

Rhoscrowther | Wind Farm



Environmental Statement

Volume III: Technical Appendices

Appendix 5.6 - Residential Visual Amenity Assessment

October 2021

Residential Visual Amenity Assessment

Introduction

A5.6.1. This appendix provides a residential visual amenity assessment (RVAA) that has examined views of the proposed wind farm from private residential properties within 1.5km of the proposed wind turbines.

Policy and Guidance

Future Wales: The National Plan 2040

A5.6.2. Policy 18 of Future Wales: The National Plan 2040 (WG August 2021) states that renewable and low carbon energy Developments of National Significance will be permitted subject to policy 17 and 11 criteria, including criterial 2: *there are no unacceptable adverse visual impacts on nearby communities and individual dwellings.*

A5.6.3. Residential visual amenity is the “visual component” of residential amenity. However, no one has a “right to a view” and the outlook from a dwelling is a private interest so not strictly protected by the UK Planning system. However, private interests are sometimes taken into account ‘in the planning balance’ by decision makers where these are in the public interest.

Inspector Decisions

A5.6.4. For example, Inspector Lavender in the Enifer Downs Appeal Decision in 2009 (Lavender 2009) stated that *“when turbines are present in such number, size and proximity that they represent an unpleasantly overwhelming and unavoidable presence in main views from a house or garden, there is every likelihood that the property concerned would come to be widely regarded as an unattractive and thus unsatisfactory (but not necessarily uninhabitable) place in which to live. It is not in the public interest to create such living conditions where they did not exist before”* (para 66, Lavender 2009).

A5.6.5. This approach has been adopted by Inspectors in other appeals for wind farms including Burnthouse Farm where Inspector Kingaby took a similar approach in her recommendations. These were endorsed by the Secretary of State in his decision (para 10, SoS 2011), where he stated: *“... the Secretary of State agrees with the Inspector that serious harm to living conditions which might*

lead to a recommendation for planning permission to be refused, in the public interest, is a more stringent requirement than the identification of a significant adverse impact. He further agrees that when assessing the effect on visual outlook, it is helpful to pose the questions ‘would the proposal affect the outlook of these residents to such an extent, ie be so unpleasant, overwhelming and oppressive that this would become an unattractive place to live?’.

RVAA Guidance

- A5.6.6. The GLVIA3 (para 6.17, p107, LI/IEMA 2013) notes that, in some instances, it may be appropriate to consider private viewpoints from residential properties. It advises that the scope and approach of such an assessment should be agreed with the planning authority as it would be impractical to visit all properties that might be affected, and the effects of development on private views is usually dealt with by way of residential amenity assessments.
- A5.6.7. The Landscape Institute has since issued Technical Guidance Note 2/19 *Residential Visual Amenity Assessment (RVAA)* (LI March 2019) which draws on the principles and processes established by the GLVIA3, Inspector decisions and the experience of landscape architects in this field. The Foreword explains that “*residential visual amenity assessment (RVAA) is a stage beyond LVIA and focusses exclusively on private views and private visual amenity*”. It defines residential visual amenity (at para 1.2) as “*the overall quality, experience and nature of views and outlook available to occupants of residential properties, including views from gardens and domestic curtilage*”.
- A5.6.8. It notes that changes in views and visual amenity are considered in the planning process but, in respect of private views and visual amenity “*no one has ‘a right to a view’*” (para 1.5). It also notes that “*it is not uncommon for significant effects on views and visual amenity to be experienced by people at their place of residence as a result of introducing a new development into the landscape*” but “*this in itself does not necessarily cause a particular planning concern. However, there are situations where the effect on the outlook/visual amenity of a residential property is so great that it is not generally considered to be in the public interest to permit such conditions to occur where they did not exist before*” (para 1.6).

A5.6.9. With regards to when an RVAA should be undertaken, it advises that “LVIA findings of significant (adverse) effects on outlook and/or visual amenity at a residential property do not automatically imply the need for an RVAA. However, for properties in (relatively) close proximity to a development proposal, and which experience a high magnitude of visual change, a RVAA may be appropriate, and may be required by the determining /competent authority” (para 2.5).

A5.6.10. With regards to undertaking an RVAA, the guidance recommends a transparent, objective approach to the assessment, based on the GLVIA3 principles and processes, evaluating and assessing the likely change to the visual amenity of a dwelling, as a result of the development and for the assessor to draw a conclusion as to whether the effect reaches the “Residential Visual Amenity Threshold” (para 3.1).

A5.6.11. With regards to the RVAA process, the guidance recommends four steps which are set out in Figure 1 and Section 4, and can be summarised as:

- Step 1: Define the study area and identify the properties to be assessed - determine the size of the study area and the scope of the RVAA on a case by case basis, taking account of the type and scale of the proposed development and the landscape and visual context, informed by ZTVs.
- Step 2: Evaluate baseline visual amenity of properties - describe the type, nature, extent and quality of the primary/main and secondary/peripheral views that may be experienced ‘in the round’ from the dwelling itself and from its domestic curtilage (including domestic gardens and drives).
- Step 3: Assess likely change to visual amenity of properties - assess the magnitude and significance of changes to views and visual amenity of properties, taking into account the sensitivity of residential receptors (which is likely to be high based on the value they place on their private views and visual amenity and their susceptibility to change).
- Step 4: Form the Residential Visual Amenity Threshold judgement - undertake a detailed assessment of individual properties predicted to experience the greatest magnitude of change to judge whether the Residential Visual Amenity Threshold would be reached.

A5.6.12. With regards to forming a judgement on the Residential Visual Amenity Threshold, the guidance advises that this requires experience in addition to thorough and logical evaluation and reasoning, and that experience can be gained by peer review of assessments by others, visiting completed developments and checking if the changes to views and visual amenity were as predicted, plus analysing the information and reasoning used by planning Inspectors in England and Wales, Reporters in Scotland [and Commissioners in Northern Ireland] in reaching their findings and conclusions (para 3.1).

