

Appendix 6K

Residential Visual Amenity Assessment

1.1 Introduction

- 1.1.1 The purpose of residential visual amenity assessment is to consider how the change in view arising from the operation of the Proposed Development would impact upon the residential visual amenity of nearby properties and whether the impacts identified could affect living conditions at these properties. RVAA focuses exclusively upon private views and private visual amenity as experienced at residential properties.
- 1.1.2 The term 'visual amenity' is defined in paragraph 2.20 of Guidelines for Landscape and Visual Impact Assessment, Third Edition¹ (GLVIA3) as "... *the overall pleasantness of the views they (people) enjoy from their surroundings.*" In paragraph 6.17 GLVIA3 subsequently summarises the distinction between visual assessment and RVAA as being:
- "Effects of development on private property are frequently dealt with mainly through 'residential amenity assessments.' These are separate from LVIA 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."*
- 1.1.3 In the Landscape Institute's Technical Information Note on Residential Visual Amenity Assessment² (LI TIN) 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*". It is important to differentiate residential visual amenity from the broader concept of residential amenity to which it can contribute, along with other considerations that may include light pollution, noise, vibration, and air quality impacts. Together these effects are considered by the decision-maker as part of the 'planning balance'.
- 1.1.4 The LI TIN² states that the purpose of an RVAA is to provide an informed answer as to whether the effect of a proposed development on residential visual amenity would be "*of such a nature and/or magnitude that it potentially affects living conditions*". This question is referred to as the Residential Visual Amenity Threshold (RVAT) which remains a constant regardless of the type and nature of a proposed development. One definition of the point at which the RVAT is breached is when the effects of a proposed development on the 'private interest' is so great that it becomes a matter of 'public interest'.

¹ Landscape Institute and Institute of Environmental Management & Assessment (LI and IEMA). (2013). *Guidelines for Landscape and Visual Impact Assessment*. 3rd Ed. Third Edition. Routledge, London and New York

² The Landscape Institute (2018). Technical Information Note -2/2019. – Residential Visual Amenity Assessment. London. Landscape Institute

1.2 Methodology

Step 1²: Definition of Study Area and scope of the assessment

- 1.2.1 The LI TIN² states that different types of proposed development would potentially have different means of contributing to the potential exceedance of the RVAT. It suggests that for wind turbines *'depending on local landscape characteristics, a preliminary study area of approximately 1.5 - 2 km radius may initially be appropriate in order to begin identifying properties to include in a RVAA'*
- 1.2.2 The LI TIN² 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'*. It is also stated that the scoping of properties to be included for assessment *'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'*.
- 1.2.3 The LI TIN² states: *'Properties are normally assessed individually, but if their outlook and / or views are in all aspects the same (for example if a development is visible from the rear gardens only of a small row of houses) they could be assessed as one (group). This will be at the discretion of the assessor and will require a clear explanation of the reason for the grouping or clustering.'*
- 1.2.4 As set out in the submitted scoping report by Wood, the RVAA study area extends 2km from the proposed turbines. As illustrated in **Figure 6.17**, the RVAA study area includes the majority of the settlements of Abertillery, Aberbeeg and Cwm and part of Llanhilleth, in addition to scattered dwellings at the periphery of settlements. Considering the requirements for a proportionate assessment, dwellings within the boundaries of the major settlements within the RVAA study area have not been further subdivided. All dwellings falling within the blade tip ZTV at this range outside the settlement boundaries have been identified, either individually or as similar groups. These dwellings comprise 30 No. receptor groups and are also illustrated in **Figure 6.17**.

Step 2²: Evaluation of baseline visual amenity

- 1.2.5 An assessment of baseline visual amenity was undertaken as part of the assessment of the 30 No. receptors and where individual factors have a critical influence on the nature of views available that could influence the initial assumption that resident have a high susceptibility to change and the value of views is High to Medium this is recorded in **Table 6.K.1**. For example, the presence of other man-made vertical infrastructure close to the property e.g. a pylon may be relevant or the designed orientation of private space and/or windows to take advantage of a particular view could be important.

Step 3²: Assessment of likely changes to visual amenity of properties

- 1.2.6 The assessment in **Table 6.K.1** has been informed by review of the hub ZTV in **Figure 6.3** (in addition to the blade tip ZTV depicted in **Figure 6.2** and replicated on **Figure 6.17**).

- 1.2.7 The assessment focusses on ground level views from the dwellings and gardens that are more likely to be considered as main living space, noting that paragraph 6.36 of GLVIA3⁷ provides a further definition of what constitutes a 'principal room' as "rooms normally occupied in waking or daylight hours".
- 1.2.8 Additional detail on likely visibility, considering screening elements including buildings, vegetation, fencing, and walls was informed by the review of aerial photography, and where possible from publicly accessible locations in the field. This analysis is set out for each receptor group in **Table 6.K.1**.
- 1.2.9 In addition to the assessment of scattered dwellings beyond the settlement boundary, the RVAA has reviewed the potential for residents in settlements within the RVAA Study Area to be visually affected to the degree that the RVAT could be breached is set out in **Table 6.K.2**.

Step 4²: Forming the RVAA judgement

- 1.2.10 The LI TIN² recommends that the final (4th) step in the RVAA is to identify those properties requiring further assessment in relation to the RVAT and this screening process is informed by the visual assessment set out in **Table 6K.1**. As set out in the Landscape Institute Technical Information Note² *'In this final step, and only for those properties where the largest magnitude of effect has been identified, a further judgement is required'*.
- 1.2.11 The visual assessment identified that none of the 30 No. individual and clusters of dwellings assessed, would experience a High magnitude of effect as a result of the Proposed Development and consequently it is concluded that there is no requirement to take forward any of these properties for more detailed examination, in order to reach a judgement on whether the predicted effects from the Proposed Development would be such that they would or would not breach the RVAT. A similar conclusion is reached for the settlements of Cwm, Aberbeeg and Llanhilleth in the RVAA Study Area where a maximum Medium magnitude of change is recorded. The settlement of Abertillery has been scoped into the Step 4 RVAA as a high magnitude of change has been recorded in Step 3 and as described in **Table 6K.3**.
- 1.2.12 Several thousand dwellings are located within the settlement of Abertillery and the ZTV and consequently it would be both impractical and unnecessary to assess every dwelling, or even attempt to scope or subdivide the settlement into groups of dwellings small enough to record the same category of visual magnitude, and/or identify only those dwellings where residents could experience a high magnitude of change. The approach consequently has been to identify a representative dwelling where the highest magnitude of change would be experienced and to undertake a RVAT for this dwelling as a proxy for all dwellings within Abertillery.
- 1.2.13 The RVAT assessment in **Table 6K.3** has focussed on the single dwelling of Newgro Bungalow that overlooks Attlee Avenue and adjacent to **Viewpoint 1**. This viewpoint, from an elevated location to the north of the centre of Abertillery was agreed with consultees and is representative of the maximum magnitude of change that would be experienced from a dwelling in Abertillery, considering separation distance, elevation, and orientation from the Proposed Development in the round. There are closer dwellings within Abertillery to the Proposed Development e.g. Morley Road that would have south facing views of the

