dwellings, i.e., to avoid overbearing visual effects.

¹⁴ The Landscape Institute (2018). Technical Information Note 02/2019 – Residential Visual Amenity Assessment – **paragraph 4.8**

Table 1 RVAA – Steps 2 and 3

RVAA Cluster ID and Property Name	Approx. Distance to nearest turbine and direction (from nearest property)	Magnitude of Change (Worst-Case)	Assessment – Level of Effect and Significance (Worst-Case)
Cluster C1: 1.1 - The Barn, Llangynwyd	1,791 m (T5), S See wireline at Figure 2 of Annex A	Medium to High	Moderate-major effect (significant). The blade tip ZTV indicates that up to all six turbines would be theoretically visible. Although some screening is provided by garden vegetation and trees along field boundaries, all six turbines would be clearly visible on the skyline with stacking (i.e., blade overlap) of T3, T4 and T5. This property has a southerly aspect with principal rooms facing towards the proposed development.
Cluster C1: 1.2 - Tyn y Pwnt Uchaf Farm, Llan Road, Llangwynwyd	1,924 m (T5), S See wireline at Figure 3 of Annex A	Medium to High	Moderate-major effect (significant). This property has a similar aspect to The Barn, assessed above, with principal views extending southwards. The wireline indicates all six turbines would be visible on the skyline with some stacking (blade overlap) of T3, T4 and T5. Some filtering is provided by garden vegetation and trees along the access track, but this planting would not substantially reduce visibility of the turbines which would be clearly visible in views from main living areas and the garden.
Cluster C2: 2.1: 3 No. dwellings: Castell House (financially involved), Castell Farm and Nant Y Castell.	1,956 m (T5), SSE See wireline at Figure 4 of Annex A	Medium	Moderate effect (not significant). The representative property of Castell House has views extending south-eastwards towards the Proposed Development. The wireline indicates that all turbines would be theoretically visible, although the majority of T6 would be screened by intervening landform. Garden vegetation provides some

RVAA Cluster ID and Property Name	Approx. Distance to nearest turbine and direction (from nearest property)	Magnitude of Change (Worst-Case)	Assessment – Level of Effect and Significance (Worst-Case)
			filtering; however, the rotors are likely to be visible in winter potentially from main living space and parts of the garden in addition to upper floor windows and the magnitude would be Medium with a Moderate effect that is not significant. Other non-financially involved properties in the cluster (Castell Farm and Nan Y Castell) are located close to mature woodland and subsequently the wind turbines are predicted to be fully screened in summer and heavily filtered in winter with no significant effects predicted (low magnitude and Moderate-Minor effect that is not significant).
Cluster C3: 3.1: 3 No. dwellings: 1-2, 3 and 4 Gilfach Cottages	1,558 m (T5), SE See wireline at Figure 5 of Annex A	Medium	Moderate effect (not significant) . Principal views from these properties extend eastwards across the valley. The Proposed Development would be partially visible obliquely from some of the main living space at the rear of the 3 No. dwellings, however views of the proposals would be typically restricted by adjacent dwellings and garden planting, with more open views from rear gardens, furthest from the dwellings.
Cluster C4: 4.1 - The Windsor Barn, Gilfach Uchaf Farm, and Gilfach Ganol Farm	1,035 m (T5), SE See wireline at Figure 6 of Annex A	Medium	Moderate effect (significant) . The cluster of three properties are set down in a localised valley, with views towards the Proposed Development, partially filtered by intermittent tree planting within the properties curtilage. The least restricted views are available from the front elevation, access track and garden of Windsor Barn where the lower

RVAA Cluster ID and Property Name	Approx. Distance to nearest turbine and direction (from nearest property)	Magnitude of Change (Worst-Case)	Assessment – Level of Effect and Significance (Worst-Case)
			towers of the turbines would be screened by intervening landform, although the turbine rotors would be clearly visible in oblique views. Similar views would be available from Gilfach Uchaf Farm and Gilfach Ganol Farm with a slightly greater degree of screening from tree planting within the property curtilage noting that the turbines would be clearly visible in winter from east facing elevations of all three properties including the main living space, gardens and access tracks.
Cluster C5: 5.1 - Ty Trisant: Pentre Lodge, Pant Isaf, Pentre Farm, Pantysgawen Farm, Hendre Forgan Farm and Tyn Yr Heol Farm	968 m (T6), NE See wireline at Figure 7 of Annex A	Medium	Moderate effect (not significant). The 6 properties are arranged in a close-knit group and in most cases, it is the gable ends of the dwellings that are orientated towards the proposed turbines with frontages inward facing. With the presence of mature tree cover close to the dwellings, it is assessed that there are limited opportunities for views of the turbines from main living spaces within the dwellings, although the movement of the rotor of the closest turbine T6 may be perceptible from some locations within the curtilage of the properties and the private access drives, The proposed solar panels to the northwest would be screened by a combination of intervening landform and tree cover and hedgerows on rising land.

RVAA Cluster ID and Property Name	Approx. Distance to nearest turbine and direction (from nearest property)	Magnitude of Change (Worst-Case)	Assessment – Level of Effect and Significance (Worst-Case)
Cluster C6: 6.1 -, Baglan Villa, Maescycoed, Hillcrest and 4 Rose Cottage	1,863 m (T6), NE See wireline at Figure 8 of Annex A	Medium	Moderate effect (significant). A cluster of four dwellings in close proximity. There would be clear views of the turbines from main living space and back garden at Baglan Villa, with similar views from the rear of No. 4 Rose Cottage, partially restricted by garden tree and shrub planting (Medium magnitude of change and Moderate effect that is significant). Views from the dwellings of Maescycoed and Hillcrest to the south would be restricted to front elevation windows that include main living space, however visibility of the proposed turbines would be restricted to a notable degree by the built form of Baglan Villa and No. 4 Rose Cottage that lie opposite the dwellings in the direction of the proposed turbines (magnitude of change is low and effects Moderate/Minor and not significant for these two dwellings).
Cluster C6: 6.2 – Brynawel, 1 and 2 Rose Cottage, and Old Pen y Bryn Chapel	1,988 m (T6), NE See wireline at Figure 9 of Annex A	Medium	Moderate effect (not significant). These four properties are situated along Heol y Glo road with the principal rear elevations of Brynawel and 1 and 2 Rose Cottage facing northeast toward the site. The wireline shows that while all six turbines would be theoretically visible, T1 to T5 would be substantially screened by intervening landform, with primarily T6 contributing to visual effects. Garden areas extend to the front and rear of the property, with some mature trees and hedgerows providing additional filtering. The northeast orientation means that some principal rooms

RVAA Cluster ID and Property Name	Approx. Distance to nearest turbine and direction (from nearest property)	Magnitude of Change (Worst-Case)	Assessment – Level of Effect and Significance (Worst-Case)
			would have views toward the development, but at nearly 2 km distance, and with partial screening, the turbines would not dominate these views.
Cluster C7: 7.1 - : Nos. 5 and 6 The Oaks	1,878 m (T3), N See wireline at Figure 10 of Annex A	Low	Moderate-Minor effect (not significant). Frontages of this pair of semi-detached dwellings are orientated towards the Proposed Development and include main living space, front gardens and access overlooking Crown Road, with views in the direction of the Proposed Development filtered by trees located along the highway verge. All turbines are likely to be fully screened in summer when trees are in leaf, with heavily filtered views in winter. With reference to the wireline, the turbines would be visible to varying degrees due to the screening effect of intervening landform.
Cluster C8: 8.1 - Ty Talwyn Farm and The Old Stables	1,286 m (T3), N See wireline at Figure 11 of Annex A	Very low	Minor effect (not significant). These 2 No. dwellings are nestled within the hillside of Cefngelli and in addition to the landform views in the direction of the Proposed Development are further enclosed by trees within the gardens of the properties and forestry surrounding the curtilage to the north and west. The wireline indicates that T1 to T5 would be obscured by landform and whilst T6 is theoretically visible in oblique views, it is likely to be screened by intervening trees and forestry even in winter. Proposed solar panels to the northeast would be fully screened by intervening landform close to the dwellings.

RVAA Cluster ID and Property Name	Approx. Distance to nearest turbine and direction (from nearest property)	Magnitude of Change (Worst-Case)	Assessment – Level of Effect and Significance (Worst-Case)
Cluster C9: 9.1 Ffordd-y-Gyfraith Farm	1,531 m (T1), NW See wireline at Figure 12 of Annex A	Very low/no change	Minor/no effect (not significant). The principal elevations of the dwelling are orientated east-west and the gable end of the dwelling facing north towards the Proposed Development does not contain windows. The wireline indicates a potential glimpse of T3 blade tip, however in reality due to the orientation of the property and planting along the dwelling curtilage this blade tip is unlikely to be perceptible from the garden or access, even in winter.
Cluster C9: 9.2 – Tw Gwyneth, Bryn Heulog, Brynteg, Bryn Hyfryd, Fairview, Plas y Marlais, 1, 2 & 3 Upper Law Street,	1,781 m (T1), NW See wireline at Figure 13 of Annex A	Low	Minor-moderate effect (not significant). This cluster of 9 No. dwellings within the settlement of Ffordd-y-Gyfraith are typically orientated east-west, meaning views towards the Proposed Development would primarily be from secondary windows and garden areas, rather than principal living spaces. The wireline shows that as a worst-case scenario, there could be visibility of up to two turbine hubs (T3 and T6) and blades, of T1, T2, and T4 periodically visible above the horizon to the northwest. Garden areas surrounding the properties are often bordered by tree and shrub planting that provides additional screening, of the Proposed Development to the north from gardens, access drives and secondary windows.
Cluster C9: 9.3 - Capel Bwthyn	1,976 m (T1), NW	Low	Minor - moderate effect (not significant). This property is located at the southern end of Ffordd-y-Gyfraith nearly 2 km to the nearest turbine. The wireline indicates that the hubs of

RVAA Cluster ID and Property Name	Approx. Distance to nearest turbine and direction (from nearest property)	Magnitude of Change (Worst-Case)	Assessment – Level of Effect and Significance (Worst-Case)
	See wireline at Figure 14 of Annex A		T1, T3 & T6 may be visible just above the horizon, with blades only of T2 and T4. The windows to main living areas face north towards the Proposed Development, however tree cover within the property curtilage and beyond would screen any views of the turbines in summer and heavily filter views in winter.
Cluster C10: 10.1 – Brynhaulog and Fronhaul	1,834 m (T1), WNW See wireline at Figure 15 of Annex A	Very low/no change	Minor/no effect (not significant). This pair of semi-detached dwellings have a north-south aspect, with garden areas to the north enclosed by trees, including evergreen pine and shrub understorey. The hub of T3 and blades of T1, T2, T4 & T6 would be heavily screened, even in winter, and any limited visibility is likely to be confined to upper floor rooms assumed not to be main living space.
Cluster C11: 11.1 - Swn y Nant and Foxglove Cottage (Note properties within the cluster more than 2km from the Proposed Development are not assessed)	1,960 m (T1), W See wireline at Figure 16 of Annex A	Very Low/no change	Minor/no effect (not significant). The 2 No. properties just within the 2 km study area are located on a gently sloping landform with the curtilage of Foxglove cottage surrounded by woodland and the northern boundary of Swn y Nant enclosed by a clipped hedge. The Wireframe shows only potential visibility of a blade tip of T1 that is highly unlikely to be discernible from any principal rooms orientated northwest, with very limited glimpses from access drives and gardens in winter. The proposed solar panels to the west would be fully screened by intervening landform and planting from both dwellings.

RVAA Cluster ID and Property Name	Approx. Distance to nearest turbine and direction (from nearest property)	Magnitude of Change (Worst-Case)	Assessment – Level of Effect and Significance (Worst-Case)
Cluster 12: 12.1 – Maes Cadlawr and Maes Cadlawr Farm	814 m (T2), SW See wirelines at Figures 17a and 17b of Annex A	High	Major effect (significant). The properties are set within the farmstead which includes numerous agricultural buildings. The two properties are generally orientated northwest with their garden areas to their south side. There is some degree of enclosure by trees located along the small watercourse, However, oblique views, and views from the garden and property curtilages, would include several of the proposed turbines situated on more elevated land to the south with T2 and then T5 the closest turbines, noting that the lower towers of these turbines and all other turbines would be screened by intervening landform. Farm buildings close to the properties would also limit the extent of turbines potentially visible. Proposed solar panels to the east and southeast would be predominantly screened by a combination of farm buildings and tree cover close to the buildings and any restricted views in the direction of the solar panels in winter would be screened by intervening field boundary hedgerows closer to the solar panels. Pegasus are informed that residents at these properties are financially involved with the Proposed Development.
Cluster 13: 13.1 – Biancasso, Woodland Cottage, 2 Greenmeadow, Greenmeadow Farm and Orchard Farm	1,410 m (T5), SW See wireline at Figure 18 of Annex A	Medium	Moderate effect (significant). A loose cluster of 5 No. dwellings are located north of the pylons and intervening woodland and mature belts are predicted to prevent the majority of views of the turbines from the northerly group of properties (i.e. 2 Greenmeadow, Greenmeadow Farm and

RVAA Cluster ID and Property Name	Approx. Distance to nearest turbine and direction (from nearest property)	Magnitude of Change (Worst-Case)	Assessment – Level of Effect and Significance (Worst-Case)
			Orchard Farm), even in winter and a Very Low/no change magnitude is predicted with a Minor/no effect. Views of the Proposed Development from main living space comprising the south facing facades of Biancasso and Woodland Cottage and parts of the nearby gardens are predicted. With reference to the wireline, the hubs of all turbines apart from T6 would be visible above landform to varying degrees. From these two dwellings the magnitude of change experienced would be Medium and the effect Moderate (Significant) .
14 - Brynfro Farm	1,110 m (T2), SW See wireline at Figure 19 of Annex A	Low	Minor-moderate effect (not significant) . The principal elevations of the dwelling face away from the Proposed Development. Potential direct views from the gardens and access track would be screened by nearby woodland in summer. Views would also be heavily filtered by the woodland in winter although it is possible that rotor movement of the turbines may be perceptible from localised parts of the curtilage. Proposed solar panels would be located to the south of the dwelling and are predicted to be screened by a combination of intervening farm buildings and/or woodland planting.
15 - Brynsiriol	1,413 m (T1), SW	Medium-High	Moderate-major effect (significant) . The property is located on gently rising land to the northeast of the A4063. Principal rooms are located on the east and west elevations

RVAA Cluster ID and Property Name	Approx. Distance to nearest turbine and direction (from nearest property)	Magnitude of Change (Worst-Case)	Assessment – Level of Effect and Significance (Worst-Case)
	See wireline at Figure 20 of Annex A		with garden areas to the south and west. The wireline shows all six turbines would be clearly visible on the skyline and intervening planting would have a limited role in screening views of the Proposed Development as it is largely located on lower ground.
16 - Ty Ysgubor	1,974 m (T2), SW See wireline at Figure 21 of Annex A	Medium	Moderate effect (not significant). The property is of broadly east-west orientation with garden areas, stables and outbuildings to the south and west. The wireline shows all six turbines would be visible on the horizon, at c.2 km distance. The property benefits from some screening by trees along the river corridor, but upper floors and more elevated parts of the garden would have clear views of the Proposed Development.
17 - Brynllwarch Farm	1,595 m (T1), SW See wireline at Figure 22 of Annex A	Medium	Moderate effect (significant). This farm property is situated on the valley side with views extending southwest toward the proposed development. The wireline shows all six turbines would be visible on the skyline, with T1 being closest at 1595 m. The farmhouse has a north-south orientation with views from the rear principal elevation and garden dominated by the nearby WEPA factory that includes a number of large-scale buildings and vertical structures including chimneys. Some limited screening is provided by vegetation within the property boundaries and along field edges, but this would not substantially reduce visibility of the

RVAA Cluster ID and Property Name	Approx. Distance to nearest turbine and direction (from nearest property)	Magnitude of Change (Worst-Case)	Assessment – Level of Effect and Significance (Worst-Case)
			turbines which would form noticeable new elements in views from the garden and parts of the access track .
18 - Cefn Ydfa Farm House	951 m (T1), W See wireline at Figure 23 of Annex A	Medium	Moderate effect (significant) . The principal elevations of the dwelling face southeast and northwest away from the Proposed Development and views that would be partially restricted by tree cover are predicted from parts of the access track and garden, particularly in winter. The wireline shows T1 to T5 would be visible, with the hubs and upper towers of T1 and T2 seen above the near horizon. Views of turbines T3, T4, and T5 would be confined to blade tips.
19 - Gelli Las Farm	1,231 m (T1), W See wireline at Figure 24 of Annex A	Medium	Moderate effect (not significant) . Similar effects to Cefn Ydfa Farm House would be experienced but at a greater distance noting the principal elevations of the dwelling are also orientated away from the Proposed Development. The wireline shows that the hubs and upper towers of T1 and T2 and to a lesser extent T5 would be potentially visible, although only T1 and the blades of T2 are predicted to be visible above intervening woodland. Whilst there are also theoretical views of the blades of turbines T3, T4, and T6 it is predicted these would be fully screened by intervening woodland, even in winter. The partial visibility of the proposals described above would be principally available from the garden and parts of the access track.

RVAA Cluster ID and Property Name	Approx. Distance to nearest turbine and direction (from nearest property)	Magnitude of Change (Worst-Case)	Assessment – Level of Effect and Significance (Worst-Case)
20 - Ty Mel, Coytrahen	1,806 m (T1), W See wireline at Figure 25 of Annex A	No change	No effect The wireline shows potential visibility of T1 and T5 blade tips that in reality would be fully screened by nearby intervening woodland on rising land from the dwelling, gardens and access track.
21 - Pentwyn Farm, Coytrahen	1,945 m (T1), WNW See wireline at Figure 26 of Annex A	No change	No effect. The principal elevation of the property is orientated north-south. The wireline shows potential visibility of up to three blade tips (T1-T3), however intervening barns are predicted to screen any views towards the Proposed Development from the garden and part of the access track.
22 - Cwmrisca Farm, Cwmrisca	1,775 m (T1), NW See wireline at Figure 27 of Annex A	No change	No effect. The principal elevations face north and south and the garden is on the south side of the property. The tallest structures of the Proposed Development i.e. the wind turbines are located to the northwest and whilst the wireline indicates limited blade visibility, (T1-T4) in reality there would be no visibility due to intervening farm buildings. Proposed solar panels are located to the northwest of the dwelling however views from the property would be screened by the farm buildings positioned at a higher level. Pegasus are informed that residents at this property are financially involved with the Proposed Development.
23 - Baiden Farm, Ffordd-y-Gyfraith	1,035 m (T1), NW	No change	No effect. The principal elevations of this property face north and south. Potential visibility of the proposed turbines to the north would be screened by an adjoining barn and the sharply rising landform to the north of the dwelling. There

RVAA Cluster ID and Property Name	Approx. Distance to nearest turbine and direction (from nearest property)	Magnitude of Change (Worst-Case)	Assessment – Level of Effect and Significance (Worst-Case)
	See wireline at Figure 28 of Annex A		would be potential views of solar parcels to the north, east and west, however given the orientation of the property and juxtaposition with farm buildings, combined with proposed planting, the majority of the parcels would be screened. Pegasus are informed that residents at this property are financially involved with the Proposed Development.
24 - Ton Phillip Farm, Ffordd-y-Gyfraith	1,400 m (T1), NW See wireline at Figure 29 of Annex A	Low	Minor-moderate effect (not significant). There would be views north from the principal front elevation of the dwelling towards the Proposed Development. The wireline indicates visibility of the proposed turbines from principal rooms, the access track and front garden would be restricted by the sharply rising landform, in combination with intervening field boundary vegetation, however some limited blade visibility is predicted. Very limited views of the solar farm, predicted to be largely restricted by intervening hedgerows south of the Site.
25 - Ty Gwalia, Ffordd-y-Gyfraith	1,819 m (T3), NNW See wireline at Figure 30 of Annex A	Low	Minor-moderate effect (not significant). Views from principal rooms to rear of this dwelling, and its grounds, are orientated towards the Proposed Development, with views filtered by mature tree planting to the curtilage of the dwelling. With reference to the wireline, T5 would be fully screened by landform and T1, T2 and T4 would be restricted to blade tips above landform, although views would be screened in summer and heavily filtered in winter by the

RVAA Cluster ID and Property Name	Approx. Distance to nearest turbine and direction (from nearest property)	Magnitude of Change (Worst-Case)	Assessment – Level of Effect and Significance (Worst-Case)
			intervening tree cover. The hub and upper tower of T3 and T6 would be more apparent, although visibility would be restricted by the tree planting to the property curtilage.
26 - Cefn Parc Stud Farm, Ffordd-y-Gyfraith	1,700 m (T3), N See wireline at Figure 31 of Annex A	No change	No effect. Views from the dwelling and gardens are predicted to be fully screened by adjacent agricultural buildings and tree cover. There is the potential for oblique glimpses from the access track however these are predicted to be restricted by a hedgerow and local tree cover. Pegasus are informed that residents at this property are financially involved with the proposed development.
Cluster 27 - Ger y Coed, Bryndu & Rhyd Y Bontbren Farm	1,581 m (T6), NE See wireline at Figure 32 of Annex A	Low	Minor-moderate effect (not significant). There are two dwellings: a house and adjoining bungalow. In terms of the bungalow the principal views face south and west away from the Proposed Development and the principal elevations of the house also face away from the proposals (to the north and south). Available views northeast towards the Proposed Development would be predominantly experienced from the garden of the house where the wireline indicates the potential for the rotor and upper tower of T3 above intervening landform (heavily filtered by intervening woodland) and the blade tip of T4, with T2, T5 and T1 effectively screened by intervening landform. T6, the closest turbine, would be most apparent in any available views predominantly experienced from the rear garden of the

RVAA Cluster ID and Property Name	Approx. Distance to nearest turbine and direction (from nearest property)	Magnitude of Change (Worst-Case)	Assessment – Level of Effect and Significance (Worst-Case)
			house. Rhyd Y Bontbren Farm is located in proximity to Ger y Coed, with both properties sharing similar characteristics including distance to T6 (1,518m), orientation away from the turbines, and screening from intervening vegetation and landform. The combined wireline assessment demonstrates that visibility of the turbines would be limited from both properties, with principal views facing away from the development.
28 - Tynton Farm, Llangynwyd	827 m (T5), SE See wireline at Figure 33 of Annex A	Medium-High	Moderate-major effect (significant). The close cluster of dwellings comprises two houses and a bungalow. The principal elevations of all dwellings are orientated northeast-southwest, away from the Proposed Development. The southeast facing elevation of the southernmost house includes a door to the dwelling and two windows all of which contain leaded/obscured glass indicating they are not principal living space. Bordering the property curtilage to the south and west is a mature hedge with trees that have recently been cut back, although a section of planting directly to the south of the properties still had taller trees at the time of the survey. The wireline shows all six turbines would be visible on the horizon, with the closest T5 clearly visible from the access road and property curtilage where the screening function of the planting along the curtilage of the property including parts of the access road and patio

RVAA Cluster ID and Property Name	Approx. Distance to nearest turbine and direction (from nearest property)	Magnitude of Change (Worst-Case)	Assessment – Level of Effect and Significance (Worst-Case)
			adjacent to the northeastern elevation of the southernmost house is reduced from recent cutting back of the trees.
29 - Foel Fach Farm, Llangynwyd	1,232 m (T5), SSE See wireline at Figure 34 of Annex A	Medium-Low	Minor-moderate effect (not significant). The main elevations of the dwelling are orientated east/northeast-west/southwest. Views towards the Proposed Development to the south are largely restricted by agricultural buildings that surround the property and its domestic curtilage. The wireline demonstrates that all six turbines would be theoretically visible on the horizon however in reality these would only be clearly visible from the access track approach.
30 - Gadlys Farm, Llangynwyd	990 m (T5), S See wireline at Figure 35 of Annex A	High	Major effect (significant). The principal elevation of the property is orientated south toward the Proposed Development, and similar unrestricted views would be available from the adjoining garden. The wireline shows all six turbines would be visible on the horizon to the south although the lower towers of all turbines would be screened by intervening landform to varying degrees with the exception of T5 where the full extent of the turbine would be visible. In addition, intervening woodland would further restrict the visibility of T1 and T2. Views out from the access track to the dwelling are typically enclosed by woodland along the route.

