



Severn Trent Water Limited

# EXTENSION OF THE EXISTING SEWAGE TREATMENT WORKS, CHURCH STOKE

Landscape & Visual Impact Appraisal

RSK/LTP/32673/05/01 Rev00

OCTOBER 2022





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# 1 INTRODUCTION

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## Introduction

- 1.1 This report has been prepared by RSK Environment Ltd ('RSK') on behalf of Severn Trent Water Limited. It considers the likely effects of the proposed extension of an existing sewage treatment works (STW), hereafter referred to as the 'Proposed Development', on the landscape and visual amenity of the development site and surrounding area.
- 1.2 This landscape and visual appraisal (LVA) has been prepared to assist Powys County Council (PCC) in determining this planning application.

## The Development

- 1.3 The development site ('the Site') is located 600 m north of Church Stoke, Montgomery, Powys.
- 1.4 Within the site extension area the Proposed Development consists of:
- Boundary Fence 1.8 m height (metal);
  - Alkalinity Dosing Rig 3.35 m height (steel tank, concrete base);
  - Sludge holding tank 3.06 m height (steel tank, concrete base);
  - Ferric Sulphate Dosing Rig 3.35 m height (steel tank, concrete base); and
  - Tertiary solids removal 3.3 m height (steel box with concrete base and railing around the top).
- 1.5 Within the existing STW the Proposed Development consists of:
- A new MCC Kiosk within the north-eastern boundary of the site.
- 1.6 The site location is shown on **Figure 1: Site Location** and the development proposals are shown in **Appendix A: Landscape Strategy Proposals**.

## Report Aims

- 1.7 This report comprises an appraisal of the existing landscape and visual baseline and identification of the likely landscape and visual effects of the Proposed Development. This Landscape and Visual Appraisal (LVA) has been prepared to form part of a planning application on behalf of the applicant.
- 1.8 The main objectives of the LVA are as follows:
- To describe the baseline landscape character of the Site and its surroundings, to evaluate its sensitivity to change arising from this specific development proposal, and, taking into account the magnitude of change, assess the effect that the proposal will have on the local landscape character.
  - To identify potential visual receptors (i.e. people who will be able to see the development), evaluate their sensitivity to change and, considering the

magnitude of change, assess the effects the proposal will have on visual amenity.

To identify mitigation proposals where these can reduce any adverse effects of the proposed development.

1.9 This report should be read in conjunction with the following appendices and figures:

Appendix A: Landscape Strategy Proposals;  
Appendix B: Assessment Methodology;  
Appendix C: Viewpoint Photography;  
Figure 1: Site Location;  
Figure 2: Zone of Theoretical Visibility and Viewpoint Locations;  
Figure 3: Landscape Context, Designations and Access;  
Figure 4: Topography and Landcover;  
Figure 5: LANDMAP Geological Landscape;  
Figure 6: LANDMAP Landscape Habitats;  
Figure 7: LANDMAP Visual & Sensory;  
Figure 8: LANDMAP Historic Landscape; and  
Figure 9: LANDMAP Cultural Landscape.

## Guidance and Best Practice

1.10 The methods of appraisal are based on the broad principles established and approaches recommended in the following best practice guidance:

Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3)<sup>1</sup>;

An Approach to Landscape Character Assessment<sup>2</sup>;

An Approach to Landscape Sensitivity Assessment – to inform spatial planning and land management<sup>3</sup>;

LANDMAP – the all-Wales GIS (Geographical Information System)<sup>4</sup>;

LANDMAP Guidance Note 46: Using LANDMAP in Landscape and Visual Impact Assessments (NRW, 2020)<sup>5</sup>;

The State of Environmental Impact Assessment Practice in the UK<sup>6</sup>;

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<sup>1</sup> The Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, Third Edition

<sup>2</sup> Natural England (2014) An Approach to Landscape Character Assessment

<sup>3</sup> Natural England (2019) An Approach to Landscape Sensitivity Assessment – to inform spatial planning and land management

<sup>4</sup> Natural Resources Wales (NRW) GIS based landscape resource where landscape characteristics, qualities and influences on the landscape are recorded and evaluated into a nationally consistent data set

<sup>5</sup> NRW (2020) LANDMAP Guidance Note 46: Using LANDMAP in Landscape and Visual Impact Assessments; updated 31 December 2021

<sup>6</sup> Institute of Environmental Management & Assessment (2011) The State of Environmental Impact Assessment Practice in the UK

Landscape Institute Technical Guidance Note 02/21 Assessing Landscape Value Outside National Designations<sup>7</sup>; and  
Landscape Institute Technical Guidance Note 06/19 Visual Representation of Development Proposals<sup>8</sup>.

## Methodology Overview

- 1.11 The detailed methodology for the LVA is presented in **Appendix B: Assessment Methodology**. It is based on best practice and information in GLVIA3, which is the established industry-standard guidance for landscape and visual impact assessment. The methodology sets out the criteria and definitions used for the appraisal of sensitivity, magnitude of change and level of effects.
- 1.12 The key aspects of the Proposed Development were considered against the baseline conditions to allow the potential landscape and visual effects to be predicted. Consideration was given to effects on:
- Landscape receptors, including the constituent elements of the landscape, its aesthetic or perceptual qualities and the character around the development; and
  - Visual receptors or the people who could be affected by changes in views and visual amenity at different locations.
- 1.13 The effects were identified by establishing and describing the changes resulting from the different components of the development and the predicted effects on individual landscape or visual receptors. This took account of both the nature and sensitivity of the receptor and the nature and magnitude of the change likely to occur.
- 1.14 Each judgement was determined by a combination of quantitative and qualitative assessment using professional judgement accompanied by a clearly explained rationale.

### Study Area and Scope

- 1.15 The study area for this LVA extends to 2 km from the Proposed Development. This is a wider study area than would be usual for developments of this size but has been extended to include the western outliers of the Shropshire Hills which extend to 1.5 km east of the site at Todleth Hill and Roundton Hill.
- 1.16 The relatively low-level development and experience on similar projects indicates that noticeable landscape and visual effects are likely to be limited beyond this distance due to the scale and low-level nature of the proposed development and screening provided from the surrounding mature vegetation.

### Temporal Scope

- 1.17 The assessment takes account of the effects of the Proposed Development at the following points in time:

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<sup>7</sup> Landscape Institute (2021) Landscape Institute Technical Guidance Note 02/21 Assessing Landscape Value Outside National Designations

<sup>8</sup> Landscape Institute (2019) Landscape Institute Technical Guidance Note 06/19 Visual Representation of Development Proposals

Construction – the point at which the construction works would be visible; and  
Operation Year 1 – the point at which the Proposed Development would first be visible in its entirety and before mitigation planting had an opportunity to mature.  
Operation Year 15 – once proposed mitigation planting has had the opportunity to mature.

- 1.18 Short-term effects are typically those which would arise during the construction phase of the Proposed Development. Construction of the Proposed Development is anticipated to start in March 2023 and to last for 18 months.
- 1.19 Medium to long-term effects are typically those which would arise between years two and 15 of operation.
- 1.20 Long-term residual effects of the Proposed Development are typically those which would remain after a minimum 15 years, once any mitigation planting and existing vegetation has had an opportunity to establish and mature.

## **Cumulative Landscape and Visual Impacts**

- 1.21 There are no other development proposals within the study area with the potential to create cumulative landscape or visual effects and as such potential cumulative effects are not considered within this report.

## **Planning Policy Context**

### **European Landscape Convention (ELC)**

- 1.22 The European Landscape Convention<sup>9</sup> which was ratified in the UK in 2006 defines landscape as: “*an area, as perceived by people, whose character is the result of the action and interaction of natural and/ or human factors.*” The fact that an area of landscape is not designated either nationally or locally does not mean that it does not have any value. The European Landscape Convention promotes the need to take account of all landscapes, with less emphasis on the special and more recognition that ordinary landscapes also have their value.
- 1.23 The ELC is a dynamic instrument and recognises that landscape change does and should occur, but it seeks to guide such change positively in landscapes through an approach based on the tenets of protect, manage and plan.

### **National Planning Policy**

- 1.24 At the national level, the National Planning Policy Framework (NPPF)<sup>10</sup> is the primary source of planning policy. Extracts of relevance to landscape and visual matters are reproduced below.

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<sup>9</sup> European Landscape Convention ETS No.176 ratified on the 21st November 2006

<sup>10</sup> Ministry of Housing, Communities and Local Government, 2021, National Planning Policy Framework <https://www.gov.uk/government/publications/national-planning-policy-framework--2> revised on 20 July 2021 and accessed on 21 April 2022

Strategic policies, paragraph 20, states, inter alia, that: *'Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for: ... d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure.'*

Paragraph 174 states, inter alia, that: *'Planning policies and decisions should contribute to and enhance the natural and local environment by ...a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan).; ...f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate'*.

- 1.25 The key landscape policy messages in the NPPF are reinforced by the National Planning Practice Guidance (NPPG)<sup>11</sup>. Specifically, the NPPG notes that where landscapes *'...have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence'*. Moreover, the NPPG also notes the value of landscape character assessment as part of the process and also references consideration of adverse landscape impacts and their avoidance as part of the plan making and planning process, citing the use of appropriate design principles and mitigation measures where necessary, as well as to give careful consideration to cumulative landscape impacts of development.

*Welsh Government Planning Policy Wales Edition 11*

- 1.26 Planning Policy Wales (6.3.20) advocates the use of LANDMAP assessments to inform development management decisions, landscape character assessment, design and landscape sensitivity studies.

