

Landscape and Visual Impact Assessment

GF Grigg Ltd

Penstrowed Quarry

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Arboriculture

Ecology

Forestry & Woodland Management

Landscape

Soils & Land Restoration

Northamptonshire Office

8 Melbourne House
Corbygate Business Park
Weldon, Corby
Northamptonshire
NN17 5JG

01536 408 840
info@lgluk.com

www.lgluk.com



Oxfordshire Office

Greystones House
Burford Road
Chipping Norton
Oxfordshire
OX7 5UY

01608 656 167
info@lgluk.com



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DOCUMENT CONTROL SHEET

Landscape & Green Infrastructure Team	
Ian Dudley BSc(Hons) MICFor CEnv CMLI	Associate & Principal Landscape Consultant
Richard Fox BA(Hons) PG DIP LA CMLI	Principal Landscape Architect
Alison Barrett BSc (Hons)	Senior Mapping Specialist/Landscape Consultant
Richard Heath BSc(Hons)	Senior Landscape Architect
Simon Muddiman BA(Hons) Grad Dip LA	Landscape Architect
Julie Hutton-Attenborough BA (Hons) Arch, PG Dip Arch, PG Dip LA, RIBA, ARB	Landscape Architect
Jade Tomlinson BSc(Hons)	Project Administrator

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1. INTRODUCTION

Instruction

- 1.1. In January 2021 Lockhart Garratt Ltd was appointed by GF Grigg Ltd to undertake a Landscape and Visual Appraisal (LVA) in respect of a proposed Holiday Park on land at Penstrowed Quarry, Powys (hereafter referred to as the 'Site'). This LVA alongside a Constraints and Opportunities Plan also prepared by Lockhart Garratt was then used to establish a layout for the proposed development in a landscape led approach.
- 1.2. Following the preparation of the layout, Lockhart Garratt were appointed by the client in August 2021 to prepare a Landscape and Visual Impact Assessment (LVIA) to assess the likely impacts of the proposed development from a landscape and visual perspective. A subsequent consultation process with statutory consultees and the local community led to this latest version of the assessment.

Scope

- 1.3. This assessment will consider the likely interaction of the proposed development with the landscape and visual context of Penstrowed Quarry and its wider setting, through the presentation of existing baseline information, the identification of likely landscape and visual receptors and an outline review of this potential interaction, based upon desktop and field evidence.
- 1.4. A number of plans and photographs have been prepared to illustrate the character and visual environment of the Application Site and its context, and these have been appended to this report.
- 1.5. This assessment was undertaken using an established methodology, derived from the Landscape Institute and the Institute of Environmental Management and Assessment jointly published Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA3).
- 1.6. This report should be read in conjunction with all other information submitted in support of the application.

Site Description

- 1.7. The Site is located on the site of the existing Penstrowed Quarry. The Site occupies an approximate area of 8 Ha and the Site central grid reference is SO 06806 91066. A baseline information plan showing the application boundary is located at **Appendix 1**.

2. PLANNING POLICY BACKGROUND

National Planning Policy Background

Planning Policy Wales (PPW)

- 2.1. The 11th Edition of the PPW was published in February 2021, replacing a previous version of this document. It sets out planning policies for Wales, and how these should be applied, as well as setting out a framework for the production of locally prepared housing and development plans.
- 2.2. Chapter 2 of the PPW relates to People and Places – achieving well-being through placemaking. It states at Paragraph 2.2 that *“all development decisions, either through development plans policy choices or individual development management decisions should seek to contribute towards the making of sustainable places and improved well-being.”*
- 2.3. Paragraph 2.3-2.4 note the importance of unique characteristics of landscapes and townscapes in creating a sense of place and how the individual characteristics and qualities of spaces, are valued within communities for their aesthetic, cultural, spiritual or historical assets.
- 2.4. Figure 4 outlines a number of Key Planning Principles, within which, under the heading Maximising Environmental Protection and Limiting Environmental Impact it states that:

“Natural, historic and cultural assets must be protected, promoted, conserved and enhanced. Negative environmental impacts should be avoided in the wider public interest. This means acting in the long term to respect environmental limits and operating in an integrated way so that resources and/or assets are not irreversibly damaged or depleted. The polluter pays principle applies where pollution cannot be prevented and applying the precautionary principle ensures cost effective measures to prevent environmental damage.”
- 2.5. Chapter 3 of the PPW relates to Strategic and Spatial Choices. At Paragraph 3.3 under the heading ‘Good Design Making Better Places’ the PPW emphasises the importance of design, stating that:

“Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surrounding area.”
- 2.6. Paragraph 3.6 highlights the importance of inclusivity and accessibility in design and emphasises that design should enable easy access to services to services by walking, cycling or public transport.
- 2.7. Paragraph 3.8 notes how good design can promote and ensure high environmental quality. It notes that:

“Landscape and green infrastructure considerations are an integral part of the design process. Integrating green infrastructure is not limited to focusing on landscape and ecology, rather, consideration should be given to all features of the natural environment and how these function together to contribute toward the quality of places.”

- 2.8. Paragraphs 3.9 and 3.10 under the heading Character, note the importance of the special characteristics of an area. They note the importance of layout, form, scale and visual appearance of proposed developments on the surrounding context, with paragraph 3.10 particularly highlighting the value of particular landscape, townscape, historic and cultural characteristics of a space when establishing local distinctiveness.
- 2.9. Paragraph 3.14 under the heading Appraising Context states that:
- “Site and context analysis should be used to determine the appropriateness of a development proposal in responding to its surroundings. This process will ensure that a development is well integrated into the fabric of the existing built environment. The analysis process will highlight constraints and opportunities presented by existing settlement structure and uses, landscape, biodiversity, water environment, movement, infrastructure, materials and resources, soundscape and built form which will need to be considered when formulating proposals.”*
- 2.10. Paragraph 3.23 highlights the importance of Green Infrastructure in enhancing health and wellbeing and providing high quality and accessible green spaces.
- 2.11. Chapter 6 of the PPW relates to Distinctive and Natural Places. Paragraph 6.0.2 notes that *“the special and unique characteristics and intrinsic qualities of the natural and built environment must be protected in their own right, for historic, scenic, aesthetic and nature conservation reasons. These features give places their unique identity and distinctiveness and provide for cultural experiences and healthy lifestyles.”*
- 2.12. Under the heading The Historic Environment Paragraph 6.1.7 highlights the requirement to protect, conserve and enhance the significance of historic assets, listed buildings, conservation areas and other historic features such as Historic Parks and Gardens, Historic Landscapes and World Heritage Sites. It notes that any change that impacts on a historic environment or feature or its setting, which may extend beyond its curtilage, should be managed in a sensitive and sustainable way.
- 2.13. Under the heading Green Infrastructure, the PPW notes the multifunctional benefits of Green Infrastructure and promotes the use of green infrastructure in development to enhance biodiversity.
- 2.14. Under the heading Landscape the PPW notes how the character and special qualities of places and landscapes can contribute to a strong sense of place.
- 2.15. Under the heading National Parks and Areas of Outstanding Natural Beauty the PPW notes the importance of conserving and enhancing the natural beauty of these designations, attributing great weight to the preservation of these nationally designated landscapes.
- 2.16. Under the heading Characteristics of Local Landscapes the PPW notes that planning authorities, where possible, should seek to enhance and preserve local landscapes so as to enhance local distinctiveness.
- 2.17. Under the heading Biodiversity and Ecological Networks the PPW reinforces the importance of biodiversity and ecological habitats, attributing considerable weight to the enhancement and conservation of wildlife and habitats. The PPW also notes the significance of designations for conservation such as Ramsar Sites and SSIs.

- 2.18. Under the heading Air Quality and Soundscape the PPW notes the environmental value of clean air and an appropriate soundscape, on both the tranquillity and overall quality of the landscape.
- 2.19. Under the heading Lighting the PPW notes the requirements for lighting to provide security and for the allowance of activities. However, the PPW also notes the value of Dark Sky reserves and intrinsically dark landscapes for their contribution both economically and environmentally. Therefore the PPW notes that consideration should be given to the proposals for artificial lighting and their design to mitigate against light pollution.

Planning Policy Guidance

- 2.20. In addition to the PPW, a number of Technical Advice Notes (TANs) have been produced to support planning authorities for both decision making and preparation of Local Development Plans.
- 2.21. The following TANs are considered relevant within landscape and visual terms:
- TAN 5 – Nature and Conservation
 - TAN10- Tree Preservation Orders
 - TAN 12 – Design
 - TAN16 – Sport, Recreation and Open Space
 - TAN 24 – The Historic Environment

Local Planning Policy Background

Powys Local Development Plan (Adopted April 2018)

- 2.22. The Powys Local Development Plan (LDP) 2011 – 2026 was adopted on 17 April 2018 and outlines the key vision and objectives for development throughout the county up until 2026. The Powys LDP therefore sets out a number of key policies and guidelines to help inform planning proposals throughout the county.
- 2.23. Within those policies contained within the LDP the following policies are considered to be of relevance to the proposed development within the context of this report:
- Policy DM2 – The Natural Environment
 - Policy DM3 – Public Open Space
 - Policy DM4 – Landscape
 - Policy DM6 – Flood Prevention Measures and Land Drainage
 - Policy DM7 – Dark Skies and External Lighting
 - Policy DM8 – Minerals Safeguarding
 - Policy DM9 – Existing Mineral Workings
 - Policy DM13 – Design and Resources
 - Policy TD1 – Tourism Development
 - Policy M1 – Existing Minerals Sites
 - Policy M5 – Restoration and Aftercare
- 2.24. Of those policies listed above, the following, which are considered to be of particular relevance to the Site within the context of this report, have been listed in full below.
- 2.25. Policy DM2 – The Natural Environment states:

“Development proposals shall demonstrate how they protect, positively manage and enhance biodiversity and geodiversity interests including improving the resilience of biodiversity through the enhanced connectivity of habitats within, and beyond the site.

Development proposals which would impact on the following natural environment assets will only be permitted where they do not unacceptably adversely affect:

1. The important site designations, habitats and species afforded the highest levels of protection through European legislation including:

A. European Sites (SAC, SPA and Ramsar).

i. Development proposals likely to have a significant effect on a European site, when considered alone or in combination with other proposals or plans, will only be permitted where it can be demonstrated that:

a) The proposal is directly connected with or necessary for the protection, enhancement and positive management of the site for conservation purposes; or

b) The proposal will not adversely affect the integrity of the site.

ii. Where it cannot be demonstrated that development proposals would not adversely affect the integrity of the site and there is no satisfactory alternative solution, permission will be refused unless:

a) There are imperative reasons of over-riding public interest; and

b) Appropriate compensatory measures are secured.

B. European Protected Species afforded strict protection by the Conservation of Habitats and Species Regulations 2017 (Habitats Directive Annex IV Species).

Development proposals likely to have an adverse effect on a European Protected Species will only be permitted where it can be demonstrated that:

i. The proposal is for the purposes of preserving public health or public safety or there are imperative reasons of over-riding public interest; and

ii. There is no satisfactory alternative; and

iii. The action authorised will not be detrimental to the maintenance of the habitat or population of the species concerned at a favourable conservation status in their natural range.

2. The important site designations, habitats and species afforded levels of protection in line with national policy and legislation including:

A. National Nature Reserves and Sites of Special Scientific Interest;

B. Protected Species including those listed in Wildlife and Countryside Act 1981 (as amended) and the Protection of Badgers Act 1992;

C. Habitats and Species of principal importance for the purpose of maintaining and enhancing biodiversity conservation in Wales as listed in Section 7 of the Environment (Wales) Act 2016; and

D. National Biodiversity Action Plan Habitats and Species.

Development proposals likely to have an adverse effect on the conservation value of nationally protected sites, habitats or species, either directly, indirectly or in combination, will only be permitted where it can be demonstrated that:

- i. The proposal contributes to the protection, enhancement or positive management of the site, habitat or species; or*
- ii. There is no suitable alternative to the proposed development; and*
 - a) It can be demonstrated that the benefits from the development clearly outweigh the special interest of the site, habitat or species; and*
 - b) Appropriate compensatory measures are secured; and*
 - c) The population or range and distribution of the habitat or species will not be adversely impacted.*

3. The locally important site designations, habitats and species including:

- A. Local Nature Reserves;*
- B. Local Biodiversity Action Plan Habitats and Species; and*
- C. Regionally Important Geodiversity Sites and Geological Conservation Review Sites.*

Development proposals likely to have an adverse impact upon these sites, habitats or species will only be permitted where it can be demonstrated that:

- i. They conserve and where possible enhance the natural heritage importance of the site, habitat or species; or*
- ii. The development could not reasonably be located elsewhere; and*
 - a) The benefits of the development outweigh the natural heritage importance of the site, habitat or species; and*
 - b) Mitigation and/or compensation measures are provided where adverse effects are unavoidable.*

4. The achievement of the Water Framework Directive's overarching objectives.

5. Trees, woodlands and hedgerows of significant public amenity, natural or cultural heritage."

2.26. Policy DM4 – Landscape states:

"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. All proposals will need to:

- 1. Be appropriate and sensitive in terms of integration, siting, scale and design to the characteristics and qualities of the landscape including its: topography; development pattern and features; historical and ecological qualities; open views; and tranquillity; and*
- 2. Have regard to LANDMAP, Registered Historic Landscapes, adjacent protected landscapes (National Parks and Areas of Outstanding Natural Beauty) and the visual amenity enjoyed by users of both Powys landscapes and adjoining areas.*

Proposals which are likely to have a significant impact on the landscape and/or visual amenity will require a Landscape and Visual Impact Assessment to be undertaken."

2.27. Policy TD1 – Tourism Development states:

“Development proposals for tourist accommodation, facilities and attractions, including extensions to existing development, will be permitted as follows:

- 1. Within settlements, where commensurate in scale and size to the settlement.*
- 2. In the open countryside, where compatible in terms of location, siting, design and scale and well integrated into the landscape so that it would not detract from the overall character and appearance of the area and in particular where:
 - i. It is part of a farm diversification scheme; or*
 - ii. It re-uses a suitable rural building in accordance with TAN 6; or*
 - iii. It complements an existing tourist development or asset, without causing unacceptable adverse harm to the enjoyment of that development or asset; or*
 - iv. It is not permanent in its nature.**
- 3. Accommodation shall not be used for permanent residential accommodation.”*

Relevant Supplementary Planning Guidance

- 2.28. As part of the Powys Local Development Plan (2011-2026) a number of supplementary planning documents were prepared. The Landscape Supplementary Planning Document, adopted in 2019, is considered most relevant to this report and has been of material consideration to this assessment.

3. BASELINE ASSESSMENT

Study Area

- 3.1. For the purpose of this assessment, a study area with a radius of 2.5km, centred on the Site, was considered to be appropriate given the nature of the development proposed (medium-scale holiday park).

Site Overview

- 3.2. The site is located on the existing site of the former Penstrowed Quarry which at present comprises a site for construction and the recycling of aggregates, with industrial structures evident throughout the Site and close to the existing Site entrance off the A489. The total Site area is approximately 8 hectares and the Site's central grid reference is SO 06806 91066. As aforementioned, the Site's existing access is taken off the A489 which lies to the east of the Site, with the access track following the route of Public Footpath Mochdre 4/1 before continuing northwards in a steep incline towards the Site.
- 3.3. The immediate Site area is primarily characterised by the industrial built form and features associated with the existing recycled aggregate/construction business on Site and the Site's former use as a quarry. Access tracks along the southern and northern edges of the Site provide access to the steeply rising wider Site area to the west, with noticeable tiers and levels across the Site, presumably resulting from the Site's former use as a quarry. Industrial structures, machinery and debris are all evident across the Site, demonstrating the commercial nature of the Site at present, in contrast with the wider rural landscape that surrounds the Site.

The Site Context

- 3.4. The Site is bound to the north and west by rough scrub and vegetation with post and wire fencing demarking part of the boundary to the north west, with steep banks towards the rising land to the north also evident for much of the length of the northern Site boundary. Directly adjacent to this lies agricultural land, used primarily for the grazing of animals, interspersed with large areas of woodland. To the south the Site is also predominantly bound by rough vegetation cover and steeply sloping topography which extends towards the unnamed road corridor to the south. Within the south-western Site area, the Site is bound by dense woodland that extends to cover a portion of the Site, and which has enveloped a former Methodist chapel constructed of local stone that was located directly to the west of the quarry entrance. To the east the immediate Site area is once again bound by vegetation structure with a single residential dwelling located off the existing access road along this boundary. Beyond this, agricultural land used for grazing once again characterises the steeply sloping landscape before connecting with the A489 road corridor which forms a separating feature within the landscape at this point.
- 3.5. With regard to the wider landscape setting of the Site, as aforementioned the surrounding landscape is predominantly rural in character. To the south and west, agricultural farmland, used predominantly for sheep grazing forms the primary landscape character, with only a small number of rural road corridors, residential dwellings and large woodland parcels serving to interrupt this character. To the north the landscape is also predominantly rural in character with agricultural land of mixed use also charactering the majority of the wider landscape within this direction. However, by contrast to the wider landscape to the south and west, the wider

landscape to the north does contain more urban influences associated with the A489 and B4568 road corridors as well as the larger settlement of Aberhafesp. The wider landscape to the north is also characterised by the valley landscape associated with the River Severn which also forms a prominent dividing feature within the landscape. Finally, to the east, while separated by further agricultural landscape and the valley of the River Severn, the large urban centre of Newtown forms the most prominent feature within the landscape.

Topography & Landform

- 3.6. The Site is steeply sloping in nature, occupying the site of the former Penstrowed Quarry, with a number of tiered ridges and levels on Site associated with this former use.
- 3.7. The Site lies upon the southern slopes of the Severn Valley, on a prominent north-facing bluff with the valley slope rising steeply from 120m Above Ordnance Datum (AOD) at the A489 to between 315m AOD at Cefn Lladron and 339m AOD towards Lluest further to the south.
- 3.8. Further to the west, the land once again slopes away sharply towards the Scheduled Ancient Monument associated with the Motte and Bailey at The Moat, which lies at between 170-180m AOD. Further to the north-west the landscape continues to slope away towards the River Severn once again.
- 3.9. To the south, as aforementioned, the topography rises steeply, with undulations in the landscape rising and falling, with noticeable peaks towards Lluest at approximately 339m AOD and at Moel Llart further to the south at approximately 438m AOD.
- 3.10. To the east, the landscape follows the relatively flat valley floor of the River Severn which lies at 120m AOD toward the urban centre of Newtown, with the town itself broadly lying at between 110m AOD on its northern edge and sloping gently to approximately 160m AOD at the A489 which defines the southern edge of the town.
- 3.11. To the north, the landscape remains relatively flat within the River Severn Valley towards Aberhafesp which lies at approximately 123m AOD before rising towards Bryn-y-pentre and Sheriff's Wood at approximately 270m AOD. To the north-east too the landscape also rises towards Beehive Cottage at 203m AOD to the north of Newtown.

