



View taken from within curtilage area to north west of property looking east and north eastwards



View taken from within the dwelling looking eastwards towards the site



View taken from within the dwelling looking north eastwards towards the site



View taken from within curtilage showing south east and south west facing aspects of property

PROPERTY REFERENCE: 4

PROPERTY NAME: Chwaen Bach, Bronllwyn

DISTANCE TO THE SITE: 215m

ORIENTATION OF FRONTAGE: North-west and South-east

DIRECTION TO THE SITE: West

SURVEY DETAILS:

Access granted to property and curtilage.

DESCRIPTION OF THE DWELLING:

Two storey building, main aspect faces northwest.

DESCRIPTION OF THE CURTILAGE:

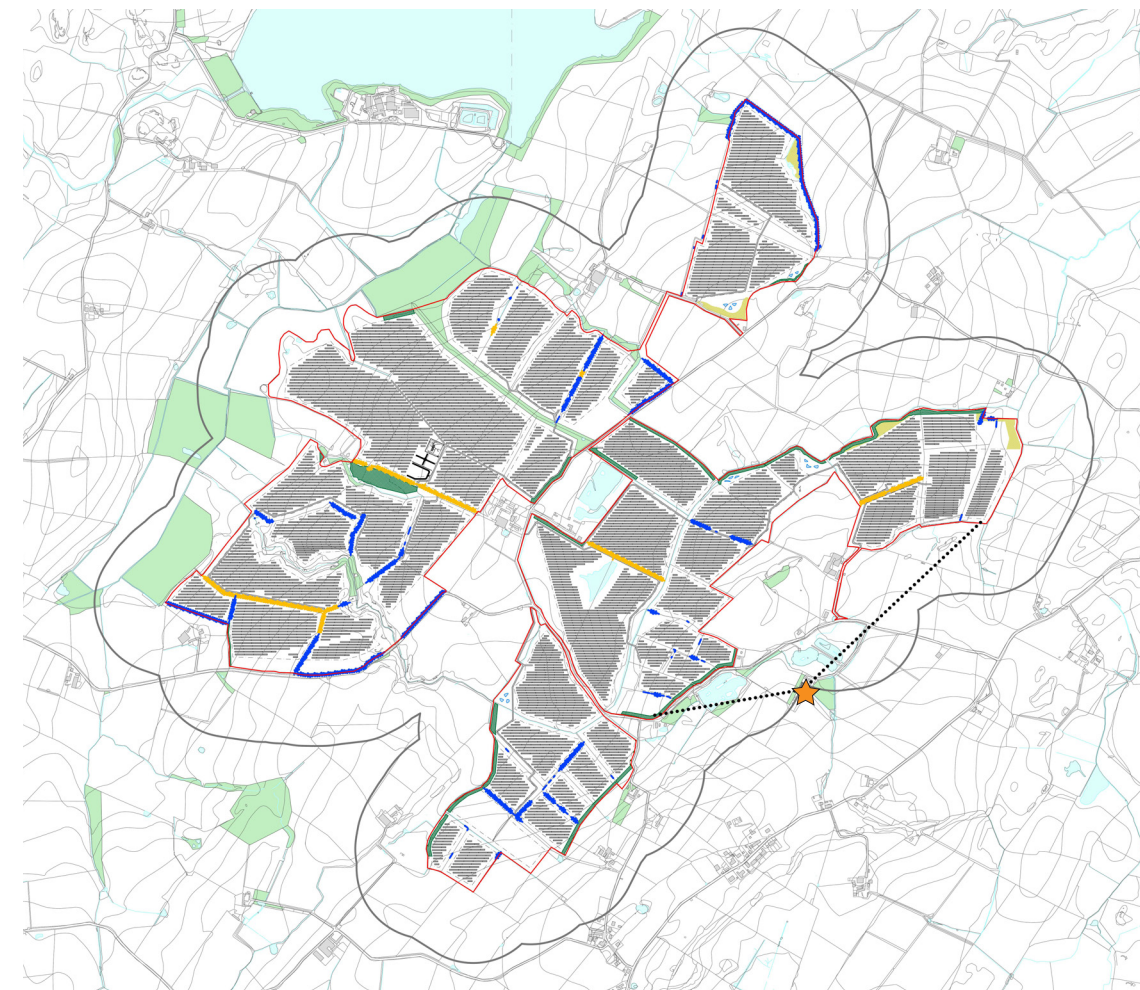
Large curtilage that includes fishing ponds and holiday cottages. There is substantial tree planting throughout the curtilage that provides enclosure and limits views of the surrounding landscape.