### **Local Planning Policy**

- 1.27 All Local Planning Authorities are responsible for the protection of landscape within the planning system and the formulation of policies to support this obligation. Treatment of the landscape within the planning process relevant to the Proposed Development is covered by policies contained within the Local Plan, Powys Local Development Plan 2011 – 2026.

- 1.28 The relevant local planning policies include:

LDP Objective 13 – Landscape and the Historic Environment: To protect, preserve and/or enhance the distinctive landscapes of Powys and adjoining areas, including protected landscapes.

Policy DM4 – Landscape: Proposals for new development outside the Towns, Large Villages, Small Villages and Rural Settlements defined in the Settlement Hierarchy must not, individually or cumulatively, have an unacceptable adverse effect, on the valued characteristics and qualities of the Powys landscape.

Policy W1 – Location of Waste Development

Policy W2 – Waste Management Proposals

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<sup>11</sup> <https://www.gov.uk/guidance/natural-environment#landscape> Accessed 21 April 2022

## 2 EXISTING CONDITIONS

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### Existing Landscape Baseline

#### The Site

- 2.1 The Site is located 70-100 m east of the A490 adjacent to the western boundary of an existing STW and 600 m to the north of the centre of the village of Church Stoke, Montgomery. A small area of the Site extends into the existing STW. The Site occupies 0.25 ha within the central-eastern section of a 2.84 ha field.
- 2.2 The site is currently occupied with rough grassland. The field hosting the site is bordered by a high hedgerow to the west and north, and a mature woodland belt to the south and east. An access road to the existing SWT cuts through the centre of the host field and marks the southern boundary of the Site.
- 2.3 The host field is currently being rented by a civil engineering firm and the centre of the field (directly to the west of the site) is occupied by a compound surrounded by a temporary steel fence and earthwork bund enclosing three red and white steel containers (similar in appearance to shipping containers) and digging machinery. It is understood that the compound is a temporary structure and the field will be restored to grassland.
- 2.4 The landform of the site is on the western banks of a shallow river valley landscape; within the site the landform slopes from west (~146 m AOD) to east (~138 m AOD). The landform in the host field continues to rise westwards to the A490 (~149 m AOD), but not as steeply as the east of the field. The River Camlad runs north to south 25 m east of the existing STW, along the valley floor (around 138 m AOD) before, the landscape rises eastwards.

#### The Study Area

- 2.5 The study area for the LVA extends to 2 km from the site boundary. The study area within 1 km of the site is almost entirely within the boundary of Powys County Council. The western and northern areas of the study area between 1 and 2 km from the site are within Shropshire Council. The landscape of the study area is dominated by a rural agricultural landscape with irregular shaped fields with mature hedgerow and treeline boundaries.
- 2.6 The A490 runs north to south through the centre of the study area, joining with the A489 520 m south of the site, which runs east to west through the south of the study area. Local roads Coed Lane and Hall Bank also connect to the A489 within the west and east of the study area respectively.
- 2.7 The south of the study area is host to the village of Church Stoke, centred on the junction between the A490 and A889. The residential area of Church Stoke is focused within the south of the study area, but also extends in a linear fashion along Hall Bank within the east of the study area. Settlement also extends along the A489 to the south-east of Church Stoke. There are a very small number of scattered and isolated properties within the west and north of the study area.
- 2.8 The local topography is very undulating with potential views often shortened by landform, woodland, hedgerows and built form; when on the higher areas of the undulating landform

views are still often screened by tall roadside hedgerows. Within the study area wide panoramic views of an agricultural landscape are only possible from the higher ground on the western slopes of Todleth and Roundton Hills.

### Landscape Character

- 2.9 Published landscape character documents which are relevant to the study area have been reviewed and these documents have helped to inform the description of the existing baseline. The following documents have been referenced within the landscape character assessment:

National Landscape Character Area (NLCA) 18: Shropshire Hills (outliers)<sup>12</sup>; and  
National Character Area (NCA) 65: Shropshire Hills<sup>13</sup>

### National Landscape Character

- 2.10 Nationally the site is located in *NLCA 18 Shropshire Hills (outliers)*, described by NRW as a small, irregular shaped area associated with the Shropshire Hills in England to the east. The *'landscape spills over into Wales, forming a small area of hills on the eastern side of the Severn Valley that is physically separate from the main areas of Welsh upland that rise further to the west'*. The NLCA is a fertile agricultural landscape with neat hedgerows and mature trees, *'Villages have mixed building styles reflecting this border area but culturally it is distinctly Montgomeryshire'*.
- 2.11 The landscape of the site and its immediate locality is in keeping with some identified key elements of the wider NLCA, as described by NRW:
- 'Vales and lower hills - seasonally wet silty soils over shale support lush, grazing pasture interspersed with deciduous woodland on the lower slopes / foothills;  
Settlement generally confined to the Vale - associated with historic river crossing points, for example, at Church Stoke;  
Open views across the Vale - and neighbouring Severn Valley. Views from Montgomery into England; and  
Very rural'*.
- 2.12 Although the site and study area include some of the elements listed above, the scale of the Proposed Development in comparison to the size of the NLCA, and the lack of perceptibility of the site from the NLCA outside the immediate vicinity of the site, means there would never be greater than a negligible overall effect on the landscape character of *NLCA 18 Shropshire Hills (outliers)*, and as such it is not considered further within this appraisal.
- 2.13 The west and north of the study area, between 1 and 2 km from the site, is located in *NCA 65 Shropshire Hills*. This section of the study area is outside the ZTV and the Proposed Development would have no impact on *NCA 65 Shropshire Hills* and it is not considered further within this LVA.

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<sup>12</sup> Natural Resources Wales, March 2014, NRW NLCA 18: Shropshire Hills (outliers)

<sup>13</sup> Natural England, June 2013, Natural England NCA 65: Shropshire Hills

## LANDMAP

- 2.14 LANDMAP is an all-Wales Geographical Information System (GIS) based landscape resource where landscape characteristics, qualities and influences on the landscape are recorded and evaluated into a nationally consistent data set. In Wales, LANDMAP is the formally adopted methodology for landscape assessment and is advised by Planning Policy Wales.
- 2.15 LANDMAP is comprised of five spatial datasets of information known as Landscape Habitat, Visual & Sensory, Historic Landscape, Cultural Landscape and Geological Landscape. With the exception of Cultural Landscape, aspect areas are given an overall evaluation classification of low, moderate, high or outstanding.
- 2.16 LANDMAP Guidance Note 46: Using LANDMAP in Landscape and Visual Impact Assessments, provides information on what LANDMAP information should be used in LVIA. Tables 2.1 and 2.2 indicate those aspect areas that should be included in the LVIA in accordance with guidance set out in Guidance Note 46.
- 2.17 Table 2.1 below details the Geological Landscape, Landscape Habitats and Cultural Landscape Services datasets which overlap with, or are adjacent to, the site boundary and whether they are scoped in or out of the landscape and visual assessment, based on guidance set out in Guidance Note 46.

Dataset	Aspect ID	Name	Overall evaluation	Scoped in or out
Geological Landscape	MNTGMGL477	Alport	Moderate	In – overlaps with site
	MNTGMGL974	Caebita-Camlad	Moderate	In – overlaps with site
	MNTGMGL431	Llanerch-Church Stoke	High	In – in ZTV and evaluated as high for Q31 and Q33 survey questions
Landscape Habitats	MNTGMLH057	Not given	Moderate	In – overlaps with site
Cultural Landscape Services	MNTGMCLS053	Montgomery Mosaic Rolling Farmland	N/A	In – overlaps with site
	MNTGMCLS030	Church Stoke	N/A	In – overlaps with site
	MNTGMCLS098	Todleth Hill and Scarp	N/A	In – in ZTV

**Table 2.1: Geological Landscape, Landscape Habitats and Cultural Landscape Services which overlap with, or are adjacent to, the site**

- 2.18 Table 2.2. details the Visual and Sensory and Historic Landscape datasets within an initial 2 km search area and whether they are scoped in or out of the landscape and visual assessment, based on guidance set out in Guidance Note 46.

Dataset	Aspect ID	Name	Overall evaluation	Scoped in or out
Visual and Sensory	MNTGMVS434	Montgomery Mosaic Rolling Farmland	Moderate	In – overlaps with site
	MNTGMVS279	Church Stoke	Low	In – overlaps with site
	MNTGMVS687	Todleth Hill and Scarp	Moderate	In – in ZTV and evaluated as high for Q46 'scenic quality' in survey questions
	MNTGMVS266	Church Stoke Open Farmland	High	In – in ZTV and overall evaluation high
	MNTGMVS895	Corndon Hill <sup>14</sup>	High	In – in ZTV and overall evaluation high
Historic Landscapes	MNTGMHL423	Cwmdulla	High	In – overlaps with site
	MNTGMHL372	Alport	Moderate	Out
	MNTGMHL981	Church Stoke	Moderate	Out
	MNTGMHL856	Wernddu	High	In – in ZTV and overall evaluation high
	MNTGMHL705	Roundton Hill	High	In – in ZTV and overall evaluation high

**Table 2.2: Visual and Sensory and Historic Landscapes within 2 km of the site**

### Landscape Designations

- 2.19 Landscape designations, open access areas and Public Rights of Way (PRoW) within the study area are presented on **Figure 3: Landscape Context, Designations and Access**.
- 2.20 There are no landscape designations which are coincident with the site.
- 2.21 The northern boundary of Church Stoke Conservation Area is located 445 m south of the site. Sections of the conservation area are within the ZTV, however field survey work confirmed that the Proposed Development would not be visible and effects on Church Stoke Conservation Area are not considered further within the study.
- 2.22 The Shropshire Hills Area of Outstanding Natural Beauty (AONB) encircles the site to the east, north and south. However, at its closest point to the site boundary it is 2.53 km north-east of the site and outside the study area, any potential visual impacts on the AONB from the Proposed Development would be no more than negligible and it is therefore not considered further within the assessment.