Public Rights of Way

- 3.12. The desktop assessment identified that Public Footpath Mochdre 6/3 traverses the Site, passing through the eastern and western boundaries.
- 3.13. There are a number of PRoW that lie directly adjacent to the Site and within the wider setting of the Site and these are listed below with those considered most likely to be affected highlighted in bold text:
 - Public Footpath Mochdre 4/2 which lies directly adjacent to the Site to the north
 - Public Footpath Mochdre 4/1 which lies directly adjacent to the Site to the east
 - Public Footpath Mochdre 6/2 to the west of the Site
 - Public Footpath Mochdre 6/1 to the west of the Site
 - Public Footpath Mochdre 8/1 to the south west of the Site
 - Public Footpath Llandinam 14/11 to the south west of the Site
 - Public Footpath Mochdre 9/1 to the south of the Site

- Public Footpath Mochdre 12/3 to the south of the Site
- Public Footpath Mochdre 10/2 to the south of the Site
- Public Footpath Mochdre 12/2 to the south of the Site
- Public Footpath Mochdre 13/1 to the south of the Site
- Public Footpath Mochdre 13/2 to the south of the Site
- Public Footpath Mochdre 15/1 to the south of the Site
- Public Footpath Mochdre 32/1 to the south of the Site
- Public Footpath Mochdre 33/1#1 to the south of the Site
- Public Footpath Mochdre 35/1 to the south of the Site
- Public Bridleway Llandinam 152/1 to the south west of the Site
- Public Bridleway Llandinam 153/1 to the south west of the Site
- Public Bridleway Llandinam 15/1 to the south of the Site
- Public Bridleway Mochdre 16/2 to the south east of the Site
- Public Bridleway Mochdre 12/2 to the south of the Site
- **Public Bridleway Mochdre 5/1 to the east of the Site**
- Public Bridleway Newtown and Llanllwchaiarn L7(A)/2 to the north east of the Site
- Public Footpath Newtown and Llanllwchaiarn L7 to the north east of the Site
- Restricted Byway Aberhafesp 114/1 to the north east of the Site
- **Public Footpath Aberhafesp 117/1 to the north of the Site**
- Public Footpath Aberhafesp 116/1 to the north of the Site
- Public Footpath Aberhafesp 115/1 to the north of the Site
- Public Footpath Aberhafesp 113/1 to the north of the Site
- Public Bridleway Aberhafesp 77/6 to the north of the Site
- Public Bridleway Aberhafesp 77/5 to the north of the Site
- **Public Footpath Aberhafesp 79/1 to the north of the Site**
- Public Footpath Aberhafesp 96/2 to the north of the Site
- Public Footpath Aberhafesp 80/1 to the north of the Site
- Public Footpath Aberhafesp 73/1 to the north west of the Site
- Public Bridleway Aberhafesp 118/1 to the north west of the Site
- Public Footpath Mochdre 1/3 to the north west of the Site
- Public Footpath Aberhafesp 2/1 to the north west of the Site
- **Public Footpath Aberhafesp 109/1 to the north east of the Site**

Designations

Listed Buildings

3.14. Although there are no Listed Buildings within or directly adjacent to the Site, there are a number of Listed Buildings within the wider Site setting. Those Listed features that lie within the identified study area are listed below:

- Grade II Listed Cogan Cottage
- Grade II Listed Barn at Ysgafell
- Grade II Listed Middle Scaffell
- Grade II Listed Glanhafen Hall
- Grade II Listed Apple House at Glanhafen Hall

- Grade II Listed Glanhafen Hall Gateway
- Grade II Listed Glandulais Farmhouse
- Grade II Listed Milestone
- Grade II Listed Pentre
- Grade II Listed Aberhafesp Hall
- Grade II Listed Church of St.Gwynnog

Scheduled Ancient Monument

3.15. There are no Scheduled Monuments within, or within the immediate context of, the Site. However, it is noted that there are a number of Scheduled Monuments within the study area. These have been listed below:

- The Moat Mound and Bailey Castle
- Bron-Felin Mound and Bailey Castle

Sites of Special Scientific Interest (SSSIs)

3.16. The Penstrowed Quarry SSSI lies within the Site and covers approximately 2.6 Ha of the Site area as show on the Baseline Map included at **Appendix 1**. This designation relates to the geological interest of the Site as opposed to flora and fauna.

4. LANDSCAPE BASELINE

Overview

- 4.1. In order to accurately define the quality and character of the receiving landscape, it is important to identify and assess those landscape receptors and/or features that form part of the landscape and help to characterise it.
- 4.2. The identification of these features will be informed through:
 - Review of Ordnance Survey mapping, historical map data and aerial and other remote sensing imagery where appropriate;
 - Review of relevant published landscape character assessment at national, regional and local levels as appropriate;
 - Identification of landscape-based designations;
 - Identification and description of individual elements, features, aesthetic and perceptual aspects of the landscape which contribute to its character;
 - Assessment of the general condition of the receiving landscape;
 - Assessment of the relative value of the receiving landscape; and
 - Judgement of the susceptibility of the receiving landscape to a change of the type proposed.

Review of Published Landscape Character Assessments

National Level Assessment

- 4.3. The National Landscape Character Areas (NLCA) were produced by Natural Resources Wales and separate the nation into 48 separate character areas across Wales.
- 4.4. The Site spans across two NLCAs: NLCA 19 – Severn Valley and NLCA 20 – Radnorshire Hills.
- 4.5. NCLA 19 – Severn Valley is summarised as follows:

“This is major river valley and mid-Wales transport corridor for road, rail, and once canal. The area includes the rich farmland of the flood plain as well as valley sides. It includes the expanding towns of Welshpool and Newtown. Together with the road and rail route, these towns create localised areas of noise and activity amidst the wider, generally quiet and rural landscapes adjacent to the north and south. A further and smaller town, Llanidloes, lies further up river, which together with Welshpool are noted for their historic townscapes. Welshpool lay at the navigable head of the Severn, and exported ore and timber. Llanidloes and Newtown were both important 19th century textile towns. The area includes hill forts, a Roman fort, Welsh and Anglo-Norman castles.

The area has Silurian slate, shale and mudstone bedrock, with Silurian Sandstones evident to the northern end of the character area. The broad vale was shaped by glacial action. Today the meandering course of the River Severn, (the longest in Britain) receives waters from a number of lesser rivers within this character area.

Land cover is predominantly lowland pastoral farmland and wetland rush pasture associated with the river, and is occasionally interspersed with broadleaf and wet woodland. There is a rich diversity of avian and flora habitats. The valley sides are often

well wooded, with both deciduous woodland and coniferous plantation evident, giving a sense of containment.”

4.6. The key characteristics of NLCA 19 – Severn Valley, are listed below:

- Major river valley – of the mature Severn within Wales, gently meandering across a flood plain, constrained by sometimes steeply rising hillsides. A number of tributaries join the Severn in this area.
- Bedrock - geology is predominantly Silurian slate, shale and mudstone, with sandstones evident to the northern end of the area.
- Soils – rich alluvial farmland on the flood plain with seasonally wet silty soils overlaying river alluvium. Silty soils overlaying the Silurian sandstones and seasonally wet silty soils on the shales and mudstones.
- Valley floor - Lowland pastoral farmland interspersed with woodlands, also with wetland rush pasture associated with the course of the Severn. Woodlands are mainly broad-leaved and include some wet woodland.
- Valley sides - often well wooded, with both deciduous and coniferous plantation evident. A sense of containment is created by the wooded valley sides and their relationship with the adjoining upland areas.
- Valley settlement pattern - Settlement pattern relates to this strategic importance with nucleated valley floor settlements having grown up around former military sites, for example, at Caersws.
- Forts, castles, historic defences - include prehistoric encampments, parts of Offa’s Dyke, the Roman fort complex at Caersws and a number of Medieval castles, of which Dolforwyn is a good example indicating the past strategic importance of the valley. Powys Castle by Welshpool and its extensive parklands are well known visitor attractions today.
- Expanding light industrial town of Newtown – a regional hub of activity, historically enabled by the Shropshire Union Canal and the Cambrian Railway but today being a regional centre.
- Tranquil rural setting versus busy roads and towns - much of the valley has an otherwise tranquil and pastoral character, although this is punctuated by the influence of the main valley floor settlements of Llanidloes, Newtown and Welshpool and the A470, A483 and A489 roads.

4.7. NLCA 20 – Radnorshire Hills is summarised as follows:

“This is an area of gentle, smooth, upland hills, rising gradually from the border in the east, to the Wye Valley in the west. Similar character extends into England’s Clun Forest area, north of Knighton.

Radnorshire’s topography is breathtaking and varied, with smooth, rolling, open moors, dissected by steep sided valleys with hedgerow-enclosed pastures by small rivers and streams, and ancient woodlands. Unfenced moorland roads reinforce the sense of openness and being away from the confines and pressures of other, more urbanised landscapes. The varying topography straddles the upland-lowland divide in many places, giving rise to marginal agriculture.

Radnorshire, the old county name that included this area, historically had the lowest population of any of the Welsh counties. Offa’s Dyke runs through part of the area and

there are a mix of English and Welsh influences to the east in this Marches landscape. It is a very rural, and in the main it is a quiet area, away from the focus of tourism, despite promotion as 'Kilvert Country'."

4.8. The key characteristics of NLCA 20 – Radnorshire Hills are listed below:

- Smooth rounded moorland hills and glacially modified valleys - Bedrock geology is that of Silurian rock, including sandstones, shales and mudstones.
- An undulating upland landscape - with sinuous skylines and distant views from moor to moor.
- Extensive sheep and cattle rearing
- Minor river valleys - such as the Ithon and Marteg, dissect the area. A lateral network of minor tributaries drains the hillsides.
- Enclosed Pasture in valleys and lower hillsides - with seasonally wet, deep peat soils and loams.
- Heather dominated moorland - occurs in the most elevated parts of the area, some recognised for red grouse.
- A network of geometric fields of small to large scale - defined by mixed native hedgerows interspersed with broadleaf woodland. Few extensive blocks of coniferous forestry.
- Shelter belts – in exposed upland and hillside locations in a few locations, at times incongruous in location and geometric shape, often coniferous.
- Offa's Dyke - illustrates the historic, strategic importance of this Marches landscape. Other historic elements included remnants of Medieval and post Medieval settlement, including motte and bailey castles, earthworks and moated sites.
- Very little settlement, which is confined to the lower valleys – the pattern is defined by compact linear villages, together with a small number of larger nucleated, valley towns at river crossing points. A comparatively low population in this former county.

Lockhart Garratt Landscape Character Assessment

Baseline Landscape Character

Principal Receptors

4.9. For the purpose of this assessment, the following are considered to be the principal landscape features and receptors in terms of landscape character.

National Level

- NLCA Character Area 19 – Severn Valley
- NLCA 20 – Radnorshire Hills.

Site Level

- Existing commercial/industrial character of the Site and its immediate setting;
- Site's relationship with the wider valley landscape to the north;
- Site's relationship with the wider valley landscape to the south; and
- Site's relationship with the A489 and unnamed road corridor to the south.

Assessment of Landscape Susceptibility

Site and its Immediate Setting

- 4.10. Having reviewed the published landscape character assessments, it is clear that the Site itself comprises few of the key characteristics noted within published assessments, with the Site itself representing a more commercial/industrial character than the surrounding, more rural landscape.
- 4.11. The Site itself is located on the rising slopes associated with the southern edge of the River Severn Valley and occupies the Site of the former Penstrowed Quarry. The Site is bound by vegetation and the rising and falling topography of the southern valley slopes.
- 4.12. As aforementioned, the Site occupies the Site of the former Penstrowed Quarry, now a commercial site for construction and the recycling of aggregates. The limited vegetation structure within the active portion of the Site, combined with the engineered and tiered landform within the western area and industrial features and structures within the eastern Site area give the Site an industrial character within the landscape, with these features presently detracting from the more rural quality of the wider landscape.
- 4.13. When considering the susceptibility of the Site and its immediate context to a change of the type proposed (holiday park development), while it is noted that the introduction of the proposals will alter the existing character of the landscape to some degree, it is considered that this change will likely improve rather than diminish the quality of the immediate landscape on Site.
- 4.14. The Site at present represents area of industrial land use with minimal vegetation within the active portion of the Site and regenerating scrub vegetation on the historically excavated remainder, and numerous detracting and degrading features associated with industrial built form and construction materials. It is therefore considered that a sensitive and considered development alongside appropriate mitigation measure is acceptable within this context and will likely improve the quality of the landscape.
- 4.15. The overall susceptibility of the Site and its immediate setting to a change of the type proposed is therefore considered to be **Low/Negligible**.

Wider Landscape Setting

- 4.16. When considering the susceptibility of the wider landscape context to a change of the type proposed (holiday park development), it is noted that the Site is located on a valley side within a raised part of the landscape, with the steep and undulating landscape of the southern edge of the River Severn valley bounding the Site to the north, west and south and with the landscape sloping steeply away to the River Severn and valley floor to the east.
- 4.17. The well treed and predominantly rural mixed use agricultural character of the wider landscape surrounding the Site therefore ensures that the wider landscape setting of the Site is considered representative of those published landscape character assessments identified above.
- 4.18. The overall susceptibility of wider landscape setting to a change of the type proposed is therefore considered to be **High**.

Assessment of Landscape Value

4.19. When considering the value of the landscape, and in the absence of a recognised assessment of landscape value, it is accepted practice to apply a set of common and appropriate criteria. This assessment has been undertaken using the suggested criteria set out within Box 5.1 of the Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA3), considering each of the following factors in turn:

- Landscape quality (condition);
- Scenic quality;
- Rarity;
- Representativeness;
- Conservation interests;
- Recreation value;
- Perceptual aspects; and
- Associations.

4.20. Table 1.1 below assesses the value of the Site and its setting to each of these factors in turn.

Table 1.1 – Landscape Value Analysis

Landscape Value Factor	Assessment
Landscape quality (condition)	<p>The Site itself is located on the site of the former Penstrowed Quarry and is now the site of a recycled aggregate/construction business with industrial features and structures alongside the engineered landform associated with the former quarry use significantly detracting from the immediate quality of the landscape on Site.</p> <p>The wider landscape surrounding the Site however is of far greater quality with the undulating and well treed landscape of the Severn Valley presenting a more rural character and quality than the more commercial character of the Site. Rural agricultural land of mixed use characterises the majority of the wider landscape, with the only detracting features associated with the A489 road corridor and the urban centre of Newtown to the east.</p>
Scenic quality	<p>In terms of scenic quality, as identified above the Site currently comprises a commercial business, with industrial built form and materials alongside the engineered landform associated with the Site’s former quarry use, the result being that the Site is of little scenic quality.</p> <p>With regard to the wider landscape setting of the Site it is clear that this is of far greater scenic quality, with the open valley landscape of the River Severn floodplain, the undulating and steeply rising slopes the valley sides and well treed and rural character of wider landscape all forming key characteristics and scenic features within the landscape.</p>

Rarity	<p>While it is noted that the Site does present a degree of rarity within the landscape, presenting an industrial character within a predominantly rural/agricultural landscape, this rarity is of limited landscape value.</p> <p>The Penstrowed Quarry SSSI lies within the Site with this geological designation also affording some rarity to the Site through the exposed rock strata within the immediate Site area.</p>
Representativeness	<p>The Site and its immediate context are not considered to be representative of the landscape within which they are set. As identified above the Site represents an industrial area within a predominantly rural landscape.</p> <p>The wider landscape setting of the Site is however considered representative of those published landscape character assessments as identified above. The undulating topography associated with the River Severn Valley, in addition to well treed and mixed use agriculture within the surrounding landscape are all considered to be representative features of the wider landscape and as such the wider landscape is considered representative of the published landscape character assessments.</p>
Conservation Interest	<p>With regard to the value of the Site in terms of any particular conservation interest, whilst the Penstrowed Quarry SSSI designation is located within the Site, this designation only relates to the specific geology of the Site as opposed to flora and fauna. In addition, it is noted that the Site currently comprises an industrial/commercial business with little to no vegetation present throughout the active northern and central parts of the Site, and regenerating scrub on the remainder. It is therefore considered that the Site itself of minor conservation value.</p> <p>With regard to historic conservation interest, the Site does not contain, is not located within, and does not lie directly adjacent to any designated historic assets or areas. While a number of Listed features lie within the wider Site setting, it is considered that the intervening topography and vegetation structure within the wider landscape setting is such that development of the Site will not impact upon these features. A non-designated former Methodist chapel is located adjacent to the Site entrance, although this is overgrown with woody vegetation and separated from the main body of the Site by a pastoral field and topographical variation of approximately 30 metres.</p>
Recreation value	<p>The Site holds some recreational value by way of Public Footpath Mochdre 6/3 that traverses part of the Site. However, while the Site is publicly accessible this section of footpath is already heavily influenced by</p>

	<p>the existing commercial/industrial features on Site and as such can only be afforded value within this context.</p> <p>While a number of PRoW lie within the wider Site area and as such also hold some recreational value when viewed within the context of the Site, it is noted that where visible along these routes the Site is currently viewed within the context of those industrial/commercial features associated with the Site’s current use and therefore also can only be afforded limited value.</p>
<p>Perceptual aspects (tranquillity/wildness)</p>	<p>With regard to the tranquillity and wildness of the Site and its immediate setting, the industrial uses on Site, and the Site’s engineered and managed landform both serve to ensure that the Site can neither be considered wild, nor tranquil within this context.</p> <p>With regard to the wider landscape context of the Site, while it is clear that the wider landscape cannot be considered wild, with the predominantly agricultural character of the landscape introducing managed features within the wider landscape, it can be considered tranquil to some degree. While the influences of the A489 and B4568 road corridors, in addition to the wider urban centre of Newtown to the east do serve to detract from this tranquillity, the majority of wider landscape is comprised of rural agricultural land and large woodland parcels. It is therefore considered that the wider landscape can be considered tranquil within this context.</p>
<p>Associations</p>	<p>The quarrying activity within the Site has been used to supply local stone (Penstrowed Grit) for a number of local buildings, although this can be said of many historic quarries and there is no formal celebration of the Site in terms of art or literature, or notable events.</p>

Summary of Landscape Value

4.21. Having considered the above, the value of the Site and its setting and the wider landscape is defined as:

- Site and its Immediate Setting: **Negligible value**
- Wider Landscape Context: **High value**

Defining Landscape Sensitivity

4.22. Based upon the matrix table set out at Table 3 of the assessment methodology at **Appendix 2**, the overall sensitivity of the Site, its immediate setting, and the wider landscape context to the type of development proposed is defined as follows:

- Site and its Immediate Setting: **Low/Negligible to Negligible Sensitivity**
- Wider Landscape Context: **High Sensitivity**

5. VISUAL BASELINE

Overview

- 5.1. The visual baseline is identified through a process of desk study to generate a Zone of Theoretical Visibility (ZTV)/Visual Influence, and the extent of the visual envelope is then defined and tested through field assessment.
- 5.2. On the basis of the baseline assessment and field survey analysis, visual receptors are identified and classified as to their sensitivity to change. This will involve the identification of the visual receptors through:
 - Identification of the area in which the development may be visible (the visual envelope);
 - Identification of publicly accessible, representative, viewpoints where views will be affected and the nature of those views;
 - Identification of any recognised viewpoints (i.e. known viewpoints from a key landmark or local feature);
 - Identification of those views which can be considered characteristic of the landscape character area; and
 - Identification of the different groups of people who may experience views of the development.