turbines ~0.9km distant, however being lower down the valley, less of the wind turbines would be visible above the Cefn Bach ridgeline than at Attlee Avenue. There are also more distant dwellings within Abertillery e.g. on Hillcrest View, that are at a higher elevation and potentially have greater visibility of the lower turbine towers and also potentially the turbine blade tips of T6-T8, however these dwellings are typically ~0.5km further from the Proposed Development than the selected dwelling on Attlee Avenue. Taking these factors into consideration it is concluded that the Stage 4 RVAA at Newgro Bungalow adjacent to Viewpoint 1 provides a suitable proxy for Abertillery as a whole where the purpose is to provide an informed answer as to whether the effect of the Proposed Development upon the residential visual amenity of residents in Abertillery would be *"of such a nature and/or magnitude that it potentially affects living conditions"*.

Table 6K.1 Visual assessment of residential properties outside settlements within the Zone of Theoretical Visibility (ZTV), and RVAA Study Area

Receptor Details (location reference to Figure 6.17, property name and type)	Approximate distance from property curtilage to closest turbine (with turbine reference) (km)	Proposed turbines theoretically visible (to hub and tip height)	Sensitivity of receptor (Value and susceptibility)	Magnitude of change	Significance	Rationale
R1: Ty'r-Ceil Detached dwelling	1.74km (T1)	5-6 No. hubs 7-8 No. tips	High (High/High)	Medium	Major/Moderate Significant	Oblique views of Proposed Development to the southwest from the front and gable end elevations of the dwelling, with the turbines appearing prominent on the skyline. Views from parts of access drive and garden predicted to be only partially restricted by nearby tree and shrub cover. The oblique nature of available views and the separation distance to the Proposed Development result in a Medium magnitude and consequent assessment that views from this property of the Proposed Development would have no potential to breach the RVAT.
R2: Glo-byllau Detached dwelling	0.77km (T2)	3-4 No. hubs 3-4 No. tips	High (High/High)	Low	Moderate Significant	Oblique views of Proposed Development, predicted to be restricted to infrequent glimpses of several blade tips from the front elevation of the dwelling facing southeast, particularly from upper floor windows where views would be heavily restricted by local tree cover within the property curtilage and along Blaina Road at a higher level, even in winter. Similarly restricted oblique views from parts of access drive and garden. The oblique nature of available views and level of local tree screening result in a Low magnitude and consequent assessment that views from this property of the Proposed Development would have no potential to breach the RVAT.
R3: Cyril Place 12 No. terraced dwellings	0.48km (T2)	0 hubs 3-4 No. tips	High (High/High)	Medium	Major/Moderate Significant	Direct views to the southwest of Proposed Development from rear elevations and back gardens. Potential intermittent glimpses of turbine blades of up to 3-4 No. blade tips in total but predicted to be less at any one property due to the extensive intervening tree cover with perception

Receptor Details (location reference to Figure 6.17, property name and type)	Approximate distance from property curtilage to closest turbine (with turbine reference) (km)	Proposed turbines theoretically visible (to hub and tip height)	Sensitivity of receptor (Value and susceptibility)	Magnitude of change	Significance	Rationale
						of blade movement greater in winter. Blades seen above steeply rising landform but typically heavily restricted by mature deciduous tree cover within curtilage and to a lesser degree coniferous forestry higher up the slope. The highly restricted nature of available views due to landform and vegetation screening results in a Medium magnitude and consequent assessment that views from these properties of the Proposed Development would have no potential to breach the RVAT.
R4: 12 No. dwellings on Old Blaina Road Detached, semi-detached and terraced dwellings	0.56km (T4)	0 hubs 3-4 No. tips	High (High/High)	Low	Moderate Not Significant	Direct views to the southwest of Proposed Development from rear and gable elevations and back gardens. Potential intermittent glimpses of turbine blades of up to 3-4 No. blade tips in total but would be less at any one property due to the extensive intervening tree cover with perception of blade movement potentially greater in winter. Blades seen above steeply rising landform but typically heavily restricted by mature deciduous tree cover and planting within property curtilages and coniferous forestry higher up the slope. The highly restricted nature of available views due to landform and vegetation screening results in a Low magnitude and consequent assessment that views from these properties of the Proposed Development would have no potential to breach the RVAT.
R5: 6 No. Dwellings on West Bank Detached	1.77km (T2)	0 hubs 1-2 No. tips	High (High/High)	No Change	No Effect Not Significant	Theoretical oblique views comprising 1-2 turbine tips of Proposed Development to the southwest, from front/gable end elevations, access drives and parts of rear gardens. Principal views orientated east away from Proposed Development. In reality views from the dwellings towards the Proposed Development would be typically fully restricted by boundary walls, fences and evergreen hedges. Views from the access road

Receptor Details (location reference to Figure 6.17, property name and type)	Approximate distance from property curtilage to closest turbine (with turbine reference) (km)	Proposed turbines theoretically visible (to hub and tip height)	Sensitivity of receptor (Value and susceptibility)	Magnitude of change	Significance	Rationale
						and where there are no boundary treatments restricting southwest views from some dwellings within the group, it is predicted that the Proposed Development would be fully restricted by forestry in close proximity to the properties on rising land to the south and west. Consequently, there is no potential for the Proposed Development to breach the RVAT.
R6: Coed-Cae-Du and adjoining dwelling 2 No. detached dwellings	1.66km (T5)	7-8 No. hubs 7-8 No. tips	High (High/High)	Medium	Major/Moderate Significant	Direct views to the west and southwest of the Proposed Development from rear/side elevations and back gardens are predicted to be partially restricted by planting within the curtilage noting that tree planting along the built-up edge of Abertillery at a lower elevation would play a limited role in restricting views of the Proposed Development. Where there are clear views to the Cefn Bach ridgeline, predicted from the southern elevation of Coed-Cae-Du and parts of the adjoining garden, the turbines would appear prominent on the skyline. By contrast, views from the adjacent dwelling to the north are largely restricted by Coed-Cae-Du and garden planting. There would be up to a Medium magnitude of change and consequent assessment that views of the Proposed Development would have no potential to breach the RVAT given that the majority of principal views from both dwellings would be unaffected and the separation distance of at least 1.66km would ensure the Proposed Development could not be perceived as overbearing.
R7: Castle Cottage and St. Illtyd Cottage 2 No. detached dwellings	1.71km (T8)	7-8 No. hubs 7-8 No. tips	High (High/High)	Medium	Major/Moderate Significant	Direct views to the northwest of the Proposed Development from rear elevations and back gardens are predicted to be partially restricted by mature tree planting within the curtilage, noting trees along intervening field boundaries are unlikely to have a significant role in screening as they are located at a lower elevation. Where there are clear views to the Cefn