NATURE AND EXTENT OF VIEWS OF THE SITE FROM THE PROPERTY:

There are no views of the site. A mature tree belt along the north-western boundary screens any views towards the Site. Views from the ground floor of the property towards the Site are also screened by holiday cottages within the curtilage. From an upstairs bedroom window towards Chwaen Bach farmstead there are oblique views of the wider landscape beyond the Site and across a valley, however the Site is screened by landform, buildings and vegetation.

MITIGATION RECOMMENDATION:

The proposed planting within the Site will add to the existing density of intervening vegetation and provide habitat enhancements.



LIKELY CHANGE OF VISUAL AMENITY OF PROPERTY:

No change in visual amenity.

From within the curtilage there would be a slight improvement as proposed planting within the site establishes over time, and adds to the density of vegetation surrounding the Site.

The duration and nature of change would be temporary, Long term (40 years) and reversible.

Legend

- Views from habitable rooms towards Site
- Open views
- Filtered / screened views
- Extent of potential views of development
- Extent of potential views of development screened by substantial vegetation, buildings and/or landform
- Cloddiau to be retained/restored
- Native woodland planting
- Proposed native scrub planting
- Proposed hedgerow (to a minimum height of 2.5 - 3m)
- Location



	AT YEAR 1	AT YEAR 15
MAGNITUDE OF CHANGE:	None (property and curtilage)	None
VISUAL EFFECT:	Neutral	Neutral
SIGNIFICANCE:	Not Significant	Not Significant

PROPERTY REFERENCE:	5	PROPERTY NAME:	Parc Newydd	DISTANCE TO THE SITE:	265m	ORIENTATION OF FRONTAGE:	North-west	DIRECTION TO THE SITE:	North-west
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View taken from track within curtilage looking north westwards in the direction of the Site



View of south east facing aspect of holiday lets



View of north northeast facing aspect of main dwelling



View of north east facing (main entrance) aspect of property

PROPERTY REFERENCE: 5

PROPERTY NAME: Parc Newydd

DISTANCE TO THE SITE: 265m

ORIENTATION OF FRONTAGE: North-west

DIRECTION TO THE SITE: North-west

SURVEY DETAILS:

Access granted to curtilage.

DESCRIPTION OF THE DWELLING:

Small one and a half storey building and derelict structure within garden.

DESCRIPTION OF THE CURTILAGE:

The curtilage is generally well enclosed, with mature trees along the western boundary adjacent to the house. This is illustrated by the photo opposite that is taken from within the Site (neighbouring field) looking eastwards towards the property and its boundary).

The curtilage is bound by a stone wall and hedgerow plus mature trees that separates the property from the site. A hedgerow and trees also screen the property from the road to the south.

The property is accessed from the south via a track that is well enclosed by walls, trees and hedgerows such that there are no views of the Site.