A5.6.13. It advises (para 4.19) that judgements should be communicated in a coherent manner, using text with clear descriptions, employing terminology which is commonly understood and descriptors which may have been previously used. Judgements should be unambiguous and have a clear, rational conclusion. It also gives some example descriptions and descriptors that might be used:

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

A5.6.14. It notes that it may be useful to employ bespoke graphics such as annotated aerial photographs and wireframe visualisations to aid this final step of the assessment (para 4.19).

A5.6.15. The guidance also advises that the final judgement on residential amenity is a planning matter which may be informed by an RVAA and other assessments, but which requires the weighing of all factors and likely effects (positive and negative) in the planning balance, so is a matter for qualified planners (and decision makers), not the RVAA assessors (para 1.9).

Method of Assessment

A5.6.16. This RVAA has been undertaken in accordance with the following method of assessment which takes into account the above policy, inspector decisions and guidance. It has involved a desk-based analysis using Ordnance Survey maps and aerial photography, a computer-generated ZTV (see ES Figure 5.46), fieldwork observations from both the nearest accessible location to each

property and the wider area using computer-generated wireframe views from each residential location (taken from the façade closest to the wind turbines, see ES Figures 5.47 - 5.57) and professional judgement.

Step 1: Study Area and Residential Properties

A5.6.17. A study area extending approximately 1.5km from the proposed wind turbines has been selected (see ES Figure 5.46) as this includes all residential properties in the local area that would be within zones of theoretical visibility and which would be sufficiently close to the three proposed wind turbines to assess whether the Residential Visual Amenity Threshold has been reached.

A5.6.18. Then, the status of all properties within the study area have been examined to determine whether they are:

- An existing residential property that is occupied or capable of occupation.
- A derelict property or a non-residential building (eg an agricultural barn).
- An existing property that is owned and/or occupied by the wind farm landowners or others with a financial interest in the scheme.

A5.6.19. Derelict properties and non-residential buildings are discounted from the assessment. Where an existing property is owned and/or occupied by the wind farm landowner or others with a financial interest in the scheme, this is noted, but is not taken into account in the assessment of change to visual amenity or when determining whether the presence of the wind turbines would reach the Residential Visual Amenity Threshold. However, it should be taken into account in the planning balance by the decision maker.

Step 2a: Baseline Visual Amenity of Properties

A5.6.20. Then, for each residential property (occupied or capable of occupation), the type, design and orientation of the property and the type, extent and nature of the existing views that may be experienced from the property and its domestic curtilages (including domestic gardens and drives) have been examined from the nearest publicly accessible location, taking into account seasonal variations, and using descriptors such as:

- Type and design of property - bungalow, semi-detached, detached, T-shaped, L-shaped, etc, number of storeys (single, single with dormer

windows or skylights, two, three, etc), the number of windows in the front and rear façades and gable ends (where these can be determined) and the layout of the external spaces (front/rear gardens, driveway, etc).

- Orientation of property - using the OS grid directions - north (N), north-northeast (NNE), northeast (NE), east-northeast (ENE), east (E), east-southeast (ESE), southeast (SE), south-southeast (SSE), south (S), south-southwest (SSW), southwest (SW), west-southwest (WSW), west (W) west-northwest (WNW), northwest (NW) and north-northwest (NNW).
- Type, extent and nature of view - using terms such as panoramic, open, framed, enclosed, elevated, etc and with a description of the existing built and natural elements in the view.

A5.6.21. Where feasible, existing views have been characterised in terms of whether they may be the primary/main or secondary/peripheral views from each property. In general, views from windows and doors in the front and rear façades of a property are considered to be primary and views from gardens and driveways are considered to be secondary.

Step 2b: Availability of Views towards the Proposed Wind Turbines

A5.6.22. This is an additional step and informs Steps 3 and 4. For each residential property, views towards the proposed wind turbines from within the dwelling itself and from its domestic curtilage have been analysed to identify where there are likely to be lines of sight between the windows, gardens, driveways, etc, within the property boundaries and the proposed wind turbines, the type of views that would be experienced and the extent to which landform, vegetation and/or other buildings are likely to screen the turbines in these views (using computer-generated wireframe views, fieldwork observations, aerial photographs and local knowledge). Descriptors include:

- Type of views - direct or oblique and relative elevation.
- Degree of screening - unscreened, partially screened, largely screened or screened.

A5.6.23. This analysis identifies the location(s) within the property that would provide the most open (least screened) view of the wind turbines, ie the “worst case” view (which informs Step 3) and also the number and range of views of the

wind turbines from each property “in the round” (which informs Step 4).

Step 3: Likely Change to Visual Amenity of Properties

A5.6.24. The likely effects on the most open view or views of the wind farm from each property have been assessed in accordance with the method for the viewpoint analysis (see Appendix 5.1), whereby the sensitivity of each location is combined with the predicted magnitude of change in these views to determine whether there would be a significant effect on the most open view or views from each property, as follows:

- Sensitivity - based on the susceptibility of the residential receptors to change and the value they are likely to place on views from their properties, taking into account receptor activities, receptor movement, duration and frequency of views, orientation and purpose/expectation of receptors.
- Magnitude of change in the views - arising from the proposed development taking into account the distance to the turbines and their relative elevation, the direction of the view(s), the extent of the development visible (number and parts of turbines), angle of view occupied (array width), the context of the view (including the degree of contrast or integration with the landscape and other elements in the view), the scale of change, the nature of change and the duration and nature of the effects (direct/indirect, individual/ cumulative, short/medium/long-term, temporary/permanent, intermittent/ continuous, reversible/ irreversible, etc) (see paras A5.1.29 - 30, Appendix 5.1).
- Effects on views - derived by combining the sensitivity of the location with the predicted magnitude of change in accordance with the matrix set out at Table A5.1/10 (Appendix 5.1).

A5.6.25. Residents may differ in terms of the value they place on different views from their properties as a consequence of how they use, and how much time they spend in, the various spaces within their property. For example, some may place greater value on views from their garden compared with views from internal rooms within the property, others may place greater value on views from certain rooms, such as rooms used during the daytime. However, for the purposes of this RVAA, it has been assumed that all residents place great value

on all the views from their properties and are highly susceptible to changes in these views, so the sensitivity of residents in all views from all these properties has been considered “*high*”.