<sup>14</sup> Note the LANDMAP dataset incorrectly spells area Cordon Hill – Corndon is the correct spelling and is used throughout this report.

## Existing Visual Baseline

- 2.23 This section provides an understanding of the nature and extent of the existing views towards the site and the surrounding area. An integral part of establishing the visual baseline is the identification of the key visual receptors within the study area.
- 2.24 A computer-generated ZTV map has been produced to help establish the likely area of visibility of the Proposed Development. Field survey work has been undertaken to ground truth the ZTV and predict actual visibility of the Proposed Development. The ZTV is presented on **Figure 2: Zone of Theoretical Visibility and Viewpoint Locations**.
- 2.25 The ZTV takes account of the principal and established woodland and built form within the study area as indicated on **Figure 2**. However, it does not include all hedgerows and vegetation within the landscape.
- 2.26 The ZTV indicates there would be limited potential visibility of the Proposed Development. Potential views are limited to localised areas up to 400 m from the site boundary to the north and north-east; and also to the east and south-east. There are potential heavily filtered views from the northern edge of Church Stoke only, with views from within the village likely to be fully screened. In addition, there would be longer distance views from the western slopes of Todleth Hill (1.3 km east) and Roundton Hill (1.8 km east). The ZTV also indicates there is the potential for views from an area of slightly higher ground between 1 and 2 km south-south-west of the site.
- 2.27 Field survey work was undertaken on 16 June 2022 to ground truth the ZTV. The field survey work has confirmed that the sites' location on the lower slope of a field in an undulating landscape is heavily filtered from all areas of the surrounding landscape. The woodland around the existing STW completely screens it from publicly accessible locations in all directions. The mature hedgerow along the boundary of the host field and the A490, 75 m west of the site, would filter views of the Proposed Development from this direction and there would generally be limited visibility of the Proposed Development with views from the lower ground always heavily filtered by the hedgerows within the landscape.
- 2.28 Views within the study area are characterised by the undulating local landscape overlooked by the prominent hills to the east of the study area, from which open panoramic views across the full study area are possible. Woodland and mature hedgerows within the study area, filter views out from, and in to, the study area. The site survey indicated that views from local roads were often enclosed by hedgerows, with only occasional glimpsed views possible through field access points and occasional other gaps in the vegetation.
- 2.29 The existing temporary compound within the host field is a very useful indicator of potential visibility of the Proposed Development. The compound is located on the higher ground within the field and is visually more prominent and intrusive than the Proposed Development would be. Despite this, the compound is very well screened from the surrounding landscape, other than occasional glimpsed views from the A490, Church Stoke and in longer distance panoramic views from the high ground in the east of the study area.

- 2.30 From a combination of desk-study, ZTV analysis and site survey work potential visual receptors have been identified and are detailed below, together with a statement on whether they have been included within the appraisal.

### Viewpoints

- 2.31 A series of viewpoints representative of the visual amenity within the study area were visited and are presented in **Appendix C: Viewpoint Photography**. The selected viewpoints and their locations are listed below in **Table 2.3: Viewpoints**.

No.	Name	Location (Eastings / Northings)	Distance & Direction from Site	Relevance
1	A490 nr Site	327095 , 294781 (150 m AOD)	87 m north-west	Road users
2	A490 (eastern end of PRow Church Stoke FP No.210/1)	327060 , 294463 (135 m AOD)	220 m south-west	Walkers
3	A490 Alport	327182 , 295068 (158 m AOD)	330 m north	Residents and road users
4	Hall Bank	327538 , 294636 (165 m AOD)	340 m east (from main extension site; 275 m east from eastern extension)	Residents and road users
5	Church Stoke	327158 , 294130 (128 m AOD)	530 m south	Settlement
6	Roundton Hill	329268 , 294884 (305 m AOD)	2.06 km east	Walkers

**Table 2.3 – Viewpoint Locations**

- 2.32 During the site survey work other potential viewpoint locations were visited; however, views of the site were fully screened by intervening landform, vegetation and/ or built form, therefore viewpoints from these locations have not been included within the report. Those viewpoints included the fields to the west of the site (PRow Church Stoke FP No.210/1) and views from the higher ground between 1 and 2 km south of the site (near Church Stoke cemetery and PRow Church Stoke FP No. 210/78).
- 2.33 In addition, none of the southern, eastern or western ends of PRow Church Stoke FP No.210/1 (including No. 210/2) were accessible and it was apparent that this PRow is no longer accessible to, or used by, the public.

### Open Access Areas and PRow

- 2.34 Open Access Land (under The Countryside and Rights of Way Act 2000 (CRoW Act)) and Public Rights of Way (PRow) within the study area are presented on **Figure 3: Landscape Context, Designations and Access**.
- 2.35 CRoW Open Access Land is located on Todleth Hill and Roundton Hill between 1.5 and 2 km to the east of the site and is within the ZTV. Likely effects on the visual amenity of visitors to these areas are considered in **Chapter 3: Appraisal of Effects**.

- 2.36 PRow Church Stoke FP No. 210/1 runs north to south extending northwards out of Church Stoke and passing 300 m west of the site boundary. The majority of the PRow is outside the ZTV, with only the southern end of the PRow within it. Effects on the visual amenity of users are considered in **Chapter 3: Appraisal of Effects**.
- 2.37 PRow Church Stoke FP No. 210/78 runs south-west to north-east between Church Stoke cemetery 980 m south-west of the site and Lower Mellington 1.6 km south-west of the site. The PRow was surveyed during the site visit on 16 June 2022 and all views towards the site are fully screened by intervening landform, built form and vegetation. Effects on the visual amenity of users are not considered further within this report.
- 2.38 PRow Church Stoke FP No. 210/9, 9(A) and 9(B) are located on the high ground to the north-east of Old Church Stoke between 1.65 and 1.85 km from the site boundary are within the ZTV. Effects on the visual amenity of users are considered in **Chapter 3: Appraisal of Effects**.
- 2.39 A small number of PRow are located further than 1 km south of the site boundary and are within the ZTV. However, they are located on low lying ground with a series of hedgerows and tree belts filtering views towards the Proposed Development and they are not considered further within this report.

#### **Settlements and Residential Receptors**

- 2.40 The following settlements and properties are located within the study and the ZTV:
- Alport 370 m north of the site;
  - Properties on and around Hall Bank 370 m east of the site; and
  - Church Stoke 430 m south of the site at its closest point.
- 2.41 Likely effects on visual amenity from these settlements are considered in **Chapter 3: Appraisal of Effects**.
- 2.42 The likely effects on the visual amenity of residential properties and settlements not listed above have been scoped out of the appraisal as any identified effects are unlikely to be greater than negligible adverse. Old Church Stoke (1.5 km east-north-east of the site) is within the study area and ZTV, however the site survey confirmed that the site was not visible from the village.

#### **Transport Routes**

- 2.43 The main transport route through the study area is the A490 which runs north to south from Church Stoke through the centre and north of the study area, passing 75 m west of the site at its closest point. Likely effects on the visual amenity of users of these roads are considered in **Chapter 3: Appraisal of Effects**.
- 2.44 All other transport routes have been scoped out of the appraisal as any identified effects are unlikely to be greater than negligible adverse.

## 3 APPRAISAL OF EFFECTS

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- 3.1 This section presents the appraisal of the likely effects on landscape elements and character, and visual amenity, of the Proposed Development.

### Sources of Construction Effects

- 3.2 The likely landscape and visual impacts arising from construction are identified as:
- Temporary adverse effects due to the introduction of construction activity to the rural landscape, which can prove inappropriate in the context of a rural and undeveloped landscape; and
  - Temporary effects on visual amenity due to the introduction of construction activities.
- 3.3 Typical construction activities with the potential to affect landscape character and visual amenity include:
- Site/ vegetation clearance;
  - Introduction of temporary storage facilities, site compounds and temporary parking areas; and
  - Vehicular and large plant movement on and off-site.
- 3.4 Site access for construction works will be via the existing access track from the A490 to the SWT, the access track connects to the A490 approximately 75 m west of the site.
- 3.5 Construction effects are generally considered to be temporary and short-term in nature.

### Sources of Operational Effects

- 3.6 The likely landscape and visual impacts arising during operation from the Proposed Development are identified as:
- Direct loss of landscape elements and direct effect on landscape pattern through the permanent loss of landscape components;
  - Direct and indirect effects on landscape character through a change in landscape components and land use; and
  - Changes to visual amenity resulting from changes to the composition of views.
- 3.6.1 Operational effects are likely to be long term and permanent, although they can reduce over time, particularly where mitigation measures can mature and reduce likely environmental effects. Operational effects are considered at year one and year 15.

### Landscape Appraisal

- 3.6.2 The appraisal of landscape effects follows the methodology presented in **Appendix B: Assessment Methodology**. The LVA reports on effects which will occur during the construction and operational phases separately. Effects are considered on LANDMAP datasets as identified as per the guidance set out in LANDMAP Guidance Note 46: Using

LANDMAP in Landscape and Visual Impact Assessments and other identified landscapes as detailed above in **Chapter 2: Existing Conditions**.

- 3.6.3 The criteria used to identify landscape ‘value’ are provided in **Table A1**<sup>15</sup>, landscape ‘susceptibility’ in **Table A2** and landscape ‘sensitivity’ in **Table A3** within **Appendix B: Assessment Methodology**.