Zone of Theoretical Visibility (ZTV) Analysis

- 5.3. A Zone of Theoretical Visibility analysis was undertaken using 3D digital terrain modelling software to ascertain the extent to which the Site is theoretically visible within landscape. The ZTV analysis is based on bare earth topographic data only, and does not consider the presence of existing built form and intervening vegetation structure that may affect the Site's visibility.
- 5.4. The process does not therefore give a true appreciation of the Site visibility but does provide a sound basis for the Site Assessment process, where the Zone of Theoretical Visibility can be tested as part of a robust assessment approach.
- 5.5. Further detail relating to the ZTV Analysis is included on Plan 20-5071 within **Appendix 1**.

Description of Representative Views

- 5.6. A number of representative views/viewpoints have been identified to illustrate the visual baseline and these are included within **Appendix 3**. The key views are intended to form representative views from publicly accessible locations, and while not exhaustive are considered to provide an accurate overview of the Site and its setting.
- 5.7. The Site assessment was undertaken on a clear day in February the weather conditions were good and visibility was good.
- 5.8. The following sections will describe the view from each visual receptor, which has been confirmed through the field assessment.

Viewpoint 1 – View from within Site facing north east

Grid Reference: SO 06703 90957

Distance from Site: N/A within Site

Nature of Receptor: Visitors to Site, Users of Public Footpath Mochdre 6/3

- 5.9. Viewpoint 1 is taken from within the western Site area and faces north-east towards the River Severn and the northern valley side. Viewpoint 1 illustrates the visual relationship between the Site and the wider landscape to the north-east with the steep topography on Site and limited vegetation structure within the Site affording clear views towards the wider valley landscape beyond.
- 5.10. Within the view, the undulating topography and predominantly rural landscape within the wider landscape to the north is clearly visible, with the large woodland parcels, noticeably Bryny-Pentre Wood to the west Aberhafesp village, also evident within the landscape.
- 5.11. The key receptors within the view are noted to be visitors to the Site and users of Public Footpath Mochdre 6/3. With regard to these receptors it is noted that the Site lies within private ownership of the client, with the only permitted access onto Site via the PRoW that traverses the southern Site area. Therefore visitors are likely to be aware of and/or in agreement with the proposed application and as such the sensitivity of these receptors is therefore considered to be **Negligible**.
- 5.12. With regard to the users of Public Footpath Mochdre 6/3 these are PRoW users and as such are likely to be traversing this route seeking enjoyment of the countryside and therefore are likely to have a greater appreciation for the wider landscape. While this is noted, PRoW users at this point are traversing an active industrial area and such the sensitivity is significantly reduced. The sensitivity of this receptor is therefore recorded as **Low**.

Viewpoint 2 – View from within Site facing north east

Grid Reference: SO 06694 90965

Distance from Site: N/A within Site

Nature of Receptor: Visitors to Site, Users of Public Footpath Mochdre 6/3

- 5.13. Viewpoint 2 is taken from within Site and illustrates the existing tiered structure of the Site as it slopes eastward. Within the view, the industrial character of the Site is reinforced with the engineered structure of the existing land on Site and industrial features within Site clearly visible to the left of the view, with the wider built feature with the eastern Site area obscured by the steeply sloping ground and earthworks on Site.
- 5.14. As within Viewpoint 1, the wider rural valley landscape to the north-east is clearly visible, with glimpsed views towards the River Severn evident at the valley base.
- 5.15. The key receptors within the view are noted to be visitors to the Site and users of Public Footpath Mochdre 6/3. With regard to these receptors it is noted that the Site lies within private ownership of the client, with the only permitted access onto Site via the PRoW that traverses the southern Site area. Therefore, visitors are likely to be aware of and/or in agreement with the proposed application and as such the sensitivity of these receptors is therefore considered to be **Negligible**.

- 5.16. With regard to the users of Public Footpath Mochdre 6/3 these are PRoW users and as such are likely to be traversing this route seeking enjoyment of the countryside and therefore are likely to have a greater appreciation for the wider landscape. While this is noted PRoW users at this point are traversing an active industrial area and such the sensitivity has been reduced. The sensitivity of this receptor is therefore recorded as **Low**.

Viewpoint 3 – View from within Site facing south west

Grid Reference: SO 06672 91007

Distance from Site: N/A within Site

Nature of Receptor: Visitors to Site

- 5.17. Viewpoint 3 is taken from within Site and faces south-west. As within Viewpoint 2, Viewpoint 3 illustrates the steeply sloping and tiered landscape structure within the western Site area with the existing access track along the Site's northern boundary visible to the right of the view.
- 5.18. The industrial character of the Site is once again evident within this view with the managed nature of the landform and glimpsed views of further industrial machinery and features within the view serving to emphasise this character within the landscape.
- 5.19. The key receptors within the view are noted to be visitors to the Site. With regard to these receptors it is noted that the Site lies within private ownership of the client, with the only permitted access onto Site via the PRoW that traverses the southern Site area. Therefore visitors are likely to be aware of and/or in agreement with the proposed application and as such the sensitivity of these receptors is therefore considered to be **Negligible**.

Viewpoint 4 – View from within Site on route of Public Right of Way

Grid Reference: SO 06825 90923

Distance from Site: N/A within Site

Nature of Receptor: Users of Public Footpath Mochdre 6/3 and Employees at the Construction/Recycle Site

- 5.20. Viewpoint 4 is taken from within the south-eastern Site area from the route of the Public Right of Way that passes through the Site. Within the view the industrial built form that lies within the eastern Site area is clearly visible with further machinery and industrial features reinforcing the industrial/former quarry landscape character.
- 5.21. To the centre of the view, the quarried face of the landscape that separates the eastern and western Site area, and which forms the existing Penstrowed Quarry geological SSSI designation is clearly visible within the view.
- 5.22. The key receptors within the view are noted to be the users of Public Footpath Mochdre 6/3 and the employees at the construction/recycle site. With regard to the users of Public Footpath Mochdre 6/3 these are PRoW users and as such are likely to be traversing this route seeking enjoyment of the countryside and therefore are likely to have a greater appreciation for the wider landscape. While this is noted, PRoW users in this location are traversing an active industrial area and such the sensitivity has been reduced. The sensitivity of this receptor is therefore recorded as **Low**.
- 5.23. With regard to the employees at the construction/recycle site, this existing business is within the private ownership of the client and as such it is considered that employees are likely to be

aware of and/or in agreement with the proposed application and as such the sensitivity of these receptors is therefore considered to be **Negligible**.

Viewpoint 5 – View from within Site facing west towards Site

Grid Reference: SO 06790 90967

Distance from Site: N/A within Site

Nature of Receptor: Employees at the Construction/Recycle Site

- 5.24. Viewpoint 5 is taken from within Site and illustrates the existing quarried landscape on Site with the existing aggregate at the forefront of the view, alongside the construction machinery visible within the view serving to reinforce the industrial character of the Site.
- 5.25. To the rear of the view the existing bund that divides the eastern and western Site area is clearly visible with the steep slope and rising earth effectively obscuring views towards the wider Site area to the west.
- 5.26. The key receptors within this view are considered to be the employees at the construction/recycle site. This existing business is within the private ownership of the client and as such it is considered that employees are likely to be aware of and/or in agreement with the proposed application and as such the sensitivity of these receptors is therefore considered to be **Negligible**.

Viewpoint 6 – View from Public Bridleway Mochdre 5/1 facing west

Grid Reference: SO 07410 91045

Distance from Site: Circa 285m

Nature of Receptor: Users of Public Bridleway Mochdre 5/1

- 5.27. Viewpoint 6 is taken from Public Bridleway Mochdre 5/1 on the flat land at the base of the Severn Valley and faces west towards the Site. The Site is clearly visible within the view with the tiered landscape within the western Site area and limited vegetation structure on Site, allowing for clear views onto Site from this point.
- 5.28. Within the view, the existing industrial features within Site and towards the Site access are also visible through gaps in the intervening vegetation structure, with the existing built form and shed structures on Site contrasting with the wider more rural landscape to the north and south.
- 5.29. The key receptors within this view are noted to be the users of Public Bridleway Mochdre 5/1. These are PRoW users and as such are likely to be traversing this route seeking enjoyment of the countryside and therefore are likely to have a greater appreciation for the wider landscape. While this is noted, the existing industrial character of the Site forms a key detracting feature within this view and as such the sensitivity of this receptor is therefore recorded as **Medium**.

Viewpoint 7 – View from existing Site access off A489 facing west towards Site

Grid Reference: SO 07154 91012

Distance from Site: Circa 10m

Nature of Receptor: Users of A489

- 5.30. Viewpoint 7 is taken from the A489 and illustrates the view towards the existing Site access off the A489. Within the view further industrial features and signage associated with the existing uses on Site are visible through gaps in the intervening vegetation structure, with construction

materials also clearly visible to the forefront of the view, once again emphasising the industrial character of the Site and its immediate landscape setting.

- 5.31. The key receptors within this view are considered to be users of the A489 road corridor. This is a primary road corridor that forms the main infrastructure route between Newtown and the wider landscape to the west. It is therefore considered that users will be travelling at high speeds and as such will have a reduced appreciation for the wider landscape. The sensitivity of this receptor has therefore been recorded as **Low**.

Viewpoint 8 – View from unnamed road corridor to the south of the Site facing north

Grid Reference: SO 06960 90838

Distance from Site: Circa 135m

Nature of Receptor: Users of unnamed road corridor

- 5.32. Viewpoint 8 is taken from the unnamed road corridor to the south of the Site and faces north. The Site is, for the most part, imperceptible within the view, with the only perceptible features within view being the existing industrial built form along the Site's southern boundary.
- 5.33. The steeply sloping character of the immediate landscape to the south of the Site is clearly visible within the view, obscuring views towards the wider Site area and landscape to the north despite the limited vegetation structure.
- 5.34. The key receptors within this view are noted to be the users of the unnamed road corridor. This is narrow rural road corridor and as such users are likely to be travelling at a reduced speed and as such will have a greater appreciation for the wider landscape. The sensitivity of this receptor has therefore been recorded as **Medium**.

Viewpoint 9 – View from Public Footpath Mochdre 6/3 facing east towards Site

Grid Reference: SO 06592 90968

Distance from Site: Circa 170m

Nature of Receptor: Users of Public Footpath Mochdre 6/3

- 5.35. Viewpoint 9 is taken from Public Footpath Mochdre 6/3 and faces east towards the Site. Within the view the Site is clearly visible with the western Site area visible to the forefront of the view. The existing tiered character of the landform on Site is also clearly visible alongside further industrial structure and debris, further emphasising the industrial character of the Site.
- 5.36. To the rear of the view the undulating topography of the wider landscape to the south of the Site and associated with the southern valley slopes of the River Severn is visible, with large woodland parcels evident to the south and in the wider landscape to the east, forming a characteristic feature within the wider landscape setting of the Site.
- 5.37. To the left of the view, beyond the existing agricultural landscape, the large urban centre of Newtown is visible within the landscape with the existing built form associated with this urban centre forming a significantly urbanising feature within the wider landscape to the east.
- 5.38. The key receptors within this view are considered to be the users of Public Footpath Mochdre 6/3. These are PRow users and as such are likely to be traversing this route seeking enjoyment of the countryside and therefore are likely to have a greater appreciation for the wider landscape. While this is noted, the existing industrial character of the Site forms a key

detracting feature within this view and as such the sensitivity of this receptor is recorded as **Medium**.

Viewpoint 10 – View from Public Footpath Mochdre 6/1 facing east towards the Site

Grid Reference: SO 06066 90938

Distance from Site: Circa 599m

Nature of Receptor: Users of Public Footpath Mochdre 6/1

- 5.39. Viewpoint 10 is taken from Public Footpath Mochdre 6/1 and faces east towards the Site. The Site is imperceptible within this view, obscured by the undulating topography within the wider landscape to the west. To the right of the view, glimpsed views towards the urban centre of Newtown are once again available within the view beyond the undulating topography at the base of the valley.
- 5.40. By contrast, the rural character of the landscape to the west of the Site is clearly visible within the forefront of the view with the undulating topography, rough grassland and vegetation structure within the view all forming characteristic features within the landscape.
- 5.41. The key receptors within the view are considered to be users of Public Footpath Mochdre 6/1. These are PRow users and as such are likely to be traversing this route seeking enjoyment of the countryside and therefore are likely to have a greater appreciation for the wider landscape. The sensitivity of this receptor is therefore recorded as **High**.

Viewpoint 11 – View from Public Footpath Mochdre 8/1 facing north east towards Site

Grid Reference: SO 06027 90415

Distance from Site: Circa 788m

Nature of Receptor: Users of Public Footpath Mochdre 8/1

- 5.42. Viewpoint 11 is taken from Public Footpath Mochdre 8/1 and faces north-east towards the Site. As within Viewpoint 10, the Site is imperceptible within this view, obscured by the undulating topography. Within the view, the rural character of the wider landscape is further reinforced with the woodland parcels, open pastoral landscape and undulating topography all demonstrating key characteristic features within the landscape.
- 5.43. The key receptors within this view are considered to be the users of Public Footpath Mochdre 8/1. These are PRow users and as such are likely to be traversing this route seeking enjoyment of the countryside and therefore are likely to have a greater appreciation for the wider landscape. The sensitivity of this receptor is therefore recorded as **High**.

Viewpoint 12 – View from unnamed road corridor adjacent to Belan Barns facing north east towards Site

Grid Reference: SO 05283 89989

Distance from Site: Circa 1.5km

Nature of Receptor: Users of unnamed road corridor

- 5.44. Viewpoint 12 is taken from the unnamed road corridor that provides access to Belan Barns and faces north-east towards the Site. The Site is once again imperceptible within the view with the undulating topography within the wider landscape to the west of the Site serving to contain the majority of views towards the wider landscape to the east.

- 5.45. As within Viewpoint 10 and 11, the wider rural landscape to the west of the Site is clearly visible within the view, with the landscape predominantly characterised by open pastoral farmland used for the grazing of sheep, with intermittent woodland parcels and post and wire fencing forming the only interrupting features.
- 5.46. The key receptors within this view are noted to be the users of the unnamed road corridor. This is a narrow rural road corridor and as such users are likely to be travelling at a reduced speed and have a greater appreciation for the wider landscape. The sensitivity of this receptor has therefore been recorded as **Medium**.

Viewpoint 13 – View from junction of Public Footpath Mochdre 12/3 and Public Footpath Mochdre 10/1 facing north towards Site.

Grid Reference: SO 06828 90405

Distance from Site: Circa 530m

Nature of Receptor: Users of Public Footpath Mochdre 12/3 and 10/1

- 5.47. Viewpoint 13 is taken from the point at which Public Footpath Mochdre 12/3 and Public Footpath Mochdre 10/1 intersect and faces north towards the Site. The Site is visible within the view albeit with the northern Site area largely obscured by the dense vegetation that bounds the Site to the south-west. Within the view, glimpsed views of the industrial machinery and built form within the Site are available through gaps in the existing vegetation structure.
- 5.48. To the right of the view, the undulating topography within the wider landscape to the north of the Site is clearly visible with the large woodland parcel at Bryn-y-pentre Wood further demonstrating the well treed character of the wider landscape, and the open pastoral fieldscape further adding to the rural quality of the view.
- 5.49. The key receptors within this view are noted to be the users of Public Footpath Mochdre 12/3 and 10/1. These are PRoW users and as such are likely to be traversing these routes seeking enjoyment of the countryside and therefore are considered likely to have a greater appreciation for the wider landscape. The sensitivity of these receptors has therefore been recorded as **High**.

Viewpoint 14 – View from B4568 facing south

Grid Reference: SO 06672 92546

Distance from Site: Circa 1.4km

Nature of Receptor: Users of B4568

- 5.50. Viewpoint 14 is taken from the B4568 and faces south towards the Site. Glimpsed views of the Site are available within the view albeit heavily filtered by the sloping topography and intervening vegetation structure that lies beyond the Site's northern boundary. Within the view, glimpsed views of the tiered structure within the Site's western area and further industrial features towards the Site's access off the A489 can also be seen through gaps in the existing vegetation, emphasising the existing industrial character of the Site and its immediate landscape setting.
- 5.51. Within the view, the steeply sloping and well treed character of the southern valley side is clearly visible with further, smaller woodland parcels evident on the lower ground towards the River Severn that divides the view. At the forefront of the view, further agricultural land is evident, further emphasising the rural quality of the landscape.

- 5.52. The key receptors within this view are noted to be the users of the B4568. While this is a B Road and as such is a key connection route, this is narrow road corridor in a rural setting and as such it is considered that users of this route will be travelling at a reduced speed and will therefore have a greater appreciation for the wider landscape. The sensitivity of this receptor has therefore been recorded as **Medium**.

Viewpoint 15 – View from Public Footpath Aberhafesp 73/2 on the southern edge of Bryn-y-pentre Wood

Grid Reference: SO 06608 92755

Distance from Site: Circa 1.6km

Nature of Receptor: Users of Public Footpath Aberhafesp 73/2

- 5.53. Viewpoint 15 is taken from Public Footpath Aberhafesp 73/2 adjacent to Bryn-y-pentre Wood and faces south towards the Site. Glimpsed views of the Site are available within this view, albeit filtered by the intervening vegetation structure associated with Bryn-y-pentre Wood and the woodland structure that lies to the north of the Site.
- 5.54. Within the view, the dense woodland structure upon, and well treed character of, the wider landscape to the south is clearly visible upon the rising slopes of the southern edge of the Severn Valley. Also within the view, the rural/agricultural quality of the wider landscape to the north, beyond the River Severn is also visible, with the flat valley base affording clear views to the south.
- 5.55. The key receptors within this view are noted to be the users of Public Footpath Aberhafesp 73/2. These are PRoW users and as such are likely to be traversing this route seeking enjoyment of the countryside and therefore are likely to have a greater appreciation for the wider landscape. The sensitivity of this receptor is therefore recorded as **High**.

