



**Penlanlas Farm,
Abergavenny**

**Landscape and
Visual Impact
Assessment**

Prepared by:
**The Environmental
Dimension
Partnership Ltd**

On behalf of:
Edenstone Homes

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Contents

Section 1	Introduction, Purpose and Methodology.....	1
Section 2	The Site	5
Section 3	Policy Review and Findings of EDP Data Trawl	7
Section 4	Existing (Baseline) Conditions: Landscape Character	15
Section 5	Existing (Baseline) Conditions: Visual Amenity.....	29
Section 6	The Proposed Development and Mitigation	41
Section 7	Assessment of Effects	45
Section 8	Summary and Conclusions.....	61
Section 9	Landscape Opportunities and Constraints.....	65

Annexes

Annex EDP 1	Methodology
Annex EDP 2	Glossary of LVIA Terms
Annex EDP 3	LVIA Assessment of Effects Schedules (edp5126_r004)
Annex EDP 4	Photomontages (edp5126_d037 27 August 2021 EB/BC)

Plans

Plan EDP L1	Site Location and Site Boundaries (edp5126_d009b 27 August 2021 AG/EB)
Plan EDP L2	Site Character and Local Context (edp5126_d010b 27 August 2021 AG/EB)
Plan EDP L3	Findings of EDP Data Trawl (edp5126_d011b 27 August 2021 AG/EB)

Plan EDP L4	Zone of Theoretical Visibility (edp5126_d007c 27 August 2021 AG/EB)
Plan EDP L5	Findings of EDP's Visual Assessment (edp5126_d012b 27 August 2021 AG/EB)
Plan EDP L6	Findings of EDP's Wider Visual Assessment (edp5126_d013b 27 August 2021 AG/EB)

Photoviewpoints

(edp5126_d036 26 August 2021 GY/EB)

Photoviewpoint EDP 1	PRoW 370/91/5 at the site's south-eastern corner
Photoviewpoint EDP 2	PRoW 370/91/5 at the site's north-eastern corner
Photoviewpoint EDP 3	PRoW 370/95/1 to the north of the site
Photoviewpoint EDP 4	PRoW 370/145/1 within the Brecon Beacons National Park
Photoviewpoint EDP 5	PRoW 370/157/2 within the Brecon Beacons National Park
Photoviewpoint EDP 6	Deri Road to the west of the site
Photoviewpoint EDP 7	Old Hereford Road and Sustrans Route 42, approaching from the south
Photoviewpoint EDP 8	Residential street of Charles Crescent
Photoviewpoint EDP 9	Residential street of Gwent Road, Mardy
Photoviewpoint EDP 10	View from the A465, near Triley
Photoviewpoint EDP 11	View from the Beacons Way on the southern slopes of Ysgyryd Fawr
Photoviewpoint EDP 12	View from B4521 (Old Ross Road)
Photoviewpoint EDP 13	View from Wernddu Gold Course
Photoviewpoint EDP 14	View from Beacon's Way near Tredilion Park
Photoviewpoint EDP 15	View from top of Ysgyryd Fach (PRoW 368/216/1)
Photoviewpoint EDP 16	Monmouthshire and Brecon Canal Towpath

Photoviewpoint EDP 17 View from Blorenges Iron Mountain Trail

Photoviewpoint EDP 18 View from PRow 363/667/2 near the Punchbowl

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Section 1

Introduction, Purpose and Methodology

Introduction

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Edenstone Homes ('the applicant') to undertake a Landscape and Visual Impact Assessment (LVIA) of emerging proposals for residential development on land at Penlanlas Farm, Abergavenny ('the site'), to accompany the supporting information as part of the Replacement Local Development Plan 2018-2033 second call for sites process in Monmouthshire. The site extends to 5.9 hectares (ha) and is briefly described in **Section 2** of this LVIA. Full site details are given in the Promotional Document accompanying the site promotion.
- 1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Cheltenham and Cardiff. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website (www.edp-uk.co.uk). EDP is a Registered Practice of the Landscape Institute¹ specialising in the assessment of the effects of proposed development on the landscape.
- 1.3 This LVIA forms part of a suite of documents prepared to inform the site promotion for the proposed development summarised in **Section 6** of this report., which will consider the impacts of the site and its proposals upon the current baseline condition. EDP have been involved within the masterplan development process for the site, providing thoughts on landscape opportunities and constraints for the site based upon the findings of this baseline. EDP have also been previously involved with this site as part of a planning application process, for which a detailed LVIA was produced. This document is based upon that original application LVIA and therefore provides a more in depth scheme assessment than would normally be produced as part of a promotional document – a detailed assessment of the site and its context has been undertaken and the key principles of the landscape mitigation have been incorporated, and the proposal assessed.

Purpose and Structure of this LVIA

The purpose of this LVA is to identify the baseline conditions of the site and surrounding area and to determine those landscape and visual characteristics. It then provides an assessment of the landscape and visual effects predicted to arise from development on the site with reference to the baseline analysis.

¹ LI Practice Number 1010

1.4 In compiling the assessment, EDP has undertaken the following key tasks:

- A review of the planning policy context for the site;
- A desktop study and web search of relevant background documents and maps. EDP's study included reviews of aerial photographs, web searches, Local Planning Authority (LPA) publications and landscape character assessments. EDP has also obtained, where possible, information about relevant landscape and other designations such as Areas of Outstanding Natural Beauty (AONB), gardens and parks included on Cadw's *Register of Parks and Gardens of Special Historic Interest in Wales* (RPGs), Tree Preservation Orders (TPOs), scheduled monuments, conservation areas and listed buildings;
- A field assessment of local site circumstances, including a photographic survey of the character and fabric of the site and its surroundings, using photography from a number of representative viewpoints, undertaken by a qualified landscape architect; and
- Provided an analysis of the likely landscape and visual effects of the proposed scheme, which is determined by combining the magnitude of the predicted change with the assessed sensitivity of the identified receptors. The nature of any predicted effects is also identified (i.e. positive/negative, permanent/reversible).

Methodology Adopted for the Assessment

- 1.5 This LVIA has been undertaken in accordance with the *Guidelines for Landscape and Visual Impact Assessment –Third Edition (LI/IEMA, 2013)* (GLVIA3) as relevant to Environmental Impact Assessment (EIA) schemes. The criteria referred to, but not defined within the guidelines, has been defined by EDP as set out in **Annex EDP 1**, with terms clearly defined within the Glossary at **Annex EDP 2**.
- 1.6 **Familiarisation:** EDP's study has included reviews of aerial photographs, web searches, LPA publications and landscape character assessments. EDP has also obtained, where possible, information about relevant landscape and other designations such as AONBs, conservation areas and gardens and parks listed on Cadw's *Register of Parks and Gardens of Special Historic Interest in Wales*;
- 1.7 **Field Assessment:** EDP has undertaken a comprehensive field assessment of local site circumstances, including a photographic survey of the character and fabric of the site and its surroundings, using photography from a number of representative viewpoints. The field assessment was undertaken by a qualified and chartered landscape architect in clear weather conditions, over three site visits on 17 September 2018, 29 January 2019 and 17 August 2021.
- 1.8 **Consultation:** Consultation has been carried out with Monmouthshire County Council through two pre-application consultations, involving discussions regarding the selection of

representative photoviewpoints (PVPs), of the site and proposals, as set out in **Section 4**, with regard to the visual baseline. Consultation has also been sought with the adjacent Brecon Beacons National Park Authority (BBNPA), with written feedback received 11 April 2019. BBNPA comments include a desire to be involved in the selection of photoviewpoint locations, however when contacted (via e-mail dated 13 May 2019) no response was received.

- 1.9 **Design Inputs:** EDP's field assessment has informed a process whereby the development proposals have been refined to avoid, minimise or compensate for landscape effects.

Study Area

- 1.10 In order to establish the baseline and the potential limit of notable effects, a broad study area of 5km from the site was adopted as the initial search area. This enabled the geographical scope of the assessment to be defined, and provided the wider geographical context of the study. Within this area, the search focused on identifying the local planning policy context, identifying national and local landscape designations and other relevant designations (e.g. AONBs, RPGs), and providing a general geographical understanding of the site and its broader context (for example, in relation to landform, transport routes and the distribution and nature of settlement).
- 1.11 Following this initial analysis and subsequent field work, and having an appreciation of the development proposed, the study area has been refined to focus on those areas and features that are assessed to be likely to be affected by the proposals. The extent of this study area is 3km from the boundary, although occasional reference may be made to features beyond this area, where appropriate. The study area is illustrated on **Plan EDP L1**.

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Section 2 The Site

- 2.1 **Plan EDP L1** illustrates the location of the site's boundaries and the study area for this Landscape and Visual Baseline, and therefore future assessment. The site's character and local context is illustrated on the aerial photograph contained as **Plan EDP L2**. The site is situated within the LPA area of MCC, on the north-western edge of the settlement of Abergavenny, adjacent to the minor route of Old Hereford Road.
- 2.2 The site's boundary currently comprises three field parcels of pastoral use, approximately 5.9ha in total.
- 2.3 The site is bound by: maintained native hedgerow along its western boundary to Old Hereford Road; mature native tree belt along the site's northern boundary to the substation and adjacent fields; mature trees and hedgerow dividing the site from the existing settlement to the east; and gappy hedgerow and trees along the site's southern boundary. A single, well maintained native hedgerow also crosses east to west across the site's interior. A public right of way (PRoW) route also runs along the site's eastern boundary.
- 2.4 A notable detracting feature currently present directly adjacent to the site's boundary is the electricity substation alongside the site's north-eastern corner.
- 2.5 Within its wider context, the site is bound on two sides by residential development, with properties on Charles Close and Charles Crescent to the south, and Dan-Y-Deri and Firs Road to the east. To the north and west (beyond Old Hereford Road) are pasture field parcels, with the well-wooded steep slopes of Twyn-yr-allt dominating close ranging views to the west.

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Section 3

Policy Review and Findings of the EDP Data Trawl

Introduction

- 3.1 An appreciation of the ‘weight’ to be attributed to any landscape or visual effects arising from development starts with an understanding of the landscape designations and planning context within which any such development is to be tested for its acceptability.
- 3.2 EDP has conducted a data trawl of these relevant designations and matters, the findings of which are set out below and the locations of which are illustrated on **Plan EDP L3**.

National Policy

- 3.3 At the heart of *Planning Policy Wales Edition 11* (PPW11; February 2021) is a presumption in favour of sustainable development and sustainable places; this being a theme which runs throughout the document. For landscape, this means considering landscape at the outset and recognising the character and special qualities of all places and landscapes, both urban and rural, and how they can contribute towards sense of place, inspiration, belonging and cultural identity (paragraph 6.3.2), and balancing the need to conserve these landscape attributes against the potential benefits of the scheme in other respects.
- 3.4 The policy balancing exercise between potential ‘harm’ to the landscape and benefits of the scheme is to be undertaken by the decision taker (in this case the LPA) and falls outside the remit of this report. The benefits of the scheme are to be weighed against the effects on the landscape character and visual amenity as set out in this report, as detailed in the Planning Statement accompanying this promotion.

Local Planning Policy

- 3.5 The current statutory development plan relevant to the site comprises the MCC’s Adopted Local Development Plan (LDP) 2011-2021 (adopted February 2014). A high-level review of the local planning policy circumstances, including relevant supplementary planning documents, evidence base documents and associated guidelines relevant to this assessment is contained below. A detailed review of the site’s current planning policy context is undertaken within the Planning Statement accompanying this promotion. An extract of MCC’s Local Development Plan Interactive Map is included as **Figure EDP 3.1** below, identifying site specific policy matters of relevance.

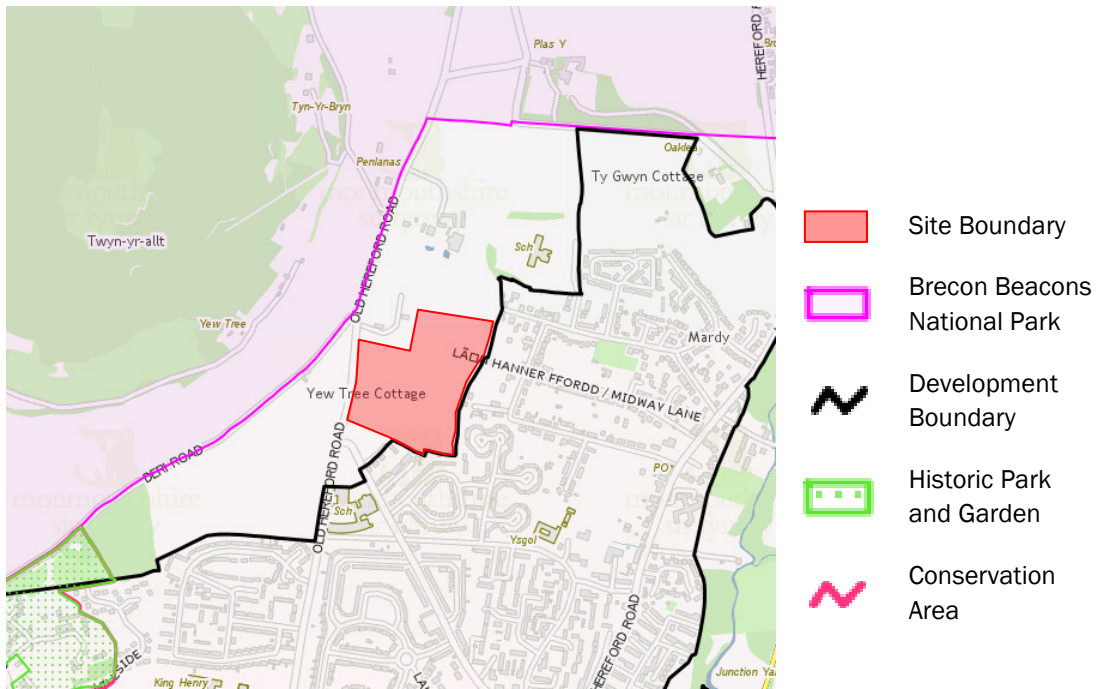


Figure EDP 3.1: Extract of MCC's Interactive Local Development Plan (February 2014) Map.

3.6 As can be seen within **Figure EDP 3.1** above, the site does not contain any landscape designations within its boundary. The following policies in the adopted LDP are, however, considered relevant for this LVIA and the future allocation of the site:

- Policy LC3: Brecon Beacons National Park:

“Development in the vicinity of the Brecon Beacons National Park will only be permitted where it would:

- preserve or enhance the landscape setting, as defined through the LANDMAP process; and*
- have no serious adverse effect on significant views into and out of the National Park.”*

- Policy LC5 Protection and Enhancement of Landscape Character:

“Development will be permitted provided it would not have an unacceptable adverse effect on the special character or quality of Monmouthshire’s landscape in terms of its visual, historic, geological, ecological or cultural aspects by:

- Causing significant visual intrusion;*
- Causing significant adverse change in the character of the built or natural landscape;*
- Being insensitively and unsympathetically sited within the landscape;*

- d) *Introducing or intensifying a use which is incompatible with its location;*
- e) *Failing to harmonise with, or enhance the landform and landscape; and/or*
- f) *Losing or failing to incorporate important traditional features, patterns, structures and layout of settlements and landscapes of both the built and natural environment.*

Particular emphasis will be given to those landscapes identified through the LANDMAP Landscape Character Assessment as being of high and outstanding quality because of a certain landscape quality or combination of qualities.”

- Policy GI1: Green Infrastructure:

“Development proposals will be expected to maintain, protect and enhance Monmouthshire’s diverse green infrastructure network by:

- a) *Ensuring that individual green assets are retained wherever possible and integrated into new development. Where loss of green infrastructure is unavoidable in order to secure sustainable development appropriate mitigation and/or compensation of the lost assets will be required; and*
- b) *Incorporating new and /or enhanced green infrastructure of an appropriate type, standard and size. Where on-site provision of green infrastructure is not possible, contributions will be sought to make appropriate provision for green infrastructure off-site.”*

Supplementary Planning Documents

3.7 The following additional supplementary guidance is relevant:

- Monmouthshire Landscape Sensitivity and Capacity Study (October 2009) – this document is considered more fully within **Section 4** of this report; and
- Green Infrastructure Supplementary Planning Guidance (April 2015) – this document, and Policy GI1 of the LDP, are considered in greater detail through a Green Infrastructure Statement and suite of plans, accompanying this promotion (edp5126_r005).

Findings of EDP Data Trawl

Landscape-related Designations and Other Considerations

3.8 Landscape-related designations and policy considerations within 5km of the site are shown on **Plan EDP L3**. In summary:

- National landscape designations – the site does not lie within a nationally designated landscape, though it is located in close proximity to the boundary of the Brecon Beacons National Park (BBNP); and
- Local Landscape Designations – the site does not lie within a locally designated landscape such as a Green Wedge or Special Landscape Area, however a PRoW runs within the site, along its eastern boundary.

Brecon Beacons National Park

- 3.9 Though the site is not situated within the national designation of the BBNP, it does lie in particularly close proximity to its boundary (c.37m to the west of the site, 405m to the north and 900m to the east) and as such needs to be considered with regard to potential impacts upon the National Park's setting, and views into and out of the National Park's setting, as identified within Policy LC3 of the LDP. A specific extent of area forming the setting of the national park is not clearly identified by either MCC or the Brecon Beacons National Park Authority, therefore it requires consideration on a 'case-by-case' basis.
- 3.10 In the case of this area of the National Park, encompassing Twyn-yr-allt to the west, Blorengge to the south, Ysgryd Fawr to the north-east, and land north of the B4521 to the east, views out over its setting are already influenced and clearly characterised by the existing settlement of Abergavenny, within the base and lower slopes of the bowl-like landform (as seen within **Photoviewpoints EDP 5, 11 and 17**).
- 3.11 From a review of these photoviewpoints, views from the BBNP to the west are dominated by the combined effect of a poor settlement edge with limited mitigation and a very visually intrusive substation, both of which characterise views in this direction. The woodland edge to the north-west of the site, and the marked change in gradient at this point, is felt to form the perceived edge of the National Park more so than the road route of Old Hereford Road/Deri Road. In addition, the open fields which skirt the foot of Twyn-yr-allt appear to provide a buffer, and appropriate setting extent, between the BBNP and the edge of Abergavenny. It is considered that the fields comprising the site provide relatively little in respect to strengthening the setting of the National Park as a result of their containment by, and characterising influence of, adjacent settlement and the substation.
- 3.12 In wider views from the National Park to the south and north-east, the site reads as a logical 'rounding off' site to the existing settlement, with Old Hereford Road to the west forming a natural boundary. Development here would likely form a smooth continuation of existing settlement form in most views from the wider National Park to the south and north-east despite its comparative elevation to the neighbouring settlement here; though other areas of the town appear to sit at similar elevations to the site.

Heritage Matters

- 3.13 A separate Archaeology and Heritage Assessment considers the historic character and setting of designated and non-designated heritage assets within the study area (see

edp5126_r007). While heritage assets are not landscape designations *per se*, they do, on occasion, serve to influence the character of the landscape and can inform landscape value. Where this is the case, it is noted in the relevant assessment. The locations of heritage assets readily sourced from published data are illustrated on **Plan EDP L3**.

- 3.14 No heritage features are identified within the site boundary itself. Other heritage features within the site's context (c.3km from the site's boundary) include: 276 listed buildings, 1 Conservation Area, 7 Historic Parks and Gardens and 5 Scheduled Monuments.
- 3.15 Abergavenny Conservation Area is located 594m to the south-west and 1.05km to the south, encompassing the historic core to the south and west of the town, including the remains of Abergavenny Castle and Priory.
- 3.16 The majority of listed buildings identified within the site's 3km study area are focused within and in close proximity to Abergavenny Conservation Area, with a few scattered within the wider landscape. The closest listed building to the site encompasses Grade II listed St Teilo's House, 554m to the north-east (within the extents of the Deri Road development). With the Grade I listed Church of St Teilo located just beyond (750m to the north-east from the site boundary). Given their existing developed context and the intervening presence of built form, intervisibility with the site is not available and no further consideration made within this report.
- 3.17 The closest Historic Park and Garden to the site is Abergavenny: The Hill, located c.600m to the south-west of the site. The Historic Park and Garden has a well treed character and the presence of an intervening woodland block limits the extent of intervisibility with the site from within the designation. With this in mind, the designation is not considered to be affected, in landscape and visual terms, by development of the site and is discounted from further consideration within this report or future landscape assessment.
- 3.18 The closest scheduled monument to the site is located 1.66km to the south, comprising an area of conventual buildings associated with St Mary's Priory. Again, as a result of distance and limited intervisibility with the site, this heritage designation is not anticipated to be affected as a result of development upon the site and is also discounted from further consideration within future landscape assessment.

Ecology Matters

- 3.19 A separate Ecology Assessment (edp5126_r006) considers the ecological assets within the study area. While these are not landscape designations *per se*, as for the above referenced heritage assets, they do, on occasion, serve to influence the character of the landscape and can inform landscape value. Where this is the case, it is noted in the relevant assessment.
- 3.20 A locally designated Site of Interest for Nature Conservation (SINC) encompasses the southern field of the site, designated as such for its 'high biodiversity value with species rich hedgerows and MG5 grassland'.

3.21 Beyond the site boundary, the ecology assets closest to the site include:

- Sugarloaf Woodlands Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC), c.260m to the north-west; and
- Cwm Mill Section, Mardy SSSI, 630m to the south-east.

Arboricultural Matters

3.22 Through consideration of MCC's Tree Preservation Order (TPO) dataset, and pre-app comments from MCC's tree officer, there are no TPOs or areas of Ancient Woodland within, or in close proximity to, the site.

3.23 The closest area of Ancient Woodland is located circa 250m to the north-west of the Site upon the hillside of Twyn-yr-allt and is considered unlikely to be affected by any development within the site.

Public Access and Rights of Way

3.24 Following review of MCC's definitive PRoW map, the presence of PRoW, National Cycle Routes (Sustrans), Promoted Routes, and open access land within the site's context are all identified upon **Plan EDP L3** and described (where of relevance) below:

- PRoW 370/91/5, which runs along the eastern edge of the site connecting Charles Crescent to Poplars Road;
- PRoW 370/95/1 and 370/93/1, which both cross the pasture/equestrian fields directly to the north of the site, connecting Poplars Road to Hereford Road;
- PRoW 370/92/1, which connects the end of Poplars Road north past Penlanlas Farm towards the unnamed road by Ty-Gwyn Hall;
- PRoW 370/145/1, crossing the field parcel to the north-west of the site and west of Old Hereford Road to the unnamed road which services properties upon the slopes of Twyn-yr-allt;
- PRoW 370/157/2, which crosses the field parcel to the west of the site, also within the BBNP connecting Deri Road to the unnamed road servicing properties on the slopes of Twyn-yr-allt;
- PRoW 352/23/1, connects Deri Road and Old Hereford Road, to the west of the site, alongside a mature, treed field boundary;
- PRoW 368/216/1, which connects the peak of Ysgyrd Fach west towards the A465 (also forming part of the 'Abergavenny to Little Skirrid' promoted footpath);

- PRow 363/667/2, which passes the man-made landform feature of the Punchbowl and passes along the lower slopes of Blorengel to the south-west of the site;
- Monmouthshire and Brecon Canal Towpath, located circa 3.1km to the south-west of the site at its closest point near Llanfoist, running along the lower hillsides of Blorengel next to the Monmouthshire and Brecon canal;
- Beacons Way Promoted Footpath, a long-distance footpath of 95 miles in length passing east-west through the BBNP. The route passes the site 860m to the south-east and 2.6km to the north-east atop Ysgyrd Fawr, and forms the first stage of the route connecting Abergavenny railway station to Llanthony Priory;
- Blorengel Iron Mountain Trail, located c.3.9km to the south-west of the site at its closest point, this promoted route is formed of an 18km circular walk around the Blorengel Mountain, taking in views over Abergavenny;
- Sustrans 42, which runs along Old Hereford Road directly to the west of the site before connecting to the wider network. The route network also passes 906m to the south-east, connecting Aber to the wider landscape to the east; and
- No areas of Open Access Land are identified within the site, the closest being located 254km to the north-west, encompassing the woodland and peak of Twyn-yr-allt.

Interim Summary

3.25 A review of the site's planning context has found that:

- The site does not lie within, or contain, any nationally or locally designated landscapes. However, it is located in close proximity to the boundary of the BBNP;
- Local Plan policies of direct relevance to landscape and visual aspects of proposed development include Policy LC3 in relation to the setting of the BBNP and LC5 with regard to protection and enhancement of landscape character;
- There are heritage features located within the 3km study area of the site. However, they are not felt to have the potential to inform landscape character and value of the site. The effect of the proposals on these assets is assessed at edp5126_r007;
- There are ecology features located within a 1km radius of the site (two SSSI and one SAC), predominantly around the Sugarloaf Woodland to the north-west, that have the potential to inform landscape character and value of the site's wider context. The effect of the proposals on these assets, directly, falls outside the scope of this report and is assessed within report edp5126_r006; and

- There are no TPOs or areas of ancient woodland within, or in close enough proximity to the site to be impacted by future development within the site's extent.

Section 4

Existing (Baseline) Conditions: Landscape Character

Introduction

- 4.1 Landscape and visual assessment is comprised of a study of two separate but inter-linked issues:
- Landscape character – the physical make-up and condition of the landscape itself, which arises from a distinct, recognisable and consistent pattern of physical and social elements, aesthetic factors and perceptual aspects; and
 - Visual amenity – the way in which the site is seen, views to and from the site, their direction, character and sensitivity to change.
- 4.2 This section considers baseline landscape character matters and identifies other landscape resource receptors that are relevant to the assessment. Baseline visual amenity is considered in **Section 5**.
- 4.3 The principal components of the local landscape character of the site and its context are the suburban edge of Abergavenny and the available views of the surrounding hillsides and peaks, described within both Landscape Assessment and Decision Making Process (LANDMAP) assessment and MCC's landscape sensitivity and capacity study.
- 4.4 Baseline conditions in respect of the published landscape character assessments are summarised below, followed by a summary of EDP's own assessment of the character of the site and local context.

Review of Published Landscape Character Assessments

LANDMAP

- 4.5 LANDMAP is a system that has been in development by Countryside Commission for Wales (CCW; now Natural Resources Wales (NRW)) since 1997, in conjunction with the Wales Landscape Partnership Group (WLPG). The aim is to record and make available to anyone with an interest in land, a wide range of information about the Welsh landscape.
- 4.6 LANDMAP data is the key tool recommended for use in decision making relating to landscape character. Planning Policy Wales (Welsh Assembly Government, 2010) Section 5.3.13 states:

“CCW's LANDMAP information system methodology is an important information resource upon which local planning authorities can draw in making the landscape assessments needed to inform local policy, guidance and decision making in this field. LANDMAP

describes and evaluates aspects of the landscape and provides the basis of a consistent Wales-wide approach to landscape assessment. LANDMAP assessments should be published. They can help to inform supplementary planning guidance on landscape assessment (covering, for example, local distinctiveness, special landscape areas and design)."

- 4.7 LANDMAP is a GIS based 'whole landscape' approach that covers all landscapes, designated and non-designated. It identifies key landscape characteristics and qualities that can be used to aid planning policy and decisions. The accompanying guidance states that it is the use of all five layers of information (Historic Landscape, Visual and Sensory, Cultural Landscape, Geological Landscape and Landscape Habitats) that promotes sustainable landscape decision making, giving all five layers equal consideration.
- 4.8 The 'aspect areas', identified by the LANDMAP assessment, of relevance to the site are summarised in **Table EDP 4.1** below. Each aspect area is described, assessed and assigned one of four overall grades of value: low; moderate; high; or outstanding.