RVAA Cluster ID and Property Name	Approx. Distance to nearest turbine and direction (from nearest property)	Magnitude of Change (Worst-Case)	Assessment – Level of Effect and Significance (Worst-Case)
31 - Bryn Cynan Farm, Llangynwyd	1,016 m (T5), SSW See wireline at Figure 36 of Annex A	Medium-High	Moderate-major effect (significant). The rear elevation of the dwelling including main living space is orientated south-southwest and together with part of the adjoining garden would experience views towards the Proposed Development. Views would be restricted by nearby agricultural buildings and garden tree planting to the extent that with reference to the wireline it is predicted that T1 and T2 would be largely screened by agricultural buildings, T3 and T4 would be partially obscured by garden tree planting, especially when trees are in leaf, and T5 would be clearly visible, although the lower tower would be screened by intervening woodland. T6 is likely to be visible, although the tower would be largely screened by intervening landform and woodland. Intermittent views of the Proposed Development would also be available from the access track to the property, partly restricted by agricultural buildings.
Cluster 32 - Birchfield Mill, Tal-y-fedw Felin, Gadlys House and Fron Oleu, Llangynwyd	1,352 m (T5), SSW See wireline at Figure 37 of Annex A	Medium	Moderate effect (significant). A cluster of 4 No. dwellings surrounded by woodland. All four dwellings have principal south facing elevations with adjacent gardens facing towards the Proposed Development, however extensive local woodland cover would restrict views of the proposed turbines from each dwelling to varying degrees. Views from Birchfield Mill and Tal-y-fedw Felin that are set down the slope and bordered to the south and southwest by woodland on higher ground are not anticipated to experience any

RVAA Cluster ID and Property Name	Approx. Distance to nearest turbine and direction (from nearest property)	Magnitude of Change (Worst-Case)	Assessment – Level of Effect and Significance (Worst-Case)
			views of the Proposed Development in summer and there would be very heavily filtered views in winter e.g. some rotor movement may be perceptible (Low magnitude and Minor-moderate effect that is not significant). Views from the dwellings of Gadlys House and Fron Oleu on higher land would experience views of the closest turbines (T5 and T2) that would appear a similar height on the skyline (by virtue of perspective) to the shorter, but much closer existing pylons that are visible above the woodland. It is noted that the closest turbine T5 would be oblique in these views.
Cluster 33 – 33.1 40 No. dwellings at Heol-yr-Ysgol, Pont Rhyd-y-cff	1,938 m (T5), S See wireline at Figure 38 of Annex A	Medium	Moderate effect (significant) . Approximately 40 No. semi-detached properties face south towards the Proposed Development at the southern edge of the settlement of Pont Rhyd-y-cyff. Views from the principal elevations include the rear of dwellings at the edge of the settlement and views from the front of dwellings on rising land within the internal cul-de-sacs where there are elevated views towards the Proposed Development over the top of dwellings at the settlement edge. The representative wireline is located on the street of Heol-yr-Ysgol near the junction with Heol Cynan. The wireline indicates that all six turbines would be theoretically visible on the horizon, over 1.9 km distant. In reality a mature tree belt along the southern edge of the settlement would partially restrict views of the turbines from the dwellings at the edge of the settlement and their

RVAA Cluster ID and Property Name	Approx. Distance to nearest turbine and direction (from nearest property)	Magnitude of Change (Worst-Case)	Assessment – Level of Effect and Significance (Worst-Case)
			associated gardens, particularly when tree cover is in leaf (Medium-Low magnitude and Moderate – Minor-Moderate effect that is not significant). Visibility of the Proposed Development would be greatest from properties on rising ground on Heol-yr-Ysgol as shown in the representative wireline. Residents at these elevated locations are predicted to experience views from main living space of the turbines on the skyline, set above properties at the settlement edge.
34 – Troed Y Rhiw Farm	1,552 m (T6), NE See wireline at Figure 39 of Annex A	Very Low	Minor effect (not significant) . The principal elevations of the dwelling face south-southeast and north-northwest. The gable end of the main dwelling without windows faces the Proposed Development to the northeast. The wireline indicates potential views from the access track and garden of the rotors of T6 and T3 and blades of T4, T2 and T1, however in reality these would likely be screened in most places by a belt of conifers along the eastern boundary of the garden and farm buildings beyond.
35 – Nant y Neuadd Farm	1,494 m (T6), NE See wireline at Figure 40 of Annex A	Low	Minor-moderate effect (not significant) . The principal elevations of the dwelling face east and west and there are oblique views from the rear principal elevation towards the Proposed Development to the northeast, however intervening agricultural buildings at close range are predicted to predominantly screen the proposed turbines, with views restricted to blades of the closest T6. The wireline

RVAA Cluster ID and Property Name	Approx. Distance to nearest turbine and direction (from nearest property)	Magnitude of Change (Worst-Case)	Assessment – Level of Effect and Significance (Worst-Case)
			indicates that the rotors of T6 and T3 and blades of T4, T2 and T1 would be potentially visible above intervening landform, however views from the garden and dwelling would be restricted by the nearby agricultural buildings and less restricted views are predicted from the access track on the approach to the dwelling.
Cluster 36 – Ffynnon Iago Farm & Ty Gwn	1,295 m (T6), N See wireline at Figure 41 of Annex A	Very Low	Minor effect (not significant). The receptor comprises a farmhouse and nearby bungalow with principal elevations on both properties orientated north northeast and south southwest. The wireline indicates the hub and rotor of T6 and T3 could be visible above intervening landform with the majority of the turbine towers and other turbines screened by landform. In reality intervening planting along the property boundary and public road corridor would largely restrict any potential views from the dwelling, garden or access track, with the possibility that rotor movement may be perceived in winter after leaf-fall from the farmhouse only.
37 – Pentyla Farm	1,067 m (T3), N See wireline at Figure 42 of Annex A	Medium	Moderate effect (significant). Views from the principal south facing elevation and majority of garden area would be unaffected by the Proposed Development. With reference to the wireline there is a potential for views from the rear of the property and the access road where T3 and T6 would be clearly visible between mature trees along the curtilage of

RVAA Cluster ID and Property Name	Approx. Distance to nearest turbine and direction (from nearest property)	Magnitude of Change (Worst-Case)	Assessment – Level of Effect and Significance (Worst-Case)
			the property, with views of the remaining turbines predominantly restricted by intervening woodland cover.
38 - Aberbaiden Farm	1,591 m (T3), N See wireline at Figure 43 of Annex A	Medium	Moderate effect (significant). Views from the principal north facing elevation and peripheral garden area would include the Proposed Development although views are predicted to be partially restricted by the roadside hedgerow. With reference to the wireline there is a potential for T3 to be clearly visible in direct views on the skyline, set above intervening woodland and the blades of the other turbines would be visible passing above the wooded ridge on the horizon.
39 - Hafod Heulog Farm	1,765 m (T6), NE See wireline at Figure 44 of Annex A	Medium	Moderate effect (significant). Views from the principal north facing elevation are partially restricted by farm buildings and outside materials storage in the farmyard. With reference to the wireline there is a potential for a direct view of T6 that would be restricted from most of the north facing elevation by the nearby agricultural buildings. The rotors and upper towers of T6 and T3 would be visible obliquely from the northeastern end of the dwelling. Visibility of the other turbines would be restricted to blade only visibility above intervening landform. Views of the Proposed Development from the internal access road are typically limited by conifer hedging around the garden and agricultural buildings.

RVAA Cluster ID and Property Name	Approx. Distance to nearest turbine and direction (from nearest property)	Magnitude of Change (Worst-Case)	Assessment – Level of Effect and Significance (Worst-Case)
40 - Cae Mabifor Farm, Maesteg	1,743 m (T5), SSW See wireline at Figure 45 of Annex A	Medium	Moderate effect (significant). This property is located approximately 1.7 km to the north-northeast of the Proposed Development. The wireline indicates visibility of multiple turbines from the property, with principal views extending southwards towards the wind farm. The property is situated at 109 m AOD on lower ground relative to the turbine locations. At a distance of 1,743 m to the nearest turbine (T5), the turbines would be clearly visible on the skyline but would not dominate views from the property. Some screening may be provided by intervening vegetation and landform features. The turbines would form a notable but not overbearing component in southerly views from main living spaces and the domestic curtilage.
41 - Tyn-y-Waun Farm, Maesteg	1,660 m (T5), SSW See wireline at Figure 46 of Annex A	Medium	Moderate effect (significant). This property is located approximately 1.66 km to the north of the Proposed Development with views extending southwards. The wireline indicates visibility of multiple turbines, with the property situated at 129 m AOD on relatively lower ground compared to the turbine positions. At a distance of 1,660 m to the nearest turbine (T5), the turbines would be visible on the skyline in southerly views from the property and its curtilage. The scale and distance of the turbines would result in them forming a clearly identifiable component in views, however they would not dominate the overall outlook. Partial

RVAA Cluster ID and Property Name	Approx. Distance to nearest turbine and direction (from nearest property)	Magnitude of Change (Worst-Case)	Assessment – Level of Effect and Significance (Worst-Case)
			screening may be provided by field boundary vegetation and intervening topography.
42 - Y Graig, Bridgend	738 m (T1), WSW See wireline at Figure 47 of Annex A	High	Major effect (significant). This property is the closest residential receptor to the Proposed Development at approximately 738 m from turbine T1. The property is located to the northeast of the wind farm with the wireline indicating that all 6 turbines would be visible in westerly and south-westerly views from the property. Given the proximity to T1, the turbine would appear at a considerable scale in views from the property and its curtilage, with the rotor sweeps being prominently visible. The property is situated at 127 m AOD with turbines positioned on higher ground, increasing their prominence in views. The property orientation, with principle windows aligned north-west to south-east, would be at a juxtaposition with the wind turbines and provide some mitigation through the dwelling itself blocking direct views from certain principal rooms, although the turbines would be highly prominent in views from the domestic curtilage, access areas, and any westward-facing windows. The combination of the proximity to T1 (738 m) and the visibility of multiple turbines results in a High magnitude of change as a worst case. However, the property is only single storey with two kitchen windows orientated towards

RVAA Cluster ID and Property Name	Approx. Distance to nearest turbine and direction (from nearest property)	Magnitude of Change (Worst-Case)	Assessment – Level of Effect and Significance (Worst-Case)
			the proposed wind turbines, with other main living areas orientated in a different direction. The presence of a field boundary hedgerow set close to the property, and surrounding the point of access and curtilage, would provide some lower level screening and filtering of views from these rooms and curtilage. Therefore, it is considered, the effect does not reach the Very High magnitude threshold that would trigger further assessment under Step 4, as the turbines would not have a dominating or overbearing influence on all views from the property.
43 – Caretakers Bungalow	1,845 m (T5), WSW See wireline at Figure 48 of Annex A	Very Low	Minor effect (not significant). This property is a caretakers cottage located within the grounds of a school. Whilst the wireframe shows theoretical visibility to all turbines the property is single storey and surrounded by two storey school building structures which would obscure the view to the site from within the building and likely the surrounding curtilage.

1.4 Summary and Conclusions

- 1.4.1 The purpose of Residential Visual Amenity Assessment (RVAA) is to identify if any significant changes in private views would be so great that they would breach the Residential Visual Amenity Threshold (RVAT) defined as:

“The threshold at which the visual amenity of a residential property is changed and adversely affected to the extent that it may become a matter of Residential Amenity and which, if such is the case, competent, appropriately experienced planners will weigh this effect in their planning balance.”¹⁵

- 1.4.2 It is a widely established planning principle that no one has a private ‘right to a view’ including where a development may have a significant effect upon private views, as confirmed in many appeal decisions over recent years.
- 1.4.3 The scale of change in views that would be experienced by residents includes consideration of whether a Proposed Development could be legitimately perceived as ‘overbearing’.
- 1.4.4 It is important to differentiate residential visual amenity from a range of other potential environmental effects that could impact living conditions close to proposed wind farms including noise and shadow flicker. Together these effects are considered as part of the ‘planning balance’.
- 1.4.5 This RVAA of the Proposed Development follows the staged approach outlined in the Landscape Institute Technical Guidance Note 02/19 (TGN 02/19). Step 1 defined the study area as extending 2km from the turbines and included all properties at this range that fell within the Zone of Theoretical Visibility (ZTV).
- 1.4.6 Step 2 and 3 of TGN 02/19 included desktop appraisal, field studies and preparation of wireline visualisations to assist in judging the magnitude of change that would be experienced from each residential receptor as a result of the Proposed Development. The magnitude of change was combined with the sensitivity of the receptor (high in all cases) to establish the overall significance of effect as set out in the LVIA Methodology.
- 1.4.7 The conclusions of the assessment were set out in tabular format and identified the residential receptors (individual and groups of properties) that would experience a significant effect.
- 1.4.8 The layout of the wind farm has followed an iterative process as set out in the **Planning, Design and Access Statement**, which accompanies the application. An important part of the design process included minimising the visual effects that would be experienced by residents of the closest dwellings i.e., to avoid overbearing visual effects. As a consequence of this design approach, whilst a high magnitude was predicted at several properties, the RVAA at Step 3 predicted

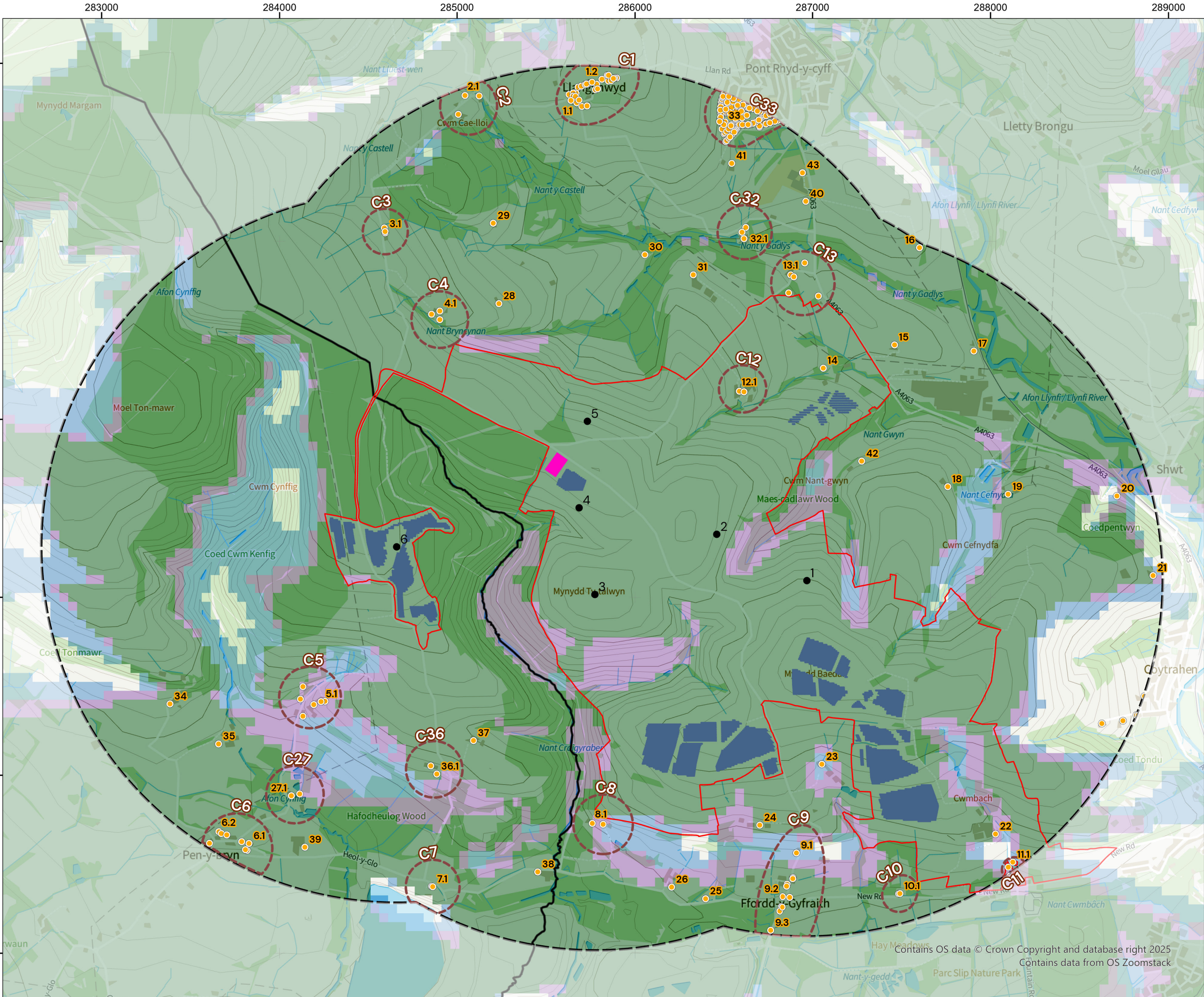
¹⁵ The Landscape Institute (2018). Technical Information Note 02/2019 – Residential Visual Amenity Assessment – Glossary – page 17

that there would be no potential for a Very High magnitude of change to be experienced from any dwelling. This approach has ensured that no visual effect would be close to meeting the Residential Amenity Threshold (RVAT). In accordance with best practice guidance TGN 02/19, the Step 3 results indicate that there is no requirement for a more detailed Step 4 study where a judgement is made on whether the Proposed Development would result in the RVAT being met or not at specific properties.

- 1.4.9 No residential receptor experiences a Very High magnitude of change, therefore no properties require detailed Step 4 RVAA Judgement assessment.
- 1.4.10 The closest residential receptor is Cluster ID 42 (Y Graig) at 738m from turbine T1, which experiences a High magnitude of change resulting in a Major (significant) effect. However, the property is only single storey with two kitchen windows orientated towards the proposed wind turbines, with other main living areas orientated in a different direction. The presence of a field boundary hedgerow set close to the property, and surrounding the point of access and curtilage, would provide some lower level screening and filtering of views from these rooms and curtilage. Thus, the effect does not reach the threshold for Very High magnitude that would indicate potential breach of the Residential Visual Amenity Threshold (RVAT).
- 1.4.11 The iterative design process has successfully minimised visual effects on residential properties to avoid overbearing impacts.
- 1.4.12 The RVAA concludes that the RVAT would not be reached at any property, which is comparable with recent DNS consents at Mynydd Carn y Cefn (DNS/3270299) and Mynydd Y Glyn (DNS/3280378). Whilst it is acknowledged that every proposal is required to be assessed on its own particular circumstances, in both of these recent DNS consents, wind turbines of 180m to tip and 155m to tip respectively were proposed at closer proximity and at more elevated locations relative to individual residential properties and settlement than would be the case with the Proposed Development. This comparison indicates that whilst unavoidable significant effects would be experienced by some residents, at no property would the effects experienced be so great as to reach the RVAT.



ANNEX A



Legend:

- Site Boundary
- Proposed Turbines
- 2km Study Area
- Local Authority Boundary
- Substation Area
- Proposed Solar Development – 3m Development Height
- Residential Addresses
- Residential Clusters

Zone of Theoretical Visibility – Blade Tip (200m)

- 1-2 Turbines Visible
- 3-4 Turbines Visible
- 5-6 Turbines Visible

Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936
Units: Meter

00	18/11/2025	First Draft	AA	AA	AA
Rev	Date	Description	Drn	Chk	App

Mynydd Ty-talwyn Energy Park

TITLE:

Figure 1: Residential Receptors within 2km

0

0.25

0.5

0.75

Kilometres

SCALE: 1:20,000 @ A3

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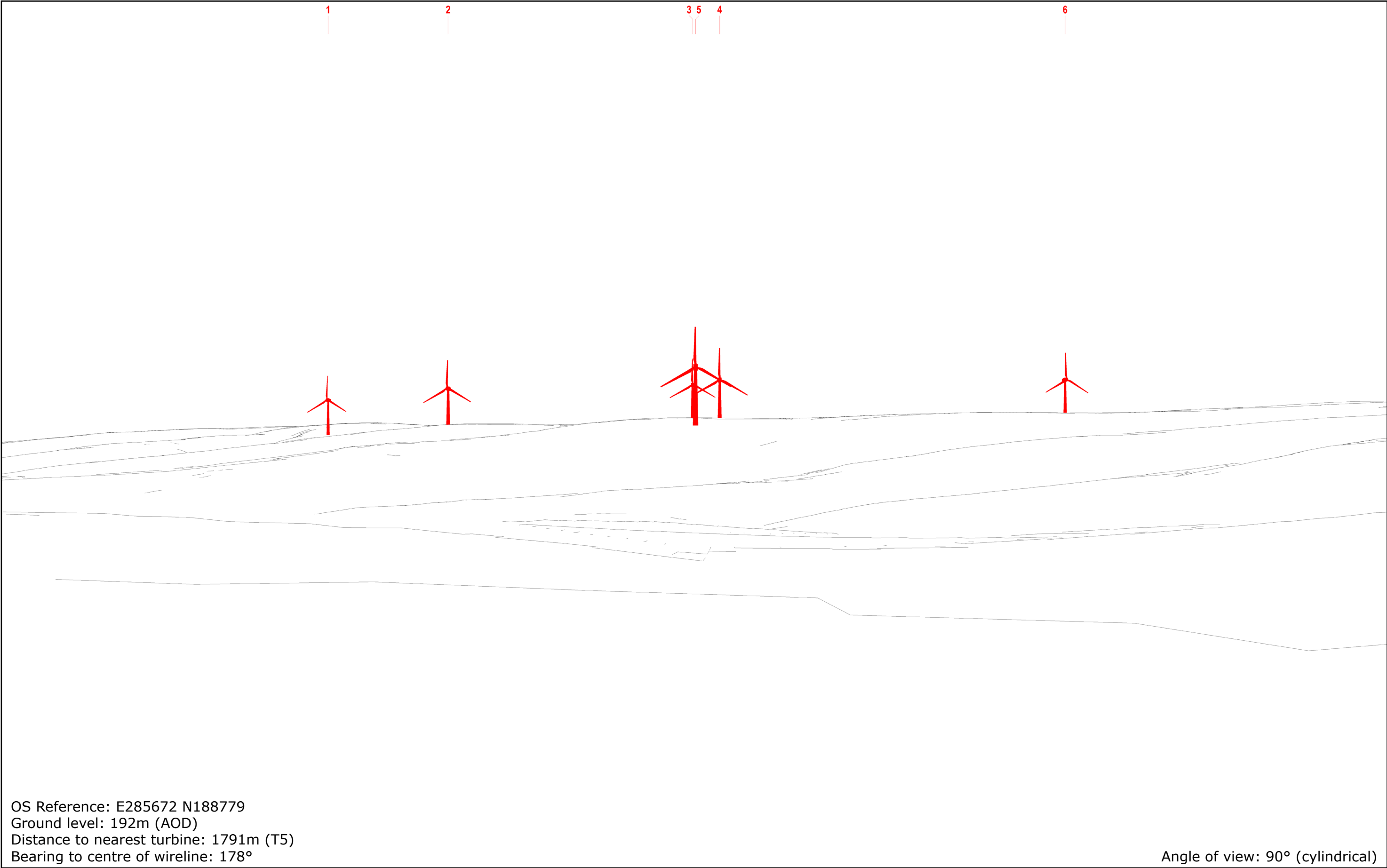
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MYNYDD TY-TALWYN ENERGY PARK

Appendix 8.9 – Annex A Figures 2-48
Residential Visual Amenity Assessment Wirelines

