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The North Wales Wind Farms Connection Project

Environmental Statement Chapter 7 -
Landscape and Visual
Technical Appendix 7.1

Application reference: EN020014

March 2015



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North Wales Wind Farms Connection Project

Environmental Statement

Appendix 7.1: Residential Visual Amenity Assessment

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The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 – Regulation 5(2)(a)

The Planning Act 2008

**The Infrastructure Planning (Applications: Prescribed Forms and Procedure)
Regulations 2009**

Regulation 5(2)(a)

The North Wales Wind Farms Connection Project

Environmental Statement

Appendix 7.1: Residential Visual Amenity Assessment

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APPENDIX 7.1

Assessment of the Effects of the Proposed Overhead Line on Residential Visual Amenity

1 Introduction

- 1.1 Residential visual amenity means the visual amenity experienced by receptors in residential properties including their gardens. It is a subset of residential amenity which also includes aspects such as noise, light, and vibration. The aim of the residential visual amenity assessment is to help identify whether the effects of the Proposed Development in views from a house or garden would render that property an unattractive and thus unsatisfactory place in which to live¹.
- 1.2 In making judgements about residential amenity, it is important to note that a significant adverse visual effect on a view from a property would not necessarily create such conditions – there needs to be a degree of harm over and above this, for example undue obtrusiveness or overbearing effect².
- 1.3 There is no published guidance that sets out the criteria for establishing whether or not the presence of a development unacceptably affects living conditions, although the issue has been considered at a number of public inquiries.

Methodology

- 1.4 The Study Area for the residential visual amenity assessment was informed by work undertaken independently of the North Wales Wind Farms Connection Project for three planning authorities in North Wales³, whereby the most significant effects are deemed likely if a structure (for example, a heavy duty double wood pole) appears 7.5 cm high (or greater) at arm's length from the viewer. Based on this work, a 15m heavy duty wood pole would have an apparent height⁴ of 7.5cm when seen from a distance of 122m. Professional judgement, knowledge of the Study Area and awareness of the likely effects were also applied when deciding on a suitable study area.

¹ The approach taken by Inspectors in England confirms that in planning, no individual has a right to a particular view. However there may be a point when, by virtue of the proximity, size and scale of a development, a residential property would be rendered so unattractive a place to live that planning permission should be refused. Whilst the assessment of whether a change in outlook materially harms residential amenity or living conditions is ultimately a planning issue, a judgement on the visual component of residential amenity is often needed from a landscape architect to inform the planning judgement and this is increasingly being undertaken as part of an EIA. There is no published guidance that sets out the criteria for establishing whether or not the visual presence of a development impacts unacceptably on living conditions although the issue has been considered at a number of public inquiries, principally in England. The approach is based upon best practice and professional judgement.

² Knight R., July 2012. *Residential Visual Amenity Assessment: Its Place in EIA*, IEMA, published by the Environmentalist Online.

³ Gillespies, 2014. *Wind Turbines and Pylons: Guidance on the Application of Separation Distances from Residential Properties*.

- 1.5 Based on these considerations, the Study Area for the residential visual amenity assessment extends approximately 200m from the centreline of the Limits of Deviation. A residential property located 200m from the proposed 132 kV Overhead Line is unlikely to experience an overbearing effect on visual amenity given that the apparent height of the poles in the view would be much less than 7.5cm.
- 1.6 Receptors greater than 200m from the Final Route Alignment were included where concerns were raised during stakeholder and public consultations. For example, where there would be the potential for the proposed 132 kV Overhead Line to be seen on the skyline or where the geographic extent of the effects was likely to be very large.
- 1.7 Residential properties likely to experience the most significant effects on residential visual amenity arising from the Proposed Development were identified during survey work in 2014. This survey work and the judgements made built on previous survey work, including a Residential Visibility Appraisal carried out in 2012, with further detailed survey work carried out in 2013 and 2014 as part of both the Preliminary Environmental Information Report (PEIR), and the landscape and visual impact assessment (LVIA) for the Environmental Statement (ES). Consideration was given to those receptors where significant visual effects were likely to occur as a result of the Proposed Development. These receptors are identified on Figure 7.12 (sheets 1 to 4).
- 1.8 A total of 32 individual properties or groups of properties were identified and are listed in the Table 2.1. Individual residential properties have been grouped where appropriate (where they are in close proximity and where they may have a similar orientation).

Judging Significance of Visual Effect

- 1.9 Informed professional judgement was used to predict the significance of effect on visual amenity by combining the sensitivity of the receptor (always considered to be high for people living in residential properties) and taking account of the magnitude of likely changes to their outlook resulting from the Proposed Development.
- 1.10 Magnitude of effect was determined by:
- the orientation of the residential property to the Proposed Development (e.g. whether main windows and/or garden would directly face the proposed 132 kV Overhead Line, the number of poles which would be visible, the proportion of the view affected);
 - the nature of the views (e.g. distance to the poles or conductors, whether views would be direct or oblique, whether views would be partially screened); and
 - the composition of the existing view (e.g. rural, edge of settlement, expansive, localised, the presence of existing visual detractors, overall scenic quality of the view).
- 1.11 Effects were assessed and described as major, moderate, minor or negligible in accordance with the methodology for landscape and visual assessment set out in Chapter 7 of the ES.

- 1.12 Refer to Section 3: Detailed Assessment, Table 3.1, for a full assessment and summary of the effects on residential visual amenity for each property/group of properties.
- 1.13 Where potential effects of the Proposed Development were predicted to be significant, consideration was given as to whether they would result in 'unacceptable harm' to occupiers of the property and the significance judged accordingly.

2 Summary of the Assessment of Residential Visual Amenity Effects

- 2.1 Table 2.1 below summarises the effects on visual amenity for each residential property, including (as explained above in 1.6) properties further than 200m from the proposed 132 kV Overhead Line where concerns were raised during consultation. A fully detailed assessment of the significance of effects on residential visual amenity for each individual property/group of properties is included in Section 3: Detailed Assessment, Table 3.1.

Table 2.1: Summary of Residential Visual Amenity Effects on Properties

Ref	Property/ Group Name	Individual or Group	Sensitivity	Magnitude	Significance of Visual Effect
19	Hafod Olygfa	I	High	Medium	Minor (not significant)
17	Bryn Golau (House and bungalow)	G	High	Small	Minor (not significant)
15	Ples Cefn Maen: <ul style="list-style-type: none"> • Cefn Maen Uchaf • Y Bwthyn • Cefn Y Marial 	G	High	Small	Minor (not significant)
15a	Cefn Maen Isa	I	High	Small	Minor (not significant)
7	Tan Yr Allt	I	High	Medium	Moderate (significant)
*9	Bryn Foel	I	High	Small	Minor (not significant)
*49	Hendy College College Farm Pen Y Buarth	G	High	Small	Minor (not significant)
71	Ty Coch	I	High	Medium	Moderate (significant)
71a	Agricultural building – Pandy Wood	I	Low	Medium	Minor (not significant)
185	Bach (locally known as Fach)	I	High	Small	Minor (not significant)

Ref	Property/ Group Name	Individual or Group	Sensitivity	Magnitude	Significance of Visual Effect
186	Bryn Amlwg (unoccupied)	I	High	Small	Moderate (significant)
253	Bodeiliog Uchaf	I	High	Small	Minor (not significant)
*255	Goppa Hall	I	High	Small	Minor (not significant)
267	Eriviat Bach Isaf	I	High	Small	Minor (not significant)
*216	Pen Parc Llwyd	I	High	Small	Minor (not significant)
*217	Hafod	I	High	Small	Minor (not significant)
217a	Hafod – Planning permission for dwelling	I	High	Small	Unknown (Subject to Design of Dwelling)
*283	Ty Celyn	I	High	Small	Minor (not significant)
432	Llechryd Bach	I	High	Medium	Moderate (significant)
290	Berain	I	High	Small	Minor (not significant)
291	Tyddyn Bartley	I	High	Small	Minor (not significant)
292	Croen-Llwm-Mawr	I	High	Small	Minor (not significant)
294	Plas Buckley	I	High	Negligible	Negligible (not significant)
*362	Bryniau Bychain (included due to the potential for skylining in views to the rear of this property)	I	High	Small	Minor (not significant)