A5.6.26. Magnitudes of change have been judged on a scale from “*negligible*” to “*very substantial*”, as defined in Table A5.2/9 (Appendix 5.1).

A5.6.27. In terms of the effects on views, the predicted effects are for the most open view or views from each property. The degree to which these are typical of views “in the round” from each property is taken into account in the Residential Visual Amenity Threshold judgement in Step 4.

Step 4: Residential Visual Amenity Threshold judgement

A5.6.28. Finally, the various predicted views from each property (identified in Step 2b) have been examined “in the round” to determine whether the proposed wind turbines could be overwhelming in views from a property, where:

- Overwhelming - is where a proposed development would, by virtue of its scale and proximity, be an unpleasantly oppressive and unavoidable presence in views “in the round” from a residential property. This depends on the layout and orientation of the property, the availability and nature of views from the property and the number, proximity, scale, relative elevation, arrangement and array width of the turbines in these views.

A5.6.29. Whilst the judgements on overwhelming use fieldwork observations and quantifiable factors as much as possible, they are essentially subjective.

A5.6.30. The locations of the residential properties included in the RVAA are shown on ES Figure 5.46 and wireframe visualisations to illustrate the locations and scale of the wind turbines in views from these properties are presented in ES Figures 5.47 - 5.57.

A5.6.31. The findings of the RVAA are presented below and summarised in Table A5.6/1.

Property ID & name	H1. Greenhill Farm
Location NGR / Elevation	192527E, 202157N (31mAOD)
Distance / direction to nearest turbine	1.101km / WSW to T3 (45mAOD)
Type, design and orientation of property	<p>This white rendered farmhouse is located one field E of the minor road that runs northwards from Wollaston Cross to Pwllcrochan (and which also provides access to the nearby Pembroke Power Station). It is on land that slopes down towards the NE. Only the roof of the farmhouse is visible from the minor road during the summer (plus a sliver of white render beneath the eaves in the winter), but it may be a two-storey house which (from aerial photos and the OS map) appears to be L-shaped with WSW, SSE, NNW and ENE façades and car parking to the S. It has not been possible to determine how many windows are in these façades. Several large farm buildings are located on higher land to the S of the farmhouse.</p> <p>Both the farmhouse and farm buildings are accessed off the minor road via a driveway that runs E/W to the N of the farm buildings and then to the car parking area on the S side of the farmhouse. Consequently, the main pedestrian access into the farmhouse is likely to be in the SSE façade. The farmhouse is surrounded by gardens bounded by vegetation, there is a woodland to the N and E of the farmhouse and tall (3m+) deciduous vegetation along both sides of the driveway and along the roadside to the W of the farmhouse which form a dense screen in summer and would filter views in winter.</p>
Existing views	Existing views from the farmhouse windows and gardens are likely to be partially enclosed by rising landform to the W and by the surrounding vegetation. The Power Station chimneys are likely to be screened by the nearby woodland to the ENE but there may be views of the tops of the Valero oil refinery chimneys and/or stacks from any windows in the WSW façade and from parts of the garden to the W and S of the farmhouse.
Views of the proposed turbines	<p>The three proposed wind turbines would be at least 1.101km to the WSW of this property, partially screened by rising landform to the W (see wireframe, ES Figure 5.47) with further screening provided by intervening vegetation. Consequently, the most open view from this property would be from the entrance/exit of the driveway onto the minor road, from where there would be views of three partial rotors over the roadside hedgerow, occupying approximately 32° of the view to the left of the Valero oil refinery. This would be a long-term change in the view for the lifetime of the proposed wind farm (35 years) and reversible once the wind farm is decommissioned.</p> <p>There would also be a view of the partial rotor of T2 from the westerly section of the driveway when leaving the property, framed by the tall vegetation on both sides of the driveway, and there may also be views of turbine tips above the intervening vegetation from any upper storey windows in the WSW façade of the farmhouse and from the garden to the W and S of the farmhouse. Views from windows in the SSE, NNW and ENE façades and from the garden to the E would remain unchanged.</p>
Effect on view from driveway entrance/ exit	<p>Sensitivity: High Magnitude of change: Moderate Effect on view: Major/moderate (significant)</p>
Overwhelming	No - the proposed wind farm would not, by virtue of its scale and proximity, be an unpleasantly oppressive and unavoidable presence in views “in the round” from this residential property.

Property ID & name	H2. Westwinds and Sunnyridge
Location NGR / Elevation	192342E, 201259N (64mAOD)
Distance / direction to nearest turbine	0.838km / WNW to (T3) (45mAOD)
Type, design and orientation of property	<p>These semi-detached properties are located on the N side of the minor road that runs westwards from Wollaston Cross. They are on top of the ridgeline that runs E/W to the immediate S of the site.</p> <p>These are traditional single storey cottages which face S (front façade) and N (rear façade). They have been extended laterally and, in the case of Westwinds (the left-hand property), also into the roof space with dormer windows in the rear facing roof. Both properties have 3 windows and a front door in the front (S facing) façade and ground floor windows in the rear (N facing) façade which are not visible from the road. Westwinds also has one ground floor gable end window that faces W and a double garage to the west of the property. Sunnyridge has a large front porch, a single-storey garage built onto the E facing gable end of the property and a single-storey outbuilding.</p> <p>Both properties have vehicular and pedestrian access off the minor road with small front gardens and a low stone wall separating them from the road and large, triangular gardens to the rear (N) and sides (W and E) of the properties bounded by tall hedgerows that contain a mix of deciduous and coniferous trees which form a dense screen in summer and would filter views in winter.</p>
Existing views	<p>Despite their elevated location, existing views southwards from the front ground floor windows and gardens are largely enclosed by the hedgerow on the far side of the minor road (more so in summer and less so in winter) and views from the rear ground floor windows and gardens would be largely enclosed by the vegetation around the gardens. Views from the rear dormer windows of Westwinds would be more elevated and are likely to provide an open and panoramic view to the north, which would include the Valero oil refinery, the Wear Point wind turbines and oil storage tanks on the north side of Milford Haven and the Pembroke Power Station. Upper parts of the Valero chimneys and stacks may also be visible over the garden vegetation from the more elevated locations in the rear gardens.</p>
Views of the proposed turbines	<p>The three proposed wind turbines would be at least 0.838km to the WNW of these properties (see wireframe, ES Figure 5.48) with no screening provided by landform, but partially screened by the vegetation around the gardens. The most open view from these properties would be from the dormer windows in the rear (N facing) roof of Westwinds where the three turbines would occupy approximately 18° of the view in front of and to the left of the Valero oil refinery. This would be a long-term change in the view for the lifetime of the proposed wind farm (35 years) and reversible once the wind farm is decommissioned.</p> <p>There would also be views of partial turbines from locations where the Valero chimneys and stacks are currently visible, such as from high points within the gardens of both properties. Views from windows in the front S facing façades would remain unchanged.</p>
Effect on view from dormer windows	<p>Sensitivity: High Magnitude of change: Substantial Effect on view: Major (significant)</p>
Overwhelming	<p>No - the proposed wind farm would not, by virtue of its scale and proximity, be an unpleasantly oppressive and unavoidable presence in views “in the round” from these residential properties.</p>