## LANDMAP

- 3.7 Likely effects on the LANDMAP datasets included within the appraisal as per the guidance set out in LANDMAP Guidance Note 46: Using LANDMAP in Landscape and Visual Impact Assessments are detailed below in Table 3.1 Landscape Effects on LANDMAP Datasets.

Landscape Effects on LANDMAP Datasets	
<b>Geological Landscape MNTGMGL477 Alport</b>	
Location and NRW description, evaluation and other notes	<p>Occupies the western half of the study area to 1 km from the site and hosts the bulk of the site. Eastern boundary of the area cuts through the existing SWT.</p> <p>Part of the same drift plain as Lymore Park. Some limited bedrock exposure in stream valley on east side (Ordovician sequences of the Shelve Inlier).</p> <p>Typical landscape of geomorphological feature and deposits. No notable sites recorded.</p> <p>Rural area with no significant development.</p> <p>Guidelines – Maintain landscape character and ensure that no significant geological or geomorphological features are lost or damaged.</p>
Summary of Effects	There would be minor earthworks to accommodate the foundations and infrastructure of the Proposed Development; however the proposals would not damage geological features and there would be no change to the NRW description and evaluation of the dataset.
Value, sensitivity and susceptibility	<p>LANDMAP Overall Evaluation – Moderate</p> <p>Susceptibility – Medium</p> <p>Sensitivity – Medium</p>
Magnitude of change	<p>Construction – Low</p> <p>Years 1-15 – Negligible</p> <p>Year 15 onwards – Negligible</p>
Level of effect	<p>Construction – <b>Minor adverse</b></p> <p>Years 1-15 – <b>Negligible</b></p> <p>Year 15 onwards – <b>Negligible</b></p>
<b>Geological Landscape MNTGMGL974 Caebita-Camlad</b>	
Location and NRW description, evaluation and other notes	<p>An area formed by a river channel and occupying the south of the study between 1 and 2 km from the site boundary, with a narrow north to south offshoot running directly through the centre of the stud area and encompassing the existing SWT plus the eastern extents of the site where the MCC Kiosk is proposed.</p> <p>Broad depositional basin dominated by lacustrine deposits with areas of alluvium and very small areas of peat; glacial deposits also significant.</p>

<sup>15</sup> As per the LVA methodology detailed in Appendix B: Assessment Methodology the NRW LANDMAP overall evaluation has been used directly when considering the ‘landscape value’ of a specific LANDMAP dataset.

Landscape Effects on LANDMAP Datasets	
	<p>Typical landscape of geomorphological features and deposits. No notable sites recorded.</p> <p>Guidelines – Maintain landscape character and ensure that no significant geological or geomorphological features are lost or damaged.</p>
Summary of Effects	The MCC Kiosk is being built within the existing SWT and the Proposed Development would not damage geological features and there would be no change to the NRW description and evaluation of the dataset.
Value, sensitivity and susceptibility	<p>LANDMAP Overall Evaluation – Moderate</p> <p>Susceptibility – Low</p> <p>Sensitivity – Low</p>
Magnitude of change	<p>Construction – Negligible</p> <p>Years 1-15 – Negligible</p> <p>Year 15 onwards – Negligible</p>
Level of effect	<p>Construction – <b>Negligible</b></p> <p>Years 1-15 – <b>Negligible</b></p> <p>Year 15 onwards – <b>Negligible</b></p>
Geological Landscape MNTGMGL431 Llanerch-Church Stoke	
Location and NRW description, evaluation and other notes	<p>A large aspect area which occupies the east of the study area, except for the high ground of Todleth Hill and Roundton Hill. The western boundary extends to the river channel directly adjacent to the eastern boundary of the site.</p> <p>Glacial clay dominated slopes on the sides of Corndon Hill. Forms part of the Shelve Ordovician inlier.</p> <p>Includes a minor part of the nationally important Spy Wood and Aldress Dingle SSSI (Ordovician: Llanvirn "Llandeilo").</p> <p>Guidelines – Ensure that the SSSI is maintained in favourable condition by implementation of a management plan. Ensure that no significant geological or geomorphological features are lost or damaged.</p>
Summary of Effects	Included as adjacent to the site, however there would be no impact on this dataset.
Value, sensitivity and susceptibility	<p>LANDMAP Overall Evaluation – High</p> <p>Susceptibility – Low</p> <p>Sensitivity – Low</p>
Magnitude of change	<p>Construction – No change</p> <p>Years 1-15 – No change</p> <p>Year 15 onwards – No change</p>
Level of effect	<p>Construction – <b>None</b></p> <p>Years 1-15 – <b>None</b></p> <p>Year 15 onwards – <b>None</b></p>
Landscape Habitats MNTGMLH057	
Location and NRW description, evaluation and other notes	<p>A large aspect area (2,464 ha) which occupies the centre, east and south of the study area, excluding the residential area of Church Stoke and the high ground of Todleth Hill; and extends over a large swathe of landscape to the south of the study area.</p> <p>This area of small to medium fields on a gently undulating landscape has many intact hedges and several standard trees within the hedge lines. There is also an important mix of grass land and various arable crops which provide a diversity of habitats for farmland birds. Occasional woodland blocks are present. The area supports a range of farmland birds and is evaluated as Moderate.</p>

Landscape Effects on LANDMAP Datasets	
	Guidelines – Manage and replant gaps in hedges; Where post and wire fences exist plant hedgerows; Plant new woodlands adjacent to existing blocks to increase coverage.
Summary of Effects	There would be a small loss of grassland – circa 0.2 ha – from the aspect area; with no other loss of landscape elements or green networks. There would be no discernible change to the aspect area or its evaluation.
Value, sensitivity and susceptibility	LANDMAP Overall Evaluation – Moderate Susceptibility – Low Sensitivity – Low
Magnitude of change	Construction – Negligible Years 1-15 – Negligible Year 15 onwards – Negligible
Level of effect	Construction – <b>Negligible</b> Years 1-15 – <b>Negligible</b> Year 15 onwards – <b>Negligible</b>
Cultural Landscape Services MNTGMCLS053 Montgomery Mosaic Rolling Farmland	
Location and NRW description, evaluation and other notes	Occupies the western half of the study area to 1 km from the site and hosts the bulk of the site. Eastern boundary of the aspect area is along the path of River Camlad to the immediate west of the existing SWT.  There is little of cultural interest in the aspect area, with answer to survey questions either 'moderate' or 'no answer'.
Summary of Effects	There would be no effect on this aspect area.
Value, sensitivity and susceptibility	LANDMAP Overall Evaluation – N/A; Value – Low Susceptibility – Low Sensitivity – Low
Magnitude of change	Construction – No change Years 1-15 – No change Year 15 onwards – No change
Level of effect	Construction – <b>None</b> Years 1-15 – <b>None</b> Year 15 onwards – <b>None</b>
Cultural Landscape Services MNTGMCLS030 Church Stoke	
Location and NRW description, evaluation and other notes	A relatively small aspect area focused on the residential settlement of Church Stoke, with a narrow northern spur to encompass the existing SWT. The eastern extents of the site for the Proposed Development are within the aspect area.  There is little of cultural interest in the aspect area, with answer to survey questions either 'low', 'moderate' or 'no answer'.
Summary of Effects	There would be no effect on this aspect area.
Value, sensitivity and susceptibility	LANDMAP Overall Evaluation – N/A; Value – Low Susceptibility – Low Sensitivity – Low
Magnitude of change	Construction – No change Years 1-15 – No change Year 15 onwards – No change
Level of effect	Construction – <b>None</b> Years 1-15 – <b>None</b>

Landscape Effects on LANDMAP Datasets	
	Year 15 onwards – <b>None</b>
Cultural Landscape Services MNTGMCLS098 Todleth Hill and Scarp	
Location and NRW description, evaluation and other notes	Occupies the eastern half of the study area, excluding the high ground of Todleth Hill, and a wide landscape to the east of the study area. The western boundary of the aspect area is approximately 40 m from the existing SWT. An aspect area with some attractive views in and out, as well as higher quality geological and historical aspects.
Summary of Effects	There would be no direct effects on this aspect area. There would be very limited views of the Proposed Development from within the aspect area, which would have a low, almost imperceptible, indirect effect on views out of the aspect area.
Value, sensitivity and susceptibility	LANDMAP Overall Evaluation – N/A; Value – Medium Susceptibility – Low Sensitivity – Low
Magnitude of change	Construction – Negligible Years 1-15 – Negligible Year 15 onwards – Negligible
Level of effect	Construction – <b>Negligible</b> Years 1-15 – <b>Negligible</b> Year 15 onwards – <b>Negligible</b>
Visual and Sensory MNTGMVS434 Montgomery Mosaic Rolling Farmland	
Location and NRW description, evaluation and other notes	Occupies the western half of the study area to 1 km from the site and hosts the bulk of the site. Eastern boundary of the aspect area is along the path of River Camlad to the immediate west of the existing SWT. Open rolling mosaic network of relatively small field parcels, mixed farmland with grazing predominant. Numerous hedgerow trees and managed hedgerows typify the boundaries with small blocks of woodland in lower lying areas and valleys and clustered around field boundaries/corners. Relatively strong visual links within the hill and scarp and upland areas of Corndon Hill and Landyssil. Neighbouring Shropshire contains better examples of landscape field pattern and topography. There are attractive views in and out of the aspect area to surrounding farmland and hill sides.
Summary of Effects	Publicly accessible views of the Proposed Development limited to glimpsed views from A490 to west of the site, but generally imperceptible from the wider aspect area.
Value, sensitivity and susceptibility	LANDMAP Overall Evaluation – Moderate Susceptibility – Low Sensitivity – Low
Magnitude of change	Construction – Low Years 1-15 – Low Year 15 onwards – Negligible
Level of effect	Construction – <b>Minor adverse</b> Years 1-15 – <b>Minor adverse</b> Year 15 onwards – <b>Negligible</b>
Visual and Sensory MNTGMVS279 Church Stoke	
Location and NRW description,	A relatively small aspect area focused on the residential settlement of Church Stoke, with a narrow northern spur to encompass the existing SWT. The eastern extents of the Site for the Proposed Development are within the