Viewpoint 16 – View from Public Footpath Aberhafesp 79/1 facing south towards Site

Grid Reference: SO 06797 92633

Distance from Site: Circa 1.5km

Nature of Receptor: Users of Public Footpath Aberhafesp 79/1 and Residents at Aberhafesp

- 5.56. Viewpoint 16 is taken from Public Footpath Aberhafesp 79/1 and faces south towards the Site. The Site is clearly visible within the view, with the tiered landform on Site and existing industrial built form on Site visible on the sloping southern valley side and representing a contrasting feature to the wider rural landscape beyond.
- 5.57. To the forefront of the view residential built associated with Aberhafesp village lines the B4568 road corridor. Beyond this road corridor agricultural land of mixed use extends towards the River Severn which forms a dividing feature within the view and beyond which the land begins to steeply rise.
- 5.58. The key receptors within this view are noted to be the users of Public Footpath Aberhafesp 79/1 and residents at Aberhafesp village. With regard to the users of Public Footpath Aberhafesp 79/1 these are PRoW users and as such are likely to be traversing this route seeking enjoyment of the countryside and therefore are likely to have a greater appreciation for the wider landscape. While this is noted, the existing industrial character of the Site forms a key

detracting feature within this view and as such the sensitivity of this receptor is recorded as **Medium**.

- 5.59. With regard to the residents of those dwellings within Aberhafesp village, the limited vegetation structure within the valley floor and the steeply rising landscape to the south ensures that residents are afforded clear views towards the Site and the existing detracting features associated with its industrial character. The sensitivity of this receptor is therefore recorded as **Medium**.

Viewpoint 17 – View from junction of Public Bridleway Aberhafesp 77/6 and B4568 facing south

Grid Reference: SO 06870 92433

Distance from Site: Circa 1.3km

Nature of Receptor: Users of Public Bridleway Aberhafesp 77/6, Residents at Aberhafesp and Users of B4568

- 5.60. Viewpoint 17 is taken from the point at which Public Bridleway Aberhafesp 77/6 and B4568 intersect, and it faces south-west towards the Site. As within Viewpoint 16, the Site is once again visible within the view, with the industrial features, built form and tiered landform on Site all visible within the view.
- 5.61. The well treed character of the wider landscape setting of the Site is also visible within the view, with large woodland parcels forming a characteristic feature within the wider landscape to the south and west.
- 5.62. The key receptors within the view are noted to be the users of Public Bridleway Aberhafesp 77/6, residents at Aberhafesp village and users of the B4568. With regard to the users of Public Bridleway Aberhafesp 77/6, these are PRoW users and as such are likely to be traversing this route seeking enjoyment of the countryside and therefore are likely to have a greater appreciation for the wider landscape. While this is noted, the existing industrial character of the Site forms a key detracting feature within this view and as such the sensitivity of this receptor is therefore recorded as **Medium**.
- 5.63. With regard to the residents at Aberhafesp village, these have been previously assessed within the report and the sensitivity of this receptor was considered to be **Medium**.
- 5.64. With regard to the users of the B4568, these have been previously assessed within the report and the sensitivity of this receptor was considered to be **Medium**.

Viewpoint 18 – View from junction of Public Footpath Aberhafesp 109/1 and Aberhafesp 108/2 facing south west

Grid Reference: SO 07899 92453

Distance from Site: Circa 1.7km

Nature of Receptor: Users of Public Footpath Aberhafesp 109/1 and Aberhafesp 108/2

- 5.65. Viewpoint 18 is taken from the junction of Public Footpath Aberhafesp 109/1 and Aberhafesp 108/2 and faces south-west towards the Site. The Site is clearly visible within the view with the industrial features across the Site and tiered landform on Site both clearly visible due to the limited vegetation structure within the Site.

- 5.66. Within the view, the steeply sloping, well treed landscape of the wider valley side to south is also clearly visible, rising beyond the flat agricultural landscape within the valley floor and away from the River Severn, which intersects the landscape.
- 5.67. The key receptors within this view are noted to be the users of Public Footpath Aberhafesp 109/1 and Aberhafesp 108/2. These are PRoW users and as such are likely to be traversing these routes seeking enjoyment of the countryside and therefore are likely to have a greater appreciation for the wider landscape. While this is noted, the existing industrial character of the Site forms a key detracting feature within this view and as such the sensitivity of this receptor is therefore recorded as **Medium**

Viewpoint 19 – View from Public Footpath Aberhafesp 108/1 at existing entrance to Red House off B4568

Grid Reference: SO 07547 92065

Distance from Site: Circa 1.1km

Nature of Receptor: Users of Public Footpath Aberhafesp 108/1, Residents at Red House and Users of B4568

- 5.68. Viewpoint 19 is taken from Public Footpath Aberhafesp 108/1 at the existing entrance to Red House and faces south-west towards the Site. As within Viewpoint 18, the Site and the associated industrial features within Site are clearly visible within this view, with the limited vegetation structure within the Site allowing for clear views towards the Site from this location.
- 5.69. Once again the steeply rising slopes and well treed character of the wider landscape setting of the Site are clearly visible within the view, with the agricultural landscape to the forefront of the view and bounding the Site to the north and south further emphasising the rural quality of the landscape.
- 5.70. The key receptors within this view are noted to be the users of Public Footpath Aberhafesp 108/1, residents at Red House and the users of B4568. With regard to the users of Public Footpath Aberhafesp 108/1, these are PRoW users and as such are likely to be traversing this route seeking enjoyment of the countryside and therefore are likely to have a greater appreciation for the wider landscape. While this is noted, the existing industrial character of the Site forms a key detracting feature within this view and as such the sensitivity of this receptor is therefore recorded as **Medium**.
- 5.71. With regard to the residents at Red House, it is noted that due to the rising topography residents are currently afforded clear views towards the Site and the existing detracting features associated with the Site's industrial character. The sensitivity of this receptor is therefore recorded as **Medium**. With regard to the users of the B4568, these have been previously assessed within the report and the sensitivity of this receptor was considered to be **Medium**.

Viewpoint 20 – View from Public Footpath Aberhafesp 117/1 facing south towards Site

Grid Reference: SO 07178 92008

Distance from Site: Circa 971m

Nature of Receptor: Users of Public Footpath Aberhafesp 117/1

- 5.72. Viewpoint 20 is taken from Public Footpath Aberhafesp 117/1 and faces south towards the Site. The Site is clearly visible within the view, with the industrial features and tiered landscape on

Site clearly visible upon the rising slopes to the south and contrasting against the more rural landscape to the north and south.

- 5.73. Within the view the dense vegetation structure and well treed character of the wider landscape is clearly visible, with rural fieldscape at the forefront of the view, further emphasising the more rural quality and character of the wider landscape surrounding the Site.
- 5.74. The key receptors within this view are considered to be the users of Public Footpath Aberhafesp 117/1. These are PRow users and as such are likely to be traversing this route seeking enjoyment of the countryside and therefore are likely to have a greater appreciation for the wider landscape. While this is noted, the existing industrial character of the Site forms a key detracting feature within this view and as such the sensitivity of this receptor is therefore recorded as **Medium**.

Viewpoint 21 – View from A489 facing north west towards the Site

Grid Reference: SO 07179 90929

Distance from Site: Circa 285m

Nature of Receptor: Users of A489; Residents of Penstrowed Hall

- 5.75. Viewpoint 21 is taken from the A489 from which the Site takes its access, adjacent to Penstrowed Hall, and it faces north-west towards the Site. Within the view the Site is clearly visible with the existing industrial structures on Site and the tiered landform associated with the Site's former quarry use forming prominent features within the view.
- 5.76. Within the view the steeply rising landform associated with the southern valley slopes of the River Severn is also clearly visible with the land rising further to the north and sloping steeply away along the Site's southern boundary.
- 5.77. The key receptors within this view are noted to be users of the A489 road corridor and the residents of Penstrowed Hall, which fronts the public highway and looks towards the Site.
- 5.78. With regard to the users of the A489, this is a primary road corridor with users travelling at high speeds. As such it is considered that users are likely to have a reduced appreciation for the wider landscape. The sensitivity of this receptor is therefore recorded as **Low**.
- 5.79. With regard to the residents of Penstrowed Hall, this property is separated from the public highway by a tall hedgerow, which is likely to partially obscure ground floor views, although the property also possesses first and second storey windows on its frontage that are likely to afford clearer views of the Site given its elevated position. The sensitivity of this receptor is therefore recorded as **Medium**.

Viewpoint 22 – View from junction of unnamed road corridor within the A489, facing north-west

Grid Reference: SO 07341 90536

Distance from Site: Circa 588m

Nature of Receptor: Users of A489

- 5.80. Viewpoint 22 is taken from the A489 road corridor and faces north-west towards the Site. The Site is clearly visible within the view with the existing industrial built form on Site and the tiered landform within the western Site area both clearly visible within the view.
- 5.81. As within Viewpoint 21 the Site the steeply rising landform associated within the southern valley slopes of the River Severn is clearly visible within the view, rising further to the north beyond the Site boundary. Within the view the dense vegetation structure that adjoins the Site's south western boundary, and that lines the existing Site access is also visible, further emphasising the well treed character of the wider landscape.
- 5.82. The key receptors within this view are noted to be the users of the A489 road corridor. As noted above this is a primary road corridor with users likely to be travelling at high speeds with a reduced appreciation for the wider landscape. The sensitivity of this receptor is therefore recorded as **Low**.

Viewpoint 23 – View from A489 facing north-west towards the Site

Grid Reference: SO 07596 90316

Distance from Site: Circa 925m

Nature of Receptor: Users of A489 and Residents of dwelling off A489

- 5.83. Viewpoint 23 was taken from the A489 road corridor adjacent to an existing residential dwelling and faces north-west towards the Site. The Site is once again visible within this view with the existing industrial structures and tiered landform on Site clearly visible on the rising land to the centre of the view.
- 5.84. As with previous viewpoints the dense vegetation structure to the south west of the Site is visible within the view with gaps in this vegetation structure along the Site's southern boundary allowing for clear views onto Site from this point.
- 5.85. The key receptors within this view have been identified as the users of the A489 road corridor and those existing residents off the A489. With regard to the users of the A489 road corridor these have been previously assessed within this report and are therefore considered to be of **Low** sensitivity.
- 5.86. With regard to residents of the dwelling off the A489, these are currently afforded clear views towards the Site from both upper and lower storey windows. The sensitivity of this receptor is therefore recorded as **Medium**.

Viewpoint 24 – View from Llanidloes Road facing west towards Site

Grid Reference: SO 09022 90476

Distance from Site: Circa 2.1km

Nature of Receptor: Users Llanidloes Road

- 5.87. Viewpoint 24 is taken from Llanidloes Road on the western edge of Newtown and faces west towards the Site. The Site is once again clearly visible within the view seen on the rising slopes associated with the southern edge of the River Severn.
- 5.88. As within previous viewpoints the steeply rising landscape to the north and west of the Site is clearly visible with the undulating topography of the wider landscape clearly visible throughout the view. Within the view the dense vegetation structure and woodland parcels on this land are clearly visible, reaffirming the well treed and rural character of the wider landscape.
- 5.89. The key receptors within this view are noted to be the users of Llanidloes Road. This is a primary road corridor, connecting Newtown with the A489. While this is noted this road corridor lies within the built up area associated with Newtown and as such users are likely to be travelling at a reduced speed. The sensitivity of this receptor is therefore recorded as **Medium**.

Viewpoint 25 – View from the Newtown Bypass facing west towards Site

Grid Reference: SO 09168 89878

Distance from Site: Circa 2.5km

Nature of Receptor: Users of Newtown Bypass

- 5.90. Viewpoint 25 is taken from the Newtown Bypass (A489) to the south of Newtown and faces west towards the Site. The Site is clearly visible within the view with the tiered landform within the western Site area set back visible adjacent to the dense vegetation structure that bounds the south western Site area.
- 5.91. While it is noted that views towards the Site are partially obscured by the existing vegetation to the north of the road corridor, clear views towards the Site are visible from this road corridor including those existing industrial built features on the rising land within which the Site is set.
- 5.92. To the left of the view, glimpsed views of the existing caravan structures associated with the Glandulas Holiday Park are available, setting a precedent for tourism development within the wider landscape setting of the Site. To the right of the view, glimpsed views of industrial features associated with the urban centre of Newtown are also visible.
- 5.93. The key receptors within this view are noted to be the users of the Newton Bypass. This is a primary road corridor with users travelling at high speeds with a reduced appreciation for the wider landscape. The sensitivity of this receptor is therefore recorded as **Low**.

Viewpoint 26 – View from Newtown Bypass facing west towards Site

Grid Reference: SO 09835 89876

Distance from Site: Circa 3km

Nature of Receptor: Users of Newton Bypass

- 5.94. Viewpoint 26 is also taken from the Newtown Bypass. Clear views towards the Site are available within the view with the Site situated on the rising land associated with the southern valley

slopes of the River Severn. The existing industrial structures and excavated land associated with the Site's former quarry use are clearly visible within the view.

- 5.95. To the forefront of the view the industrial built form associated with the western edge of Newtown is also visible, detracting from the more rural quality of the wider landscape to the west.
- 5.96. The key receptors within the view are noted to be the users of the Newtown Bypass. As noted within Viewpoint 25, this is a high-speed road corridor with users likely to be focussed on the road with a reduced appreciation for the wider landscape. The sensitivity of this receptor is therefore recorded as **Low**.

Summary of Visual Environment

- 5.97. With regard to the visual environment, it is clear that the dense vegetation and undulating topography to the south and west of the Site both serve to largely contain views towards the Site from these directions. The most prominent views towards the site therefore are from the north and east, with the steeply rising topography on site and along the southern valley slopes allowing for clear views towards the Site from the north. The existing vegetation within and to the site boundaries does provide a degree of vegetation cover, however, albeit with the less vegetated Site area clearly visible within views from these locations.

6. THE PROPOSALS

Overview

- 6.1. The proposals comprise the demolition and replacement of the existing commercial and industrial built features on the Site with a new luxury holiday park development of approximately 94 holiday lodges, a reception area and shop and one lodge for manager's accommodation, alongside associated landscape planting, attenuation ponds and other infrastructure.
- 6.2. A copy of the layout plan for the proposed development (Ref. GG/MP1/1.4) is reproduced at **Appendix 1**.

Design Development

- 6.3. Due to the Site's sensitive location on the southern slope of the valley of the River Severn and the location of the Penstrowed Quarry geological SSSI within the Site's development boundary, key consideration has been given as to layout of the Site, and the proposed design and mitigation measures.
- 6.4. Following the initial baseline assessment of the Site a Constraints and Opportunities Plan (20-5085) was prepared to help further inform the proposed layout and identify key areas and options for mitigation across the Site. A copy of this plan has been provided within **Appendix 1** for ease of reference.
- 6.5. The following features have therefore been incorporated into the design to both address those Site constraints and help integrate the development into the surrounding landscape.
- 6.6. The existing vegetation on Site and to the Site boundaries has been retained so as to help mitigate views towards the Site from the north and east, with these boundaries also proposed to be further enhanced to strengthen this degree of containment and soften views. This includes a new belt of woodland on the eastern boundary, connecting two areas of existing tall vegetation and filtering views from the east.
- 6.7. Lodges have been set back from the eastern boundary of the Site, with a recreation area created against the Site boundary to reduce exposure of the scheme to the wider landscape.
- 6.8. The existing access routes onto and across the Site have been preserved to limit the proposed groundworks on Site and to utilise the existing topography and infrastructure.
- 6.9. Additional planting has been proposed along the northern/eastern edges of the proposed tiers, at the top of rock faces, to help filter and contain views towards the proposed lodges from the wider landscape to the north and east, principally from the wider valley landscape to the north.
- 6.10. A new pond area is proposed within the northern Site area on the lower ground to help manage storm water runoff and provide an attenuation feature on Site.
- 6.11. Finally the proposals will remove the existing large scale industrial built features on Site and replace them with smaller scale holiday lodges of muted environmental colours, removing those detracting features on Site and replacing them with a new sensitive and considered development.

Mitigation Measures

- 6.12. In order to ensure that the proposals can be successfully integrated into this setting, and following the assessment of the Site, its setting and the wider landscape context, a number of design principles and mitigation measures have been identified. These include:
- The retention and enhancement of the existing boundary vegetation, where appropriate, in order to ensure that the degree of visual containment afforded to the Site is both preserved and enhanced;
 - The provision of new tree and hedgerow planting throughout the Site to soften views towards the development and help integrate the proposals into the surrounding environment, with planting to be specifically focussed on northern/eastern edges of proposed tiers to soften views towards the Site from the wider landscape to the north and east;
 - Use of existing engineered landform within Site to minimise requirement for extensive earthworks;
 - Additional boundary planting proposed along the Site's southern boundary alongside enhancements to the existing PRoW that traverses the Site to create a stronger connection with the wider PRoW network;
 - Promotion of the use of locally native plant species, where appropriate, to ensure that the proposals are in keeping with the character of the Site, its setting and wider landscape context; and
 - Use of muted environmental colours and timber for lodges to help integrate the proposals into the surrounding landscape and limit the impact of the proposed development within views from the wider landscape to the north .
- 6.13. The mitigation measures outlined above will ensure that the proposals relate positively to the character of the Site and its setting, and do not appear incongruous when viewed from the surrounding landscape/visual context.

Summary

- 6.14. It is considered that these proposals provide a robust and appropriate development within the context of the existing Site area at Penstrowed Quarry.
- 6.15. The sensitive and considered development approach which seeks to provide a high-quality holiday park development has sought, where possible, to address the identified Site constraints and to minimise the impact of the proposals upon the surrounding landscape. Therefore, while a change to that which exists at present, it is considered that the proposed mitigation measures will be able to ensure that the proposals can be accommodated within this setting without resulting in significant long-term detriment to the local landscape character, visual environment and wider landscape, especially given the current use of the Site.

7. ASSESSMENT OF EFFECTS – LANDSCAPE CHARACTER

Overview

- 7.1. This section will consider the likely implications of the proposed development upon the receiving landscape and the identified landscape receptors, which have informed the proposed mitigation measures as identified above.

Principal Receptors

Site Level

- Existing commercial/industrial character of the Site and its immediate setting;
- Site's relationship with the wider valley landscape to the north;
- Site's relationship with the wider landscape valley landscape to the south; and
- Site's relationship with the A489 and unnamed road corridor to the south.

National Level

- NLCA Character Area 19 – Severn Valley
- NLCA 20 – Radnorshire Hills.

Site/Local Level Receptors

Existing commercial/industrial character of the Site and its immediate setting

- 7.2. It is clear that the development of the Site will introduce a degree of change to that which exists at present, replacing the existing industrial features on Site with a new holiday park development alongside associated landscape planting and infrastructure.
- 7.3. It is considered that this change will likely improve rather than diminish the quality of the landscape, removing those detracting features associated with the Site's existing commercial/industrial use and replacing them with a sensitive and considered development. In addition, the proposed mitigation measures seek to not only utilise the existing landform on Site, but also to enhance the degree of vegetation cover and planting across the Site to ensure that while this constitutes change, this change can be accommodated within the landscape.