NATURE AND EXTENT OF VIEWS OF THE SITE FROM THE PROPERTY:

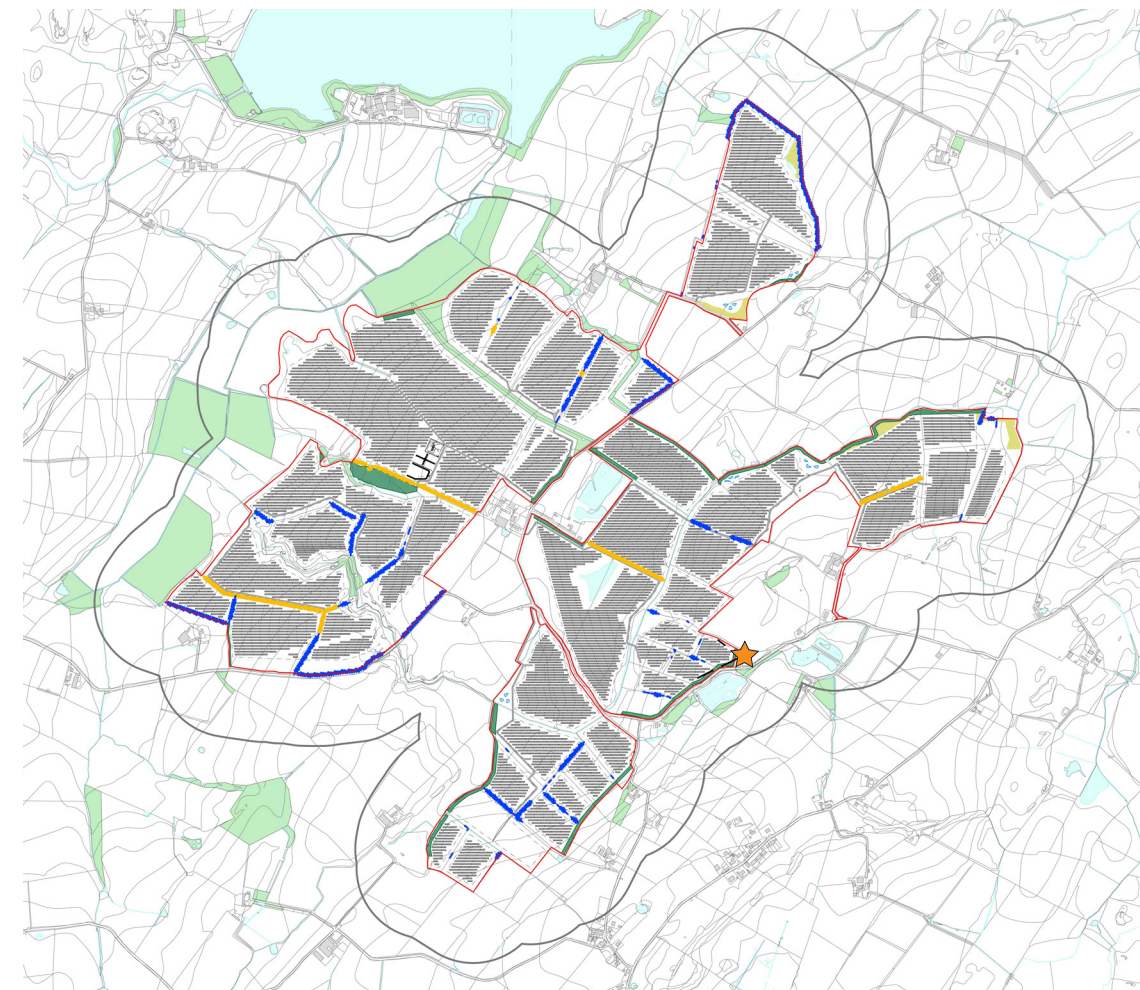
Views are generally well enclosed by existing vegetation. Mature trees screen views from the house during the summer months. From within the curtilage filtered/partial views of a small portion of the Site are also possible through the hedgerow vegetation along the boundary.

More open, filtered views of a small portion of the Site are likely to be possible in the winter when vegetative cover is reduced.

MITIGATION RECOMMENDATION:

Solar panels are set back from Site boundary and stone wall enclosing property.