Ref	Property/ Group Name	Individual or Group	Sensitivity	Magnitude	Significance of Visual Effect
*241	Bod-ysgawen Isaf (included due to the potential for skylining in views to the front of this property)	I	High	Small	Minor (not significant)
*322	Glyn Yr Afon (included due to isolated nature of the receptor and limited development along the banks of the Elwy)	I	High	Small	Minor (not significant)
*344	Ty'n-y-coed (included due to the potential for skylining in views to the rear of this isolated property)	I	High	Small	Minor (not significant)
*339	Plas Newydd	I	High	Small	Minor (not significant)
340	Plas Hafod	I	High	Medium	Moderate (significant)
341	Maes	I	High	Small	Minor (not significant)
*357	357: Groesffordd Farm	G	High	Small	Minor (not significant)

Ref	Property/ Group Name	Individual or Group	Sensitivity	Magnitude	Significance of Visual Effect
	Trebanog Craig Lllwyd Bryn Arian				
358	Tyddyn Eos	I	High	Small	Minor (not significant)

*Indicates properties greater than 200m from the centreline of the Limits of Deviation

Summary of the Residential Locations from which Significant Effects on Residential visual Amenity are Predicted to Occur

- 2.2 Table 2.2 (below) details the four individual residential properties or groups of properties where significant visual effects are predicted to occur, and is followed by a brief summary as to why they are considered to be significant. A fully detailed assessment of the significance of effects on residential visual amenity for each individual property/group of properties is included in Section 3: Detailed Assessment, Table 3.1.

Table 2.2 Summary of the Residential Locations from which Significant Effects on Residential Visual Amenity Effects are Predicted to Occur

Ref	Property/ Group Name	Individual or Group	Approximate Distance to Nearest Point of the Limits of Deviation (Worst Case Scenario)	Significance of Visual Effect
7	Tan Yr Allt	I	80m to edge of garden 105m to edge of property	Moderate (significant)
71	Ty Coch	I	140m to edge of garden 180m to edge of property	Moderate (significant)
432	Llechryd Bach	I	120m to edge of garden 140m to edge of property	Moderate (significant)
340	Plas Hafod	I	50m to edge of garden 85m to edge of property	Moderate (significant)

- 2.3 The edge of the garden at Tan Yr Allt lies approximately 80m from the nearest point of the Limits of Deviation (assuming the worst case scenario, whereby the poles lie on the nearest edge of the Limits of Deviation). Primary views are in the direction of the alignment which is likely to lie below eye level, and will be visible but screened in places by intervening vegetation and landform. The Proposed Development would be largely backclothed by distant landform (particularly in views from the property). The assessed position of the alignment at this location is in response to consultation feedback, whereby the Final Route Alignment was moved further east to increase the distance between this property and the Proposed Development and thus help reduce the predicted visual effect from major to **moderate** significance. Undergrounding the existing lines in this location would have a slight visual benefit, but the significance of the visual effect would remain **moderate**. This assessment is fully detailed in Table 3.1 (Ref 7).

- 2.4 The edge of the garden at Ty Coch lies over 140m from the nearest point of the proposed 132 kV Overhead Line (assuming the pole lies on the nearest edge of the Limits of Deviation) and would have views of the Proposed Development extending over a wide geographical area both from the rear and sides of the house and its garden. The Development would appear stacked in views from the garden and rear/side of the property, and two or so poles above Plas Captain would skyline in views from Ty Coch. The significance of the visual effect on views from this property would be **moderate**. This assessment is fully detailed in Table 3.1 (Ref 71).
- 2.5 The edge of the garden at Lechryd Bach lies over 120m from the nearest point of the proposed 132 kV Overhead Line (140m from the bungalow) assuming the pole lies on the nearest edge of the Limits of Deviation (not the centreline). The Proposed Development would be seen over a wide field of view and 2 or 3 poles may be visible and skylined in views to the rear of the property. As such the significance of the visual effect on views from this property would be moderate. Undergrounding the existing lines in this location would have a slight visual benefit, but the significance of the visual effect would remain moderate. This assessment is fully detailed in Table 3.1 (Ref 432).
- 2.6 The boundary of the side garden at Plas Hafod lies some 50m from the nearest point of the proposed 132 kV Overhead Line (assuming the pole lies on the nearest edge of the Limits of Deviation, the worst case scenario), whilst the house lies over 85m from this nearest edge. One wood pole structure would potentially be fully visible in an adjacent field. Neighbouring double wood poles are likely to be perceptible but partially screened or obscured by intervening hedgerow trees. An existing network of overhead lines is present and visible. The visual effects of the proposed development are considered to be of **moderate** significance. Undergrounding the existing lines in this location would have a slight visual benefit, but the significance of the visual effect would remain **moderate**. This assessment is fully detailed in Table 3.1 (Ref 340).

3 Detailed Assessment

- 3.1 Table 3.1 below details the full assessment of each residential receptor using the methodology outlined above in Section 1. 'Ref' refers to the ID Number given to each postcode address for the purposes of this assessment, and locations can be cross referenced on Figure 7.12 (sheets 1 to 4). The numbering of properties is not consecutive. This is because properties may have been removed or added to the original list as adjustments were made to the location of the Final Route Alignment.
- 3.2 Residential properties denoted with a * are those properties which are located more than 200m from the Limits of Deviation and which were assessed in response to consultation feedback in order to check the nature and magnitude of the effects on their existing views (skylined, extensive/stacked, heritage value, etc.) as described above.

Table 3.1: Detailed Description of Effects on Residential Visual Amenity at Residential Properties

Note that this assessment is based on poles lying along the centre line of the Limits of Deviation (the Final Route Alignment), but consideration has been given to the worst case scenario whereby the poles move to the edge of the Limits of Deviation. Where a likely change in significance of effects on residential visual amenity could occur (due to closer proximity between the Proposed Development and the residential receptor) this has been noted in the rationale and summaries below.

Ref	Property/ Group Name	Assessment	Sensitivity	Magnitude	Rationale and Summary
19	Hafod Olygfa Individual Property	<p>A single-storey detached property, approximately 110m from the nearest pole located on the centreline of the Limits of Deviation on the eastern flank of the Tir Mostyn ridge.</p> <p>Distance to nearest point on the edge of the Limits of Deviation is approx. 90m - this represents the worst case scenario in terms of potential nearest proximity to the Proposed Development.</p> <p>Primary views would be to the front (north east) of the property. The garden area also lies to the front of the property. Current views are expansive, extending to the Clwydian Range in the far distance. Views are rural, with some widely scattered properties. Agricultural buildings lie 100m from the property at Hafod Ty Ddu. There is an existing wirescape (telegraph poles) and the Tir Mostyn Wind Farm is visible from the rear of the property.</p> <p>Ground floor windows to the rear look towards the Proposed Development. Rising landform, intervening hedgerows, a minor road and pastures between the property and the Proposed Development, would reduce the effects on views.</p> <p>The property would have oblique views of the Proposed Development as it ran from south to north along the western flank of the Tir Mostyn ridge. Eight poles are likely to be visible (approximately 4 to the front, and 4 to the rear) some of which would be backclothed by distant landform. The tops of the poles and the conductors (wires) are likely to be visible since the Proposed Development is located just over the western flank of the Tir Mostyn ridge.</p>	High	Medium	<p>Views of the Proposed Development would be oblique, and other development (including a wind farm and agricultural buildings) are present in existing views, and as such the effects would be minor, and not significant.</p> <p>Minor (not significant)</p> <p>Note that effects on views from this property would become more significant if the poles were positioned on the edge of the Limits of Deviation, closer to the receptor, and could become moderate, and therefore significant.</p>