Property ID & name	H3. Wallaston Farm
Location NGR / Elevation	192500E, 200643N (57mAOD)
Distance / direction to nearest turbine	1.330km / NW to (T3) (45mAOD)
Type, design and orientation of property	<p>This white rendered farmhouse is located on the E side of the minor road that runs northwards from the B4320 to Wollaston Cross (and which also provides access to both the Valero oil refinery and the Pembroke Power Station). It is in a relatively elevated location.</p> <p>It is a two-storey farmhouse which is L-shaped with WSW, SSE, NNW and ENE façades and outbuildings on the NNW and ENE sides. Several large farm buildings are located to the E and N of the farmhouse and the properties in Wallaston Green are located on the other side of the minor road to the W and WSW.</p> <p>Both the farmhouse and farm buildings are accessed off the minor road via two separate driveways. There is a circular driveway/car parking area on the S side of the farmhouse and a porch on the SSE façade. There are 10 windows but no door on the WSW façade, so the main pedestrian access into the farmhouse is likely to be from the car park area via the door on the SSE façade. There is a wide grass verge between the road and the farmhouse and what may be a small garden area within a stone wall surrounded by dense conifers adjacent to the driveway.</p>
Existing views	<p>Existing views from the ground floor windows in the WSW façade, from the windows in the SSE, NNW and ENW façades, from the driveway and garden are likely to be partially enclosed by the surrounding buildings and vegetation. There are likely to be elevated and panoramic views to the west from the five upstairs windows in the WSW façade from where there may be oblique views of the Valero oil refinery chimneys and stacks to the NW.</p>
Views of the proposed turbines	<p>The three proposed wind turbines would be at least 1.330km to the NW of this property, partially screened by rising landform to the W (see wireframe, ES Figure 5.49) with T1 directly behind T5 and with further screening provided by the intervening vegetation (more so in summer and less so in winter). The most open views from this property would be from the five upstairs windows in the WSW façade, from where there would be oblique views of three rotors over the roadside hedgerow, occupying approximately 8° of the view in front of the Valero oil refinery. This would be a long-term change in the view for the lifetime of the proposed wind farm (35 years) and reversible once the wind farm is decommissioned.</p> <p>Views from windows in the SSE, NNW and ENE façades and from the garden and parking area to the S would remain unchanged.</p>
Effect on views from five upstairs windows in the WSW façade	<p>Sensitivity: High Magnitude of change: Moderate Effect on view: Major/moderate (significant)</p>
Overwhelming	<p>No - the proposed wind farm would not, by virtue of its scale and proximity, be an unpleasantly oppressive and unavoidable presence in views “in the round” from this residential property.</p>

Property ID & name	H4. Wallaston Green
Location NGR / Elevation	192320E, 200670N (50 - 58mAOD)
Distance / direction to nearest turbine	1.191km / NW to (T3) (45mAOD)
Type, design and orientation of property	<p>This is a group of eight detached properties located on the W side of the minor road that runs northwards from the B4320 to Wollaston Cross (which also provides access to both the Valero oil refinery and the Pembroke Power Station). They are in a relatively elevated location on land that slopes to the W.</p> <p>The properties are accessed via a shared access road off the minor road. Four of the properties are located to the N of the shared access road and four are located to the S of the access road. The properties generally face NNW/SSE but some have windows in the WSW and ENE façades. The property at the entrance, The Paddock, is a single-storey bungalow, the remainder are all two storeys. All properties have vehicular and pedestrian access off the access road with front and rear gardens. There are mature hedgerows around the settlement and trees within the gardens.</p>
Existing views	<p>Due to their elevated location, there are existing views out across the countryside from these properties, screened to a degree from the ground floor windows and gardens by the surrounding hedgerows (more so in summer and less so in winter) but there are likely to be more elevated and open views from the upstairs windows over the surrounding vegetation. Views to the NW would include the Valero oil refinery. The Wear Point wind turbines and oil storage tanks on the north side of Milford Haven and the Pembroke Power Station are likely to be screened by rising land and vegetation to the NNE.</p>
Views of the proposed turbines	<p>The three proposed wind turbines would be at least 1.191km to the NW of these properties, partially screened by rising landform to the W (see wireframe, ES Figure 5.50) with further screening provided by the intervening vegetation (more so in summer and less so in winter). The most open views from these properties would be from the upstairs windows in the rear NNW façades of the properties on the N side of the access road, from where there would be views of three rotors over the intervening hedgerows, occupying approximately 8° of the view in front of the Valero oil refinery. This would be a long-term change in the view for the lifetime of the proposed wind farm (35 years) and reversible once the wind farm is decommissioned.</p> <p>There may also be views from the upstairs windows in the front NNW façades of the properties on the S side of the access road although a degree of screening would be provided by the properties on the N side of the access road. There may also be oblique views from windows in WSW façades, and partially screened views of partial rotors from some ground floor windows in the NNW façades and gardens and from the access road (in tall vehicles that permit views over the tall hedgerow on the N side of the road).</p> <p>Views from windows in the SSE and ENE façades and from the access road would remain unchanged.</p>
Effect on views from upstairs windows in the NNW façades	<p>Sensitivity: High Magnitude of change: Moderate Effect on view: Major/moderate (significant)</p>
Overwhelming	<p>No - the proposed wind farm would not, by virtue of its scale and proximity, be an unpleasantly oppressive and unavoidable presence in views “in the round” from these residential properties.</p>