Receptor Details (location reference to Figure 6.17, property name and type)	Approximate distance from property curtilage to closest turbine (with turbine reference) (km)	Proposed turbines theoretically visible (to hub and tip height)	Sensitivity of receptor (Value and susceptibility)	Magnitude of change	Significance	Rationale
						Bach ridgeline, predicted from the southern elevation of Castle Cottage and parts of the adjoining garden, the proposed turbines would appear prominent on the skyline, although the full horizontal extent of the Proposed Development would not be clearly visible from the dwelling due to planting along the property boundary with St. Illtyd Cottage. There would be up to a Medium magnitude of change and consequent assessment that views of the Proposed Development would have no potential to breach the RVAT given that the partially restricted nature of views and the separation distance of at least 1.71km would ensure the Proposed Development could not be perceived as overbearing.
R8: Hafod-arthen Detached dwelling	1.95km (T5)	3-4 No. hubs 7-8 No. tips	High (High/High)	Very Low	Moderate/Minor Not Significant	Direct views towards the Proposed Development from the dwelling to the northwest would be fully restricted by adjacent farm buildings. It is predicted that there would be restricted views of the Proposed Development from the rear garden and part of the access road close to the farm buildings that would comprise blade tips set above Castle Cottage and St. Illtyd Cottage, and nearby mature trees. There would be a Low magnitude of change and consequent assessment that views of the Proposed Development would have no potential to breach the RVAT given that there would be no views from the dwelling itself and highly restricted views of turbine blades above intervening built development and tree cover from parts of the rear garden and access road would be localised in nature.
R9: Crud-yr-Awel, Emerald Cottage, Church	1.73km (T8)	7-8 No. hubs	High (High/High)	Very Low	Moderate/Minor Not Significant	Direct views to the northwest of the Proposed Development from front elevations, gardens and access drives are predicted to be predominantly fully restricted by a combination of mature hedgerows and trees to

Receptor Details (location reference to Figure 6.17, property name and type)	Approximate distance from property curtilage to closest turbine (with turbine reference) (km)	Proposed turbines theoretica lly visible (to hub and tip height)	Sensitivity of receptor (Value and susceptibility)	Magnitude of change	Significance	Rationale
Farm, Bungalow to northwest of Church Farm 4 No detached dwellings		7-8 No. tips				dwelling boundaries and where views to the northwest are available, by a combination of mature trees, local landform features (St Iltyd's Motte) and buildings including St. Iltyd's Church and farm buildings. Where there are very limited narrow views between buildings on the opposite side of the road e.g. from the front of Crud-yr-Awel , it is likely that residents would be able to perceive rotor movements in winter, set behind deciduous tree cover. There would be up to a Very Low magnitude of change and consequent assessment that views of the Proposed Development would have no potential to breach the RVAT given that the highly restricted nature of views.
R10: Argoed Farm Detached dwelling	1.48km (T8)	7-8 No. hubs 7-8 No. tips	High (High/High)	Low	Moderate Not Significant	Direct views to the northwest of the Proposed Development from the gable end of the dwelling and garden are predicted to be heavily filtered by adjacent mature deciduous tree cover set on lower ground, noting the main views from the property face southwest away from the Proposed Development. It is possible that residents would be able to perceive rotor movements in winter when trees are not in leaf or potentially intermittently from the gable end and access drive at all times of year under the tree canopy. Views of the Proposed Development would have no potential to breach the RVAT given the modest magnitude of change assessed.
R11: Argoed Cottages 2 No. semi- detached dwellings	1.61km (T8)	7-8 No. hubs 7-8 No. tips	High (High/High)	No Change	No Effect	The rear of the dwellings are orientated west and oblique views to the northwest towards the Proposed Development are predicted to be fully screened at ground level by garden planting including a belt of conifers. Potential oblique views may be possible over the top of the planting from upper floor rooms, unlikely to be considered main living space. Views of

Receptor Details (location reference to Figure 6.17, property name and type)	Approximate distance from property curtilage to closest turbine (with turbine reference) (km)	Proposed turbines theoretically visible (to hub and tip height)	Sensitivity of receptor (Value and susceptibility)	Magnitude of change	Significance	Rationale
						the Proposed Development would have no potential to breach the RVAT given the modest magnitude of change assessed.
R12: Penbre, Tregarth and Trebronheulwe n on Cemetery Road 2 No. detached dwellings 2 No. semi-detached dwellings	1.29km (T8)	7-8 No. hubs 7-8 No. tips	High (High/High)	Low	Moderate Not Significant	The front of the dwellings and main views are orientated west, with oblique views to the northwest towards the Proposed Development and the potential for direct views from a small number of gable end windows. Views are predicted to be filtered at ground level by tree planting along Cemetery Road noting these would be less restricted in winter, however given the oblique and seasonal nature of the views, whilst representing a Moderate effect, this would not be considered Significant. The Proposed Development would have no potential to breach the RVAT at these properties given the Low magnitude of change assessed.
R13: Brooklyn, Glyn Ebbw, Nant Llais and Dingle Nook 4 No. detached dwellings	1.68km (T8)	5-6 No. hubs 7-8 No. tips	High (High/High)	Low	Moderate Not Significant	The front of the dwellings face east and there is limited potential from a small number of gable end windows for views north towards the Proposed Development, most notably from 'Brooklyn', as the bungalow is the northernmost property in the group and residents may also experience views from it's terraced rear garden, with views from the rear gardens of other dwellings more restricted by intervening garden hedges and trees. Views would be direct from the access road approach. The turbines in these views would be partially screened by intervening landform and further restricted by mature tree cover surrounding Aberbeeg Church and Pant Ddu Road. Partial views of the turbines on the skyline, whilst representing a Moderate effect would not be considered Significant when assessed from the dwellings as the principal views to the west and east would remain unaffected. The Proposed Development