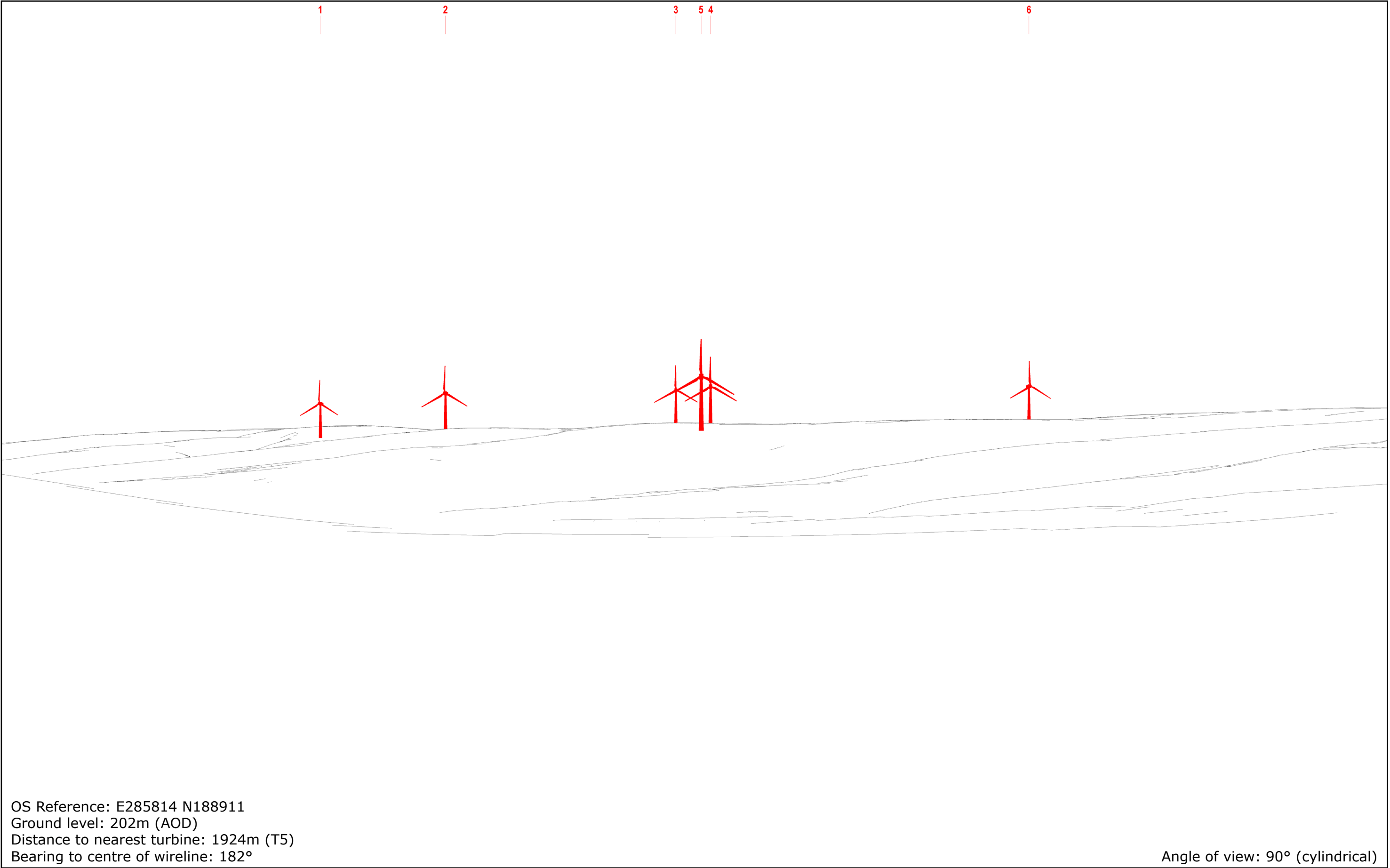
Cluster ID 1.1-The Barn, Llangynwyd

Appendix 8.9 – Annex A Figure 2



Cluster ID 1.2-Tyn Y Pwnt Uchaf Farm, Llan Road, Llangynwyd

Appendix 8.9 – Annex A Figure 3



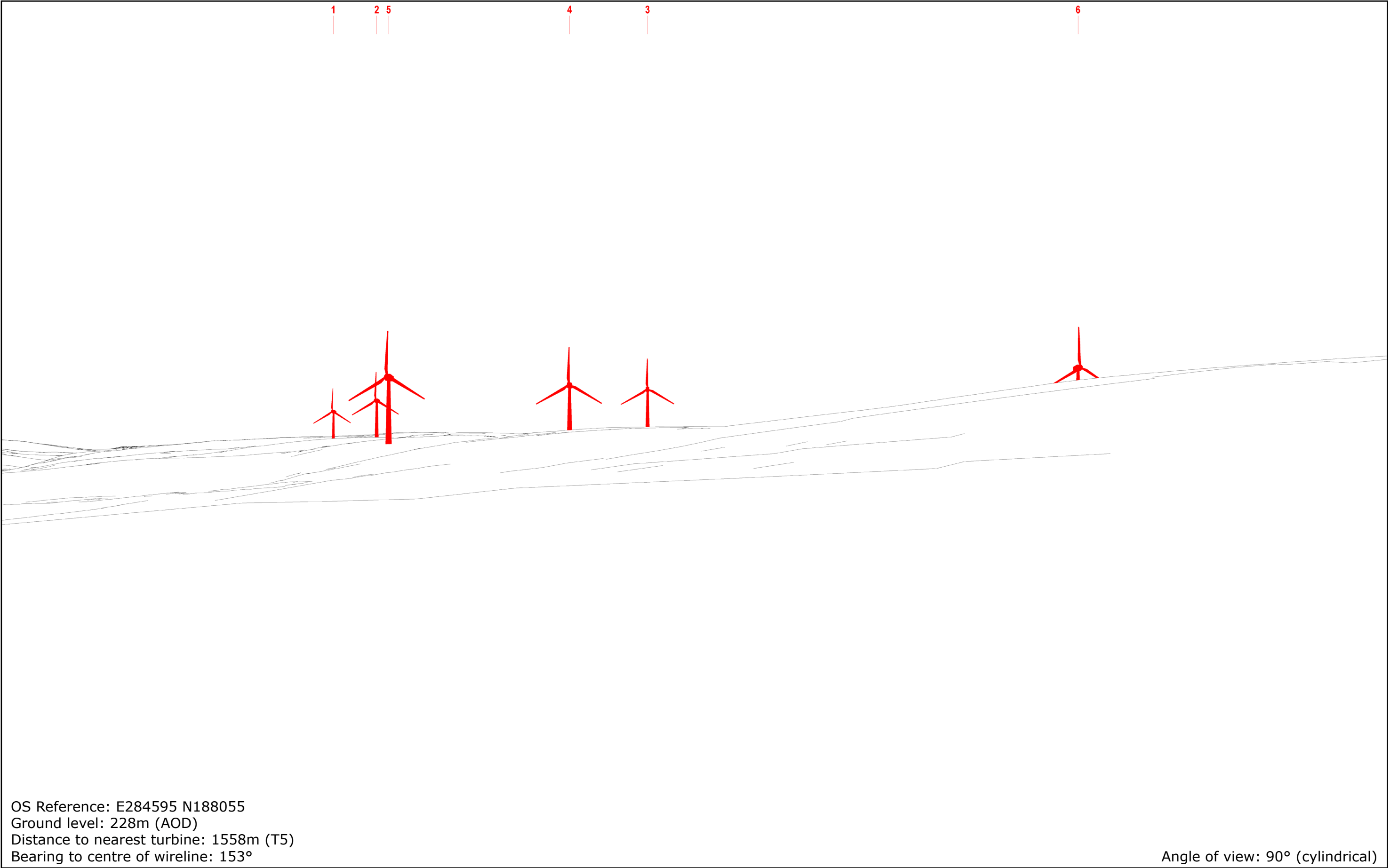
Cluster ID 2.1-Castell House, Llangynwyd

Appendix 8.9 – Annex A Figure 4



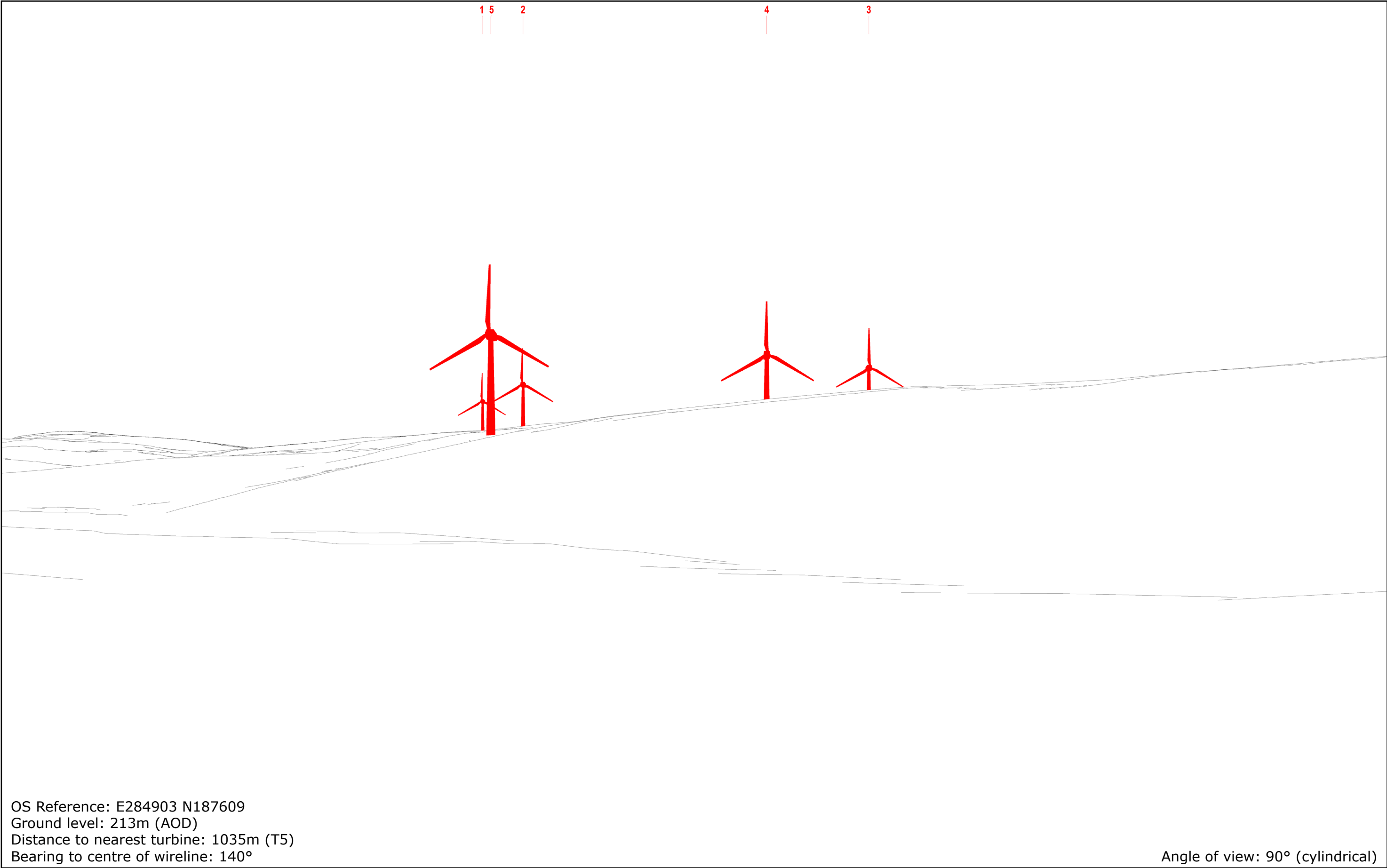
Cluster ID 3.1-3, Gilfach Cottage, Llangynwyd

Appendix 8.9 – Annex A Figure 5



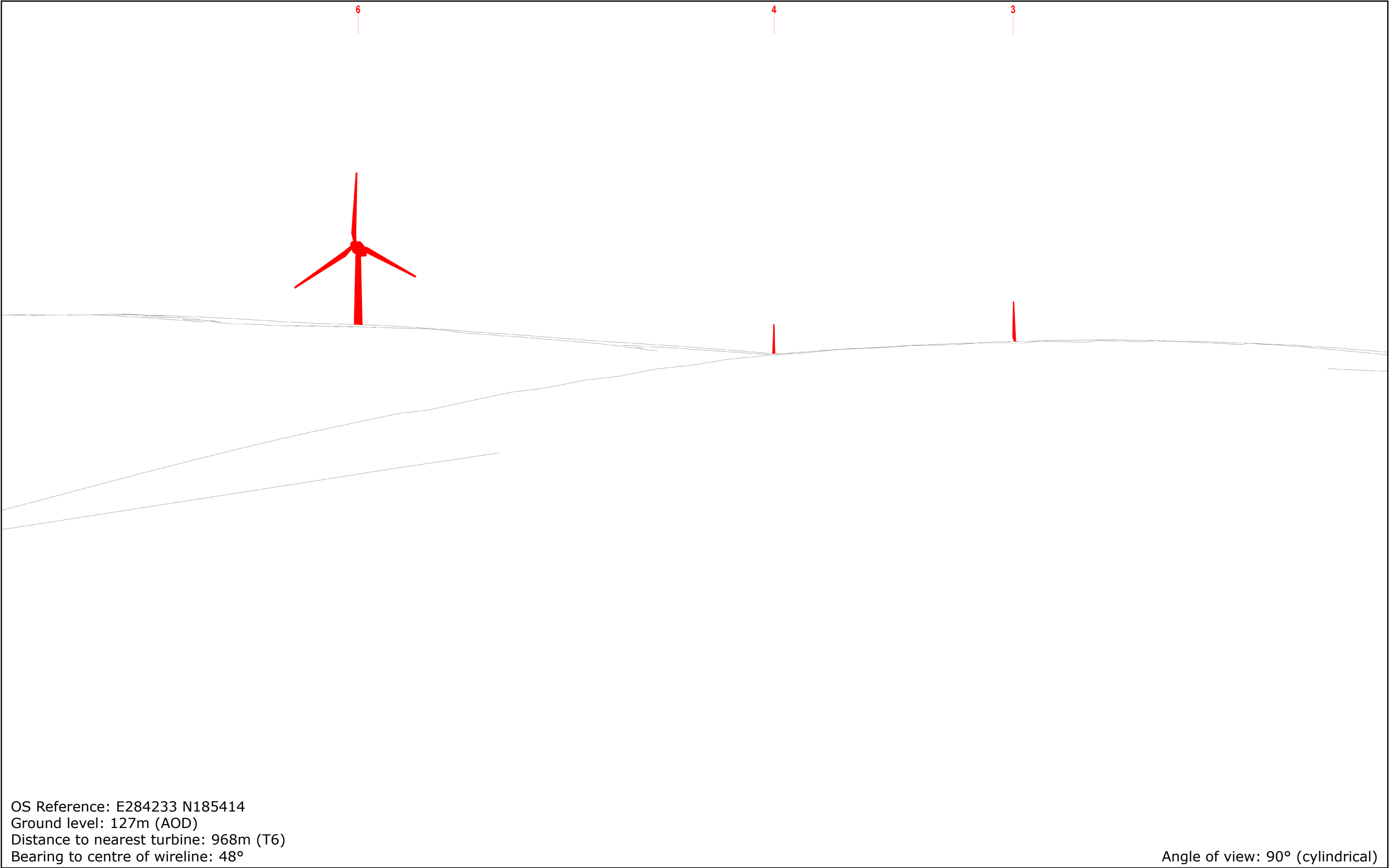
Cluster ID 4.1-The Windsor Barn, Llangynwyd

Appendix 8.9 – Annex A Figure 6



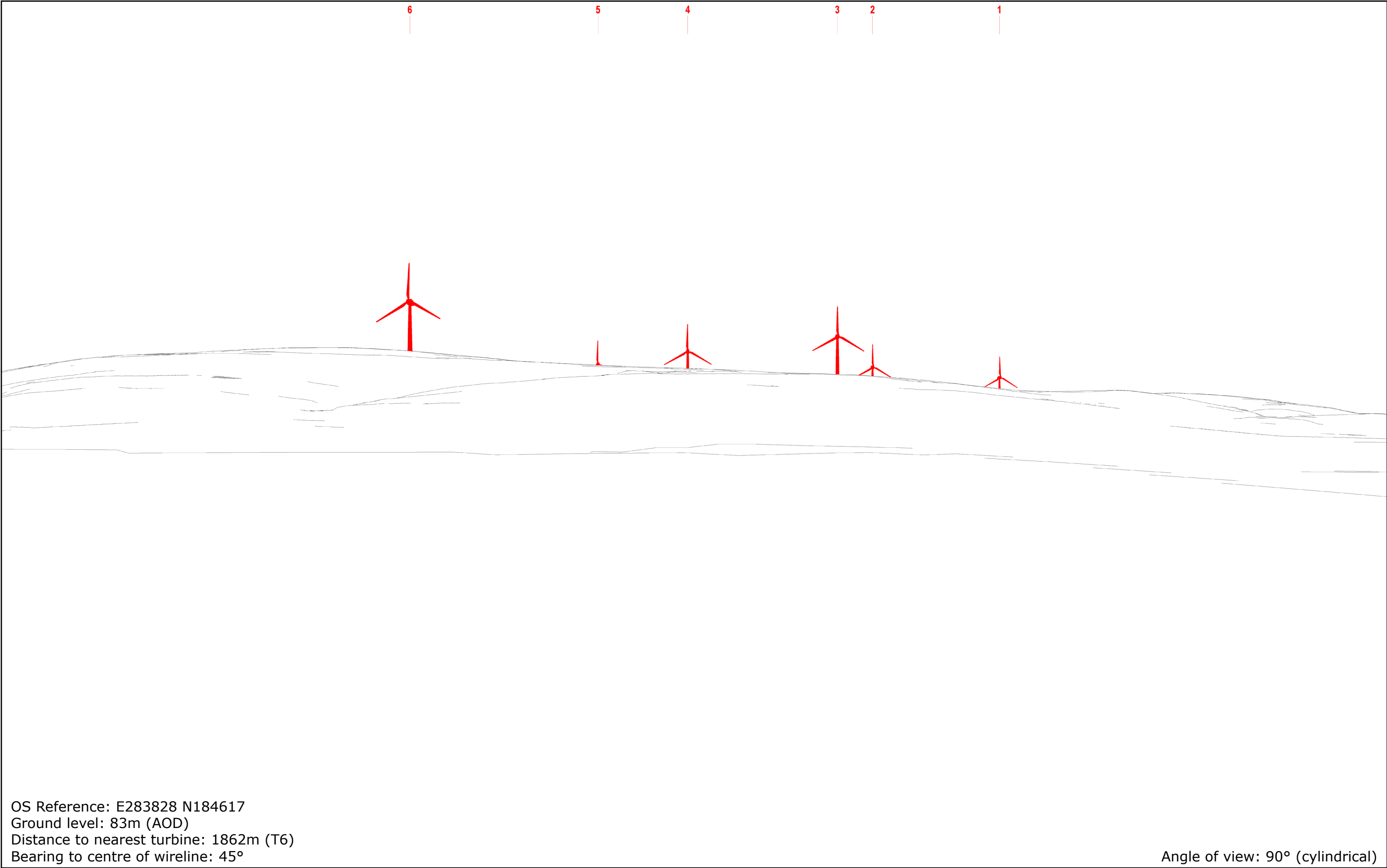
Cluster ID 5.1-Ty Trisant, Bryndu

Appendix 8.9 – Annex A Figure 7



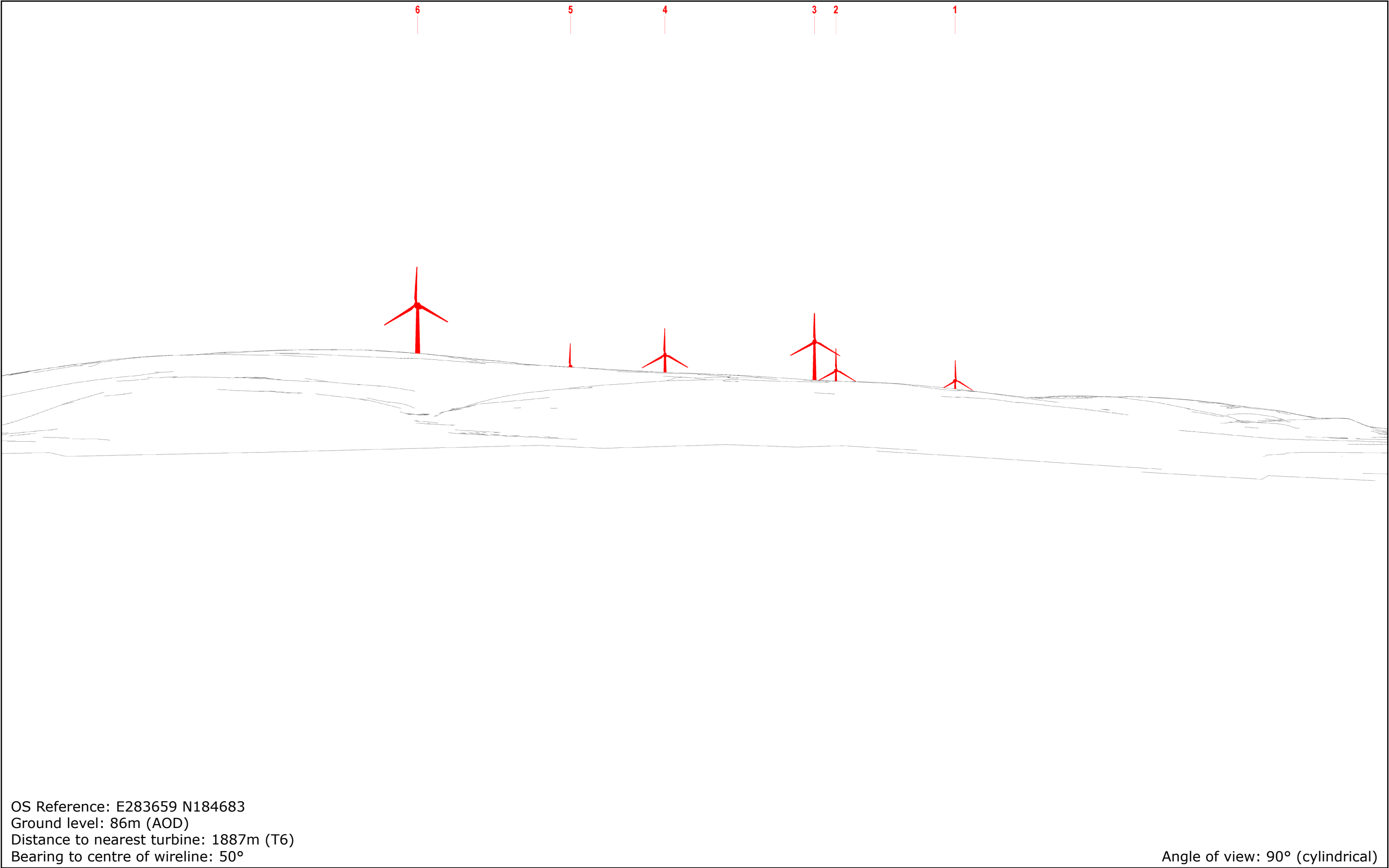
Cluster ID 6.1-Baglan Villa, Heol Y Glo, Bryndu

Appendix 8.9 – Annex A Figure 8



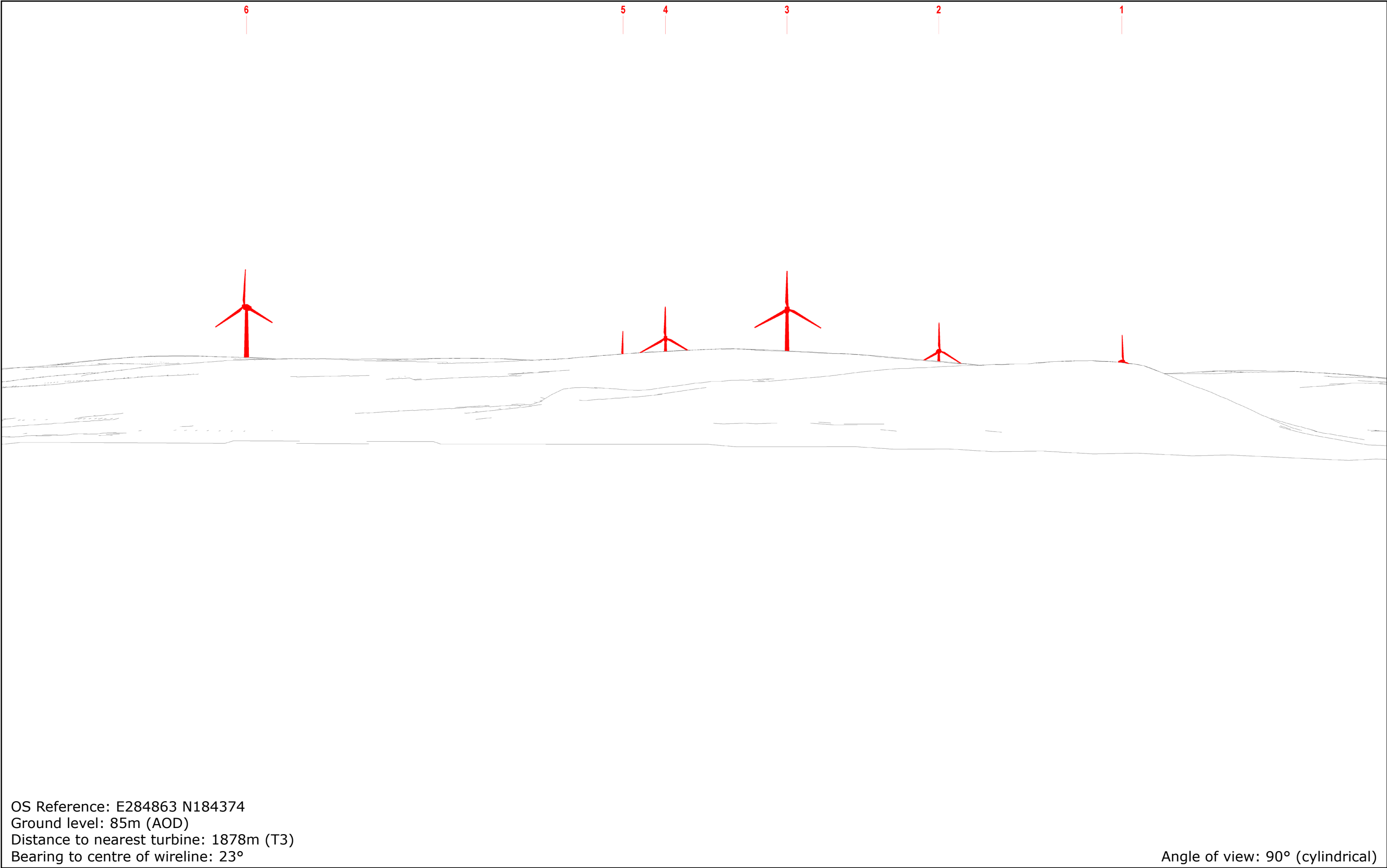
Cluster ID 6.2-1, Rose Cottage, Heol Y Glo, Bryndu

Appendix 8.9 – Annex A Figure 9



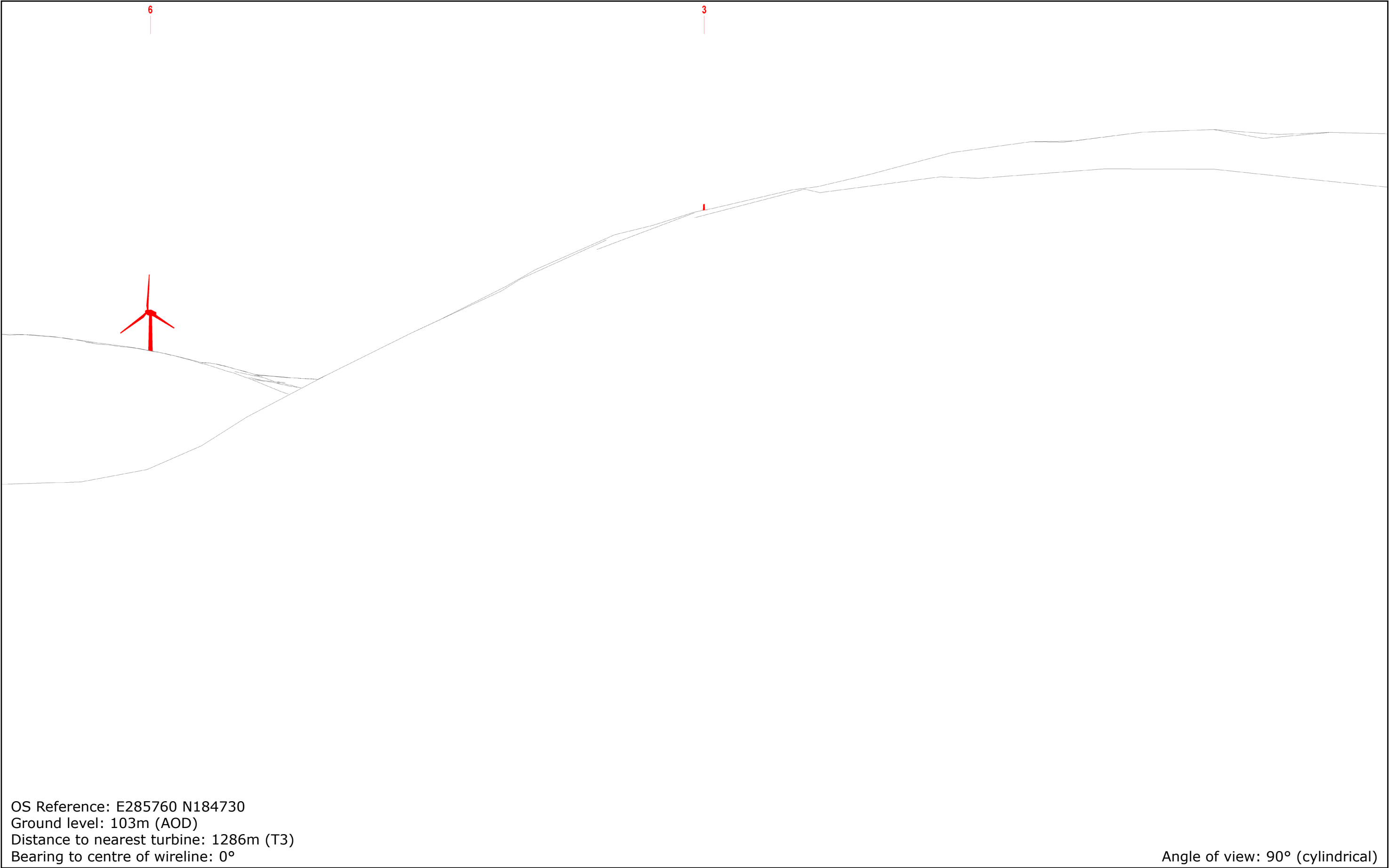
Cluster ID 7.1-6, The Oaks, Kenfig Hill, Bridgend