Site's relationship with the wider valley landscape to the north

- 7.4. As identified above, the Site lies within the southern valley slopes of the River Severn, with the limited vegetation cover on Site allowing for a strong visual relationship between the Site and the wider valley landscape to the north. While the proposed development is likely to alter the character of the Site within these views, it is considered that the proposed development will not result in a significant adverse impact.
- 7.5. While the proposals will result in a change, views towards the Site from the northern valley slopes currently look out towards the existing commercial/industrial features on Site, with the limited vegetation across the Site allowing for clear views towards these detracting features. It is therefore considered that the proposals will improve rather than detract from the quality of the landscape, enhancing the visual relationship between the Site and wider valley to the north.

Site's relationship with the wider landscape valley landscape to the south and west

- 7.6. The Site lies within the southern valley slopes of the River Severn and is bound to the north and south by the undulating landform within associated with the wider landscape at this point. By contrast to the strong visual relationship between the Site and the wider valley landscape to the north, while some views are available towards the landscape to the south, the majority of the wider landscape to the south and west is obscured by the dense vegetation structure that lines the Site boundaries and the undulating topography.
- 7.7. To the south and west therefore the Site is relatively well contained. Therefore, while the proposed development will result in a degree of change to that which exists at present, it is considered that this change can be accommodated within this context without significant adverse impact.

Site's relationship with the A489 and unnamed road corridor to the south

- 7.8. With regard to the Site's relationship with the A489, it is clear that the proposed development will introduce a degree of change along this road corridor, widening the existing access road and formalising the entrance to the Site from this road corridor.
- 7.9. While this will introduce a potentially significant degree of impact, the existing access associated with the Site and the unnamed road corridor to the south of the Site already forms a characterising feature along this road corridor, with signage and industrial features associated with the Site's current use also forming characterising features along the road corridor. It is therefore considered that while a change, this change will not appear incongruous within the view, with the proposed formalising of this existing access likely to improve rather than diminish the quality of the road corridor.

Wider Landscape Context

- 7.10. As previously stated, the wider landscape surrounding the Site is of a far more rural character, with the exception of the wider landscape towards the urban centre of Newtown to the east.
- 7.11. The character of the wider landscape is defined by those landscape features and characteristics identified within the published character assessments. The key landscape types and character areas identified within the National/Regional Level assessment are considered typical of the wider landscape setting, and these are identified as the principal landscape receptors within the Site's wider landscape setting.
- 7.12. For reference, the principal landscape features/receptors associated with the wider landscape context are identified as:

National Level

- NLCA 19 – Severn Valley
 - NLCA 20 – Radnorshire Hills.
- 7.13. As identified above, the Site occupies the site of the former Penstrowed Quarry, and at present comprises an existing industrial business with industrial built form and the engineered landscape of the former quarry both forming key features within the Site's immediate landscape.

- 7.14. With regard to the effect of the proposals upon the wider landscape to the north and east, views towards the Site are already experienced within the existing context of the industrial structures and degraded quality of the landscape that presently exists on Site. Therefore, while the proposals will introduce degree of change within this context, it is considered that the proposals will likely improve rather than diminish the quality of the landscape. The removal of the existing industrial built form on Site and its replacement with a sensitive and considered development alongside additional landscape planting throughout the Site will likely enhance the quality of landscape within views from the north, and as such can be accommodated within this setting.
- 7.15. With regard to the wider landscape to the south and east the degree of vegetation cover afforded to the Site, alongside the undulating topography that characterised the wider landscape to the south and west of the Site ensures that the Site will, for the most part, be imperceptible. It is therefore considered that the only impacts will appear highly localised, within the Site's immediate landscape which, as assessed above, while a change, will likely improve rather than diminish the quality of the landscape, and as such can be accommodated within this setting.

Summary of Landscape Appraisal

- 7.16. Having considered the effect of the proposals upon each of the identified receptors that define the Site and it's immediate setting, the impact of the proposals is considered to be as follows:
- 7.17. It is considered that the proposals will constitute a change of High magnitude acting upon a Low/Negligible to Negligible sensitivity receptor. This will result in a **beneficial effect of Moderate to Moderate/Minor significance**. This is not considered significant.
- 7.18. In terms of the effect of the proposals upon the wider landscape context, the impact of the proposals is considered to be as follows:
- 7.19. It is considered that the proposals will result in a change of Low/Medium magnitude, acting upon a High sensitivity receptor. This will result in a **beneficial effect of Major/Moderate to Moderate significance**.

8. ASSESSMENT OF EFFECTS – VISUAL IMPACT

Overview

- 8.1. This section will assess the anticipated effects of the proposed development upon the visual receptors identified in Section 5 above.
- 8.2. For each viewpoint/receptor an assessment will be made of the anticipated magnitude of change upon the current visual amenity of the receptor. This will then be combined with the sensitivity of each receptor to determine the overall significance of the anticipated impact as set out in the methodology in **Appendix 2**.

Visual Assessment

Viewpoint 1 – View from within Site facing north east

Grid Reference: SO 06703 90957

Nature of Receptor: Visitors to Site, Users of Public Footpath Mochdre 6/3

- 8.3. Viewpoint 1 is taken from within the Site and faces north-east across the Site towards the wider valley landscape to the north. The existing built form and industrial features on Site are clearly visible within the view on the lower slopes, with the open and quarried character of the Site also perceptible at the forefront of the view.
- 8.4. While it is clear the proposed development will result in a degree of change to that which exists at present, this will likely result in a positive rather than detrimental change. The proposals will introduce new features onto the Site these will replace the existing brightly coloured and industrial built form, introducing more sensitively designed features in muted naturalistic colours, alongside substantial landscape planting. While a change to what exists at present therefore, it is considered that this change will enhance rather than diminish the character of the Site within this view.
- 8.5. Assessed Sensitivity of Receptor:
 - Visitors to Site – Negligible
 - Users of Public Footpath Mochdre 6/3 – Low
- 8.6. Assessed Magnitude of Change: High
- 8.7. Assessed Significance of Effect:
 - Visitors to Site - **Moderate/Minor**
 - Users of Public Footpath Mochdre 6/3 - **Moderate**

Viewpoint 2 – View from within Site facing north-east

Grid Reference: SO 06694 90965

Nature of Receptor: Visitors to Site, Users of Public Footpath Mochdre 6/3

- 8.8. As within Viewpoint 1, Viewpoint 2 is taken from within Site and faces north-east towards the wider valley landscape. Viewpoint 2 also illustrates the existing industrial character of the Site, with clear views of the engineered topography on Site clearly visible within the view alongside some of the existing industrial built form on Site.

- 8.9. As noted within Viewpoint 1, while it is clear that the proposed development will introduce a potentially significant degree of change within the view, this change is likely to improve rather than diminish the existing character of the Site. The sensitive and considered nature of the proposals, alongside the proposed landscape planting and mitigation measures will therefore replace the existing industrial character on Site with a new development and planting softening views into and out of the Site.
- 8.10. Assessed Sensitivity of Receptor:
- Visitors to Site – Negligible
 - Users of Public Footpath Mochdre 6/3 – Low
- 8.11. Assessed Magnitude of Change: High
- 8.12. Assessed Significance of Effect:
- Visitors to Site – **Moderate/Minor**
 - Users of Public Footpath Mochdre 6/3 – **Moderate**

Viewpoint 3 – View from within Site facing south-west

Grid Reference: SO 06672 91007

Nature of Receptor: Visitors to Site

- 8.13. As within those previous viewpoints, Viewpoint 3 is taken from within Site and clearly demonstrates the industrial and engineered character of the Site and former Penstrowed Quarry. Therefore, while it the proposals will introduce a potentially significant degree of change within this view this is considered likely to result in a positive rather than detrimental change.
- 8.14. While the proposals will introduce new built features within the view the proposed mitigation measures, alongside the proposed landscape planting across the Site will ensure that while a change the proposals will likely improve rather than diminish the quality and character of the Site.
- 8.15. Assessed Sensitivity of Receptor: Negligible
- 8.16. Assessed Magnitude of Change: High
- 8.17. Assessed Significance of Effect: **Moderate/Minor**

Viewpoint 4 – View from within Site on route of Public Right of Way

Grid Reference: SO 06825 90923

Nature of Receptor: Users of Public Footpath Mochdre 6/3 and Employees at the Construction/Recycle Site

- 8.18. Viewpoint 4 is taken from within Site along the route of the existing Public Right of Way that lies within the Site. The view illustrates the industrial character of the Site at present which machinery and large-scale industrial structures and features characterising the majority of the view, alongside the steep and engineered topography of the Site and former quarry.

8.19. Therefore, while it is clear that the proposals will introduce a degree of change to that which exists at present on Site, it is considered that this change will improve rather than diminish the quality of the view.

8.20. The removal of the existing industrial features on Site and their replacement with a new holiday park development alongside associated landscaping will therefore formalise and soften the view from this route, removing those detracting features on Site and replacing them with a new sensitively designed holiday park development. While the proposals will introduce new built features within this view it is considered that the proposed mitigation measures and use of muted environmental colours will ensure that while a change these features can be accommodated within this setting.

8.21. Assessed Sensitivity of Receptor:

- Users of Public Footpath Mochdre 6/3 – Low
- Employees at the Construction/Recycle Site – Negligible

8.22. Assessed Magnitude of Change: High

8.23. Assessed Significance of Effect:

- Users of Public Footpath Mochdre 6/3 – **Moderate**
- Employees at the Construction/Recycle Site – **Moderate/Minor**

Viewpoint 5 – View from within Site facing west towards Site

Grid Reference: SO 06790 90967

Nature of Receptor: Employees at the Construction/Recycle Site

8.24. Viewpoint 5 is taken from within the Site and faces west from the route of the existing access road, illustrating the existing industrial character of the Site and the tiered topography on Site.

8.25. While it is noted that the proposals will introduce a degree of change within the view, it is considered that this change will improve rather than diminish the quality of the view. The removal of the industrial features and machinery from within the Site the introduction of a new formalised access road, and the landscape planting across the Site will serve to soften views from this location introduce new green features within the view. While some of the proposed lodges and built structures may appear visible within the view it is considered that the proposed mitigation measures and in particular the landscape planting across the Site will serve to ensure that these can be accommodated within this view.

8.26. Assessed Sensitivity of Receptor: Negligible

8.27. Assessed Magnitude of Change: High

8.28. Assessed Significance of Effect: **Moderate/Minor**

Viewpoint 6 – View from Public Bridleway Mochdre 5/1 facing west

Grid Reference: SO 07410 91045

Nature of Receptor: Users of Public Bridleway Mochdre 5/1

- 8.29. Viewpoint 6 is taken from Public Bridleway Mochdre 5/1 and illustrates the view towards the Site from the base of the valley close to the River Severn and the availability of views from this location. Clear views towards the Site are available within this view, with the rising valley landscape to the south and the engineered topography of the former quarried landscape on Site clearly visible within the view. In addition those industrial structures associated with the Site's current use are also visible within the view above the existing vegetation that lies on the sloping ground to the north of the Site.
- 8.30. While it is noted therefore that the proposals will introduce a degree of change within the view it is considered that this will likely result in a beneficial change, replacing the existing industrial features on Site with a new sensitively designed holiday park development alongside associated landscape planting, thereby softening views towards the Site from this location.
- 8.31. Assessed Sensitivity of Receptor: Medium
- 8.32. Assessed Magnitude of Change: Medium
- 8.33. Assessed Significance of Effect: **Moderate**

Viewpoint 7 – View from existing Site access off A489 facing west towards Site

Grid Reference: SO 07154 91012

Nature of Receptor: Users of A489

- 8.34. Viewpoint 7 is taken from the existing Site access off the A489 and faces west towards the Site illustrating the existing character of the Site entrance and the degree of containment afforded to the wider Site area by the steeply sloping topography and vegetation structure to the north of the Site.
- 8.35. It is clear that the proposals will introduce a degree of change within the view, opening up the existing Site entrance and formalising this route onto Site. While this could result in a potentially significant degree of change, widening the existing Site entrance and introducing a new, more formal entrance to Site, alongside associated planting, is likely to improve rather than diminish the quality of the view.
- 8.36. Assessed Sensitivity of Receptor: Low
- 8.37. Assessed Magnitude of Change: Medium
- 8.38. Assessed Significance of Effect: **Moderate/Minor**

Viewpoint 8 – View from unnamed road corridor to the south of the Site facing north

Grid Reference: SO 06960 90838

Nature of Receptor: Users of unnamed road corridor

- 8.39. Viewpoint 8 is taken from the unnamed road corridor that lies to the south of the Site and faces north towards the Site. This view demonstrates the degree of containment afforded to the Site

by the steeply sloping topography that bounds the Site to the south. Within the view the Site is barely perceptible, with only glimpsed views towards some of the existing industrial structures on Site visible within the view.

- 8.40. While it is noted that the proposed development will introduce a degree of change to that which exists at present, it is also considered that this is likely to be a positive rather than detrimental change. The proposals will remove the existing industrial structures on Site, replacing them with new lower level features in muted, naturalistic colours, alongside additional landscape planting across Site and to the Site. It is therefore considered that while the proposal may result in a change within this view, it is likely that this change will be positive, resulting from the removal on the existing industrial built structures and the addition of new landscape planting.
- 8.41. Assessed Sensitivity of Receptor: Medium
- 8.42. Assessed Magnitude of Change: Low
- 8.43. Assessed Significance of Effect: **Moderate/Minor**

Viewpoint 9 – View from Public Footpath Mochdre 6/3 facing east towards Site

Grid Reference: SO 06592 90968

Nature of Receptor: Users of Public Footpath Mochdre 6/3

- 8.44. Viewpoint 9 is taken from Public Footpath Mochdre 6/3, which lies on the sloping land to the west of the Site. The view faces east and demonstrates the existing industrial character of the Site and clear views across the Site from the rising land to the west. Existing debris and industrial structures associated with the Site's current use are clearly visible within the view, detracting from the rural quality of the view.
- 8.45. While it is clear that the proposed development will result in a degree of change within the view, it is clear that this change will likely be of a positive, beneficial nature, replacing the existing industrial debris and built form on Site with a new, sensitively designed holiday park alongside associated landscape planting.
- 8.46. Assessed Sensitivity of Receptor: Medium
- 8.47. Assessed Magnitude of Change: High
- 8.48. Assessed Significance of Effect: **Major/Moderate**

Viewpoint 10 – View from Public Footpath Mochdre 6/1 facing east towards the Site

Grid Reference: SO 06066 90938

Nature of Receptor: Users of Public Footpath Mochdre 6/1

- 8.49. Viewpoint 10 is taken from Public Footpath Mochdre 6/1 which lies to the west of the Site and illustrates the degree of containment afforded to the Site by the sloping topography and intervening vegetation structure within the wider landscape to the east. The Site is imperceptible within the view obscured by these features.

- 8.50. In addition, this view was taken during winter months and as such it is considered likely that during summer months, when leaf cover is fullest, this degree of containment will be further enhanced, further obscuring views towards the Site from this point.
- 8.51. Assessed Sensitivity of Receptor: High
- 8.52. Assessed Magnitude of Change: No Change
- 8.53. Assessed Significance of Effect: **None**

Viewpoint 11 – View from Public Footpath Mochdre 8/1 facing north-east towards Site

Grid Reference: SO 06027 90415

Nature of Receptor: Users of Public Footpath Mochdre 8/1

- 8.54. Viewpoint 11 is taken from Public Footpath Mochdre 8/1 and faces north-east towards the Site. The Site is imperceptible within the view, obscured by the undulating topography and intervening vegetation within the wider landscape to the north east.
- 8.55. As noted within Viewpoint 10, these views were undertaken in winter months and as such the degree of containment afforded to the Site is likely to appear enhanced in summer months when leaf cover is fullest, further restricting views towards the Site from this location.
- 8.56. Assessed Sensitivity of Receptor: High
- 8.57. Assessed Magnitude of Change: No Change
- 8.58. Assessed Significance of Effect: **None**

Viewpoint 12 – View from unnamed road corridor adjacent to Belan Barns facing north-east towards Site

Grid Reference: SO 05283 89989

Nature of Receptor: Users of unnamed road corridor

- 8.59. Viewpoint 12 is taken from the unnamed road corridor adjacent to Belan Barns and demonstrates the degree of containment afforded to the Site by the existing vegetation structure and undulating topography within the wider landscape to the north-east. The Site is imperceptible within this view.
- 8.60. In addition it is noted that in summer months, when leaf cover is fullest, the degree of containment afforded to the Site will be further enhanced, limiting views towards the Site from this location.
- 8.61. Assessed Sensitivity of Receptor: Medium
- 8.62. Assessed Magnitude of Change: No Change
- 8.63. Assessed Significance of Effect: **None**

Viewpoint 13 – View from junction of Public Footpath Mochdre 12/3 and Public Footpath Mochdre 10/1 facing north towards Site.

Grid Reference: SO 06828 90405

Nature of Receptor: Users of Public Footpath Mochdre 12/3 and 10/1

- 8.64. Viewpoint 13 is taken from the junction of Public Footpath Mochdre 12/3 and Public Footpath Mochdre 10/1 and illustrates the view towards the Site from the rising land to the south. Within the view the Site is visible, albeit filtered by the dense vegetation and sloping topography that characterises the Site's southern boundary. Glimpsed views towards the existing industrial built form and machinery on Site are clearly visible through gaps in the existing vegetation along this boundary, with clear views towards the wider valley landscape to the north also available.
- 8.65. While it is noted that the proposals will introduce a degree of change within the view, with the removal and replacement of the existing industrial built form and features on Site with a new holiday park development alongside associated landscape planting, it is considered that this will improve rather than diminish the quality of the view. The industrial features will be removed, to be replaced by new, smaller scale features in muted naturalistic colours. In addition the proposed landscape planting across the Site will also further help to enhance and integrate the Site within this view, reinforcing the well treed character of the surrounding landscape and greening the current industrial landscape.
- 8.66. Assessed Sensitivity of Receptor: High
- 8.67. Assessed Magnitude of Change: Low
- 8.68. Assessed Significance of Effect: **Moderate**

Viewpoint 14 – View from B4568 facing south

Grid Reference: SO 06672 92546

Nature of Receptor: Users of B4568

- 8.69. Viewpoint 14 is taken from the B4568 road corridor and faces south towards the Site, illustrating the degree of containment afforded to the Site by the rising valley slopes and the intervening vegetation within the wider landscape to the north of the Site. Glimpsed views towards the Site are available within this view, albeit heavily filtered by the intervening vegetation, with only partial views towards the existing industrial structures on Site visible above the treeline.
- 8.70. Therefore while the proposals will likely introduce a degree of change within the view with the removal of these features it is likely to be of a beneficial nature. The proposals, which seek to remove and replace the industrial structures on Site with a new holiday park alongside associated landscape planting will likely improve rather than diminish the view from this location. The introduction of additional landscape planting across the Site will help to further integrate the proposal, reinforcing the well 'treed' character of the surrounding landscape and helping to further soften views towards the Site from the wider landscape to the north.
- 8.71. Assessed Sensitivity of Receptor: Medium
- 8.72. Assessed Magnitude of Change: Low

8.73. Assessed Significance of Effect: **Moderate/Minor**

Viewpoint 15 – View from Public Footpath Aberhafesp 73/2 on the southern edge of Bryn-y-pentre Wood

Grid Reference: SO 06608 92755

Nature of Receptor: Users of Public Footpath Aberhafesp 73/2

8.74. Viewpoint 15 was taken from Public Footpath Aberhafesp 73/2 on the southern edge of Bryn-y-pentre Wood and illustrates the degree of containment afforded to the Site by the existing vegetation and sloping topography to the north of the Site. While glimpsed views towards the Site are available within this view, as within Viewpoint 14 these are heavily filtered by way of the intervening vegetation structure and sloping valley landscape.