Receptor Details (location reference to Figure 6.17, property name and type)	Approximate distance from property curtilage to closest turbine (with turbine reference) (km)	Proposed turbines theoretically visible (to hub and tip height)	Sensitivity of receptor (Value and susceptibility)	Magnitude of change	Significance	Rationale
						would have no potential to breach the RVAT at these properties given the Low magnitude of change assessed.
R14: 23 No. dwellings at Cwm-nat-gwnt Mixed tenure – largely terraced	1.70km (T8)	7-8 No. hubs 7-8 No. tips	High (High/High)	Low	Moderate Not Significant	The front of the dwellings is orientated east and southeast and gable ends facing north towards the Proposed Development do not have windows. There is limited potential for northerly views from the rear access road and extended gardens, largely restricted by woodland at close range to the north, such that any narrow slot views towards the landform at the southern end of the Site would be highly restricted in nature and typically restricted to one or two turbines. Highly restricted views of narrow horizontal extent of the Proposed Development on the skyline, whilst representing a Moderate effect would not be considered Significant given that there would be no views from the dwellings and views elsewhere from the curtilage would be very restricted. The Proposed Development would have no potential to breach the RVAT at these properties given the Low magnitude of change assessed.
R15: 10 No. dwellings at Pentrapoed Detached and semi-detached dwellings	1.72km (T8)	up to 5-6 No. hubs 7-8 No. tips	High (High/High)	Very Low	Moderate/Minor Not Significant	The majority of the front of the dwellings face northwest and the Proposed Development would be to the northeast. Gable end windows are limited in number and any potential views are typically restricted by adjacent dwellings, garden walls and outbuildings. Mature hedgerow trees along the Parkway also limit longer range visibility apart from the 3 No. dwellings north of the Parkway where outbuildings or conifer screen planting is predicted to fully restrict views from the dwellings. Any partial glimpses of the Proposed Development above intervening field boundary vegetation would represent a Very Low Magnitude of change

Receptor Details (location reference to Figure 6.17, property name and type)	Approximate distance from property curtilage to closest turbine (with turbine reference) (km)	Proposed turbines theoretically visible (to hub and tip height)	Sensitivity of receptor (Value and susceptibility)	Magnitude of change	Significance	Rationale
						when assessed in the round and given this modest magnitude, there would be no potential to breach the RVAT at these properties.
R16: Ty Dwr Detached dwelling	1.58km (T8)	1-2 No. hubs 5-6 No. tips	High (High/High)	Low	Moderate Not Significant	The dwelling is broadly orientated east west and has windows that face to the south and north. Views towards the Proposed Development from the north elevation and part of the garden would be heavily filtered by mature hedgerow tree planting alongside the access road, although it is likely in winter at least that the movement of the proposed wind turbine rotors would be perceptible, partially visible on the skyline set above the intervening local landform near Pen-y-fan-isaf, although still heavily filtered by the mature hedgerow tree planting. The Proposed Development would have no potential to breach the RVAT at this dwelling given the Low magnitude of change assessed.
R17: Pen-y-fan-isaf Detached dwelling	1.35km (T8)	7-8 No. hubs 7-8 No. tips	High (High/High)	Low	Moderate Not Significant	The front of the dwelling faces north and there would be theoretical views of the Proposed Development from this elevation and localised nearby parts of the garden and access track, noting that views of the Proposed Development from the rear south facing elevation of the property and majority of the rear garden close to the dwelling would not be available. Views from the northern elevation would, in reality be substantially restricted by mature field boundary trees close to the property, although in winter it is predicted that movement of the proposed turbine rotors would be clearly perceptible. The Proposed Development would have no potential to breach the RVAT at this dwelling given the Low magnitude of change assessed.
R18: Pen-y-fan-fach	1.56km (T8)	7-8 No. hubs	High (High/High)	Very Low	Minor/Moderate Not Significant	The front of the dwelling faces north and there would be theoretical views of the Proposed Development from this elevation and localised

Receptor Details (location reference to Figure 6.17, property name and type)	Approximate distance from property curtilage to closest turbine (with turbine reference) (km)	Proposed turbines theoretically visible (to hub and tip height)	Sensitivity of receptor (Value and susceptibility)	Magnitude of change	Significance	Rationale
2 No semi-detached dwellings		7-8 No. tips				nearby parts of the garden and access track, noting that views of the Proposed Development from the rear south facing elevation of the property and majority of the rear garden close to the dwelling would not be available. Views from the northern elevation would, in reality be substantially restricted by woodland trees close to the property, although the blade tips of the closest turbines are likely to be visible passing over the intervening tree line from any windows at the western end of the northern elevation and very localised part of the access track and garden. The Proposed Development would have no potential to breach the RVAT at this dwelling given the Very Low magnitude of change assessed.
R19: Dwellings west of Pant Ddu Road and The Rectory 16 No. dwellings of mixed tenure	1.28km (T8)	7-8 No. hubs 7-8 No. tips	High (High/High)	Low	Moderate Not Significant	Views north towards the Proposed Development from within the dwellings are predicted to be very limited as the properties are predominantly orientated east-west and have few north-facing windows. There would however be restricted northward views from the access road and limited parts of gardens where the turbines would be largely screened by mature woodland and tree planting surrounding the Aberbeeg Hospital grounds, including coniferous, as well as deciduous trees. The Proposed Development would have no potential to breach the RVAT at this dwelling given the Low magnitude of change assessed.
R20: Christchurch Bungalows 3 No. detached dwellings	1.38km (T8)	7-8 No. hubs 7-8 No. tips	High (High/High)	Medium	Major/Moderate Significant	Views north towards the Proposed Development from within the dwellings are predicted to be limited as the properties are orientated east-west. High voltage overhead lines and a lattice tower pylon on elevated land lies within 15m of the curtilage of the dwellings at the closest point. There would be unrestricted and direct views of the Proposed Development from most north facing windows at the side and