Property ID & name	H5. Wogaston Farm
Location NGR / Elevation	191782E, 200643N (51mAOD)
Distance / direction to nearest turbine	0.979km / NNW to (T3) (45mAOD)
Type, design and orientation of property	<p>This white rendered farmhouse is located on the E side of the bridleway that runs northwards from the B4320 to the minor road immediately south of the site. It is on a NE facing valley slope in a relatively low-lying location.</p> <p>It is a two-storey farmhouse that faces N/S with a two-storey extension on the N side that may have windows in the W and E façades and possibly in the N facing gable end of the extension (not visible from bridleway to S). Several large farm buildings are located to the N of the farmhouse.</p> <p>Both the farmhouse and farm buildings are accessed off the B4320 via a driveway that is also the bridleway. The aerial photograph shows a car parking area on the S side of the farmhouse which extends around to the E side of the farmhouse to a small building that may be a garage. There is also hardstanding in a yard to the N of the farmhouse, so pedestrian access into the farmhouse is likely to be from both the S and N sides. There is a garden on the S side of the farmhouse which is surrounded by tall trees.</p>
Existing views	Existing views from the driveway approaching the farmhouse are largely enclosed by trees and views from the farmhouse ground floor windows are likely to be partially enclosed by the farm buildings to the N and the garden to the S. There are likely to be elevated views over the farm buildings to the N from the upstairs windows in the N façade and N facing gable end (if any) from where there would be views of the other side of the valley, the Hoplass solar farm and, above the skyline, the Valero oil refinery chimneys and stacks to the NNW.
Views of the proposed turbines	<p>The three proposed wind turbines would be at least 0.979km to the NNW of this property, partially screened by rising landform to the N (see wireframe, ES Figure 5.51) and with further screening provided by the intervening roadside vegetation along the skyline (more so in summer and less so in winter). The most open views from this property would be from the upstairs windows in the N façade and upstairs windows in the N facing gable end (if any), from where there would be slightly oblique views of three rotors, occupying approximately 18° of the view in front of the Valero oil refinery. This would be a long-term change in the view for the lifetime of the proposed wind farm (35 years) and reversible once the wind farm is decommissioned.</p> <p>Views from windows in the S, W and E façades, from the garden to the S and from the parking areas to the S and E of the farmhouse would remain unchanged.</p>
Effect on views from upstairs windows in N façade and N facing gable end	<p>Sensitivity: High Magnitude of change: Substantial/moderate Effect on view: Major/moderate+ (significant)</p>
Overwhelming	No - the proposed wind farm would not, by virtue of its scale and proximity, be an unpleasantly oppressive and unavoidable presence in views “in the round” from this residential property.

Property ID & name	H6. Hoplass Farm
Location NGR / Elevation	191766E, 201079N (52mAOD)
Distance / direction to nearest turbine	0.555km / NNW to (T3) (45mAOD)
Type, design and orientation of property	<p>This white rendered farmhouse is located on the E side of the bridleway that runs northwards from the B4320 to the minor road immediately south of the site. It is on a SSW facing valley slope in a relatively low-lying location.</p> <p>It is a two-storey farmhouse that faces S/N with a porch on the S (front) façade and extensions on the N and E sides of the house. There are windows in the S façade and there are also likely to be windows in the N façade (not visible from the minor road). Several large farm buildings are located to the W of the farmhouse.</p> <p>Both the farmhouse and farm buildings are accessed off the minor road via a driveway that is also the bridleway and has hedgerows both sides. The aerial photograph shows hardstanding on the W side of the rear side of the farmhouse which may be for car parking. There is also hardstanding and a small building to the north of the farmhouse that may be a garage. Pedestrian access into the farmhouse could be from the N, W or S sides. There is a garden on the S side of the farmhouse surrounded by vegetation.</p>
Existing views	<p>Windows in the S façade are likely to provide open and panoramic views across the valley to the S. Existing views from windows in the N façade would be up the valley slopes to the N and would include some of the Hoplass solar farm panels and, above the skyline, the Valero oil refinery chimneys and stacks to the NNW.</p> <p>From the driveway, views to the N and S would be similar but partially framed by the existing hedgerows (more so in summer, less in winter). Views from the parking areas near the farmhouse would be largely enclosed by the surrounding buildings.</p>
Views of the proposed turbines	<p>The three proposed wind turbines would be at least 0.555km to the NNW of this property, partially screened by rising landform to the N (see wireframe, ES Figure 5.52) and with further screening provided by the intervening roadside vegetation along the skyline (more so in summer and less so in winter). The most open views from this property would be from the upstairs windows in the N façade from where there would be slightly oblique views of three partial rotors, occupying approximately 21° of the view in front of the Valero oil refinery. This would be a long-term change in the view for the lifetime of the proposed wind farm (35 years) and reversible once the wind farm is decommissioned.</p> <p>Views from windows in the S façade (and any in the W and E façades), from the garden to the S and from the parking areas to the E of the farmhouse would remain unchanged.</p>
Effect on views from upstairs windows in N façade	<p>Sensitivity: High Magnitude of change: Substantial Effect on view: Major (significant)</p>
Overwhelming	<p>No - the proposed wind farm would not, by virtue of its scale and proximity, be an unpleasantly oppressive and unavoidable presence in views “in the round” from this residential property.</p>