Ref	Property/ Group Name	Assessment	Sensitivity	Magnitude	Rationale and Summary
17	Bryn Golau (House and bungalow) Grouped Properties (with farm buildings)	<p>A detached two-storey house with separate bungalow, adjacent to a minor road and approximately 130m from the nearest pole located on the centreline of the Limits of Deviation.</p> <p>Distance to nearest point on the edge of the Limits of Deviation is approx. 110m - this represents the worst case scenario in terms of potential nearest proximity to the Proposed Development.</p> <p>The two properties form part of a wider group of farm buildings, including large poultry sheds. Views to the north and west are contained by outbuildings and adjacent poultry sheds. To the east, mature trees and shrubs within the garden boundary contain some views from the two-storey house, with other views extending eastwards across pastures with hedges, scattered trees and properties, with upland ridges beyond. An existing lower voltage line and telegraph poles are present in some of the views.</p> <p>Primary views from these properties would include views of the Proposed Development which would run in a north easterly direction through an adjacent field where it would be seen against a backcloth of rising landform to the east. The minor road and intervening vegetation (hedgerows and mature trees, some of which are coniferous) which lie between the properties and the Proposed Development would help to screen and filter views. The landform rises gently towards the Proposed Development.</p>	High	Small	<p>Intervening vegetation would screen some of the views. The immediate setting of these properties includes an adjacent poultry farm, a lower voltage overhead line and telegraph poles, and reduces the magnitude of change from what would otherwise be medium, to small.</p> <p>Minor (not significant)</p>
15	Ples Cefn Maen: •Cefn Maen Uchaf •Y Bwthyn •Cefn Y Marial Grouped Properties	<p>Three detached two-storey properties grouped within a farm complex approximately 170m from the nearest pole located on the centreline of the Limits of Deviation.</p> <p>Distance to nearest point on the edge of the Limits of Deviation is approx. 165m - this represents the worst case scenario in terms of potential nearest proximity to the Proposed Development.</p> <p>Views are rural and include pastures, local upland ridges, hedgerows, scattered trees and properties. In addition, there are views of the associated farm buildings, an existing lower voltage overhead line (skylined in the distance) and telegraph poles. Some views (to the rear and side of the properties, including a conservatory) are orientated towards the Proposed Development.</p>	High	Small	<p>Much of the Proposed Development would sit low in the landscape (and in views) and would be backclothed. Views would be filtered by vegetation and buildings. Because of this the magnitude of change would be small.</p> <p>Minor (not significant)</p>

Ref	Property/ Group Name	Assessment	Sensitivity	Magnitude	Rationale and Summary
		<p>The Proposed Development would run in a north easterly direction through an adjacent field, and would be set lower in the landscape such that the bottom of the poles would be obscured by landform. Intervening hedgerows, trees and farm buildings would screen views to the Proposed Development, which would be backclothed by an adjacent woodland block and by rising landform to the east. The Proposed Development would become visible again as it rises over the ridge near Tan yr Allt (east of Foel Gasyth) although this would be at a distance in excess of 1km from the property.</p>			
15a	<p>Cefn Maen Isa</p> <p>Individual Property</p>	<p>A detached two-storey property adjacent to a group of properties at Cefn Maen, approximately 140m from the nearest pole located on the centreline of the Limits of Deviation.</p> <p>Distance to nearest point on the edge of the Limits of Deviation is approx. 120m - this represents the worst case scenario in terms of potential nearest proximity to the Proposed Development.</p> <p>Current views are rural and include grazing land, local upland ridges, hedgerows, scattered trees and isolated properties. In addition there are views of the associated farm buildings, an existing lower voltage overhead line (sky-lined in the distance) and telegraph poles. Views to the rear of the property (particularly from the upper three windows of the house) and from the garden, are orientated towards the Proposed Development.</p> <p>The Proposed Development would approach the property across higher ground from the south east. Intervening vegetation and hedgerows would filter this view. The Proposed Development would then pass in a north easterly direction through an adjacent field where it would sit lower in the landscape. The bottom of the poles would be obscured by landform and intervening vegetation (hedgerows and some trees). The Proposed Development would be backclothed by an adjacent woodland block and by rising landform to the east. It would become visible again (from the garden and from oblique views to the rear of the property) as it rose</p>	High	Small	<p>The Proposed Development would sit low in the landscape and would be backclothed. Views would be filtered by intervening vegetation.</p> <p>Because of this the predicted magnitude of change would be small.</p> <p>Minor (not significant)</p>

Ref	Property/ Group Name	Assessment	Sensitivity	Magnitude	Rationale and Summary
		over the ridge near Tan yr Allt (east of Foel Gasyth). This would be at a distance in excess of 1km from the property.			
7	Tan Yr Allt Individual Property	<p>A detached two-storey property with associated outbuildings, which lies adjacent to a minor road. The edge of its garden is approximately 90m from the nearest pole located on the centreline of the Limits of Deviation.</p> <p>The closest pole location (assuming the worst case scenario whereby poles lie close to the edge of the nearest Limits of Deviation) is likely to be 80m from the property's garden and 105m from the property itself.</p> <p>The house occupies an elevated location on the upper southern slope of a steep sided valley, with expansive and uninterrupted views of the surrounding rural landscape around Saron in the south, and extending as far as the upland landscape of the Clwydian Range which lies some 13km to the east. The immediate landscape comprises pastures bounded by hedgerows and post and wire fences, with scattered hedgerow trees and woodland strips and blocks. Gorse covered upland ridges are visible. The settlement at Saron is visible, as are isolated scattered properties (including farm buildings) and minor roads.</p> <p>The direction of views from the property are from the south through to the north east, with a potential field of view occupied by the proposed 132 kV Overhead Line covering some 150°. Primary views are from windows (seven in total), to the south east facing front of the house. Views are orientated towards the Proposed Development as it reaches the upper slopes of the valley and passes across the ridge to the north. Similarly the front garden is the main recreational outdoor space, and this has views over the Proposed Development, although these views would be partially screened by the garden boundary hedge. The wider area would experience more direct views of the Proposed Development.</p> <p>An 11kV overhead line and telegraph poles are in the immediate vicinity. The property has views over widely scattered residential properties in the wider area around Saron, and has oblique views to</p>	High	Medium	<p>Open and expansive primary views in the direction of the Proposed Development, from both the house and garden. The Proposed Development is likely to sit low in views and be mostly backclothed (particularly from the house) and as such the predicted magnitude of change would be medium.</p> <p>Moderate (significant)</p> <p>Note that effects on views from this property would become more significant if the poles were positioned on the edge of the Limits of Deviation, 10m closer to the receptor, and would remain moderate.</p>

Ref	Property/ Group Name	Assessment	Sensitivity	Magnitude	Rationale and Summary
		<p>a small farm building adjacent to the minor road and to the north east of the property.</p> <p>The proposed 132 kV Overhead Line would become visible as it reached the top of the ridge to the south east of the property. The line would sit approximately 10m lower in the landscape, and as such, only the tops of poles, conductors and wires would be visible. Intervening vegetation (including banks of hawthorn and hedgerow trees) and rising ground would obscure some views over the Proposed Development, particularly to the east of the property where the minor road bends and follows the contours of the ridge. The Proposed Development continues north and would be visible in to the north east direction before it heads out towards the blocks of deciduous and coniferous woodland which sit on the ridge. At this point the poles would no longer be visible from the property.</p> <p>It is likely that this property would see circa 5 poles depending on variations in landform and the location and retention of existing vegetation.</p> <p>The Proposed Development would be relatively low in the field of view, and whilst there is the potential for some skylining (particularly the wires) it is likely to be largely backclothed by more distant landform.</p>			
*9	Bryn Foel Individual Property	<p>A detached two storey property with associated outbuildings approximately 200m from the nearest pole located on the centreline of the Limits of Deviation. Intervening landform and landform would obscure most views of the Proposed Development.</p> <p>Distance to nearest point on the edge of the Limits of Deviation is approx. 185m - this represents the worst case scenario in terms of potential nearest proximity to the Proposed Development.</p>	High	Small	<p>Intervening vegetation and landform would partially screen views.</p> <p>Minor (not significant)</p>
49	Hendy College College Farm	<p>Three, single and two storey detached properties approximately 190m from the nearest pole located on the centreline of the Limits of Deviation at its closest point. The properties are situated</p>	High	Small	<p>Primary views towards the Proposed Development would be distant and oblique.</p>