Appendix 8.9 – Annex A Figure 10



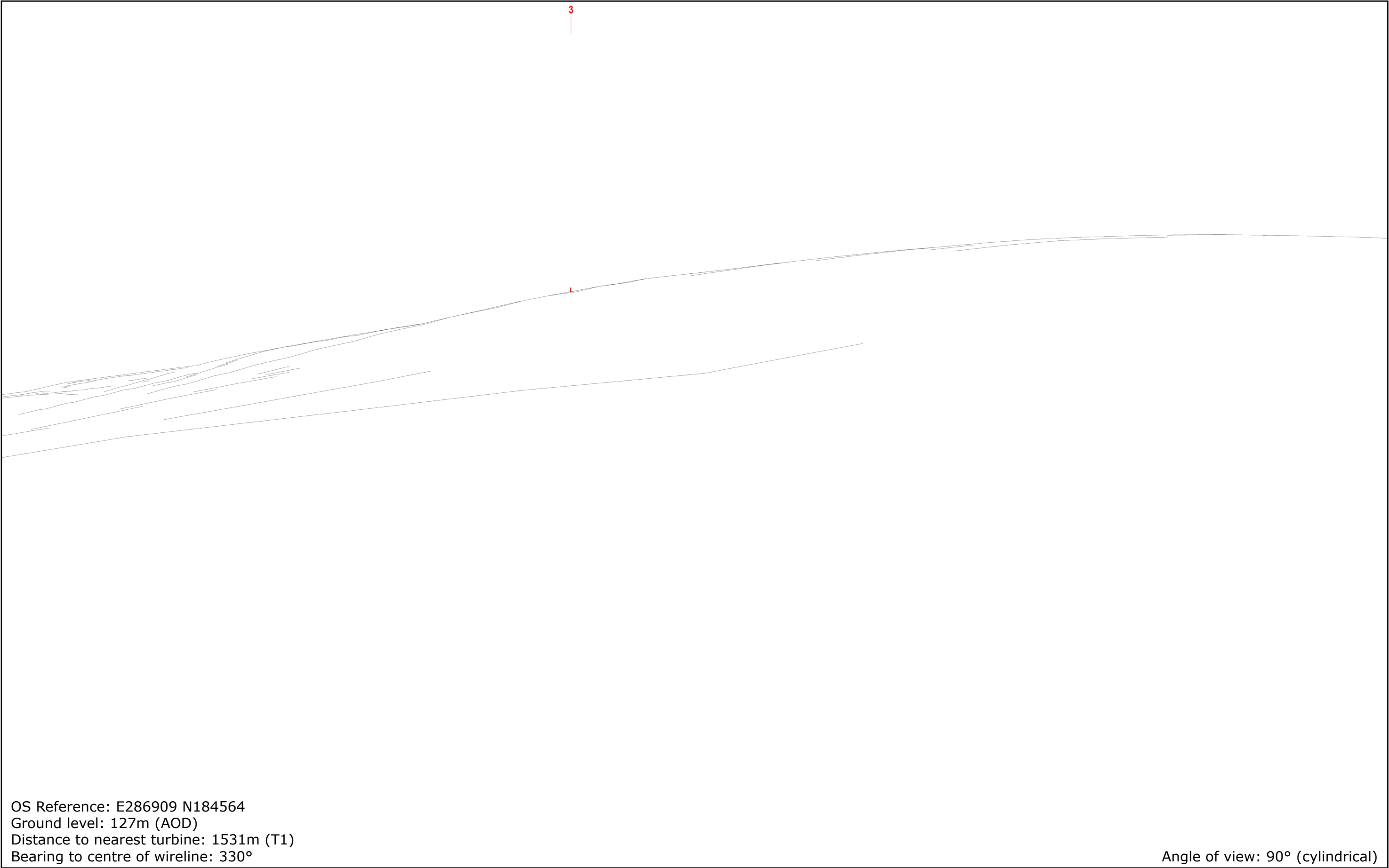
Cluster ID 8.1-Ty Talwyn Farm, Ffordd-Y-Gyfraith

Appendix 8.9 – Annex A Figure 11



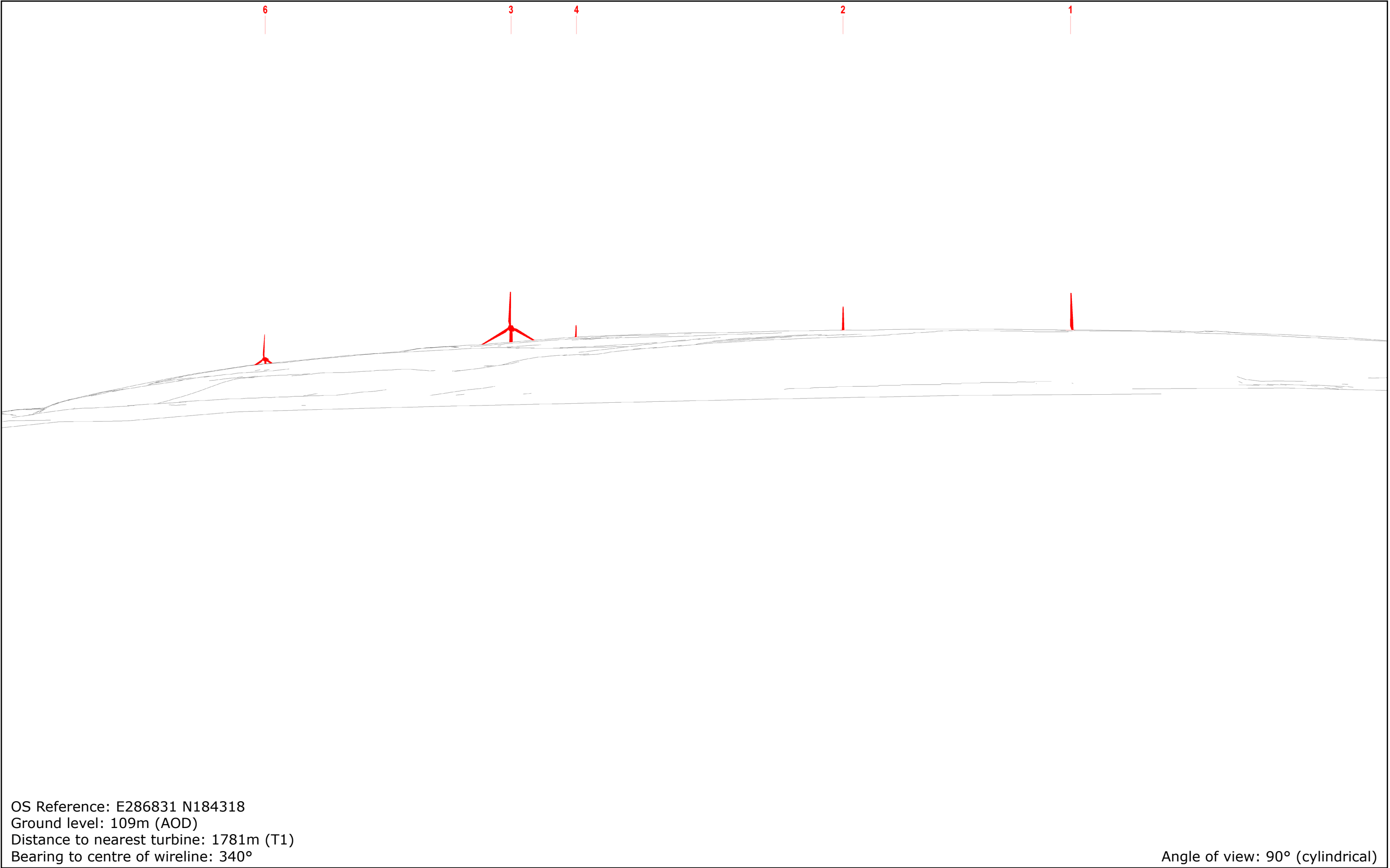
Cluster ID 9.1-Ffordd Y Gyfraith Farm, Ffordd-Y-Gyfraith

Appendix 8.9 – Annex A Figure 12



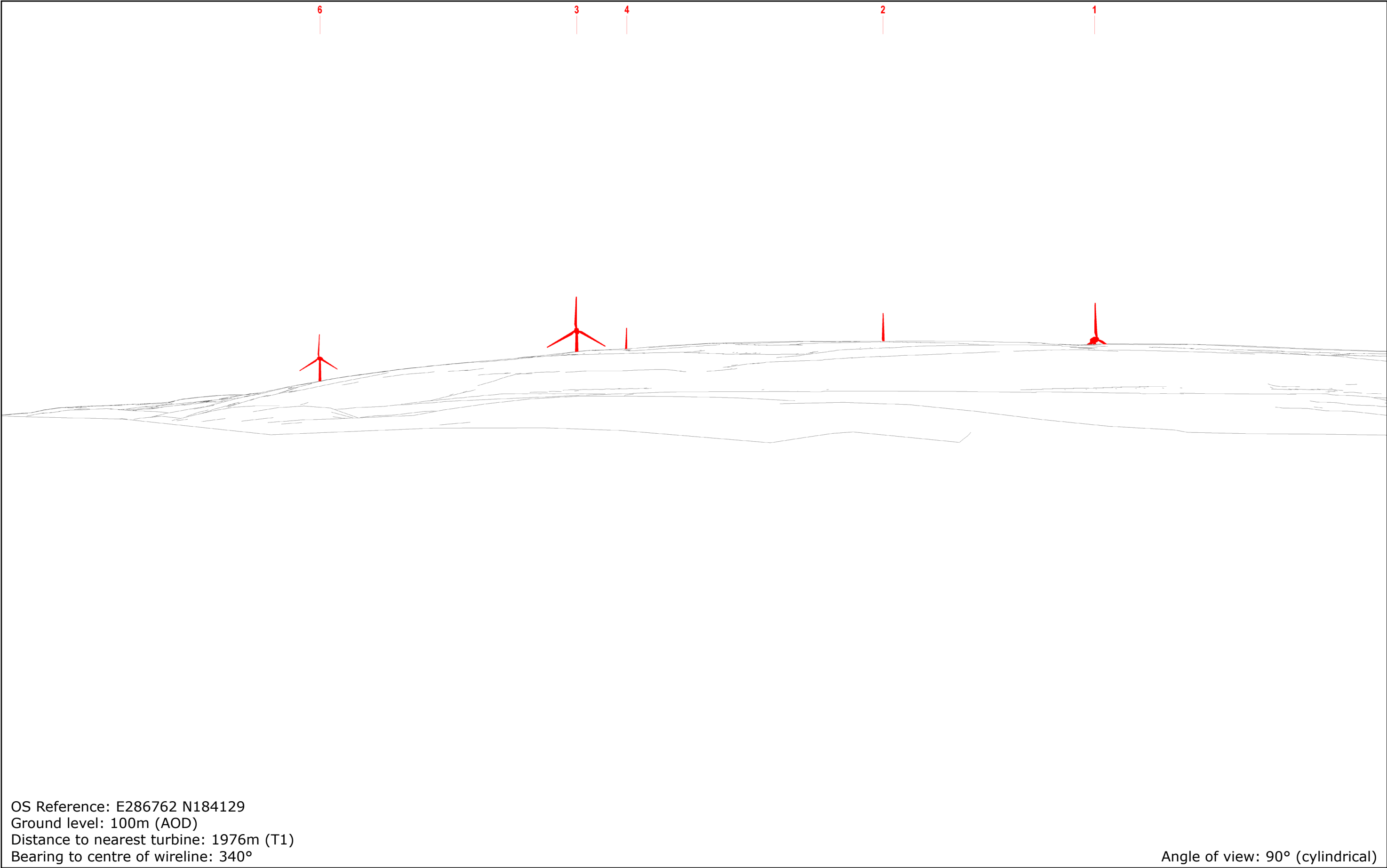
Cluster ID 9.2-Fairview, Ffordd-Y-Gyfraith

Appendix 8.9 – Annex A Figure 13



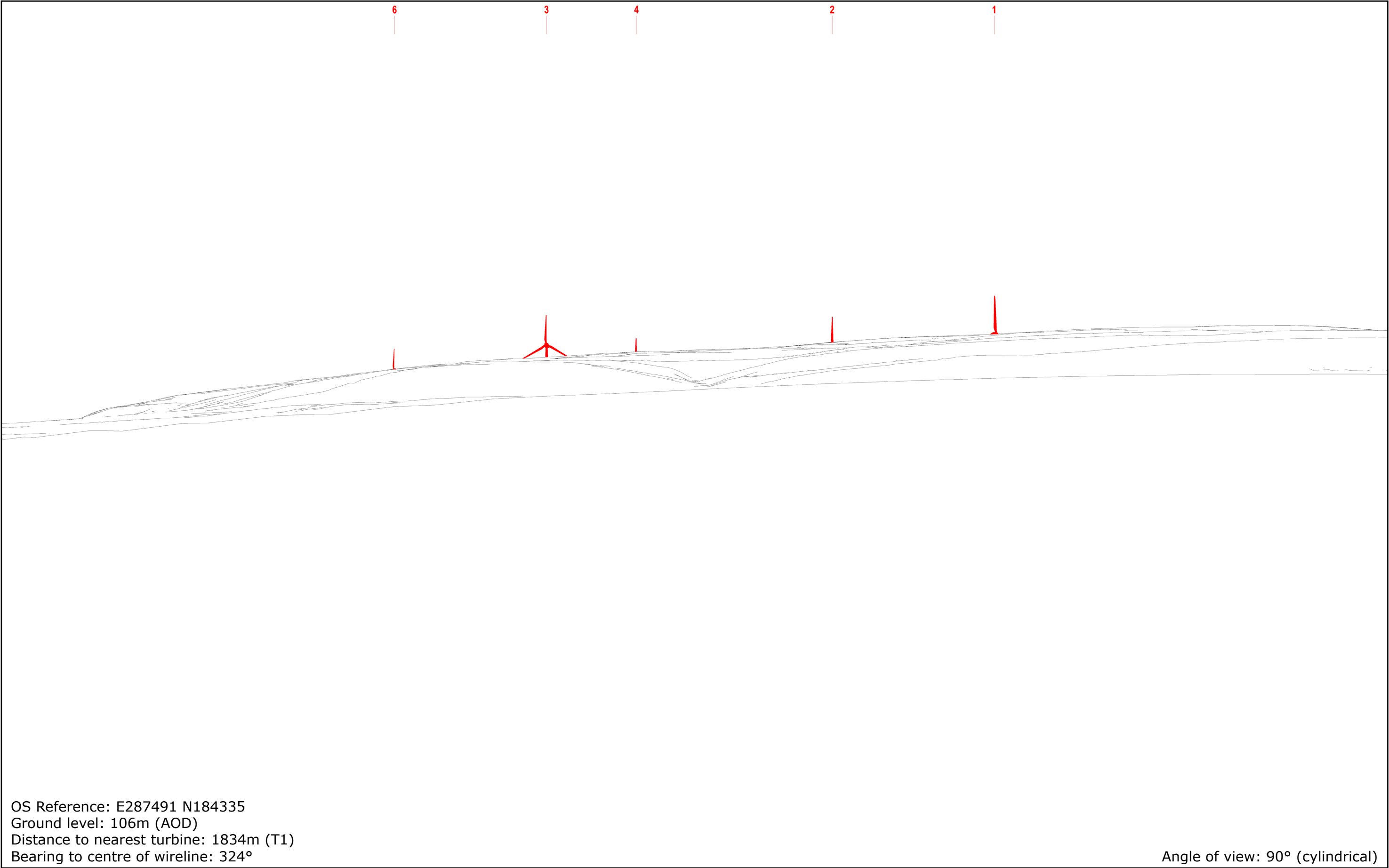
Cluster ID 9.3-Capel Bwthyn, Law Street, Ffordd-Y-Gyfraith

Appendix 8.9 – Annex A Figure 14



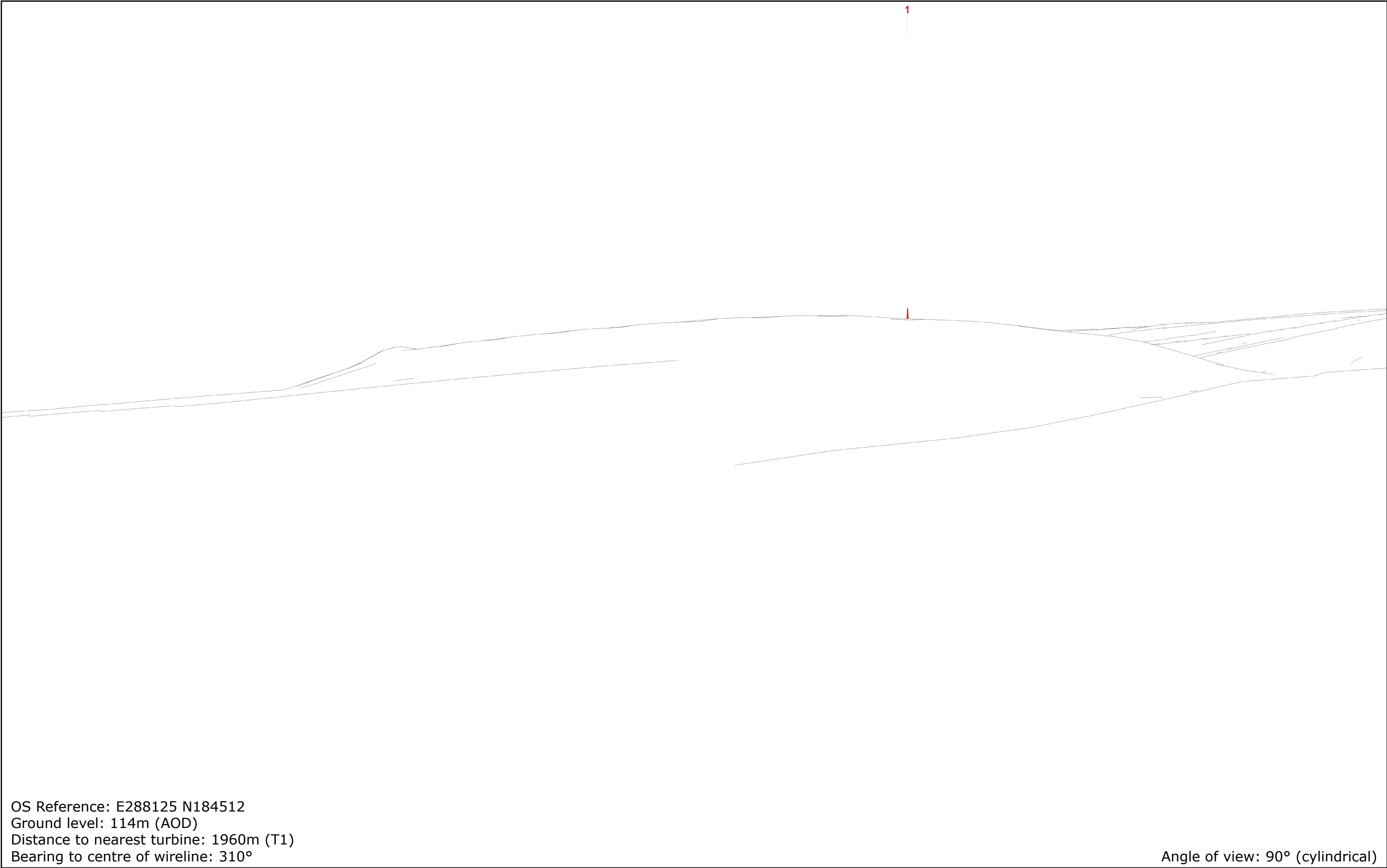
Cluster ID 10.1-Brynhaulog, New Road, Tondur

Appendix 8.9 – Annex A Figure 15



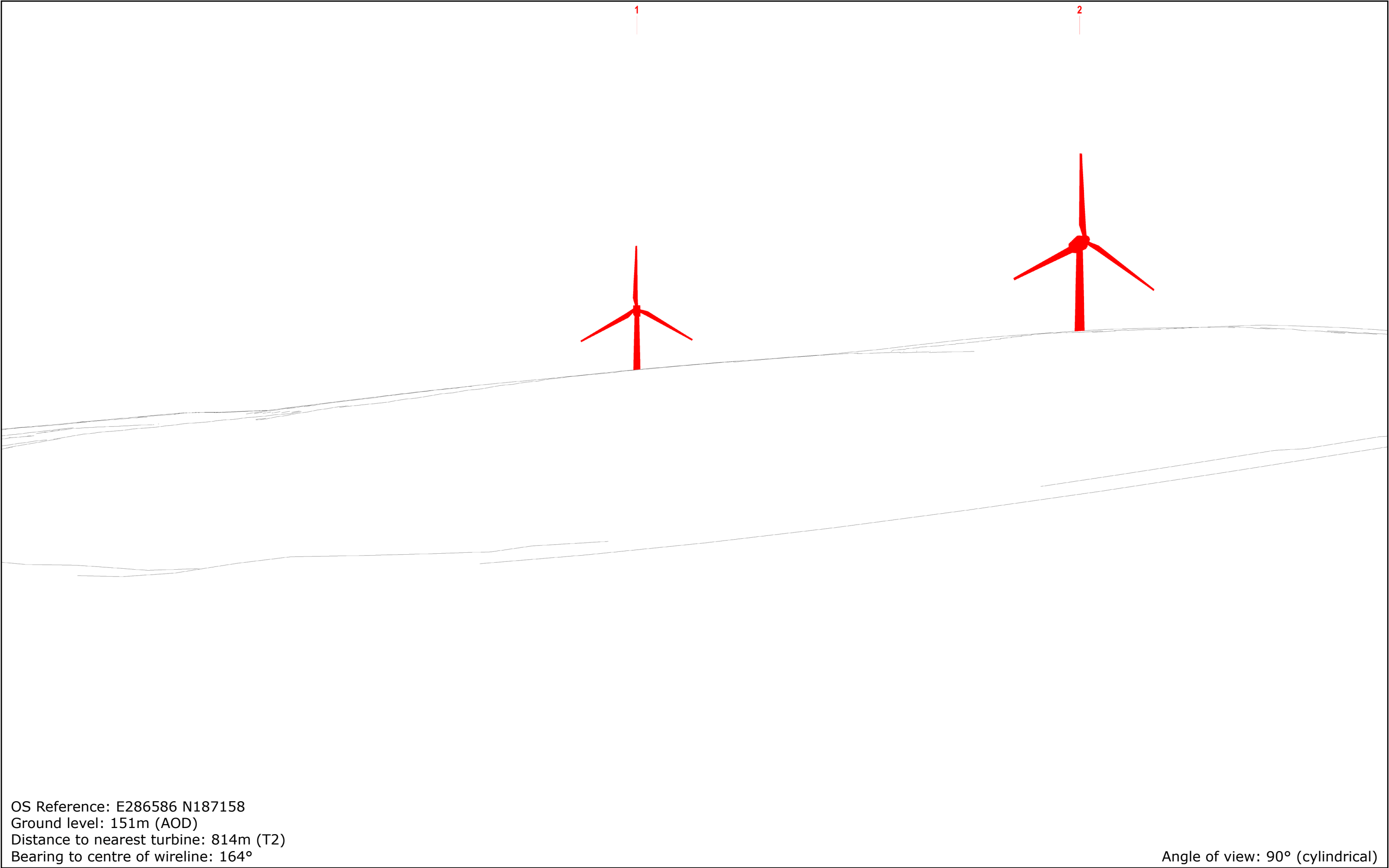
Cluster ID 11.1-Swn Y Nant, Cwmrisca, Tondu

Appendix 8.9 – Annex A Figure 16



Cluster ID 12.1-Maes Cadlawr, Llangynwyd (Left)