Table EDP 4.1: Findings of LANDMAP Aspect Area Assessment

Aspect	Aspect Area Name	Evaluation
Geological Landscape	Triley (Classification: Other)	Moderate <i>"No notable sites/landforms recorded and geomorphology typical of feature/process and not known to be exceptional or is widespread."</i>
Landscape Habitat	N. rural Monmouthshire (Classification: Improved Grassland)	Moderate <i>"It is generally quite low ecological value habitat dominated by improved grassland and could be evaluated as low but the presence of some small areas of broad-leaved woodland and semi-improved grassland areas that are designated as SINC's add to the value, although it is recognised that these only constitute a small part of the Aspect Area. The deciding factor in increasing the evaluation to moderate is the presence of a large number of key species although it is recognised that part of the reason for the large number of key species is the large area that the Aspect Area covers."</i>
Visual and Sensory	Llanfihangel Crucorney Hinterland (Classification: Flat Lowland Mosaic)	Moderate <i>"A rural farmed landscape with superb views to the Sugar Loaf and to the Skirrid. The area is of fairly good condition and of consistent character although the A465, railway and some linear development to the south do detract. The area has a moderately strong sense of place in its position between upland peaks and does have some visual unity acting as a foil and setting to the more distinct landform either side. As gently undulating arable dominated land, this is a fairly common feature in Monmouthshire."</i>

Aspect	Aspect Area Name	Evaluation
Historic Landscape	Black Mountains and Vale of Ewyas (Classification: Other Fieldsapes)	High <i>“The dominant landscape pattern reflects a traditional pastoral economy based upon the seasonal movement of livestock from the uplands to the valley floor and lower slopes. This land-use pattern has been shaped largely by the area’s diverse topography and similar patterns occur in other areas of Monmouthshire subject to similar constraints. Recent fieldwork has revealed the archaeological potential of valley bottom locations and there is potential also for the investigation of known sites. Llanthony Priory is a notable visitor attraction while the wider landscape has significant potential as a visitor destination for outdoor pursuits.”</i>
Cultural Landscape	Sugar Loaf Mountain (Classification: Sense of Place)	High <i>“High as very significant and physically challenging (in access terms) focal point within the Aspect Area.”</i>

4.9 With the above evaluations in mind, and NRW’s methodology associated with interpretation of LANDMAP evaluations, the aspect area evaluations (and therefore overall landscape character of this area) are considered to be of regional/county to local importance. In terms of visual amenity of the site, the key layer here is that of ‘Visual and Sensory’, which is evaluated to be of ‘Moderate’ overall value. The visual aspect area of ‘Llanfuihangel Crucorney’ is described within the assessment as (with EDP emphasis where relatable to the site and its surrounding context):

“A flat lowland landscape, forming the interface between the undulating hills and valleys and the upland plateaux of the Black Mountains. Views out are dominated by the Sugar Loaf and Penclawdd to the west and Ysgyrdd Fawr to the east. It is an open flat landscape of medium to large-scale regular fields, of permanent pasture and arable land. Hedges are generally low and neatly trimmed with mature hedgerow trees and individual field trees; in places semi-natural woodland and small blocks of plantation conifer and deciduous woodland occur. The flat valley floor is crossed by numerous streams and tributaries, in the south the Afon Gafenni which flows into the river Usk and to the north, Afon Honddu. A well settled and domesticated landscape, the tranquillity disturbed by the A465(T) and the railway. Settlement comprises of mainly scattered farmsteads, traditional and modern houses, caravan parks (located on or near the floodplain of Afon Honddu) and the linear villages of Llanvihangel Crucorney and Pandy. Change detection 2014: Mardy at edge of Abergavenny has expanded into this area.”

4.10 Within the wider assessment of this visual aspect area (Llanfuihangel Crucorney) it identifies the area to be *“the areas setting for Sugarloaf and Skirrid”* and as having a *“moderate sense of place in its position between upland peaks”*. As mentioned previously the site’s contribution to the setting of the National Park (and therefore the Sugarloaf and Skirrid) is considered limited as a result of its settled character and containment by existing built form. It is also worth noting that these peaks are already heavily influenced by the existing settlement of Abergavenny at their bases; a dominant feature of the

landscape which has seemingly been ignored through this LANDMAP assessment to give a rather 'blinkered' view of the area's character.

4.11 Having undertaken a wider field assessment within the study area, the following key characteristics described in the LANDMAP character assessments were found to be consistent with the area in and around the site:

- The site at present and the landscape to the west, on the opposite side of Old Hereford Road and Deri Road, consists of rural farmed landscape use;
- Clear availability of views to the Ysgryd Fawr;
- The landscape's position between upland peaks and the enclosed feeling that this creates;
- Edges of Abergavenny are visible and already form detractors within outward views from the character area;
- Managed hedges cross the landscape, including within and bordering the site itself; and
- The presence of a strong PRow network which reflects the '*important leisure resource for walkers*' stated in the cultural aspect.

4.12 However, the following differences were recorded:

- The LANDMAP aspect area descriptions seemingly ignore the presence of the dominant feature of existing settlement of Abergavenny and its associated influences within the areas character. The settlement pattern surrounding the site is clearly of dense town character rather than being referred to as a settlement pattern of 'scattered rural/farm'. This latter description is more relatable to the scattered properties upon the slopes to the west of the site, however these continue to be influenced by their proximity to the town's edge;
- The historic landscape aspect area describes the dominant landscape pattern to be of 'traditional pastoral economy' and 'dispersed settlement', with no mention of the dominant landscape feature of Abergavenny, seen clearly within all of the photoviewpoints which accompany this baseline. With this in mind, arguably the landscape pattern of the site and its local context is more so influenced by the existing settlement than traditional pastoral land uses, with the LANDMAP assessment giving a very one sided impression of the area's character. As identified above, the site feels well connected to the settlement edge more so than a wider pasture landscape; and
- The cultural aspect area is considered to be focused more so around the elevated ground of the Sugar Loaf, with the cultural focus being upon the landmark leisure features created by the high ground around Abergavenny, of which the site is not

considered to form part of due to its lower elevation. Further to this, though located at the base of the Sugarloaf's foothills, the site is not read as part of this landform and presents no visual connectivity as a result of the well-wooded slopes of Twyn-yr -allt.

- 4.13 Overall, the landscape context within which the site is located is considered to partially correlate with the findings of the LANDMAP assessment, though some of the aspect areas placed greater emphasis on the hillsides/mountains surrounding Abergavenny and their influence upon views, containment and leisure provision, rather than how the settlement and its edge influences the landscape and the interface between. The site itself is seen to replicate a number of features described in the visual and sensory aspect area. However, a number of detracting elements and inconsistencies also exist. Given this, the existing influence of built form and the extent of the site in comparison to the overall aspect areas, it is expected that the aspect areas could accommodate change within the site without detrimental effect upon the areas overall character, and as such is perceived to be of **medium** sensitivity.

Local Landscape Character Assessment

Monmouthshire Landscape Sensitivity Update Study (October 2020)- Part 2

- 4.14 The published landscape character assessment relevant to the site is the Monmouthshire's Landscape Sensitivity update Study Part 2.
- 4.15 The site falls within Local Landscape Character Area LLCA A06, and is noted as candidate site CS0094, with key characteristics of the LLCA identified as follows: (underlined where of relevance to the site and its local context):

"Part of a steeply sloping hillside rising up from Abergavenny to the Sugar Loaf complex of hills, reducing in height to the south west. Predominantly a pastoral landscape of fields with low-cut hedgerows and occasional mature trees. A sub-station is a detractor with power lines to the west. The settlement edge is relatively new and slightly prominent to the south. The area forms part of the hillside setting to the town to the north west and is visible from the National Park to the east such as from Ysgyryd Fawr and from the west. Paddocks to the south west are overgrown with tree/scrub cover and are of a different character to the rest of the area and also lower down the slopes. Part of area to south west is wooded and forms part of former The Hill centre's grounds which are now developed for low density housing. The former Hill education centre and grounds to the south west is in the Conservation Area. The area directly abuts the National Park to the west with Deri Road as the boundary. The grassland SINC."

- 4.16 Overall, the assessment for LLCA A06, and CS0094 in turn, considers the site to be of high/medium sensitivity, stating that:

"The susceptibility of the area lies in its high visibility on the steep hillsides which act as a strong backcloth to the north west of the town, its open character to the north east, and

the positive wooded/scrub character to the south west which encloses the built form on the lower slopes and offers habitat connectivity. The detractors of the substation and powerlines do not disrupt this green backcloth significantly. The value of the area lies in the adjacent National Park, to which it contributes a buffer and setting, the Conservation Area around the former Hill centre (a historic park and garden) to the south west, the grassland SINC and the PROWs and National cycle route through the area. The LANDMAP value is high for cultural landscape and historic landscape for the majority of the area. The lower wooded slopes may be able to accommodate a small amount of low density housing at the lowest level but the vast majority of the tree cover should be retained as a buffer between the town and the National Park.”

- 4.17 Overall, the site and its context are considered to be generally in keeping with the description of its character, which is considered to be more specific and site focused in comparison to the LANDMAP assessment considered previously. However, EDP does not agree with its conclusions in respect of sensitivity and capacity. A specific point of disagreement is the statement that *“The detractors of the substation and powerlines do not disrupt this green backcloth significantly”*. Through the site visit and photoviewpoints recorded (**Photoviewpoints EDP 1-18**), the substation was seen as a clear development feature and strong detractor within views of this area, drawing the eye and appearing as a standalone grey form, detached from existing residential development and forming a notable landmark within the otherwise green parcel.
- 4.18 Overall, given the site’s general consistency, the host landscape character area is considered to be of **medium** sensitivity to development. The primary principles of retaining and enhancing the existing landscape character and features, and introducing new features and vegetation that are characteristic, have informed the proposals coming forward.

Brecon Beacons National Park Landscape and Development Supplementary Planning Guidance (October 2014) – Appendix 3: Area Profiles.

- 4.19 Feedback from BBNPA requested consideration of Brecon Beacons National Park Landscape and Development Supplementary Planning Guidance (October 2014), including *Appendix 3: Area Profiles*.
- 4.20 The site falls just outside the southern edge of Landscape Character Area (LCA) 12 ‘Skirrid and Sugar Loaf’, which is to be considered as a non-host landscape receptor. A brief summary describes this LCA as follows:

“The distinctive pointed summit of Sugar Loaf and landslip cleft of Skirrid are prominent landmarks over a wide area, including Abergavenny, the eastern end of the Usk valley and surrounding uplands. They provide popular walking routes for visitors and local people, affording panoramic views over the surrounding valleys, Somerset and the Bristol Channel, the Malvern Hills and across to the Black Mountains. Their open moorland contrasts with the surrounding lower land, which is characterised by farmland, woodland and deep flower-rich lanes.”

4.21 Distinctive characteristics include (underlined where of relevance to the site and its local context):

- *“Lower land underlain by Devonian mudstones. Sugar Loaf’s lower slopes comprised of Senni Formation sandstones, its upper slopes comprised of Brownstones and its capping Quartz Conglomerate”;*
- *“Very distinctive landforms caused by erosion of all but the hardest rocks which are left as distinctive pyramid-shaped peaks. Post- glacial landslips have given rise to Skirrid’s cleft profile. Below the peaks are steep valleys, and the wider Gavenny Valley”;*
- *“Small streams draining the uplands, flowing into the River Usk (to the west), Abergavenny Reservoir or the River Gavenny (in the east of the LCA)”;*
- *“Land use predominantly agricultural in valleys (mostly pasture with some arable) and grazed moorland on higher land”;*
- *“Extensive deciduous woodlands, particularly on the lower slopes of Sugar Loaf formerly connected with the tanning industry in Abergavenny. Small coniferous plantation on Skirrid”;*
- *“Field boundaries predominantly species-rich hedgerows, with deep, flower-rich banks along valley lanes”;*
- *“Semi-natural habitats of principal importance to Wales including broadleaved woodland, dwarf shrub heath, acid and neutral grassland, neutral rock exposures”;*
- *“Historic features include defensive structures, standing buildings e.g. churches (including St Michael’s Chapel on Skirrid); country houses and inns as well as landscape features (lanes, hedgebanks etc.) and prehistoric sites”;*
- *“The town of Abergavenny is just outside the LCA, but has close visual and cultural links. Within the LCA is the village of Llanvihangel Crucorney, plus other scattered hamlets and farms. The Gavenny/ Honddu Valleys are a long-standing transport corridor and today contain a main road and railway line”;* and
- *“Contrast between the soft, settled, wooded valleys and the open moorland and distinctive landforms of the higher land. Vegetation provides variation in texture and seasonal colour.”*

4.22 The site and local context is considered to be broadly in keeping with the characteristics identified above, particularly in relation to the current pasture land use of the lower valley sides, the clear presence of Abergavenny, the contrast between valley and higher land, and the presence of distinctive landform within the wider context.

4.23 In relation to settlement, notably Abergavenny, the LCA profile states:

“The town of Abergavenny is located adjacent to this LCA, just outside the National Park Boundary. The visual relationship between Abergavenny and this LCA is very strong, so the landscape provides a distinctive backdrop and setting for the town, and views from the LCA are visually affected by expansion or prominent development in the town... Most buildings in the LCA (including some modern developments) are constructed from local stone and blend into the landscape.”

4.24 In relation to key views, it identifies “Key views within the LCA are those from the summits of Sugar Loaf and Skirrid. This LCA also plays an important role in the setting of Abergavenny and has a strong visual relationship with the town. It is a prominent feature in views from several surrounding LCAS.” With this in mind, the existing settlement is understood to form a notable feature within views from the LCA and settled edge to the National Park, and vice versa.

4.25 It is felt that the extent to which the site contributes to this LCA, given its seemingly greater connection to the settlement than the National Park landscape to the north and west, is limited. Susceptibility of this LCA to new development adjacent to its edge, given the existing and notable presence of Abergavenny, is considered to be low; able to accommodate some change of this nature without changing the characteristics of the LCA fundamentally. ‘Continued expansion of settlements’ is, however, identified as a future force for change upon the LCA, and as such careful consideration will need to be made with regard to material selection, with mention of local stone aiding the blending of development into the landscape, and the extent to which proposals extend up the valley sides to ensure that any future proposals are sensitive to this matter. Overall, considering the very high value of the landscape given its national park designation alongside the low susceptibility, the sensitivity of this non-host LCA is considered to be balanced as **high**. Given that the site is located outside of the LCA and National Park designation, it is anticipated that any resulting effects of proposals would be indirect in nature, focused predominantly upon visual effect from the LCA towards the site, which are to be considered as part of the visual assessment.

EDP’s Landscape Character Assessment

4.26 While the above published assessments provide a helpful contextual appreciation of the wider landscape, none provide a sufficiently site-specific assessment to allow a reliable assessment to be made of the effects of the proposed development on the landscape. In particular, published assessments tend to miss more localised influences on the landscape such as the effect of traffic or existing development on tranquillity and visual character, especially in close proximity to settlements. This requires an appropriately detailed assessment of the site itself and its immediate surroundings, which EDP has undertaken and is described below.

- 4.27 EDP conducted an assessment of the site's characteristics in September 2018, January 2019 and August 2021, in dry clear weather conditions. The individual elements of the site were noted, as were the differences in the composition and the character of the site's physical components to the published assessment, and their value and ability to accommodate change (for definitions see **Annex EDP 2**).
- 4.28 The aerial photograph provided at **Plan EDP L2** illustrates the character and features of the landscape across the site and near context. The photographs taken from the representative viewpoint locations (**Photoviewpoints EDP 1 to 18**), and **Figures EDP 4.1 - 4.5** below, also illustrate the character of the landscape across the site's extent and its surrounding area.
- 4.29 Recognising that 'landscape' is multi-dimensional, embracing sensory perception, time depth, and physical attributes, this Landscape and Visual Baseline reviews landscape character in terms of the following aspects, or dimensions:
- The Physical Landscape – its topographic/geological and hydrological character;
 - Visual and sensory character;
 - Landscape fabric and habitats; and
 - Cultural connections and historic landscape character.

The Physical Landscape

- 4.30 The site is sloping in character with a southerly aspect varying between a high point of 150m above Ordnance Datum (aOD) at the site's north-western corner adjacent to Old Hereford Road, a secondary high point of 145m aOD at the site's northern corner adjacent to the substation, and a low point of 118m aOD at the site's south-eastern corner, by dwellings of Charles Crescent.
- 4.31 In its wider context the site is situated upon the lower slopes associated with Twyn-yr-allt and the Sugar Loaf to the north-west. Though it does form part of this landform it is considered that the gradient of the land begins to rise more steeply beyond the road route of Deri Road, giving the site a stronger connection to the settled lower 'bowl' than these steeper surrounding slopes. The wider settlement of Abergavenny is situated within the base of that 'bowl', created by a combination of surrounding high peaks of the BBNP to the south, west and north-east and the valleys formed by the water courses of the Gavenny River and the River Usk. This gives the settlement, and the site, a contained character amongst the elevated ground.
- 4.32 This character element of the site is perceived to be able to accommodate change without fundamentally changing these characteristics and, as such, is considered to be of low sensitivity.

Visual and Sensory Character

- 4.33 Despite the contained character of the settlement, created by the surrounding high ground, the sites southerly aspect allows for clear views south across the settlement towards the high ground of Bloreng (as seen within **Figure EDP 4.1** and **Photoviewpoint EDP 2**) and Ysgyryd Fach, the site also has intervisibility with the Ysgyryd Fawr to the north-west from the site's western boundary and southern field.



Figure EDP 4.1: View from the site's northern edge (within its interior), demonstrating how the site's southerly aspect allows clear views out towards the settlement of Abergavenny and the elevated ground of Ysgyryd Fach (to the left of the view) and Bloreng (right of the view).



Figure EDP 4.2: Looking across the southern field of the site from the PRoW adjacent to the eastern boundary. The well wooded slopes of Twyn-yr-allt can be seen rising up beyond the site, containing the extent of views in this direction, with the exception of a number of detached residential properties upon the lower slope extents.

- 4.34 The steeply sloping and well wooded landform of Twyn-yr-allt to the north-west of the site presents an imposing, close at hand, character when standing within the site, as seen within **Figure EDP 4.2** above. However, these surrounding hillsides do provide an element of visual containment.
- 4.35 A notable detracting feature currently present directly adjacent to the site's boundary is an electricity substation alongside the site's north-eastern corner. Some effort has been

made through buffer planting to soften the presence of the substation within the wider landscape, however it still remains a clearly identifiable detractor within views from the wider landscape (demonstrated by **Figure EDP 4.3**).



Figure EDP 4.3: Looking down towards the site from the PRoW to the east of the site (within the BBNP). The site is already seen against the existing backdrop of Abergavenny, with the electric substation forming foreground detractors within the view.

- 4.36 Adjacent settlement appears ‘raw’ along the southern field parcel of the site, with gappy vegetation along the southern boundary, and no vegetation at the south-eastern corner, allowing for a clear relationship with these properties of Charles Close, Charles Crescent and Dan-Y-Deri (as seen within **Figure EDP 4.4**). Properties associated with Firs Road to the east, however, are separated from the site by a mature tree belt.
- 4.37 This close proximity and relationship with existing built form, and the detracting presence of the substation at the site’s highest point, gives the site an edge of settlement character rather than one of open countryside or clear association with the BBNP (from which the site is felt to be separated by the course of Old Hereford Road).



Figure EDP 4.4: View south from the site’s interior, demonstrating the settled, raw southern boundary of the site. Properties of Deri View, Charles Close, Charles Crescent and Dan Y Deri possess clear intervisibility with the site’s interior.

- 4.38 Through the above, it is considered that the findings of LANDMAP, where relevant and not focused more so upon the surrounding designated landscape, are in keeping with the

site. Most views are characterised by agricultural land against a backdrop of, or preceding the edge of, existing built form. The combination and layering of existing vegetation within the wider landscape surrounding existing built form giving a well treed appearance to the area, particularly areas of high ground such as Twyn-yr-allt. The site is influenced by the urban edge along its eastern and southern boundaries which, alongside containment by the road route of Old Hereford Road and the presence of the substation, gives the site an edge of settlement character rather than one of open countryside. With this in mind, it is felt that with sensitive design the site would have potential to accommodate development without causing extensive damage to the visual and sensory character of the site and its local context, likely appearing to ‘round-off’ the existing settlement edge within views. This character aspect is therefore considered of medium sensitivity to development.

Landscape Fabric and Biodiversity

4.39 The main landscape features of the site are contained to its field boundaries, delineated by:

- Maintained native hedgerow and shrub along the western boundary to Old Hereford Road and running east-west across the site’s interior (**Figure EDP 4.5**);
- Mature native tree belt along the site’s northern boundary to the substation and adjacent fields;
- Mature trees and hedgerow dividing the site from the existing settlement to the east; and
- Gappy hedgerow and trees along the site’s southern boundary. These various hedges/trees which form boundaries to the site are a key asset in respect of both their arboricultural and ecological value, but also due to the enclosure which they provide.



Figure EDP 4.5: Native hedgerow crossing the centre of the site provides an important east-west green infrastructure link across the site, connecting the settlement edge to the national park.

- 4.40 This boundary vegetation also provides important green infrastructure links between the settlement edge and the wooded edge of the National Park to the west. It is felt that, with sensitive design, these key landscape features at the site's boundary could be retained and incorporated within any future proposals on the site. As such these features should be retained, protected and, where possible/practical, enhanced and reinforced as part of a comprehensive landscape scheme for the site.
- 4.41 The site's interior is used for pasture grazing for sheep, with the southern field parcel identified as a SINC (seen within **Figure EDP 4.4** and considered further within the accompanying ecology report, edp5126_r006).
- 4.42 Overall, the Site contains a number of locally valuable landscape features in good condition from a landscape perspective. However, some hedgerows of the site (such as that along the southern boundary of the site), due to limited management, have reduced in quality over time and become gappy, requiring improvement and reinforcement if retained. Given the size and openness of the site's field parcels, it is felt that with sensitive design the landscape fabric of the site could accommodate change within its boundary and be integrated into future schemes, without detrimental effect upon most key landscape fabric features. With this in mind the landscape fabric and habitat of the Site is deemed to be of medium sensitivity to development.

Cultural Connection and Historic Landscape Character

- 4.43 In terms of recreational value, the wider interior of the site is not accessible to the public, however a public footpath runs along the site's eastern boundary with clear intervisibility of the site's interior as a result of division from the site through wooden slat and post and wire fencing (as demonstrated by **Figure EDP 4.2**).
- 4.44 Cultural implications upon the site itself are limited, though the wider landscape within which the site is situated is well used by walkers and tourists as a result of the presence of the Brecon Beacons. Land associated with the peaks of Ysgryd Fawr and Blorengel are owned and managed by the National Trust, which further promotes the use of these areas for recreation and landscape enjoyment.
- 4.45 Monmouthshire County Council does not have a historic landscape character assessment for the county. Development around the site, notably to the south and east, appears to be of 1970s character, and does not form part of any noted conservation area or historic designation.
- 4.46 As such the site itself is deemed to be of low sensitivity in terms of cultural connections and able to accommodate change without detrimental effect upon the cultural character of the site, overall settlement or wider recreational landscape.

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Section 5

Existing (Baseline) Conditions: Visual Amenity

Introduction

- 5.1 This section identifies those visual receptors that may be able to obtain views to the site, their distribution, character and value. It also identifies representative viewpoints that form the basis of assessment of views to the site.
- 5.2 EDP has conducted the assessment of the views available to and from the site by walking and driving (as appropriate) local roads and rights of way. Before doing so, a broad area of search was defined using a Geographical Information System (GIS) based computer programme that predicts the Zone of Theoretical Visibility (ZTV), as detailed below.

Visibility to the Promotion Site

- 5.3 Using landform data within GIS, EDP has prepared a broad ZTV using digital surface modelling (DSM) data. This data includes height data on landform and surface features, and therefore accounts for the screening effects of intervening landform, buildings, structures and vegetation. The ZTV for the site is presented at **Plan EDP L4**. The area identified by the ZTV was then visited by walking and driving (as appropriate) local roads, rights of way and other publicly accessible viewpoints. Through this exercise, the main visual receptors predicted to have actual visibility to the Allocation, and constituent areas, were identified and the Zone of Primary Visibility (ZPV) of the site was established.
- 5.4 The ZPV is where the proposed development would be visible to the casual observer on foot, cycling, driving or travelling by train where the views would normally be close-ranging and open; the proposal would be an obvious element of the view. Beyond this area, there is a zone of secondary visibility that is less open, being either partly-screened or filtered. Views from within this wider zone would include the proposal; it may not be immediately noticeable, but once recognised would be a perceptible addition to the view. The extent of the proposal within such views would vary and, in some cases, it would be almost indistinguishable as a consequence of both increasing distance and intervening visual screening.
- 5.5 The visual appraisal identified that the wider settlement's location, positioned within a 'bowl' created by high ground of the Brecon Beacons (alongside existing settlement/structures and vegetation), provides containment to the extent of available views towards the site. The visual appraisal, illustrated at **Plans EDP L5** and **L6**, shows the ZPV for the site and its main determinants. It shows that visual containment is provided by:
- To the north – the tree belt and substation at the site's northern boundary, alongside the site's southerly aspect, limits the extent of views to within 200m. Glimpsed views are available from the adjacent field parcel to the north;

- To the north-west and west – by the elevated and wooded landform of Twyn-yr-allt;
- To the south – by adjacent built form and the wider elevated landform of Bloreng; and
- To the east and north-east – by site boundary vegetation, adjacent development and the high ground (and joining ridgeline) of Ysgyryd Fawr and Ysgyryd Fach.

Representative Viewpoint Selection

5.6 Based on fieldwork observations, and the findings of the data trawl, a number of representative viewpoints, or photoviewpoints (PVPs), have been selected, the locations of which are shown on **Plans EDP L5** and **L6**, while the views themselves are shown on the Photoviewpoint Sheets attached at the rear of this report: **Photoviewpoints EDP 1** to **18**.

5.7 These photoviewpoints have been selected to best represent the variety of views available towards the site area from public vantage points. MCC's landscape officer, Colette Bosley, was consulted by e-mail (22 January 2019) and through a pre-application meeting (04 December 2018) regarding the location of photoviewpoints. A response was received on 22 January 2019 stating the requirement for consideration of views from the following locations:

- Ysgyryd Fawr;
- Ysgyryd Fach;
- Views from the Sugarloaf (this has since been discounted from consideration, by e-mail dated 25 January 2019, through consideration of the ZTV);
- Views from SUSTRANS route 42;
- Views from Deri Road;
- B4521;
- Views from canal towpath/Llanfoist;
- Views from the Punch Bowl;
- Views from Bloreng Iron Mountain Trail;
- Views from Wernddu Golf Course; and
- Views from the Mardy.

- 5.8 The viewpoint locations suggested by MCC have been included within this Landscape and Visual Baseline.
- 5.9 The GLVIA3 states a preference that the ‘worst case’ scenario is used for visual assessment, bearing in mind that the actual visibility of a site is normally greater in winter (when trees and hedgerows have no leaves). On this basis, the photoviewpoint assessment for the site was carried between 30 January 2019 and 25 August 2021 (by way of an update), with selection of final images chosen to demonstrate the ‘worst case’ scenario of available views.
- 5.10 Details of each view, and the reason for its selection as a ‘representative viewpoint’, are given in **Table EDP 5.1**.

Table EDP 5.1: Summary of Representative Photoviewpoints.

PVP No.	Location	Grid Ref.	Distance and Direction of View	Reason(s) for Selection and Sensitivity of Receptor
1	PRoW 370/91/5 at the site’s south-eastern corner	330379, 215799	At Boundary; looking north-west	PRoW users
2	PRoW 370/91/5 at the site’s north-eastern corner	330449, 216041	At Boundary; looking south-west	PRoW users
3	PRoW 370/95/1 to the north of the site	330401, 216111	50m; looking south	PRoW users
4	PRoW 370/145/1 within the Brecon Beacons National Park	330095, 216275	246m; looking south-east	PRoW users National Park users
5	PRoW 370/157/2 within the Brecon Beacons National Park	329981, 216052	180m; looking south-east	PRoW users National Park users
6	Deri Road to the west of the site	330063, 215957	108m; looking east	Minor Road users
7	Old Hereford Road and Sustrans Route 42, approaching from the south	330107, 215762	93m; looking north-east	Minor Road users Sustrans route users
8	Residential street of Charles Crescent	330393, 215641	123m; looking north	Residential Receptors
9	Residential street of Gwent Road, Mardy	330598, 215823	243m; looking west	Residential Receptors
10	View from the A465, near Triley	331398, 218449	2.57km; looking south	Major Road users National Park users
11	View from the Beacons Way on the southern slopes of Ysgyryd Fawr	332798, 217168	2.58km; looking south-east	Promoted Route users
12	View from B4521 (Old Ross Road)	332740, 216325	2.25km; looking west	Minor road users
13	View from Wernddu Golf Course	332532, 215367	2.19km; looking west	Golf course users

PVP No.	Location	Grid Ref.	Distance and Direction of View	Reason(s) for Selection and Sensitivity of Receptor
14	View from the Beacon's Way near Tredilion Park	331857, 214916	1.71km; looking north-west	Promoted Route users
15	View from top of Ysgyryd Fach (PRoW 368/216/1)	331577, 213694	2.4km; looking north-west	PRoW users
16	Monmouthshire and Brecon Canal Towpath	328486, 213023	3.27km; looking north-east	PRoW users National Park users
17	View from Bloreng Iron Mountain Trail	327692, 212225	4.39km; looking north-east	PRoW/Promoted Route users National Park users
18	View from PRoW 363/667/2 near the Punchbowl	328415, 212298	3.96km; looking north-east	PRoW users National Park users

Visual Receptors

- 5.11 As discussed above, the opportunity for views to the site from publicly accessible locations is limited by a number of landform and vegetation features. However, users of the following locations and routes have been identified as potentially able to perceive a change as a result of the proposals that could result in a notable effect.