Ref	Property/ Group Name	Assessment	Sensitivity	Magnitude	Rationale and Summary
	Pen Y Buarth Grouped Properties	<p>alongside a cluster of farm buildings which create a small settlement adjacent to a minor road. These properties are located within a local hollow at the end of a small valley. The surrounding landform and strips of woodland contain most views.</p> <p>Distance to nearest point on the edge of the Limits of Deviation is approx. 170m - this represents the worst case scenario in terms of potential nearest proximity to the Proposed Development.</p> <p>Primary views are not orientated towards the Proposed Development, though Hendy College and College Farm may experience winter views (depending on tree cover) of the Proposed Development as it passes from the ridge down the valley sides towards Hendy. College Farm (the bungalow) would experience views of the Proposed Development to the rear (six windows) and side.</p> <p>The proposed 132 kV Overhead Line would briefly skyline as it reached the rising land adjacent to the B4501. There is a network of existing lower voltage overhead lines to the rear of the settlement and a short section of one of these lines is on the skyline. Telegraph poles are also visible from the properties.</p>			Minor (not significant)
71	Ty Coch Individual Property	<p>An isolated detached two-storey property which is situated next to a minor rural road near Segrwyd. The property is surrounded by arable and grazing fields. The edge of the garden lies some 150m from the nearest pole on centreline of the Limits of Deviation and the property approx. 195m.</p> <p>Distance to nearest point on the edge of the Limits of Deviation is approx. 140m from the garden boundary - this represents the worst case scenario in terms of potential nearest proximity to the Proposed Development.</p> <p>Primary views from the front and rear of the property comprise medium scale arable fields bounded by post and wire fences, hedgerows with scattered mature hedgerow trees, blocks of woodland (such as Pandy and Segrwyd), dispersed properties, and local upland ridges. An existing lower voltage overhead line and telegraph poles are present. The upper rear windows of the</p>	High	Medium	<p>The garden and rear/sides of this property would have wide views (up to 140°) of the route as it approaches from Peniel and passed across Pandy Wood. Poles would appear stacked in views with the potential for one or two poles to be skylined above Plas Captain, and as such the magnitude of change is medium.</p> <p>Moderate (significant)</p> <p>Note that effects on views from this property would become slightly more significant if the poles were positioned on the</p>

Ref	Property/ Group Name	Assessment	Sensitivity	Magnitude	Rationale and Summary
		<p>property (3 windows), the garden and conservatory at the rear, overlook the Proposed Development. The garden boundary contains hedges and large mature deciduous trees which would help to screen some views.</p> <p>The Proposed Development would approach the property from the south east, passing over and skylining on the ridge north of Peniel before passing through arable fields on the approach to Pandy Wood. The landscape is open and circa 12 poles would be visible and stacked in views from the rear and sides of the property and the rear garden, with a potential field of view occupied by poles of approximately 110°. Rising landform would provide some backgrounding, and scattered mature hedgerow trees would obscure some views of the poles.</p>			edge of the Limits of Deviation, 10m closer to the receptor, and would remain moderate.
71a	<p>Agricultural building – Pandy Wood</p> <p>Individual Property</p>	<p>Derelict/unoccupied building with no apparent residential use at present and as such the sensitivity of the receptor is considered to be low. Set within a narrow river valley above the Afon Ystrad approximately 45m from the nearest pole located on the centreline of the Limits of Deviation. A line of mature trees would help screen views of the Proposed Development.</p> <p>Distance to nearest point on the edge of the Limits of Deviation is approx. 20m - this represents the worst case scenario in terms of potential nearest proximity to the Proposed Development.</p>	Low	Medium	<p>Although derelict/unoccupied at present, if converted back to residential use, the sensitivity would be high and the overall visual effect would be moderate and therefore significant.</p> <p>In its current state the sensitivity and overall significance of effect is reduced.</p> <p>Minor (not significant)</p> <p>Note that whilst the property remains derelict, the significance of effects remains minor. However, where the property converted back to residential use, removal of intervening screening (existing vegetation), and increased proximity to the proposed development would increase the magnitude of effects and result in significant visual</p>

Ref	Property/ Group Name	Assessment	Sensitivity	Magnitude	Rationale and Summary
					effects.
185	Bach (locally known as Fach) Individual Property	<p>Detached two-storey property with associated outbuildings, adjacent to a minor road, and approximately 160m from the nearest pole located on the centreline of the Limits of Deviation.</p> <p>Distance to nearest point on the edge of the Limits of Deviation is approx. 150m - this represents the worst case scenario in terms of potential nearest proximity to the Proposed Development</p> <p>Views are rural and include grazing and arable land, local upland ridges, hedgerows, woodland strips and blocks, scattered mature trees and isolated properties. In addition, there are views of the associated farm buildings, an existing lower voltage overhead line and telegraph poles. Views to the front of the property are mainly contained by the yard and outbuildings. Views to the rear of the property (upper and lower windows) and from the garden, are orientated towards the Proposed Development.</p> <p>The Proposed Development would become visible as it rose out of Pandy wood and approached the property from the south east. It would be backclothed by the rising landform near Segrwyd and Foel Gasyth. After crossing the minor road and a field, a small woodland block and rising landform would block views of the Proposed Development.</p>	High	Small	<p>Intervening vegetation (scattered mature trees) provides a partial screen and means the predicted magnitude of change would be small.</p> <p>Minor (not significant)</p>
186	Bryn Amlwg (unoccupied) Individual Property	<p>Unoccupied with overgrown garden and entrance/approach. Isolated, detached two-storey building surrounded by rolling pastureland, which occupies a slightly elevated location, adjacent to a local lane. The property lies some 145m from the nearest pole located on the centreline of the Limits of Deviation, and the garden lies 130m from the centreline.</p> <p>Distance to nearest point on the edge of the Limits of Deviation is approx. 120m - this represents the worst case scenario in terms of potential nearest proximity to the Proposed Development.</p> <p>Views are orientated towards the Proposed Development from the front of the building and garden and currently comprise open, rolling, medium scale arable fields bounded by hedgerows and post</p>	High	Small	<p>Unoccupied, overgrown entrance and garden with perimeter mature shrubs and trees which would obscure views of the proposed 132 V Overhead Line and the predicted magnitude of change would be small.</p> <p>Minor (not significant)</p>

Ref	Property/ Group Name	Assessment	Sensitivity	Magnitude	Rationale and Summary
		<p>and wire fences with scattered mature hedgerow trees.</p> <p>The Proposed Development would become visible as it exited Pandy Wood to the east, and crossed arable/ grazing fields from the south east to the north east, before turning to a more northerly direction near Bodeiliog Uchaf. Existing vegetation would screen some views of the poles. In places the proposed 132 kV Overhead Line would be backclothed by hedgerow trees.</p>			
253	<p>Bodeiliog Uchaf</p> <p>Individual Property (with farm buidlings)</p>	<p>Isolated, detached two-storey property with associated farm buildings occupying a slightly elevated situation approximately 170m from the nearest pole located on the centreline of the Limits of Deviation.</p> <p>Distance to nearest point on the edge of the Limits of Deviation is approx. 160m - this represents the worst case scenario in terms of potential nearest proximity to the Proposed Development.</p> <p>This property currently has views of gently rolling farmland with medium/small scale fields bounded by post and wire fences, hedgerows and scattered mature hedgerow trees, adjacent agricultural buildings, and dispersed properties. Views to the front of the building would potentially have views of the Proposed Development as it exited Pandy Wood and ran towards Bodeiliog Uchaf from the south east, although most of these views would be partially screened by existing mature trees.</p> <p>The Proposed Development would become more visible as it approached the property, turning in a northern direction towards the A543 and Beacon Hill. Views from the property would look down on the Proposed Development. In places views would be screened by intervening mature trees and hedgerow trees. The Proposed Development would also be backclothed by landform and small blocks of trees.</p>	High	Small	<p>Views would be mainly screened existing mature trees and by backgrounding afforded by the small woodland blocks and landform to the north east.</p> <p>The immediate setting of this property which includes a number of farm buildings means the predicted magnitude of change would be small.</p> <p>Minor (not significant)</p>
*255	<p>Goppa Hall</p> <p>Individual Property</p>	<p>This property lies some 250m from the nearest pole located on the centreline of the Limits of Deviation, whilst the garden boundary lies some 210m from the centreline of the Limits of Deviation. Views of the Proposed Development would be screened by intervening garden boundary vegetation.</p>	High	Small	<p>Views would be screened by intervening vegetation resulting in a small predicted magnitude of change.</p>