Appendix 8.9 – Annex A Figure 17a



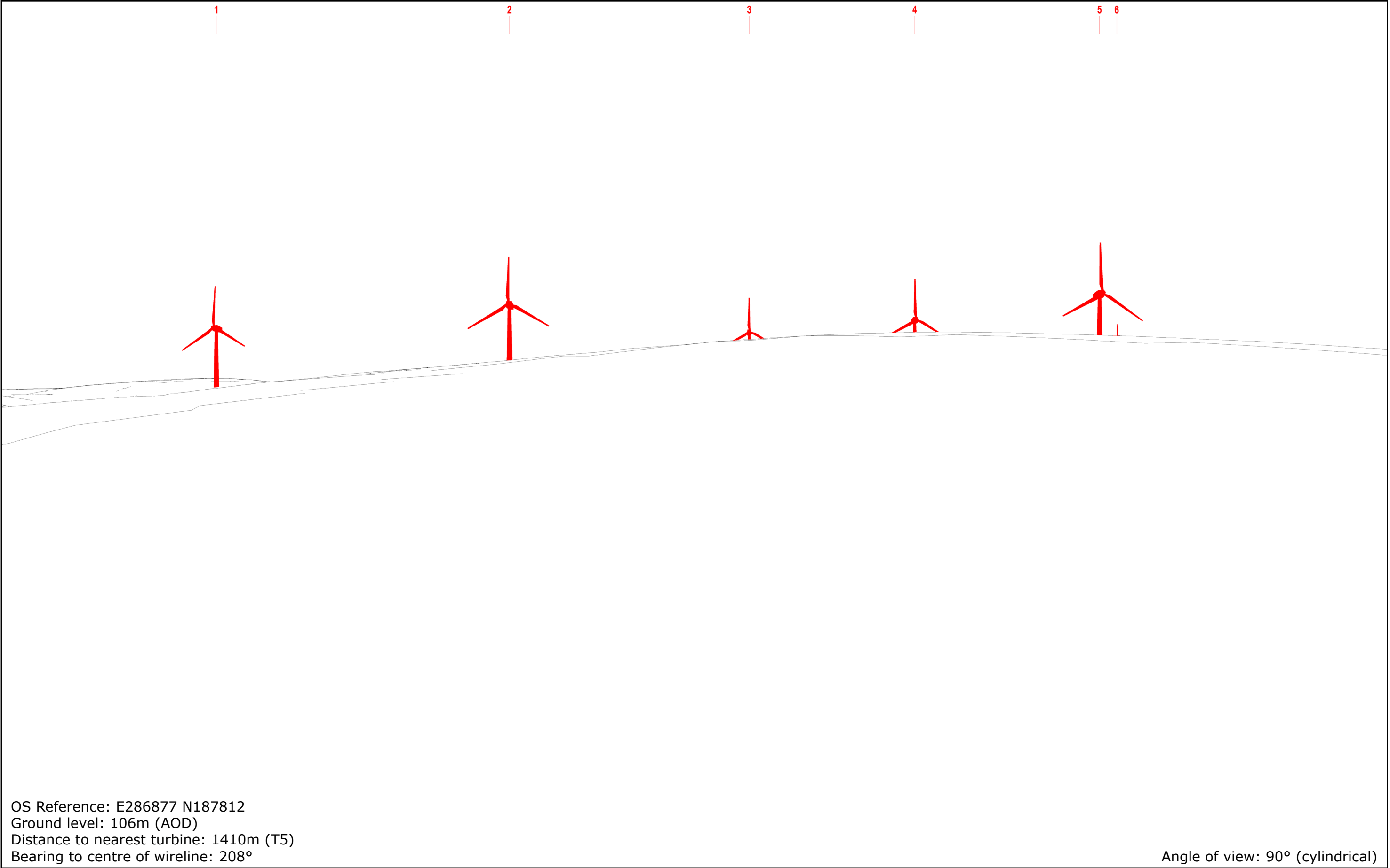
Cluster ID 12.1-Maes Cadlawr, Llangynwyd (Right)

Appendix 8.9 – Annex A Figure 17b



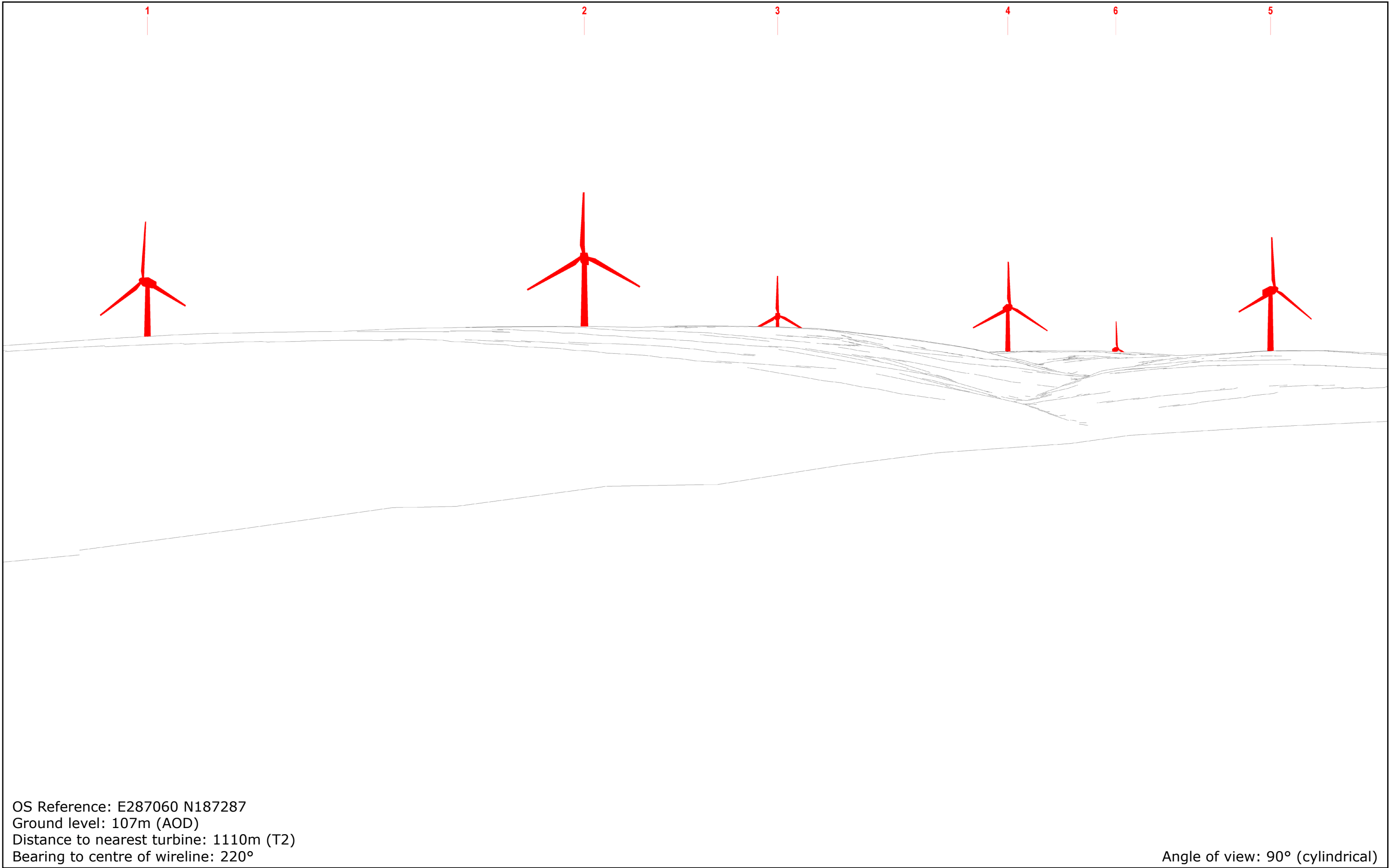
Cluster ID 13.1-Woodland Cottage, Llangynwyd

Appendix 8.9 – Annex A Figure 18



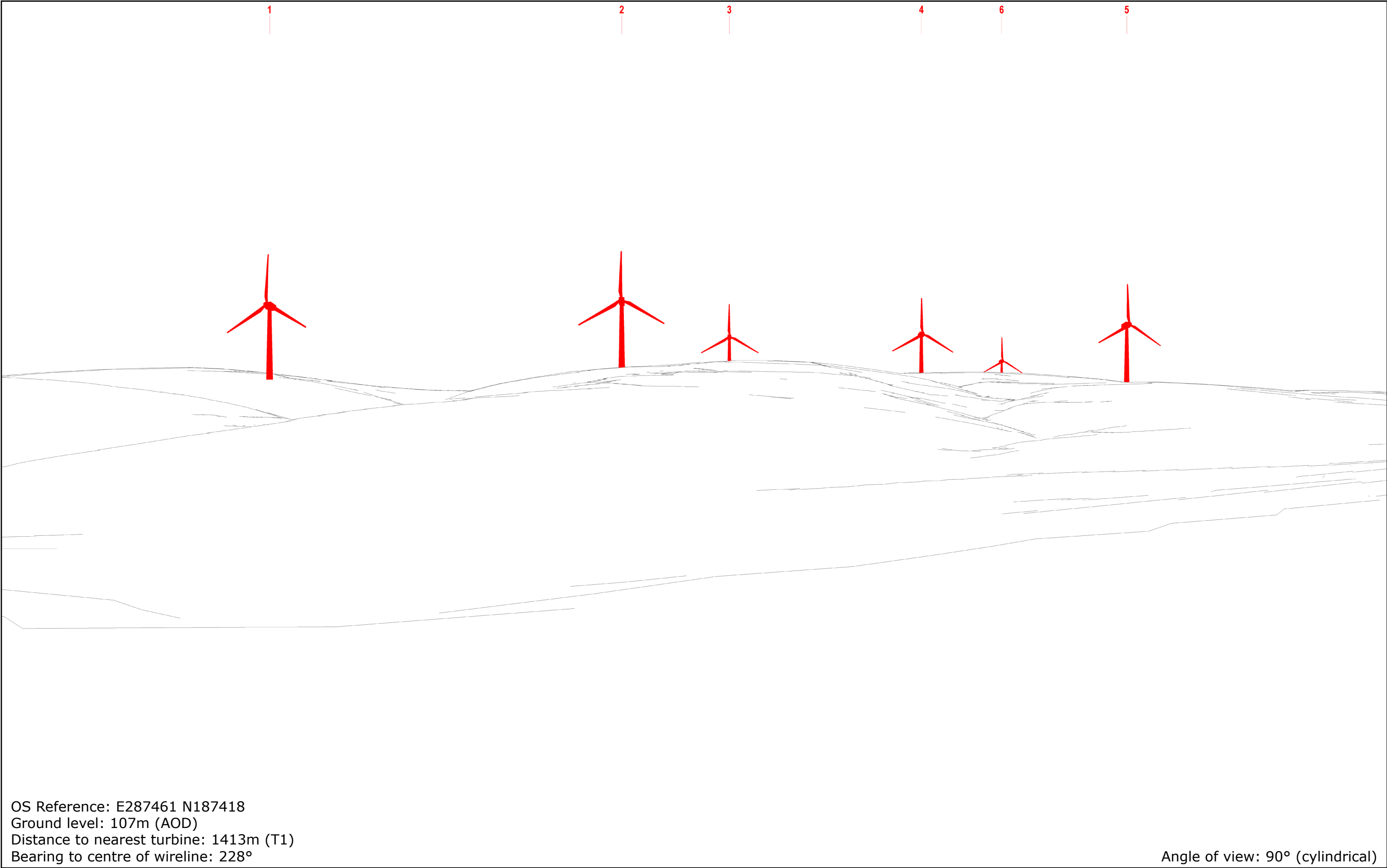
Cluster ID 14-Brynfro Farm, Coytrahen

Appendix 8.9 – Annex A Figure 19



Cluster ID 15-Brynsiriol, Coytrahen

Appendix 8.9 – Annex A Figure 20



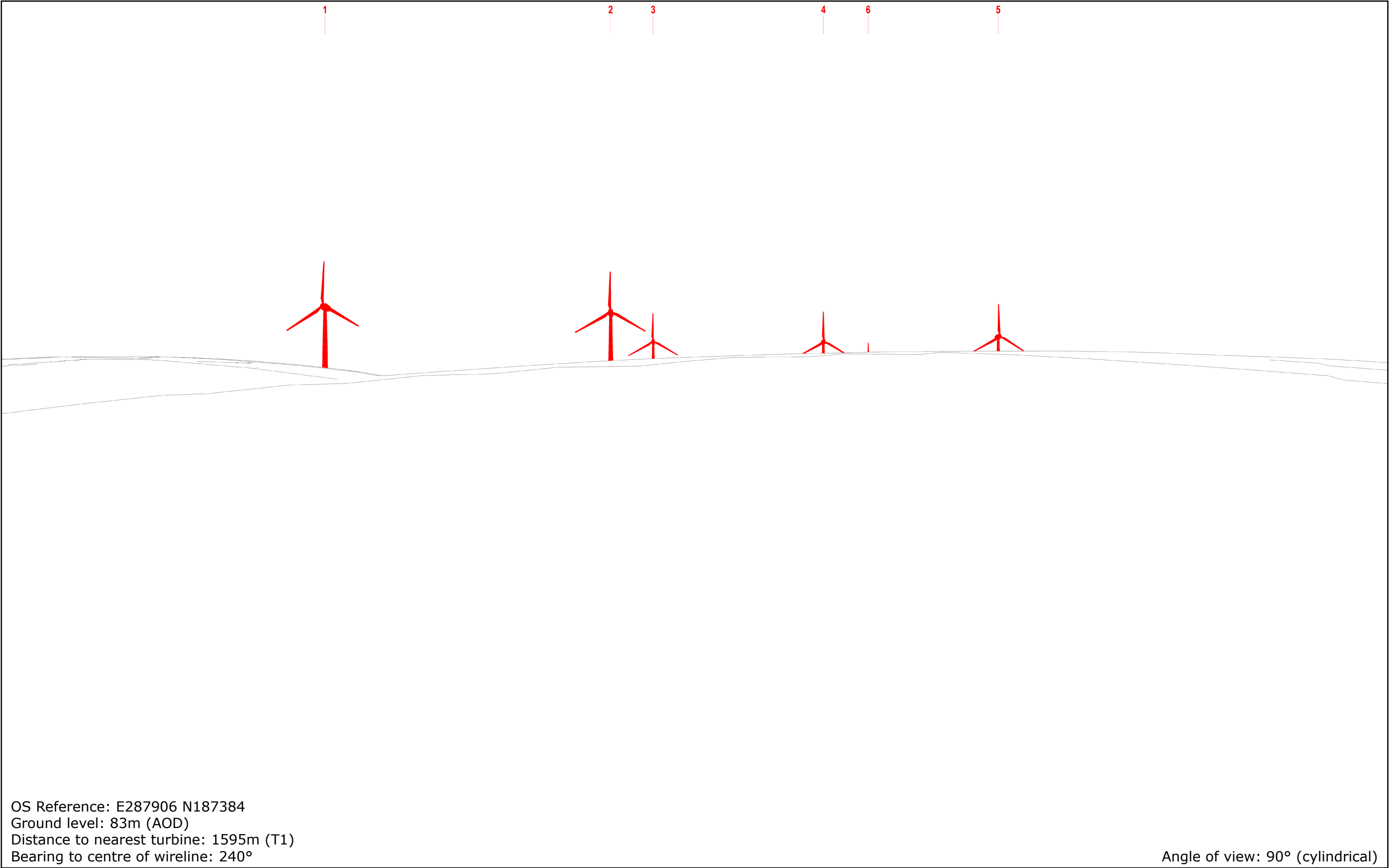
Cluster ID 16-Ty Ysgubor, Llangynwyd

Appendix 8.9 – Annex A Figure 21



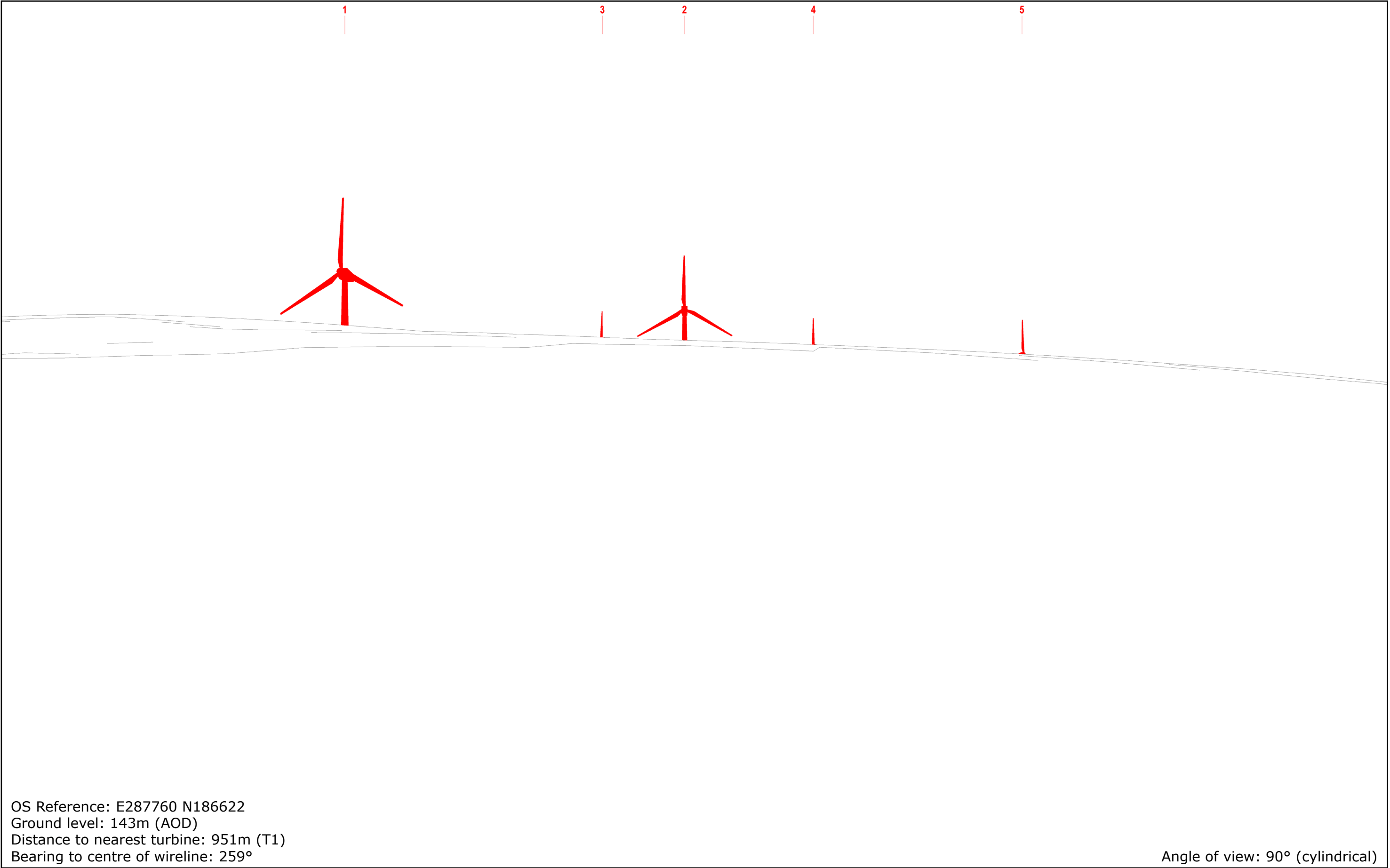
Cluster ID 17-Brynnllwarch Farm, Coytrahen

Appendix 8.9 – Annex A Figure 22



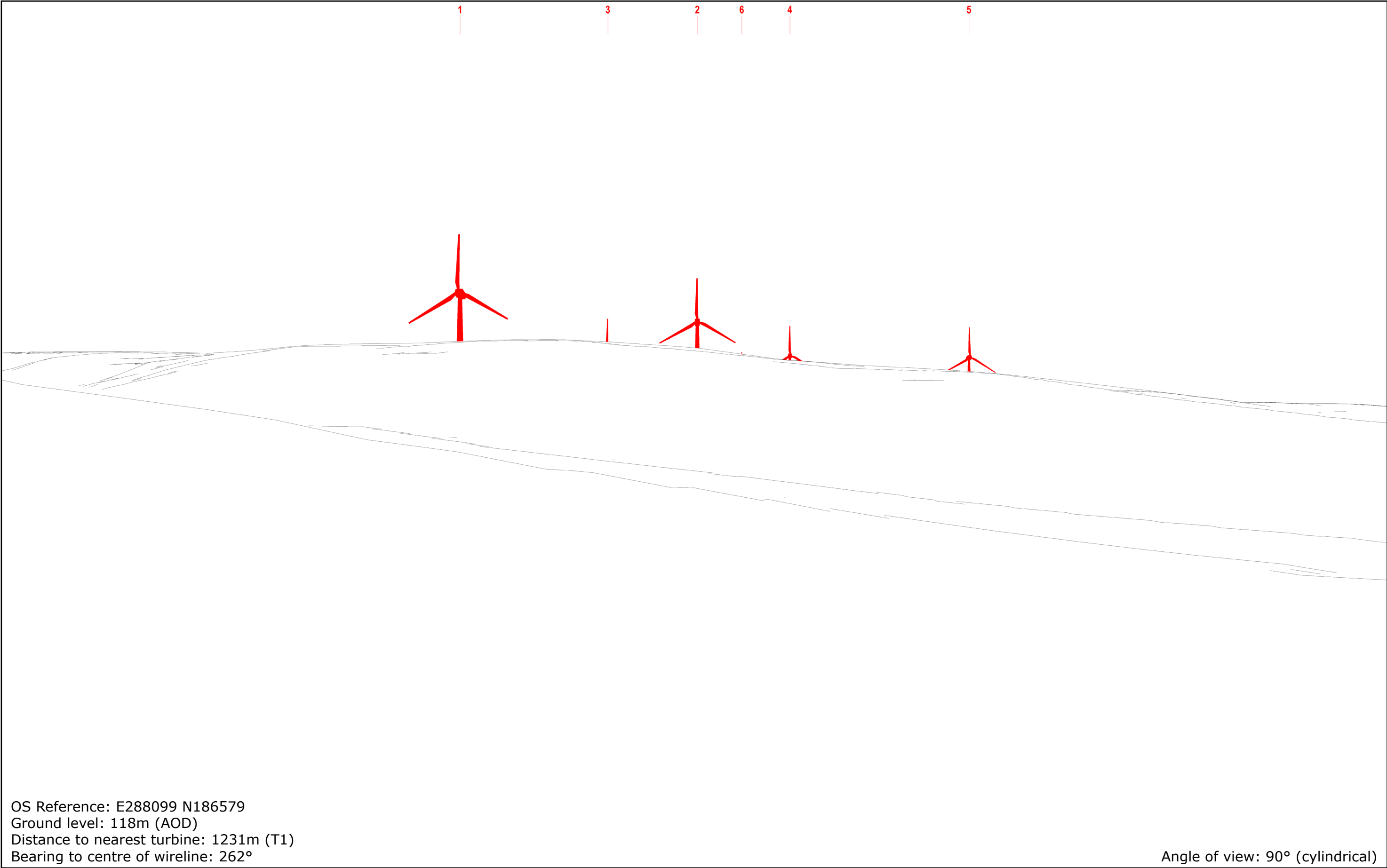
Cluster ID 18-Cefn Ydfa Farm House, Coytrahen