PRoW

370/91/5

- 5.12 This footpath runs alongside (within) the sites eastern boundary, divided from the interior of the pasture fields by post and wire fencing. Views from this route travelling north are represented by **Photoviewpoint EDP 1** and travelling south by **Photoviewpoint EDP 2**. Given the route's on-site location, views of its interior are clearly available within the foreground of views. When travelling north along the route the site is seen against the backdrop of the steep, wooded slopes of Twyn-yr-allt, with scattered white-washed properties along its woodland edge. The substation also forms a noticeable and detracting feature within views, reducing the perception of walking through open countryside.
- 5.13 When travelling south from the site's north-eastern corner the site's interior is experienced within the foreground of extended views towards Bloreng and existing settlement of Abergavenny, notably that located at the site's southern boundary.

370/95/1 and 370/93/1

- 5.14 Passing through the equestrian field parcels to the north of the site, views from these adjoining footpaths are represented by **Photoviewpoint EDP 3**. Views of the site's interior

are limited here through a combination of the site's southerly aspect and the vegetation along its northern boundary.

- 5.15 Glimpsed views of the site's northernmost extent are available alongside views of the detracting substation, with filtered views of Bloreng seen beyond. Receptors walking this route experience greater separation from built form (with the exception of Poplars Road from which the route extends) but still experiences glimpsed views of scattered development upon the slopes of Twyn-yr-allt and the close-ranging detracting impacts of the substation.

370/145/1

- 5.16 This PRoW crosses the sloping field parcels which run within the edge of the BBNP to the west and north-west of the site. Views from this route are represented by **Photoviewpoint EDP 4**, emphasising how receptors within this edge of the BBNP are already heavily influenced by the existing settlement of Abergavenny and the substation which, from this viewpoint, appears to form the development edge of the town. The site is glimpsed beyond the foreground substation and forms a wide horizontal feature within this view, however its entirety is seen against a backdrop of existing built form. The extent of views beyond the site are limited by the high ground and ridgeline associated with Ysgyryd Fach.

370/157/2

- 5.17 As with PRoW 370/145/1, PRoW 370/157/2 is located within the field parcels to the west of the site, within the edge of the BBNP, with views from the route represented by **Photoviewpoint EDP 5**. From this route clear visibility of both the site's northern and southern field parcels is available beyond the hedgerow lined route of Old Hereford Road. Views from this route are already influenced by existing settlement within the lower valley base, with the extent of views limited by high ground of Ysgyryd Fach and the ridgeline connecting it to Ysgyryd Fawr. Properties of Dan-Y-Deri and Charles Crescent are clearly visible adjacent to the site's southern boundary, emphasising the site's raw residential edge in combination with the detracting influence of the substation.

352/23/1

- 5.18 PRoW 352/23/1 is located 38m to the west of the site, connecting Old Hereford Road to Deri Road and terminating at the site's south-western corner. As a result of the strong, mature vegetation belt alongside the northern edge of the route receptor intervisibility with the site is screened and prevented. As a result, despite its close proximity, this route has been removed from further consideration in terms of visual amenity.

368/216/1

- 5.19 Views from this PRoW, at the top of Ysgyryd Fach, are represented by **Photoviewpoint EDP 15**. On the most part views from this route are limited by route-side vegetation and a young conifer plantation, however, an area does appear to be cleared in

part (at the location of **Photoviewpoint EDP 15**) to allow for views over the lower ground and settlement. Within such available views, settlement already influences the middle-ground of views and the lower elevations of hillsides. The site is clearly identified upon the edge of existing settlement, with the substation also seen beyond, adjacent to the boundary of the BBNP. Views beyond to the north-west are contained by the high ground of Twyn-yr-allt and the Sugar Loaf, both within the BBNP.

363/667/2

- 5.20 Views from the landform feature of the punchbowl are limited by intervening vegetation and landform, however PRoW 363/667/2 (which runs from this feature along the eastern slopes of Bloreng) experiences filtered views of the site and wider settlement (as seen within **Photoviewpoint EDP 18**). The extent of the site is just visible beyond the foreground deciduous vegetation but seen against a foreground already influenced by settlement.

Monmouthshire and Brecon Canal Towpath

- 5.21 The Monmouthshire and Brecon Canal runs along the contours of the lower slopes of Bloreng (circa 100m aOD), above the settlement of Llanfoist. On the most part the canal route is bordered on both sides by vegetation, however, when occasional gaps occur within the northern vegetation, clear views are available across Abergavenny towards Ysgyryd Fawr (as represented by **Photoviewpoint EDP 16**, located by The Boathouse). Views of the site are filtered by intervening vegetation and development, appearing contained in character.

Beacons Way Promoted Footpath

- 5.22 Locations upon this promoted footpath route have been considered, firstly upon the southern slopes of Ysgyryd Fawr (represented by **Photoviewpoint EDP 11**), secondly along Tredillion Road to the east of the site (**Photoviewpoint EDP 14**) and lastly as the route passes through Wernddu Golf Course (**Photoviewpoint EDP 13**). In all cases views towards the site are influenced by the existing settlement of Abergavenny, particularly from the elevated plateau of Ysgyryd Fawr. From Ysgyryd Fawr views of the site's interior are clearly available, positioned between the existing settlement edge and the built form of the substation, the latter being clearly located at the sites highest point. The existing buildings of Penlanlas Farm itself are also seen to the right (north) of the site extent and appear to be at-grade with the site's high point. From both the Tredillion Road and Wernddu Golf Course sections of the route, the angle of view is lowered in comparison to that upon Ysgyryd Fawr. In both instances the site's interior and adjacent substation are clearly visible and perceived beyond existing settlement with the hillside of Twyn-yr-allt and The Sugar Loaf forming a backdrop and limiting the extent of further views beyond.

Bloreng Iron Mountain Trail

- 5.23 **Photoviewpoints EDP 17** and **18** represent views from the route of the Bloreng Iron Mountain Trail; from the north-eastern edge of the Bloreng plateau and the public

footpath leading from the punchbowl, respectively. **Photoviewpoint EDP 17** gives the clearest, long distance views across the lower ground and settlement of Abergavenny, with the site seen at the base of the sloping ground of Twyn-yr-allt and adjacent to existing settlement. Views are available of the site's interior as a result of its southerly aspect, however these are also seen in conjunction with the substation at its high point. Wider views are available towards northern areas of the BBNP (Ysgyryd Fawr and the Sugar Loaf) however, foreground views and the edge of the BBNP are clearly already influenced by built form and infrastructure, and indeed the description of the promoted route² at this point encourages views over the settlement.

Open Access Land

- 5.24 As well as representing views from the Beacons Way, **Photoviewpoint EDP 11** also represents views from the area of Open Access Land which encompasses the peak and slopes of Ysgyryd Fawr. **Photoviewpoint EDP 17**, described above in relation to the Bloreng Iron Mountain Trail, also represents views from the Open Access Land upon Bloreng.
- 5.25 Given the recreational use of these PRoW routes and areas of Open Access Land by local receptors, to enjoy the surrounding landscape and their rural countryside context, the sensitivity of receptors using these PRoW routes and areas of Open Access Land (although influenced in part by the presence of existing built form of Abergavenny) is considered to be **high**. However, considering the promoted status of the Beacons Way as a scenic long-distance footpath, and the Bloreng Iron Mountain Trail, these routes in particular are considered to be of slightly greater value and as such sensitivity of receptors using these promoted routes are considered to be increased to **very high**.

Major Roads

A465

- 5.26 The major road of A465 runs north-south across the study area, passing the eastern and southern edges of Abergavenny. When passing adjacent to the settlement the route is bordered to the west by the Newport to Pontralis railway line and associated vegetation, which heavily filters available views toward the site, especially given the speeds that receptors would be travelling at along this route. **Photoviewpoint EDP 10** represents views from this routes approach into Abergavenny from the north, demonstrating how views of the site and settlement continue to be screened from view by intervening woodland and vegetation.
- 5.27 Given the nature of this road route as a major road corridor, and the likelihood that receptors will be moving quickly between two locations (e.g. commuting to work/school) rather than using the route for the appreciation of the surrounding landscape, receptors

² <http://www.visitblaenavon.co.uk/en/VisitBlaenavon/PlanYourVisit/Publications/Walks-IronMountainTrailPart1.pdf>
(accessed 06 March 2019)

using these major road routes are considered to be of **low** sensitivity to development upon the site.

Minor Roads

Old Hereford Road

- 5.28 Old Hereford Road passes adjacent to the site's western boundary, lined by tall, well maintained native hedgerow as it passes, limiting the extent of views into the site's interior from this route. **Photoviewpoint EDP 7** represents views from this road route when approaching the site from the south. These hedgerows can be seen further along the route, with the road appearing to be sunken in comparison to the site's interior. Views into the site are limited from the road route, with only partial views of vegetation associated with the site's southern boundary as a result of foreground raised landform.

Deri Road

- 5.29 Also to the west of the site is Deri Road, which joins Old Hereford Road adjacent to the substation. This road route (as with Old Hereford Road) is also bordered on both sides by well-maintained native hedgerow, however, glimpsed views towards the site are available above these hedgerows when recently cut. The hedgerows of Old Hereford Road screen the majority of views of the site's interior, however, existing properties along the site's southern and south-eastern boundary are clear within the view, with the substation at the site's northern corner also visible. The site does cover a wide extent of this existing view, focused within the middle-ground, with existing influence of built form beyond.

Charles Crescent

- 5.30 **Photoviewpoint EDP 8** represents views from the residential road route located adjacent to the southern boundary. The foreground of this route is characterised by late 20th century development, which appears slightly 'tired' and run-down in places. Between these properties, partial views of the site's interior are available. Extended views are limited by the site's northern boundary vegetation which forms part of the skyline of the view alongside the rising form of Twyn-yr-allt.

Gwent Road/Firs Road

- 5.31 **Photoviewpoint EDP 9** represents views from adjacent development to the east of the site, along Gwent Road and Firs Road. From within this area of residential development the majority of views towards the site and its interior are limited by foreground built form, seen against a backdrop of the high ground of Twyn-yr-allt. The site is therefore positioned within the middle-ground of available views.

Hereford Road

- 5.32 Views from Hereford Road were found to be screened by a combination of route-side and intervening vegetation, existing built form of Mardy and proposals of Deri Farm which

were under construction at the time of visit. This route has therefore been discounted from any further consideration.

Old Ross Road (B4521)

- 5.33 Old Ross Road (B4521) provides connection between the eastern edge of Abergavenny and small villages of Llanddewi and Llanvetherine to the east. The route passes, in part, along the edge of the BBNP, through an undulating rural landscape. **Photoviewpoint EDP 12** represents views from this road route, taken just west of the National Trust Car Park for Ysgyrd Fawr, as the route descends towards Abergavenny. As seen within **Photoviewpoint EDP 12**, views from this route towards the site are characterised by the high ground of Twyn-yr-allt and the Sugar Loaf (containing views to the west) and the feeling of descending down to the slopes to a settled valley base (with properties of Abergavenny visible beyond foreground vegetation). Glimpsed views of the site are available, beyond the foreground tree belt, at the base of Twyn-yr-allt, seen in conjunction with the existing substation.

Tredillion Road

- 5.34 Tredillion Road connects the eastern edge of Abergavenny towards Wernddu Golf Course and Tredillion House to the east. This narrow rural road is well contained on both sides by maintained hedgerow, however, views are occasionally available beyond this towards the lower topography and associated settlement, as represented by **Photoviewpoint EDP 14**. Clear mid-distance views of the site are available to the north-west and receptors travelling along this section of road already experience the feeling of approaching settlement. The substation is also clearly visible at the northern edge of the site, currently seen as a stand-alone detracting development element.
- 5.35 Given the minor and rural nature of these road routes, and the potential for receptors to have an element of appreciation of the landscape through which they pass when commuting to work/home or travelling to local recreational facilities, receptors using these minor road routes are considered to be of medium sensitivity to development upon the site.

Sustrans Routes

- 5.36 Sustrans Route 42 passes the site's western boundary, along the road route of Old Hereford Road, before passing through the settlement of Abergavenny and out east along Tredillion Road, represented by **Photoviewpoints EDP 7** and **14**, respectively. Views from these road routes have been described within the minor roads section previously and remain of relevance with regard to the Sustrans users (cyclists) which travel along them also.
- 5.37 Cyclists using this route are likely to have an element of appreciation for the landscape through which they are passing, notably in relation to the elevated peaks and landform associated within the BBNP. Though the majority of the route does pass through landscape deemed as rural countryside, views from the route will be partially influenced

by existing settlement of Abergavenny. The routes on-road nature also detracts slightly from the wider ability for the user to enjoy the landscape. Overall it is considered that users of Sustrans Route 42 are of medium sensitivity to development.

Recreation Receptors

Wernddu Golf Course

- 5.38 Wernddu Golf Course is located upon gently sloping hillsides to the east of Abergavenny and the A465, 1.48km from the site's eastern boundary. The course is scattered with a number of tree belts, dividing the individual fairways. **Photoviewpoint EDP 13** represents a view along one such fairway from the promoted route of the Beacons Way. From this it can be seen that, given the courses easterly aspect, users of the golf course would experience views beyond this internal vegetation towards the high ground of Twyn-yr-allt and the Sugar Loaf (within the BBNP) fronted by the western edge of Abergavenny visible just above the tree canopy. In this instance, clear views are available towards the site and its interior, seen adjacent to existing residential settlement and the built form of the substation.
- 5.39 Though users of this recreational facility are likely to be using the Golf Course predominantly for the purpose of sport participation, there is potential for receptors to be enjoying the facilities surrounding landscape context at the same time. With this in mind, receptors using the Golf Course for recreational purposes are considered to be of medium sensitivity to development.

Residential Receptors

- 5.40 This Landscape and Visual Baseline focusses on the identification of views from publicly accessible locations. Views from private residential properties, although likely to be of **high** to **very high** sensitivity to development and changes in the view, are not protected by national planning guidance or local planning policy. However, it is considered that good site masterplanning of new development sites should put into consideration the visual amenity of domestic dwellings in close proximity to proposals and this has been undertaken in this case.
- 5.41 Clear and glimpsed residential views of the site are found to be localised and contained in extent as a result of surrounding undulating landform, vegetation and the presence of built form itself. Residential receptors likely to experience views towards the site from within the curtilages of their properties are as follows, with key residential groups identified upon **Plan EDP L5**:
- Properties directly to the south and south-east of the site, along Charles Close, Deri View, the northern extent of Charles Crescent and the northern extent of Dan-y-Deri, which side or back onto the sites southern field parcel. These properties experience clear intervisibility with the site (notably from 1st storey windows, as a result of a lack settlement boundary vegetation). As demonstrated by

Photoviewpoint EDP 8, glimpsed views of the site also extend into this southern residential edge, where gaps between properties allow;

- Properties to the east of the site, associated with Firs Road and Poplars Road are set back from the site boundary by a mature tree belt and, in some cases, private rear gardens. These elements limit the extent and availability of views into the site. Upper storeys of properties located adjacent to the boundary may experience filtered views beyond foreground vegetation. The depth of view availability from settlement to the east is limited by intervening properties and the gently upward sloping topography as seen within **Photoviewpoint EDP 9**;
- The property of Penlanlas Farm within and associated with field parcels to the north of the site. Views from this property are considered to be much like that shown within **Photoviewpoint EDP 3**, with the extent of views of the site limited to northern site boundary vegetation and the immediate land beyond; and
- Properties scattered along the sloping woodland edge of Twyn-yr-allt to the north-west of the site. Where gaps in roadside vegetation allow properties to experience clear views over both the site and the settlement of Abergavenny, similar to that seen within **Photoviewpoints EDP 4** and **5**.

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Section 6

The Proposed Development and Mitigation

6.1 Having defined the baseline conditions in the previous two sections, this report now reviews the proposed development and (in the next section) undertakes an assessment of the likely effects in landscape terms.

The Proposed Development

6.2 The proposed development is illustrated in **Appendix EDP 1**. The Promotional Document supporting this site promotion provides full details of the development proposals. To summarise, these comprise:

- A layout which could provide circa 127 homes in total, with 44 (35%) affordable homes, with associated road network and services;
- Overall development density of 25 dwellings per hectare;
- Proposed dwellings are all a maximum of 2 storeys in height, with some bungalows included to meet an identified need;
- Site access provided via a new entrance on Old Hereford Road, with improvements to the road provided between the new access point and the junction with Llwynu Lane to the south;
- Western swathe of public open space (POS) including areas of seating, trim trail and natural play features;
- Pocket areas of open space within development parcels with sustainable drainage features;
- Landscaped buffer with tree and shrub planting and noise attenuation to reduce visual and noise impact of the adjacent substation; and
- Community orchard and allotments.

Proposed Landscape Mitigation

6.3 A hierarchical approach towards mitigation (avoid, prevent, reduce, offset) has been used to avoid, where possible, has been implemented within the overall design of allocation proposal, the disposition of its elements (prevent), and subsequently through careful siting of the different elements of the proposals and required infrastructure (reduce). Offset mitigation is not relevant to landscape and visual matters. This is because any

landscape and visual effects, for example the character of the site or views to it, cannot be replaced by creation of the site character, or views, in another location unlike, for example, the loss of a hedgerow which can be offset by providing a new hedgerow.

6.4 Embedded mitigation provides a form of preventative mitigation and as discussed above, is that which has been considered as an integral part of the overall design and locational strategy for the site. It is not an 'add-on' measure to ameliorate significant environmental effects, but part of the positive and pro-active approach whereby mitigation has been assessed and considered at all stages of the project to prevent or reduce the occurrence of potentially significant environmental effects.

6.5 The landscape and visual sensitivities of the site have influenced masterplanning through an iterative process from the initial concept stage. Thus, the allocation proposals incorporate a degree of integral (or embedded) mitigation designed to avoid or reduce potential landscape and visual effects. These measures are described within the Promotional Document and are also illustrated by the accompanying Landscape Strategy. Primarily, within any development coming forward, they would include:

- Retention of the majority of the best quality vegetation which contributes to the character of the landscape and visual amenity of the site, and the landscape context;
- Retention and enhancement of existing features that contribute to landscape character, where possible;
- Where hedgerow/vegetation belt removal is required to facilitate access, notably along the western boundary of the southern field parcel alongside Old Hereford Road translocation and/or replacement planting is proposed to equal or outweigh the loss and retain this roadside feature. A management plan will ensure that the health of landscape features (both new and existing) on site are maintained in the longer term;
- Additional mitigation tree planting (native and non-native) is to be integrated within street scenes and areas of POS, including the planting of orchard trees, to break up the overall impression of built form from the wider landscape and provide climate benefits in terms of street greening, air cleansing potential and urban cooling;
- The landscape strategy will include planting species of local provenance to enhance the landscape and ecological value of the proposed development green infrastructure;
- The retained landscape assets (including the PRoW, hedgerows and trees) are to be incorporated, primarily, within areas of multi-functional, linked, green infrastructure, where they can be best enjoyed, protected, and enhanced through ongoing management. These green infrastructure areas also incorporate Sustainable Drainage System (SuDS) features designed for visual, recreational and wildlife amenity, and provide the opportunity for creation of destination and recreational routes within green corridors linking across, and beyond, the site. The green

infrastructure will provide a valuable resource for wildlife and climate change resilience, as well as for visual and recreational amenity;

- Creation of a swathe of POS along the site's western boundary (40m wide as a minimum) to act as a green buffer along the western extent of development, assisting with the integration and improvement of the new settlement edge perception and interface with the wider agricultural and national park landscape;
- Sensitive treatment of the site boundaries where they abut existing development so as to minimise effects on perceived character and on the visual amenity of adjacent residents. This includes provision of a landscape buffer and new vegetation planting along the site's eastern and southern boundaries and proposed development backing onto the rear of existing development along the southern edge;
- Increased connectivity, in the form of new 'off road' public footpaths links through the site, and green corridors will enrich the user experience (encouraging the use of sustainable transport, such as travel on foot or bike) and the biodiversity value on the site and the surrounding area. Improvement of the existing footpath route, in terms of surfacing and maintenance, will make the route more useable for the local community than it is at present. New internal footpath links connect to provide a circular walking route through the site's extent, as demonstrated by the Landscape Strategy, and provide improved connectivity between the existing PRow and the National Park PRow network to the west; and
- Incorporation of a planted noise bund around the eastern and southern extents of the existing substation, doubling as a visual screen of a current off-site detractor within on-site views and views towards the site from the wider landscape.

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Section 7 Assessment of Effects

- 7.1 This section identifies the likely environmental impacts and effects that might arise as a result of the allocation proposals. Details are provided in relation to most design elements of the proposal through the accompanying Planning Layout, Design and Access Statement and Landscape Strategy. The assessment uses the thresholds for magnitude, sensitivity and significance defined at **Appendix EDP 2** as a guide, but moderated where appropriate with professional judgement. Professional judgement is an important part of the assessment process; it is neither 'pro' nor 'anti' development but acknowledges that development may result in beneficial change as well as landscape harm. The assessment also takes account of the likely effectiveness of any proposed mitigation.
- 7.2 Residual effects are those that remain once the landscape mitigation measures have taken effect, and unless otherwise stated, all effects described within this assessment in relation to Year 15 represent residual effects.
- 7.3 A high quality of design and workmanship, in terms of new buildings and open space, will be implemented across the whole proposal, and assessment below is considered as such.
- 7.4 Tables included as **Appendix EDP 3** provide assessment of all receptors (both landscape and visual) identified within the baseline above, with text below setting out the receptors likely to experience the greatest effect as a result of allocation proposals.

Potential Construction Impacts and Effects

- 7.5 During construction the principal effects of the delivery of the proposals would be as a result of the transition of the site from an agricultural landscape to a predominantly urban development over a period of time, in an undesignated landscape, and prior to the maturation of mitigation planting. Activities that can potentially cause landscape and visual impacts include:
- Clearance of vegetation within the construction zone, where appropriate;
 - Earthworks and temporary storage of topsoil;
 - Removal of unwanted waste from the site;
 - Erection of site hoarding and fencing around vegetation (tree protection scheme);
 - Erection of temporary structures within the main contractor's construction compound, plus materials stockpiling and lay-down areas;

- Potential lighting of the works (during winter corresponding to each build out phase of the scheme);
- Erection of scaffold structures;
- Movement of construction vehicles;
- Partially completed built form;
- Works associated with the implementation of the landscape scheme; and
- Removal of temporary construction facilities.

7.6 Within the wider landscape, construction activity would inevitably change the character of the landscape within a discrete geographical area, but this is an unavoidable result of residential development in green field locations. The change would not be experienced within a wide area and the most obtrusive elements (noise, etc.) would cease upon completion of the development.

7.7 During the temporary construction phase, it is inevitable that the construction of residential development will result in a very high magnitude of change to the existing character of the agricultural fields and the settlement edge character of the site as a discrete geographical unit of the wider landscape. However, within the wider context, effects would be limited to minor alteration to local features, including the alteration to some views. Landscape proposals include the replacement and enhancement of hedgerows and trees and increase native and locally typical species and shapes designed to integrate with local topography, giving rise to beneficial effects. Further, the proposed development may result in some minor changes to the existing topography within the site, where residential development would occur.

Potential Operational Impacts and Effects

7.8 This section assesses potential effects of the allocation proposal at year 1 and year 15. At year 1 the principal effects as a result of the proposal will be as a result of the transition of the site from an agricultural landscape to a predominantly urban development, in an undesignated landscape, and prior to the maturation of mitigation planting.

7.9 In practical terms, the 'operational lifetime' of the proposals is measured in decades. Given that the scheme includes landscape proposals which will take time to mature, and that all new development can seem 'raw' until it has 'settled' into its landscape context, the assessment of operational effects is also undertaken at year 15.

7.10 At year 15 any mitigation planting will have matured to an extent that remaining significant effects are considered to be residual albeit that these effects may diminish further with time and as vegetation continues to mature. At year 15 the principal effects

as a result of the proposal will be as a result of the transition of the site from an agricultural landscape to a predominantly urban scene, in an undesignated landscape, and after some maturation of mitigation planting.

Landscape Character Effects (years 1 and 15)

- 7.11 The effects of the allocation proposals on the following landscape receptors at years 1 and 15 are considered at **Appendix EDP 3** and **Table 7.1**. The results of this assessment are summarised in **Table 7.1** below.

Table 7.1: Summary of Landscape Character Effects at Years 1 and 15.

Receptor	Year 1 Effect	Year 15 Effect
Landscape Character and fabric of the site itself	Major/moderate	Moderate
Host LANDMAP aspect areas	Moderate/minor	Minor
Host LCA of Monmouthshire Landscape Sensitivity Study	Moderate/minor	Minor
Non-Host LCA of the Brecon Beacons National Park Landscape and Development Supplementary Planning Guidance	Moderate/minor	Minor

- 7.12 At years 1 and 15, as for the construction phase, the only significant effect on the landscape resource is the effect on the landscape character of the site itself. There will be no significant effects on the host LCA of Monmouthshire Landscape Sensitivity Study, Non-Host LCA of the Brecon Beacons National Park Landscape and Development Supplementary Planning Guidance or LANDMAP aspect areas due primarily to the small proportion of the host landscapes that the site represents; and the fact that where the site is visible it is generally seen in the context of the existing settlement edge so reducing the sensitivity and scale of change of receptors.
- 7.13 It is often the case that initial (year 1) effects will be more considerable than those at year 15 due to the limited initial effect of the incorporated strategic landscaping.
- 7.14 Proposals would result in a permanent change of use within the site from agricultural land to built development. The localised landscape character of the site and its immediate surroundings would be altered by the inclusion of development within the site, however the scheme looks to retain existing landscape features where possible and appropriate, and enhance existing landscape corridors, largely found at the site boundary. The integration of a well-designed landscape scheme with the built form would assimilate the proposals into the immediate setting. Proposals would introduce a variety of native, valuable soft landscape elements and features which would positively contribute to the new character of the area. However, at year 1, it is unlikely that the landscape scheme would provide a notable addition to the character of the site, or visual screening to proposed built form.

- 7.15 The Perceptual and Sensory dimension of landscape character within the site would be most affected at Year 1, due to the addition of elements that conflict with the existing agricultural character of the site. Although, the proposed allocation development would be seen in the context of existing residential properties to the east and south which appear in views within the local context and would be considered to present a more sensitively designed settlement edge than that currently experienced.
- 7.16 By year 15 substantial growth should have occurred and proposed mitigation measures should be fulfilling their roles more effectively. Furthermore, enhanced mitigation should be achieved in future years as trees, in particular, reach mature size. As a general rule of thumb, one can expect vegetation growth of around 300mm per annum in the early years of establishment, realising upwards of 3-4m of growth after 15 years. This justifies the reduction in effect assessed for the wider host landscape character area.
- 7.17 Invariably, a residential development on a 'greenfield' site, will result in the unavoidable loss of farmland and necessary removal of some characteristic landscape features, in particular some short sections of hedgerow in order to create access into the site, or to allow for development of built form and infrastructure. However, through appropriate mitigation it is considered that none of this proposed removal would be at a level to materially alter the character of the surrounding receiving environment.

Visual Effects: (years 1 and 15)

- 7.18 The effects of the allocation proposals on visual receptors, at years 1 and 15, are considered within **Appendix EDP 3, Table 7.2** and **Table 7.3**. This assessment is supported by three photomontaged viewpoints (within **Appendix EDP 4**), agreed with MCC and created to represent visibility of the scheme from a range of receptors as a shaded block model with mitigation planting shown at year 1 and year 15. The results of this assessment are summarised in **Table 7.2** below.

Table EDP 7.2: Summary of Effects on Visual Receptors at years 1 and 15

Receptor	Year 1 Effects	Year 15 Effects
Promoted Footpaths		
Monmouthshire and Brecon Canal Towpath	Minor	Minor/negligible
Beacons Way	Moderate	Moderate/minor
Bloreng Iron Mountain Trail	Moderate/minor	Minor
PRoW Routes		
PRoW 370/91/5	Moderate	Moderate
PRoW 370/95/1 and 370/93/1	Moderate	Moderate/minor
PRoW 370/145/1	Moderate	Moderate/minor
PRoW 370/157/2	Moderate	Moderate/minor
PRoW 368/216/1	Moderate	Moderate/minor
PRoW 363/667/2	Moderate/minor	Moderate/minor
Open Access Land	Moderate/minor	Minor
Transport Routes		
A465	Negligible/none	Negligible/none

Receptor	Year 1 Effects	Year 15 Effects
Old Hereford Road	Moderate/minor	Minor
Deri Road	Moderate/minor	Minor
Charles Crescent	Minor	Minor
Gwent Road/Firs Road	Minor/negligible	Negligible
Old Ross Road	Moderate/minor	Minor
Tredillion Road	Moderate/minor	Minor
Sustrans Route 42	Moderate/minor	Minor
Recreational Receptors		
Wernddu Golf Course	Moderate/minor	Minor
Residential Receptors		
Properties directly to the south and south-east of the site, along Charles Close, Deri View, the northern extent of Charles Crescent and the northern extent of Dan-y-Deri	Major	Major/moderate
Properties to the east of the site, associated with Firs Road and Poplars Road	Major/moderate	Moderate/minor
The property of Penlanlas Farm to the north	Moderate	Moderate/minor
Properties scattered along the sloping woodland edge of Twyn-yr-allt to the north-west	Major/moderate	Moderate/minor

- 7.19 The only receptor groups anticipated to experience a significant effect during the occupation phase are as follows.