Ref	Property/ Group Name	Assessment	Sensitivity	Magnitude	Rationale and Summary
		Distance to nearest point on the edge of the Limits of Deviation is approx. 200m - this represents the worst case scenario in terms of potential nearest proximity to the Proposed Development.			Minor (not significant)
267	Eriviat Bach Isaf Individual Property	<p>An isolated detached two-storey property with associated outbuildings, which is approximately 70m from the house to the nearest pole located on the centreline of the Limits of Deviation. The garden boundary is approximately 40m from the centreline of the Limits of Deviation at its' closest point (nearest pole is also approximately 50m away from the garden).</p> <p>Distance to nearest point on the edge of the Limits of Deviation is approx. 25m - this represents the worst case scenario in terms of potential nearest proximity to the Proposed Development.</p> <p>The property is situated next to the B5428 and a rural lane, and is located on the eastern flank of a small valley amidst a rolling pastoral landscape of medium to small scale fields bounded by post and wire fences, hedgerows, mature hedgerow trees and small woodland blocks and strips. The property is set within private grounds. Boundaries are generally well planted and contain hedges, shrubs and mature trees. Although many views from the house and garden are constrained by vegetation within the grounds, to the north there are some views across neighbouring fields and the upland ridges around the village of Henllan beyond. There are windows and gardens to all sides of the property, with large windows to the south and west which afford views in the general direction of the Proposed Development. Mature garden boundary vegetation would limit views over the Proposed Development. Seasonal variations would occur since the trees are predominantly deciduous, and would therefore afford better screening when in full leaf.</p> <p>To the south, the gently undulating landform and vegetation would help screen views of the Proposed Development, although to the south west and west, it would be visible through gaps in the existing deciduous vegetation. At this point the poles would be located within an adjacent field and slightly higher than the house. As such, one or two poles could be skylined in the view, with a</p>	High	Small	<p>Existing vegetation provides a reasonably effective screen between the house and the Proposed Development.</p> <p>Effects on views from this property could become more significant if the poles were positioned on the edge of the Limits of Deviation, closer to the property or of the existing trees were removed.</p> <p>Minor (not significant)</p> <p>Nb. This location would benefit from specific mitigation in the form of additional planting to supplement the western field boundaries, which in time as the planting matured would lessen the visual effects further.</p>

Ref	Property/ Group Name	Assessment	Sensitivity	Magnitude	Rationale and Summary
		potential field of view covering some 60°. An existing lower voltage line serves the house and is also visible on the skyline.			
*216	Pen Parc Llwyd Individual Property	<p>An isolated detached property which is approximately 320m from the nearest pole located on the centreline of the Limits of Deviation. The receptor is both a residential property and a centre for personal development (business).</p> <p>Distance to nearest point on the edge of the Limits of Deviation is approx. 310m - this represents the worst case scenario in terms of potential nearest proximity to the Proposed Development.</p> <p>Although outside the 200m Study Area, this property would have skylined views of the Proposed Development on the rising land above Hafod Farm. The house has a picture window and a garden which are orientated towards the Proposed Development, although intervening vegetation and landform would assist in screening and backgrounding parts of the Proposed Development.</p>	High	Small	<p>Potential for some skylining of the proposed 132 kV Overhead Line near Hafod as views from the house look up towards the Proposed Development. In other directions, the Proposed Development would be screened or backclothed by vegetation and landform. The visual effects would also be reduced due to the distance between the house and the Proposed Development.</p> <p>Minor (not significant)</p>
*217	Hafod Individual Property (with farm buildings)	<p>An isolated detached farmhouse with large farm buildings located in a broad hollow to the south of Hafod Wood. The property is accessed via a private farm track and is approximately 215m from the edge of the garden area to the nearest pole located on the centreline of the Limits of Deviation.</p> <p>Distance to nearest point on the edge of the Limits of Deviation is approx. 205m - this represents the worst case scenario in terms of potential nearest proximity to the Proposed Development.</p> <p>Open views from the property are generally in a south to south easterly direction. Hafod Wood lies immediately to the north, with farm buildings and a clump of trees containing some of the views to the west, and farm buildings containing the views to the east. Views to the south of the farm comprise medium scale fields bounded by post and wire fences, and hedgerows scattered with mature hedgerow trees. A lower voltage overhead line and telegraph poles are also present.</p> <p>The Proposed Development would approach the farm from the lower lying landscape to the south east. After crossing the B5382 it would run through fields occupying an area of higher ground and</p>	High	Small	<p>The existing view contains agricultural buildings and an existing lower voltage overhead line and telegraph poles. Intervening buildings would obscure wider views of the Proposed Development. As such, the predicted magnitude of change would be small.</p> <p>Minor (not significant)</p>

Ref	Property/ Group Name	Assessment	Sensitivity	Magnitude	Rationale and Summary
		<p>circa three poles may be visible on the skyline in views from the farmhouse in this location. The field of view occupied by poles would potentially cover some 20° when viewed from the residential property. Intervening buildings would obscure views of any further poles.</p> <p><i>Note: Access to property denied when carrying out residential visual amenity survey, therefore the assessment is based on desk top study, including Google Earth and observations from nearby publically accessible locations.</i></p>			
217a Add VR No to map	Hafod – Planning permission for dwelling	<p>Hafod – Planning permission for a dwelling, but no design details available, so the assessment could not be completed. Approximate distance from centreline of the Limits of Deviation is 100m.</p> <p>Distance to nearest point on the edge of the Limits of Deviation is approx. 90m - this represents the worst case scenario in terms of potential nearest proximity to the Final Route Alignment.</p>	High	Unknown	No detailed design available for this proposed dwelling.
*283	Ty Celyn Individual Property	<p>An isolated detached property which is approximately 280m from the nearest pole located on the centreline of the Limits of Deviation. Distance to nearest point on the edge of the Limits of Deviation is approx. 270m - this represents the worst case scenario in terms of potential nearest proximity to the Proposed Development.</p> <p>This property has been assessed because it is likely that it would have views of the Proposed Development over wide field of view as the proposed 132 kV Overhead Line ran from the north of Hafod Wood across the open pastureland northwards to Berain. The residential property has windows to the front and rear which afford oblique views in the direction of the Proposed Development. The house is surrounded by a garden which is more extensive to the west and south. A group of two-storey associated outbuildings lie to the south east of the house. The mature garden vegetation and outbuildings would limit views of the Proposed Development. Landform and existing trees within the wider pastoral farmland would help screen and background parts of the Proposed Development.</p>	High	Small	<p>A combination of mostly oblique views in the direction of the proposed 132 kV Overhead Line, mature garden vegetation and the backgrounding afforded by landform and mature hedgerow trees mean the predicted magnitude of change would be small.</p> <p>Minor (not significant)</p>

Ref	Property/ Group Name	Assessment	Sensitivity	Magnitude	Rationale and Summary
432	Llechryd Bach Individual Property	<p>A detached bungalow which sits within a gently rolling pastoral landscape of fields, bounded by post and wire fences and hedgerows, and scattered large mature hedgerow trees. The bungalow is situated approximately 150m from the nearest pole located on the centreline of the Limits of Deviation (130m from the edge of the garden to the LoD) and sits lower in the landscape than the proposed 132 kV Overhead Line.</p> <p>Distance from the garden boundary the nearest point on the edge of the Limits of Deviation is approx. 120m - this represents the worst case scenario in terms of potential nearest proximity to the Proposed Development.</p> <p>The bungalow is immediately adjacent to a rural road which connects the villages of Henllan and Llanefydd. Land to the rear of the property rises gently. Woodland (at Hafod) lies a few hundred metres to the west and the south. The landscape to the north comprises open, medium to large scale pastoral fields bounded by fences, hedgerows and scattered mature trees. Only one neighbouring property is visible some 100m to the north west.</p> <p>The property has windows on most sides. Windows to the rear (south west) and the north/ north west elevation are likely to have views of the Proposed Development. Views from the main garden area (to the sides and rear of the property) are orientated towards the Proposed Development, and the angle/ field of view over which poles would be visible could extend to 110°. Mature garden vegetation and the gently undulating landform would help screen some of the longer views in the direction of the Proposed Development.</p> <p>There is potential for approximately 10 poles to be visible from the bungalow, depending on the degree of intervening landform and vegetation. From the rear of this property (including the garden) some 2 or 3 poles could be visible on the skyline. Hafod Wood, intervening mature trees and rising landform to the rear of the bungalow may background some sections of the Proposed Development.</p> <p>There are a number of lower voltage overhead lines and telegraph</p>	High	Medium	<p>The Proposed Development would be visible on the skyline some 150m to the rear of this bungalow (130m from the garden) and the Development would be visible across a wide field of view.</p> <p>Moderate (significant)</p> <p>Note that effects on views from this property would become slightly more significant if the poles were positioned on the edge of the Limits of Deviation, 10m closer to the receptor, and would remain moderate.</p>