Property ID & name	H7. Harry Standup
Location NGR / Elevation	190874E, 200356N (63mAOD)
Distance / direction to nearest turbine	1.430km /NNE to (T3) (45mAOD)
Type, design and orientation of property	<p>This is a detached, two-storey cottage located on the S side of the B4320 in an elevated location as this route runs along a ridgeline to the S of the site.</p> <p>This would originally have been a single-storey cottage built at right angles to the road with N and S facing gable ends and with E (front) and W (rear) façades but has been extended upwards into the roof space and has a rear extension to the W and also extension to the S, so it is now T-shaped in plan. It has a porch in the E (front) façade and a glazed porch to the rear that faces N. There are ground floor windows in the E, W and N façades. There is one small upstairs window in the N gable end and one small upstairs window in the W gable end of the rear extension plus two small Velux windows in each of the E, W, N and S facing roofs. There may also be ground floor windows in the S façade (not visible from the road).</p> <p>The property has vehicular and pedestrian access via a short driveway off the B4320 on the E (front) side of the cottage and a small side garden bounded by a stone wall separating it from the road to the side (N) and fields to the rear (W). There is a much larger garden to the S bounded by tall hedgerows.</p>
Existing views	<p>Due to its elevated location, there are likely to be existing views in all directions from the various ground floor windows, the glazed porch and small upstairs gable end and Velux windows. Views from the ground floor windows and gardens would be partially enclosed by the surrounding garden wall and hedgerows (more so in summer and less so in winter). Views from the upstairs gable end and Velux windows are likely to be elevated and open but not panoramic due to the narrow apertures. Existing views to the N and NE include the Valero oil refinery, the Wear Point wind turbines and oil storage tanks on the north side of Milford Haven and the Pembroke Power Station.</p>
Views of the proposed turbines	<p>The three proposed wind turbines would be at least 1.430km to the N and NNE of this property (see wireframe, ES Figure 5.53) with no screening provided by landform, and only limited screening by the garden wall and roadside hedgerow during summer. The most open view from this property would be from the upstairs window in the N facing gable end and from the two Velux windows in the N facing roof of the rear extension, where the three turbines would occupy approximately 26° of the view in front of the Valero oil refinery and Wear Point wind turbines. This would be a long-term change in the view for the lifetime of the proposed wind farm (35 years) and reversible once the wind farm is decommissioned.</p> <p>There would also be views from the ground floor window in the N facing gable end and N façade of the rear extension, from the glazed porch and from the small side garden, where the Valero chimneys and stacks are currently visible. Views from windows and Velux windows in the E, W and S façades and roofs and from the garden to the S would remain unchanged.</p>
Effect on views from N facing gable end and Velux windows	<p>Sensitivity: High Magnitude of change: Substantial/moderate Effect on view: Major/moderate+ (significant)</p>
Overwhelming	<p>No - the proposed wind farm would not, by virtue of its scale and proximity, be an unpleasantly oppressive and unavoidable presence in views “in the round” from this residential property.</p>

Property ID & name	H8a. Newton Cottage
Location NGR / Elevation	190616E, 200440N (61mAOD)
Distance / direction to nearest turbine	1.507km / NNE to (T3) (45mAOD)
Type, design and orientation of property	<p>Newton Cottage is a detached, two-storey cottage located on the S side of the B4320 in an elevated location as this route runs along a ridgeline to the S of the site. This would originally have been a pair of cottages built at right angles to the road with E (front) and W (rear) façades and N and S facing gable ends. It has since been turned into a single dwelling with a single-storey extension to the N gable end. There is a garage door and porch in the E (front) façade of the extension and a front door in the E (front) façade. There are ground floor and upstairs windows in the E and W façades but no windows in the N facing gable ends of the house and extension.</p> <p>The property has vehicular and pedestrian access via a short driveway off the B4320 on the E (front) side of the cottage and gardens to the E (front) and S (side) of the property bounded by stone walls to the E and W and a hedgerow to the S.</p>
Existing views	<p>Due to its elevated location, there would be elevated views E and W from the windows in the E and W façades. Views from the ground floor windows and gardens would be partially enclosed by the surrounding garden walls and hedgerow (more so in summer and less so in winter). Views from the upstairs windows are likely to be elevated and open but not panoramic due to the narrow apertures.</p> <p>The hedgerow on the bank along the N side of the B4320 has been left to grow tall, presumably to screen the view of the Valero oil refinery from the driveway and front garden. However, during winter there are likely to be filtered views through this vegetation from the driveway and front garden that include the Valero oil refinery, the Wear Point wind turbines and oil storage tanks on the north side of Milford Haven and the Pembroke Power Station.</p>
Views of the proposed turbines	<p>The three proposed wind turbines would be at least 1.507km to the NNE of this property (see wireframe, ES Figure 5.54) with no screening provided by landform, and a degree of screening by the garden walls and roadside hedgerow during summer. The most open view from this property would be from the driveway during winter where the three turbines would occupy approximately 27° of the view in front of the Valero oil refinery and Wear Point wind turbines. This would be a long-term change in the view for the lifetime of the proposed wind farm (35 years) and reversible once the wind farm is decommissioned.</p> <p>There would also be a similar view from the front garden. Views from windows in the E and W façades and from the garden to the S would remain unchanged.</p>
Effect on views from driveway and from garden	<p>Sensitivity: High Magnitude of change: Substantial/moderate Effect on view: Major/moderate+ (significant)</p>
Overwhelming	<p>No - the proposed wind farm would not, by virtue of its scale and proximity, be an unpleasantly oppressive and unavoidable presence in views “in the round” from this residential property.</p>