Promoted Footpaths

- 7.20 The Beacons Way Promoted Footpath will continue to experience some significant effects in year 1 following the construction phase as a result of its 'raw' new appearance within the view at this early stage of mitigation development. As seen within the Photoviewpoints, this will be most apparent within early views along the route's course, from the ridgeline of Ysgyrd Fawr (**Photoviewpoint EDP 11**) and Tredillion Road (**Photoviewpoint EDP 14**). These available views however are considered as glimpses within a much longer overall route, where views at this stage are already heavily influenced by built form.
- 7.21 With the maturation of mitigation planting within areas of POS and the streetscape and the general weathering of materials used, proposed development blocks are considered to be softened in appearance and assimilated successfully into the existing perception of development, to the point that by year 15 proposals will be experienced to blend into the baseline view and not be uncharacteristic alongside the settlement within the valley base. With this in mind, by year 15 proposals are not considered to cause a significant effect upon the promoted route of the Beacons Way.

Public Rights of Way

- 7.22 PRoW 370/91/5 alongside the site's eastern boundary; PRoW 370/95/1 and 370/93/1 within the field parcels to the north of the site; PRoW 370/145/1 and 370/157/2 within the elongated field parcel to the west; and, PRoW 368/216/1 on the slopes of Ysgyryd Fach to the south-east, all experience significant effects as a result of proposals at year 1.
- 7.23 However, by year 15, with the maturation of mitigation planting within development blocks and notably within the swathe of POS along the site's western boundary, it is expected that by year 15 these the effects on PRoW routes (with the exception of PRoW 370/91/5) will be reduced to not significant. As a result of its proximity to, and in part inclusion within, the site's boundary and therefore proposals, receptors travelling along PRoW 370/91/5 will continue to experience a significant effect at year 15 – unsurprising given the wholesale change of close-ranging views from that over an agricultural field to residential development. With the maturation of mitigation planting within the retained green corridor, through which the route is incorporated, the presence of new built form (though still visually evident) is expected to be softened to a point that is not unlike that experienced of built form to the east of the route at present.
- 7.24 Despite having significant adverse visual effect upon this on-site PRoW it is considered that proposals do create some benefit to the route by other means. Retention of the route within a green corridor (incorporating planting and SuDs features) with improved maintenance will encourage the continued and increased use of this recreational route and retain it's 'off road' character; and additional pedestrian links through the scheme provide greater connectivity of the route to the National Park to the west, creating a more integrated network for both new and existing users.

Residential Receptors

- 7.25 As with the construction phase, there are predicted to be significant effects on the following residential receptors at year 1 of occupation as a result of the scheme's close proximity and 'raw' new appearance:
- Properties directly to the south and south-east of the site, along Charles Close, Deri View, the northern extent of Charles Crescent and the northern extent of Dan-y-Deri;
 - Properties to the east of the site, associated with Firs Road and Poplars Road;
 - The property of Penlanlas Farm to the north; and
 - Properties scattered along the sloping woodland edge of Twyn-yr-allt to the north-west.

- 7.26 Over time, proposed planting within the scheme and along its boundaries (in addition to existing features) will mature to provide additional screening and softening of new built form from these receptors. By year 15 it is considered that the residential receptor of Penlanlas Farm to the north and adjacent properties to the east of the site would no longer experience significant effects as a result of proposals through the strengthening effect of mitigation planting within the existing northern and eastern boundary vegetation, which would result in views being not unlike that currently experienced. Properties upon the hillside of Twyn-yr-allt to the west of the site are also expected to no longer experience a significant level of effect as a result of proposals at year 15. By this point, vegetation within the eastern swathe of POS will have had sufficient time to mature, softening the appearance of new built form markedly and retaining a green buffer which in turn forms a more sensitive settlement edge than currently experienced. Despite the extension of built form slightly closer to these properties is considered that by year 15 the character of the view would be similar to the urban edge characteristics of the baseline situation.
- 7.27 Properties alongside the southern south-eastern boundaries of the site however are expected to continue experiencing a significant effect at year 15 as a result of proposals, which is unsurprising given their proximity to development and the current clarity of views available to the site's interior.

Effects On Landscape Designations

- 7.28 As a result of the site's location outside of the BBNP, it is anticipated that any resulting effects upon this designation would be indirect and based predominantly upon visual interaction between the designation and its perceived setting. This assessment considers a number of viewpoints within the BBNP, with clearest intervisibility identified between the site and Twyn-yr-allt to the west (the closest point of the designation boundary), Ysgyryd Fawr to the north-east and Blorenge to the south-west.
- 7.29 From viewpoints within the National Park extent:
- Wider views from National Park peaks such as Ysgyryd Fawr and Blorenge experience wide panoramic views over the landscape outside of the National Park boundary - with these views already clearly influenced by existing settlement of Abergavenny within a lower 'bowl-like' landscape, as seen within **Photoviewpoint EDP 11** and **17** respectively; and
 - Close views from the National Park to the north-west and west of the site; as with the wider views above, are also already influenced by the existing settlement of Abergavenny within close ranging views, as well as the detracting presence of the existing substation which sits at the National Park's boundary and adjacent to the northern-most extent and highest point of the site, as seen within **Photoviewpoint EDP 4** and **5**.

- 7.30 In all instances the site is experienced alongside the existing settlement edge, contained to the south and east by existing built form, to the north by the detracting substation and the farm buildings of Penlanlas Farm, and to the west by the road route of Old Hereford Road.
- 7.31 The above viewpoint consideration concurs with the findings of LCA 12 of the Brecon Beacons National Park Landscape and Development Supplementary Planning Guidance, which emphasises the presence of very strong and 'close visual and cultural links' between this area of the national park and the settlement of Abergavenny. It identifies that key views from LCA 12 are those from the summits of Sugar Loaf and Skirrid. Through the visual assessment and GIS modelling it was established that intervisibility between the site and the summit of the Sugarloaf were unavailable as a result of the wooded and steep slopes of Twyn-yr-allt, which forms part of the peak's foothills.

Construction

- 7.32 From the slopes of Twyn-yr-allt (notably within the pasture fields to the north-west of the site, before the slopes become encompassed in mature woodland which limits views) receptors would experience partial to clear views of construction works relating to house building within the mid-ground of views, particularly in relation to the use of tall vehicles such as cranes, alongside existing built form of Abergavenny and the adjacent substation. As identified in relation to PRoW 370/145/1 and 370/157/2 which pass through this area, the magnitude of change experienced as a result of proposals would be between medium and low, however the assessment of these PRoW does not consider the depth to which the experience of change would extend into the designation, which in this instance is no further than 300m from the National Park's boundary. As such it is considered that the magnitude of change for close ranging receptors of the National Park here is no more than low.
- 7.33 Within wider views from the BBNP, receptors are likely to experience some visual influence from the construction process, predominantly the movement of construction traffic within a field parcel which currently presents little in the way of movement. This influence will however be long distance in nature, within an already urbanised view across the wide valley bottom. Given this distance of influence and the scale of the site in comparison to the overall expanse of available view from both Bloreng and Ysgryd Fawr, the overall magnitude of change experienced by receptors within the National Park as a result of the construction phase is considered to be low.
- 7.34 Overall, combining the attributed low magnitude of change with the very high sensitivity of the designation results in a moderate adverse level of effect during the construction phase, predominantly as a result of the perceived movement created as a result of construction activities. This influence of movement is considered to be temporary in nature, present up until the point of site operation, with its visual presence limited to such locations of high elevation.

Year 1

- 7.35 Within close ranging views from the BBNP landscape to the north-west and west, receptors would notice the addition of built form as a result of its new unweathered and unmitigated appearance, particularly properties along the northern edge of the site and western edge of new built form, however this would not appear out of character compared to the existing view and would not extend built form unacceptably closer within the existing view. Given the sensitive nature of the site's western edge, properties would be seen to be set back from the site's western boundary by a swathe of public open space running north to south between the existing substation and the site's southern boundary, circa 40m wide at its narrowest point from Old Hereford Road). The substation will remain within the view in its current appearance, screening a portion of the proposal from view. Overall, at year 1, the addition of the proposed development would result in no more than a low magnitude of change upon close ranging receptors within the BBNP – forming a recognisable new feature but not uncharacteristic when considered against the baseline view, with some benefit through removal of existing detractors.
- 7.36 Within wider views from Ysgryd Fawr and Bloreng, at year 1 development of the site would form a new but small constituent of the view alongside existing built form. It would continue to be seen but would not be considered to markedly the character of views currently experienced. Mitigation planting proposed within the scheme will still be immature at this point and will not provide any filtering of new rooflines. In addition, building materials will still appear raw and new in nature compared to that of the existing settlement. The provision of the green swathe of POS along the site's western boundary will be recognisable, retaining a green edge to development alongside the National Park boundary of Twyn-yr-allt. The detracting electricity substation will continue to be visible within the view, however this slight extension of built form will be seen to integrate the detractor into the settlement edge. The addition of the proposal into views from the wider BBNP is considered to be no more than low at year 1, forming a small addition to the overall wide baseline view which is not out of character with that currently experienced.
- 7.37 Combining this low magnitude of change for both areas with the very high sensitivity of the designation results in a moderate, adverse, indirect effect upon views from the national park. This, as with the construction phase, is again considered to have some significant effect upon the designation as a result of the initial raw appearance of development without the presence of matured mitigation proposals.

Year 15

- 7.38 Within close ranging views from the pasture hillsides of Twyn-yr allt, mitigation POS trees and landscaping will have matured by year 15, to provide a softened and green edge to the development, which would not look out of character with the well treed character of existing settlement beyond and would continue to provide division between built form and the BBNP boundary. With the weathering of materials over time also, and the palette of materials proposed, it is expected that proposals would assimilate well into the current view and, whilst recognisable, would not encroach upon receptors using this area of the National Park so much as to fundamentally alter views experienced. With the added

vegetation planting, proposals would provide a softened settlement edge appearance than that seen alongside the south-eastern boundary of the site at present whilst also retaining the availability of views across the valley base towards the opposite valley hillsides. Overall it is considered that proposals at year 15 would be in keeping with the existing presence of built form within the view, resulting in no more than a very low magnitude of change.

- 7.39 Within wider views from Ysgyryd Fawr and Bloreng, by year 15 development of the site would continue to be seen but would not be considered to markedly affect the character of views currently experienced. Mitigation planting will have had sufficient time to mature and building materials will have weathered over time so as to appear less raw. Tree planting within streetscapes of development and areas of internal POS will aim to soften the appearance of built form and replicate the well treed settlement experienced nearby. The provision of the green swathe of POS along the site's western boundary and its associated landscaping will soften the development's slight extension of current built form, maintaining a green and defensible buffer to the National Park boundary of Twyn-yr-allt and reducing the detracting presence of the electricity substation within the view through its incorporation into the settlement edge rather than its current 'standalone' nature. Overall, the addition of the proposal into views from the wider BBNP is considered to be no more than very low magnitude of change at year 15, with new properties seen to assimilate into existing views of settlement, and not appearing to extend unreasonably up the valley side thanks to the existing presence of the substation and the retention of the swathe of open space.
- 7.40 Alongside the very high sensitivity of this designation this would result in no more than a moderate/minor adverse, indirect and not significant level of effect upon the designation in the long term once mitigation has matured.

Setting of the National Park and Settlement

- 7.41 As mentioned previously, and seen within the accompanying photoviewpoints, the National Park in this location is already influenced by the built form of Abergavenny and indeed the character of the settlement is influenced in return by the elevated ground which contains it. This existing development is already seen to run closely to the boundary of the National Park, with only a narrow green edge dividing the two elements. Proposals appreciate this and retain a green edge to built form through the creation of its western swathe of POS, therefore retaining this green edge principle in a defensible manner. This green edge and 'backdrop' to settlement is seen to be perceptually reinforced by the pasture fields along the edge of the National Park which in their own way provide a pasture setting to the wooded slopes of Twyn-yr-allt beyond. Development would not be considered out of character with existing residential built form, using a material and colour palette in keeping with that present to aid assimilation of proposals - though some contrast may occur during the early years of occupation while materials 'weather' into their settled context.
- 7.42 A concern raised by MCC during pre-application consultation meeting related to the extension of development over the contour height of 120-130m aOD and the impact that

this may incur upon the setting to the BBNP and the settlement edge of Abergavenny. **Photomontage EDP 11**, is considered to demonstrate that the development of the site, despite some properties being built above the 130m contour, would not extend built form to an unacceptable level up the hillside of Twyn-yr-allt or notably change the appearance or setting of the existing settlement edge within wider views, especially given the existing presence of the substation located at a higher contour position. This is aided by the green swathe of open space at the site's western boundary, which acts to create a softened and defensible boundary to built form and retain the 'green backcloth' of settlement – reinforced by the pasture fields present on the lower slopes of Twyn-yr-allt within the BBNP.

Cumulative Impacts

- 7.43 Cumulative effects generally occur where there may be combined or sequential visibility of two or more developments of the same type and scale, or where the consideration of other schemes would increase an effect identified. Where other similar schemes are in the planning system and made known to the applicant, or are under construction, these are considered in conjunction with the proposed scheme. The cumulative effects of this development are considered within this ES Chapter relative to Landscape and Visual Impact issues.
- 7.44 A single relevant scheme, residential in nature, is identified to have the potential to result in cumulative landscape and visual effects alongside the proposed development:
- 'Land Between Deri Farm Bungalow and Llantilio Pertholey Church In Wales Primary School' (henceforth referred to as 'Deri Farm') (Application reference: DM/2014/01360) for the erection of 250 dwellings, 235m to the north-east of the site. Recently completed – therefore its early occupation (Year1) is considered as part of the site's baseline context.
- 7.45 This assessment has been undertaken with the confidence that this scheme will be in operation by the time the proposed development is completed. The cumulative landscape and visual impact assessment uses the same assessment methodology as that presented for the main LVIA above, and considers impacts on the same receptor groups. The assumptions with regard to mitigation set out in the main LVIA also apply to the cumulative assessment.
- 7.46 Cumulative effects on the landscape and visual resource of the site and context are assessed below:
- PRow Receptors and Promoted Routes:
 - Cumulative impacts upon the Beacons Way promoted footpath vary along its route. In the most part limited visibility of both developments together, notably Deri Farm, is limited by the presence of intervening vegetation and variance in landform as demonstrated by **Photoviewpoint EDP 13** as it passes through

Wernddu Golf Course and **Photoviewpoint EDP 14** near Trellion Park. In these instances, there are considered to be no additional cumulative effects resulting from the development of the two sites together. The clearest view from this route however, derived from its elevated position, is that available from the ridgeline of Ysgryd Fawr (represented by **Photoviewpoint** and **Photomontage EDP 11**). In this instance both development areas are seen clearly alongside the existing settlement, with the first phase of the Deri Farm site seen to be in construction at the time of site visit. In combination the development of both Penlanlas Farm and Deri Farm will result in the slight perceived expansion of the existing settlement, however this expansion would not be considered out of character when compared to existing views and would not be considered to markedly change the perceived character of Abergavenny within the base of the bowl-like valley landform. Overall, from this localised viewpoint along the overall Beacons Way it is considered that a moderate/minor cumulative effect will occur;

- From the Bloreng Iron Mountain Trail, clearest views towards the two sites are available from the north-easternmost edge of the Bloreng plateau, as represented by **Photoviewpoint EDP 17**. Whilst the Penlanlas Farm site is partially visible within this view, the Deri Farm site is considered to be at a sufficient distance and screened by existing vegetation to the point that it is seen as only a minor extension to the existing edge of built form. With consideration of this view it is felt that little to no cumulative effect will occur through the development of both proposals, and the resulting level of effect upon this receptor will not be increased beyond that identified for Penlanlas Farm alone;
- The two closest routes with visibility of both schemes are PRoW 370/145/1 and PRoW 370/157/2 upon the lower slopes of Twyn Yr allt. As can be seen within the wider context of **Photoviewpoint EDP 5** and **6** the Deri Farm scheme extends to the left of the view. Whilst new properties of the first phase of Deri Farm are just visible beyond the foreground substation, the majority of remaining phases are expected to be heavily filtered in views by existing intervening vegetation surrounding Llantillo Pertholey School and the buildings of Penlanlas Farm itself. In all, and considering the impact of the existing phase 1 properties of Deri Farm which are already visible, no additional cumulative impact or level of effect is considered to occur upon receptors using these routes as a result of both developments coming forward together;
- As represented by **Photoviewpoint EDP 15**, visibility of Deri Farm from PRoW 368/218/1 upon Ysgryd Fach is filtered by the presence of intervening foreground vegetation either side of the footpath route. Where gaps in this vegetation allow views over the settlement, potential occurs for the Deri Farm development to be seen to the right of the site alongside the existing northern settlement edge of Abergavenny. Given the presence of intervening vegetation and integrated mitigation measures in place for both schemes, it is not considered that the addition of both schemes will incur a greater level of effect

cumulatively than that identified upon receptors using this route as a result of the Penlanlas Farm development alone; and

- As a result of a lack of intervisibility with Deri Farm, no cumulative impacts are anticipated for receptors traveling along PRoW 370/91/5, PRoW 370/95/1, PRoW 363/667/2 or the Monmouthshire and Brecon Canal towpath.
- Transport Receptors:
 - From Deri Road (represented by **Photoviewpoint EDP 6**) the extent of the Deri Farm site is identified to overlap with the extent of the Penlanlas Farm site, however it is expected that intervisibility of the Deri Farm scheme will be curtailed by the presence of intervening vegetation associated with the northern boundary of the Penlanlas Farm site and the electricity substation;
 - Those located upon elevated ground to the east would have potential to experience both sites together, however, intervening landform and vegetation are found to partially screen or filter intervisibility with the Deri Farm scheme. From the B4521, represented by **Photoviewpoint EDP 12**, the whole of the Deri Farm site is screened from view by foreground intervening landform and field boundary hedgerow and trees. From receptors travelling along the minor road near Tredillion Park (represented by **Photoviewpoint EDP 14** a similar situation occurs, however in this instance it is intervening vegetation and settlement which screens the majority of views to Deri Farm. With this in mind it is considered that the combination of both schemes coming forward together will not result in any additional cumulative effect; and
 - As a result of lack of intervisibility with Deri Farm, no cumulative impacts are anticipated for receptors traveling along Old Hereford Road or A465.
- Residential Receptors:
 - The only residential receptors considered to experience the two developments either within a single view or sequentially would be those present upon the slopes of Twyn Yr Allt to the north-west of the site (represented in part by **Photoviewpoint EDP 5**), where intervening vegetation alongside the access road to the properties allows. It is not considered that the addition of Deri Farm and the Penlanlas scheme together would not increase the perceived level of effect identified for Penlanlas Farm alone as a result of Deri Farm's contained and well wooded character; and
 - As a result of lack of intervisibility with Deri Farm, no cumulative impacts are anticipated for residential receptors surrounding the site, including those along Deri View, Charles Close, Charles Crescent, Dan-Y-Deri, Firs Road or Poplars Road.

- Landscape Character:
 - Given the size of both schemes, the retention of the majority of landscape fabric features within both sites and the sensitive design of both schemes to respect and retain the green buffer and backdrop between settlement and national park slopes, it is considered that no greater an effect on LANDMAP aspect areas or identified landscape character areas are anticipated, as a result of both schemes coming forward together.

- Brecon Beacons National Park:
 - As identified through consideration of cumulative visual effects above, visibility of both sites in combination is limited by the undulating nature of the landform and presence of mature intervening vegetation. The clearest view available from within the National Park extent would be that from the ridgeline of Ysgyrydd Fawr to the north-east (represented by **Photoviewpoint EDP 11**). The addition of both schemes would not alter the existing character of views currently experienced - overlooking settlement within a bowl-like valley base - nor would their combination disturb the green buffer which follows the national park boundary, as a result of integrated mitigation measures in both schemes. The setting of the National Park in this area is clearly already influenced by the existing presence and proximity of Abergavenny and the resulting relationship between the settlement and surrounding elevated ground. This would remain the case with the addition of both schemes, with their proposed nature as residential development being in keeping with that already present at the existing at their respective settlement edges. With this in mind, no additional cumulative effect is anticipated upon the Brecon Beacons National Park and its setting as a result of both schemes coming forward together.

7.47 This assessment finds that there will be limited to no cumulative effects on these receptors or worsening of predicted effects in relation to this proposal arising as a result of the implementation of the Penlanlas Farm proposal in association with the Deri Farm scheme. This limitation in cumulative effects is due, primarily, to the visual containment of the Deri Farm scheme which means that there are few locations from which the two sites are clearly apparent in combination, either simultaneously or sequentially. In addition to cumulative impacts relating to nearby schemes, consideration must be made in terms of potential cumulative effects upon the wider landscape as a result of the combination of the proposed development and existing built form of Abergavenny.

7.48 As identified within the photoviewpoints accompanying this assessment, the site and any potential development upon it is always seen within the context, or against a backdrop of, Abergavenny and is therefore always seen in combination with existing built form by landscape and visual receptors. It is considered that through the sensitive design of the proposed scheme new development would continue to maintain the semi-rural character and would not accentuate the existing influence of built form in terms of landscape character – despite extending the perceived extent of built form in places, it would not tip this perception over the edge into a predominantly urban character. Given the currently

raw edge of built form against the wider countryside, the development of the site would also provide positive benefits in terms of edge of settlement appearance and delineation, with new development softened by the area of POS with tree planting which would form the new greened edge to development. As a result of this, and the similarity in character of proposals to development existing, the addition of the proposal is not considered to have any notably greater effect upon the surrounding landscape in comparison to existing built form of Abergavenny currently perceived, and proposed development would assimilate well into the existing character and views from the wider landscape (as demonstrated within **Photomontages EDP 11** and **14**).

- 7.49 Overall, in terms of cumulative effects upon the wider landscape, it is felt that the addition of proposed development in combination with existing built form will have no greater than a low magnitude of change in terms of landscape character and visual amenity. Given the existing settlement influence upon the wider landscape context, but equally the sensitivity in character of the area (relating to the presence of the National Park and recreational use of the site's surroundings) it is felt that the sensitivity of the wider landscape to additional residential development would be medium, ultimately resulting in no greater than a minor level of effect cumulatively.

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Section 8 Summary and Conclusions

- 8.1 EDP is an independent environmental consultancy and Registered Practice of the Landscape Institute specialising the assessment of developments at all scales across the UK.
- 8.2 This report has summarised the findings of a comprehensive landscape data trawl and field appraisal undertaken by EDP's landscape team (**Sections 2, 3, 4** and **5**). In **Section 6**, the proposed development is described with any proposed mitigation. **Section 7** undertakes an assessment of the likely landscape and visual effects having regard to the above and based on a combination of the thresholds set out in **Appendix EDP 1** coupled with professional judgement.
- 8.3 The following effects are likely:

Landscape Character

- 8.4 This assessment has found that the only predicted significant residual effect on the landscape resource is the effect on the landscape character of the site itself. A significant adverse effect on the landscape character of the site itself is not surprising; the conversion of any greenfield site to a development site will inevitably yield such an outcome. This is not a reflection on the quality of the scheme design, but of the process that requires an assumption to be made that most people would see the visual and sensory change from greenfield to development as adverse. The conversion of these pastoral agricultural fields into a predominantly residential development will result in the loss of agricultural land and fundamentally alter the visual and perceptual character of the site itself from an agricultural landscape, albeit at the settlement edge, to a principally residential development. However, it should be noted that the majority of the existing key landscape elements across the site (predominantly the boundary vegetation and internal hedgerow) will be retained and protected through proposals, hereby retaining some of the site's existing landscape fabric and pattern. In addition, the proposals provide an opportunity to:
- Secure ongoing maintenance of key features to ensure their retention and enhancement into the future; and
 - Yield a beneficial effect on landscape fabric and biodiversity and cultural dimensions of the landscape, especially in the medium and long term as the proposed new landscape fabric matures and footpath routes become established.
- 8.5 There will be no likely significant effects on the host and non-host landscape character areas. The low level of effect on these dimensions of the landscape character is due, primarily, to retention, protection, and incorporation within the proposed development, of the best landscape fabric and biodiversity features and the site's location alongside the

existing presence of Abergavenny, which already forms a key visual landscape element within LCAs identified.

Visual Amenity

- 8.6 The very limited residual effect on visual receptors is primarily due, not to the visual containment of the site but instead to the potential for successful assimilation of proposals into the existing settlement edge through good design and the partial improvement of views through the vegetative screening of the adjacent substation at the site's northern corner.
- 8.7 It is not surprising that effects upon the onsite PRoW and adjacent residential receptors to the south and south-east are predicted to continue into year 15 and a result of their presence within or directly adjacent to the site and proposals. While planting across the site will have matured at year 15, resulting in a modest reduction in levels of effect predicted on views from the wider landscape, it is not intended to totally screen the proposals from all areas within the site context. While some screening is the aim where the site will form the new interface with the agricultural landscape and BBNP to the west, the main intention of mitigation proposals is to instead encourage visual integration of proposals with the existing settlement area adjacent.
- 8.8 Medium and long distance views into the site do exist, often from elevated ground surrounding the settlement, including those hillsides within the National Park, however the visual impact would be lessened by virtue of the separation distance, and the existing presence of built form. The proposed development site's location and its landscape character are such that no significant detriment to the character, visual amenity and appearance of the wider locality – including that of the adjacent and nearby areas of the National Park - would be likely to result from the proposed residential development. The proposed residential development at Penlanlas Farm, as designed, would not be detrimental to the natural beauty of the BBNP, nor to the enjoyment of its stated special qualities.

Conclusion

- 8.9 Having considered the above, EDP's position, in respect of the landscape and visual sensitivity and capacity of the site, is that it has the capacity for the development type and form shown within the promotional document and landscape strategy. Furthermore, as demonstrated by the assessment tables within **Appendix EDP 3** and the summary above any potential effects of the proposals would be substantially limited by the mitigation measures incorporated within the masterplan. The development of this site would appear as a logical and sensitively located extension to Abergavenny. Despite the site's open nature, as a result of its southerly aspect, the effects of the proposal would be felt by a surprisingly limited number of visual receptors within the surrounding landscape extent, predominantly directly adjacent to the site or further away on surrounding hillsides to the south, east and north-east.

- 8.10 The residual effects that the proposals would have on the landscape character of the site and context, and on views towards the site from publicly accessible locations beyond the site boundaries, should not be an obstacle to its development, and are found to be very contained in geographical extent despite the site's open nature and southern aspect. The addition of residential proposals of this nature and design would not be out of character alongside the existing urban fringe of Abergavenny, with the new western edge of development designed to appear more sensitively presented than the current appearance of housing in existence along the site's southern and south-eastern edge. In addition, the proposed allocation scheme would also encompass mitigation of the detracting substation feature through integration into the settlement edge (with the addition of some screening) rather than its current standalone detracting presence within views.
- 8.11 On the most part it is considered that new housing such as this at this northern edge of Abergavenny, with appropriate mitigation measures in place and matured, would harmonise with the existing visual context and character experienced from within the extent of the BBNP and would not result in unreasonable detrimental impacts to the character or the setting of the National Park overall.

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Section 9

Landscape Opportunities and Constraints

- 9.1 A landscape-led design approach to any future scheme will play a key part in the development of an acceptable layout for housing within this location. EDP has given some preliminary consideration to the key sensitivities which will need to shape any future scheme based upon the landscape and visual matters identified within **Section 5**. Site design, layout and mitigation recommendations in relation to landscape character and visual amenity are identified as follows:
- a. Careful consideration should be given to neighbouring properties located to the immediate south and south-east. Proposals should deliver a sensitive response in these parts of the site by either retaining a landscape buffer along the site/settlement interface or otherwise offering 'back to back' development with these existing homes;
 - b. The site boundary vegetation and interior hedgerow should be protected during development and preserved within the scheme to continue existing green infrastructure links through the site. Enhancement to field boundary vegetation in particular will assist in making a robust landscape case with the support of a Landscape Strategy Plan/Green Infrastructure Strategy which sets out how the final scheme has responded to the landscape pressures of the site;
 - c. Given the site's sloping open nature it would be incredibly difficult to screen development from wider views entirely, therefore proposals should aim to embrace and frame views towards Bloreng, Ysgryd Fach and Ysgryd Fawr through development and green spaces, emphasising their role within the character and sense of place of the area;
 - d. With respect to return views from these surrounding peaks, the development would need to appear to 'blend' into the existing settlement edge created along Old Hereford Road. This could be achieved through softening of the western and northern extents of development (potentially taking into account the easements required for nearby high pressure gas mains to the west), to give the site the feeling of 'rounding off' existing built form;
 - e. Integration of tree planting within open spaces, development blocks and street scenes will also aim to soften built form and replicate the well treed character of adjacent built form of the east and the wooded slopes to the north-west. Vegetation around the substation would also benefit from re-enforcement to aid with softening of its visual and audible presence;
 - f. The existing PRoW route which runs alongside the site's eastern boundary should be retained within a green corridor in order to reduce the perceived effects on landscape character and visual amenity for receptors, and in turn protect the adjacent off-site hedgerow/tree belt; and

- g. Proposed properties should be outward facing, particularly along the western, northern and eastern extents of the site to provide a softened transition to the adjacent landscape and PRow.