Ref	Property/ Group Name	Assessment	Sensitivity	Magnitude	Rationale and Summary
		poles visible from the property.			
290	Berain Individual Property (with farm buildings)	<p>Detached three-storey listed farmhouse with associated agricultural buildings, situated next to a minor rural road, at the base of the eastern facing flank of a small valley. The garden boundary of this property is situated approximately 100m from the nearest pole located on the centreline of the Limits of Deviation.</p> <p>Distance to nearest point on the edge of the Limits of Deviation is approx. 90m - this represents the worst case scenario in terms of potential nearest proximity to the Proposed Development.</p> <p>Existing views from the property are to the front (east), side (south) and rear (west). There is a private garden area to the rear of the property and a more open garden area to the front. /The farmhouse currently looks out over large pastures bounded by post and wire fences, hedgerows and large scattered mature trees. Telegraph poles and an existing lower voltage overhead line are visible, as is a small wind turbine which skylines to the east of the property. The north of the building faces agricultural buildings which contain the views. The Proposed Development is located on rising ground to the rear (west) of the property, and a group of mature trees lies between the farmhouse and the Proposed Development.</p> <p>In views from the rear of the property, including the garden, the Proposed Development is likely to be seen on the skyline but poles would not be visible in their entirety due to the screening effects of landform and vegetation on along the boundary. Upper windows (third floor) would have the most extensive views of the Proposed Development and would potentially see circa 6 poles over a field of view of 110°. Some of these views, however, would be screened or backclothed by intervening mature trees including a line of mature hedgerow trees. Glimpses of the Proposed Development as it runs northwards through the adjacent fields are possible from the side of the property, but the view would be obscured by mature trees along intervening hedgerows and the rise in landform close to the</p>	High	Small	<p>The judgement of significance assumes trees to rear of the property are retained, and Proposed Development does not move any closer. Note that effects on views from this property would become slightly more significant if the poles were positioned on the edge of the Limits of Deviation (90m away from the garden boundary) and could become moderate and significant.</p> <p>Primary views are to the front of the building whilst most of the affected views are from the rear first floor windows.</p> <p>Minor (not significant)</p>

Ref	Property/ Group Name	Assessment	Sensitivity	Magnitude	Rationale and Summary
		farmhouse.			
291	Tyddyn Bartley Individual Property (with farm buildings)	<p>Detached property with associated outbuildings, occupying an elevated situation in a pastoral landscape approximately 185m from the residential receptor to the nearest pole located on the centreline of the Limits of Deviation.</p> <p>Distance to nearest point on the edge of the Limits of Deviation is approx. 170m - this represents the worst case scenario in terms of potential nearest proximity to the Proposed Development.</p> <p>The property is accessed by a long private drive. There are windows, a conservatory and garden area to the front and side of the property which has primary views to the north east in the direction of the Proposed Development. Existing views comprise gently undulating grazing fields bounded by mature hedgerows and trees, post and wire fences, and glimpses of the road. There are existing lower voltage overhead lines visible from the house. Views from the house would include the tops of approximately 7 wood poles structures which would occupy a field of view of some 100°. Depending on tree cover, some of them may be visible on the skyline, particularly where the proposed 132 kV Overhead Line passed over the ridge between Berain and Croen-Llwm-Mawr. There would probably be some felling of the coniferous trees to the south of Croen-Llwm-Mawr to accommodate the Proposed Development and this may open up views as the route turns northwards and away way from the property. Intervening vegetation (hedgerows and trees) would filter views in the direction of the Proposed Development. As such, the receptors would have glimpses of the Proposed Development as it ran from Berain and headed north west past Croen-Llwm-Mawr.</p>	High	Small	<p>A combination of distance, intervening vegetation and the presence of other vertical wood pole structures would limit visibility of the Proposed Development and the predicted magnitude of change would be small.</p> <p>Minor (not significant)</p>
292	Croen-Llwm- Mawr Individual Property (with farm)	<p>Detached property with associated farm outbuildings set in a pastoral landscape adjacent to a private drive. The garden is approximately 60m from the nearest pole located on the centreline of the Limits of Deviation, and the house approx. 90m.</p> <p>Distance to nearest point on the edge of the Limits of Deviation is approx. 50m - this represents the worst case scenario in terms of</p>	High	Small	<p>Landform and small block of conifers would help screen most views. This and the presence of other wood pole structures means the predicted magnitude of change would be small.</p>

Ref	Property/ Group Name	Assessment	Sensitivity	Magnitude	Rationale and Summary
	buildings)	<p>potential nearest proximity to the Proposed Development.</p> <p>The property is set back some 100m from a minor rural road and is located adjacent to a block of deciduous and coniferous trees to the west, and rising ground to the east. There are windows and a garden to the front and side of the property which have primary views in the direction of the Proposed Development (to the south and south east). Existing views comprise gently undulating grazing fields bounded by mature banked hedgerows and trees, blocks of coniferous trees, post and wire fences, and glimpses of the road. There is an existing lower voltage overhead line. The Proposed Development is located in a shallow valley and views from the property would include the tops of circa 3 double poles. These poles would occupy a field of view of some 25° and, depending on tree cover, some of them could be skylined. Some felling of coniferous trees to the south of Croen-Llwm-Mawr may be required to accommodate the Proposed Development. Retaining the strip of trees closest to the property would limit the visual effects. Intervening vegetation (hedgerows and trees) would screen some views towards the Proposed Development with the result that views would be mainly glimpsed as it ran from Berain and heads in a north west direction past Croen-Llwm-Mawr.</p>			<p>Minor (not significant)</p> <p>Note that effects on views from this property would become slightly more significant if the poles were positioned on the edge of the Limits of Deviation, closer to the receptor, but due to the intervening screening from existing trees, the assessment of effects would remain minor (not significant).</p>
294	Plas Buckley Individual Property (with farm buildings)	<p>This property is situated approximately 160m from the nearest pole located on the centreline of the Limits of Deviation.</p> <p>Distance to nearest point on the edge of the Limits of Deviation is approx. 150m - this represents the worst case scenario in terms of potential nearest proximity to the Proposed Development.</p> <p>Intervening vegetation would screen most views of the Proposed Development although there is the potential for the route to be visible as it ran north east towards Bryniau Bychain, but this would be approximately some 300m from the receptor.</p>	High	Negligible	<p>Intervening vegetation would screen views of the route.</p> <p>Negligible (not significant)</p>
*362	Bryniau Bychain (included due to the	<p>Small scale detached single storey property situated approximately 250m from the nearest pole located on the centreline of the Limits of Deviation.</p> <p>Distance to nearest point on the edge of the Limits of Deviation is</p>	High	Small	<p>The distance between the property and the Proposed Development and intervening vegetation mean that the</p>

Ref	Property/ Group Name	Assessment	Sensitivity	Magnitude	Rationale and Summary
	potential for skylining in views to the rear of this property Individual Property	approx. 240m - this represents the worst case scenario in terms of potential nearest proximity to the Proposed Development. There would be uninterrupted views from this property across open pastures towards the Proposed Development which would occupy a more elevated position (some 20m above the height of the property). The proposed 132 kV Overhead Line would run just below a ridgeline and is likely to be seen on the skyline in views from the property. The property is bounded by post and wire fencing, mature hedging and small hedgerow trees which would screen some views.			predicted magnitude of change would be small. Minor (not significant)
*241	Bod-ysgawen Isaf (included due to the potential for skylining in views to the front of this property) Individual Property (with farm buildings)	Detached farmhouse and associated agricultural outbuildings including a large open barn/shed approximately 185m from the edge of the garden area to the nearest pole located on the centreline of the Limits of Deviation. Distance to nearest point on the edge of the Limits of Deviation is approx. 150m - this represents the worst case scenario in terms of potential nearest proximity to the Proposed Development. The property is surrounded by pastures bounded by hedgerows with mature trees, and post and wire fences. Existing lower voltage overhead lines are visible from the farmhouse. Circa 3 or 4 poles could be visible from this property, however the screening afforded by intervening outbuildings is likely to obscure most views. In addition, the landform rises to the east of the property, and then falls away again towards the Afon Elwy. As such, the tops of the poles would be visible, not the full height.	High	Small	Although there is the potential for the Proposed Development to be visible, in most places it would be obscured by agricultural buildings around the farmhouse and the rising landform. This and the presence of other wood pole structures means the predicted magnitude of change would be small. Minor (not significant)
*322	Glyn Yr Afon (included due to isolated nature of the receptor and limited development along the banks of the	Detached property situated on the southern bank of the Elwy near Ddol, next to the river in a tranquil and isolated location. This property is located approximately 390m from the nearest pole located on the centreline of the Limits of Deviation. Distance to nearest point on the edge of the Limits of Deviation is approx. 365m - this represents the worst case scenario in terms of potential nearest proximity to the Proposed Development. Existing views are of the Afon Elwy valley and river, blocks of	High	Small	The combination of distance, intervening vegetation and presence other wood pole structures means the predicted magnitude of change would be small. Minor (not significant)