Receptor Details (location reference to Figure 6.17, property name and type)	Approximate distance from property curtilage to closest turbine (with turbine reference) (km)	Proposed turbines theoretically visible (to hub and tip height)	Sensitivity of receptor (Value and susceptibility)	Magnitude of change	Significance	Rationale
						gable end of the dwellings. The elevated location of the dwellings and low level of most garden planting would facilitate unrestricted views, potentially of all turbines, from the access road and much of the garden areas towards the Proposed Development. The Proposed Development would however have no potential to breach the RVAT at this dwelling given the Medium magnitude of change assessed.
R21: Properties on Pant Ddu Road south of Aberbeeg Church 15 No. dwellings of mixed tenure	1.37km (T8)	3-4 No. hubs 5-6 No. tips	High (High/High)	No Change	No Effect	The rear of the dwellings are typically orientated north and northwest towards the Proposed Development; however the dwellings are set down several metres in elevation from land to the north such that the eaves of most of the dwellings broadly align with the top of a closeboard fence that delineates the rear garden boundaries. Mature hedgerow planting including evergreen shrubs follows the perimeter of the church and would prevent any views of the Proposed Development from within the dwellings or surrounding curtilage.
R22: Pant-du Detached dwelling	1.50km (T8)	1-2 No. hubs 5-6 No. tips	High (High/High)	Very Low	Moderate/Minor Not Significant	The front of the dwelling is orientated north and the Proposed Development would be largely screened by landform, reinforced by mature tree cover along the nearby Pant Ddu Road at a higher elevation. Potential views from the enclosed rear garden to the north would be prevented by the dwelling and outbuildings. There would be potential glimpses of the blades of Turbine 5 set above intervening landform but largely screened by tree cover, with heavily filtered views possible in winter. The Proposed Development would have no potential to breach the RVAT at this dwelling given the Very Low magnitude of change assessed.

Receptor Details (location reference to Figure 6.17, property name and type)	Approximate distance from property curtilage to closest turbine (with turbine reference) (km)	Proposed turbines theoretically visible (to hub and tip height)	Sensitivity of receptor (Value and susceptibility)	Magnitude of change	Significance	Rationale
R23: Pen Y Fan Ganol Farm Detached dwelling	1.02km (T8)	7-8 No. hubs 7-8 No. tips	High (High/High)	Low	Moderate Not Significant	The front of the dwelling is orientated north and the farmyard is enclosed by agricultural buildings to the north and east. Any theoretical oblique views of the Proposed Development to the northwest from the northern elevation of the property are predicted to be predominantly screened at ground level by the nearby agricultural buildings, however there is the possibility of limited blade tip visibility noting that baseline south facing views and views from the rear garden of the property would remain unaffected by the Proposed Development. Less restricted views of the Proposed Development would be available from the access track further from the dwellings where there would be cumulative visibility (not in the same field of view) with the Pen-Y Ganol Farm wind turbine (75m to tip) located ~400m from the access. The Proposed Development would have no potential to breach the RVAT at this dwelling given the Low magnitude of change assessed.
R24: Tonyrefail Farm Detached dwelling	1.36km (T6)	7-8 No. hubs 7-8 No. tips	High (High/High)	Medium	Major/Moderate Significant	The front of the dwelling faces south and views from the eastern elevation and patio, whilst in the direction of the Proposed Development are predicted to be partially restricted by garden planting and more substantially by the northern end of large barn. Turbines 1-4 are predicted to be visible on the skyline beyond the barn. The Proposed Development would have no potential to breach the RVAT at this dwelling given the Medium magnitude of change assessed.
R25: Tir y Pentre Farm Detached dwelling	1.63km (T6)	7-8 No. hubs 7-8 No. tips	High (High/High)	Very Low	Moderate/Minor Not Significant	The front of the house faces northeast and is bounded by mature hedgerows on both sides of the nearby road that, in combination with a barn, restrict views in an easterly direction towards the Proposed Development. Multiple field boundary hedgerow trees provide additional

Receptor Details (location reference to Figure 6.17, property name and type)	Approximate distance from property curtilage to closest turbine (with turbine reference) (km)	Proposed turbines theoretically visible (to hub and tip height)	Sensitivity of receptor (Value and susceptibility)	Magnitude of change	Significance	Rationale
						layers of screening and potential views are predicted from a single 1 st floor window on the northern elevation, unlikely to be considered main living space occupied in daylight hours. Limited glimpses of the upper rotors from the access at the junction with the main road extremely localised in nature.
R26: Dwellings in Manmoel 23 No. dwellings of mixed tenure	1.89km (T6)	up to 7-8 No. hubs 7-8 No. tips	High (High/High)	Low	Moderate Not Significant	The front of the majority of dwellings are orientated east towards the Proposed Development. The greatest magnitude would be experienced by dwellings facing the street where views would not be restricted by other buildings. Visibility of the Proposed Development would be restricted by multiple layers of mature hedgerow trees that would predominantly restrict ground level views of the proposals; however it is predicted that rotor movement and blade tip visibility would be perceptible from some dwellings in winter. The Proposed Development would have no potential to breach the RVAT at this dwelling given the Low magnitude of change assessed.
R27: Tony-ffald House Detached dwelling	1.89km (T6)	5-6 No. hubs 7-8 No. tips	High (High/High)	Very Low	Moderate/Minor Not Significant	The principal elevation with almost all the windows within the dwelling property faces south and there would be very oblique views to the east of the Proposed Development from this elevation and adjoining garden area with multiple layers of mature hedgerow trees providing high levels of screening when in leaf. Potential heavily filtered glimpses of some rotor movements near the horizon may be possible in winter potentially from 1 st floor windows that are unlikely to comprise main living space; however given the density of planting ground level views would remain heavily restricted. The Proposed Development would have no potential to breach