Annex EDP 1 Methodology

Introduction

A1.1 Provided within this section is the methodology for landscape and visual impact assessment as used by EDP for development proposals of this type.

Methodology

A1.2 The assessment methodology for assessing landscape and visual effects prepared by EDP is based on the following best practice guidance:

- Guidelines for Landscape and Visual Impact Assessment – Third Edition (LI/IEMA, 2013); and
- An Approach to Landscape Character Assessment (Natural England 2014).

A1.3 Other reference documents used to understand the baseline position in landscape terms comprise published landscape character assessments appropriate to the site's location and the nature of the proposed development.

A1.4 The nature of landscape and visual assessment requires both objective analysis and subjective professional judgement. Accordingly, the following assessment is based on the best practice guidance listed above, information and data analysis techniques. It uses quantifiable factors wherever possible and subjective professional judgement where necessary, and is based on clearly defined terms (see Glossary, **Annex EDP 2**).

Landscape Assessment

A1.5 Landscape effects derive from changes in the physical landscape fabric that may give rise to changes in its character and how this is experienced. These effects need to be considered in line with changes already occurring within the landscape and which help to define the character of it.

A1.6 Effects upon the wider landscape resource, i.e. the landscape surrounding the development, requires an assessment of visibility of the proposals from adjacent landscape character areas, but remains an assessment of landscape character and not visual amenity.

Visual Assessment

A1.7 The assessment of effects on visual amenity draws on the predicted effects of the development, the landscape and visual context, and the visibility and viewpoint analyses,

and considers the significance of the overall effects of the proposed development on the visual amenity of the main visual receptor types in the study area.

Identifying Landscape and Visual Receptors

A1.8 This assessment has sought to identify the key landscape and visual receptors that may be affected by the changes proposed.

A1.9 The assessment of effects on landscape as a resource in its own right draws on the description of the development, the landscape context and the visibility and viewpoint analysis to identify receptors, which, for the proposed development may include, but not be limited to, the following:

- The landscape fabric of the development site;
- The key landscape characteristics of the local context;
- The 'host' landscape character area that contains the proposed development;
- The 'non-host' landscape character areas surrounding the host character area and may be affected by the proposals (where relevant); and
- Landscape designations on a national, regional or local level (where relevant).

A1.10 The locations and types of visual receptors within the defined study areas are identified from Ordnance Survey maps and other published information (such as walking guides), from fieldwork observations and from local knowledge provided during the consultation process. Examples of visual receptors may include, but not be limited to, the following:

- Settlements and private residences;
- Users of National Cycle Routes and National Trails;
- Users of local/regional cycle and walking routes;
- Those using local rights of way – walkers, horse riders, cyclists;
- Users of open spaces with public access;
- People using major (motorways, A and B) roads;
- People using minor roads; and
- People using railways.

Assessment of Landscape and Visual Effects

A1.11 The assessment of effects on the landscape resource includes consideration of the potential changes to those key elements and components that contribute towards recognised landscape character or the quality of designated landscape areas; these features are termed landscape receptors. The assessment of visual amenity requires the identification of potential visual receptors that may be affected by the development. As noted, following the identification of each of these various landscape and visual receptors, the effect of the development on each of them is assessed through consideration of a combination of:

- Their overall sensitivity to the proposed form of development, which includes the susceptibility of the receptor to the change proposed and the value attached to the receptor; and
- The overall magnitude of change that will occur – based on the size and scale of the change, its duration and reversibility.

Defining Receptor Sensitivity

A1.12 A number of factors influence professional judgement when assessing the degree to which a particular landscape or visual receptor can accommodate change arising from a particular development. Sensitivity is made up of judgements about the ‘value’ attached to the receptor, which is determined at baseline stage, and the ‘susceptibility’ of the receptor, which is determined at the assessment stage when the nature of the proposals, and therefore the susceptibility of the landscape and visual resource to change, is better understood.

A1.13 Susceptibility indicates *“the ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences”*³. Susceptibility of visual receptors is primarily a function of the expectations and occupation or activity of the receptor. A degree of professional judgement applies in arriving at the susceptibility for both landscape and visual receptors and this is clearly set out in the technical appendices to this assessment.

A1.14 A location may have different levels of sensitivity according to the types of visual receptors at that location. Any one receptor type may be accorded different levels of sensitivity at different locations.

A1.15 **Table EDP A1.1** provides an indication of the criteria by which the overall sensitivity of a landscape receptor is judged within this assessment, and considers both value and susceptibility independently.

³ Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, Third Edition Page 158

Table EDP A1.1: Landscape Receptor Sensitivity

Category	Landscape Receptor Value Criteria	Landscape Susceptibility to Change Criteria
Very High	Nationally/internationally designated/valued countryside and landscape features; strong/distinctive landscape characteristics; absence of landscape detractors.	Strong/distinctive landscape elements/- aesthetic/perceptual aspects; absence of landscape detractors; landscape receptors in excellent condition. Landscapes with clear and widely recognised cultural value. Landscapes with a high level of tranquillity.
High	Locally designated/valued countryside (e.g. Areas of High Landscape Value, Regional Scenic Areas) and landscape features; many distinctive landscape characteristics; very few landscape detractors.	Many distinctive landscape elements/- aesthetic/perceptual aspects; very few landscape detractors; landscape receptors in good condition. The landscape has a low capacity for change as a result of potential changes to defining character.
Medium	Undesignated countryside and landscape features; some distinctive landscape characteristics; few landscape detractors.	Some distinctive landscape elements/- aesthetic/perceptual aspects; few landscape detractors; landscape receptors in fair condition. Landscape is able to accommodate some change as a result.
Low	Undesignated countryside and landscape features; few distinctive landscape characteristics; presence of landscape detractors.	Few distinctive landscape elements/- aesthetic/perceptual aspects; presence of landscape detractors; landscape receptors in poor condition. Landscape is able to accommodate large amounts of change without changing these characteristics fundamentally.
Very Low	Undesignated countryside and landscape features; absence of distinctive landscape characteristics; despoiled/- degraded by the presence of many landscape detractors.	Absence of distinctive landscape elements/- aesthetic/perceptual aspects; presence of many landscape detractors; landscape receptors in very poor condition. As such landscape is able to accommodate considerable change.

A1.16 For visual receptors, judgements of susceptibility and value are closely interlinked considerations. For example, the most valued views are those that people go and visit because of the available view, and it is at those viewpoints that their expectations will be highest and thus most susceptible to change. The overall sensitivity of visual receptors is rated in a two-step process that combines both susceptibility and value as indicated by the criteria in **Table EDP A1.2**.

Table EDP A1.2: Visual Receptor Sensitivity.

Category	Visual Receptor Criteria
Very High	Designed view (which may be to or from a recognised heritage asset or other important viewpoint), or where views of the surroundings are an important contributor to the experience. Key promoted viewpoint e.g. interpretative signs. References in literature and art and/or guidebooks tourist maps. Protected view recognised in planning policy designation. Examples may include views from residential properties, especially from rooms normally occupied in waking or daylight hours; national public rights of way, e.g. National Trails and nationally designated countryside/landscape features with public access which people might visit purely to experience the view; and visitors to heritage assets of national importance.
High	View of clear value but may not be formally recognised, e.g. framed view of high scenic value, or destination hill summits. It may also be inferred that the view is likely to have value, e.g. to local residents. Examples may include views from recreational receptors where there is some appreciation of the landscape, e.g. golf and fishing; local public rights of way, access land and National Trust land, also panoramic viewpoints marked on maps; road routes promoted in tourist guides for their scenic value.
Medium	View is not promoted or recorded in any published sources and may be typical of the views experienced from a given receptor. Examples may include people engaged in outdoor sport other than appreciation of the landscape, e.g. football and rugby or road users on minor routes passing through rural or scenic areas.
Low	View of clearly lesser value than similar views experienced from nearby visual receptors that may be more accessible. Examples may include road users on main road routes (motorways/A roads) and users of rail routes or people at their place of work (where the place of work may be in a sensitive location). Also views from commercial buildings where views of the surrounding landscape may have some limited importance.
Very Low	View affected by many landscape detractors and unlikely to be valued. Examples may include people at their place of work, indoor recreational or leisure facilities or other locations where views of the wider landscape have little or no importance.

A1.17 The tables above offer a template for assessing overall sensitivity of any landscape or visual receptor as determined by combining judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape as set out at paragraph 5.39 of GLVIA 3rd Edition (2013). However, the narrative in this report may demonstrate that assessment of overall sensitivity can change on a case-by-case basis.

A1.18 For example, a high susceptibility to change and a low value may result in a medium overall sensitivity, unless it can be demonstrated that the receptor is unusually susceptible or is in some particular way more valuable. A degree of professional judgement applies in arriving at the overall sensitivity for both landscape and visual receptors.

Magnitude of Change

A1.19 The magnitude of any landscape or visual change is determined through a range of considerations particular to each receptor. The three attributes considered in defining the magnitude are:

- Scale of change;
- Geographical extent; and
- Duration and reversibility/proportion.

A1.20 Receptor locations from which views of the proposed development are not likely to occur will receive no change and therefore no effect. With reference to the Zone of Theoretical Visibility (ZTV) and site survey, the magnitude of change is defined for receptor locations from where visibility of the proposed development is predicted to occur.

A1.21 **Table EDP A1.3** provides an indication of the criteria by which the size/scale of change at a landscape or visual receptor is judged within this assessment.


Table EDP A1.3: Landscape and Visual Receptor Magnitude of Change Criteria

Category	Landscape Receptor Criteria	Visual Receptor Criteria
Very High	Total loss of or major alteration to key elements/features/characteristics of the baseline condition. Addition of elements which strongly conflict with the key characteristics of the existing landscape.	There would be a substantial change to the baseline, with the proposed development creating a new focus and having a defining influence on the view.
High	Notable loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that are prominent and may conflict with the key characteristics of the existing landscape.	The proposed development will be clearly noticeable, and the view would be fundamentally altered by its presence.
Medium	Partial loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that may be evident but do not necessarily conflict with the key characteristics of the existing landscape.	The proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor.
Low	Minor loss or alteration to one or more key elements/features/characteristics of the baseline landscape. Addition of elements that may not be uncharacteristic within the existing landscape.	The proposed development will form a minor constituent of the view being partially visible or at sufficient distance to be a small component.

Category	Landscape Receptor Criteria	Visual Receptor Criteria
Very Low	Barely discernible loss or alteration to key elements/features/characteristics of the baseline landscape. Addition of elements not uncharacteristic within the existing landscape.	The proposed development will form a barely noticeable component of the view, and the view whilst slightly altered would be similar to the baseline situation.

A1.22 **Table EDP A1.4** provides an indication of the criteria by which the geographical extent of the area affected is adjudged within this assessment.

Table EDP A1.4: Geographical Extent Criteria.

	Landscape Receptors	Visual Receptor Criteria
Largest  Smallest	Large scale effects influencing several landscape types or character areas.	Direct views at close range with changes over a wide horizontal and vertical extent.
	Effects at the scale of the landscape type or character areas within which the proposal lies.	Direct or oblique views at close range with changes over a notable horizontal and/or vertical extent.
	Effects within the immediate landscape setting of the site.	Direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected.
	Effects at the site level (within the development site itself).	Oblique views at medium or long range with a small horizontal/vertical extent of the view affected.
	Effects only experienced on parts of the site at a very localised level.	Long range views with a negligible part of the view affected.

A1.23 The third, and final, factor, in determining the predicted magnitude of change is duration and reversibility. Duration and reversibility are separate but linked considerations. Duration is judged according to the defined terms set out below, whereas reversibility is a judgement about the prospects and practicality of the particular effect being reversed in, for example, a generation. The categories used in this assessment are set out below:

Duration:

- Long term (20 years+);
- Medium to long term (10 to 20 years);
- Medium term (5 to 10 years);
- Short term (1 year to 5 years); or
- Temporary (less than 12 months).

Reversibility:

- Permanent with unlikely restoration to original state, e.g. major road corridor, power station, urban extension, etc.;
- Permanent with possible conversion to original state, e.g. agricultural buildings, retail units;
- Partially reversible to a different state, e.g. mineral workings;
- Reversible after decommissioning to a similar original state, e.g. wind energy development; or
- Quickly reversible, e.g. temporary structures.

Significance of Effect

A1.24 The purpose of the EIA process is to identify the significant environmental effects (both beneficial and adverse) of development proposals. Schedule 4 to the EIA Regulations specifies the information to be included in all environmental statements, which should include a description of:

"The likely significant effects of the development on the environment, which should cover the direct effects and any indirect, secondary, cumulative, short, medium and long-term, permanent and temporary, positive and negative effects of the development"

A1.25 In order to consider the likely significance of any effect, the sensitivity of each receptor is combined with the predicted magnitude of change to determine the significance of effect, with reference also made to the geographical extent, duration and reversibility of the effect within the assessment. Having taken such a wide range of factors into account when assessing sensitivity and magnitude at each receptor, the significance of effect can be derived by combining the sensitivity and magnitude in accordance with the matrix in **Table EDP A1.5**.

A1.26 The parameters identified for the evaluation of effects follows recommendations for the assessment of visual effects, in guidance published by Scottish Natural Heritage⁴, which states that:

"The...matrix of three classes on each axis producing 9 cells, only 3 of which are typically judged as significant, is in our view simplistic and unrefined and quite unsuitable as a tool for widespread use. In particular it implies a degree of certainty about a very restricted definition of significance that we do not believe is justified. Expanding a 3 x 3 (9 cells) matrix to 4 x 4 (16 cells) or even 5 x 5 (25 cells) is much more representative of the diversity of size and sensitivity found in visual impact assessment."

⁴ Scottish Natural Heritage (2002) *Visual Assessment of Windfarms Best Practice*, Scottish Natural Heritage Commissioned Report F01AA303A

Table EDP A1.5: Level of Effects Matrix.

Overall Sensitivity	Overall Magnitude of Change				
	Very High	High	Medium	Low	Very Low
Very High	Substantial	Major	Major/- Moderate	Moderate	Moderate/- Minor
High	Major	Major/- Moderate	Moderate	Moderate/- Minor	Minor
Medium	Major/- Moderate	Moderate	Moderate/- Minor	Minor	Minor/- Negligible
Low	Moderate	Moderate/- Minor	Minor	Minor/- Negligible	Negligible
Very Low	Moderate/- Minor	Minor	Minor/- Negligible	Negligible	Negligible/- None

A1.27 Each effect is described and evaluated individually through the combination of all of the relevant factors and assessed as either significant or not significant. For landscape and visual effects, those effects identified at a substantial, major, major/moderate or moderate level (bold type within matrix above) are generally considered to be significant and those effects assessed at a moderate/minor, minor, minor/negligible or negligible level are considered to be not significant.

A1.28 In certain cases, where additional factors may arise, a further degree of professional judgement may be applied when determining whether the overall change in the view will be significant or not and, where this occurs, this is explained in the assessment.

Definition of Effects

A1.29 Taking into account the levels of effect described above, and with regard to effects being either adverse or beneficial, **Table EDP A1.6** represents a description of the range of effects likely at any one receptor.

Table EDP A1.6: Definition of Effect.

Effect	Definition
Substantial	Effects which are in complete variance to the baseline landscape resource or visual amenity.
Major	Effects which result in noticeable and fundamental alterations to the landscape resource or visual amenity.
Moderate	Effects which result in noticeable but non-fundamental alterations to the baseline landscape resource or visual amenity.
Minor	Effects which result in slight alterations to the landscape resource or visual amenity.
Negligible	Effects which result in barely perceptible alterations to the landscape resource or visual amenity.
None	No detectable alterations to the landscape resource or visual amenity.

A1.30 Effects can be adverse (negative), beneficial (positive) or neutral. The landscape effects will be considered against the landscape baseline, which includes published landscape strategies or policies if they exist. Changes involving the addition of large-scale man-made

objects are typically considered to be adverse as they are not usually actively promoted as part of published landscape strategies. Accordingly, the assessment of landscape effects as a result of these aspects of the proposed development will be assumed to be adverse, unless otherwise stated within the assessment.

- A1.31 Visual effects are more subjective as people's perception of development varies through the spectrum of negative, neutral and positive attitudes. In the assessment of visual effects, the assessor will exercise objective professional judgement in assessing the level of effects and, unless otherwise stated, will assume that all effects are adverse, thus representing the worst-case scenario.

Cumulative Effects

- A1.32 Cumulative effects generally occur where there may be simultaneous or sequential visibility of two or more developments of the same type and scale, or where the consideration of other schemes would increase an effect identified. Where other similar schemes are in the planning system and made known to the applicant, or are under construction, these are considered in conjunction with the proposed scheme.

Annex EDP 2 Glossary of LVIA Terms

TERM AND DEFINITION
<p>Baseline</p> <p>The existing (pre-development) landscape and visual context of a study area, including landscape fabric, landscape character and existing views. The landscape baseline is not static and may be changing for various reasons. The landscape baseline can also consider such factors and describe the likely future landscape character of the landscape, without the proposed development.</p>
<p>Effects</p> <p>A predicted change in the environmental baseline as a result of the proposed development. Effects can be positive or negative.</p>
<p>Field Pattern</p> <p>The pattern of hedges and walls that define fields in farmed landscapes (LI/IEMA 2002).</p>
<p>Intervisibility</p> <p>Two points on the ground or two features are described as “intervisible” when they are visible from each other.</p>
<p>Landscape</p> <p>Landscape results from the way that different aspects of our environment (physical, social, aesthetic and perceptual) interact together and are perceived by us:</p> <ul style="list-style-type: none"> • Physical elements – e.g. geology, landform, soils, flora and fauna; • Social elements – e.g. land use, enclosure patterns, and the patterns, form and scale of settlements and other built development; • Aesthetic factors – e.g. colour, form, visual texture and pattern, sounds, smells and touch; and • Perceptual factors – e.g. memories, associations, stimuli and preferences.
<p>Landscape Capacity</p> <p>The degree to which a particular landscape character type or area is able to accommodate change without significant effects on its character. Capacity is likely to vary according to the type and nature of change being proposed.</p>
<p>Landscape Character</p> <p>Landscape character arises from a distinct, recognisable and consistent pattern of physical and social elements, aesthetic factors and perceptual aspects in the landscape.</p>
<p>Landscape Character Areas (LCAs)</p> <p>Single unique areas that are discrete geographical areas containing one or more landscape types.</p>
<p>Landscape Character Types (LCTs)</p> <p>Generic units of landscape that display a distinct, consistent and recognisable landscape character.</p>
<p>Landscape Condition</p> <p>Description of the maintenance and condition of landscape elements and the degree to which landscape elements are representative of the landscape character area.</p>
<p>Landscape Element</p> <p>A physical component (both natural and manmade) of the landscape.</p>
<p>Landscape Fabric</p> <p>The elements and features that constitute the physical components of the landscape, including ground vegetation, hedgerows, trees, shrubs, walls, fences, and vernacular structures.</p>
<p>Landscape Units</p> <p>An umbrella term for landscape character areas and landscape character types.</p>

TERM AND DEFINITION
<p>Landscape Value</p> <p>The importance or value of the landscape to society, usually based on landscape designations or policies as indicators of recognised value.</p>
<p>Mitigation</p> <p>Measures, including any process, activity or design that will avoid, reduce, remedy or compensate for the predicted significant effects of a development on the environmental baseline.</p>
<p>Public Access</p> <p>Land with public access includes:</p> <ul style="list-style-type: none"> • Definitive rights of way – public footpaths, bridleways, cycle routes, Byways Open to All Traffic (BOATS) and highways. Shown on Definitive Rights of Way maps held by the Local Authority. Most routes are also shown on Ordnance Survey maps; • Permissive paths and bridleways – routes where there is public access with the permission of the landowner. Such routes are usually closed at least one day a year to prevent establishment of a public right of way; • Public open space – areas designated for specified public uses, usually in the ownership of the Local Authority. Includes parks and recreation grounds. Shown on Local Development Plans; • Beaches – the public have permitted access to much of the foreshore (intertidal zone – between high and low tide marks) owned by the Crown Estate, and on land above high water mark owned by the Local Authority. Some beaches above high tide mark are privately owned and some beaches and foreshore have restricted access for military purposes; • Access land – land where public access is currently permitted with the permission of landowners. Includes land outlined in purple on the OS Explorer (1:25,000) sheets and with: <ul style="list-style-type: none"> ○ No symbol – land open to public with permission of owners; ○ White oak leaf in purple box – National Trust, always open; ○ Purple oak leaf in white box – National Trust limited access; ○ Tree symbols in purple box – Forestry Commission; ○ Single leaf in purple box – Woodland Trust; and ○ White “AL” in purple box – other access land. • Open access land – areas of mountains, moor, heath, down, common land and coastal foreshore that have been designated under Section 2 of the Countryside and Rights of Way Act 2000. The right of access is for walkers only and does not extend to cycling, horse riding or driving a vehicle, nor does the right of access apply to developed land, gardens or cultivated land. Under the CRoW Act 2000, there was a process of consultation that allowed the right of appeal for those with a legal interest in the land, and for sensitive ecological or archaeological sites to be excluded. Conclusive maps showing the areas designated as open access land (Registered Common Land and Open Country) are now available from Natural England (in England) and the Countryside Council for Wales (in Wales).
<p>Viewing Distance</p> <p>That distance that a viewpoint illustration should be held from the eye in order for the illustration to match the scale of the actual view when used in the field to identify the location and scale of the proposed development.</p>
<p>Visibility</p> <p>Visibility is a measure of the distance that can be seen by the human eye at any one time. Daylight visibility will depend on several factors, including:</p> <ul style="list-style-type: none"> • Atmospheric transparency (governed by the solid and liquid particles held in suspension in the atmosphere); • Degree of contrast between an object and the background against which it is observed; • Position of the sun; and • Observer’s visual acuity.
<p>Visual Receptor(s)</p> <p>An individual observer or group of observers who are capable of experiencing a change in the view.</p>

TERM AND DEFINITION

Zone of Theoretical Visibility (ZTV)

<p>The ZTVs consider the 'bareground' situation and assume excellent visibility with no atmospheric attenuation. The ZTVs therefore represent the maximum potential, theoretical visibility i.e. the worst-case situation. In reality, other components of the landscape such as forestry, trees, buildings, etc., will introduce screening effects which, coupled with the atmospheric conditions, will reduce this visibility, in some instances to a considerable extent.</p>
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Annex EDP 3
LVIA Assessment of Effects Schedules
(edp5126_r004)

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**Penlanlas Farm,
Abergavenny**

**Appendix EDP 3:
Assessment of Effects
Schedule**

Prepared by:
**The Environmental
Dimension Partnership Ltd**

On behalf of:
Edenstone Homes

August 2021
Report Reference
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Contents

Assessment of Effects Table 1: Landscape Character 1

Assessment of Effects Table 2: Visual Receptors..... 7

Assessment of Effects Table 3: Residential Receptors 27

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004b	EB	-	-	FJ 270821

Assessment of Effects Table 1: Landscape Character

Notes:

The assessment of effects undertaken within this table is primarily with regard to the site.

Effects of moderate or greater are considered to be 'significant' in landscape terms
Effects of moderate/minor or lesser, are 'not significant' in landscape terms

Receptor: Landscape Character and fabric of the Application Area Itself				
Value	Susceptibility	Sensitivity	Year 1: Magnitude. Effect. Nature.	Year 15: Magnitude. Effect. Nature.
Medium	Medium	Medium	Very high. Adverse. Major/moderate and significant.	High. Adverse. Moderate and significant.
Description		Magnitude of Change Predicted as a result of the Application Proposals		
Value		Year 1		
<p>The site does not fall within, or contain, any landscape designations, however it does sit in close proximity to the boundary of the Brecon Beacon's National Park (BBNP). The site possesses a southerly sloping aspect, forming part of the lower slopes of Twyn-yr-allt and the Sugar Loaf to the north-west, as they meet the existing settlement edge of Abergavenny within the base of the area's 'bowl-like' landform.</p> <p>Despite the contained character of the overall settlement, the site's southerly aspect allows for clear views south and east, across the settlement towards the high ground of Blorenge and Ysgyrd Fach. The site also has intervisibility with the Ysgyrd Fawr to the north-west from the site's western boundary and southern field. Hillside of Twyn-yr-allt are well wooded and provide containment from the west and north. Detractors include the presence of overhead electricity lines and the associated towers which pass across the site and the fields to the west (within the BBNP), and the substation located at the site's north-western corner, all of which are clearly identifiable within views from the wider landscape.</p> <p>None of the landscape components of the site are unusual or particularly rare, though they do contribute to the green infrastructure (GI) network and fabric of the wider landscape and are therefore considered of local value. The character of the site, particularly the southern-most field, is influenced by the existing adjacent built form of Abergavenny. Old Hereford Road, along the site's western boundary provides a physical barrier between the site and the wider, sloping landscape of the National Park to the north-west.</p> <p>The culture of the area is influenced by the variety of available leisure activities, notably walking and access to the BBNP. The site contains one Public Right of Way (PRoW) route along its eastern boundary, however the site's wider field parcels are not open to access by the public. Development around the site, notably to the south and east appear to be of 1970s character, and do not form part of any noted conservation area</p>		<p>At year 1 the proposed site will have replaced the existing agricultural land with new housing, landscaped areas, and related infrastructure, as shown on the Illustrative Masterplan. The layout of the proposed development has been developed to retain existing features that contribute to landscape character, including tree belts and hedgerows, where possible, resulting in a development with indicators of its former uses and field pattern. In addition, careful street alignment, connections to access routes, retention of view corridors, and the considered siting and design of new public open space, will ensure strong physical, visual, and perceptual links with the site's context.</p> <p>However, the introduction of the new development will result in the partial loss of some landscape elements, and a wholesale change compared to the baseline situation. As would be expected for any such development on a greenfield site, there will, therefore, be a fundamental change to the character of the site itself. The site will be changed from urban fringe agricultural fields to part of the adjoining built settlement, adopting similar scale of built form within its immediate context.</p> <p>At year 1 the development will not benefit from the softening effects of new strategic landscape mitigation planting, and as such will appear new until this matures over time. Taking these matters into account, the overall magnitude of change at the level of the site is considered to be very high locally, but quickly dissipating as distance from the site increases.</p>		
		Year 15		
		<p>By year 15 the site, and mitigation planting, will have matured, softening the development and helping to contribute to its integration with the wider context. This will reduce the magnitude of change to some extent, but the overall change of any green field site to residential development will result in a high magnitude of change across the site itself.</p>		

Receptor: Landscape Character and fabric of the Application Area Itself				
Value	Susceptibility	Sensitivity	Year 1: Magnitude. Effect. Nature.	Year 15: Magnitude. Effect. Nature.
Medium	Medium	Medium	Very high. Adverse. Major/moderate and significant.	High. Adverse. Moderate and significant.
Description			Magnitude of Change Predicted as a result of the Application Proposals	
<p>or historic designation, nor do they contribute to the town's historic core. Taking these matters into account, it is considered that the overall value of the site and its fabric is medium.</p> <p>Susceptibility</p> <p>The susceptibility to change to the type of development proposed, retaining some elements of the baseline landscape character, in a location which contains influence from neighbouring built development areas and adjacent utility features, is medium.</p> <p>Sensitivity</p> <p>Combining value and susceptibility to change yields a medium sensitivity.</p>				