Appendix 8.9 – Annex A Figure 23



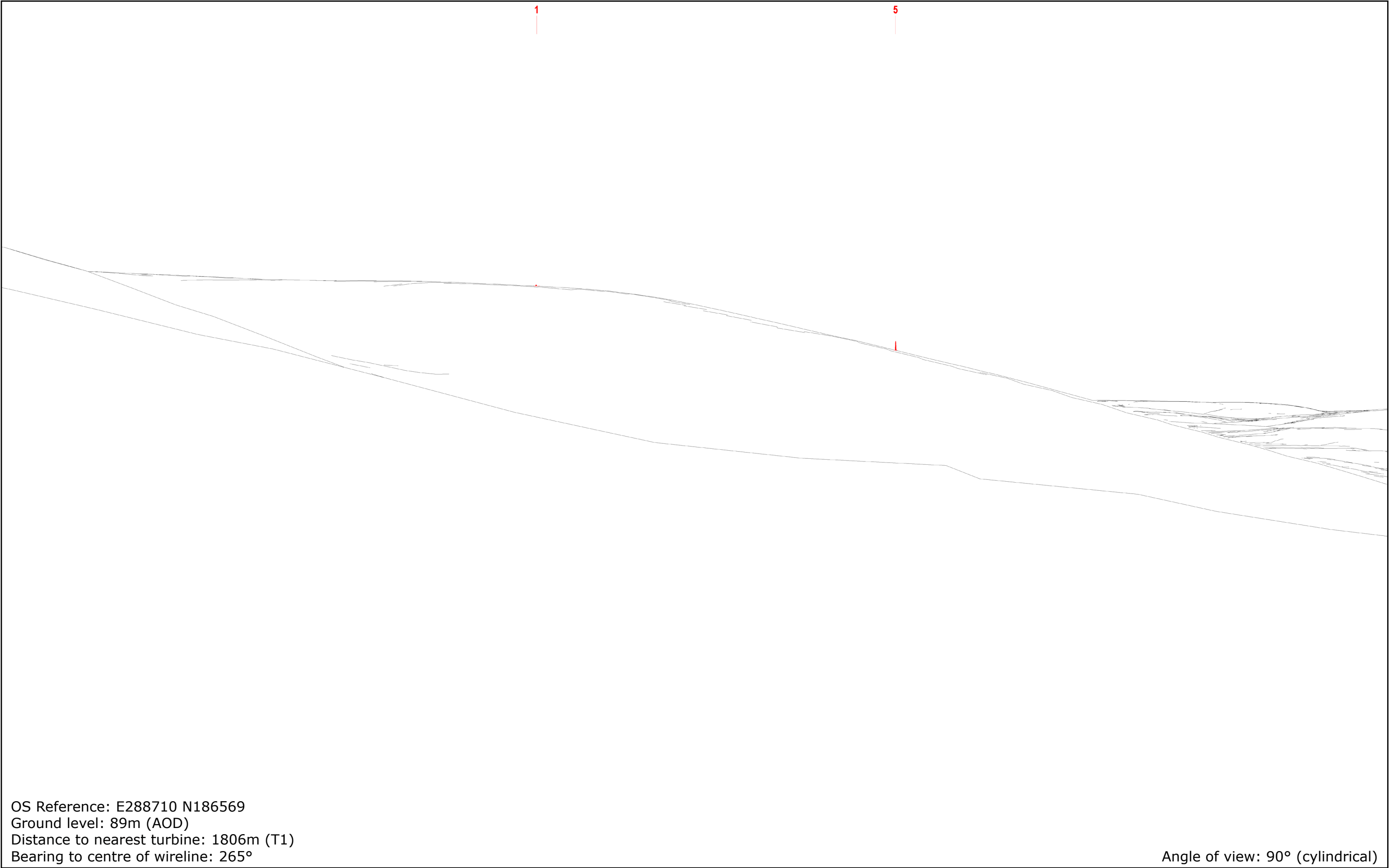
Cluster ID 19-Gelli Las Farm, Coytrahen

Appendix 8.9 – Annex A Figure 24



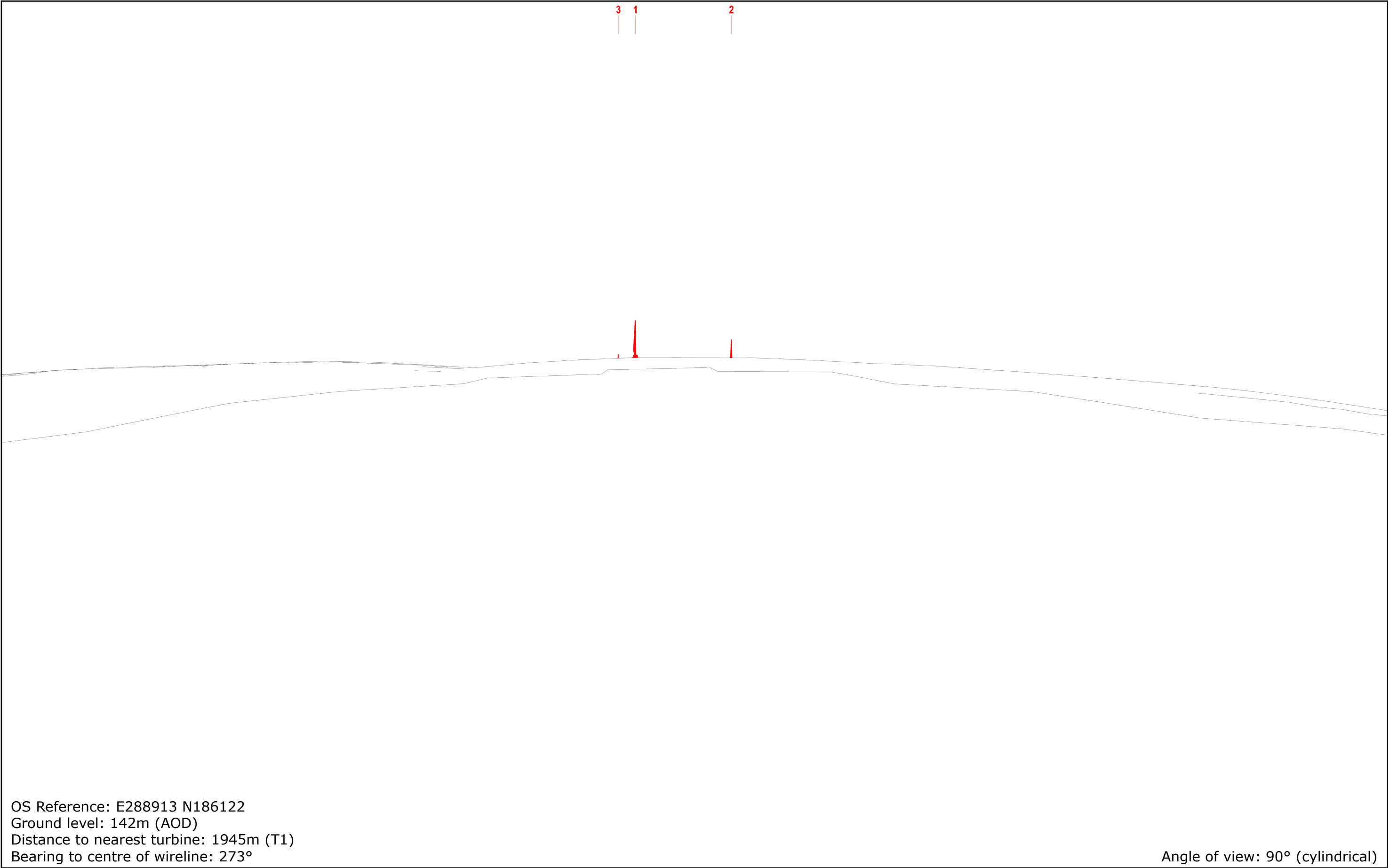
Cluster ID 20-Ty Mel, Coytrahen

Appendix 8.9 – Annex A Figure 25



Cluster ID 21-Pentwyn Farm, Coytrahen

Appendix 8.9 – Annex A Figure 26

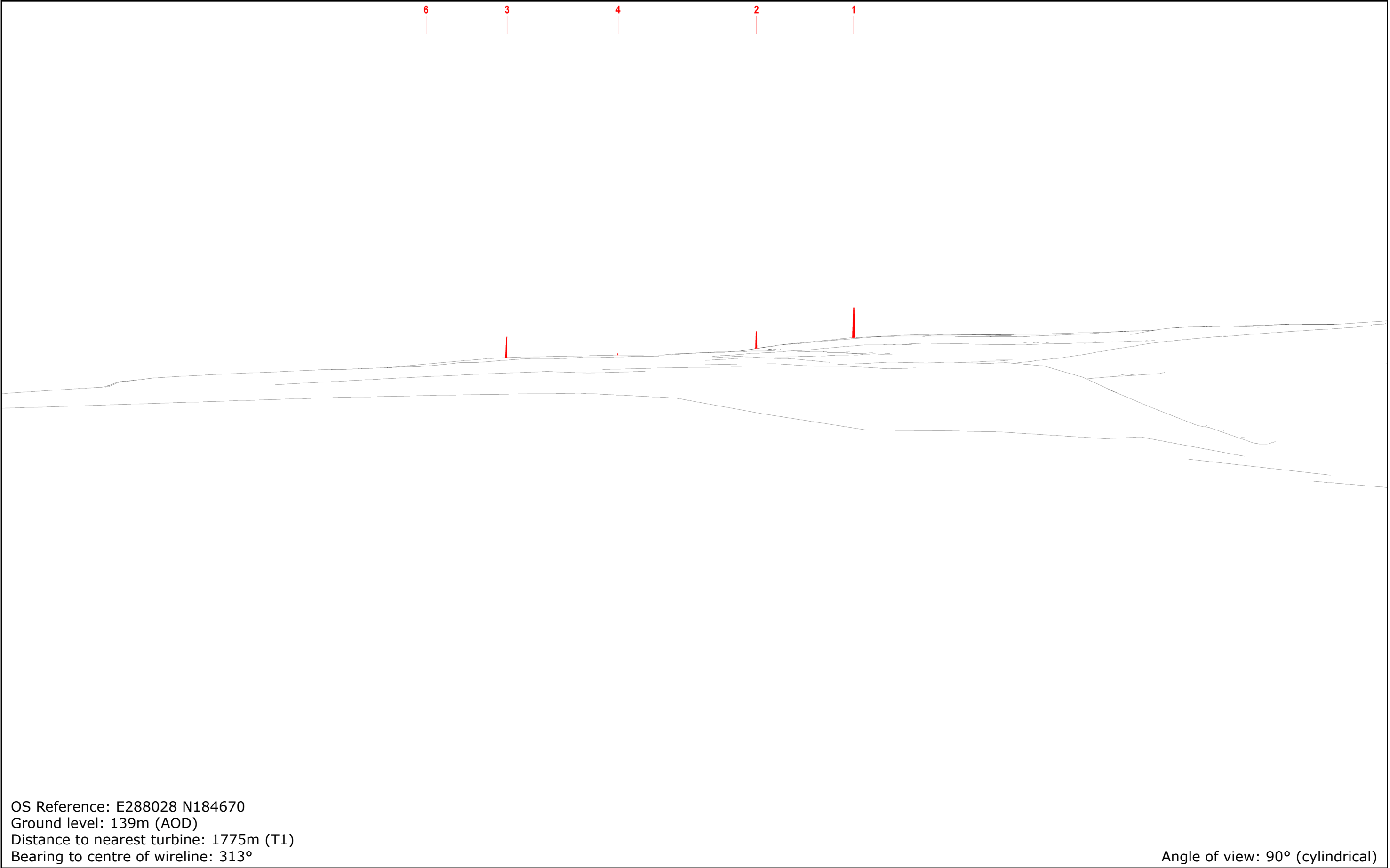


OS Reference: E288913 N186122
Ground level: 142m (AOD)
Distance to nearest turbine: 1945m (T1)
Bearing to centre of wireline: 273°

Angle of view: 90° (cylindrical)

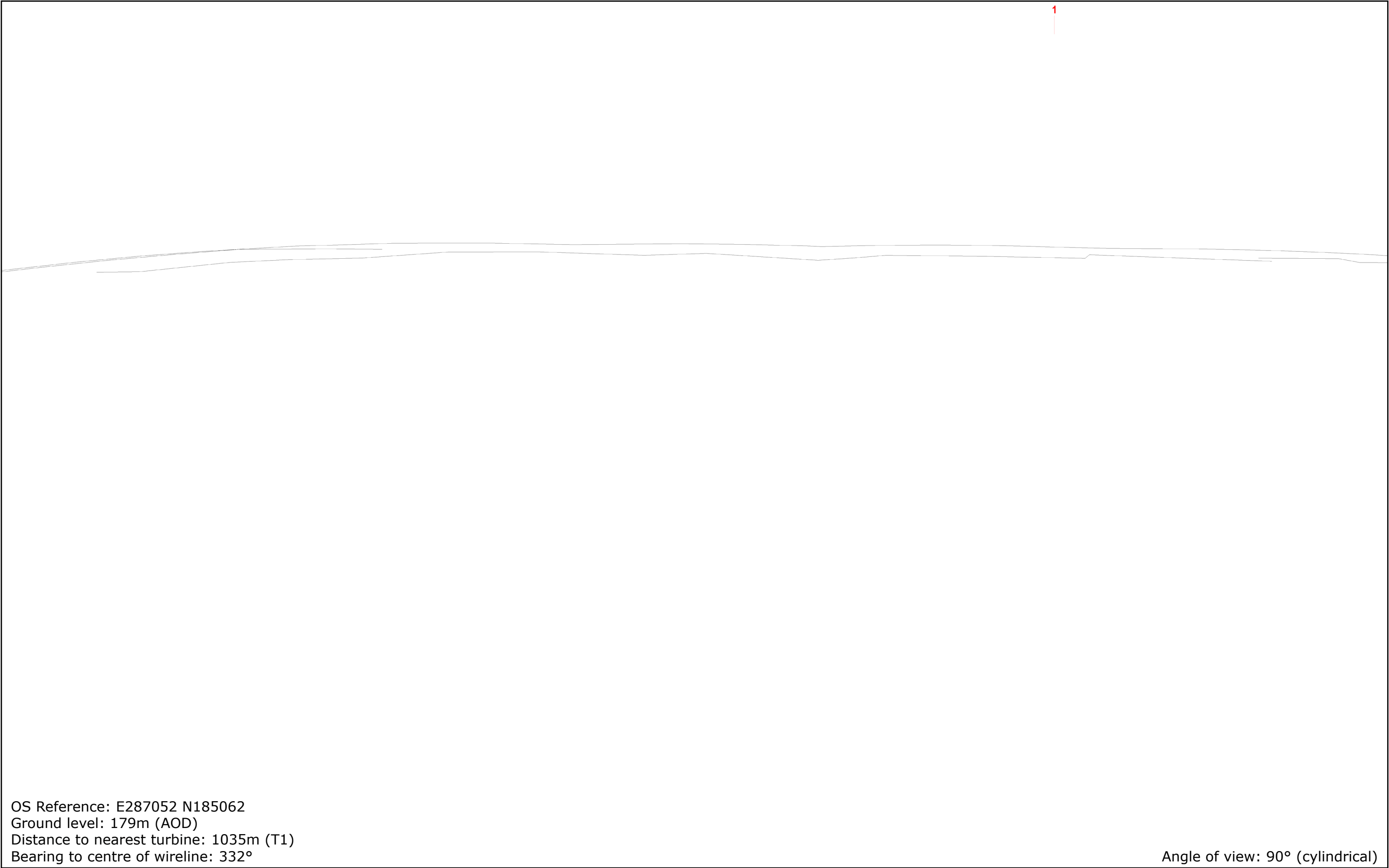
Cluster ID 22-Cwmrisca Farm, Cwmrisca

Appendix 8.9 – Annex A Figure 27



Cluster ID 23-Baiden Farm, Ffordd-Y-Gyfraith

Appendix 8.9 – Annex A Figure 28

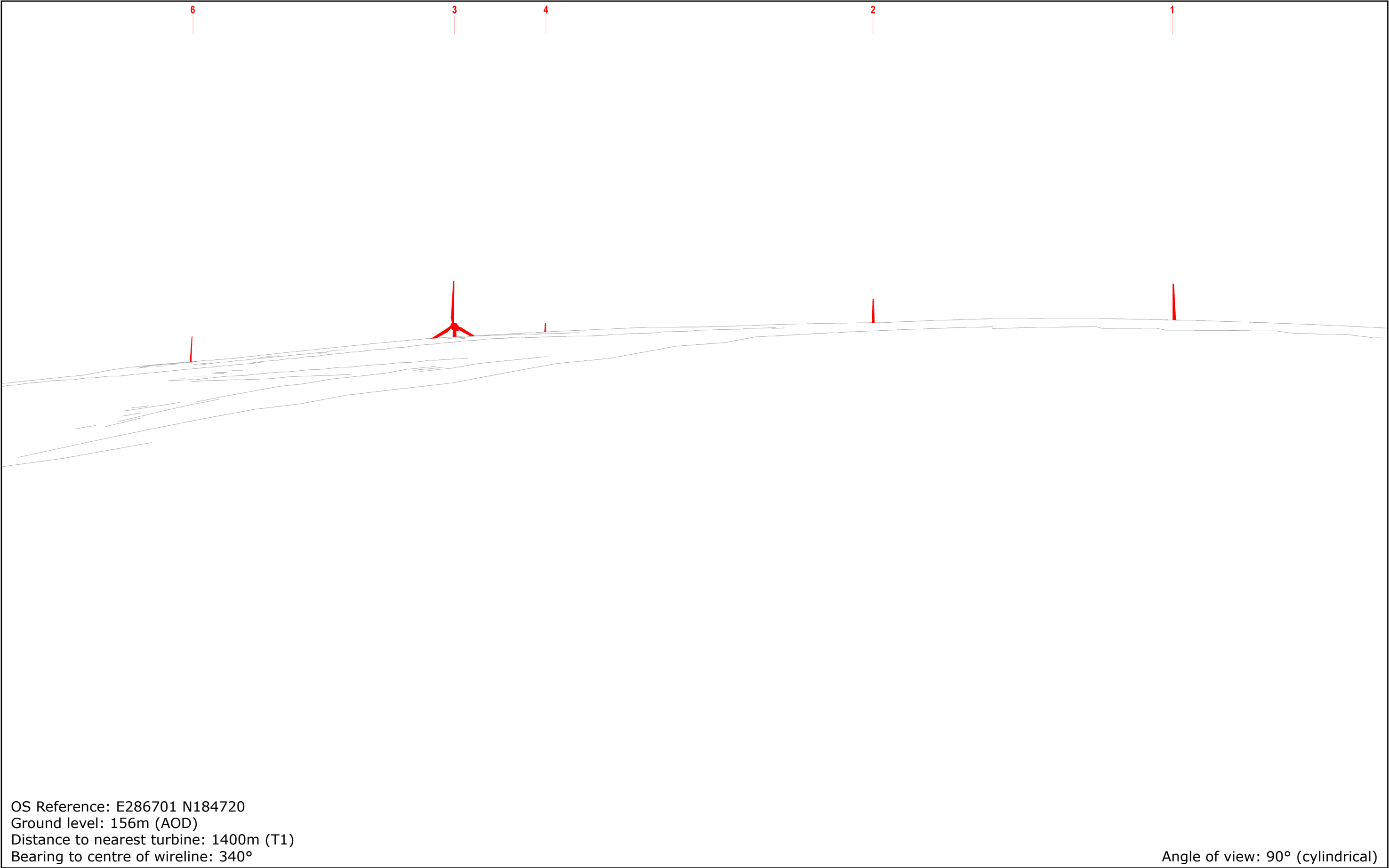


OS Reference: E287052 N185062
Ground level: 179m (AOD)
Distance to nearest turbine: 1035m (T1)
Bearing to centre of wireline: 332°

Angle of view: 90° (cylindrical)

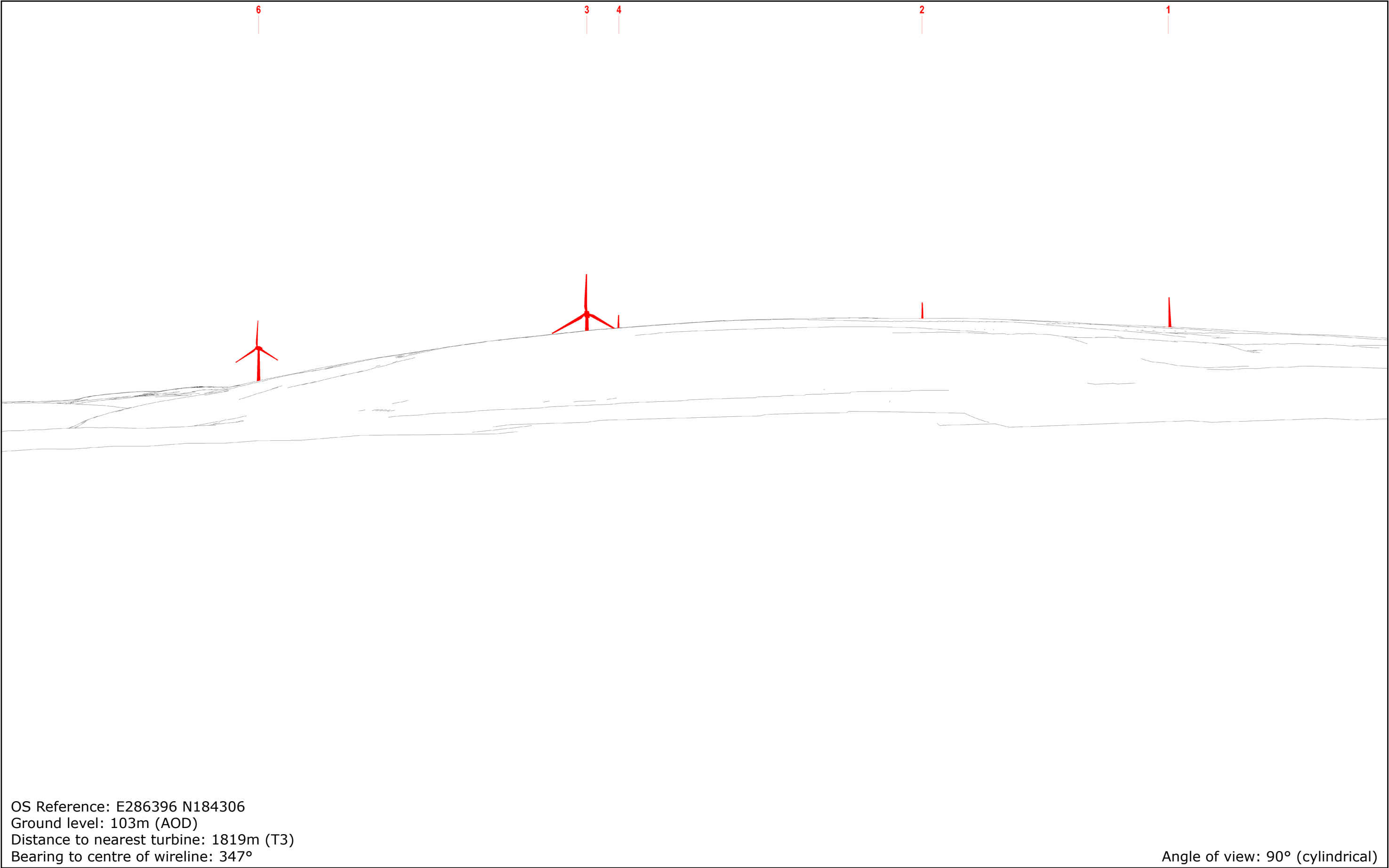
Cluster ID 24-Ton Phillip Farm, Ffordd-Y-Gyfraith

Appendix 8.9 – Annex A Figure 29



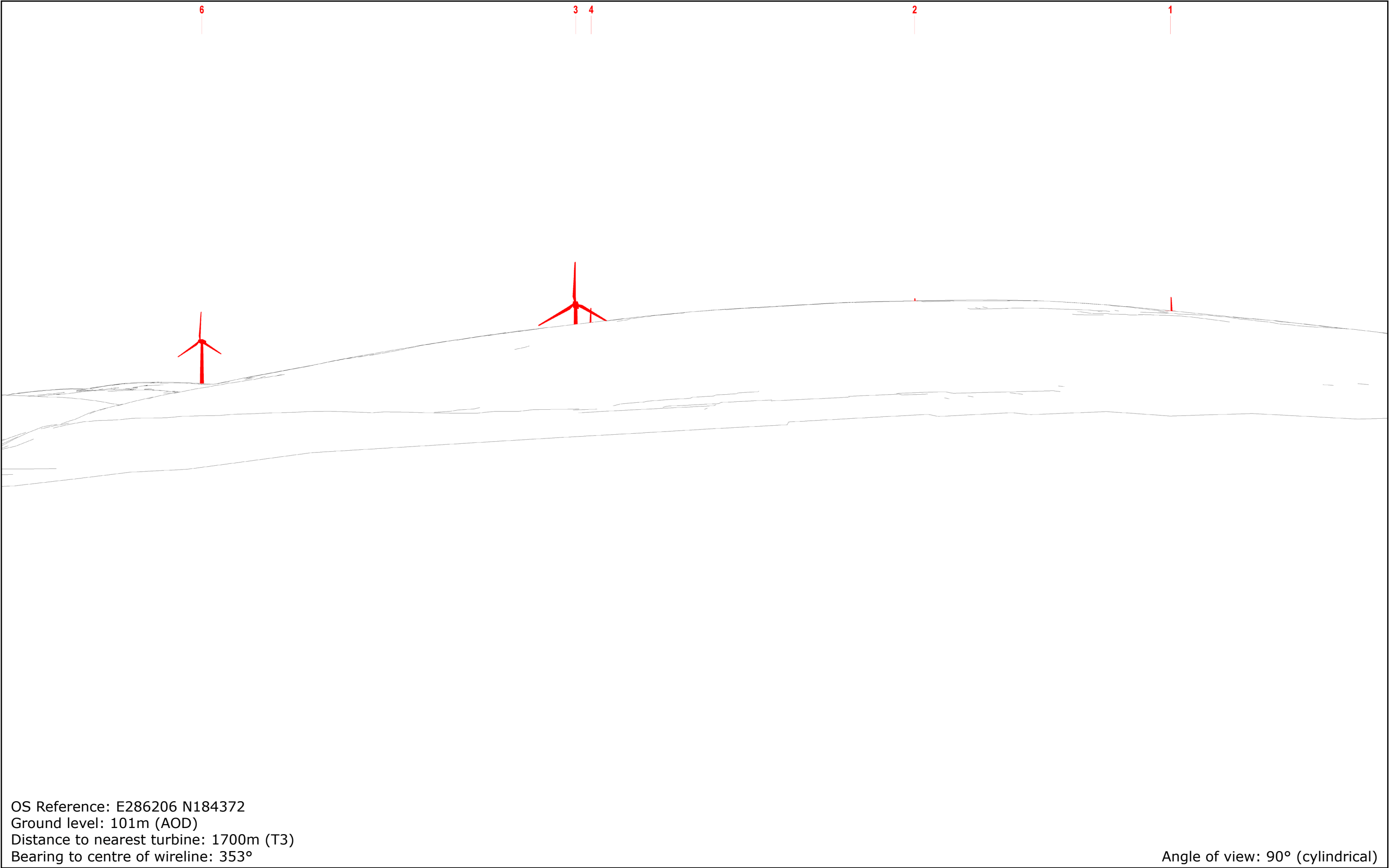
Cluster ID 25-Ty Gwalia, Ffordd-Y-Gyfraith