Property ID & name	H8b. Newton Farm
Location NGR / Elevation	190560E, 200450N (61mAOD)
Distance / direction to nearest turbine	1.540km / NNE to (T3) (45mAOD)
Type, design and orientation of property	The farmhouse at Newton Farm is a two-storey farmhouse located on the S side of the B4320 in an elevated location as this route runs along a ridgeline to the S of the site. This would originally have been a double-fronted, detached stone farmhouse built at right angles to and set back from the road with E (front) and W (rear) façades and N and S facing gable ends. It has since been extended to the rear with two, two-storey extensions that link the farmhouse to single storey outbuildings. There is a porch, plus two ground floor and three upstairs windows in the E (front) façade and a door, two downstairs and three upstairs windows in the N facing façade of the rear extensions but no windows in the N facing gable end of the house. There may also be windows in the W (rear) façade of the farmhouse and in the S facing façade of the rear extensions (not visible from the road). The property has vehicular and pedestrian access via a gate off the B4320 into a large parking area on the N side of the rear extension bounded by stone walls to the N and E and the outbuildings to the W. There is a large garden laid to lawn to the E (front) of the property bounded by a tall stone wall to the S and a low stone wall with tall coniferous hedging to the N and E. There is also an S-shaped range of substantial stone outbuildings to the W of the farmhouse.
Existing views	Due to its elevated location, there would be open views to the E and N from the windows in the E (front) façade, from the N facing windows in the rear extensions and from the parking area and parts of the garden to the E (eg at the gated entrance off the B4320). Views from the E facing ground floor windows and from parts of the garden to the E would be partially enclosed by the surrounding garden walls, coniferous hedgerows and Newton Cottage. Views to the E and N from the upstairs windows are likely to be elevated and open but not panoramic due to the narrow apertures. The existing views to the N include the Valero oil refinery, the Wear Point wind turbines and oil storage tanks on the north side of Milford Haven and the Pembroke Power Station.
Views of the proposed turbines	The three proposed wind turbines would be at least 1.540km to the NNE of this property (see wireframe, ES Figure 5.54) with no screening provided by landform, and only limited screening by the garden walls and hedgerows. The most open view from this property would be from the three N facing upstairs windows in the rear extension where the three turbines would occupy approximately 27° of the view in front of the Valero oil refinery and Wear Point wind turbines. This would be a long-term change in the view for the lifetime of the proposed wind farm (35 years) and reversible once the wind farm is decommissioned. There would also be a similar but less elevated view from the N facing ground floor windows in the rear extension and from the parking area and parts of the garden to the E. Views from windows in the E (front) and W (rear) façades of the farmhouse would remain unchanged.
Effect on views from driveway and from garden	Sensitivity: High Magnitude of change: Substantial/moderate Effect on view: Major/moderate+ (significant)
Overwhelming	No - the proposed wind farm would not, by virtue of its scale and proximity, be an unpleasantly oppressive and unavoidable presence in views “in the round” from this residential property.

Property ID & name	H9. Neath Farm. Little Neath Barn and Barn y Cel
Location NGR / Elevation	190233E, 201154N (29mAOD)
Distance / direction to nearest turbine	1.280km / NNE to (T1) (55mAOD)
Type, design and orientation of property	<p>Neath Farm consists of a farmhouse and an L-shaped range of converted outbuildings around a courtyard to the rear of the farmhouse, located at a relatively low elevation on the SW facing slopes of a minor valley.</p> <p>The farmhouse is a white rendered two-storey property that faces SSW (front) and NNE (rear). There is a porch to the front and a two-storey extension to the rear. It is not clearly visible from the surrounding roads but is likely to have ground and upstairs windows in the SSW (front) and NNE (rear) façades and also in the rear extension. It is accessed off the minor road to Rhoscrowther via a long driveway that sweeps around the garden and parking area to the S of the farmhouse.</p> <p>Little Neath Barn is a part single, part two-storey barn conversion along the WNW side of the courtyard. It has windows in the WNW façade and is likely to also have windows facing into the courtyard on the ESE façade. The garden and parking area is to the W. Barn y Cel (or Nook Hill Barn) is a single-storey stone barn conversion with a double garage and parking area, along the NNE side of the courtyard. It has large windows that face NNE onto a raised garden area and is likely to also have windows facing into the courtyard on the SSW façade. Little Neath Barn and Barn y Cel are accessed off the main driveway to the farmhouse via a separate driveway that runs to the N and W of the complex.</p>
Existing views	Existing views from the driveway, farmhouse and converted barns at ground level may be limited by the rising land in all directions. However, there are likely to be more elevated views from the upstairs windows in the SSW (front) façade of the farmhouse over the garden and up the valley to the S and also from the upstairs windows in the NNE (rear) façade and rear extension gable end of the farmhouse over the other buildings to the NNE from where there would be views of the Valero oil refinery chimneys and stacks on the skyline.
Views of the proposed turbines	<p>The three proposed wind turbines would be at least 1.280km to the NNE of these properties, partially screened by rising landform to the NNE (see wireframe, ES Figure 5.55) and with further screening provided by the intervening roadside and field boundary vegetation along the skyline (more so in summer and less so in winter). The most open views from this property would be from the upstairs windows in the NNE (rear) façade and gable end of the farmhouse, from where there would be slightly oblique views of three rotors, occupying approximately 33° of the view in front of and to the right of the Valero oil refinery. This would be a long-term change in the view for the lifetime of the proposed wind farm (35 years) and reversible once the wind farm is decommissioned.</p> <p>Views from windows in the SSW, WNW and ESE façades of the farmhouse and barns, and from the garden and parking areas to the S of the farmhouse, would remain unchanged.</p>
Effect on views from upstairs windows in NNE façade and gable end	<p>Sensitivity: High Magnitude of change: Substantial/moderate Effect on view: Major/moderate+ (significant)</p>
Overwhelming	No - the proposed wind farm would not, by virtue of its scale and proximity, be an unpleasantly oppressive and unavoidable presence in views “in the round” from this residential property.