Receptor: Local Landscape Character: LANDMAP				
Value	Susceptibility	Sensitivity	Year 1: Magnitude. Effect. Nature.	Year 15: Magnitude. Effect. Nature.
Medium	Medium	Medium	Medium. Adverse. Moderate/minor and not significant	Low. Adverse. Minor and not significant.
Description			Magnitude of Change Predicted as a result of the Application Proposals	
<p>As described in the baseline report, the site falls within the following LANDMAP aspect areas:</p> <ul style="list-style-type: none"> Triley Geological Landscape; N. rural Monmouthshire (Improved Grassland) Landscape Habitat; Llanfihangel Crucorney Hinterland (Flat Lowland Mosaic) Visual and Sensory; Black Mountains & Vale of Ewyas (Other Fieldscapes) Historic Landscape; and Sugar Loaf Mountain (Sense of Place) Cultural Landscape. <p>With LANDMAP's evaluation the aspect areas are considered to be of no more than moderate to high evaluation, and therefore considered to be of regional/county to local importance. Overall character and qualities of the combined aspect areas, consistent with the site and its context, include:</p> <ul style="list-style-type: none"> The site at present and the landscape to the west, on the opposite side of Old Hereford Road and Deri Road, consists of rural farmed landscape use; Clear availability of views to the Ysgryd Fawr; The landscape's position between upland peaks and the enclosed feeling that this creates; Edges of Abergavenny are visible and already form detractors within outward views from the character area; Managed hedges cross the landscape, including within and bordering the site itself; and The presence of a strong PRow network which reflects the 'important leisure resource for walkers' stated in cultural aspect area. <p>Value</p> <p>The site falls within an undesignated landscape, however the surrounding area of the aspect areas within the zone of potential visibility (ZPV), fall within the designation of BBNP. Overall the site and its local context are considered to partially correlate with the characteristics set out within the aspect area description, though some of the aspect areas placed greater</p>			<p>Year 1</p> <p>Likely effects of the operational phases of development on the site's landscape resource have been assessed above with this confirming that there will be an unavoidable wholesale change in character across the site. The direct physical effects of development (i.e. changes to fabric of the site) would be contained within the site and would not affect the wider landscape character area. However, perceptual effects would extend beyond the site boundary, principally in relation to visual changes resulting from the change of use. It is clear from the review undertaken within the baseline that the site and its near context are influenced by the existing urban edge of Abergavenny.</p> <p>The site would inevitably extend the settlement of Abergavenny into this area of agricultural landscape, though no further than the existing substation, a clear landscape detractor, at the site's northern-most boundary and highest point. This would tend to increase the perception of 'urban character', however given the settled containment of this parcel of land it is considered that the proposal would 'round-off' the settlement edge rather than extending it. The geographic extent of landscape character effects across the aspect areas is limited. The masterplan has been carefully conceived, as have the proposed landscape mitigation measures, to ensure the impacts are moderated to aid the assimilation of proposals into the current landscape and localise impacts.</p> <p>At year 1 the development will not benefit from the softening effects of new strategic landscape mitigation planting, and as such will appear new until this matures over time. Taking these matters into account, the overall magnitude of change at the level of the site is considered to be medium locally, but quickly dissipating as distance from the site increases.</p> <p>Year 15</p> <p>In the long term, the maturation of the green infrastructure will soften views towards the development from the wider rural context.</p> <p>Therefore, whilst an adverse effect on the aspect areas results from the proposals in the short term, these effects will be tempered as mitigation planting matures and contributes to a well-designed improved urban-rural interface, albeit the urban edge in this location will extend further towards the BBNP agricultural landscape than currently. This will lead to a low magnitude of change.</p>	

Receptor: Local Landscape Character: LANDMAP				
Value	Susceptibility	Sensitivity	Year 1: Magnitude. Effect. Nature.	Year 15: Magnitude. Effect. Nature.
Medium	Medium	Medium	Medium. Adverse. Moderate/minor and not significant	Low. Adverse. Minor and not significant.
Description			Magnitude of Change Predicted as a result of the Application Proposals	
<p>emphasis on the hillsides/mountains surrounding Abergavenny and their influence upon views, containment and leisure provision, rather than how the settlement and its edge influences the landscape and the interface between. A number of detracting elements and inconsistencies also exist.</p> <p>Susceptibility</p> <p>The susceptibility to change to the type of development proposed is medium due to: the location of the site within an area of the landscape which is evidently already influenced by existing built form and the presence of the adjacent substation; and the fact that the site would retain some elements of the baseline landscape character within its design. It is considered that the aspect areas could accommodate sensitively designed change within the site without detrimental impact upon their overall character, and therefore is considered of medium susceptibility.</p>				

Receptor: Local Landscape Character: Monmouthshire's Landscape Sensitivity Update Study			
Value	Susceptibility	Sensitivity	Year 1: Magnitude. Effect. Nature.
Medium	Medium	Medium	Medium. Adverse. Moderate/minor and not significant.
Description		Magnitude of Change Predicted as a result of the Application Proposals	
<p>As described in the baseline report, the site falls within LLCA A06 of Monmouthshire's Landscape Sensitivity and Capacity Study.</p> <p>The site and its context are considered to be generally in keeping with this description and characteristics identified, with little discordance other than disagreement with the statement that <i>'The detractors of the substation and powerlines do not disrupt this green backcloth significantly'</i>. Through a site visit it was established that the substation is seen as a clear development feature and strong detractor within views of this area, drawing the eye and appearing as a standalone grey form, detached from existing residential development and forming a notable landmark within the otherwise green parcel.</p> <p>The assessment considered the site to be of high/medium sensitivity to development due to: <i>'its high visibility on the steep hillsides to the north west of the town, its proximity to the National Park and its open character.'</i> However, with consideration of the discordance identified above in terms of the substation, it is considered that this should be lowered to medium, at most.</p> <p>Value</p> <p>The site falls within an undesignated landscape, as does the overall extent of LLCA A06. Overall the site and its local context are considered to partially correlate with the characteristics set out within the Site A06 description, though some discordance was identified in relation to the influence of the existing substation upon LLCA A06. A number of additional detracting elements and inconsistencies also exist.</p> <p>Susceptibility</p> <p>The susceptibility to change to the type of development proposed is medium due to: the location of the site within an area of the landscape which is evidently already influenced by existing built form and the presence of the adjacent substation; and the fact that the site would retain some elements of the baseline landscape character within its design. It is considered that Site A06 could accommodate sensitively designed change within the site without detrimental impact upon their overall character, and therefore is considered of medium susceptibility.</p>		<p>Year 1</p> <p>Likely effects of the operational phases of development on the site's landscape resource have been assessed above with this confirming that there will be an unavoidable wholesale change in character across the site. The direct physical effects of development (i.e. changes to fabric of the site) would be contained within the site and would not affect the wider landscape character area. However, perceptual effects would extend beyond the site boundary, principally in relation to visual changes resulting from the change of use.</p> <p>Despite the addition of proposed development, this settlement edge would retain the presence of a hillside setting and green backcloth identified within the Site A06 description, which will continue to be experienced from the wider landscape. This would be emphasised through the provision of a swathe of public open space (POS) along the site's western boundary which aims to create and strengthen the buffer between the settlement edge and the adjacent BBNP. It is clear from the review undertaken within the baseline that the site and its near context are influenced by the existing urban presence of Abergavenny, and the course of Old Hereford Road. The site would inevitably extend the settlement of Abergavenny into the agricultural landscape to the south of the settlement, though no further up the valley side than the existing electricity substation, which in turn will appear to be integrated into the settlement edge rather than forming a standalone detracting feature within the landscape and views from the surrounding hills.</p> <p>In addition, the masterplan has been carefully conceived, as have the proposed landscape mitigation measures, to ensure the impacts are moderated, and contained to localised impacts – reflecting the existing settlement character adjacent and aiming to provide a softened settlement edge than that currently perceived (although at year 1 mitigation will not be sufficiently mature to provide this).</p> <p>Therefore, whilst the development will result in some change to the perception of LLCA A06, the addition of residential development within this site would not conflict with the key characteristics of the existing landscape within which it is situated. This means that the magnitude of change (both in terms of scale of perceived change and the extent of the area affected, as demonstrated by the visual assessment) would be such that LLCA A06's integrity would not be unduly harmed and is assessed as medium.</p> <p>Year 15</p> <p>In the long term, the maturation of the green infrastructure proposed within the site will soften views towards the development from the wider landscape context, resulting in a softened and more defensible settlement edge, with limited additional urbanising effects on the adjoining rural areas to the north-west compared with that currently present.</p> <p>Therefore, whilst a medium adverse effect on LLCA A06 results from the proposals in the short term, these effects will be tempered as mitigation planting matures and contributes to a well-designed improved urban-rural interface, albeit the urban edge will extend marginally closer to the boundary of the BBNP than currently (but no closer than the existing detracting substation). As such, by year 15 this will lead to a low adverse magnitude of change.</p>	

Receptor: Non-Host Local Landscape Character: Brecon Beacons National Park Landscape and Development SPG (October 2014) – Appendix 3 Area Profiles				
Value	Susceptibility	Sensitivity	Year 1: Magnitude. Effect. Nature.	Year 15: Magnitude. Effect. Nature.
Very High	Low	High	Low. Adverse. Moderate/minor and not significant.	Very Low. Adverse. Minor and not significant.
Description			Magnitude of Change Predicted as a result of the Application Proposals	
<p>As described in the baseline report, the site falls just outside Landscape Character Area (LCA) 12 'Skirrid and Sugar Loaf'.</p> <p>The site and its context are considered to be generally in keeping with the description and characteristics identified. This acknowledges that the LCA has a strong visual relationship with the existing settlement of Abergavenny and that there is a notable division in character between the lower slopes of the valley and the higher land surrounding.</p> <p>'Continued expansion of settlements' is however identified as a future force for change upon the LCA, and as such careful consideration will need to be made with regard to material selection, with mention of local stone aiding the blending of development into the landscape, and the extent to which proposals extend up the valley sides to ensure that any future proposals are sensitive to this matter.</p> <p>Value</p> <p>Given the area's national park status, it is considered that the landscape within this LCA, and its associated features are of very high value. It is felt that the extent to which the site contributes to this LCA, given its seemingly greater connection to the settlement than the national park landscape to the north and west, is limited.</p> <p>Susceptibility</p> <p>Susceptibility of this LCA to new development adjacent to its edge, given the existing and notable presence of Abergavenny, is considered to be low; able to accommodate some change of this nature without changing the characteristics of the LCA fundamentally.</p>			<p>Year 1</p> <p>Likely effects of the operational phases of development on the non-host LCA would be indirect in nature, formed of predominantly visual changes resulting from the site's change of use. It is clear from the review undertaken within the baseline that the non-host LCA is already influenced by the existing urban settlement of Abergavenny. The proposals would extend the settlement of Abergavenny marginally closer to the edge of the non-host LCA where it encompasses the Sugarloaf and its associated foothills (and as such the boundary of the BBNP) though no closer than the existing location of the adjacent electricity substation currently present to the north-west of the site. Through careful consideration of material palette and incorporation of mitigation planting it is anticipated that, despite the immaturity of tree planting at Year 1 and the expansion of built form in this location, the proposals would not be out of character or unlike the settlement currently experienced within views from this LCA (represented in part by Photoviewpoint EDP 4, 5 and 11).</p> <p>Therefore, whilst the development will result in some change to the perception of the site and settlement edge from this non-host LCA, the extent of change, both in terms of scale of perceived change and the extent of areas affected, means the magnitude of change would be such that the integrity of the non-host LCA would not be unduly harmed and is assessed as low.</p> <p>Year 15</p> <p>In the long term, the maturation of the green infrastructure will soften views towards the development from the non-host LCA, aiding the site's assimilation into the existing settlement edge of Abergavenny currently experienced, and providing a softened settlement edge appearance through the provision of the swathe of POS along the site's western boundary.</p> <p>Therefore, whilst a low effect on the LCA would result from the proposals in the short term, these effects will be tempered as mitigation planting matures and contributes to a well-designed improved urban-rural interface. As such, by Year 15 this will lead to a very low adverse magnitude of change, with a barely discernible alteration to LCA characteristics and addition of elements which would not be uncharacteristic with views experience of the site from the non-host LCA.</p>	

Assessment of Effects Table 2: Visual Receptors

Notes:

The assessment of effects undertaken within this table is primarily with regard to the site. Cumulative impacts are considered with regard to Deri Farm where both developments are visible within the same view.

Effects of moderate or greater are considered to be ' significant ' in landscape terms
Effects of moderate/minor or lesser, are ' not significant ' in landscape terms

PRoW Users

Receptor: PRoW 370/91/5, alongside the AS's eastern boundary		
Sensitivity	Year 1: Magnitude. Effect. Nature.	Year 15: Magnitude. Effect. Nature.
Medium	High. Adverse. Moderate and significant .	High. Adverse. Moderate and significant .
Sensitivity of Receptor Explanation	Description of route	Magnitude of Change
Visual receptors using this route are likely to be doing so with the intention of enjoying the landscape and accessing the wider PRoW network from the existing settlement. The route is influenced by its proximity to the existing settlement edge and, given its overgrown character at the time of the site visit, appears little used. As such the sensitivity of receptors here is judged to be medium.	Circa 350m in length, this footpath passes along the eastern boundary of the site connecting the residential street of Charles Crescent to the south to Poplars Road to the north-east and providing a connection to the wider PRoW network to the north and north-west. The route is contained by the rear of existing properties to the east, with adjacent tree planting providing some separation and screening to its northern extent. Foreground of view's west from the route are characterised by clear intervisibility with the site's fields, against the imposing backdrop of the wooded slopes of Twyn-yr-allt of the BBNP. The existing sub-station to the north-west of the site, and the overhead lines and tower at the site's northern corner, form clear urbanising detractors within views towards the national park from this footpath, with existing built form along the site's southern boundary also being clearly visible and on occasions 'raw'. The route appears little used during the summer months due to its narrow and overgrown character.	Views from this route towards the site are represented by: Photoviewpoint EDP 1 and 2, looking from the southern and northern extents of the route respectively, and Photomontage EDP 1. Year 1 At year 1, receptors would clearly experience the addition of new dwellings within the adjacent field parcel, being contained on two sides by development rather than just one at present. New properties are to be set back from the footpath route through areas of public open space (such as that alongside Photoviewpoint EDP 1) and the addition of a route side swale system with associated shrub/marginal and tree planting and private rear gardens, retaining the route within a 5-9m wide green corridor. At this point in time however new mitigation planting will not have sufficiently matured to incur an alleviation of the perceived change and, as such, receptors are anticipated to experience a continued high magnitude of change at year 1. Year 15 By year 15 new mitigation planting along the route's retained corridor will have matured, providing an element of visual containment and softening to views between proposed adjacent built form and PRoW receptors. Receptors will continue to recognise the addition of the proposed development, however by year 15 built form and material will have weathered and assimilated its appearance into the existing settlement. Improved landscape management of the site and route will increase the route's usability and therefore provide some amenity benefit for receptors. Overall, despite these improvements and the perceived softening of development over time, the addition of built form into a green field in such close proximity to the route will continue to incur a high magnitude of change upon receptors.

Receptor: PRoW 370/95/1, 370/93/1, 370/94/1 and 370/92/1 to the north			
Sensitivity		Year 1: Magnitude. Effect. Nature.	Year 15: Magnitude. Effect. Nature.
High		Medium. Adverse. Moderate and significant.	Low. Adverse. Moderate/minor and not significant.
Sensitivity of Receptor Explanation	Description of route	Magnitude of Change	
Visual receptors using this route are likely to be doing so with the intention of enjoying the view and their surrounding landscape and accessing/returning from the wider PRoW network. Generally, their sensitivity is judged to be high as a result of their local recreational value.	<p>All of these routes pass within the pasture field parcels to the north of the site and south of the buildings of Penlanlas Farm, connecting the termination of Poplars Road to the landscape to the west and north-west. PRoW 370/92/1 heads north from the residential street, past Penlanlas Farm buildings, towards Ty-Gwyn Hall. Intervisibility to the site along this route is limited to its southern-most extent as a result of undulating landform and intervening field boundary vegetation.</p> <p>Photoviewpoint EDP 3 represents views from PRoW 370/95/1 and 370/94/1, connecting the settlement edge to Old Hereford Road, and demonstrates how the site's northern hedgerow/tree belt filters the availability of views. Where views are available through the branches of this boundary, the extent of views of the site's interior are limited by its southern aspect, with the outline of elevated ground of Blorenges visible beyond in the longer distance. The substation and electricity tower form a clear detractor within views from this route. The route of PRoW 370/93/1 was not clearly identifiable during the site visit, however available intervisibility with the site would be in keeping with that identified for PRoW 370/95/1.</p>	<p>Views from this route towards the site are represented by: Photoviewpoint EDP 3.</p> <p>Year 1</p> <p>At year 1, receptors will experience views of new residential properties along the northern boundary of the site beyond the existing site boundary vegetation. This boundary vegetation is to be retained and reinforced as part of proposals, within a 5m wide maintenance strip, which in turn sets back properties from the northern boundary. At year 1 however this reinforcement planting will not have had sufficient time to mature and achieve a notable filtering effect of new properties. Rooflines will be visible beyond intervening vegetation, interrupting the already filtered views of Blorenges profile beyond (however limited visibility of this would be available during summer months when leaf cover is present). Overall it is expected that at year 1 receptors using this route will experience a medium magnitude of change through the addition of proposals.</p> <p>Year 15</p> <p>By year 15 existing and reinforcement mitigation planting along the northern boundary will have had time to grow and mature, providing additional filtering of the built form at the northern-most extent of proposals. It is likely that rooflines will continue to be glimpsed beyond this vegetated boundary, notably during winter months when leaf cover is at a minimum, however their form and appearance will be softened compared to year 1. With consideration of matured mitigation and the overall 'weathering' of built form into the landscape, it is expected that the perceived magnitude of change upon receptors using this route will be reduced to low.</p>	

Receptor: PRoW 370/145/1		
Sensitivity	Year 1: Magnitude. Effect. Nature.	Year 15: Magnitude. Effect. Nature.
High	Medium. Adverse. Moderate and significant.	Low. Adverse. Moderate/minor and not significant.
Sensitivity of Receptor Explanation	Description of route	Magnitude of Change
<p>Visual receptors using this route are likely to be doing so with the intention of enjoying the view and their surrounding landscape, though it's worth noting views are predominantly characterised by existing settlement. The route is located within the boundary of the BBNP and, on balance, receptor sensitivity is judged to be high as a result of their local recreational value.</p>	<p>This route passes through the elongated, open pasture field which forms the edge of the Brecon Beacons National Park, connecting Old Hereford Road to the access road of properties on the slopes of Twyn-yr-allt to the west.</p> <p>Views from this route are wide and long ranging, extending across the settlement of Abergavenny, located within the lower 'basin' topography, towards the high ground of Ysgryd Fach and associated ridgeline to the east.</p> <p>Views to the site are available within the mid-ground, most clearly of the southern field parcel, however the electricity sub-station and associated tower screen the majority of the site's interior, as well as forming a detracting 'industrial' element at the perceived edge of development. The extent of the site within the view is already clearly influenced by the substation and the settlement of Abergavenny beyond – which forms a notable visual element within the view.</p>	<p>Views from this route towards the site are represented by: Photoviewpoint EDP 4.</p> <p>Year 1</p> <p>Receptors would notice the addition of built form as a result of its new unweathered appearance, particularly properties along the northern edge of the site and western edge of the southern field parcel, however this would not appear out of character compared to the existing view and would not extend built form unacceptably closer within the existing view. The substation will continue to be visible within the view in its current appearance, screening a large portion of the proposal from view. Overall, at year 1, the addition of the proposed development would result in no more than a medium magnitude of change upon receptors – a recognisable new feature but not uncharacteristic when considered against the baseline view, with some benefit through removal of existing detractors.</p> <p>Year 15</p> <p>With the maturation of POS area along the eastern boundary of the site it is considered that the addition of proposals would not markedly change the existing view. The southern field will appear more wooded with the maturation of POS trees, however this is in keeping with existing settlement seen within the view beyond the site. Rooflines of properties along the northern boundary of the site may still be visible, however the maturation of both existing and reinforcement planting along this northern boundary (in addition to the general weathering of materials over time) will aim to filter and break up their appearance within the view to the point that available visibility would not be out of character with the settlement currently seen. Overall receptors using this route are considered to experience no more than a low magnitude of change at year 15 as a result of proposals and integrated mitigation measures.</p>

Receptor: PRoW 370/157/2		
Sensitivity	Year 1: Magnitude. Effect. Nature.	Year 15: Magnitude. Effect. Nature.
High	Medium. Adverse. Moderate and significant.	Low. Adverse. Moderate/minor and not significant.
Sensitivity of Receptor Explanation	Description of route	Magnitude of Change
<p>Visual receptors using this route are likely to be doing so with the intention of enjoying the view and their surrounding landscape, though it's worth noting views are predominantly characterised by existing settlement. The route is located within the boundary of the BBNP and, on balance, receptor sensitivity is judged to be high as a result of their local recreational value.</p>	<p>As with PRoW 370/145/1, this route passes through the elongated, open pasture field which forms the edge of the Brecon Beacons National Park, connecting Deri Road to the access road of properties on the slopes of Twyn-yr-allt to the west. Again, views from its north-eastern extent (the highest point of the route) are wide and long ranging towards the elevated ridgeline to the east, connecting Ysgyryd Fach to Ysgyryd Fawr.</p> <p>The mid-ground of the view is influenced by the existing settlement of Abergavenny, which stretches across the majority of the view's horizontal extent, within the base of the 'bowl-like' landform created by the surrounding mountains. The substation and associated electricity tower are notable detractors within the view, and are seen to form the closest element of development to this route at present. The route also passes under overhead powerlines and alongside an electricity tower as it travels towards Deri Road to the south-east, adding detracting features within the edge of the BBNP.</p> <p>Clear views are available of the site's interior, alongside the electricity substation, experienced against a backdrop of existing 1970's character built form. A single pasture field, sandwiched between the routes of Deri Road and Old Hereford Road, provides an element of division between the site and the boundary of the BBNP.</p>	<p>Views from this route towards the site are represented by: Photoviewpoint EDP 5.</p> <p>Year 1</p> <p>New residential properties would be visible within the mid-ground of views, being 'raw' in appearance due to their new and unmitigated nature. Given the sensitive nature of the site's western edge, properties would be seen to be set back from the site's western boundary by a swathe of public open space running north to south between the existing substation and the site's southern boundary, circa 40m wide at its narrowest point from Old Hereford Road). This public open space will include the provision of new tree planting and landscaping, however at year 1 this will not have matured to the point of providing mitigation benefits. Views will be available of the western-most properties (units 67-73, 51-53 and 57-58) which front onto this new public open space, against a backdrop of existing build form of Abergavenny. Built form within the site will appear closer than that currently experienced within the view, but no closer than the adjacent electricity substation, which will remain as a visually present detractor within the view.</p> <p>Overall the proposal is considered to incur a medium magnitude of change at year one, forming a noticeable new addition to the view, but not being out of keeping with that already experienced.</p> <p>Year 15</p> <p>Mitigation POS trees and landscaping will have matured by this point, providing a softened and green edge to the development, which would not look out of character with the well treed character of existing settlement beyond, and would continue to provide division between built form and the BBNP boundary. With the weathering of materials over time also, and the palette of materials proposed, it is expected that proposals would assimilate well into the current view and, whilst recognisable, would not encroach upon receptors using this route so much as to fundamentally alter views experienced. With the added vegetation planting, proposals would provide a softened settlement edge appearance than that seen alongside the south-eastern boundary of the site at present whilst also retaining the availability of views across the valley base towards the opposite valley hillsides. Overall it is considered that proposals at year 15 would be in keeping with the existing presence of built form within the view, resulting in no more than a low magnitude of change.</p>

Receptor: PRoW 368/216/1		
Sensitivity	Year 1: Magnitude. Effect. Nature.	Year 15: Magnitude. Effect. Nature.
High	Medium. Adverse. Moderate and significant.	Low. Adverse. Moderate/minor and not significant.
Sensitivity of Receptor Explanation	Description of route	Magnitude of Change
<p>Visual receptors using this route are likely to be doing so with the intention of enjoying the view and their surrounding landscape, though it's worth noting views are predominantly characterised by existing settlement. This route also forms part of the locally promoted Abergavenny to Little Skirrid circular walk Receptor sensitivity on this route is judged to be high as a result of their local recreational value.</p>	<p>PRoW 368/216/1 scales the western slopes of Ysgyryd Fach (Little Skirrid) to a clearing at its peak, views from which are represented by Photoviewpoint EDP 15. At the time of the site visit, much of the peak and its slopes were planted with young conifer trees which limited views from a large proportion of the route.</p> <p>Within Photoviewpoint EDP 15 the site is clearly seen on the far-side of the wide valley, alongside the existing settlement edge of Abergavenny. Adjacent to the site's highest point is the electricity substation, and beyond that the existing buildings of Penlanlas Farm itself. The steeply sloping foot hills and peak of the Sugarloaf form a backdrop and distinctive pointed summit within the view, contrasting the settled valley bottom.</p>	<p>Views from this route towards the site are represented by: Photoviewpoint EDP 15.</p> <p>Year 1</p> <p>At year 1 development would appear as a recognisable new addition to the view, though a small constituent in comparison to the wider views available, alongside an already heavily developed settlement edge. As a result of the site's aspect, all rooflines will be visible within this view. Mitigation planting proposed within the scheme would not be mature enough to provide filtering or softening effects, however existing hedgerows, associated buffers and areas of internal open space act to break up the initial appearance of built form as much as possible. Development would be kept below the highest visible element of built form upon the hillside (substation) and, with the visual presence of Penlanlas Farm itself and associated tree belts, the proposal would form a logical rounding off of development along this north-western settlement edge whilst retaining the characteristic green ribbon which wraps around the wooded hillsides of Twyn-yr-allt and the BBNP boundary. This latter point is emphasised through the retention of a swathe of POS along the site's western boundary, providing a softening buffer between proposed built form and the nearby designation. Despite its new appearance within the view, it is not expected that the proposal would detract from the wider views towards the Sugarloaf and the BBNP beyond thanks to the already heavy presence of built form within the view and the limited extent to which proposals extend up the valley side. Overall proposals are expected to result in a medium magnitude of change at year 1.</p> <p>Year 15</p> <p>The site continues to form a small constituent of the view alongside an already heavily developed settlement edge. By year 15 mitigation planting within the western POS will have matured to emphasis a continued buffer between the settlement edge and boundary of the BBNP. In addition, street trees and POS planting amongst development blocks will act to break up the overall impression of built form within the site, to the point that the addition of proposals would not look out of place within the view or be considered to detract from views towards the Sugarloaf or wider BBNP. Overall, by year 15 it is expected that as a result of integrated mitigation measures the magnitude of change experienced by receptors travelling along this route would reduce to no more than low.</p>

Receptor: PRoW 363/667/2		
Sensitivity	Year 1: Magnitude. Effect. Nature.	Year 15: Magnitude. Effect. Nature.
Very High	Very Low. Adverse. Moderate/minor and not significant.	Very Low. Adverse. Moderate/minor and not significant.
Sensitivity of Receptor Explanation	Description of route	Magnitude of Change
Visual receptors using this route are likely to be doing so with the intention of enjoying the view and their surrounding landscape. The route forms part of the locally promoted Iron Mountain Trail, as such receptor sensitivity on this route is judged to be very high as a result of its promoted status and local recreational value.	<p>Circa 4km to the south-west of the site, this PRoW route circumnavigates the mid-slopes of Bloreng and its associated open access land, passing the man-made landform of the Punchbowl. Views from the Punchbowl itself are contained by existing vegetation to the east, however as receptors travel north along the PRoW route views begin to open up, as demonstrated by Photoviewpoint EDP 18.</p> <p>As can be seen within Photoviewpoint EDP 18, clear views are available across the eastern extent of Abergavenny towards the peak of Ysgryd Fawr in the distance, however views towards the foothills of the Sugarloaf and the site are filtered by intervening field boundary vegetation. Views from this hillside are already influenced by the existing settlement of Abergavenny within the valley base.</p>	<p>Views from this route towards the site are represented by: Photoviewpoint EDP 18.</p> <p>Year 1</p> <p>As a result of the existing intervening vegetation associated with field boundaries of the sloping landform, views of proposals would be limited, if available at all. Where glimpsed visibility is available through this vegetation the proposals would be seen as a small extension to the existing settlement edge of Abergavenny. Given the highly filtered nature of the views towards the site, the addition of proposed development into the view is expected to incur no more than a very low magnitude of change.</p> <p>Year 15</p> <p>As with year 1 above, given the highly filtered nature of the views towards the site, the addition of proposed development into the view is expected to incur no more than a very low magnitude of change for receptors using this route when travelling from the Punchbowl. Development would be barely discernible within filtered long-distance views, and with the maturation of mitigation vegetation within street scenes and POS over time the proposal would be expected to be barely discernible within the view. Overall a continued very low magnitude of change is anticipated.</p>