After the initial site visit and appraisal the Landscape Strategy was amended to extend woodland belt planting alongside the Site boundary and boundary with the property. This is proposed in order to reinforce the screening and filtering effects of existing intervening vegetation along and within the properties boundary, and to also provide biodiversity benefits.



LIKELY CHANGE OF VISUAL AMENITY OF PROPERTY:

Solar panels and associated infrastructure will be introduced into the field adjacent to and to the west of the property, a small portion of which will be partially visible, seen beyond the boundary wall through filtered views created by the intervening vegetation along its boundary. After a slight rise in the adjacent field, the land falls away from the property, screening views of the wider proposed development beyond the immediately adjacent field. Views from the property from all other aspects and elsewhere within the curtilage will remain unchanged.

A medium to small magnitude of change is predicted where the proposal will cause a slight change in the view from one aspect of the property during winter months only when vegetative cover is reduced. Due to the set back of the panels and fencing plus the retention and enhancement of key landscape features such as mature hedgerows within and around the Site, the grain of the landscape will remain intact.

Overtime as mitigation planting (woodland belt) establishes the screening and filtering effects of intervening vegetation would be reinforced.

This would result in Minor to Moderate Adverse visual effect where the alterations would result in a limited deterioration in the existing view.

The duration and nature of change would be temporary, Long term (40 years) and reversible.

Legend

- Views from habitable rooms towards Site
- Open views
- Filtered / screened views
- Extent of potential views of development
- Extent of potential views of development screened by substantial vegetation, buildings and/or landform
- Cloddiau to be retained/restored
- Native woodland planting
- Proposed native scrub planting
- Proposed hedgerow (to a minimum height of 2.5 - 3m)
- Location



	AT YEAR 1	AT YEAR 15
MAGNITUDE OF CHANGE:	Medium to Small (home and curtilage)	Small (home and curtilage)
VISUAL EFFECT:	Minor to Moderate Adverse (home and curtilage)	Minor adverse (home and curtilage)
SIGNIFICANCE:	Not Significant	Not Significant

PROPERTY REFERENCE: 6

PROPERTY NAME: Ffridd

DISTANCE TO THE SITE: 15m

ORIENTATION OF FRONTAGE: East

DIRECTION TO THE SITE: West



View taken from within curtilage looking south westwards and westwards towards Site



View taken from within curtilage looking westwards towards Site



North facing aspect of property



North facing aspect of property



North facing access track to property



View taken from within curtilage looking westwards towards Site

PROPERTY REFERENCE: 6

PROPERTY NAME: Ffridd

DISTANCE TO THE SITE: 15m

ORIENTATION OF FRONTAGE: East

DIRECTION TO THE SITE: West

SURVEY DETAILS: Access granted to property and curtilage.

DESCRIPTION OF THE DWELLING:

Two storey building, fronting (main entrance) onto a minor road to the north where the property is accessed. All aspects of the property have windows on the ground and second floor. The east facing aspect overlooks a courtyard with parking spaces, outbuildings/garages. The western and southern facing aspects open onto and overlook the an ornamental garden area. From the western aspect there is one room on the second floor.

The southern aspect has a conservatory attached that affords views primarily to the south but also to the east and west from its side windows. There are two windows on the second floor that are on the right side of this aspect.

DESCRIPTION OF THE CURTILAGE:

The curtilage is broadly triangular in shape and tapers to the south. The curtilage consists of a number of interconnected, enclosed spaces, comprising ponds and ornamental planting. The enclosure is created by mature vegetation (dense, tall hedgerows and small trees) that subdivide the area and forms its boundaries. Elevated pastoral fields and farmsteads are seen beyond.

NATURE AND EXTENT OF VIEWS OF THE SITE FROM THE PROPERTY:

From the east facing aspect there are no views of the Site.

From the north facing aspect there are close and long range views of the Site from the ground and second floor rooms. From the first floor there are elevated, open and uninterrupted views of a portion of the site seen in the context of much wider views of the surrounding countryside. From the ground floor less of the site is visible and views of the Site are partially screened by the roadside hedgerow and trees.