8.75. Therefore while it is noted that the introduction of the proposals may result in a degree of change to that which exists at present, it is considered that this will be a minor change within the view with the introduction of the new landscape planting and holiday lodges and the removal of the existing industrial built form on Site likely to be a barely perceptible change. In addition, it is also noted that in winter months the degree of containment afforded to the Site by the existing vegetation structure will be further enhanced.

8.76. Assessed Sensitivity of Receptor: High

8.77. Assessed Magnitude of Change: Low

8.78. Assessed Significance of Effect: **Moderate**

Viewpoint 16 – View from Public Footpath Aberhafesp 79/1 facing south towards Site

Grid Reference: SO 06797 92633

Nature of Receptor: Users of Public Footpath Aberhafesp 79/1 and Residents at Aberhafesp

8.79. Viewpoint 16 is taken from Public Footpath Aberhafesp 79/1 facing south towards Site and illustrates the degree of visibility towards the Site from the rising valley landscape to the north. The Site is clearly visible within the view, with the existing industrial built form and tiered landscape on Site visible on the rising slope to the south. It is therefore likely that the proposed development will introduce a degree of change within the view.

8.80. It is considered, however, that the nature of the proposals is such that this change will likely improve rather than diminish the quality of the view from this point. The existing industrial character of the Site at present forms a detracting feature within the view. The proposals seek to remove and replace the existing industrial built form on Site with a new holiday park development alongside associated landscape planting across the Site, and they will improve the quality of the view, softening views towards the Site and reinforcing the well treed character of the surrounding landscape through the proposed mitigation measures.

8.81. Assessed Sensitivity of Receptor:

- Users of Public Footpath Aberhafesp 79/1 – Medium
- Residents at Aberhafesp – Medium

8.82. Assessed Magnitude of Change: Medium

8.83. Assessed Significance of Effect:

- Users of Public Footpath Aberhafesp 79/1 – **Moderate**
- Residents at Aberhafesp – **Moderate**

Viewpoint 17 – View from junction of Public Bridleway Aberhafesp 77/6 and B4568 facing south

Grid Reference: SO 06870 92433

Nature of Receptor: Users of Public Bridleway Aberhafesp 77/6, Residents at Aberhafesp and Users of B4568

8.84. Viewpoint 17 is taken from the B4568 road corridor that lies to the north of the Site and faces south, illustrating the availability of views towards the wider landscape to the north of the Site. The Site is visible within the view, albeit filtered to some extent by way of the intervening vegetation that lies along the southern valley slopes of the River Severn.

8.85. It is clear that the proposals will introduce a degree of change within the view, introducing new built features into the rising land to the south. While this is noted however, the Site, and the existing industrial built features on Site already present a detracting feature within the view, with industrial built form visible on the exposed land associated with the former Penstrowed Quarry. It is therefore considered that while the proposals will introduce new built features, the removal and replacement of the existing industrial structures on Site, in addition to the proposed landscape planting across the Site and additional mitigation measures, will serve to ensure that while a change this change will likely improve rather than diminish the quality of the view from this location.

8.86. Assessed Sensitivity of Receptor:

- Users of Public Bridleway Aberhafesp 77/6 - Medium
- Residents at Aberhafesp – Medium
- Users of B4568 – Medium

8.87. Assessed Magnitude of Change: Moderate

8.88. Assessed Significance of Effect:

- Users of Public Bridleway Aberhafesp 77/6 – **Moderate**
- Residents at Aberhafesp – **Moderate**
- Users of B4568 – **Moderate**

Viewpoint 18 – View from junction of Public Footpath Aberhafesp 109/1 and Aberhafesp 108/2 facing south west

Grid Reference: SO 07899 92453

Nature of Receptor: Users of Public Footpath Aberhafesp 109/1 and Aberhafesp 108/2

8.89. Viewpoint 18 is taken from the junction of Public Footpath Aberhafesp 109/1 and Aberhafesp 108/2 from the rising land to the north of the Site, and it illustrates the degree of visibility towards the Site from this location. It is clear therefore that due to the open and elevated

nature of the Site, clear views towards the proposals will be available from this location and the proposed development will therefore result in a degree of change to that which exists at present. The industrial character of the Site already forms a detracting feature within the landscape at this point, however, with the former quarry in stark contrast with the wider, more rural landscape to the east and west.

- 8.90. While it is noted therefore that the proposals will introduce a potentially significant degree of change to that which exists at present, it is considered that this change will likely improve rather than diminish the quality of the view at this point. The proposed mitigation measures, including the use of muted environmental colours for the proposed built form, alongside the additional landscape planting across Site, will serve to integrate the Site into this location, softening views towards the Site and better reflecting the well treed and rural character of the surrounding landscape.
- 8.91. Assessed Sensitivity of Receptor: Medium
- 8.92. Assessed Magnitude of Change: Medium
- 8.93. Assessed Significance of Effect: **Moderate**

Viewpoint 19 – View from Public Footpath Aberhafesp 108/1 at existing entrance to Red House off B4568

Grid Reference: SO 07547 92065

Nature of Receptor: Users of Public Footpath Aberhafesp 108/1, Residents at Red House and Users of B4568

- 8.94. Viewpoint 19 is taken from Public Footpath Aberhafesp 108/1 and illustrates the view towards the Site from the lower ground at the base of the valley. As within Viewpoint 18, the Site is clearly visible on the rising valley slopes to the south with the open and industrial nature of the Site presenting a detracting and contrasting feature within the surrounding rural landscape.
- 8.95. As within Viewpoint 18, the proposal will introduce a potentially significant degree of change within this view, replacing the existing industrial built form on Site and the existing quarried character of the Site with a new holiday park development. It is considered however that this change will likely improve rather than diminish the quality of the view. The sensitive and considered nature of the proposals, alongside the proposed landscape planting across the Site will therefore serve to ensure that while a change, this change can be accommodated within the landscape, softening views towards the Site and serving to reflect the more rural and well treed quality of the wider landscape.
- 8.96. Assessed Sensitivity of Receptor:
- Users of Public Footpath Aberhafesp 108/1 – Medium
 - Residents at Red House – Medium
 - Users of B4568 – Medium
- 8.97. Assessed Magnitude of Change:
- Users of Public Footpath Aberhafesp 108/1 – Medium
 - Residents at Red House – Medium

- Users of B4568 – Low

8.98. Assessed Significance of Effect:

- Users of Public Footpath Aberhafesp 108/1 - **Moderate**
- Residents at Red House - **Moderate**
- Users of B4568 – **Moderate/Minor**

Viewpoint 20 – View from Public Footpath Aberhafesp 117/1 facing south towards Site

Grid Reference: SO 07178 92008

Nature of Receptor: Users of Public Footpath Aberhafesp 117/1

8.99. Viewpoint 20 is taken from Public Footpath Aberhafesp 117/1 and illustrates the view towards the Site from the valley floor. The Site is clearly visible within the view with the industrial built form and the tiered topography on Site clearly visible on the rising slopes to the south. The proposals will therefore introduce a potentially significant degree of change within the view, replacing the existing built form on Site and introducing a new holiday park development.

8.100. While this change will be perceptible within the landscape, it is considered that the proposals will result in a positive change to that which exists at present. Replacing the existing industrial character and features on Site with a new sensitive and considered design, with the landscape planting proposed across the Site, is likely to more accurately reflect the more rural and well treed character of the surrounding landscape. In addition the proposed mitigation measures listed in Section 6 above will serve to ensure that, where possible, views towards the Site have been softened so as limit the impact upon views from the wider landscape to the north.

8.101. Assessed Sensitivity of Receptor: Medium

8.102. Assessed Magnitude of Change: Medium

8.103. Assessed Significance of Effect: **Moderate**

Viewpoint 21 – View from A489 facing north-west towards the Site

Grid Reference: SO 07179 90929

Nature of Receptor: Users of A489; Residents of Penstrowed Hall

8.104. Viewpoint 21 is taken from the A489 and faces north-west towards the Site, illustrating the degree of visibility towards the Site from the road corridor to the north of the Site from which the Site takes its access, and the adjacent property of Penstrowed Hall. The Site is clearly visible within the view with the large industrial structures within the north-eastern Site area visible through gaps in the existing vegetation along this boundary. The wider Site area to the south and west is however largely obscured by the sloping topography.

8.105. It is clear therefore that the proposed development will result in a degree of change to that which exists at present, removing and replacing those industrial structures on Site with a new holiday park and associated landscape planting across the Site. While it is noted that this will likely result in a significant degree of change, it is considered that this change will likely improve rather than diminish the quality of the view from this point. The Site at present exerts an

urbanising and industrial character, with the engineered topography and existing industrial structures on Site forming detracting features within the view. The proposals seek to remove and/or soften these elements. While it is noted that new built features will be introduced onto the Site, these will be supplied in muted naturalistic colours, with additional landscape planting proposed across the Site and to the Site boundaries to help integrate the Site into its setting and limit the degree of impact proposed by these new features.

8.106. Assessed Sensitivity of Receptor:

- Users of A489 – Low
- Residents of Penstrowed Hall - Medium

8.107. Assessed Magnitude of Change:

- Users of A489 – Medium
- Residents of Penstrowed Hall - Medium

8.108. Assessed Significance of Effect:

- Users of A489 – **Moderate/Minor**
- Residents of Penstrowed Hall - **Moderate**

Viewpoint 22 – View from junction of unnamed road corridor within the A489, facing north west

Grid Reference: SO 07341 90536

Nature of Receptor: Users of A489

8.109. Viewpoint 22 is taken from the junction of an unnamed road corridor and the A489, illustrating the view towards the Site from the wider landscape to the south. The Site is clearly visible within the view with the large industrial structures on Site and tiered topography set back against the rising slopes to the north and forming detracting features within the view.

8.110. While the proposals will introduce a potentially significant degree of change within the view, removing and replacing the industrial built form on Site with a new holiday park alongside associated vegetation structure, it is considered that this will improve rather than diminish the quality of the view from this location. The proposed mitigation measures, notably the use of muted environmental colours and the strengthening of planting and woodland cover across the Site and to the Site boundaries, will ensure that while these structures may be visible they will more accurately reflect the rural quality and character of the surrounding landscape and can be integrated within this context.

8.111. Assessed Sensitivity of Receptor: Low

8.112. Assessed Magnitude of Change: Medium

8.113. Assessed Significance of Effect: **Moderate/Minor**

Viewpoint 23 – View from A489 facing north-west towards the Site

Grid Reference: SO 07596 90316

Nature of Receptor: Users of A489 and Residents of dwelling off A489

8.114. Viewpoint 23 is taken from the A489 and faces north-west towards the Site, illustrating the availability of views towards the Site from the wider landscape to the south. As within Viewpoint 22 the Site and the existing industrial structures on Site are clearly visible on the rising land within the view. The quarried and industrial character of the Site forms a detracting feature within the view, contrasting against the more rural character of the wider valley landscape.

8.115. The proposed development will therefore also appear visible within the view, introducing a degree of change within the landscape, although it is considered that the proposals will likely improve rather than diminish the quality of the view. The proposed mitigation measures, notably the use of muted naturalistic colours and the addition of landscape planting across the Site will serve to enhance rather than detract from the quality of the surrounding landscape. In particular, the removal and replacement of the larger structures on Site with lower level built form will only serve to limit the impact of the development on the surrounding landscape.

8.116. Assessed Sensitivity of Receptor:

- Users of A489 – Low
- Residents of dwelling off A489 – Medium

8.117. Assessed Magnitude of Change: Medium

8.118. Assessed Significance of Effect:

- Users of A489 - **Moderate/Minor**
- Residents of dwelling off A489 - **Moderate**

Viewpoint 24 – View from Llanidloes Road facing west towards Site

Grid Reference: SO 09022 90476

Nature of Receptor: Users Llanidloes Road

8.119. Viewpoint 24 is taken from Llanidloes Road on the western edge of Newtown and faces west towards the Site. The Site is clearly visible within the view on the rising valley slopes of the River Severn. Views of the engineered topography on Site and the existing built structures on Site are visible above the existing vegetation forming detracting features within the landscape.

8.120. While it is noted that the proposed development will introduce a degree of change within the landscape, the proposals will likely improve rather than diminish the quality of the landscape within the view. The removal and replacement of the existing industrial built form on Site with a new holiday park development alongside associated landscape planting will, while a change, serve to soften views towards the Site, introducing new green features across the Site, more representative of the surrounding rural landscape than the existing industrial character on Site.

8.121. Assessed Sensitivity of Receptor: Medium

8.122. Assessed Magnitude of Change: Medium

8.123. Assessed Significance of Effect: **Moderate**

Viewpoint 25 – View from the Newtown Bypass facing west towards Site

Grid Reference: SO 09168 89878

Nature of Receptor: Users of Newtown Bypass

8.124. Viewpoint 25 is taken from the Newtown Bypass and faces west towards the Site. The Site is visible with clear views towards the tiered/engineered landscape of the former quarry in the southern Site area available and glimpsed views towards the existing industrial built form within the northern Site area also available albeit filtered to some extent by existing vegetation.

8.125. Due to the availability of views towards the Site from this point it is clear that the introduction of the proposals will result in a degree of change to that which exists at present, although the Site currently represents an area of industrial land of former quarried use, as such presents a somewhat detracting feature within the landscape. The proposals therefore will likely serve to improve rather than diminish the quality of the view from this location, introducing additional landscape planting alongside the new built features and removing those larger scale industrial built structures from within Site. In addition, it is considered that the proposed mitigation measures will help to ensure that the proposed more accurately reflects the well treed quality of the surrounding landscape and softens views towards the Site from the wider landscape to the east.

8.126. Assessed Sensitivity of Receptor: Low

8.127. Assessed Magnitude of Change: Medium

8.128. Assessed Significance of Effect: **Moderate/Minor**

Viewpoint 26 – View from Newtown Bypass facing west towards Site

Grid Reference: SO 09835 89876

Nature of Receptor: Users of Newton Bypass

8.129. Viewpoint 26 is taken from the Newtown Bypass and faces west towards the Site, illustrating the availability of views towards the Site from the east. Within the view the Site is clearly visible on the rising valley slopes away from the River Severn, with the existing built form associated with Newtown visible to the forefront of the view. Within the view the detracting features on Site associated with the existing industrial built form within the northern Site area and the engineered and open topography on Site are both clearly visible, in contrast to the more rural landscape to the east and west.

8.130. While the proposals will result in a degree of change to that which exists at present, it is considered this this will likely result in an improvement to the view from this location. The proposals seek to remove and replace the existing industrial features on Site with a new holiday park development alongside associated landscape planting. While the proposals will introduce new built structures within the Site these will be of a much smaller scale than the existing features which, alongside the proposed planting and mitigation measures will only serve to

enhance views from this point. In addition the proposed planting on Site will help to soften views towards the Site helping to reinforce the more rural and well treed character of the surrounding landscape and integrate the Site into its setting.

8.131. Assessed Sensitivity of Receptor: Low

8.132. Assessed Magnitude of Change: Medium

8.133. Assessed Significance of Effect: **Moderate/Minor**

Summary & Summary Tables

8.135. The below summary of visual effects considers the likely significance of effect, based on the proposals, mitigations and findings within the above report.

8.136. Table 1.2 therefore summarises the likely visual effects in relation to each identified viewpoint for ease of reference.

Table 1.2 - Summary of Visual Effects

Viewpoint	Nature of Receptor	Sensitivity of Receptor	Magnitude of Change	Significance of Effect	Nature of Effect
Viewpoint 1	Visitors to Site	Negligible	High	Moderate/Minor	Neutral/Beneficial
	PRoW Users	Low	High	Moderate	Beneficial
Viewpoint 2	Visitors to Site	Negligible	High	Moderate/Minor	Neutral/Beneficial
	PRoW Users	Low	High	Moderate	Beneficial
Viewpoint 3	Visitors to Site	Negligible	High	Moderate/Minor	Neutral/Beneficial
Viewpoint 4	PRoW Users	Low	High	Moderate	Beneficial
	Employees at Site	Negligible	High	Moderate/Minor	Neutral/Beneficial
Viewpoint 5	Employees at Site	Negligible	High	Moderate/Minor	Neutral/Beneficial
Viewpoint 6	PRoW Users	Medium	Medium	Moderate	Beneficial
Viewpoint 7	Road Users (A489)	Low	Medium	Moderate/Minor	Adverse
Viewpoint 8	Unnamed Road Users	Medium	Low	Moderate/Minor	Neutral/Beneficial
Viewpoint 9	PRoW Users	Medium	High	Major/Moderate	Neutral/Beneficial
Viewpoint 10	PRoW Users	High	No Change	None	Neutral
Viewpoint 11	PRoW Users	High	No Change	None	Neutral
Viewpoint 12	Unnamed Road Users	Medium	No Change	None	Neutral
Viewpoint 13	PRoW Users	High	Low	Moderate	Neutral/Beneficial
Viewpoint 14	Road Users (B4568)	Medium	Low	Moderate/Minor	Neutral/Beneficial
Viewpoint 15	PRoW Users	High	Low	Moderate	Neutral/Beneficial
Viewpoint 16	PRoW Users	Medium	Medium	Moderate	Neutral/Beneficial

	Residents (Aberhafesp)	Medium	Medium	Moderate	Neutral/Beneficial
Viewpoint 17	PRoW Users	Medium	Medium	Moderate	Neutral/Beneficial
	Residents (Aberhafesp)	Medium	Medium	Moderate	Neutral/Beneficial
	Road Users (B4568)	Medium	Medium	Moderate	Neutral/Beneficial
Viewpoint 18	PRoW Users	Medium	Medium	Moderate	Neutral/Beneficial
Viewpoint 19	PRoW Users	Medium	Medium	Moderate	Neutral/Beneficial
	Residents (Red House)	Medium	Medium	Moderate	Neutral/Beneficial
	Road Users (B4568)	Medium	Low	Moderate/Minor	Neutral/Beneficial
Viewpoint 20	PRoW Users	Medium	Medium	Moderate	Neutral/Beneficial
Viewpoint 21	Road Users (A489)	Low	Medium	Moderate/Minor	Neutral/Beneficial
	Residents (Penstrowed Hall)	Medium	Medium	Moderate	Neutral/Beneficial
Viewpoint 22	Road Users (A489)	Low	Medium	Moderate/Minor	Neutral/Beneficial
Viewpoint 23	Road Users (A489)	Low	Medium	Moderate/Minor	Neutral/Beneficial
	Residents	Medium	Medium	Moderate	Neutral/Beneficial
Viewpoint 24	Road Users (Llanidloes Rd)	Medium	Medium	Moderate	Neutral/Beneficial
Viewpoint 25	Road Users (Newtown Bypass)	Low	Medium	Moderate/Minor	Neutral/Beneficial
Viewpoint 26	Road Users (Newtown Bypass)	Low	Medium	Moderate/Minor	Neutral/Beneficial