Appendix 8.9 – Annex A Figure 30



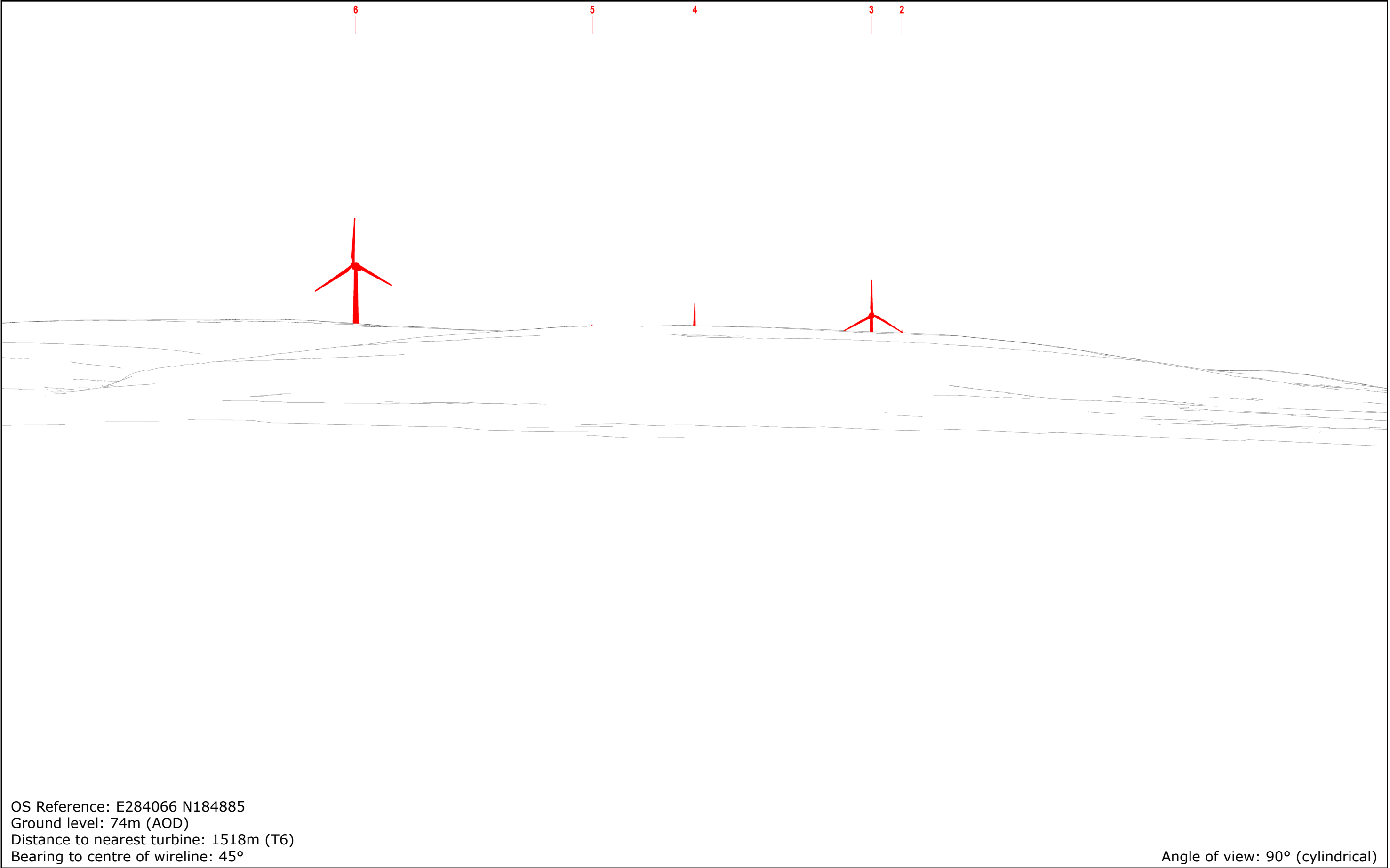
Cluster ID 26-Cefn Parc Stud Farm, Ffordd-Y-Gyfraith

Appendix 8.9 – Annex A Figure 31



Cluster ID 27-Ger Y Coed & Rhyd Y Bontbren Farm, Bryndu

Appendix 8.9 – Annex A Figure 32



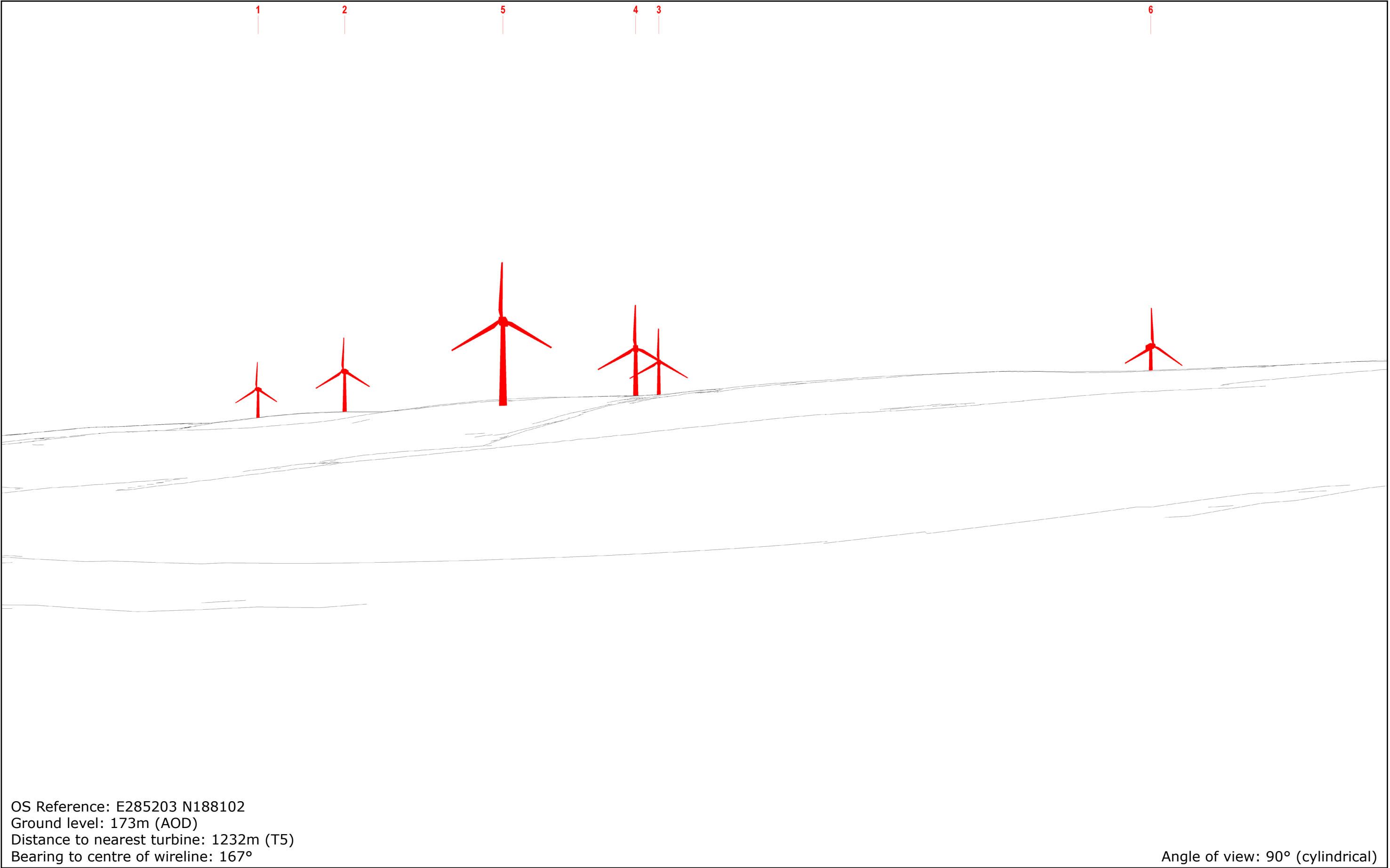
Cluster ID 28-Tynton Farm, Llangynwyd

Appendix 8.9 – Annex A Figure 33



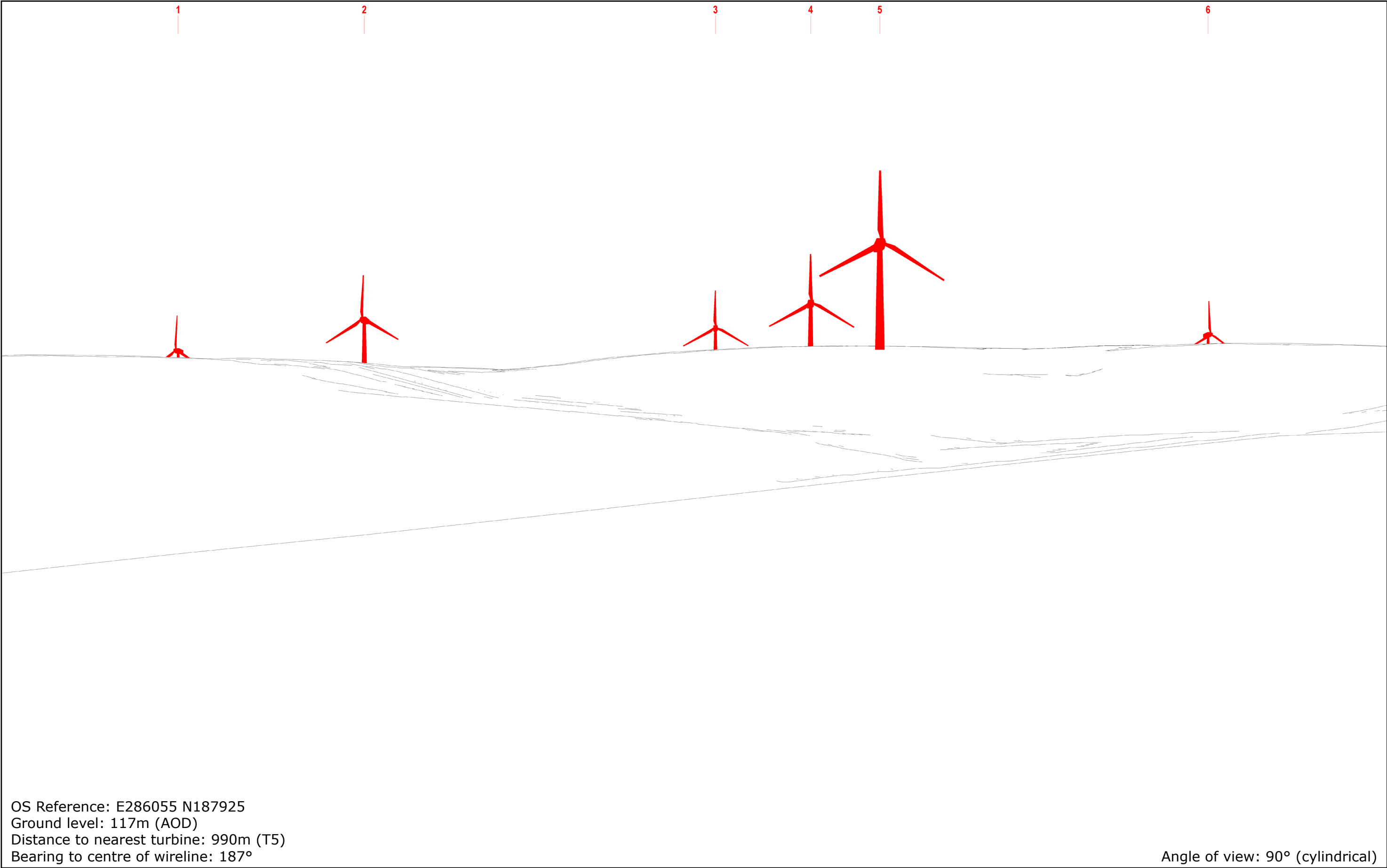
Cluster ID 29-Foel Fach Farm, Llangynwyd

Appendix 8.9 – Annex A Figure 34



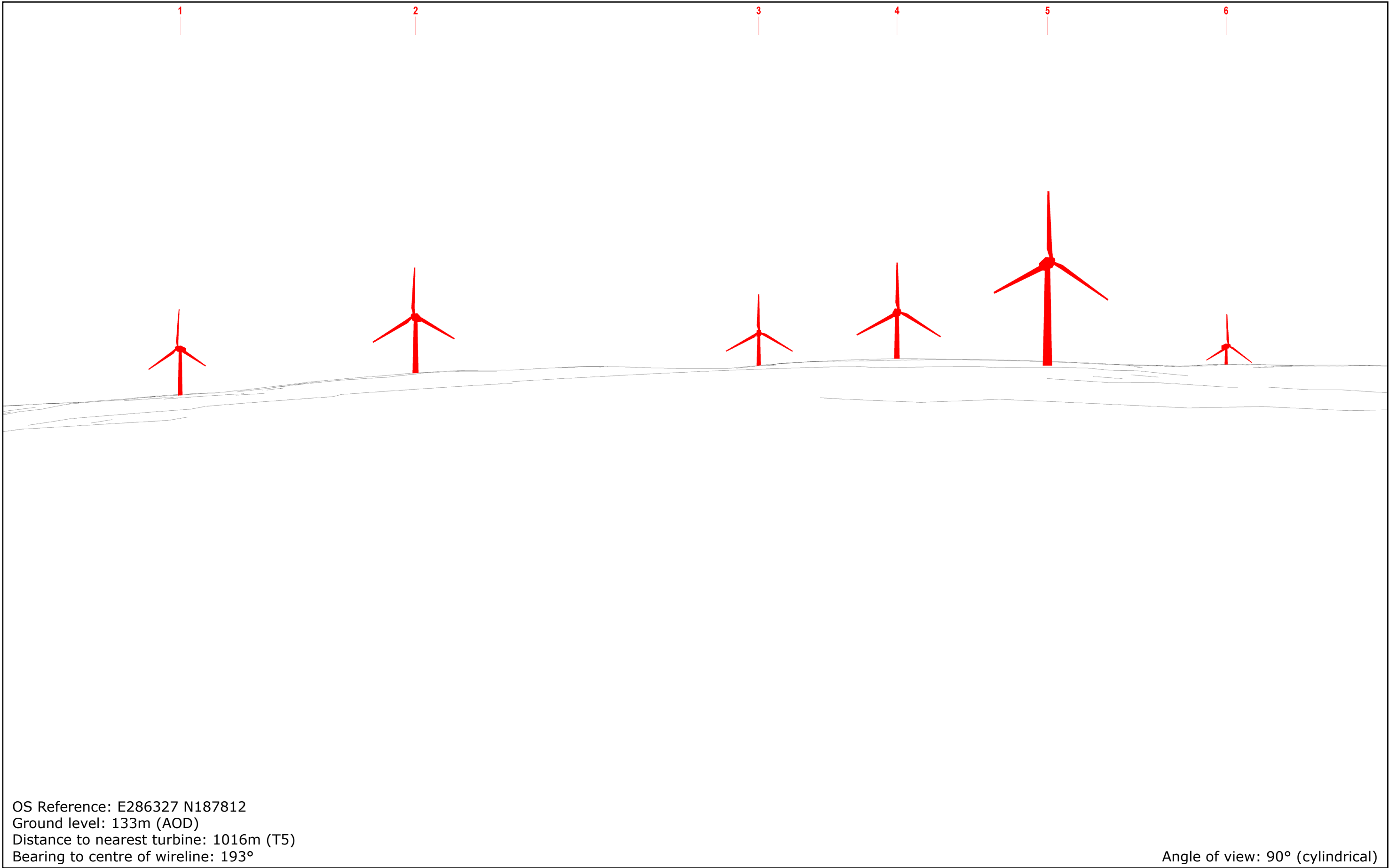
Cluster ID 30-Gadlys Farm, Llangynwyd

Appendix 8.9 – Annex A Figure 35



Cluster ID 31-Bryn Cynan Farm, Llangynwyd

Appendix 8.9 – Annex A Figure 36

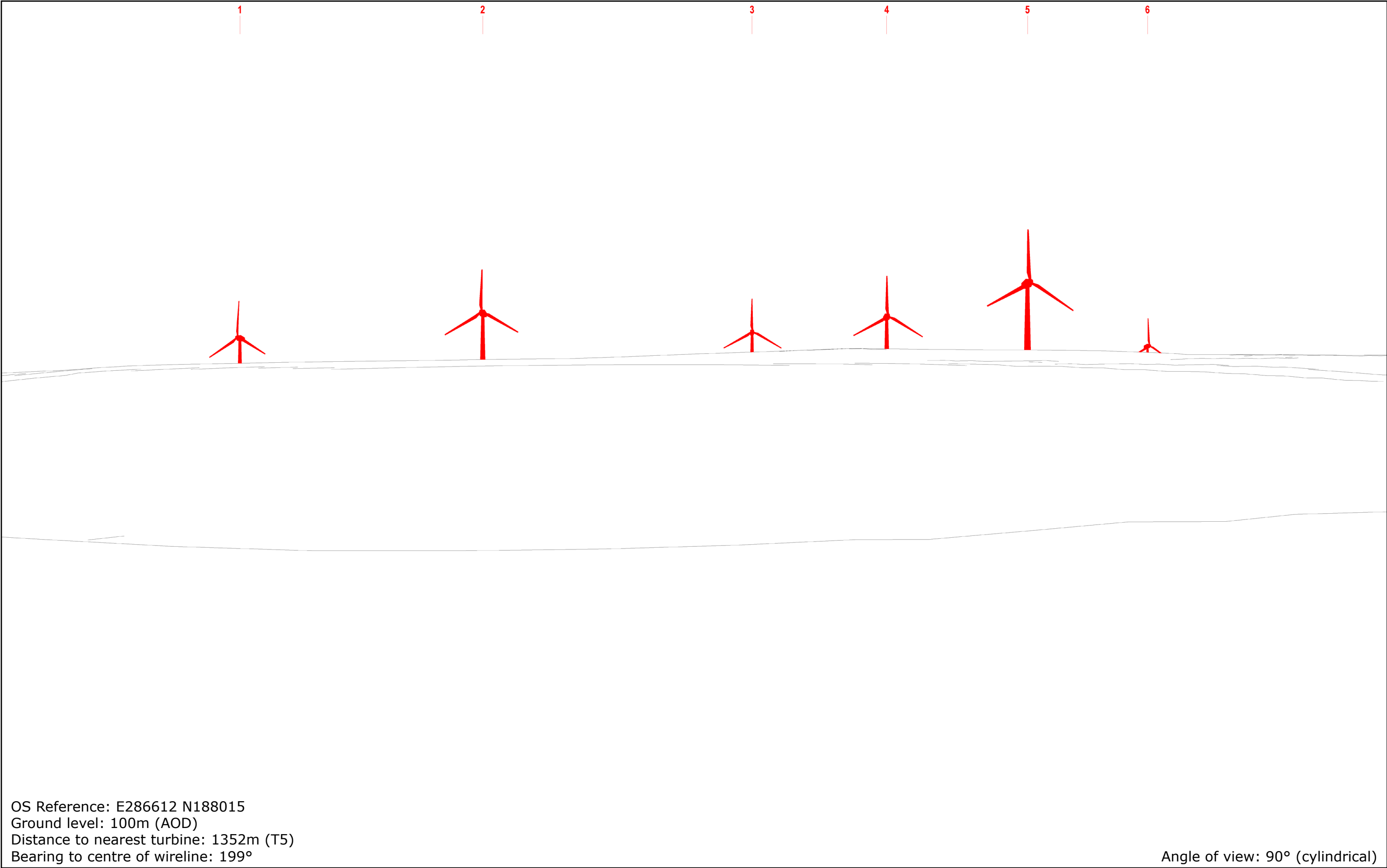


OS Reference: E286327 N187812
Ground level: 133m (AOD)
Distance to nearest turbine: 1016m (T5)
Bearing to centre of wireline: 193°

Angle of view: 90° (cylindrical)

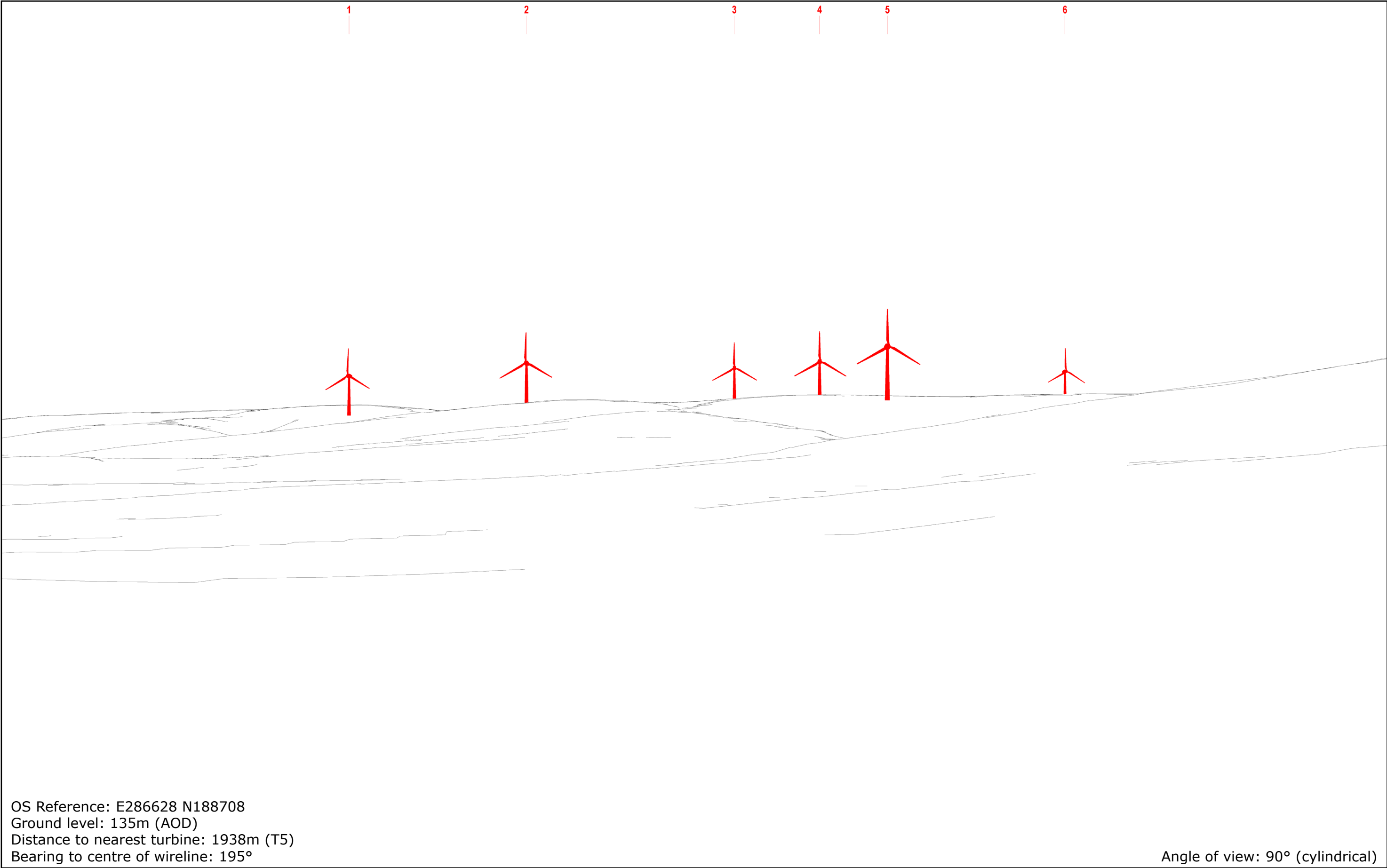
Cluster ID 32-Birchfield Mill & Gadlys House & Fron Oleu, Llangynwyd

Appendix 8.9 – Annex A Figure 37



Cluster ID 33-Heol-Yr-Ysgol, Llangynwyd

Appendix 8.9 – Annex A Figure 38



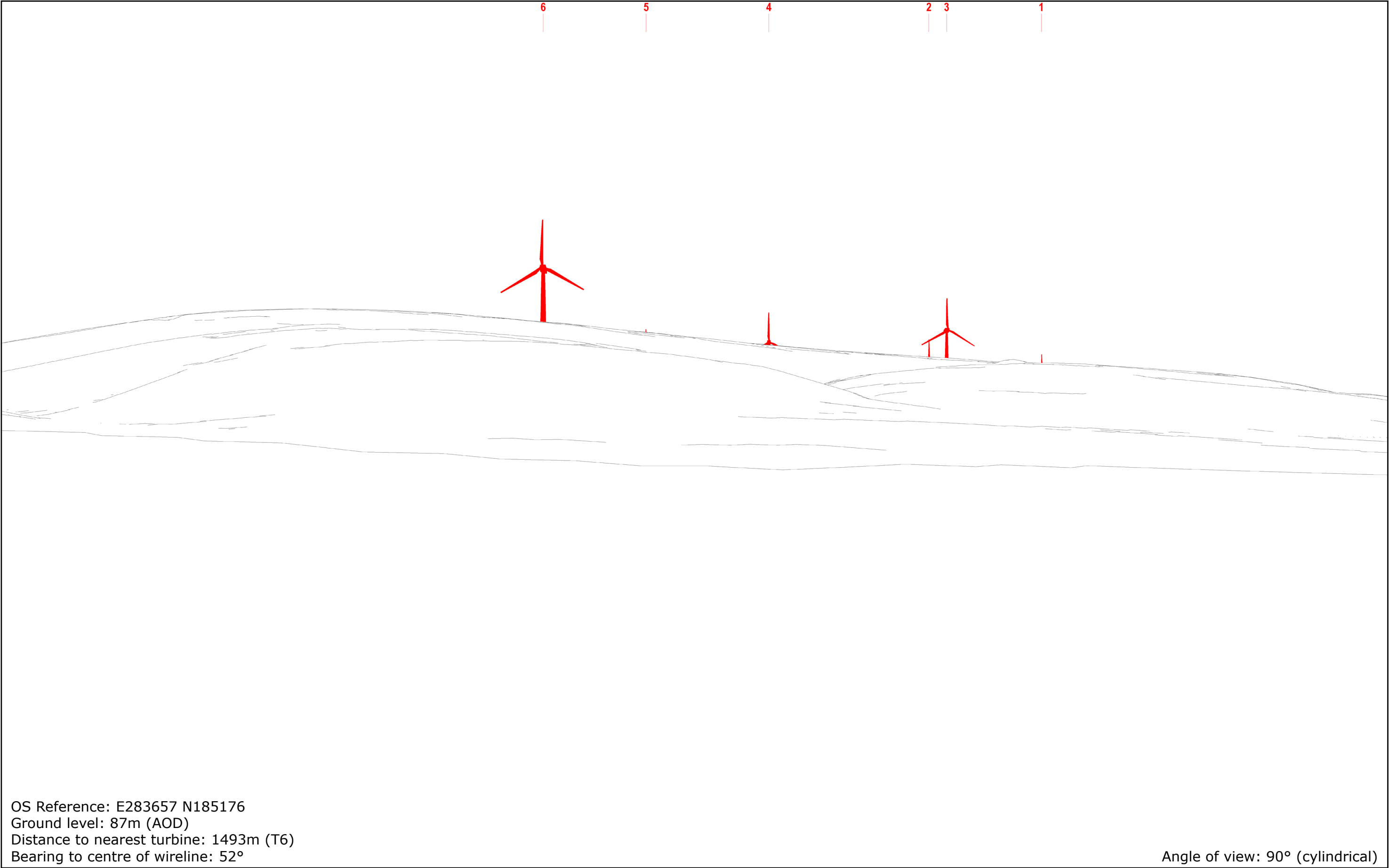
Cluster ID 34-Troed Y Rhiw Farm, Bryndu, Pyle