Ref	Property/ Group Name	Assessment	Sensitivity	Magnitude	Rationale and Summary
	Elwy) Individual Property	deciduous and coniferous trees and the rising land of the valley sides to the south and to the north. Existing lower voltage overhead lines are visible. The Proposed Development would be visible in the distance but would be mainly screened by the intervening vegetation (scattered mature trees).			
*344	Ty'n-y-coed (included due to the potential for skylining in views to the rear of this isolated property) Individual Property	<p>A detached property located approximately 510m from the nearest pole located on the centreline of the Limits of Deviation, which is situated near the northern bank of the Afon Elwy below the Cefn Meiriadog, next to the river.</p> <p>Distance to nearest point on the edge of the Limits of Deviation is approx. 500m - this represents the worst case scenario in terms of potential nearest proximity to the Proposed Development.</p> <p>This is a tranquil and isolated location which sits above the valley floor. Existing views are of the Afon Elwy valley and river, blocks of deciduous and coniferous trees and the rising land of the valley sides to the south and to the north of the river. An existing lower voltage overhead line is runs to the east of this property and is visible on the opposite side of the Afon Elwy valley as it crosses the ridge. The Proposed Development would be seen on the skyline near Bodysgawen Isaf in views from this property.</p> <p>Intervening vegetation (scattered mature trees and blocks of trees) would screen many views of the Proposed Development from this property. In addition, the Final Route Alignment lies approximately 50m above the height of the receptor and would be elevated in the view.</p>	High	Small	<p>The combination of distance, intervening vegetation and presence of other wood pole structures means the predicted magnitude of change would be small.</p> <p>Minor (not significant)</p>
339	Plas Newydd Individual Property (with associated buildings)	<p>A large detached Grade II listed property (an Elizabethan manor house), with associated outbuildings, which is located approximately 255m from the boundary (280m from the house) to the nearest pole located on the centreline of the Limits of Deviation.</p> <p>Distance from the boundary of the closest outbuilding to the nearest point on the edge of the Limits of Deviation is approx. 235m - this represents the worst case scenario in terms of potential nearest proximity to the Proposed Development.</p> <p>The Final Route Alignment runs from the Afon Elwy in a north east</p>	High	Small	<p>The combination of distance, intervening vegetation and outbuildings, and presence of other wood pole structures means the predicted magnitude of change would be small.</p> <p>Minor (not significant)</p>

Ref	Property/ Group Name	Assessment	Sensitivity	Magnitude	Rationale and Summary
		<p>direction towards the Cefn Meiriadog ridge, and passes to the east of the property. The property is located north of the Afon Elwy near the Cefn Meiriadog ridge, and occupies an elevated rocky outcrop (at approximately 135m AOD) overlooking the Afon Elwy valley. This location affords wide views over the Afon Elwy valley particularly from the upper windows of the main house (where the reception area is) and some external garden spaces. Existing views include pastures bounded with mature hedgerows and hedgerow trees (including mature Oak trees), dispersed residential properties, the adjacent minor road, and blocks of deciduous and coniferous woodland. These views extend from the upper ridge of Cefn Meiriadog across the full width of the Elwy valley. The upper floors of this property would have views of the tops of the wooden double poles structures as they passed to the south east of the property, however intervening outbuildings, the residential property Plas Hafod, and existing intervening vegetation would screen many of the views. The wood poles would benefit from a background of existing mature trees and hedgerows, and rising landform. In addition, there is a medium sized agricultural storage building visible, and existing lower voltage overhead line and telegraph poles to the south and east. A 400 kV pylon line are visible on the skyline to the west. There are distant views to the south towards the Elwy Valley ridge, where poles are likely to be seen on the skyline.</p>			
340	Plas Hafod Individual Property	<p>Two storey detached property with associated buildings to the side (west) and gardens to all sides of the property, although these are larger to the south (rear) and the north (front). The house is located approximately 105m from the nearest pole located on the centreline of the Limits of Deviation, and the garden approx. 65m from the nearest pole.</p> <p>Distance from the house to the nearest point on the edge of the Limits of Deviation is approx. 85m, and from the garden edge is approx. 50m - this represents the worst case scenario in terms of potential nearest proximity to the Proposed Development.</p> <p>There are 10 windows to the front of the property (facing north) and</p>	High	Medium	Careful siting of poles in relation to the property reduces the predicted magnitude from what would otherwise be high to medium. Despite this, the combination of the number of poles potentially visible, proximity to an existing 33 kV line, plus other lower voltage overhead lines and proximity to the route (105m from the house) would

Ref	Property/ Group Name	Assessment	Sensitivity	Magnitude	Rationale and Summary
		<p>windows to the rear of the property (facing south). The property is adjacent to the rural road which runs along the Cefn Meiriadog ridge. It is situated in an area of sloping pastures bounded by mature hedgerows containing many scattered mature Oak trees. There are isolated scattered properties in the vicinity.</p> <p>Land to the north rises to the Cefn Meiriadog ridge, and to the south the land falls to the base of the valley and the Afon Elwy. A hard standing parking area lies to the front (north) of the property. Post and wire fences, hedgerows, and mature and semi-mature trees line the northern boundary adjacent to the road. The eastern boundary is bounded by post and wire fence inside of which is a mature hedge line. The garden area to the south is bounded by a coniferous hedge.</p> <p>Existing views are mainly to the south and north. To the north views include hedgerows, a block of woodland, and an agricultural storage building. Views to the south overlook the wide expanse of the Afon Elwy valley, and include pastures with woodland blocks. These views extend to the ridgeline on the upper southern slopes of the Afon Elwy valley. There are no windows on the eastern façade of the property, although there would potentially be oblique views of the Proposed Development when looking to the south east and north east.</p> <p>A number of lower voltage lines are visible to the north, east, south and west of the property, including a 33 kV overhead line which runs along its eastern boundary. Outbuildings are visible to the west of the property.</p> <p>The Proposed Development would run in a north westerly direction from the Afon Elwy towards the Cefn Meiriadog ridge, passing to the south and east and north east of the property. As such, the Proposed Development would be visible from the southern side of the property and in glimpses from the north as it crossed the ridge. The route would be visible from garden areas to the south, east and north. The tops of poles may be visible to the north as they traverse the field and skyline on the ridge to the north east of the property.</p>			<p>result in significant visual effects. Moderate (significant)</p> <p>Note that effects on views from this property would become slightly more significant if the poles were positioned on the edge of the Limits of Deviation, closer to the receptor, and if more than one pole were visible in the adjacent field. Due to the intervening screening from field boundaries containing hedgerow trees, and the low number of visible poles, the assessment of effects would remain moderate (significant).</p>

Ref	Property/ Group Name	Assessment	Sensitivity	Magnitude	Rationale and Summary
		<p>Three wood pole structures would potentially be visible to the south and east (at a distance of some 100-300m from the eastern façade of the property to the centreline of the Limits of Deviation) with a potential field of view covering some 80°. One pole would be clearly visible, whilst the other two poles would be partially obscured by intervening hedgerows and hedgerow trees. To the north east, two poles could be visible as the Proposed Development passed over the Cefn Meiriadog ridge, although views may be partially screened by intervening hedgerows and trees.</p> <p>At its closest point, the centreline of this section of the Proposed Development lies at a distance of some 100m from the property, with a potential field of view covering some 45°. The proposed 132 kV Overhead Line would be backclothed by existing vegetation (hedgerows and mature hedgerow trees) as it ran up the northern slopes of the Elwy valley.</p>			
341	Maes Individual Property	<p>Detached two-storey property with a number of associated outbuildings, which is located approximately 110m from the nearest pole located on the centreline of the Limits of Deviation.</p> <p>Distance from the garden to the nearest point on the edge of the Limits of Deviation is approx. 100m - this represents the worst case scenario in terms of potential nearest proximity to the Proposed Development.</p> <p>The property is located north of the Afon Elwy on the Cefn Meiriadog ridge, and occupies an elevated situation overlooking the Elwy valley. The front of the house (particularly the upper windows) has wide views over the Afon Elwy valley to the south. The gardens have a high proportion of mature hedgerows, shrubs and trees (including coniferous trees), which contain views to the north west and south east. Where longer views are available these look out over pastures bounded by mature hedgerows and hedgerow trees (including mature Oak trees) with blocks of deciduous and coniferous woodland. Existing lower voltage overhead lines and telegraph poles are visible in all directions and a 400 kV pylon line</p>	High	Small	<p>The combination of oblique views, intervening vegetation (hedgerows and mature Oak trees) and presence of other wood pole structures and a 400 kV line means the predicted magnitude of change would be small.</p> <p>Minor (not significant)</p>