Receptor Details (location reference to Figure 6.17, property name and type)	Approximate distance from property curtilage to closest turbine (with turbine reference) (km)	Proposed turbines theoretically visible (to hub and tip height)	Sensitivity of receptor (Value and susceptibility)	Magnitude of change	Significance	Rationale
						the RVAT at this dwelling given the Very Low magnitude of change assessed.
R28: Tir-Bach Detached dwelling	1.75km (T6)	5-6 No. hubs 7-8 No. tips	High (High/High)	Very Low	Moderate/Minor Not Significant	The principal elevation faces southeast and from this elevation, the northeast elevation and adjoining garden areas there would be the potential for slightly oblique views of the Proposed Development. Visibility of the proposed turbines is predicted to be largely restricted by outbuildings within the property curtilage and mature deciduous hedgerow trees along nearby field boundaries. There is the potential for heavily filtered views in winter when residents may be aware of some rotor movement from the closest turbines above the landform horizon, set behind multiple layers of hedgerow trees.
R29: Pen-rhiw-gyngi Detached dwelling	1.46km (T6)	7-8 No. hubs 7-8 No. tips	High (High/High)	Medium to High	Major/Moderate Significant	The front of the property faces south and overlooks an area of hardstanding flanked by farm buildings. Direct views of the Proposed Development from the eastern elevation of the property and adjoining garden areas are predicted, with the majority of the turbine hubs and tips and predicted to be visible on the skyline. The Proposed Development would have no potential to breach the RVAT at this dwelling, that whilst a Medium to High magnitude of change is assessed the views available from the dwelling in all other directions to the north, south and west would remain unaffected.
R30: Dwellings near the A4046 6 No. detached and semi-	0.97km (T1)	0 No. hubs 1-2 No. tips	High (High/High)	Very Low	Moderate/Minor Not Significant	Views northeast from the rear of the dwellings would potentially include 1-2 blade tips above intervening landform and forestry, however views would typically be heavily restricted by garden planting. Views of the proposed Grid Connection, comprising an overhead line on wooden poles, would be visible in the context of baseline views of an existing high

Receptor Details (location reference to Figure 6.17, property name and type)	Approximate distance from property curtilage to closest turbine (with turbine reference) (km)	Proposed turbines theoretica lly visible (to hub and tip height)	Sensitivity of receptor (Value and susceptibility)	Magnitude of change	Significance	Rationale
detached dwellings						voltage overhead line with oblique views of pylons. The Proposed Development would have no potential to breach the RVAT at this dwelling given the Very Low magnitude of change assessed.

Table 6K.2 Visual assessment of settlements within the Zone of Theoretical Visibility (ZTV) and RVAA Study Area

Receptor Details (location reference to Figure 6.17)	Approximate distance from settlement edge to closest turbine (with turbine reference) (km)	Maximum No. of proposed turbines theoretically visible (to hub and tip height)	Sensitivity of receptor (Value and susceptibility)	Magnitude of change	Significance	Rationale
Abertillery	0.5km	8 No. hubs 8 No. tips	High (High/High)	High	Major Significant	<p>The linear town is ~3.5km long and occupies the valley base and lower valley slopes to the east of the Proposed Development, noting the urban area of the town has historically expanded to include the villages of Six Bells and Cwmtillery. With a population of over 10,000 there are estimated to be several thousand dwellings within the settlement. The closest proposed turbine would be ~0.5km from the western edge of the settlement. Outlying dwellings at the edge of the settlement and within 2km of the Proposed Development are covered separately in Table 6K.1</p> <p>Viewpoint 1 from within the settlement is assessed in detail at Appendix 6I and Viewpoint 2 from the Six Bells Mining Memorial Park at the southern edge of Abertillery falls outside the final ZTV and consequently there would be no views of the Proposed Development.</p> <p>With reference to the ZTVs at Figures 6.2 and 6.3 the landform partly restricts views along the western edge of the settlement where properties are further screened by forestry (not accounted for in the ZTV), noting the tree cover closest to the edge of the settlement is not subject to clear felling as part of the published management plans. From many residential properties within the town there would be views of the Proposed Development, although this depends on individual dwelling orientation and other local factors including intervening built development. Where unrestricted or largely unrestricted views are available to the Cefn Bach ridgeline, views from dwellings would typically comprising 5 turbine hubs and blades (T1-T5) as illustrated in the photomontage at Viewpoint 1. Further from the Proposed Development, at more elevated locations near</p>

Receptor Details (location reference to Figure 6.17)	Approximate distance from settlement edge to closest turbine (with turbine reference) (km)	Maximum No. of proposed turbines theoretica lly visible (to hub and tip height)	Sensitivity of receptor (Value and susceptibility)	Magnitude of change	Significance	Rationale
						<p>the eastern edge of the town, the ZTV indicates that the blades of T1-T3 would also potentially be visible.</p> <p>From some dwellings, views of the proposed turbines above the Cefn Bach ridgeline, from ground level windows at least, would be screened by intervening dwellings. One such example frequently encountered is where rows of parallel terraces lie at a similar elevation e.g. Duke Street and Princess Street. Less frequently, at the end of terraces for example, the front of dwellings are often orientated northeast or southwest away from Proposed Development with views of the proposed turbines typically restricted to narrow views from the public street. Occasionally, local tree planting within the settlement restricts views towards the Cefn Bach ridgeline, however the movement of the proposed turbine rotors are likely to be perceptible in winter. Review of the ZTV and assessment in the field indicates that it would not be a proportionate or informative approach to attempt to sub-divide the settlement into groups of properties that would experience the same magnitude and level of effect. The magnitude of change would frequently change along a single street and even within a discrete group of dwellings such as a small cul-de-sac or group of flats. Residents have a High susceptibility to change and the views in the direction of the Site are assessed to be of a typically Medium to High value resulting in an overall High sensitivity. The magnitude of change would range from Zero to High. A High magnitude of change, would be experienced by residents in many properties across the town, including but not confined to, the southeast edge of the settlement at Six Bells, Valley View Road and surrounding streets to the northeast of the town centre, and from Atlee Avenue and nearby roads near the north-western end of the settlement</p>



Receptor Details (location reference to Figure 6.17)	Approximate distance from settlement edge to closest turbine (with turbine reference) (km)	Maximum No. of proposed turbines theoretica lly visible (to hub and tip height)	Sensitivity of receptor (Value and susceptibility)	Magnitude of change	Significance	Rationale
						where the lower density of dwellings and significant level changes between parallel roads allows clear views to the Cefn Bach ridgeline. The level of effect from individual dwellings would range from No effect to Major and Significant . The nature of these effects would be long-term (reversible), indirect and adverse.
Aberbeeg	0.9km	8 No. hubs 8 No. tips	High (High/High)	Low	Moderate Not Significant	<p>This small settlement is located close to the Ebbw River at the base of the valley, directly south of the Proposed Development, with the closest proposed turbine ~0.9km from the settlement. Groups of properties on the edge of Aberbeeg outside the settlement boundary and within 2km of the proposed turbines are covered in Table 6K.1.</p> <p>With reference to the ZTVs at Figures 6.2 and 6.3 the intervening landform would prevent any views of the Proposed Development from the north-eastern part of the settlement. From the central and northwestern parts of the settlement, whilst the ZTVs indicate the potential for visibility of up to 6 turbine hubs and 8 blade tips, in reality views would be typically restricted by dwelling orientation, intervening buildings and mature tree cover including in the vicinity of Aberbeeg Church. From the elevated southern end of the settlement, the ZTV indicates theoretical views of all turbine hubs and whilst the majority of dwellings are orientated east-west with no views towards the Proposed Development there would be opportunities for clear views and Significant effects from the B4471 near the junction with Victoria Terrace (assessed separately).</p> <p>Residents have a High susceptibility to change and the views in the direction of the Site are assessed to be of a Medium to High value, resulting in an overall High sensitivity. The magnitude of change would range from Zero for</p>