Landscape Effects on LANDMAP Datasets	
evaluation and other notes	<p>aspect area.</p> <p>Relatively dispersed/ linear settlement based around the junctions of the A490 and A489 no distinct centre to the settlement but does display an array of local amenities i.e. Petrol Station, Post Office, local stores etc.</p> <p>There are attractive views out of the aspect area to surrounding rolling farmland and hills and scarp; but detracting views within the aspect area.</p> <p>A linear settlement of no particular scenic quality with a proportion of new build infill housing.</p>
Summary of Effects	Heavily filtered views of the Proposed Development from the northern fringes of Church Stoke only, and generally imperceptible from the wider aspect area.
Value, sensitivity and susceptibility	<p>LANDMAP Overall Evaluation – Low</p> <p>Susceptibility – Low</p> <p>Sensitivity – Low</p>
Magnitude of change	<p>Construction – Negligible</p> <p>Years 1-15 – Negligible</p> <p>Year 15 onwards – Negligible</p>
Level of effect	<p>Construction – <b>Negligible</b></p> <p>Years 1-15 – <b>Negligible</b></p> <p>Year 15 onwards – <b>Negligible</b></p>
Visual and Sensory MNTGMVS687 Todleth Hill and Scarp	
Location and NRW description, evaluation and other notes	<p>Occupies the eastern half of the study area, excluding the high ground of Todleth Hill, and a wide landscape to the east of the study area. The western boundary of the aspect area is approximately 40 m from the existing SWT.</p> <p>A transitional landscape between the open flat lowland adjacent to Church Stoke and the upland peak of Corndon Hill.</p> <p>Network of medium to large sized grazed fields bounded by hedgerows with hedgerow trees and copses. Predominantly south and east facing forming a transition between upland areas to the north and east and open farmland to the south. The area is a typical example of farming in the area.</p> <p>Attractive views in and out of the aspect area to the surrounding countryside over typical farmland field pattern network.</p> <p>Hillside scarp slope with a regular network of grazed fields with distinct hedgerow boundaries. Where hedgerows are continuous there is a high proportion of mature hedgerow tree. The area is a typical example of dairy farming practices in the area but it not unique in its character.</p>
Summary of Effects	There would be very limited views of the Proposed Development from within the aspect area, which would have a low, almost imperceptible, indirect effect on views out of the aspect area.
Value, sensitivity and susceptibility	<p>LANDMAP Overall Evaluation – Moderate (though scenic quality evaluated as high)</p> <p>Susceptibility – Low</p> <p>Sensitivity – Low</p>
Magnitude of change	<p>Construction – Negligible</p> <p>Years 1-15 – Negligible</p> <p>Year 15 onwards – Negligible</p>
Level of effect	<p>Construction – <b>Negligible</b></p> <p>Years 1-15 – <b>Negligible</b></p> <p>Year 15 onwards – <b>Negligible</b></p>
Visual and Sensory MNTGMVS266 Church Stoke Open Farmland	

Landscape Effects on LANDMAP Datasets	
Location and NRW description, evaluation and other notes	<p>A large aspect area occupying an east to west linear stretch of landscape, extending outside the study area. The Aspect area occupies the south of the study area from 600m south of the site.</p> <p>Gently sloping valley bottom with a regular pattern of medium to large sized fields. Managed hedgerows with a low incidence of hedgerow or grouped trees. Open in character with views bounded by steeply sloping hill and scarp areas north and south. Typical of the lowland farming character of the area. The area contains the A489/A490 east west road corridors linking the Craven Arms/ Ludlow with Welshpool/ Newtown.</p> <p>There are attractive views out of the aspect area along the valley bottom and up onto adjacent hillsides and upland that frame the area.</p> <p>Open lowland farmland typical of the lower areas of the wider landscape but relatively few in number, displays a mosaic of wooded field parcels and has a greater proportion of rolling topography than other lowland areas within the wider landscape.</p>
Summary of Effects	Views of the Proposed Development generally imperceptible from the aspect area, screened by intervening landform and vegetation.
Value, sensitivity and susceptibility	LANDMAP Overall Evaluation – High Susceptibility – Low Sensitivity – Medium-Low
Magnitude of change	Construction – No change Years 1-15 – No change Year 15 onwards – No change
Level of effect	Construction – <b>None</b> Years 1-15 – <b>None</b> Year 15 onwards – <b>None</b>
Visual and Sensory MNTGMVS895 Corndon Hill	
Location and NRW description, evaluation and other notes	<p>The aspect area is focused on Corndon Hill to the north-east of the study area, however the south-western edge of the aspect area – encompassing the high ground of Todleth Hill and western slopes of Roundton Hill – is within the eastern edge of the study area.</p> <p>Dramatic upland grazed peak in an area of mosaic and grazed farmland dramatic views to Long Mynd to the east and across the rolling lowland towards Afon Hafren river valley. Wind noise and clear view are dominant aesthetic factors.</p> <p>A strong visual link with the rolling farmed lowland surrounding Montgomery to the west and the Long Mynd upland complex to the east.</p> <p>Forms part of a complex of upland areas including the Long Mynd within mosaic and rolling farmland that gives dramatic views over the surrounding lower lying landscape, also a feature that is unusual in this part of the wider landscape.</p> <p>The aspect area within the study area is classified as CRoW Open Access Land.</p>
Summary of Effects	Views of the Proposed Development would be possible from the high ground on Todleth Hill and Roundton Hill, however all these views would be from a minimum distance of 1.5 km. The Proposed Development would only occupy a very small portion of the view and not alter the perception of existing views or directly impact the evaluation or characteristics of this aspect area.
Value, sensitivity and susceptibility	LANDMAP Overall Evaluation – High Susceptibility – Low Sensitivity – Medium-Low

Landscape Effects on LANDMAP Datasets	
Magnitude of change	Construction – Negligible Years 1-15 – Negligible Year 15 onwards – Negligible
Level of effect	Construction – <b>Negligible</b> Years 1-15 – <b>Negligible</b> Year 15 onwards – <b>Negligible</b>
Historic Landscapes MNTGMHL423 Cwmdulla	
Location and NRW description, evaluation and other notes	Occupies the central and eastern half of the study area, including the full site and existing STW.  Regular fieldscapes on the northern edge of the Camlad valley east of Churchstoke and on the slightly higher ground to north of Churchstoke and west of Roundton hill, probably partly originating from the enclosure of medieval open field strips and partly from the enclosure of more marginal land in the post-medieval period. The wooded late glacial overflow channel of Marrington Dingle forms the western boundary of the area. Early settlement and land use is suggested by prehistoric chance finds. Medieval settlement and land use is indicated by the earthen castle at Simon's Castle and the moated site at Upper Aldress. Dispersed farms and houses of post-medieval origin.
Summary of Effects	There would not be any effects on the identified historic elements (Scheduled Ancient Monuments (SAM), Listed Buildings and field patterns) within the aspect area. There would be no discernible change to the aspect area or its evaluation.
Value, sensitivity and susceptibility	LANDMAP Overall Evaluation – High Susceptibility – Low Sensitivity – Medium-Low
Magnitude of change	Construction – No change Years 1-15 – No change Year 15 onwards – No change
Level of effect	Construction – <b>None</b> Years 1-15 – <b>None</b> Year 15 onwards – <b>None</b>
Historic Landscapes MNTGMHL856 Wernddu	
Location and NRW description, evaluation and other notes	A large aspect area occupying an east to west linear stretch of landscape, extending outside the study area. The Aspect area occupies the south of the study area from 600m south of the site.  Regular, low-lying fieldscapes in the upper Camlad valley east of Churchstoke, probably largely originating from drainage and enclosure in the post-medieval period. In the late glacial period the area formed an extensive natural lake which drained to the north-west by means of the Marrington Dingle gorge. The early medieval Offa's Dyke crosses the western part of the area. Generally large, dispersed post-medieval farms and gentry houses of 17th to 19th-century date including Mellington Farm, The Meadows, Pentre, and Aston Hall.
Summary of Effects	There would no direct impacts on the aspect area and no indirect impacts on the identified historic elements (SAM, Listed Buildings, Registered Parks and Gardens (RPG), Sites and Monuments Records (SRM) and field patterns) within the aspect area. There would be no discernible change to the aspect area or its evaluation.
Value, sensitivity and susceptibility	LANDMAP Overall Evaluation – High Susceptibility – Low

Landscape Effects on LANDMAP Datasets	
	Sensitivity – Medium-Low
Magnitude of change	Construction – No change Years 1-15 – No change Year 15 onwards – No change
Level of effect	Construction – <b>None</b> Years 1-15 – <b>None</b> Year 15 onwards – <b>None</b>
Historic Landscapes MNTGMHL705 Roundton Hill	
Location and NRW description, evaluation and other notes	A relatively small aspect area occupying the higher ground of Todleth and Roundton Hills within the eastern extents of the study area; from where longer distance views of the site are possible. Enclosed and unenclosed marginal land on Roundton Hill and Todleth Hill. Later prehistoric enclosures on Roundton Hill and at Castle Ring. Scattered remains of 19th and 20th-century barytes and lead mining and trials. Local summit topped by hillfort and surrounded by farming and mining. Diverse remains in a small area.
Summary of Effects	There would no direct impacts on the aspect area or the identified historic elements (SAM and SRM) within the aspect area. There would be long-distance views of the Proposed Development from the aspect area (see viewpoint 6), including from identified historic areas; however there would be no discernible change to the aspect area or its evaluation.
Value, sensitivity and susceptibility	LANDMAP Overall Evaluation – High Susceptibility – Low Sensitivity – Medium-Low
Magnitude of change	Construction – Negligible Years 1-15 – Negligible Year 15 onwards – Negligible
Level of effect	Construction – <b>Negligible</b> Years 1-15 – <b>Negligible</b> Year 15 onwards – <b>Negligible</b>

**Table 3.1: Landscape Effects on LANDMAP Datasets**

## The Site

*Location and baseline description (See viewpoint 1)*

- 3.8 The bulk of the site is currently occupied with rough grassland; the edge of a narrow woodland belt borders the east of the site and the existing access road to the SWT forms the southern boundary of the site. A narrow strip extends out of the east of the site into the existing SWT. The landform of the site slopes from west (~146 m AOD) to east (~140 m AOD). From within the site views to the adjacent landscape are enclosed by the hedgerow and woodland belt enclosing the host field; there are longer distance views above the vegetation to high ground to the south, east and north. The main characteristic of the site is that it is a small unremarkable rural field, within a wider rural landscape. Immediately adjacent to the west of the site is a temporary works compound, surrounded by a bund and temporary steel fence.