From the first floor window of the south and west facing aspects there are elevated, open views that look over the curtilage along a valley towards Rhiw Goch Fawr and Ty-croes, across the south-western part of the Site.

From the ground floor, conservatory and from within the curtilage views of the site are limited due to screening and filtering of views created by the vegetation (mixed deciduous and coniferous) within the curtilage and on its boundaries. As the site extends up the hillsides towards Rhiw Goch Fawr and Ty-Croes it becomes visible above and beyond existing vegetation within the curtilage and on its boundaries.

MITIGATION RECOMMENDATION:

A band of native woodland tree planting is proposed along the Site boundary located to the north of the property adjoining the lane. This would be in keeping with and reinforce the enclosed character of the road and heavily filter and screen views of the site seen to the north of this property in the neighbouring field. Restoration and gapping up of existing hedgerows is also proposed across the site that is within view and this would reinforce and enhance the grain of the landscape (field patterns and enclosure) that serves to break up the potential massing of panels. Following the initial mitigation recommendations provided above, the proposed layout has been amended to allow for a substantial increase in the set back of the solar panels. They would be removed from the field immediately adjacent to the road and placed further north in the next field beyond the intervening field hedgerow boundary.

LIKELY CHANGE OF VISUAL AMENITY OF PROPERTY:

Solar panels and associated infrastructure would be introduced into the fields to the north and west of the property but would be set back within short and medium range views. These views of the proposal will also include fencing and CCTV cameras, proposed tree belts, hedgerow and tree planting.

From the ground floor of the west and south facing aspects, including the curtilage, views of the proposal are likely to be heavily filtered and partially screened by the existing vegetation within the curtilage and on its boundaries. The proposal would appear extending up the hillsides beyond and over the tops of the intervening vegetation. The proposal is set back from the property and whilst it would appear as a noticeable new element within views it would not be likely to dominate the views. The Development is seen against the backdrop of elevated pastoral fields.

Ground floor views of the proposal to the north are seen in the context of the road in the foreground and beyond the immediate field adjoining the road. Views would be partially screened and foreshortened by the existing intervening roadside vegetation and the hedgerow field boundary of the neighbouring field, beyond which the panels would be located.

The proposed tree belt alongside the road would enhance the screening effects, closing gaps in the existing vegetation. The proposal would be more noticeable and prominent from the second floor of the north, west and south facing aspects where a greater extent of the proposal would be visible. However it would still be seen in the context of wider panoramic views, existing landscape patterns/fields structure and skyline would remain unharmed. The proposed solar panels would sit within the existing field structure, defined by hedgerows, and the nature of the solar panels is such that they allow views through and between of the grassland within the fields themselves.