Ref	Property/ Group Name	Assessment	Sensitivity	Magnitude	Rationale and Summary
		<p>is skylined in views to the west.</p> <p>The proposed 132 kV Overhead Line runs from the Afon Elwy valley in a north easterly direction towards the Cefn Meiriadog ridge and passes to the north west of the property. From the upper storey of the house there would potentially be views of the tops of the wood pole structures in the fields to the south west, although intervening vegetation would afford a partial screen. The wood pole structures would typically be seen against a background of existing mature trees and hedgerows. There is the potential for glimpsed views of the Proposed Development on the skyline of the Cefn Meiriadog ridge, some 180-230m from the property.</p>			
*357	<p>357: Groesffordd Farm Trebanog Craig Lllwyd Bryn Arian</p> <p>Grouped Properties</p>	<p>This group of single and double storey detached residential properties lies some approximately 210m from the nearest pole located on the centreline of the Limits of Deviation, on the lower northern slopes of the Cefn Meiriadog ridge and next to a rural lane which runs through Groesffordd Marli.</p> <p>Distance from the grouped receptor to the nearest point on the edge of the Limits of Deviation is approx. 200m - this represents the worst case scenario in terms of potential nearest proximity to the Proposed Development.</p> <p>The properties also border fields bounded by hedgerows and scattered hedgerow trees. Gardens to the rear generally afford views over the landscape to the north. Views are comprised of gardens, fields, scattered residential properties, local roads, woodland blocks, glimpses of the edge of the St Asaph and its industrial estate, with longer views towards the coast and the Clwydian Range AONB. A number of existing overhead lines are visible, including a 132 kV and 400 kV pylon line which run relatively close to these properties. The front gardens of these properties are bounded by a combination of hedgerows and/or wooden gates/fences and stone walls whilst the southern edge of the lane is bounded by a tall banked hedgerow. Beyond and above this hedgerow, there are views of the Cefn Meiriadog ridge with its pastoral fields, hedgerows and hedgerow trees, woodland blocks and existing lower voltage overhead lines. The rising landform is</p>	High	Small	<p>The combination of distance, intervening vegetation (hedgerows and mature trees) and presence of pylons and other wood pole structures means the predicted magnitude of change would be small.</p> <p>Minor (not significant)</p>

Ref	Property/ Group Name	Assessment	Sensitivity	Magnitude	Rationale and Summary
		<p>relatively steep.</p> <p>The Proposed Development would be visible in views to the front (south) of these properties. Although views would be partially obscured by the hedgerows and trees, it is likely that the top of the terminal pole and up to 3 other poles would be just visible on the skyline. More distant poles would be obscured by landform as they cross the Cefn Meiriadog ridge. Groesffordd Farm is likely to experience fewer effects since although it is two storey, it is set lower in the landscape than the other properties, and the stone walls, banked hedgerows and mature trees to the front of the property would help screen views of the Proposed Development.</p>			
358	Tyddyn Eos Individual Property	<p>Two-storey house with associated outbuildings approximately 180m to the north west of the nearest pole located on the centreline of the Limits of Deviation, north of the Cefn Meiriadog ridge.</p> <p>Distance from the garden boundary to the nearest point on the edge of the Limits of Deviation is approx. 170m - this represents the worst case scenario in terms of potential nearest proximity to the Proposed Development.</p> <p>The house is located on the lower slopes of the ridge, in an open and elevated location adjacent to a rural lane which runs through Groesffordd Marli. Primary views are to the front of the property, with windows and the garden facing east. The property borders fields bounded by hedgerows with scattered hedgerow trees. Views are comprised of fields, dispersed properties, local roads, woodland blocks, glimpses of the edge of the St Asaph and its industrial estate and longer views towards the coast and the Clwydian Range AONB. A number of existing overhead lines are visible, including a 132 kV and 400 kV pylon line. There are views of the Cefn Meiriadog ridge with its pastoral fields, hedgerows and hedgerow trees, woodland blocks and existing lower voltage overhead lines. The rising landform is relatively steep.</p> <p>From the front of this property the Proposed Development would be visible in oblique views to the south east as it traversed the Cefn Meiriadog ridge. It is likely that the top of the terminal pole and up to 4 other poles would be partially visible on the skyline, but at a</p>	High	Small	<p>The combination of distance, intervening vegetation (hedgerows and mature trees) and presence of pylons and other wood pole structures means the predicted magnitude of change would be small.</p> <p>Minor (not significant)</p>

Ref	Property/ Group Name	Assessment	Sensitivity	Magnitude	Rationale and Summary
		distance in excess of 185m.			

4 Summary

- 4.1 The design and route of the proposed 132 kV Overhead Line, combined with the screening effects of landform and vegetation, mean that its effects on residential visual amenity would be limited. Of the many individual properties scattered throughout the Study Area, only those which would be very close to the Proposed Development would be likely to experience a significant change in their view or outlook.
- 4.2 For properties further away, although the proposed 132 kV Overhead Line may be visible, the distance and the likelihood of intervening screening from existing vegetation and hedgerow trees, and the presence of backclothing due to the rolling nature of the well-treed landscape in this area, the resulting visual effects would not be significant. The Proposed Development would blend into the background scenery.
- 4.3 Table 3.1 (above) details the assessment and provides a rationale and summary of the key findings for each property. The assessment is based on the assumption that pole positions lie along the centreline of the Limits of Deviation.
- 4.4 The four individual residential properties which are likely to experience **moderate** and therefore significant effects are Tan Yr Allt (Ref 7), Ty Coch (Ref 71), Llechryd Bach (Ref 432) and Plas Hafod (Ref 340).
- 4.5 Although the visual effects would be **moderate** and therefore significant, it is unlikely that the effect on the residential visual amenity of occupiers of these properties would be such that the effect could be described as unduly obtrusive or overbearing in visual amenity terms. The magnitude and resulting significance of effects are limited by the distances between the properties and the Proposed Development, the presence of intervening vegetation and partial screening, undulations in landform which provide backclothing and the size and scale of the Development.
- 4.6 Changes to pole positions are such that receptors are likely to experience a slight increase in the magnitude of change of visual effects if poles are located on the nearest edge of the Limits of Deviation. Tan Yr Allt lie and Plas Hafod lie closest to the alignment and as such are more susceptible to changes in final pole positions within the Limits of Deviation.
- 4.7 Indicative pole positions (as shown in Figure 7.12) indicate that the property at Tan Yr Allt (Ref 7) is likely to have views of three or four poles from the front of the property, east of the façade, at a distance of some 115-275m. Again, assuming a worst case scenario (where the nearest pole lies on the outer Limits of Deviation), the garden and property at Tan Yr Allt could lie some 80m from the garden and 105m from the house. Despite this proximity, the Development would remain low in the field of view from the property, and be partially screened and backclothed in places, and as such the predicted effects would remain **moderate**.

- 4.8 Indicative pole positions (as shown in Figure 7.12) indicate that the property at Plas Hafod (Ref 340) is likely to have views of one pole from the rear of the property, southeast of the rear façade, at a distance of some 130m to this pole. Assuming a worst case scenario (where the nearest pole lies on the closest edge of the outer Limits of Deviation, rather than the centreline), the garden and property at Plas Hafod could lie closest to the Proposed Development, at some 50m from the garden and 85m from the house. Despite this proximity, only one or two poles are likely to be fully visible, with any other visible poles likely to be partially screened by vegetation or backclothed. As such the predicted effects would remain **moderate**.
- 4.9 There are an additional five residential properties where visual effects, which are currently identified as not significant, may become significant if planting (which provides existing screening) were removed, or if the wood pole structures were moved within the Limits of Deviation such that they are closer to the receptor. This includes ID 19 at Hafod Olygfa, ID 71a at Pandy Wood (presently derelict), ID 267 Eriviat Bach Isaf, ID 290 at Berain, and ID 292 at Croen Llwm Mawr.
- 4.10 In terms of impact on living conditions and on the basis of the assessment, even if the poles became closer to these properties and significant visual effects arose, none would be likely to have the visual component of their residential amenity affected to the point where they become 'unattractive and thus unsatisfactory places in which to live'.
- 4.11 For the other assessed properties, whilst the Proposed Development would be visible, it would not be a particularly dominant component of the view.