Property ID & name	H10. Pleasant View
Location NGR / Elevation	190524E, 202310N (31mAOD)
Distance / direction to nearest turbine	0.612km / ESE to (T1) (55mAOD)
Type, design and orientation of property	<p>Pleasant View is a detached, two-storey cottage located on the E side of the minor road through Rhoscrowther. It is the only occupied residential property in the village and is in a relatively elevated location.</p> <p>The cottage is built at right angles to the road with SSW (front) and NNE (rear) façades and WNW and ESE facing gable ends. There is a front door and two ground level and two upstairs windows in the front façade and there may also be a door and windows in the rear façade (but not visible from the road). There are not any windows in the WNW and ESE facing gable ends.</p> <p>The property has a gated vehicular and pedestrian access off the minor road on the W side of the cottage and gardens to the S (front), E (side) and N (rear) of the property with tall vegetation to the N and E. There is a large corrugated garage to the W and some smaller outbuildings in the garden to the N.</p>
Existing views	<p>Due to its elevated location, there would be elevated views across the countryside to the S from the ground level and upstairs windows in the SSW façade and gardens to the S and E.</p> <p>Views from the ground level windows in the NNE façade may be largely contained by the outbuildings and tall vegetation to the N but there are likely to be views over the vegetation from the upstairs windows in the NNE façade which would include views of the Valero oil refinery chimneys (more in winter, less in summer).</p>
Views of the proposed turbines	<p>T1 - T2 would be at least 0.612km to the ESE of this property (see wireframe, ES Figure 5.56) with some screening provided by landform, and a limited degree of further screening of the lower towers by the vegetation to the E (more in summer and less in winter). T3 would be entirely screened by intervening vegetation. The most open view from this property would be from the garden to the S and E where the two turbines (T1 - T2) would occupy approximately 10° of the view to the right of the Valero Oil Refinery. This would be a long-term change in the view for the lifetime of the proposed wind farm (35 years) and reversible once the wind farm is decommissioned.</p> <p>Views from windows in the SSW (front) and NNE (rear) façades would remain unchanged.</p>
Effect on views from garden	<p>Sensitivity: High Magnitude of change: Substantial Effect on view: Major (significant)</p>
Overwhelming	<p>No - T1 would be prominent in views from the garden but the proposed wind farm would not, by virtue of its scale and proximity, be an unpleasantly oppressive and unavoidable presence in views “in the round” from this residential property.</p>

Property ID & name	H11. Eastington Manor
Location NGR / Elevation	290140E, 202500N (25mAOD)
Distance / direction to nearest turbine	1.039km (T1) (55mAOD)
Type, design and orientation of property	<p>Eastington Manor is a large two-storey Grade I listed manor house located on the E side of Angle Bay.</p> <p>The manor house has SSW (front) and NNE (rear) façades with a tower to the WNW gable end. There is an outbuilding to the ESE gable end, plus further outbuildings to the NNE of both the outbuilding and manor house. There is a front door and seven ground level windows and eight upstairs windows in the SSW (front) façade and there may also be a door and windows in the NNE (rear) façade (but not visible from the road). The property has a long driveway that provides vehicular and pedestrian access off Pleasant View, Rhoscrowther. There is parking and a large grassed area to the front and a large garden area within a wall to the rear.</p>
Existing views	<p>There are open views across Angle Bay to the W and SW from the windows in the SSW façade and driveway, parking area and garden to the S.</p> <p>Views from the NNE façade may be partly contained by the outbuildings and garden walls but there are likely to be views over these from the upstairs windows in the NNE façade which could include oblique views of the Valero oil refinery.</p>
Views of the proposed turbines	<p>The three proposed wind turbines would be at least 1.039km to the ESE of this property, largely screened by intervening vegetation so that filtered views of partial rotors would be visible through and above the trees in winter and only the blades of T1 and T3 and the blade tip of T2 would be visible above the intervening vegetation in summer (see wireframe, ES Figure 5.57 and CH Vp D, ES Figure 8.8).</p> <p>The most open view from this property would be from the garden, parking area and driveway to the S of the manor house where the turbines would occupy approximately 14° of the view. This would be a long-term change in the view for the lifetime of the proposed wind farm (35 years) and reversible once the wind farm is decommissioned.</p> <p>Views from windows in the SSW and NNE façades would remain unchanged.</p>
Effect on views from driveway and from garden	<p>Sensitivity: High Magnitude of change: Slight Effect on view: Moderate (not significant)</p>
Overwhelming	<p>No - the proposed wind farm would not, by virtue of its scale and proximity, be an unpleasantly oppressive and unavoidable presence in views “in the round” from this residential property.</p>

Table A5.6/1: Residential Visual Amenity Assessment

Residential properties				Proposed wind turbines				Assessment of effects on most open view			RVA Threshold
ID	Residential Property	NGR	Orientation	Distance to nearest T	Direction to nearest T	Ts visible	Approximate field of view	Sensitivity	Magnitude	Effects of change	Overwhelming
H1	Greenhill Farm	192527 202157	ENE/WSW, NNW/SSE	1.101km (T3)	WSW	3 partial rotors	32°	High	Moderate	Major/ moderate	No
H2	Westwinds and Sunnyridge	192342 201259	S/N	0.838km (T3)	WNW	3 turbines	18°	High	Substantial	Major	No
H3	Wallaston Farm	192500 200643	ENE/WSW, NNW/SSE	1.330km (T3)	NW	3 rotors	8°	High	Moderate	Major/ moderate	No
H4	Wallaston Green	192320 200670	NNW/SSE, ENE/WSW	1.191km (T3)	NW	3 rotors	8°	High	Moderate	Major/ moderate	No
H5	Wogaston Farm	191782 200643	N/S, W/E	0.979km (T3)	NNW	3 rotors	18°	High	Substantial/ moderate	Major/ moderate+	No
H6	Hoplass Farm	191766 201079	S/N	0.555km (T3)	NNW	3 partial rotors	21°	High	Substantial	Major	No
H7	Harry Standup	190874 200356	E/W, N/S	1.430km (T3)	NNE	3 turbines	26°	High	Substantial/ moderate	Major/ moderate+	No
H8a	Newton Cottage	190616 200440	E/W	1.507km (T3)	NNE	3 turbines	27°	High	Substantial/ moderate	Major/ moderate+	No
H8b	Newton Farm	190560 200450	E/W, N/S	1.540km (T3)	NNE	3 turbines	27°	High	Substantial/ moderate	Major/ moderate+	No
H9	Neath Farm, Little Neath Barn & Barn y Cel	190233 201154	SSW/NNE WNW/ESE	1.280km (T1)	NNE	3 rotors	33°	High	Substantial/ moderate	Major/ moderate+	No
H10	Pleasant View, Rhoscrowther	190524 202310	SSW/NNE	0.612km (T1)	ESE	2 turbines	21° (10° with screening)	High	Substantial	Major	No
H11	Eastington Manor	290140 202500	SSW/NNE	1.039km (T1)	ESE	2 blades, 1 blade tip	14°	High	Slight	Moderate	No