9. SUMMARY & CONCLUSIONS

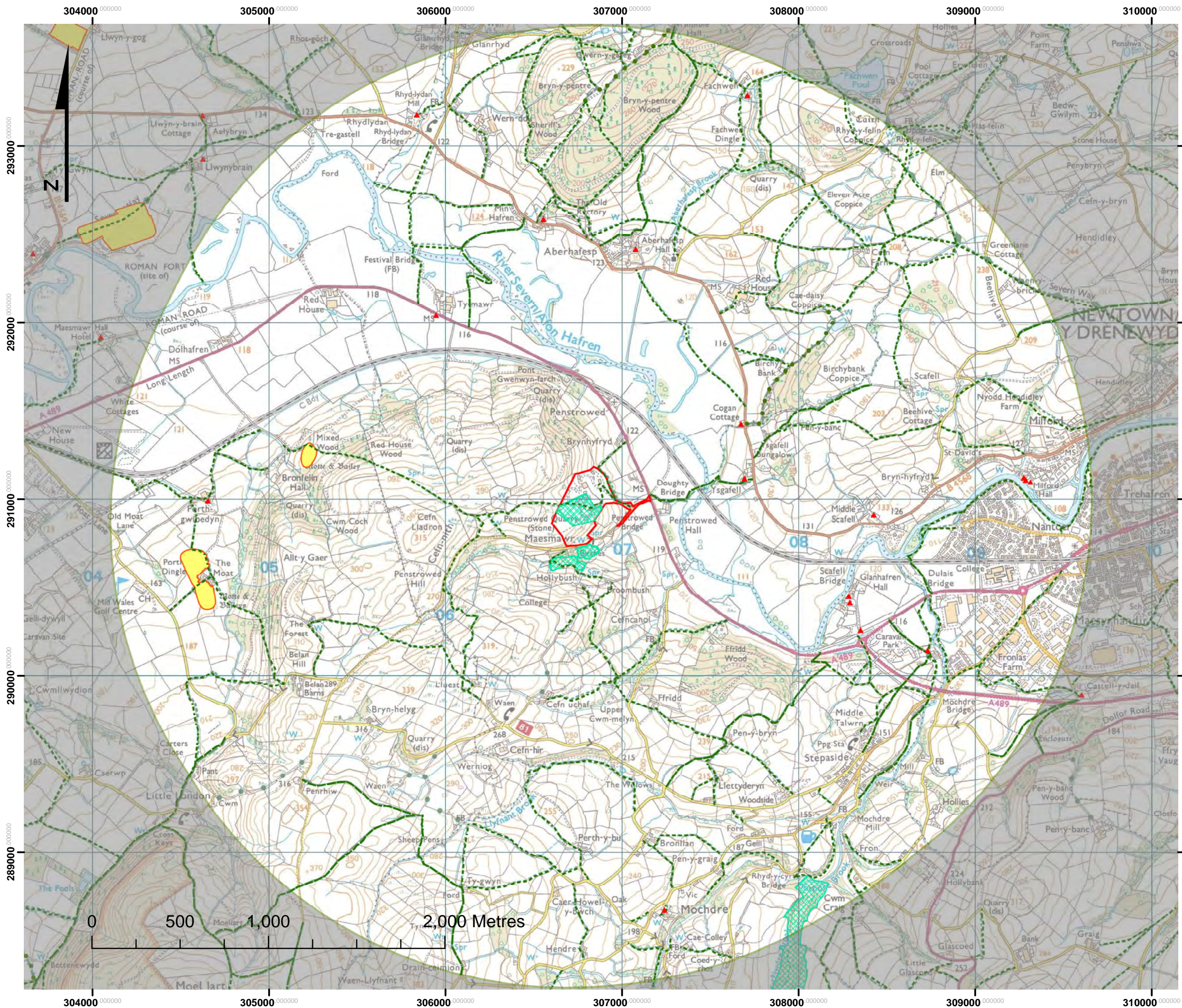
Conclusions

- 9.1. It is the conclusion of this Landscape and Visual Impact Assessment (LVIA) that the proposed development can be accommodated within this setting without resulting in a significant, long term, adverse impact upon the character of the Site or its immediate context.
- 9.2. The assessment identifies some potentially significant effects within views from the immediate setting of the Site and from the wider landscape to the north, but the assessment concludes that while a change, this change will likely improve rather than diminish the quality of the landscape within these views. The proposals will remove those existing, detracting features on Site, associated with the Site's current industrial use, and replace them with a new, luxury holiday park development alongside associated infrastructure and landscape planting.
- 9.3. It is therefore considered that a sensitive development approach coupled with the recommended mitigation measures, which include the strengthening of boundary vegetation and the use of muted environmental colour and associated landscape planting across the Site, will help to integrate the Site into the receiving landscape and visual environment.
- 9.4. It is therefore considered that the proposed development can be successfully integrated into this location, is supportable from a landscape and visual perspective, and therefore meets the requirements of both national and local planning policy in landscape and visual terms.






10. APPENDICES

Appendix 1: Supporting Plans

References: 20-4926 Baseline Plan
20-5071 ZTV Plan
20-5085 Cons & Ops Plan
GG/MP1/1.4 Layout Plan



Legend:

-  Site Boundary
-  Study Area
-  Listed Building
-  Scheduled Ancient Monument
-  Site of Special Scientific Interest

Public Rights of Way:

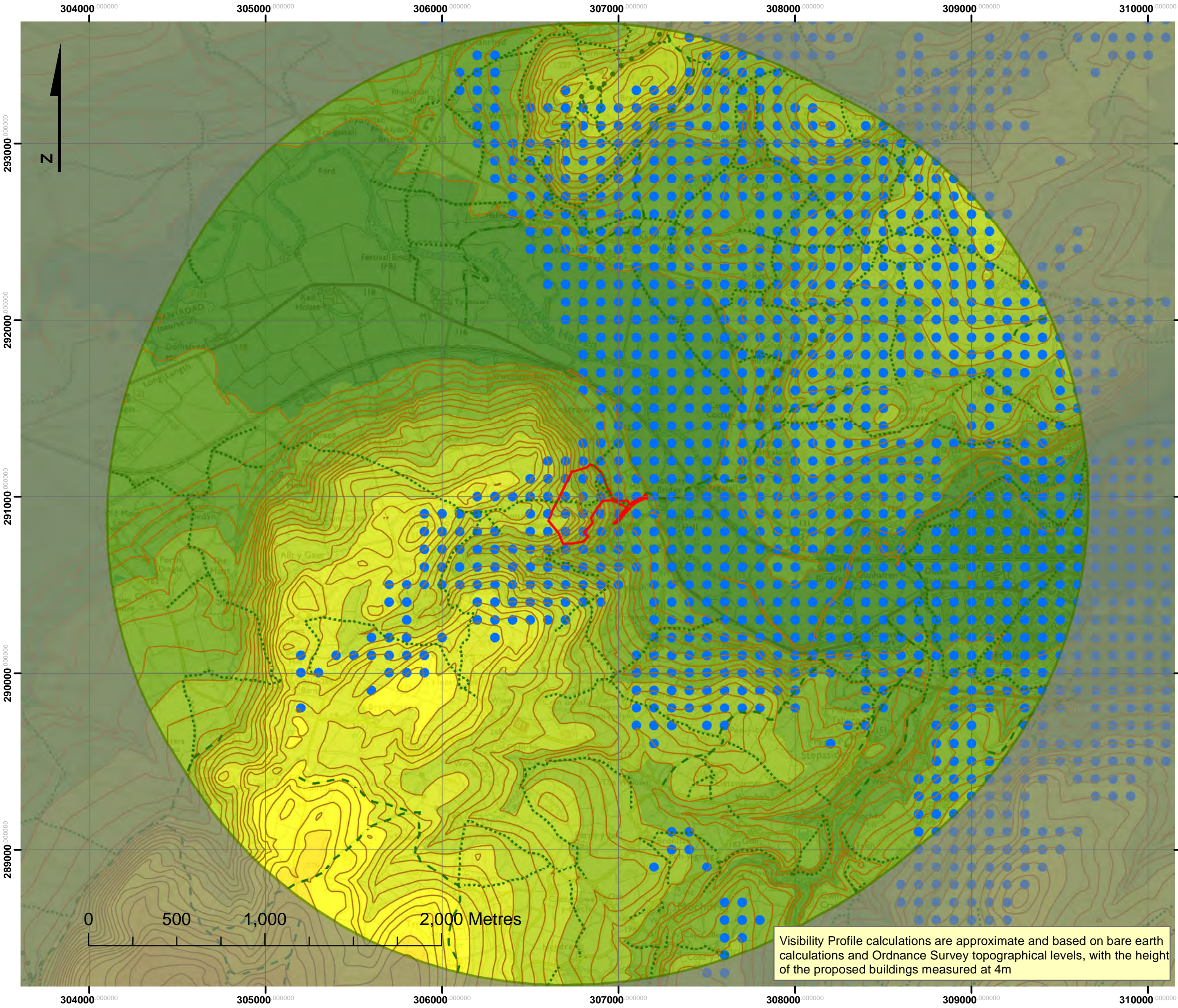
-  Bridleway
-  Footpath
-  Restricted Byway



TITLE:	Baseline Study Plan	
PROJECT/SITE:	GF Grigg Ltd	
CLIENT:	GF Grigg Ltd	
MAP REF:	4724/01/20-4926	
VERSION:	v1	
DATE:	03/02/21	SCALE: 1:20,000 @A3
APPROVED BY:	SL	PRODUCED BY: SM

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7 - 8 Melbourne House Corbygate Business Park Weldon, Corby Northamptonshire NN17 5JG 01536 408840	Greystones House Burford Road Chipping Norton Oxfordshire OX7 5UY 01608 656167
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Legend:

- Study Area
- Site Boundary
- Visibility Point
- Byway Open to All Traffic
- Public Bridleway
- Public Footpath
- Restricted Byway
- Contours (10m)

Height (m)

110m ↑ ↓ 330m

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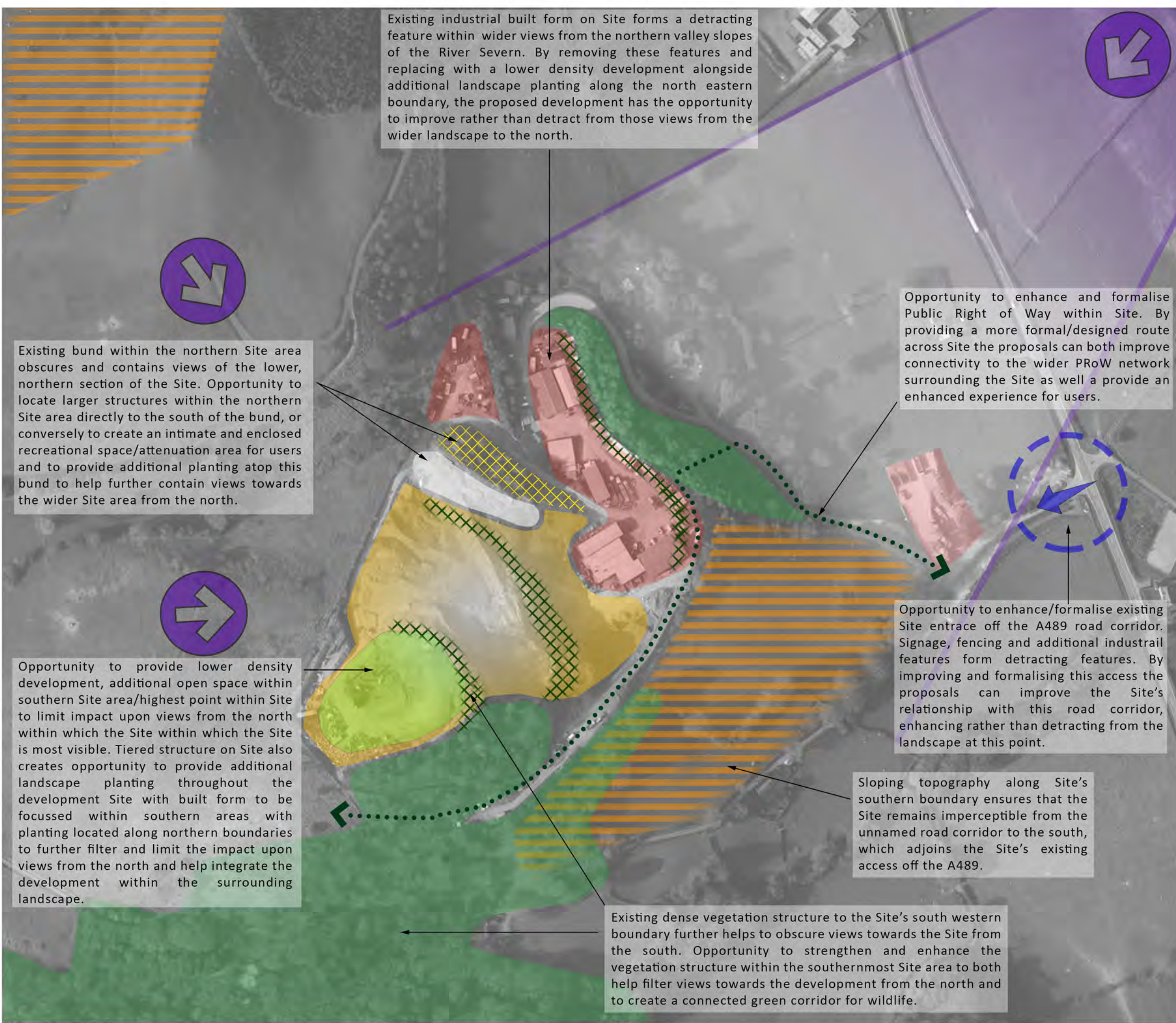
TITLE: Zone of Theoretical Visibility	
PROJECT/SITE: GF Grigg Ltd	
CLIENT: GF Grigg Ltd	
MAP REF: 4724/01/20-5071	
VERSION: v1	
DATE: 22/02/21	SCALE: 1:20,000 @A3
APPROVED BY: SL	PRODUCED BY: AB

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7 - 8 Melbourne House Corbygate Business Park Weldon, Corby Northamptonshire NN17 5JG 01536 408840	Greystones House Burford Road Chipping Norton Oxfordshire OX7 5UY 01608 656167
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Visibility Profile calculations are approximate and based on bare earth calculations and Ordnance Survey topographical levels, with the height of the proposed buildings measured at 4m



Existing industrial built form on Site forms a detracting feature within wider views from the northern valley slopes of the River Severn. By removing these features and replacing with a lower density development alongside additional landscape planting along the north eastern boundary, the proposed development has the opportunity to improve rather than detract from those views from the wider landscape to the north.

Existing bund within the northern Site area obscures and contains views of the lower, northern section of the Site. Opportunity to locate larger structures within the northern Site area directly to the south of the bund, or conversely to create an intimate and enclosed recreational space/attenuation area for users and to provide additional planting atop this bund to help further contain views towards the wider Site area from the north.

Opportunity to enhance and formalise Public Right of Way within Site. By providing a more formal/designed route across Site the proposals can both improve connectivity to the wider PRoW network surrounding the Site as well as provide an enhanced experience for users.

Opportunity to enhance/formalise existing Site entrance off the A489 road corridor. Signage, fencing and additional industrial features form detracting features. By improving and formalising this access the proposals can improve the Site's relationship with this road corridor, enhancing rather than detracting from the landscape at this point.

Opportunity to provide lower density development, additional open space within southern Site area/highest point within Site to limit impact upon views from the north within which the Site is most visible. Tiered structure on Site also creates opportunity to provide additional landscape planting throughout the development Site with built form to be focussed within southern areas with planting located along northern boundaries to further filter and limit the impact upon views from the north and help integrate the development within the surrounding landscape.

Sloping topography along Site's southern boundary ensures that the Site remains imperceptible from the unnamed road corridor to the south, which adjoins the Site's existing access off the A489.

Existing dense vegetation structure to the Site's south western boundary further helps to obscure views towards the Site from the south. Opportunity to strengthen and enhance the vegetation structure within the southernmost Site area to both help filter views towards the development from the north and to create a connected green corridor for wildlife.

Key:

- Former Quarry/ Undeveloped Site Area
- Industrial built form within Site
- Existing Vegetation Structure
- Existing Bund
- Opportunity Area (contained by bund)
- Proposed Planting Areas
- Proposed Open Space /Lower Density Area
- Sloping Topography
- Key View
- Existing Site Access
- Existing PRoW

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TITLE: Constraints and Opportunities Plan

PROJECT/SITE: Penstrowed Quarry

CLIENT: GF Grigg Ltd

MAP REF: 20-5085

VERSION: V1

DATE: 23/02/21 SCALE: NA

APPROVED BY: RF PRODUCED BY: SL

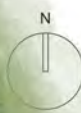
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7 - 8 Melbourn House
Corbygate Business Park
Weldon, Corby
Northamptonshire NN17 5JG
01536 408840

Greystones House
Burford Road
Chipping Norton
Oxfordshire OX7 5UY
01608 656167

www.lockhart-garratt.co.uk

Proposed Holiday Lodge Park Development at Penstrowed Quarry, SY17 5SG
Client: Mr Graham Grigg, GF Grigg Ltd. Penstrowed Quarry, Penstrowed, Caersws, Powys, SY17 5SG



Please note - all dimensions must be checked on site.



existing mature woodland / tree cover supplemented with buffer planting - please see detailed Landscape Design Scheme

80 single Lodges
14 twin unit Lodges
Total = 94 Lodges

Twin Car Space per pitch @ 2.5m x 5.00m

access drive - 2 way @ 4.5m wide

access drive - 2 way @ 4.5m wide

existing access drive

access drive - 1 way @ 3.00m wide

existing mature woodland / tree cover supplemented with buffer planting - please see detailed Landscape Design Scheme



Lambe Planning & Design
Consultants for Planning, Design and Landscape
Galeri,
Victoria Dock,
Caernarfon,
Gwynedd,
LL55 1SQ

Date: 21/03/2022 SCALE: 1:500 @ A1
Drg No: GG/MP1/1.4 © Copyright

Appendix 2: Lockhart Garratt Assessment Methodology

Landscape & Visual Impact Assessment Methodology

Date: 2022



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Arboriculture

Ecology

Forestry & Woodland Management

Landscape & Green Infrastructure

Minerals & Waste Restoration

Northamptonshire Office

8 Melbourne House
Corbygate Business Park
Weldon, Corby
Northamptonshire
NN17 5JG

01536 408 840
info@lgluk.com

www.lgluk.com



Oxfordshire Office

Greystones House
Burford Road
Chipping Norton
Oxfordshire
OX7 5UY

01608 656167
info@lgluk.com



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1. INTRODUCTION

- 1.1. This methodology is derived from the Guidelines for Landscape and Visual Impact Assessment Third Edition (2013) (GLVIA 3), jointly published by the Landscape Institute and the Institute of Environmental Management and Assessment. This publication gives guidance on carrying out a Landscape and Visual Impact Assessment (LVIA), either as a standalone appraisal or part of an Environmental Impact Assessment (EIA).
- 1.2. In the context of this methodology, the term “landscape” should be taken to include townscape and seascape considerations where relevant.