Appendix 8.9 – Annex A Figure 39



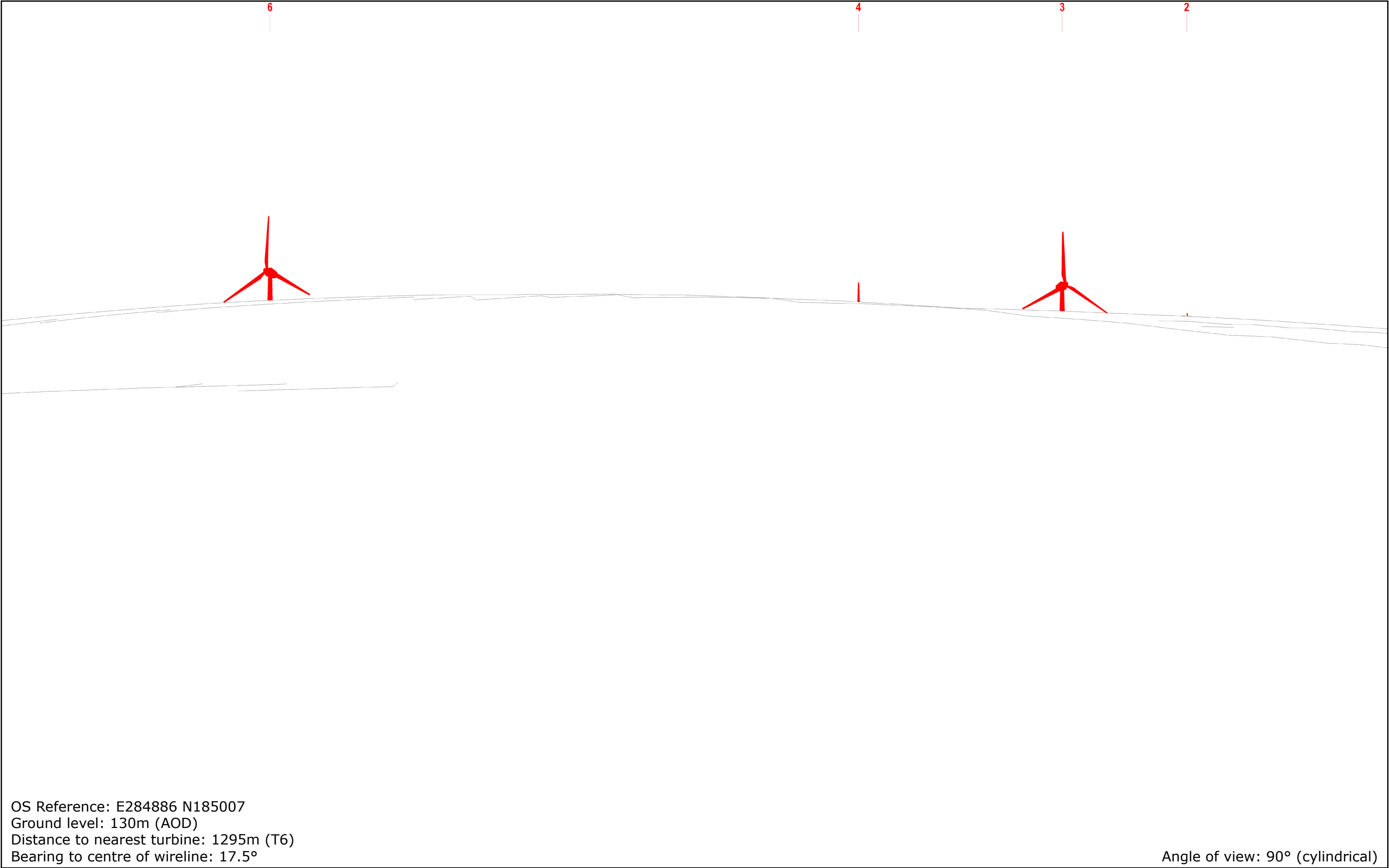
Cluster ID 35-Nant Y Neuadd Farm, Bryndu, Pyle

Appendix 8.9 – Annex A Figure 40



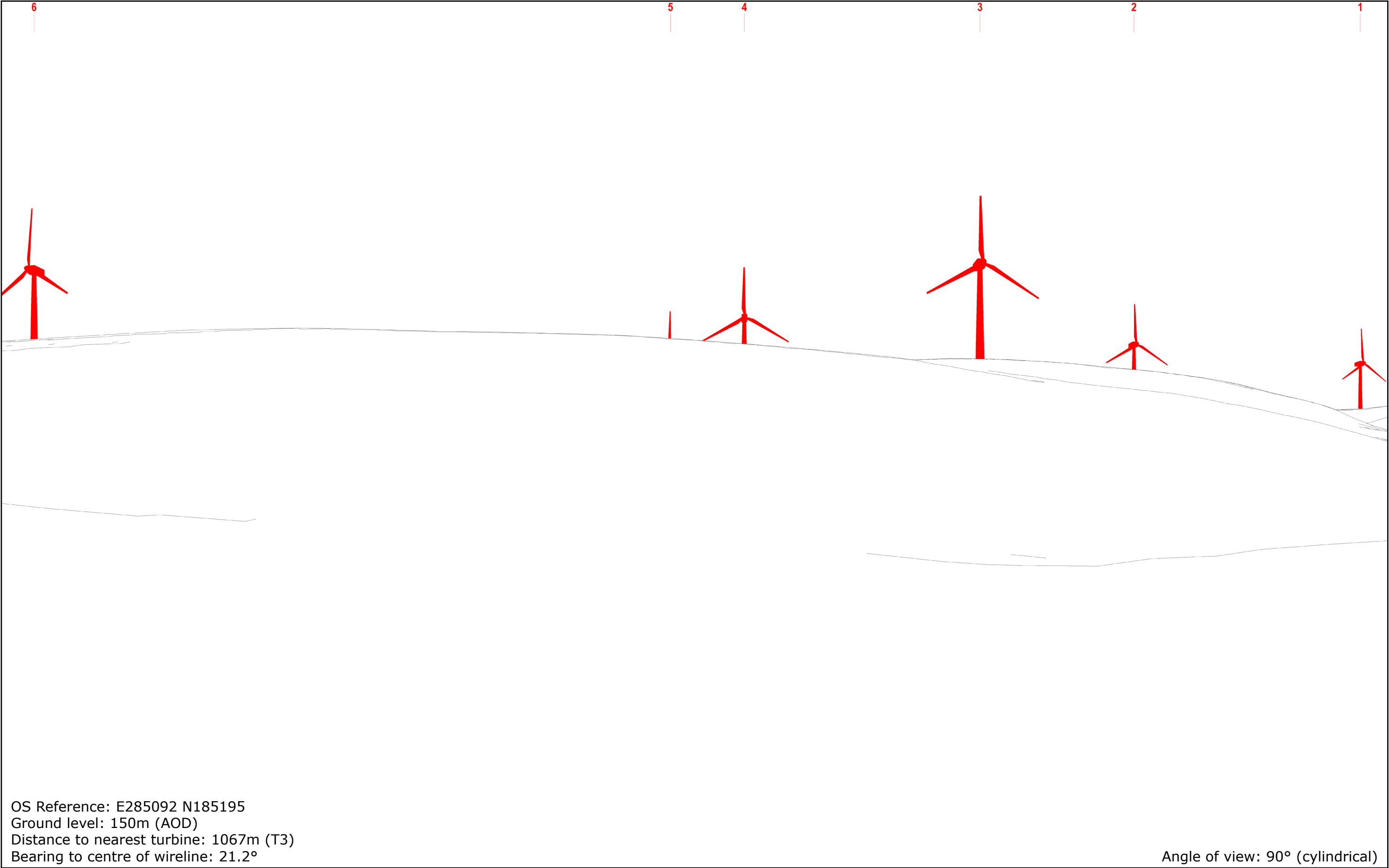
Cluster ID 36-Ffynnon Iago Farm & Ty Gwn, Kenfig Hill

Appendix 8.9 – Annex A Figure 41



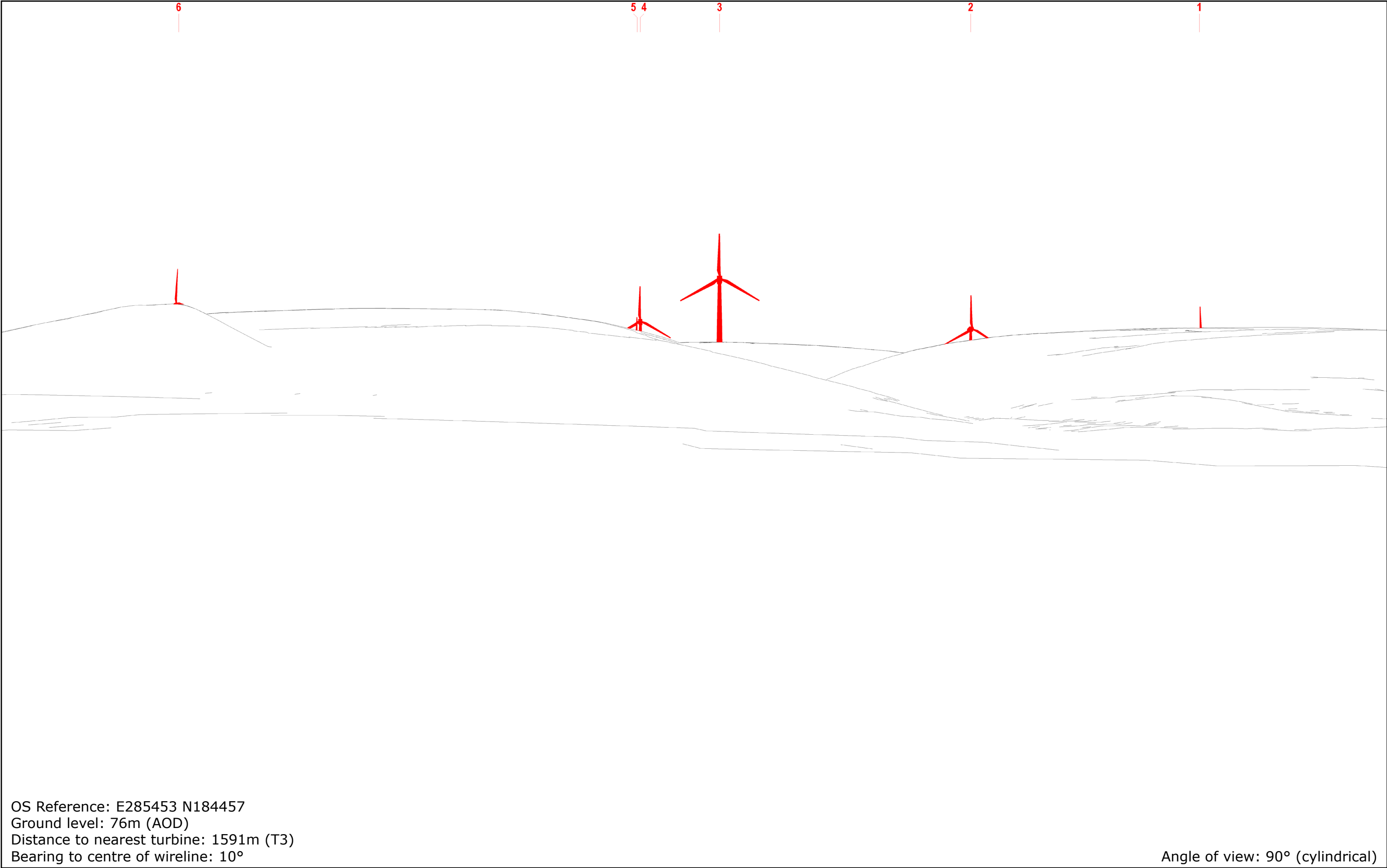
Cluster ID 37-Pentyla Farm, Kenfig Hill

Appendix 8.9 – Annex A Figure 42



Cluster ID 38-Aberbaiden Farm, Heol Y Glo, Cefn Cribwr

Appendix 8.9 – Annex A Figure 43



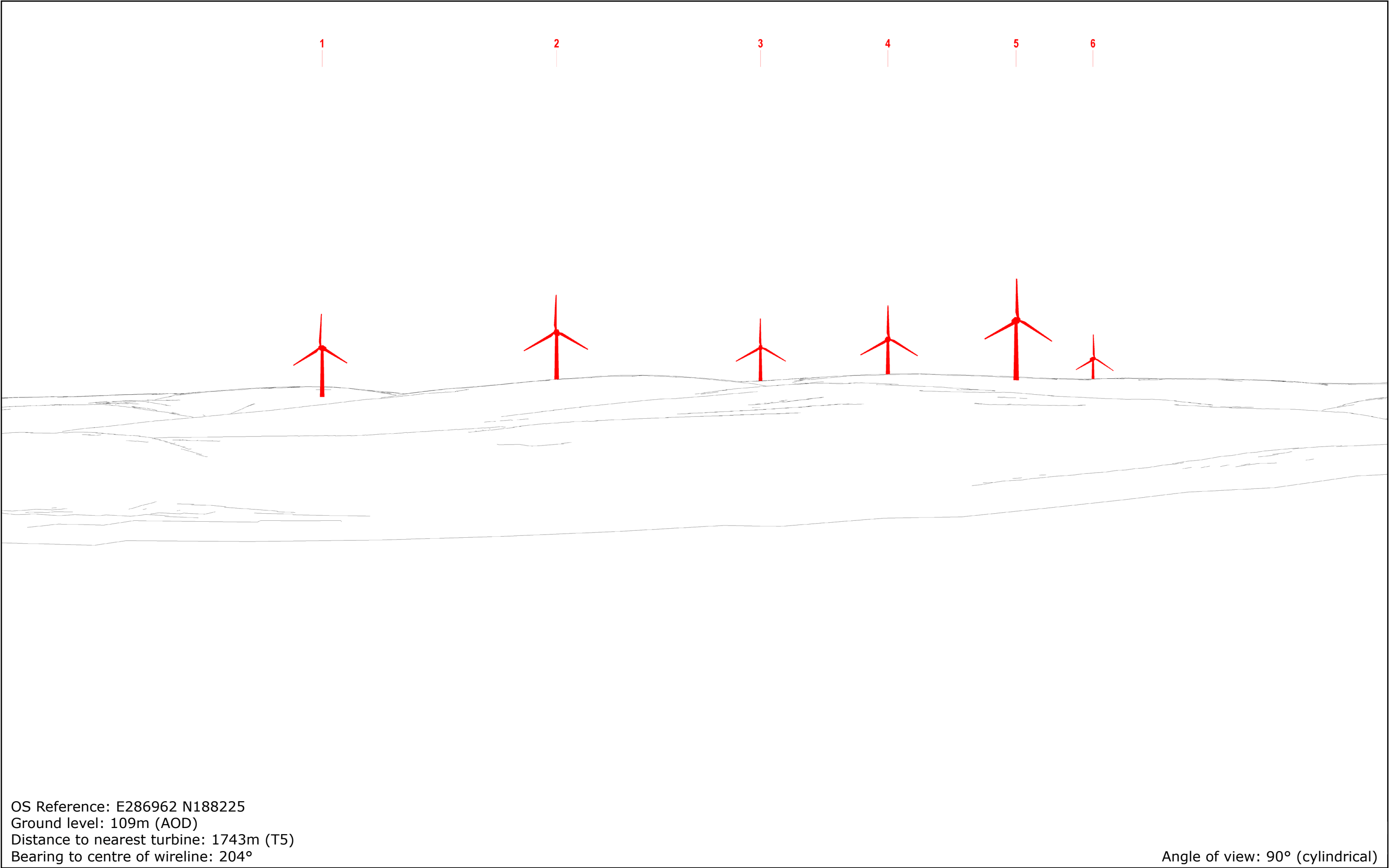
Cluster ID 39-Hafod Heulog Farm, Heol Y Glo, Bryndu, Pyle

Appendix 8.9 – Annex A Figure 44



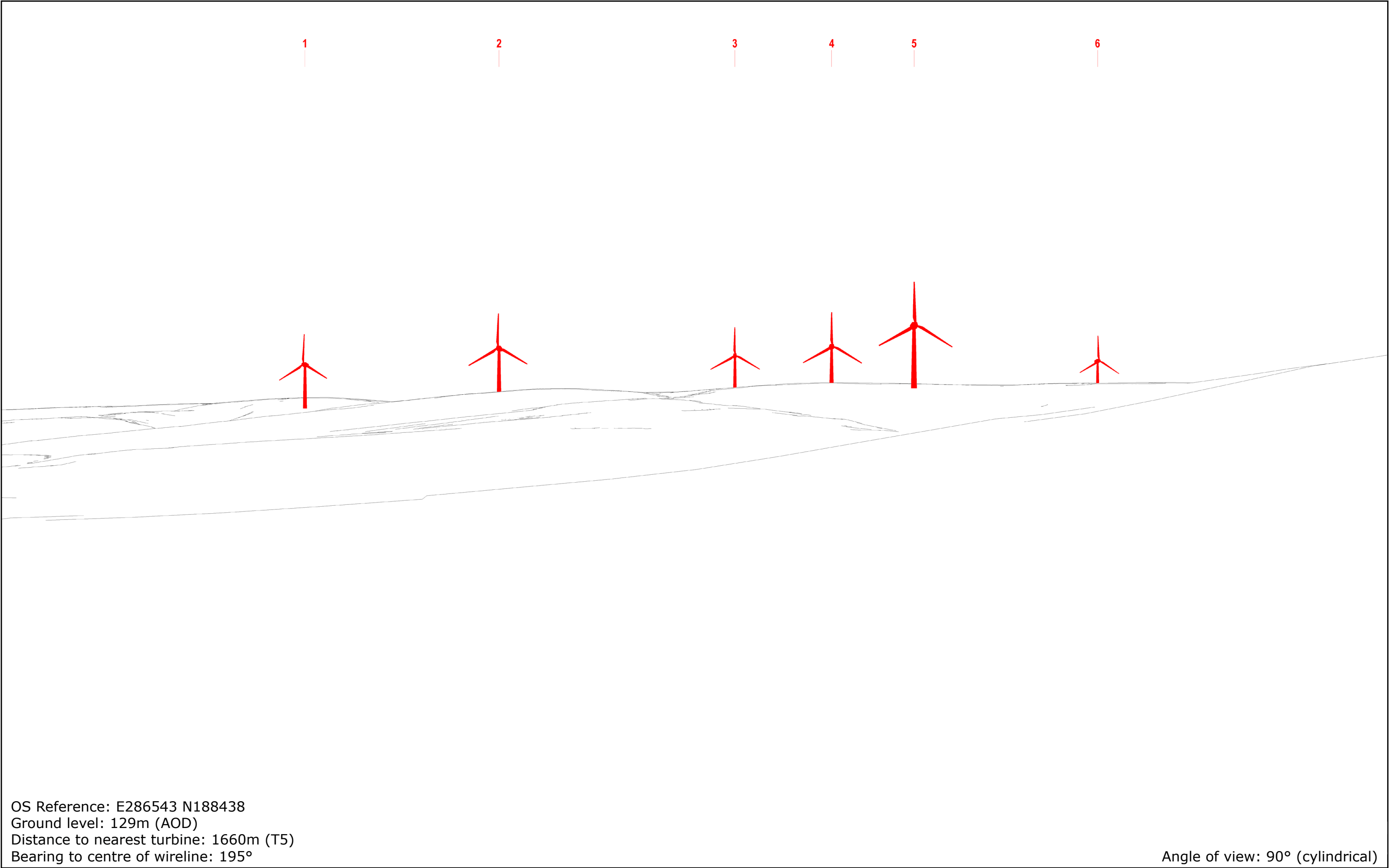
Cluster ID 40-Cae Mabifor Farm, Maesteg

Appendix 8.9 – Annex A Figure 45



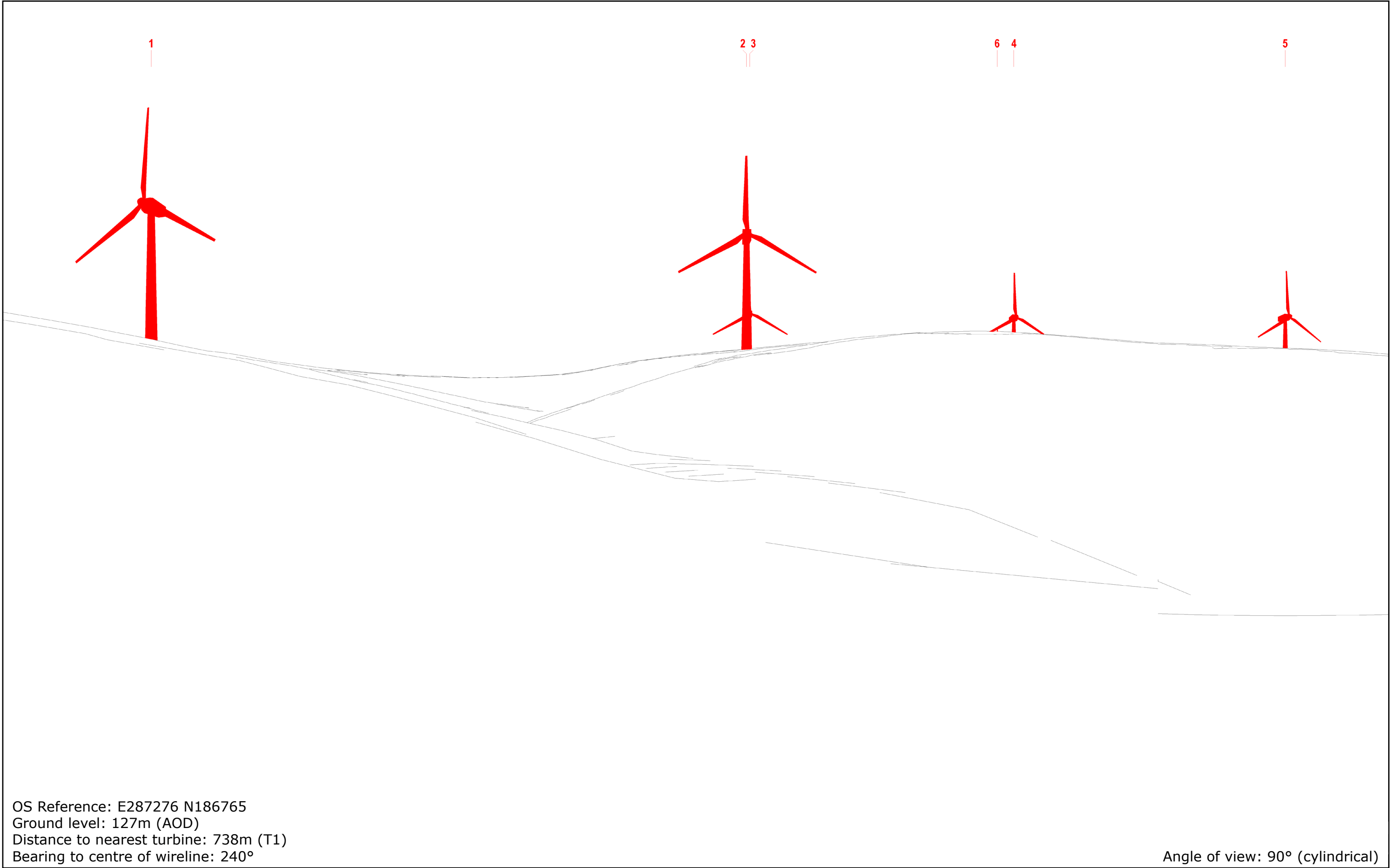
Cluster ID 41-Tyn-y-Waun Farm, Maesteg

Appendix 8.9 – Annex A Figure 46



Cluster ID 42-Y Graig, Bridgend

Appendix 8.9 – Annex A Figure 47



Cluster ID 43-Caretakers Bungalow

Appendix 8.9 – Annex A Figure 48