*Value, susceptibility and sensitivity*

- 3.9 Table 3.2 lists the LANDMAP datasets coincident with the site and the overall evaluation given by NRW.

Dataset	Aspect ID	Name	Overall Evaluation
Geological Landscape	MNTGMGL477	Alport	Moderate
	MNTGMGL974	Caebita-Camlad	Moderate
Landscape Habitats	MNTGMLH057	Not given	Moderate
Cultural Landscape Services	MNTGMCLS053	Montgomery Mosaic Rolling Farmland	N/A (but answer to individual survey questions predominantly moderate)
	MNTGMCLS030	Church Stoke	N/A (but answer to individual survey questions moderate or low)
Visual and Sensory	MNTGMVS434	Montgomery Mosaic Rolling Farmland	Moderate
	MNTGMVS279	Church Stoke	Low
Historic Landscapes	MNTGMHL423	Cwmdulla	High

**Table 3.2: LANDMAP datasets coincident with the site**

- 3.10 The site is not within any designated landscape. The site is a commonplace and unremarkable landscape, and although it is in reasonable condition the presence of the SWT within the eastern extents of the site is a detrimental factor. The site has no cultural heritage interest, no recreational value and is not publicly accessible.
- 3.11 Based upon the overall evaluations of the LANDMAP datasets coincident with the site and the site survey work undertaken the site is considered to have a medium value. Due to the small scale and low level of the proposed works in conjunction with the existing SWT adjacent to the site, the site is considered to have a high ability to accommodate changes arising from the Proposed Development, and therefore a low susceptibility to the Proposed Development. Taking account of the judgements on value and susceptibility, the overall sensitivity of the site to the Proposed Development is **medium to low**.

*Appraisal of construction effects*

- 3.12 There would be direct construction effects on the site, including the loss of grassland within the site boundary and minor earthworks. None of the treeline within the eastern boundary of the site would be impacted by the Proposed Development. The construction activities would be visible from a small, localised area within the vicinity of the site, and in long distance views from the high ground over 1.5 km east of the site on Todleth and Roundton Hills.
- 3.13 Due to the existing works compound, earthworks bund, and construction vehicles directly adjacent to the site, the construction work would not appear out of place and would have a limited effect on the perception of the site as a rural field. Within the site boundary only

the works would be noticeable and a new and contrasting component to the landscape. However, the duration of construction effects would be short-term, largely reversible and not affect the evaluations of any of the LANDMAP datasets coincident with the site (see Table 3.1 above).

- 3.14 The magnitude of change during construction on the landscape elements and character of the site would be medium. Taking account of the medium to low sensitivity, the landscape effects on the site during construction are judged to be **moderate adverse** within the site.

*Appraisal of operational effects*

- 3.15 There would be direct operational effects on the site, including the change of land use, loss of grassland and creation of earthwork bunds to the north and west of the site, which are considered to permanent changes. The Proposed Development would result in the extension to an existing STW with a number of new low-level structures, the tallest of which would be steel tanks with a height of 3.35 m.
- 3.16 The Proposed Development would occupy most of the site, but only a small section of the host field; it would be a noticeable change to the existing landscape and would alter the landscape character of the site. The Proposed Development would not affect the evaluations of any of the LANDMAP datasets coincident with the site (see Table 3.1 above).
- 3.17 The magnitude of change during both year one and year fifteen of operation on the landscape character of the site would be high. Taking account of the medium to low sensitivity of the site to the Proposed Development, the landscape effects on the site during both year one and year fifteen of operation are judged to be **moderate adverse**.

## Visual Appraisal

- 3.18 The appraisal of visual effects follows the methodology presented in **Appendix B: Assessment Methodology**. The LVA reports on effects which will occur during the construction and operational phases separately.
- 3.19 The criteria used to identify visual receptor ‘value’ are provided in **Table A5**, visual receptor ‘susceptibility’ in **Table A6** and visual receptor ‘sensitivity’ in **Table A3** within **Appendix B: Assessment Methodology**.

## Viewpoint Analysis

- 3.20 This section provides further details and commentary on the viewpoint photography which is representative of the site and study area and is presented in **Appendix C: Viewpoint Photography**. The viewpoints represent potentially the most exposed views of the Proposed Development from the study area. All viewpoints are from publicly accessible locations.
- 3.21 The presence of the temporary works compound to the immediate west of the proposed site is a useful visual aid in establishing where the Proposed Development would be in the landscape. It also illustrates how well screened the Proposed Development would be, located on the lower lying landform to the east of the temporary compound.

- 3.22 Visibility of the Proposed Development would be limited to glimpsed views from a small, localised area to the north and north-west of the site; and long-distance views from the high ground on the western slopes of Todleth Hill and Roundton Hill between 1.5 and 2 km east of the site. Viewpoint analysis and field survey work has highlighted that views of the Proposed Development would be heavily filtered by the local undulating landform, woodland belts and hedgerows within the landscape and there would be no visibility of the Proposed Development from the settlement of Church Stoke (see viewpoint 5).
- 3.23 The analysis also highlights that the Proposed Development would only be a minor element within the landscape and views generally. When visible the Proposed Development would only occupy a small portion of the view, would not be readily noticeable and would not alter the overall perception of views or the local landscape character.
- 3.24 The lack of visibility of the site from the surrounding landscape is evidenced by the lack of potential viewpoint locations and the inclusion of three viewpoints from the A490 adjacent to the western boundary of the host field.

*Viewpoint 1*

- 3.25 This viewpoint is located on the A490 87m north-west of the northern boundary of the site.
- 3.26 The viewpoint illustrates the mature hedgerow along the western boundary of the host field which would screen views of the Proposed Development from the west.
- 3.27 Construction movement and works would be heavily screened but visible. Although the existing construction compound in the host field will be removed, its presence means that the new construction works would not be a completely new and contrasting element of the view, as would have occurred if the field was completely undeveloped.

*Viewpoint 2*

- 3.28 This viewpoint is located on the A490 at the eastern end of PRow Church Stoke FP No.210/1 220 m south-west of the site (access to the PRow was not possible).
- 3.29 The viewpoint illustrates the mature hedgerow along the western boundary of the host field which would screen views of the Proposed Development from the west.
- 3.30 Construction movement and works would be heavily screened but visible. Due to the existing construction compound in the host field the views would not be a noticeable contrast to the existing view from this viewpoint.

*Viewpoint 3*

- 3.31 This viewpoint is from the A490, near residential properties at Alport, 350 m north of the site and, due to its location on slightly rising landform, represents the most open view towards the site from the local area.
- 3.32 Construction movement and works would be heavily screened but visible. Due to the existing construction compound in the host field the views would not be a noticeable contrast to the existing view from this viewpoint.

- 3.33 Sections of the site and Proposed Development would just be visible above the intervening hedgerow. The presence of the Proposed Development would not contrast from the existing view of the construction compound. The proposed shrub and tree planting along the northern and western boundary of the site would screen the Proposed Development and help integrate the site with the woodland along the eastern boundary of the site.

*Viewpoint 4*

- 3.34 This viewpoint is from the local road, Hall Bank, east of the site and shallow River Camlad valley. The viewpoint is located 340 m east of the main extension works to the west of the existing site, but only 275 m east of the existing SWT and the proposed location of the MCC kiosk.
- 3.35 The viewpoint is located close to residential properties and is illustrative of views towards the site from the east. This location was the only publicly accessible spot from Hall Bank where views of the host field were feasible; however, it is likely that private residential properties and gardens would have had more open views towards the site.
- 3.36 The existing construction compound, which is more visually prominent than the Proposed Development is heavily screened by intervening vegetation but visible from this location. It is evident the mature woodland adjacent to the River Camlad would heavily filter views of the Proposed Development, although views would open up during the winter months.
- 3.37 Construction movement and works would be visible in the middle distance through the intervening vegetation, particularly during the winter months.

*Viewpoint 5*

- 3.38 This viewpoint is the most open view possible from the settlement of Church Stoke, approximately 530 m south of the site. The viewpoint is located within the ZTV, but it is evident that all views towards the site would be entirely screened by intervening vegetation.
- 3.39 The diggers at the temporary construction compound are just visible above the intervening landform and vegetation and these are located on ground between 4 and 7 metres higher than the landform of the site. During the winter months there is the potential for heavily screened views of construction movement and then the completed Proposed Development through the intervening vegetation in the middle distance.