Receptor: Monmouthshire and Brecon Canal Towpath		
Sensitivity	Year 1: Magnitude. Effect. Nature.	Year 15: Magnitude. Effect. Nature.
High	Very Low. Adverse. Minor and not significant.	Very Low to Negligible. Neutral. Minor/negligible and not significant.
Sensitivity of Receptor Explanation	Description of route	Magnitude of Change
Visual receptors using this route are likely to be doing so with the intention of enjoying the view. In addition, the promoted nature of this footpath route elevates its value in comparison to other local public right of way routes in the area as a result of its nationally recognised status which would draw users from further afield. As such the sensitivity of this receptor would generally be judged to be very high, however given that the majority of views from this receptor are contained by evergreen and/or dense deciduous route-side vegetation it is considered that sensitivity of the route as a whole would be no more than high.	<p>This footpath route follows the course of the Monmouthshire and Brecon Canal along the lower slopes of Blorenge and the settlement of Llanfoist. On the most part views from the route are contained by route side mature vegetation, with focus concentrated upon the canal feature itself, however occasional breaks in this vegetation allow for wider views from the footpath, as demonstrated by Photoviewpoint EDP 16.</p> <p>Where views towards the site do occur, they stretch over the existing settlement of Abergavenny, including the presence of major road routes such as the A465 and a network of overhead powerlines within the foreground of views. Views of the site are filtered by the presence of existing built form of the northern edge of Abergavenny, however the electricity tower at the site's northern boundary is visible upon the skyline. High ground of Twyn-yr-allt and Ysgryd Fawr form a distinctive backdrop to the view, emphasising Abergavenny's location within the base of a bowl-like landform.</p>	<p>Views from this route towards the site are represented by: Photoviewpoint EDP 16.</p> <p>Year 1</p> <p>New rooflines may be visible as a result of their new material appearance; however they will form a small constituent of the overall view, contained amongst existing presence of built form. Overall, given the distance between this receptor and the site, and the limited visibility as a result of intervening built form, a magnitude of change of Very low is anticipated for receptors using this route at year 1.</p> <p>Year 15</p> <p>Mitigation tree planting within development blocks and POS, and the weathering of materials over time, will further aid with the assimilation of new built form into the existing settlement of Abergavenny to the point that by year 15 new proposals will be barely discernible within the view by receptors using the canal towpath (if visible at all) and the magnitude of change would be very low to negligible.</p>

Receptor: Beacons Way Promoted Footpath		
Sensitivity	Year 1: Magnitude. Effect. Nature.	Year 15: Magnitude. Effect. Nature.
Very high to high	Low. Adverse. Moderate and significant.	Very low. Adverse. Moderate/minor and not significant.
Sensitivity of Receptor Explanation	Description of route	Magnitude of Change
<p>Visual receptors using this route are likely to be doing so with the intention of enjoying the view. In addition, the promoted nature of this footpath route elevates its value in comparison to other local public right of way routes in the area as a result of its nationally recognised status which would draw users from further afield. As such the sensitivity of this receptor is, generally, judged to be very high.</p>	<p>A 95 mile route, originating from Abergavenny railway station to the south, before moving out into the surrounding landscape to the east and north-east of the settlement and the site. Views towards the site from this promoted route are represented by Photoviewpoint EDP 11, 13 and 14, upon the ridgeline of Ysgyryd Fawr, within Wernddu Golf Course and along the minor road by Tredillion Park respectively.</p> <p>From the east views are represented by Photoviewpoint EDP 13 and 14. As can be seen in both instances clear views are available of the site's interior upon the opposite edge of Abergavenny. Within both views the adjacent electric substation is seen as a standalone detracting element, separated from and at a marginally higher elevation than the settlement at present. A network of electricity towers are seen to cross the pasture fields to the north-west of the site, forming a detracting element upon the boundary of the national park.</p> <p>Views from the Ysgyryd Fawr are considered to be the furthest views available along the route, with clarity provided by the elevated level of the ridgeline as seen within Photoviewpoint EDP 11. Views from this section of the route are wide-ranging and stretch over the valley towards the opposite peak of Blorenge and the high ground of Mynydd Llangatwg to the west. The site is seen alongside the existing settlement edge of Abergavenny, a clear urban feature within the lower elevations of the view. The site is seen to be located within the transitional ground between the settlement edge and the steeper sloping foothills of Twyn-yr-allt and the Sugarloaf, however this green corridor is already disturbed by the detracting presence of the substation adjacent to the site's northern extent.</p>	<p>Views from this route towards the site are represented by: Photoviewpoint EDP 11, 13 and 14, and Photomontage EDP 11 and 14.</p> <p>Year 1</p> <p>New development proposed within the site will form a recognisable addition to the existing settlement edge of Abergavenny, within long-distance glimpsed views from this route. New development will be seen to marginally extend towards the boundary of the BBNP, however the incorporation of the swathe of POS along the site's western boundary limits the extend of perceived development extension up the valley side to no further than the existing substation – providing incorporation of this currently standalone detracting feature into the settlement edge of Abergavenny and therefore reducing the severity of its visual influence within views. The clearest views of this change will be available as the route climbs to the ridgeline of Ysgyryd Fawr to the north-east however, as can be seen within Photoviewpoint EDP 11, views from this hilltop are already heavily influenced by the existing presence of built form within the valley base and it is not considered that the proposed development would extend up the valley hillside sufficiently to change the characteristic of this view, or other views experienced along the route. Photoviewpoint EDP 11, 13 and 14 provide 'snapshots' of views available towards the site from this route but are not representative of this route's experience as a whole.</p> <p>Overall, despite the limited maturity of mitigation planting, it is considered that receptors using this promoted route as a whole will experience no more than a low magnitude of change as a result of proposals at year 1.</p> <p>Year 15</p> <p>As with year 1, proposals will be seen as a slight extension to the existing settlement edge of Abergavenny, however with the maturation of mitigation tree planting within the streetscapes and internal POS areas, this extension is expected to be of similar well treed character to that currently experienced within available views. The maturation of proposed tree planting within the western swathe of POS would also create a clear division and green buffer between the new built form and the nearby landscape of the BBNP, retaining a green corridor along the designation's edge. Overall, given the assimilating influences of integrated mitigation, a very low magnitude of change is anticipated upon receptors traveling along this promoted route at year 15, with the view (whilst slightly altered) being similar to the baseline situation.</p>

Receptor: Bloreng Iron Mountain Trail		
Sensitivity	Year 1: Magnitude. Effect. Nature.	Year 15: Magnitude. Effect. Nature.
High	Low. Adverse. Moderate/minor and not significant.	Very Low. Adverse. Minor and not significant.
Sensitivity of Receptor Explanation	Description of route	Magnitude of Change
<p>Visual receptors using this route are likely to be doing so with the intention of enjoying the view. In addition, the promoted nature of this footpath route elevates its value in comparison to other local public right of way routes in the area as a result of its nationally recognised status which would draw users from further afield. However, views from this route towards the site are already heavily influenced by built form of Abergavenny, as identified within route documentation, meaning that the susceptibility of receptors to new built form alongside existing built form would be low. As such the sensitivity of this receptor is generally judged to be balanced at high.</p>	<p>Located circa 3.9km to the south-west of the site, at its closest point, this promoted route is formed of an 18km circular walk around the Bloreng mountain, taking in views over Abergavenny.</p> <p>Photoviewpoint EDP 17 and 18 represent views from the route of the Bloreng Iron Mountain Trail; from the north-eastern edge of the Bloreng plateau and the public footpath leading from the Punchbowl, respectively. Photoviewpoint EDP 17 gives the clearest, long distance views across the lower ground and settlement of Abergavenny towards the high ground of Ysgryd Fawr and the Sugarloaf, with the site seen at the base of the sloping ground of Twyn-yr-allt and adjacent to existing settlement. Views are available of the site's interior as a result of its southerly aspect, however these are also seen in conjunction with the sub-station at its high point.</p>	<p>Views from this route towards the site are represented by: Photoviewpoint EDP 17 and 18.</p> <p>Year 1</p> <p>With consideration of Photoviewpoint EDP 17 again as the clearest available view of the site from the route, the proposals would be seen as a small extension to the existing settlement edge of Abergavenny. From this direction however the scale of proposal would not be considered out of character within the view, appearing to round off the existing settlement edge sensitively through the provision of a swathe of POS along the site's western boundary. At year 1 proposed mitigation planting within development blocks and areas of POS will be immature and provide little in the way of benefit. Despite this however, given the distance of influence and the scale of the site in comparison to the overall expanse of available view, the addition of proposed development at year 1 is expected to incur no more than a low magnitude of change.</p> <p>Year 15</p> <p>Mitigation tree planting within development blocks and POS, and the weathering of materials over time, will further aid with the assimilation of new built form into the existing settlement edge of Abergavenny within views from this promoted footpath. With this in mind, by year 15 it is considered that proposals will be barely discernible as a new element within the view by receptors following this route and that the overall magnitude of change would be very low.</p>

Receptor: Open Access Land		
Sensitivity	Year 1: Magnitude. Effect. Nature.	Year 15: Magnitude. Effect. Nature.
High	Low. Adverse. Moderate/minor and not significant.	Very Low. Adverse. Minor and not significant.
Sensitivity of Receptor Explanation	Description of route	Magnitude of Change
Visual receptors using this open access land are likely to be doing so with the intention of recreation and enjoying views of their surrounding landscape (notably given the elevated position of these open access areas). Receptor sensitivity in these areas is judged to be high as a result of their local recreational value.	As well as representing views from the Beacons Way, Photoviewpoint EDP 11 also represents views from the area of open access land which encompasses the peak and slopes of Ysgryd Fawr. Photoviewpoint EDP 17, described above in relation to the Bloreng Iron Mountain Trail, also represents views from the open access land upon Bloreng. In all instances views towards the site from surrounding areas of open access land (generally located upon high ground in the case of this landscape) are already influenced by the existing presence of Abergavenny, contained within the base of a bowl of higher ground.	<p>Views from this route towards the site are represented by: Photoviewpoint EDP 11 and 17 and Photomontage EDP 11.</p> <p>Year 1</p> <p>New development proposed within the site will form a recognisable addition to the existing settlement edge of Abergavenny, within long-distance glimpsed views from both areas of open access land. New development will be seen to marginally extend towards the boundary of the BBNP, however the incorporation of the swathe of POS along the site's western boundary limits the extent of perceived development extension up the valley side to no further than the existing substation – providing incorporation of this currently standalone detracting feature into the settlement edge of Abergavenny and therefore reducing the severity of its visual influence within views. Due to its closer proximity to the site, the clearest views of this change will be available from the open access land of Ysgryd Fawr to the north-east of the site however, as can be seen within Photoviewpoint EDP 11, views from this hilltop are already heavily influenced by the existing presence of built form within the valley base and it is not considered that the proposed development would extend up the valley hillside sufficiently to change the characteristic of this view, or the view experienced from Bloreng.</p> <p>Overall, despite the limited maturity of mitigation planting, it is considered that receptors using these areas of open access land will experience no more than a low magnitude of change as a result of proposals at year 1.</p> <p>Year 15</p> <p>As with year 1, proposals will be seen as a slight extension to the existing settlement edge of Abergavenny, however with the maturation of mitigation tree planting within the streetscapes and internal POS areas, this extension is expected to be of similar well treed character to the settlement currently experienced within available views. The maturation of proposed tree planting within the western swathe of POS would also create a clear division and green buffer between the new built form and the nearby landscape of the BBNP, retaining a green corridor along the designation's edge. Overall, given the assimilating influences of integrated mitigation, a very low magnitude of change is anticipated upon receptors using these areas of open access land, with the view (whilst slightly altered) being similar to the baseline situation.</p>

Transport Routes – Road Users

Receptor: A465		
Sensitivity	Year 1: Magnitude. Effect. Nature.	Year 15: Magnitude. Effect. Nature.
Low	Very Low Neutral. Negligible/none and not significant.	Very Low Neutral. Negligible/none and not significant.
Sensitivity of Receptor Explanation	Description of route	Magnitude of Change
Visual receptors using this route are likely to be fast moving and doing so to reach a destination, rather than with the intention of enjoying the view. As such their sensitivity is judged to be low.	<p>The major road of A465 runs north to south across the study area, passing the eastern and southern edges of Abergavenny. When passing adjacent to the settlement, the route is bordered to the west by the Newport to Pontralis railway line and associated vegetation which heavily filters available views toward the site.</p> <p>Photoviewpoint EDP 10 represents views from this route as it approaches Abergavenny from the north, demonstrating how views of the site and settlement are screened from view by intervening woodland and vegetation. Glimpsed views are available towards the site as the route passes the eastern edge of Abergavenny, however the combination of receptor speed and intervening vegetation along the road route and railway line limits the clarity of views.</p>	<p>Views from this route towards the site are represented by Photoviewpoint EDP 10. Given that no visibility of the site or settlement is available within this view it is considered that proposals will have no impact upon receptors at either year 1 or year 15 when travelling towards Abergavenny from the north. Consideration of impact below is made in relation to receptors travelling along the route, alongside the eastern edge of Mardy, Abergavenny and the railway line.</p> <p>Year 1 and 15</p> <p>As with the construction phase above, it is expected that the magnitude of change as a result of proposals would remain at very low for both years 1 and 15. Where views could be glimpsed, new development would be seen to be added upon the western extent of the existing settlement and adjacent to the detracting substation. Whilst these new properties may be a noticeable addition in the first instance (year 1) the addition of built form within the view would not be out of character and would be heavily filtered by close ranging roadside vegetation. By year 15 the mitigation planting within proposals will have matured sufficiently to further break up the overall appearance of built form and materials will have weathered to the point that within the available filtered views from this road route the proposals would not appear unlike the settlement currently experienced.</p>

Receptor: Old Hereford Road		
Sensitivity	Year 1: Magnitude. Effect. Nature.	Year 15: Magnitude. Effect. Nature.
Medium	Medium. Adverse. Moderate/minor and not significant.	Low. Adverse. Minor and not significant.
Sensitivity of Receptor Explanation	Description of route	Magnitude of Change
<p>Visual receptors using this lane are passing through an agricultural landscape alongside the urban fringe of Abergavenny. The attractive character of the landscape through which it passes is considered to elevate the perceived value of the route for receptors, who are likely to at least partially appreciate their surrounding landscape as they pass through. With this in mind, receptors using this route are considered to be of medium sensitivity.</p>	<p>Old Hereford Road passes adjacent to the site's western boundary, lined by tall, well maintained native hedgebanks as it passes, limiting the extent of views into the site's interior from this route.</p> <p>Photoviewpoint EDP 7 represents views from this road route when approaching the site from the south. Site boundary hedgebanks can be seen further along the route, with the road appearing to be sunken in comparison to the site's interior level. Views into the site are limited from this road route, with only partial views of vegetation associated with the site's southern boundary, and the electricity tower at its northern extent.</p>	<p>Views from this route towards the site are represented by Photoviewpoint EDP 7.</p> <p>Year 1</p> <p>Year 1 will see a reduction in construction traffic using the access but an increase in residential traffic accessing and leaving the new development via this road route. The greatest experience of change along this route is considered to be as the road passes adjacent to the site's western boundary, with development proposals translocating circa 86m of existing roadside hedgerow along the western boundary of the southern field parcel, circa 3m to the east, in order to facilitate the addition of a new pedestrian footpath and the proposed access point to the site. As a result of this retention of hedgerow form and the provision of a swathe of POS along the site's western boundary, new properties are considered to be sufficiently set back that receptors travelling along this road route would experience very limited visibility of new built form within the site. With the exception of hedgerow movement, partial widening of the road's current enclosed character and creation of the site's access, the setting back of new properties would result in proposals not being seen to extend the presence of built form alongside this road route.</p> <p>Approaching from the north and south, beyond the site boundary extents, visibility of the site (and therefore new development and its associated influences) quickly diminishes as a result of landform and existing built form and vegetation. It is likely that glimpsed views would be available of the rooflines of properties directly adjacent to the southern boundary at the route's junction with Llwynu Lane to the south of the site (Photoviewpoint EDP 7), however this would not be out of character with the rooflines currently visible of recent development along Deri View.</p> <p>As such it is anticipated that a medium magnitude of change would be experienced as receptors pass adjacent to the site, however this would reduce quickly to low as receptors move away to the north and south.</p> <p>Year 15</p> <p>By year 15 translocated hedgerow will have had time to settle and mature into their new location, with any areas of failure replaced and 'gapped up' with whip planting of appropriate species. New tree planting within the western POS of development will have also had time to mature, giving the western edge/entrance to development a much greener, softened appearance, assimilating it into the current route's character.</p> <p>Reinforcement planting proposed along the southern boundary, including the addition of an orchard, will have also had time to mature, filtering the available visibility of rooflines along the southern boundary when approaching from the south. With this in mind it is expected that the anticipated magnitude of change would reduce to low at year 15 for receptors travelling along this route.</p>

Receptor: Deri Road		
Sensitivity	Year 1: Magnitude. Effect. Nature.	Year 15: Magnitude. Effect. Nature.
Medium	Medium. Adverse. Moderate/minor and not significant.	Medium. Adverse. Minor and not significant.
Sensitivity of Receptor Explanation	Description of route	Magnitude of Change
Visual receptors using this lane are passing through an agricultural landscape at the urban fringe of Abergavenny. The route's separation from built form and the attractive character of the landscape through which it passes is considered to elevate the perceived value of the route for receptors, who are likely to at least partially appreciate their surrounding landscape as they pass through. With this in mind, receptors using this route are considered to be of medium sensitivity.	Deri Road, located to the west of the site, joins Old Hereford Road adjacent to the sub-station. This road route is bordered on both side by well-maintained native hedgerow, giving it a rural character, however glimpsed views towards the site are available above these hedgerows when recently cut, as seen within Photoviewpoint EDP 6. The hedgerows of Old Hereford Road screen the majority of views of the site's interior, however, existing properties along the site's southern and south-eastern boundary are clear within the view, with the electricity tower and substation at the site's northern corner also visible.	<p>Views from this route towards the site are represented by Photoviewpoint EDP 6.</p> <p>Year 1</p> <p>At year 1 the addition of new built form within the site would be visible to receptors travelling along this minor road route, notably those properties along the western-most extent of the site as a result of the south-eastward sloping topography. This new built form would stretch across a wide extent of the view and would form a recognisable new feature. The existing presence of built form across this extent however, and the closer presence of the electricity substation, means that development within this view is not unusual. The swathe of POS along the site's western edge sets back built form from Old Hereford Road and its associated site boundary, including the provision of new tree and shrub planting. At Year 1 this will not be sufficiently mature to provide any filtering or softening of development visibility, and as such proposals will appear clearly within views.</p> <p>Overall a medium magnitude of change is expected for receptors using this route, as a result of proposals at year 1.</p> <p>Year 15</p> <p>At year 15 the proposed mitigation planting within the western swathe of POS will have had time to grow and mature, and materials of new properties will have weathered into their landscape surroundings. With this in mind the cumulative effect of proposed tree planting within the POS and along the western street front will provide some filtering effect to break up the overall addition of built form within the view to something similar to that well treed settlement character currently experienced. Despite these additional mitigation measures it is considered that proposals will continue to incur a medium magnitude of change for users travelling long this route.</p>

Receptor: Charles Crescent		
Sensitivity	Year 1: Magnitude. Effect. Nature.	Year 15: Magnitude. Effect. Nature.
Low	Medium. Adverse. Minor and not significant.	Medium. Neutral. Minor and not significant.
Sensitivity of Receptor Explanation	Description of route	Magnitude of Change
This route passes within, and is bordered on both sides by, built form of an 'estate' nature. Receptors are likely to be using this route for purposes other than the enjoyment of the surrounding landscape, such as commuting to and from work/school. With this existing urban influence, the sensitivity of this road route is considered to be low.	Photoviewpoint EDP 8 represents views from the residential road route of Charles Crescent, located adjacent to the southern boundary. The foreground of views from this route are characterised by late 20th century development. Between these properties, partial views of the site's interior are available, with the tower at the northern extent of the site forming a clear detractor within the view. Extended views are limited by the sites northern boundary vegetation which forms part of the skyline of the view, alongside the rising form of Twyn-yr-allt.	<p>Views from this route towards the site are represented by Photoviewpoint EDP 8.</p> <p>Year 1</p> <p>Receptors would experience an extension to built form into the currently green field site beyond foreground properties. Mitigation planting within new built form will not have matured sufficiently to break up the appearance of new development blocks. New development will be seen to form the skyline of views, against a backdrop of existing northern boundary vegetation. Given that the foreground of views are already heavily influenced by built form the addition of built form within the view would not be out of character, though it would be recognisable as a new addition with the view. The substation would continue to be visible within views, forming a division between the proposed properties and the wooded hillside of Twyn-yr-allt. Overall a medium magnitude of change would be anticipated for these receptors at year 1.</p> <p>Year 15</p> <p>Proposed built form within the site will continue to be seen within the view, framed by existing foreground residential development. The weathering of building materials and maturation of proposed mitigation planting incorporated within the scheme (both within areas of POS and the street-scape) over time will aid the softening and assimilation of proposals into the available views, blending into the existing settlement edge. Overall it is expected that proposals will continue to incur a medium magnitude of change upon receptors at year 15.</p>

Receptor: Gwent Road/Firs Road		
Sensitivity	Year 1: Magnitude. Effect. Nature.	Year 15: Magnitude. Effect. Nature.
Low	Low. Beneficial. Minor/negligible and not significant.	Very low. Neutral. Negligible and not significant.
Sensitivity of Receptor Explanation	Description of route	Magnitude of Change
<p>This route passes within, and is bordered on both sides by, built form of an 'estate' nature. Receptors are likely to be using this route for purposes other than the enjoyment of the surrounding landscape, such as commuting to and from work/school. With this existing urban influence, the sensitivity of this road route is considered to be low.</p>	<p>Photoviewpoint EDP 9 represents views from adjacent residential streets of Gwent Road and Firs Road to the east of the site.</p> <p>The majority of views towards the site and its interior are limited by the presence of foreground built form, seen against a backdrop of the steeply sloping and wooded ground of Twyn-yr-allt.</p>	<p>Views from this route towards the site are represented by Photoviewpoint EDP 9.</p> <p>Year 1</p> <p>Year 1 will see the addition of new rooflines within the view, beyond existing properties associated with Firs Road. Most noticeable will be the roofline associated with new properties closest to the eastern extent of the site, which in turn limit the depth of visibility into new built form. The material palette of proposal aims to assimilate that experience within the surrounding context and as such, though being new in appearance, development should not be considered out of character within available views from this minor residential road route. Views beyond to the hillside of Twyn-yr allt would not be interrupted or blocked by proposals. Considering the above no more than a low magnitude of change is expected as a result of proposals at Year 1.</p> <p>Year 15</p> <p>With the maturation of mitigation tree planting within streetscapes and within the eastern green corridor, and the continued presence of existing vegetation along this boundary, it is expected that available visibility of new rooflines will be further softened and assimilated within available views of the site. Overall, whilst being slightly altered, views would remain similar to the baseline condition and as such proposals are anticipated to incur no more than a very low magnitude of change upon receptors using this road route at year 15.</p>

Receptor: Old Ross Road (B4521)		
Sensitivity	Year 1: Magnitude. Effect. Nature.	Year 15: Magnitude. Effect. Nature.
Medium	Medium. Adverse. Moderate/minor and not significant.	Low. Adverse. Minor and not significant.
Sensitivity of Receptor Explanation	Description of route	Magnitude of Change
<p>Visual receptors using this lane are passing through an agricultural towards the urban extent of Abergavenny. The route's separation from built form and the attractive character of the landscape through which it passes is considered to elevate the perceived value of the route for receptors, who are likely to at least partially appreciate their surrounding landscape as they pass through. With this in mind, receptors using this route are considered to be of medium sensitivity.</p>	<p>Old Ross Road (B4521) provides connection between the eastern edge of Abergavenny and small villages of Llanddewi and Llanvetherine to the east. The route passes, in part, along the edge of the BBNP, through an undulating rural landscape.</p> <p>Views from this road route are represented by Photoviewpoint EDP 12, within which views towards the site are characterised by the high ground of Twyn-yr-allt and the Sugarloaf, and the feeling of descending downhill towards a settled valley base.</p> <p>Glimpsed views of the site are available, beyond the foreground tree belt, at the base of Twyn-yr-allt, seen in conjunction with the existing sub-station.</p>	<p>Views from this route towards the site are represented by Photoviewpoint EDP 12.</p> <p>Year 1</p> <p>New development proposed within the site will form a recognisable addition within the view alongside the existing settlement edge of Abergavenny, though long distance in nature and well filtered by intervening vegetation. New development will be seen to marginally extent towards the boundary of the BBNP, however the incorporation of the swathe of POS along the site's western boundary limits the extent of perceived development extension up the valley side to no further than the existing substation (which continues to form a detracting feature within the view – though would appear more 'tied in' to the settlement through the development of the site.)</p> <p>Overall, as a result of the limited maturity of mitigation planting, it is considered that receptors using this road route will experience a medium magnitude of change as a result of proposals at year 1.</p> <p>Year 15</p> <p>As with year 1, proposals will be seen as a slight extension to the existing settlement edge of Abergavenny, however with the maturation of mitigation tree planting within the streetscapes and internal POS areas, this extension is expected to be of similar well treed character to that currently experienced within available views. The maturation of proposed tree planting within the western swathe of POS would also create a clear division and green buffer between the new built form and the nearby landscape of the BBNP, retaining a green corridor along the designation's edge. Overall, given the assimilating influences of integrated mitigation and the filtered nature of available views, a low magnitude of change is anticipated upon receptors traveling along this road route at year 15.</p>

Receptor: Tredillion Road		
Sensitivity	Year 1: Magnitude. Effect. Nature.	Year 15: Magnitude. Effect. Nature.
Medium	Medium. Adverse. Moderate/minor and not significant.	Low. Adverse. Minor and not significant.
Sensitivity of Receptor Explanation	Description of route	Magnitude of Change
<p>Visual receptors using this lane are passing through an agricultural towards the urban extent of Abergavenny. The route's separation from built form and the attractive character of the landscape through which it passes is considered to elevate the perceived value of the route for receptors, who are likely to at least partially appreciate their surrounding landscape as they pass through. With this in mind, receptors using this route are considered to be of medium sensitivity.</p>	<p>Tredillion Road connects the eastern edge of Abergavenny towards Wernddu Golf Course and Tredillion Park to the east. This narrow rural road is well contained on both sides by maintained hedgerow and field boundary tree belts however, views are occasionally available beyond this towards the lower topography and associated settlement, as represented by Photoviewpoint EDP 14.</p> <p>Clear mid-distance views of the site are available to the north-west and receptors travelling along this section of road already experience the feeling of approaching settlement. The substation and electricity tower are also clearly visible at the northern edge of the site, currently seen as a stand-alone detracting development element.</p>	<p>Views from this route towards the site are represented by Photoviewpoint EDP 14 and Photomontage EDP 14.</p> <p>Year 1</p> <p>New development proposed within the site will form a recognisable addition within the view alongside the existing settlement edge of Abergavenny, though long distance in nature. New development will be seen to marginally extent towards the boundary of the BBNP, however the incorporation of the swathe of POS along the site's western boundary limits the extent of perceived development extension up the valley side to no further than the existing substation – providing incorporation of this currently standalone detracting feature into the settlement edge of Abergavenny and therefore reducing the severity of its visual influence within views.</p> <p>Overall, as a result of the limited maturity of mitigation planting, it is considered that receptors using this road route will experience a medium magnitude of change as a result of proposals at year 1.</p> <p>Year 15</p> <p>As with year 1, proposals will be seen as a slight extension to the existing settlement edge of Abergavenny, however with the maturation of mitigation tree planting within the streetscapes and internal POS areas, this extension is expected to be of similar well treed character to that currently experienced within available views. The maturation of proposed tree planting within the western swathe of POS would also create a clear division and green buffer between the new built form and the nearby landscape of the BBNP, retaining a green corridor along the designation's edge. Overall, given the assimilating influences of integrated mitigation, a low magnitude of change is anticipated upon receptors traveling along this road route at year 15.</p>