Receptor Details (location reference to Figure 6.17)	Approximate distance from settlement edge to closest turbine (with turbine reference) (km)	Maximum No. of proposed turbines theoretica lly visible (to hub and tip height)	Sensitivity of receptor (Value and susceptibility)	Magnitude of change	Significance	Rationale
						many individual properties due to orientation and the presence of intervening landform and buildings to a low magnitude at the northern edge of the settlement where local tree cover close to dwellings would heavily filter views towards the Proposed Development. Given that the resulting Moderate level of effect would be experienced only at the northern periphery of the settlement, the effect upon the settlement is considered Not Significant. The nature of these effects would be long-term (reversible), indirect and adverse.
Llanhilleth	1.8km	8 No. hubs 8 No. tips	High (High/High)	Low	Moderate Significant	<p>The centre of the small linear settlement is located in the base of the valley to the north and south of the railway. Brynithel that is located on higher ground to the north is assessed separately above. At the closest point the village lies ~1.8km south-east of the Proposed Development. Groups of properties at the northern edge of Llanhilleth and nearby scattered dwellings are covered in the Residential Visual Amenity Assessment at Appendix 6K.</p> <p>With reference to the ZTVs at Figures 6.2 and 6.3 the intervening landform would prevent any views of the Proposed Development from the majority of the settlement. Theoretical views of up to 4 turbine hubs are indicated by the ZTV from localised parts of the settlement, including the southeast of the Glandwr Industrial Estate where the properties are set down relative to the industrial estate that would screen oblique views of the Proposed Development. The ZTV indicates limited visibility from the B4471 and residential streets to the north and northeast on rising ground. In reality the orientation of the dwellings relative to the Proposed Development and mature tree cover would largely prevent visibility of up to 4 turbine hubs.</p>

Receptor Details (location reference to Figure 6.17)	Approximate distance from settlement edge to closest turbine (with turbine reference) (km)	Maximum No. of proposed turbines theoretica lly visible (to hub and tip height)	Sensitivity of receptor (Value and susceptibility)	Magnitude of change	Significance	Rationale
						Residents have a High susceptibility to change and the views in the direction of the Site are assessed to be of a Medium to High value, resulting in an overall High sensitivity. The magnitude of effect would range from Zero for the majority of individual properties due to orientation and the presence of intervening landform and local tree screening; however from the more elevated parts of the settlement, north and northeast of the B4471, the magnitude of change comprising heavily filtered oblique views of up to 4 turbine hubs would be Low in winter, resulting in a Moderate level of effect that is potentially Significant from very localised parts of the settlement, given the Proposed Development would be only ~2.5km distant. The nature of these effects would be long-term (reversible), indirect and adverse.
Cwm	1.1km	8 No. hubs 8 No. tips	High (High/High)	Low	Moderate Not Significant	<p>The linear settlement is ~1.6km long and occupies the Ebbw River valley to the north-west of the Proposed Development, with the closest proposed turbine ~1.1km from the southern edge of Cwm. Groups of properties beyond the settlement and within the ZTV are covered in Table 6K.1. Viewpoint 3 from within the settlement is assessed in detail at Appendix 6B.</p> <p>With reference to the ZTVs at Figures 6.2 and 6.3 the intervening landform largely restricts views of the proposed turbines from the settlement with the blade only of turbine T6 only typically visible from central and the southwestern edge of the settlement (Viewpoint 3). From the central and northern parts of the settlement there would be theoretical views of 1-2 turbine hubs, however in reality views would be often restricted by intervening buildings with visibility of the Proposed Development from</p>

Receptor Details (location reference to Figure 6.17)	Approximate distance from settlement edge to closest turbine (with turbine reference) (km)	Maximum No. of proposed turbines theoretica lly visible (to hub and tip height)	Sensitivity of receptor (Value and susceptibility)	Magnitude of change	Significance	Rationale
						<p>within the settlement typically more restricted than illustrated at Viewpoint 3.</p> <p>Residents have a High susceptibility to change and the views in the direction of the Site are assessed to be of a Medium value, with the A4046 and railway corridors that pass through the settlement being frequently visible. resulting in an overall High sensitivity. The magnitude of effect would range from Zero for some individual properties due to orientation and the presence of local tree screening but from the majority of the dwellings within the settlement it would be Low, resulting in an overall Moderate level of Effect from the majority of the settlement that is Not Significant, given the very restricted visibility of the Proposed Development and busy urban context with main transport routes passing through the settlement. The nature of these effects would be long-term (reversible), indirect and adverse.</p>

Table 6K.3 Stage 4 RVAA of Newgro Bungalow, Ty-Dan-Y-Wal Road (Ty Bryn Hill)

<p>Summary Description: The property is a detached bungalow of brick and tile construction with pebble dash render to parts. It is located on elevated land to the north of the centre of Abertillery.</p>	<p>Grid Reference: 321389, 204920</p>
<p>Orientation of property's frontage: The frontage of the property borders Attlee Avenue and faces south. The main access point to the dwelling is on the eastern elevation and is enclosed by a porch.</p>	<p>Direction of View towards Proposed Development: South to East as depicted by yellow viewlines on aerial plan view.</p>
<p>Approximate distance to closest wind turbine visible: 1.2km (T3)</p>	<p>Approximate distance to furthest wind turbine visible: 1.6km (T1)</p>
<p><i>Location and Viewlines from Newgro Bungalow, Ty-Dan-Y-Wal Road</i></p> 	<p><i>Newgro Bungalow – southern elevation facing Proposed Development</i></p> 

1. Description of property's layout, access, and curtilage:

All observations have been undertaken from the public road and with reference to aerial photography, where necessary.