*Viewpoint 6*

- 3.40 This viewpoint is located on high ground within Open Access Land at Roundton Hill 2 km east of the site and is representative of all the views from higher ground within the study area, including Todleth Hill and from PRoW Church Stoke FP No. 210/9, 9(A) and 9(B) on high ground to the north-east of Old Church Stoke.
- 3.41 This viewpoint affords wide panoramic views across the landscape to the west of the Shropshire Hills. The existing SWT is not visible due to the woodland which encloses the works, however the access road and temporary construction compound are visible. The Proposed Development would be visible from this viewpoint; however, it would be filtered

by the woodland adjacent to the existing site, only occupy a small portion of the view and would not alter the perception of the existing view.

## Visual Effects

### Open Access Areas and PRow

#### Todleth Hill and Roundton Hill

*Location and baseline description (See viewpoint 6)*

- 3.42 CRoW Open Access Land is located on Todleth Hill and Roundton Hill between 1.5 and 2 km to the east of the site and is within the ZTV.
- 3.43 From the western slopes of the hills there are wide panoramic views across a rural landscape to the west of the Shropshire Hills and the Wales-England borderland.

*Value, susceptibility and sensitivity*

- 3.44 The high ground provides high quality, long-distance and panoramic views across the Powys countryside, from a culturally important and historical location with good accessibility and recreational value.
- 3.45 The value of the existing view towards the site is assessed as high and it is considered people would visit the viewpoint to experience the view.
- 3.46 Due to the distance from the site and relatively small-scale development, receptors are considered to have a high ability to accommodate the proposed view and therefore a low susceptibility to the Proposed Development. Taking into account the judgements on value and susceptibility, the overall sensitivity of this receptor to the Proposed Development is **medium-high**.

*Appraisal of construction effects*

- 3.47 Construction movement and works would just be visible for receptors at these locations, but at a minimum distance of 1.5 km and would only occupy a small portion of the view. Whilst visible, the works would not be readily noticeable to the casual observer and would only be temporary and short term.
- 3.48 The magnitude of visual change during construction is assessed as negligible, resulting in a **negligible adverse** effect on the visually amenity of receptors at Todleth Hill and Roundton Hill.

*Appraisal of operational effects*

- 3.49 The Proposed Development would just be visible in the host field, although it would be heavily screened by the existing woodland to the east of the site. Views from the higher ground mean that the Proposed Development would always be back clothed by the landform.
- 3.50 The Proposed Development would not be readily noticeable and to the casual observer there will be no discernible change to the view.

- 3.51 At both year one and year 15 of operation the magnitude of visual change is assessed as negligible, resulting in a **negligible adverse** effect on the visual amenity of receptors at Todleth Hill and Roundton Hill.

**PRoW Church Stoke FP No. 210/1**

*Location and baseline description (See viewpoint 2)*

- 3.52 PRoW Church Stoke FP No. 210/1 runs north to south extending northwards out of Church Stoke and passing 300 m west of the site boundary. The majority of the PRoW is outside the ZTV, with only the southern end within it. During the site survey work none of the southern, eastern or western ends of PRoW Church Stoke FP No.210/1 (including No. 210/2) were accessible and it was apparent that this PRoW is no longer accessible to, or used by, the public. The assessment has therefore been undertaken from publicly accessible locations along the A490 and local roads to the south and west of the fields hosting the PRoW.

- 3.53 The host fields are on an undulating landscape, which initially falls in height away from the site. This undulating landform plus the mature hedgerows along the eastern boundary of the fields and western boundary of the field hosting the site screen views into the site.

*Value, susceptibility and sensitivity*

- 3.54 The view is from a PRoW, but with no obvious accessibility and recreational value. Whilst the landscape in the view is in a good condition, the view itself is relatively commonplace within rural Wales and England.

- 3.55 The value of the existing view towards the site is assessed as medium-high and whilst it is scenically pleasing, with the Shropshire Hills as a background, people are unlikely to visit the PRoW to experience the view.

- 3.56 Due to the lack of accessibility, intervening landform and vegetation, receptors are considered to have a high ability to accommodate the proposed view and therefore a low susceptibility to the Proposed Development. Therefore, taking account the judgements on value and susceptibility, the overall sensitivity of this receptor to the Proposed Development is **medium**.

*Appraisal of construction effects*

- 3.57 Construction movement and works would generally be screened by intervening landform and vegetation, however some construction vehicle movement is likely to be visible on the A490 and access road. Any views would be glimpsed, temporary and only occupy a small portion of the view.

- 3.58 During the construction period the magnitude of visual change is assessed as negligible, resulting in a **negligible adverse** effect on the visual amenity of receptors using PRoW Church Stoke FP No. 210/1.

*Appraisal of operational effects*

- 3.59 The completed development would be screened by intervening landform and vegetation, meaning there would be **no change** to the existing view.

### **PRoW Church Stoke FP No. 210/9, 9(A) and 9(B)**

*Location and baseline description (See viewpoint 6 as representative of views)*

- 3.60 PRoW Church Stoke FP No. 210/9, 9(A) and 9(B) are located on the high ground to the north-east of Old Church Stoke between 1.65 and 1.85 km from the site boundary.
- 3.61 From these PRoW there are wide panoramic views across a rural landscape to the west of the Shropshire Hills and the Wales-England borderland.

*Value, susceptibility and sensitivity*

- 3.62 The higher ground provides long-distance and panoramic attractive views of a rural landscape.
- 3.63 The value of the existing view towards the site is assessed as medium to high and it is considered people would visit the viewpoint to experience the view.
- 3.64 Due to the distance from the site and relatively small-scale development, receptors are considered to have a high ability to accommodate the proposed view and therefore a low susceptibility to the Proposed Development. Taking into account the judgements on value and susceptibility, the overall sensitivity of this receptor to the Proposed Development is **medium**.

*Appraisal of construction effects*

- 3.65 Construction movement and works would just be visible for walkers using these PRoW, but at a minimum distance of 1.65 km and would only occupy a small portion of the view. Whilst visible, the works would not be readily noticeable to the casual observer and would only be temporary and short term.
- 3.66 The magnitude of visual change during construction is assessed as negligible, resulting in a **negligible adverse** effect on the visually amenity of receptors using PRoW Church Stoke FP No. 210/9, 9(A) and 9(B).

*Appraisal of operational effects*

- 3.67 The Proposed Development would just be visible in the host field, although it would be heavily screened by the existing woodland to the east and north of the site. Views from the higher ground mean that the Proposed Development would always be back clothed by the landform.
- 3.68 The Proposed Development would not be readily noticeable and to the casual observer there will be no discernible change to the view.
- 3.69 At both year one and year 15 of operation the magnitude of visual change is assessed as negligible, resulting in a **negligible adverse** effect on the visual amenity of receptors using PRoW Church Stoke FP No. 210/9, 9(A) and 9(B).

## Settlements and Residential Receptors

### Alport

*Location and baseline description (See viewpoint 3)*

- 3.70 A small group of properties located between 340-570 m north of the site, adjacent (or slightly off) the A490. All but the southernmost property are enclosed by mature vegetation which screen views in the direction of the site. The properties are on landform at around 158 m AOD and are generally orientated east to west and not directly towards the site.

*Value, susceptibility and sensitivity*

- 3.71 The value of the existing view towards the site is assessed as medium, the landscape is in good condition; however the view itself only consists of commonplace pastoral fields with hedgerow boundaries and the mature treeline along the River Camlad. The A490 is a linear feature cutting through the rural landscape within the views. People would not visit the small group of properties to experience the view.
- 3.72 Residential receptors are considered to have a high susceptibility to the Proposed Development. Therefore taking account the judgements on value and susceptibility, the overall sensitivity of this receptor to the Proposed Development is **medium-high**.

*Appraisal of construction effects*

- 3.73 Construction works would be heavily screened, except from the southernmost properties where movement and works would be visible, including the initial earthworks and construction compounds. The works would be temporary and short term. The works would be viewed in the context of the existing construction compound directly adjacent to the site.
- 3.74 The magnitude of visual change during construction is assessed as medium, resulting in a **moderate adverse** effect on the visually amenity of receptors from the southernmost properties at Alport.

*Appraisal of operational effects*

- 3.75 The Proposed Development would be heavily screened by the intervening vegetation from the properties at the north of Alport; however from the southernmost properties the new perimeter fence and structures would be visible across the intervening pastoral field. The Proposed Development would be clearly noticeable and would alter the perception of the existing view; however its relatively small-scale means that it would not dominate the view or occupy most of the view. The magnitude of visual change during year one of operation is assessed as medium, resulting in a **moderate adverse** effect on the visually amenity of receptors from the southernmost properties at Alport.
- 3.76 Following completion of the works, the proposed mitigation planting along the northern and western boundaries of the site would screen views of the road and help to integrate the site with the surrounding landscape. Therefore, at year 15 of operation, the magnitude of visual change is assessed as low, resulting in a **minor adverse** effect on the visually amenity of receptors from the southernmost properties at Alport.

## Properties on and around Hall Bank

*Location and baseline description (See viewpoint 4)*

- 3.77 A group of properties located between 230-550 m south-east to north-east of the site, generally in a linear manner, along Hall Bank a road running north to south out of Church Stoke. The properties are on the slightly rising landscape to the east of the site and River Camlad at between 147 m and 170 m AOD and therefore generally overlook the site; the properties are predominantly orientated to the west and towards the site.
- 3.78 Views from the properties are across an attractive rural landscape, with areas of higher ground in the distance backdropping the views. The existing STW is heavily screened by the existing woodland vegetation surrounding the site and generally not visible from the properties. The site of the main extension area is slightly more exposed but still heavily screened, particularly during the summer months. During the site survey work the site was almost entirely screened from Hall Bank Road itself with the location of viewpoint 4 the single publicly accessible location where even a partial view of the site was possible. However, it was apparent that more open views would be possible from the gardens of properties and the upper floors of properties.