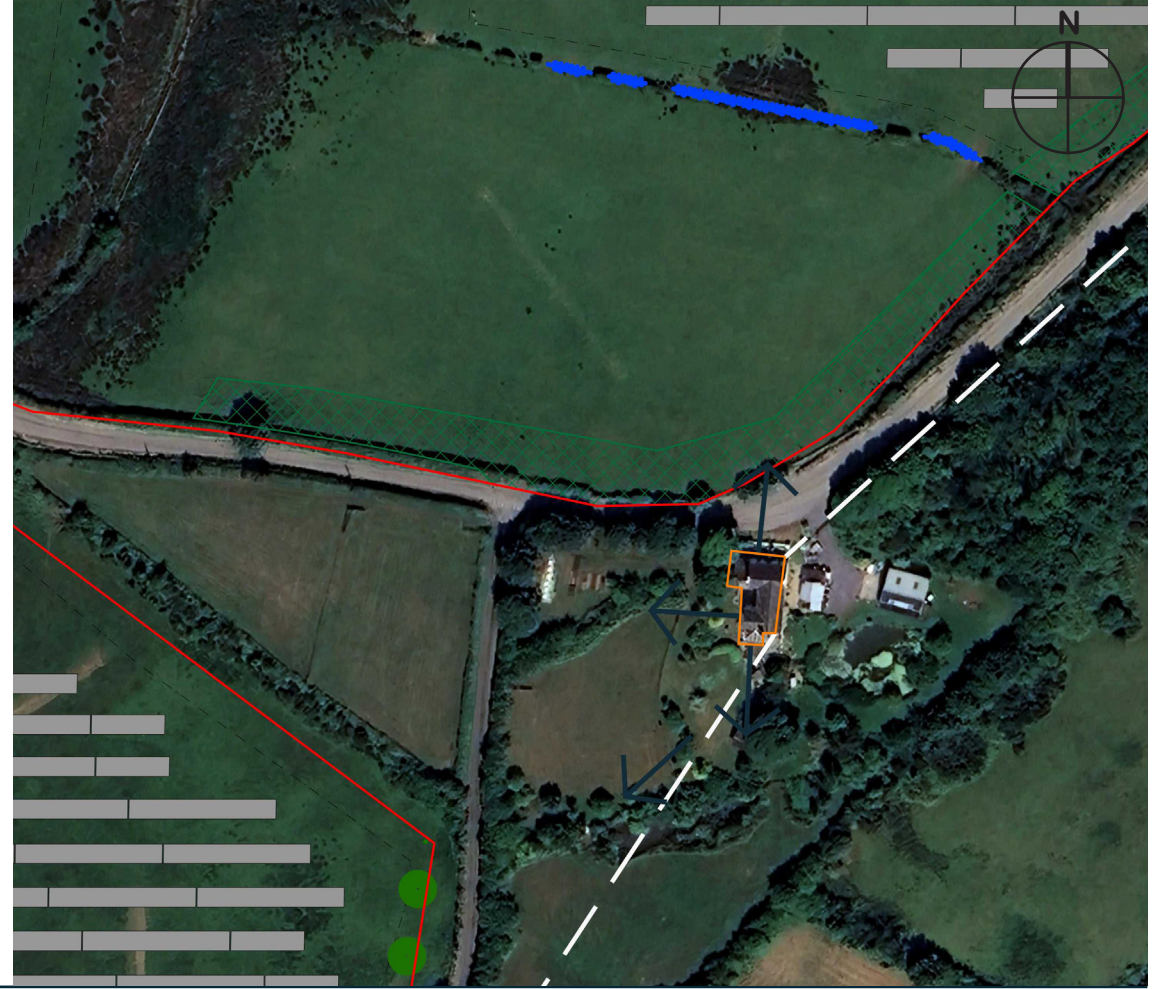
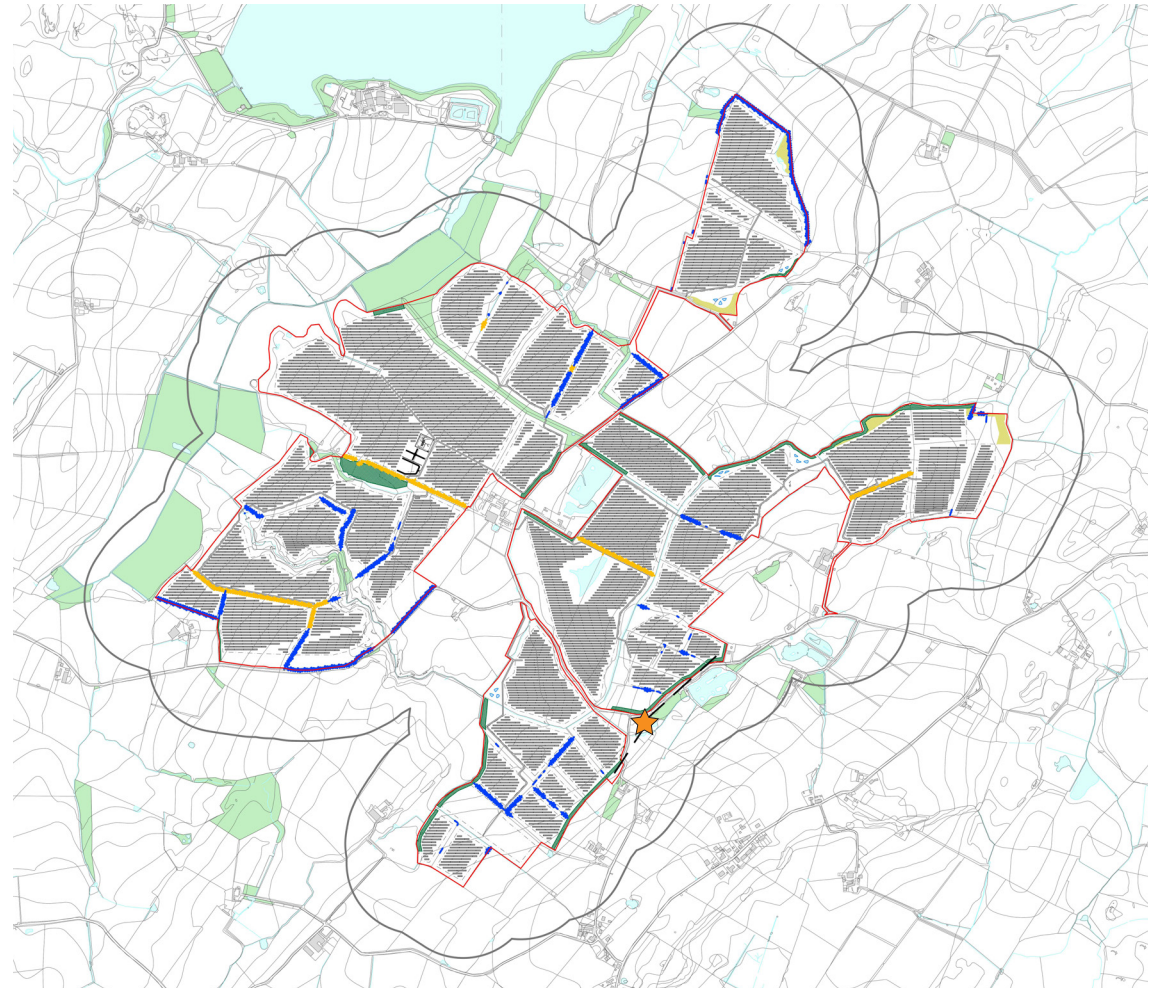
Overall there would be a noticeable change in the views primarily from the second floor which is not considered to be a primary living space.

Over time, as the proposed planting becomes established and matures, the gappy hedgerows would be restored. Managing the hedgerows to a height of 2.5 - 3m, within wildlife corridors, would help to enhance the local landscape character and further screen the solar panels.

	AT YEAR 1	AT YEAR 15
MAGNITUDE OF CHANGE:	Medium (home) Small (curtilage)	Small (home) Very small (curtilage)
VISUAL EFFECT:	Moderate Adverse (home) Negligible Adverse (curtilage)	Minor Adverse (home) Negligible Adverse (curtilage)
SIGNIFICANCE:	Significant	Not Significant

Legend

- Views from habitable rooms towards Site
- Open views
- Filtered / screened views
- Extent of potential views of development
- Extent of potential views of development screened by substantial vegetation, buildings and/or landform
- Cloddiau to be retained/restored
- Native woodland planting
- Proposed native scrub planting
- Proposed hedgerow (to a minimum height of 2.5 - 3m)
- Location



PROPERTY REFERENCE:	7	PROPERTY NAME:	Pennant	DISTANCE TO THE SITE:	25m	ORIENTATION OF FRONTAGE:	North	DIRECTION TO THE SITE:	Various
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