The property dates from the latter half of the twentieth century and is a detached bungalow of brick and tile construction. The dwelling is elevated above Attlee Avenue being accessed from the street via steps and vehicle access is from the north off Ty-Dan-Y -Wal Road to a garage block and adjacent parking space. The main garden areas are laid to lawn with shrub borders. The garden to the north of the dwelling is partly enclosed being bounded by a garage block and adjoining parking space on hardstanding at an elevated level and garden hedges and walls to the adjacent dwellings. Patio areas that may accommodate seating appear to be located to both the north and west of the property. The southern area is more open in character, comprising a sloping grass area with intermittent scattered plants, retained by a low wall to Attlee Avenue. The southern elevation has two large windows, a flat skylight window in the roof and there is a bench on a narrow patio. The eastern elevation contains the main access enclosed by the porch and in addition there are two or three small windows. The western elevation has two large windows, full length glazed patio doors leading to a small patio area and a flat skylight window. The northern elevation appears to have two smaller windows and also a flat skylight window in the roof.

2. Description of existing views available:

The Viewpoint 1 photography (**Figure 6.26 a-k**) was taken from the footway on Attlee Avenue at grid coordinates E 321382, N 204904 and is located several metres from the southern curtilage of the dwelling. The foreground in these south facing views is not well represented in the Viewpoint 1 photography but comprises Attlee Avenue with public footways on both sides of the highway and at the time of the survey parked vehicles on the northern side of the road closest to the dwelling. The middle-ground of the views is dominated by the roofscape of multiple dwellings at relatively high density, including a row of terraced dwellings on Attlee Avenue to the southeast and a similar style of terraced housing on Ty Bryn Road directly to the south, at a lower elevation. Expansive views to the horizon are dominated by the wooded slopes of the Cefn Bach ridge, with the landform on the skyline occasionally glimpsed above or between the forestry in places.

Views to the west are largely restricted by the nearby 2-storey housing on Attlee Avenue with oblique views over a clipped hedge that defines the property curtilage. It is predicted that longer views to the west would be heavily filtered by mature tree planting along the southern edge of Attlee Avenue. Views to the east are foreshortened by the neighbouring bungalow of Crud-yr-Awel, noting a low boundary hedge and other shrub planting providing some privacy to views between the outdoor areas of neighbouring properties and also to views from Attlee Avenue to the south. Views to the north from the dwelling include the garage block and parking area on elevated land with terraced properties on Ty Bryn Hill including outbuildings and garden planting.

3. Predicted change in view:

The primary views from the dwelling that would be affected by the Proposed Development are views from the two large windows on the southern elevation of the property, assumed to be main living space. Views from other parts of the curtilage affected to a similar degree including the narrow patio area and seat on the southern elevation and views from the stepped bath across the garden connecting to the main access into the dwelling. More restricted south facing views that would experience changes to a lesser degree are the porch on the eastern elevation, being partially restricted by the bungalow and adjoining dwelling/boundary planting and views from the patio on the western elevation, surrounded by shrub planting. Views to the south from the parking area and northern end of the property curtilage would be affected by the Proposed Development where views of the Cefn Bach ridgeline are currently available. Views from within the property through the windows on the three other elevations i.e. west, north would be unaffected by the Proposed Development.

As illustrated in the Viewpoint 1 photography (**Figure 6.26 a-k**) taken from the nearby public footway on Attlee Avenue, the closest turbine (T3) would ~1.2km distant and a total of five of the proposed eight turbines would be clearly visible on the skyline as prominent new structures, affecting approximately 74° of the horizontal FoV.

The visibility of the proposed turbines in unrestricted south facing views from the nearby dwelling would result in a high magnitude of change even though the turbines would not be visible from windows in the property's northern, western, and eastern elevations and would be fully screened from the patio area adjacent to the northern elevation. Other south facing views of the turbines from the curtilage that would be partially restricted include the seating area on the western elevation and the vehicular access and parking area at the northern end of the curtilage. The overall magnitude of change experienced by residents would be High and would result in a **Major** level of effect that would be **Significant**.

4. Effects upon residential visual amenity:

The wind turbines would be prominent but would only affect south facing views from the dwelling and curtilage, appearing well-spaced and visually balanced on the skyline, extending across a 74° horizontal field of view with no blade overlap. The turbines would be set well beyond the near edge of the Cefn Bach ridgeline and the urban development of Abertillery that covers the full extent of the foreground and middle-ground of these views. The relative homogeneity of the forestry landcover and simplicity of the ridge landform, with lack of landscape features, reduces the potential for scale references and dominance notwithstanding the conclusion that the wind farm would become a major focal point from this dwelling and many parts of Abertillery.

There would be no potential for residents at the property to consider that they would be surrounded by wind turbines, however the height, scale and rotor movement of these new structures would nonetheless represent a prominent addition to the skyline in south facing views from the property.

The location of the wind turbines set back from the edge of the Cefn Bach ridge, results in the majority of the turbine towers to be screened by intervening landform. At Viewpoint 1, approximately 75m of the of the closest T3 turbine would be screened and consequently less than the top 1/3rd of the tower would be visible above the ridge. In addition, the lowest part of the rotor blades would be screened by landform as the blades pass under the landform horizon. It is assessed that when the turbine set-back and the minimisation of the proportion of the turbine towers visible above the Cefn Bach ridgeline is combined with a minimum separation distance of 1.2km to the closest turbine, then the presence and operation of the wind farm would not be legitimately considered to be overbearing.

1.3 Summary and Conclusions

- 1.3.1 Following the definition of a 2km radius Study Area in Step 1 of the RVAA in accordance with best practice guidance, Steps 2 and 3 of the assessment established the likely changes in views as a result of the proposed development that would be experienced by residents in both settlements and outlying properties in the RVAA Study Area falling within the ZTV.
- 1.3.2 It was assessed that a High magnitude of change, requiring a detailed assessment in accordance with 'Step 4' of the RVAA, would only apply to dwellings within Abertillery where there were unrestricted south facing views of the Proposed Development. Several thousand dwellings are located within the settlement of Abertillery and the ZTV and consequently it would be both impractical and unnecessary to assess every dwelling or even attempt to scope or subdivide the settlement into groups of dwellings small enough to record the same category of visual magnitude or to identify only those dwellings where residents may experience a high magnitude of change.
- 1.3.3 Judgements reached with respect to this receptor are representative of the maximum magnitude of change that would be experienced from a dwelling in Abertillery, considering separation distance, elevation, and orientation in the round. Using this assessment as a proxy for Abertillery, as a whole, an informed conclusion can be reached that the impact of the Proposed Development upon residential visual amenity for dwellings within Abertillery, would not be of such a nature and/or magnitude that it would breach the Residential Visual Amenity Threshold.