*Value, susceptibility and sensitivity*

- 3.79 The value of the existing view towards the site is assessed as medium, the landscape is in good condition and contains aesthetically pleasing features; however, the view itself is a relatively commonplace one of pastoral fields with occasional woodland belts. People are unlikely to visit Hall Bank to experience the view, particularly as higher quality views are available within the area.
- 3.80 Residential receptors are considered to have a high susceptibility to the Proposed Development. Therefore, taking account the judgements on value and susceptibility, the overall sensitivity of this receptor to the Proposed Development is **medium-high**.

*Appraisal of construction effects*

- 3.81 Construction movement and works would be heavily filtered by intervening vegetation, with only glimpsed and occasional views possible. The works would be temporary and short term.
- 3.82 The magnitude of visual change during construction is assessed as low, resulting in a **minor adverse** effect on the visually amenity of receptors at Hall Bank.

*Appraisal of operational effects*

- 3.83 Due to the intervening vegetation there are only likely to be glimpsed views of the Proposed Development during the summer months, with more open views, although still filtered, during the winter months. When visible the Proposed Development would only occupy a small portion of the view and there would be no discernible change to the existing view. The magnitude of visual change during year one of operation is assessed as low, resulting in a **minor adverse** effect on the visually amenity of receptors at Hall Bank.

- 3.84 Following completion of the works, the proposed mitigation planting would not filter views from Hall Bank any further, but it would help to backcloth the Proposed Development and integrate it with the surrounding landscape thereby reducing the visual impact on receptors. However, at year 15 of operation, the magnitude of visual change is still assessed as low, resulting in a **minor adverse** effect on the visually amenity of receptors at Hall Bank.

### **Church Stoke**

#### *Location and baseline description (See viewpoint 5)*

- 3.85 Church Stoke is the main settlement within the study area, the northern edge of Church Stoke is 430 m south of the site boundary. Church Stoke conservation area is located within the south of the village, south of the A489.
- 3.86 The undulating local landscape together with mature woodland belts and other built form means that the site is entirely screened from almost everywhere within Church Stoke. Viewpoint 5 illustrates that the diggers and containers currently located on the higher ground directly adjacent to the site are only just visible above and through the intervening vegetation. Within the village views of the site are unlikely from any property during summer months, with the sole exception of the Horse and Jockey public house at the northern edge of the village; during winter months heavily filtered views of the site may be possible from other properties within Church Stoke.

#### *Value, susceptibility and sensitivity*

- 3.87 The value of the existing views towards the site are assessed as low to medium, consisting of a commonplace village at the junction of two A-roads. People are unlikely to visit the village to experience the view.
- 3.88 Residential receptors are considered to have a high susceptibility to the Proposed Development. Therefore, taking account the judgements on value and susceptibility, the overall sensitivity of this receptor to the Proposed Development is **medium**.

#### *Appraisal of construction effects*

- 3.89 Construction movement and works would be heavily filtered by intervening vegetation, with extremely limited glimpsed and occasional views only possible. The works would be temporary and short term.
- 3.90 The magnitude of visual change during construction is assessed as negligible during both summer and winter months, resulting in a **negligible adverse** effect on the visually amenity of receptors at Church Stoke.

#### *Appraisal of operational effects*

- 3.91 Due to the undulating landform, intervening vegetation and built form the Proposed Development is likely to be entirely screened from Church Stoke, with the sole exception of heavily filtered views from the Horse and Jockey public house at the northern edge of the village. During both year one and year fifteen of operation the magnitude of visual change is assessed as negligible resulting in a **negligible adverse** effect on the visually amenity of receptors at Church Stoke.

## Transport Routes

### A490

*Location and baseline description (See viewpoints 1, 2 and 3)*

- 3.92 The main transport route through the study area is the A490 which runs north to south from Church Stoke through the centre and north of the study area, passing 75 m west of the site at its closest point.
- 3.93 Within the study area the A490 is generally enclosed by mature hedgerows, however hedgerows are not so tall as to fully screen the site, with occasional gaps associated with access points which afford views f into the host field.
- 3.94 The existing temporary construction compound provides a good indication of visibility into the site from the A490, and except for occasional points (road users heading south on the higher ground near Alport), and as road users directly pass the access point to the site, the compound is generally well screened by the hedgerow separating the host field and the A490.

*Value, susceptibility and sensitivity*

- 3.95 The value of the existing view of the landscape is assessed as low to medium as the view is enclosed by the roadside vegetation and consists of the road, road markings and signage, with occasional views of the continuing countryside on higher ground in the middle distance. People are unlikely to use this road to experience the view.
- 3.96 Road users are considered to have a low susceptibility to the Proposed Development. Therefore, taking account the judgements on value and susceptibility, the overall sensitivity of these receptors to the Proposed Development is **low**.

*Appraisal of construction effects*

- 3.97 The construction works would be visible and the movement of construction vehicles noticeable, however the views would be filtered by the undulating landform and the roadside hedgerow. Views of the construction works would be fleeting and transient as drivers quickly passed the site. The construction works would only be a temporary change to the existing view.
- 3.98 The overall magnitude of visual change during construction is assessed as low, resulting in a **minor adverse** effect on the visually amenity of receptors using the A490.

*Appraisal of operational effects*

- 3.99 The Proposed Development would generally be heavily screened by intervening landform and vegetation; particularly for road users heading north. However, there would be fleeting and transient views of the perimeter fence and the tops of the new infrastructure, especially for road users heading south as they passed Alport and approached the site. When visible, the Proposed Development would be back clothed by the existing woodland to the east and south of the site, would not be readily noticeable and would only result in a minor alteration to the existing view.

- 3.100 The overall magnitude of visual change during year one of operation is assessed as low, resulting in a **minor adverse** effect on the visually amenity of receptors using the A490.
- 3.101 Following the establishment of the proposed mitigation planting to the north and west of the Proposed Development it would be further screened from view for road users heading south. At year 15 of operation the overall magnitude of visual change is assessed as negligible, resulting in a **negligible** adverse effect on the visually amenity of receptors using the A490.

## 4 MITIGATION

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### Landscape Strategy

- 4.1 The Proposed Development affords opportunities to provide biodiversity benefits through the landscape proposals and management of the site during its operational phase. The proposed landscape biodiversity enhancements and mitigation have been developed in conjunction with the Ecology Consultant's, Penny Anderson Associates Ltd. The proposals considered for the Site have been developed with the following broad aims:
- to create an attractive setting for the proposed development;
  - to assimilate built elements into the surrounding landscape;
  - to minimise adverse effects on visual amenity; and
  - to enhance and reinforce the existing landscape framework.
- 4.2 The Proposed Development affords the opportunity to replace the existing elements of vegetation that will require removal with a native mixed hedgerow with hedgerow trees, wildflower sward enhancement and a woodland block to the north of the site that will help link and integrate the planting with the existing woodland. The proposals, illustrated in Appendix A, will benefit both the local landscape character and biodiversity.
- 4.3 The palette of indicative species takes into consideration the native species present in the vicinity of the site. Planting stock used in the landscape proposals should be native and, wherever feasible, locally sourced to increase resilience to climate change and issues of biosecurity.
- 4.4 Hedgerow species to be used in the Proposed Development could include hawthorn, blackthorn, hazel, dogwood, dog rose and guelder rose, reflecting locally distinctive vegetation in the landscape.
- 4.5 Woodland species could include oak, silver birch, rowan and crab apple with a woodland shrub edge of hawthorn, blackthorn, hazel, dogwood and dog rose.
- 4.6 The proposals will focus on using topsoil moved in the construction earthworks to form bunds around the north and west of the site. The bunds would be grassed and planted with the hedgerows as indicated above.
- 4.7 The proposed scheme achieves a biodiversity net gain of 14.38% as part of the scheme mitigation and will also provide some landscape and visual benefits to the local area.

## 5 CONCLUSIONS

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### Landscape Appraisal

- 5.1 The landscape appraisal has established that the Proposed Development would have very limited and localised effects on landscape character, with operational effects assessed as **moderate adverse** on the site only.
- 5.2 Likely effects were considered on all LANDMAP datasets within the study area as per the guidance set out in LANDMAP Guidance Note 46: Using LANDMAP in Landscape and Visual Impact Assessments.
- 5.3 Both construction and operational effects on all LANDMAP datasets were assessed as either '**negligible**' or '**none**', except for two datasets.
- 5.4 Visual and Sensory dataset MNTGMVS434 Montgomery Mosaic Rolling Farmland, was assessed as likely to experience **minor adverse** impacts during both construction and at year one of operation.
- 5.5 Geological Landscape dataset MNTGMGL477 Alport was assessed as likely to experience **minor adverse** impacts during construction only.

### Visual Appraisal

- 5.6 The field survey work and viewpoint analysis has confirmed that the Proposed Development would be heavily filtered by the local undulating landscape, particularly due to the site's location on the low ground within the host field. In addition, the surrounding undulating landscape and adjacent woodland belt and other mature woodland belts and hedgerows within the surrounding landscape would further screen views of the Proposed Development.
- 5.7 Receptors were assessed as likely to experience **minor adverse** or **negligible** visual effects, with the exception of the southernmost properties at Alport to the immediate north of the site where the receptors have been assessed as likely to experience **moderate adverse** visual impacts during construction and at year one of operation, reducing to **minor adverse** once the proposed mitigation planting has matured.