2. DEFINING THE STUDY AREA

- 2.1. Prior to any assessment being undertaken, it is important to consider the scope and extent of the study area. Typically the study area will be defined through the preparation and assessment of a Zone of Theoretical Visibility (ZTV) and/ or desk based study and site assessment. This process will allow the identification of a delimited visual envelope, one which is defined by the prevailing topography, vegetation and built form.
- 2.2. A landscape study may extend beyond a relatively confined visual envelope, where there is clear evidence that the site is part of, or intrinsically linked to a wider character area. The detail of such studies will be appropriate to the scale of the development, for instance where tall structures such as wind turbines may have an influence over a larger distance, the assessment will take this into account.

3. DESCRIPTION OF EFFECTS

- 3.1. The level of effect on both landscape and visual receptors should be identified in respect of the different components of the proposed development. In order to assess the significance of the effect upon a receiving environment, it is necessary to consider the effect magnitude, i.e. the degree of change, together with the sensitivity of the receptor.
- 3.2. This assessment will identify whether the effects are:
- Adverse, Beneficial or Neutral - Adverse effects would typically occur where there is loss of landscape elements, or the proposal detracts from the recognised landscape quality and character of an area or view. Neutral effects would include changes that neither add to nor detract from the quality and character of an area or view, but which nonetheless result in an identifiable change. Beneficial effects would typically occur where a development could positively contribute to the landscape character or view, for example through the replacement of incongruous elements with more appropriate uses.
 - Direct or Indirect – A direct effect will be one where a development will affect a view or the character of an area, either beneficially or adversely. An indirect effect will occur as a result of associated development i.e. a development may result in an increase of traffic on a particular route.
 - Short, Medium or Long Term – this relates to the expected duration and magnitude of a development. Within this assessment the potential effects are assessed during the Construction Phase, then at Years 1 and 15, of the Operational Phase.
 - Reversible or Irreversible – this is the assessment of whether the resulting effect of a development can be mitigated or not, and the effectiveness of the proposed mitigation at reducing the effect.

Significance of Effects (EIA only)

- 3.3. A final judgment is then made as to whether the identified effect is likely to be significant, as required by the Environmental Impact Assessment Regulations 2011. In summarising the effects consideration should be given to the key issues, and an identification of the scope for reducing any negative/adverse effects will be undertaken. Mitigation measures should be identified in order to reduce, where possible, the final judgement on the significance of any residual adverse effects in the long term.

4. METHODOLOGY FOR ASSESSING LANDSCAPE EFFECTS

Identifying and Assessing the Landscape Baseline

- 4.1. In order to accurately define the quality and character of the receiving landscaping it is important to identify and assess those landscape receptors and/or features that form part of the landscape and help to characterise it.
- 4.2. The identification of these features will be informed through:
 - Review of Ordnance Survey mapping, historical map data and aerial and other remote sensing imagery where appropriate;
 - Review of relevant published landscape character assessment at national, regional and local levels as appropriate;
 - Identification of landscape-based designations;
 - Identification and description of individual elements, features, aesthetic and perceptual aspects of the landscape which contribute to its character;
 - Assessment of the general condition of the receiving landscape;
 - Assessment of the relative value of the receiving landscape (see below);
 - Judgement of the susceptibility of the receiving landscape to a change of the type proposed (see below).
- 4.3. Where appropriate, and where the published character assessments do not reflect the specific characteristics of the receiving environment at a relevant scale, the LVIA will identify local landscape character areas for assessment. These character areas are determined through the site assessment, and will make reference to published landscape character assessments and the application of sound professional judgement based upon the evidence at hand.
- 4.4. Criteria for the selection of local landscape character areas within the likely study area include:
 - Proximity and influence on the site;
 - Physical connections with the site (for example public rights of way, roads, vegetation and vegetation belts); and
 - Visual connection with the site (particularly where the view is a key characteristic of the local area).

Assessing Landscape Sensitivity

- 4.5. The sensitivity of the landscape is determined by combining the value of the landscape with its susceptibility to the type of change proposed.
- 4.6. **Susceptibility** is defined as the inherent sensitivity of the landscape and its ability to accommodate a particular change, and can apply to specific landscape features, the character of the site as a whole, or the character of the surrounding landscape, and other Landscape Character Areas defined within the published assessments or similar.

Table 1: Landscape Susceptibility to Change

Susceptibility	Assessment Criteria
Very High	<ul style="list-style-type: none"> No or very few detracting features; Townscapes are likely to include a high proportion of historic assets; Typical examples may be nationally designated e.g. World Heritage Sites, National Parks, Heritage Coasts, AONB's etc.
High	<ul style="list-style-type: none"> Landscapes would be considered to have a high degree of intimacy, generally strong landscape structure, a high level of intactness and contain features worthy of protection; Few detracting features; Has some potential to accommodate change which is in keeping with the positive aspects of local character. Townscapes may include a high proportion of historic assets; Typical examples may be of Regional or County importance e.g. within the setting of National Parks, AONB's, Conservation Areas etc.
Medium	<ul style="list-style-type: none"> Landscapes would be considered of good landscape structure, with some detracting features or evidence of recent change. Townscapes may include a proportion of historic assets or of cultural value locally. Demonstrates some potential to accommodate change through appropriate mitigation.
Low	<ul style="list-style-type: none"> Landscapes that contain strong evidence of previous landscape change and little representation of their former character; Degraded landscape structure, characteristic patterns and combinations of landform and land cover are compromised by land use.
Negligible	<ul style="list-style-type: none"> Typical landscapes are likely to be heavily degraded, of weak landscape structure, support intensive land uses, and require landscape restoration.

Landscape Value

- 4.7. The value of a landscape is derived from the value or importance given to the area by society, statutory bodies, local and national government, local communities and society at large. National designations include National Parks and Areas of Outstanding Natural Beauty.
- 4.8. At a local level, Local Planning Authorities may have local landscape designations in their Local Plans. However, GLVIA 3 notes that the fact that an area is not covered by such a designation does not mean that it is not valued and in this case reference should be made to published character assessments, local planning policies and guidance. GLVIA 3 also notes that there should not be an over-reliance on designations, favouring a process of assessment and the application of sound, evidence-based professional judgement.
- 4.9. The National Planning Policy Framework (NPPF) however, places greater weight on the importance of National level designations such as AONB's and National Parks. At a local level, any assessment of local value should be supported by a prescriptive, criteria based, NPPF compliant assessment (NPPF para 170). In the absence of such an assessment it is the role of the professional as part of the LVIA process to objectively assess the value of the receiving landscape in relation to a set of appropriate criteria, such as those suggested in Box 5.1 of GLVIA3.

Table 2: Landscape Value

Value	Typical Criteria	Typical Scale	Examples
Very High	Landscape is recognised as an area of great importance, quality and rarity. Almost always recognised by national or international designation.	International National	World Heritage Sites National Parks Areas of Outstanding Natural Beauty
High	Landscape is recognised as being of high quality, importance and rarity, representing a number of recognised value criteria. Often identified through local landscape designations.	Regional Local	Wild or picturesque landscapes. Settings of designated landscapes. Areas whose value is expressed through published assessments or cultural celebration, e.g. art, history or literature.
Medium	Landscape is recognised as being of medium quality, importance and rarity. Typically undesignated but value may be expressed through published assessment. Represents some recognised value criteria.	Regional Local	Generally intact rural landscapes. Landscapes that are representative of published character.
Low	Landscape is of low quality, importance and rarity. Typically degraded with detracting features and in poor condition, but with some potential for restoration or improvement.	Local	Intensive arable landscapes. Landscapes with strong human influence or intensive management, e.g. golf courses.
Negligible	Landscape is of very low quality, importance and rarity. Typically degraded with many detracting features, and poorly managed. Change is likely to improve these landscapes.	Site	Unrestored mineral workings. Industrial landscapes.

Table 3: Overall Landscape Sensitivity

Vs.		Identified Landscape Value				
		Very High Value	High Value	Medium Value	Low Value	Very Low Value
Identified Susceptibility	Very High Susceptibility	Very High	High	High / Medium	X	X
	High Susceptibility	High	High	Medium / High	Medium / Low	X
	Medium Susceptibility	High / Medium	Medium / High	Medium	Low / Medium	Low
	Low Susceptibility	X	Medium / Low	Low / Medium	Low	Low / Negligible
	Negligible Susceptibility	X	X	Low	Low / Negligible	Negligible
		Sensitivity				

Landscape Magnitude of Change

- 4.10. The magnitude of change relates to the degree in which proposed development alters the fabric of the receiving landscape. This change is characterised as high, medium, low, negligible or none.

Table 4: Magnitude to Change to Landscape Receptors

Magnitude	Definition
High	Change resulting in a high degree of deterioration or improvement, or introduction of prominent new elements that are considered to fundamentally change the character of a landscape.
Medium	Change resulting in a moderate degree of deterioration or improvement, or constitutes a perceptible change within a landscape.
Low	Change resulting in a low degree of deterioration or improvement to a landscape or view, or constitutes only a minor component within a landscape.
Negligible	Change resulting in a barely perceptible degree of deterioration or improvement to a landscape.

4.11. When assessing the magnitude of change consideration will be given to:

- **The size or scale of the development:** the extent of the change to existing landscape receptors is considered, with weight given to the proportion of the total extent of the site that this represents and the contribution that the receptor makes to the overall character of the landscape;
- **The extent of the development** – consideration is given to the geographical area within which the landscape effects may be perceived. This is assessed at:
 - Site level;
 - Immediate setting;
 - At the scale of the local landscape character area; and
 - On a larger scale affecting a number of local landscape areas or National Character Areas (if required).
- **The permanency of the development:** consideration is given to whether the proposals will result in a long term or short term effect; whether the development is reversible or changes the status of the site (for example to previously developed land); and whether for example restoration to baseline conditions is envisaged at the end of this term;
- **The change to the key characteristics of the receiving landscape:** taking into account:
 - Changes to the appearance of the site;
 - Changes to identified landscape features;
 - Changes to key or special qualities or characteristics of the landscape; and
 - Changes in the landscape setting of heritage assets and landscape-related designations.
- **The proposed mitigation:** consideration should be given to the extent to which the development effects can be mitigated, through positive design, the provision of replacement or enhanced landscape features, or limiting effects on the wider landscape.

Significance of Landscape Effect

4.12. The level of effect upon the receptor should be identified in respect of the different components of the proposed development. In order to assess the significance of the effect on the receiving environment, it is necessary to consider the magnitude, i.e. the degree of change, together with the sensitivity of each identified receptor.

4.13. This will identify whether the effects are:

- **Adverse or Beneficial** - beneficial effects would typically occur where a development could positively contribute to the landscape character. Neutral effects would include changes that neither add nor detract from the quality and character of an area or view. Adverse effects would typically occur where there is loss of characteristic landscape elements, or the proposal detracts from the landscape quality and character of an area or view;
- **Direct or Indirect** – A direct effect is where a development will affect the character of an area either beneficially or adversely. An indirect effect would be associated with a development, i.e. an increase of traffic on a particular route.
- **Short, Medium or Long Term** – this relates to the expected duration and magnitude of a development. Within this assessment the potential effects are assessed during the construction phase, then at years 1 and 10 following completion of the development.

- **Reversible or Irreversible** – This is the judgement of whether the resulting effect of a development can be mitigated or not, and whether the result of the mitigation is beneficial.

4.14. The significance of landscape effect is determined by cross-referencing the sensitivity of the receptor with the magnitude of change expected as a result of the development. Table 5 below outlines how the assessment of significance is undertaken.

Table 5: Landscape Significance of Effect*

Vs.		Sensitivity of Landscape Receptor				
		Very High	High	Medium	Low	Negligible
Magnitude of Change	High	Substantial	Major	Major / Moderate	Moderate	Moderate / Minor
	Medium	Major	Major / Moderate	Moderate	Moderate / Minor	Minor
	Low	Major / Moderate	Moderate	Moderate / Minor	Minor	Negligible
	Negligible	Moderate	Moderate / Minor	Minor	Negligible	Negligible / None
		Significance of Landscape Effect				

* To be read in conjunction with Table 9 below.

5. METHODOLOGY FOR THE ASSESSMENT OF VISUAL EFFECTS

- 5.1. As set out within section 2 above, the visual baseline is identified through a process of desk study, Zone of Theoretical Visibility (ZTV), the extent of the visual envelope is then defined and tested through field assessment.
- 5.2. On the basis of the baseline assessment and field survey analysis, visual receptors are identified and classified as to their sensitivity to change. This will involve the identification of the visual receptors through:
 - Identification of the area in which the development may be visible (the visual envelope;
 - Identification of publicly accessible, representative, viewpoints where views will be affected and the nature of those views;
 - Identification of any recognised viewpoints (i.e. known viewpoints from a key landmark or local feature);
 - Identification of those views which can be considered characteristic of the landscape character area;
 - Identification of the different groups of people who may experience views of the development.

Sensitivity of Visual Receptors

- 5.3. The sensitivity of a visual receptor should be established. This sensitivity will be dependent on the value attached to the view and the susceptibility of the visual receptor(s) to a change of the type proposed. This may be linked to the type of activity that the person is engaged in – for example someone walking in the countryside would be more sensitive to a change to the view than a person working in an office.

Table 6: Visual Sensitivity Thresholds

Visual Sensitivity	Threshold Definition
Very High	Viewers on public rights of way or accessible land whose prime focus is on the high quality of the surrounding landscape, and who are often very aware of its value. Examples include viewers within nationally designated landscapes such as National Parks or AONB's and users of National Trails.
High	Viewers on public rights of way whose prime focus is on the landscape around, or occupiers of residential properties with primary views affected by the development. Examples include viewers within regional/local landscape designations, users of Long Distance Routes or Sustrans cycle routes, or the setting of a listed building.
Medium	Viewers engaged in outdoor recreation with some appreciation of the landscape, occupiers of residential properties with oblique views affected by the development, and users of rural lanes and roads. Examples include viewers within moderate quality landscapes, local recreation grounds, and outdoor pursuits.
Low	Viewers engaged in outdoor sport or recreation whose prime focus is on their activity, or people passing through the area on main transport routes whose attention is focused away from an appreciation of the landscape.
Negligible	Viewers whose attention is focused on their work or activity and not susceptible to changes in the surrounding landscape.

Magnitude of Change of Visual Receptors

5.4. The following definitions are used to assess the magnitude of change to visual receptors. As with the assessment of the magnitude of change for landscape receptors, consideration is given to:

- **The size or scale of the development:** taking into account:
 - The mass and scale of the development visible and the change experienced from an identified location; and
 - The loss or addition of features within the view and the changes to the view's composition (including the proportion of the view occupied by the proposed development and the degree of contrast or integration of the proposed development within the context of the existing landscape elements) and the nature of the view in terms of duration and degree of visibility.
- **The extent of the development** – the extent of the development will vary between each identified viewpoint and will likely reflect the extent of the development visible in the view alongside the distance of the viewpoint from the proposed development.
- **The permanency of the development:** considering whether:

- The proposals will result in a long term or short term effect;
- The development is reversible or changes the status of the site (for example to previously developed land); and
- Restoration to baseline conditions is envisaged at the end of this term.
- **The proposed mitigation:** Judging the extent to which the landscape proposals will be able to mitigate the visual effects of the development by screening, or through design of the development (e.g. siting, use of visually recessive colours and materials and location of open space).

Table 7: Magnitude of Change to Visual Receptors

Magnitude	Definition
High	Change resulting in a high degree of deterioration or improvement, or introduction of prominent new elements that are considered to make a major alteration to a view.
Medium	Change resulting in a moderate degree of deterioration or improvement, or constitutes a perceptible change within a view.
Low	Change resulting in a low degree of deterioration or improvement to a landscape or view, or constitutes only a minor component within a landscape.
Negligible	Change resulting in a barely perceptible degree of deterioration or improvement to a view.
No Change	It is also possible for a view to experience no change due to it being totally compatible with the character of the visual environment or not visible due to intervening structures or vegetation.

Significance of Visual Effect

5.5. The significance of visual effect is determined by cross referencing the sensitivity of the receptor with the magnitude of change expected as a result of the development. Table 8 below outlines how the assessment of significance is undertaken.

Table 8: Visual Significance of Effect*

Vs.		Sensitivity of Visual Receptor				
		Very High	High	Medium	Low	Negligible
Magnitude of Change	High	Substantial	Major	Major / Moderate	Moderate	Moderate / Minor
	Medium	Major	Major / Moderate	Moderate	Moderate / Minor	Minor
	Low	Major / Moderate	Moderate	Moderate / Minor	Minor	Negligible
	Negligible	Moderate	Moderate / Minor	Minor	Negligible	Negligible / None
	No Change	None	None	None	None	None
	Significance of Landscape Effect					

* To be read in conjunction with Table 9 below.

6. UNDERSTANDING SIGNIFICANT EFFECTS

- 6.1. For the purposes of the impact assessment beneficial or adverse effects of substantial, major and major/moderate effects are considered to be significant and to be of key importance in decision making. Moderate adverse effects should also be taken into account when considering the overall effects of the development in decision making.
- 6.2. It is important to consider that change does not necessarily result in an adverse effect or harm to a particular landscape or visual environment.
- 6.3. The landscape assessor, in determining the significance of effect, will apply a defined assessment methodology, in combination with sound professional judgement upon which the identification of significant effects should be based.

Definition of Significance Thresholds

Table 9: Significance Thresholds

Significance	Threshold Definition
Substantial	A very high magnitude of change that materially affects a landscape or view of national / international importance that has little or no ability to accommodate change.
Major	A high magnitude of change that materially affects a landscape or view that has limited ability to accommodate change.
Moderate	A medium magnitude of change that materially affects a landscape or view that may have the ability to accommodate change. Positive effects will typically occur in a lower quality landscape.
Minor	A low magnitude of change that materially affects a landscape that has the ability to accommodate change. Positive effects will typically occur in a lower quality landscape or view.
Negligible	A negligible magnitude of change that has little effect on a landscape that has the ability to accommodate change.
None	It is also possible for a magnitude of change to occur that results in an effect of neutral significance due to the change being compatible with local character or not visible.