Transport Routes – Sustrans/Cycle Route Users

Receptor: Sustrans Route 42		
Sensitivity	Year 1: Magnitude. Effect. Nature.	Year 15: Magnitude. Effect. Nature.
Medium	Medium. Adverse. Moderate/minor and not significant.	Low. Adverse. Minor and not significant.
Sensitivity of Receptor Explanation	Description of route	Magnitude of Change
<p>Visual receptors using this lane are passing through an agricultural landscape alongside the urban fringe of Abergavenny. The attractive character of the landscape through which it passes is considered to elevate the perceived value of the route for receptors, who are likely to at least partially appreciate their surrounding landscape as they pass through. With this in mind, receptors using this route are considered to be of medium sensitivity.</p>	<p>Sustrans Route 42 passes the site's western boundary, along the road route of Old Hereford Road, before passing through the settlement of Abergavenny and out east along Tredillion Road – represented by Photoviewpoint EDP 7 and 14, respectively.</p> <p>Where the route travels along Old Hereford Road the route is lined by tall, well maintained native hedgebanks as it passes the site's western edge, limiting the extent of views into the site's interior from this section of the route, with only partial views of vegetation associated with the site's southern boundary, and the electricity tower as receptors approach from the south.</p> <p>Along Tredillion Road, this narrow rural road is well contained on both sides by maintained hedgerow and field boundary tree belts however, views are occasionally available beyond this towards the lower topography and associated settlement of Abergavenny. Clear mid-distance views of the site are available to the north-west, however receptors travelling along this section of sustrans route already experience the feeling of approaching settlement.</p>	<p>Views from this route towards the site are represented by Photoviewpoint EDP 7 and 14.</p> <p>Year 1</p> <p>Year 1 will see a reduction in construction traffic using the access but an increase in residential traffic accessing and leaving the new development via this road route. The greatest experience of change along this route is considered to be as the receptors pass adjacent to the site's western boundary, with development proposals translocating circa 86m of existing roadside hedgerow along the western boundary of the southern field parcel, circa 3m to the east, in order to facilitate the addition of a new pedestrian footpath and the proposed access point to the site. As a result of this retention of hedgerow form and the provision of a swathe of POS along the site's western boundary, new properties are considered to be sufficiently set back that receptors travelling along this Sustrans route would experience very limited visibility of new built form within the site. With the exception of hedgerow movement, partial widening of the route's current enclosed character and creation of the site's access, the setting back of new properties would result in proposals not being seen to extend the presence of built form alongside this route.</p> <p>Approaching from the north and south, beyond the site boundary extents, visibility of the site (and therefore new development and its associated influences) quickly diminishes as a result of landform and existing built form and vegetation. It is likely that glimpsed views would be available of the rooflines of the south-westernmost properties at the route's junction with Llwynu Lane to the south of the site (Photoviewpoint EDP 7), however this would not be out of character with the rooflines currently visible of recent development along Deri View. From the Tredillion Road section of the route, new development proposed within the site will form a recognisable addition within the view alongside the existing settlement edge of Abergavenny, though continuing to be long distance in nature and in keeping with current views.</p> <p>As such it is anticipated that a medium magnitude of change would be experienced as receptors pass adjacent to the site, however this would reduce quickly to low as receptors move away to the north and south.</p> <p>Year 15</p> <p>By year 15 translocated hedgerow will have had time to settle and mature into their new location, with any areas of failure replaced and 'gapped up' with whip planting of appropriate species. New tree planting within the western POS of development will have also had time to mature, giving the western edge/entrance to development a much greener, softened appearance, assimilating it into the current route's character.</p> <p>Reinforcement planting proposed along the southern boundary, including the addition of an orchard, will have also had time to mature, filtering the available visibility of rooflines along the southern boundary when approaching from the south. In terms of wider views from this sustrans route, the maturation of mitigation planting both within the streetscape and POS will break up of development blocks within the view and aid the proposal's assimilation into the existing settlement edge to the point that though the view will be minorly altered the perceived change would be in keeping with the baseline situation. With this in mind it is expected that the anticipated magnitude of change would reduce to low at Year 15 for receptors travelling along this route.</p>

Recreational Receptors

Receptor: Wernddu Golf Course		
Sensitivity	Year 1: Magnitude. Effect. Nature.	Year 15: Magnitude. Effect. Nature.
Medium	Medium. Adverse. Moderate/minor and not significant.	Low. Adverse. Minor and not significant.
Sensitivity of Receptor Explanation	Description of Visibility	Magnitude of Change
<p>Though users of this recreational facility are likely to be using the course predominantly for the purpose of sport participation, there is potential for receptors to be enjoying the facility's surrounding landscape context at the same time. With this in mind, receptors within the golf club grounds are considered to be of medium sensitivity to development.</p>	<p>Wernddu Golf Course is located upon gently sloping hillsides to the east of Abergavenny and the A465, 1.48km from the site's eastern boundary. The course is scattered with a number of tree belts, dividing the individual fairways.</p> <p>Photoviewpoint EDP 13 represents a publicly accessible view from within the grounds of the golf course. From this location, and given the course's easterly aspect, users of the golf course would experience views beyond this internal vegetation towards the high ground of Twyn-yr-allt and the Sugarloaf, fronted by the western edge of Abergavenny visible just above the tree canopy. In this instance, clear views are available towards the site and its interior, seen adjacent to existing residential settlement and the built form of the sub-station.</p>	<p>Views from this recreational receptor towards the site are represented by Photoviewpoint EDP 13.</p> <p>Year 1</p> <p>New development proposed within the site will form a recognisable addition within this long distance view, positioned alongside the existing settlement edge of Abergavenny which already provides an urbanising influence within the view. New development will be seen to marginally extend towards the boundary of the BBNP, however the incorporation of the swathe of POS along the site's western boundary limits the extent of perceived development extension up the valley side to no further than the existing substation – providing incorporation of this currently standalone detracting feature into the settlement edge of Abergavenny and therefore reducing the severity of its visual influence within views. Though being recognisable as a result of the fresh nature of materials, new proposals would not detract from or limit the availability of views towards the hillsides of the BBNP beyond.</p> <p>Overall, as a result of the limited maturity of mitigation planting, it is considered that receptors using this road route will experience a medium magnitude of change as a result of proposals at year 1.</p> <p>Year 15</p> <p>As with year 1, proposals will be seen as a slight extension to the existing settlement edge of Abergavenny, however with the maturation of mitigation tree planting within the streetscapes and internal POS areas, this extension is expected to be of similar well treed character to that currently experienced within available views – with mitigation tree planting breaking up the overall extent of built form. The maturation of proposed tree planting within the western swathe of POS would also create a clear division and green buffer between the new built form and the nearby landscape of the BBNP, retaining a green corridor along the designation's edge. Overall, given the assimilating influences of integrated mitigation, by year 15 it is anticipated that no more than a low magnitude of change will be experienced by receptors using the golf course, with new development being in character with the visibility of build form currently available within the view.</p>

Designations

Receptor: Brecon Beacons National Park and its Setting		
Sensitivity	Year 1: Magnitude. Effect. Nature.	Year 15: Magnitude. Effect. Nature.
Very High	Low. Adverse. Moderate and significant.	Very Low. Adverse. Moderate/minor and not significant.
Sensitivity of Receptor Explanation	Description of Visibility	Magnitude of Change
<p>A designation of national recognition and therefore nationally valued for recreation and visual purposes. This area of the National Park is already influenced by built form of Abergavenny within the valley base, therefore development is not considered uncharacteristic along the designation's boundary. Overall the sensitivity of the designation is considered to be very high.</p>	<p>Clearest intervisibility identified between the site and Twyn-yr-allt to the west (the closest point of the designation boundary), Ysgryd Fawr to the north-east and Blorengge to the south-west.</p> <p>Wider views from National Park peaks such as Ysryd Fawr and Blorengge experience wide panoramic views over the landscape outside of the National Park boundary - with these views already clearly influenced by existing settlement of Abergavenny within a lower 'bowl-like' landscape, as seen within Photoviewpoint EDP 11 and 17 respectively.</p> <p>Close views from the National Park to the north-west and west of the site; as with the wider views above, are also already influenced by the existing settlement of Abergavenny within close ranging views, as well as the detracting presence of the existing substation which sits at the National Park's boundary and adjacent to the northern-most extent and highest point of the site, as seen within Photoviewpoint EDP 4 and 5.</p>	<p>Views from this recreational receptor towards the site are represented by Photoviewpoint EDP 4, 5, 11, 17 and 18.</p> <p>Year 1</p> <p>Within close ranging views from the BBNP landscape to the north-west and west, receptors would notice the addition of built form as a result of its new unweathered and unmitigated appearance, particularly properties along the northern edge of the site and western edge of new built form, however this would not appear out of character compared to the existing view and would not extend built form unacceptably closer within the existing view. Properties are set back from the site's western boundary by a swathe of public open space running north to south between the existing substation and the site's southern boundary. Whilst the electricity tower at the northern corner of the site will be removed from the view as part of the Deri Farm development to the north, the substation will remain within the view in its current appearance, screening a portion of the proposal from view. At year 1, the addition of the proposed development would result in no more than a low magnitude of change upon close ranging receptors within the BBNP - forming a recognisable new feature but not uncharacteristic when considered against the baseline view, with some benefit through removal of existing detractors</p> <p>Within wider views from Ysgryd Fawr and Blorengge, development of the site would form a new but small constituent of the view alongside existing built form. It would continue to be seen but would not be considered to markedly affect the character of views currently experienced. Mitigation planting proposed within the scheme will still be immature at this point and will not provide any filtering of new rooflines. In addition, building materials will still appear raw and new in nature compared to that of the existing settlement. The provision of the green swathe of POS along the site's western boundary will be recognisable, retaining a green edge to development alongside the national park boundary of Twyn-yr-allt. The detracting electricity substation will continue to be visible within the view however this slight extension of built form will be seen to integrate the detractor into the settlement edge.. The addition of the proposal into views from the wider BBNP is considered to be no more than low at year 1, forming a small addition to the overall wide baseline view which is not out of character with that currently experienced.</p> <p>Year 15</p> <p>Within close ranging views from the pasture hillsides of Twyn-yr allt, mitigation POS trees and landscaping will have matured by year 15, to provide a softened and green edge to the development, which would not look out of character with the well treed character of existing settlement beyond, and would continue to provide division between built form and the BBNP boundary. With the weathering of materials over time also, and the palette of materials proposed, it is expected that proposals would assimilate well into the current view and, whilst recognisable, would not encroach upon receptors using this area of the national park so much as to fundamentally alter views experienced. With the added vegetation planting, proposals would provide a softened settlement edge appearance. It is considered that proposals at year 15 would be in keeping with the existing presence of built form, resulting in a very low magnitude of change.</p> <p>Within wider views from Ysgryd Fawr and Blorengge, by Year 15 development of the site would continue to be seen, but would not be considered to markedly affect the character of views currently experienced. Mitigation planting will have had sufficient time to mature and building materials will have weathered over time so as to appear less raw. Tree planting within streetscapes of development and areas of internal POS will aim to soften the appearance of built form and replicate the well treed settlement experienced nearby. The green swathe of POS along the site's western boundary will soften the development's slight extension of current built form, maintaining a green and defensible buffer to the national park boundary and reducing the detracting presence of the electricity substation within the view through its incorporation into the settlement edge. From the wider BBNP the development is considered to incur no more than very low magnitude of change at year 15.</p>

Assessment of Effects Table 3: Residential Receptors

Notes:

The assessment of effects undertaken within this table is primarily with regard to the site.

Effects of moderate or greater are considered to be ' significant ' in landscape terms
Effects of moderate/minor or lesser, are ' not significant ' in landscape terms

Receptor: Properties directly to the south and south-east of the site			
Property	Sensitivity	Year 1: Magnitude. Effect. Nature.	Year 15: Magnitude. Effect. Nature.
Properties directly to the south and south-east of the site.	Very High	High. Adverse. Major and significant.	Medium. Adverse. Major/moderate and significant.
Sensitivity of Receptor Explanation		Magnitude of Change	
<p>These properties experience clear intervisibility with the site (notably from 1st storey windows, as a result of a lack settlement boundary vegetation along the site's southern edge. As demonstrated by Photoviewpoint EDP 8 glimpsed views of the site also extend into this southern residential edge by circa 130m, where gaps between existing properties allow. Given their proximity to the site and, in cases, direct views into the site's interior, these receptors are considered to be of Very High sensitivity.</p>		<p>Potential views from these properties across the AS to the north and north-west, are broadly represented by Photoviewpoint EDP 8.</p> <p>Year 1</p> <p>At year 1 it is assessed that the level of effect will be similar to that at construction. Those most affected by the addition of development would be those properties at the end of Deri View and Charles Close directly adjacent to the site's southern boundary. New properties are to be set back from these existing dwellings by a maintenance strip (no public access) and private rear gardens, which has potential for the incorporation of mitigation planting. Despite this, at year 1 new mitigation planting would be immature and relatively ineffective and new properties would still appear as a close ranging and notable addition within views from these properties. Other properties along this southern and south-eastern edge are those at the northern extent of Charles Crescent and western extent of Dan-Y-Deri, respectively. Again, new properties would be set back from existing dwellings by an area of POS at the site's south-eastern corner and a green corridor along the site's eastern boundary, both with the opportunity for mitigation tree planting. As previous, at year 1 new mitigation planting would be immature and relatively ineffective and new properties would still appear as a close ranging and notable addition within views from these properties. Overall at year 1 a high magnitude of change is anticipated for these properties to the south and south east of the site.</p> <p>Year 15</p> <p>While, at year 15, mitigation planting within the southern and eastern green corridors and south-eastern POS will have matured, however the change in the character of the landscape to the north of these properties from agricultural to residential will still be apparent and in close proximity to the receptors so that it is assessed that it will have little effect on the magnitude of change experienced. Over time however the weathering and maturation of materials into their context will allow development to appear as an extension to existing development, and with general acceptance of new built form within the site is considered that the magnitude of change at year 15 would be marginally reduced to medium.</p>	

Receptor: Properties to the east of the site			
Property	Sensitivity	Year 1: Magnitude. Effect. Nature.	Year 15: Magnitude. Effect. Nature.
Properties to the east of the site	Very High	Medium. Adverse. Major/moderate and significant.	Very Low. Adverse. Moderate/minor and not significant.
Sensitivity Properties to the east of the site, associated with Firs Road and Poplars Road are set back from the site boundary by a mature tree belt and, in some cases, private rear gardens. These elements limit the extent and availability of views into the site. Upper storeys of properties located adjacent to the boundary may experience filtered views beyond foreground vegetation. The depth of view availability from settlement to the east is limited by intervening properties and the gently upward sloping topography as seen within Photoviewpoint EDP 9.		Magnitude of Change Predicted Potential views from these properties across the site to the west, are broadly represented by Photoviewpoint EDP 9. Year 1 New properties within the site are to be separated from existing development alongside the eastern settlement edge through the provision of a 5-9m wide green corridor along the existing PRow route, and private rear garden (in most cases). This green corridor will incorporate mitigation tree and shrub planting, however at this early stage new mitigation planting would be immature and relatively ineffective at filtering views to new built form. Existing vegetation along this boundary would however be retained as part of the proposal and continues to provide an element of filtering of views from these adjacent properties, such that new properties would appear as a close ranging but filtered addition within views. Considering the above no more than a medium magnitude of change is expected as a result of proposals at year 1. Year 15 With the maturation of mitigation tree planting within streetscapes and within the eastern green corridor, and the continued presence of existing vegetation along this boundary, it is expected that available visibility of new properties will be further softened and assimilated within available views of the site. Overall, whilst being altered from green field to residential development, views from these properties to the east would be only marginally changed as a result of the baseline filtering effects of the site boundary vegetation. As such proposals are anticipated to incur no more than a very low magnitude of change upon residential receptors located directly to the east and very low for those deeper into development along Firs Road.	

Receptor: The property of Penlanlas Farm			
Property	Sensitivity	Year 1: Magnitude. Effect. Nature.	Year 15: Magnitude. Effect. Nature.
Penlanlas Farm	Very High	Low. Adverse. Moderate and significant.	Very low. Adverse. Moderate/minor and not significant.
Sensitivity Views from this property are considered to be much like that shown within Photoviewpoint EDP 3, with the extent of views of the site limited to northern site boundary vegetation and the immediate sloping nature of land beyond. Upper storeys of the property may experience filtered views of the site's interior beyond foreground vegetation, against a filtered backdrop of Abergavenny and the foreground presence of the adjacent substation and electricity tower.		Magnitude of Change Predicted Potential views from this property across the site to the south, is broadly represented by Photoviewpoint EDP 3. Year 1 At Year 1, receptors will experience filtered views of new residential properties along the northern boundary of the site beyond the existing site boundary vegetation. This boundary vegetation is to be retained and reinforced as part of proposals, within a 5m wide maintenance strip, which in turn sets back properties from the northern boundary. At year 1 however this reinforcement planting will not have had sufficient time to mature and achieve a notable filtering effect of new properties, and rooflines will be visible beyond intervening vegetation. Overall it is expected that at Year 1 residential receptors will continue to experience a low magnitude of change through the addition of proposals. Year 15 By year 15 existing and reinforcement mitigation planting along the northern boundary will have had time to grow and mature, providing additional filtering of the built form at the northern-most extent of proposals. It is likely that rooflines will continue to be glimpsed beyond this vegetated boundary, notably during winter months when leaf cover is at a minimum, however their form and appearance will be softened compared to year one. With consideration of matured mitigation and the overall 'weathering' of built form into the landscape, it is expected that the perceived magnitude of change upon receptors using this route will be reduced to very low, and whilst being slightly altered would be similar to the baseline condition.	

Receptor: Properties scattered along the sloping woodland edge of Twyn-yr-allt to the north-west			
Property	Sensitivity	Year 1: Magnitude. Effect. Nature.	Year 15: Magnitude. Effect. Nature.
Properties to the north west of the site, on the slopes of Twyn-yr-allt	Very High	Medium. Adverse. Major/moderate and significant.	Very Low. Adverse. Moderate/minor and not significant.
Sensitivity Where gaps in roadside vegetation allow properties on the slopes of Twyn-yr-allt are expected to experience clear views over both the site and the settlement of Abergavenny, similar to that seen within Photoviewpoint EDP 4 and 5. It is likely that, as a result of their elevation both ground and upper storeys of the properties may experience filtered views beyond foreground vegetation, however it is emphasised that these views already possess the visual influence of existing built form.		Magnitude of Change Predicted Potential views from these properties across the site to the east are broadly represented by Photoviewpoint EDP 5. Year 1 Where breaks in the intervening vegetation along the eastern edge of the associated access road occur, new residential properties would be visible within the mid-ground of views, being 'raw' in appearance due to their new and unmitigated nature. Given the sensitive nature of the site's western edge, properties are set back from the site's western boundary by a swathe of public open space running north to south between the existing substation and the site's southern boundary (circa 40m wide at its narrowest point from Old Hereford Road). This public open space will include the provision of new tree planting and landscaping, however at year 1 this will not have matured to the point of providing mitigation benefits. Views will be available of the western-most properties which front onto this new public open space, against a backdrop of existing built form of Abergavenny. Built form within the site will appear closer than that currently experienced within the view, but no closer than the adjacent electricity substation, which will remain as a visually present detractor within the view. Overall the proposal is considered to incur a medium magnitude of change at year one, forming a noticeable new addition to the view, but not being out of keeping with that already experienced. Year 15 Mitigation POS trees and landscaping will have matured by this point, providing a softened and green edge to the development, which would not look out of character with the well treed character of existing settlement beyond, and would continue to provide division between built form and the BBNP boundary. With the weathering of materials over time also, and the palette of materials proposed, it is expected that proposals would assimilate well into current available views and, whilst recognisable, would not encroach upon residential receptors upon this hillside so much as to fundamentally alter views experienced. With the added vegetation planting, proposals would provide a softened settlement edge appearance than that seen alongside the south-eastern boundary of the site at present whilst also retaining the availability of views across the valley base towards the opposite valley hillsides. Overall it is considered that proposals at year 15 would be in keeping with the existing presence of built form, resulting in no more than a very low magnitude of change.	

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Annex EDP 4
Photomontages
(edp5126_d037 27 August 2021 EB/BC)

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Southern boundary vegetation is gappy in places allowing for clear intervisibility between the site and adjacent properties

To be viewed at comfortable arm's length



Towers and overhead lines form detractors within the fields which form the edge of the National Park

Steeply rising wooded slopes of Twyn-yr-allt, with scattered residencies upon its lower slopes (within the National Park extent)

Substation elements are visible beyond internal hedgerow despite current screening vegetation

To be viewed at comfortable arm's length



To be viewed at comfortable arm's length



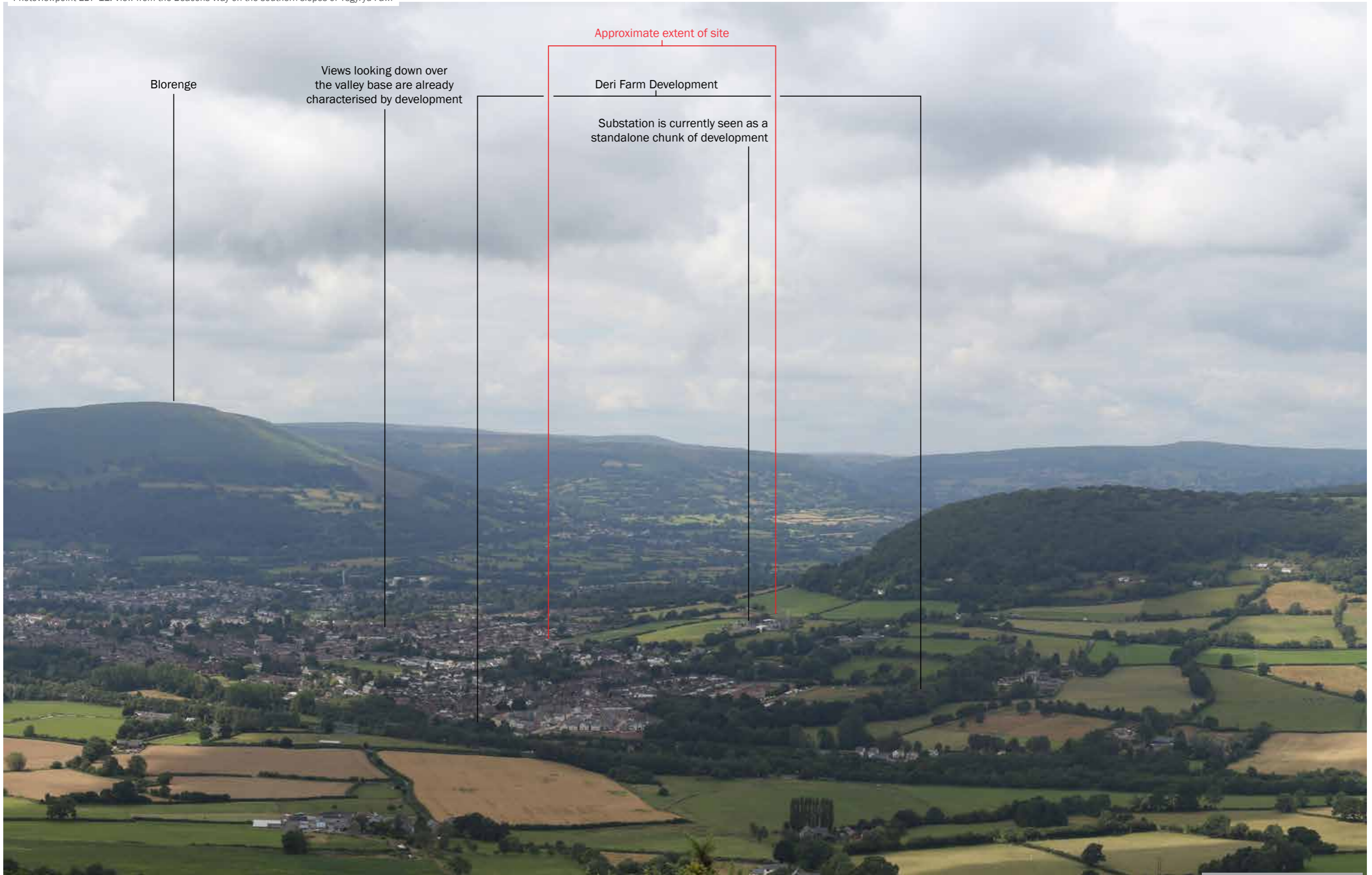
To be viewed at comfortable arm's length



To be viewed at comfortable arm's length



To be viewed at comfortable arm's length



Approximate extent of site

Deri Farm Development

Substation is currently seen as a standalone chunk of development

Blorengre

Views looking down over the valley base are already characterised by development

To be viewed at comfortable arm's length



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Grid Coordinates: 332798, 217168
Date and Time: 01/08/2019 @ 11:49
Projection: Planar
Visualisation Type: 1

Horizontal Field of View: 39.6°
Height of Camera: 1.6m
Make, Model, Sensor: Canon 5D MK3, FFS
Enlargement Factor: 100% @ A3

Direction of View: SE
Distance: 2.58km
aOD: 380m
Focal Length: 50mm

date: 27 AUGUST 2021
drawing number: edp5126_d037
drawn by: EB
checked: BC
QA: GY

client: Edenstone Homes
project title: Penlanlas Farm, Abergavenny
drawing title: Photoviewpoint EDP 11



To be viewed at comfortable arm's length



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Grid Coordinates: **332798, 217168**
Date and Time: **01/08/2019 @ 11:49**
Projection: **Planar**
Visualisation Type: **1**

Horizontal Field of View: **39.6°**
Height of Camera: **1.6m**
Make, Model, Sensor: **Canon 5D MK3, FFS**
Enlargement Factor: **100% @ A3**

Direction of View: **SE**
Distance: **2.58km**
aOD: **380m**
Focal Length: **50mm**

date **27 AUGUST 2021**
drawing number **edp5126_d037**
drawn by **EB**
checked **BC**
QA **GY**

client **Edenstone Homes**
project title **Penlanlas Farm, Abergavenny**
drawing title **Photomontage EDP 11 - Year 1**



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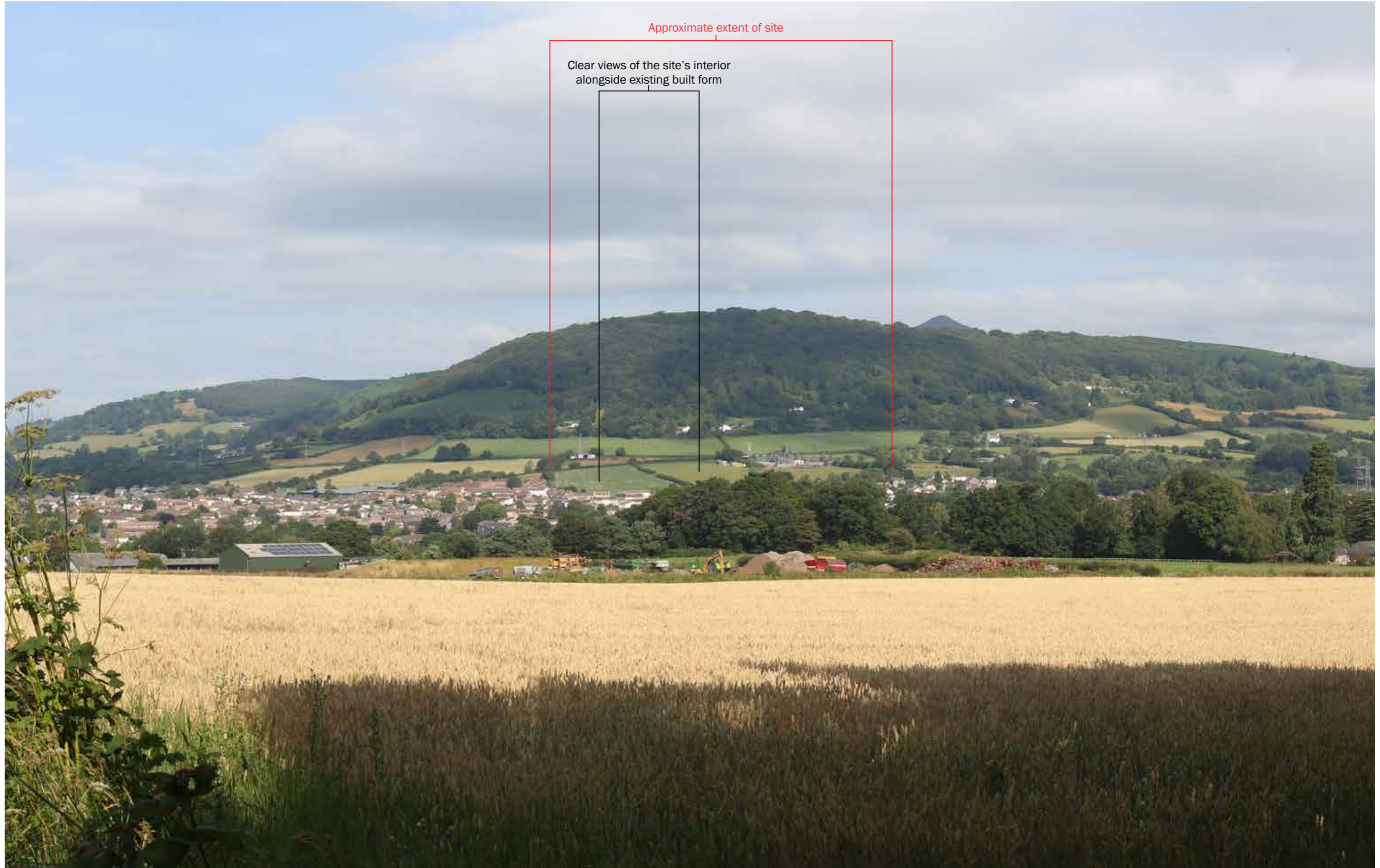
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Visualisation Type: **1**

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Height of Camera: **1.6m**
Make, Model, Sensor: **Canon 5D MK3, FFS**
Enlargement Factor: **100% @ A3**

Direction of View: **SE**
Distance: **2.58km**
aOD: **380m**
Focal Length: **50mm**

date **27 AUGUST 2021**
drawing number **edp5126_d037**
drawn by **EB**
checked **BC**
QA **GY**

client **Edenstone Homes**
project title **Penlanlas Farm, Abergavenny**
drawing title **Photomontage EDP 11 - Year 15**



To be viewed at comfortable arm's length



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Grid Coordinates: 331857, 214916
Date and Time: 01/08/2019 @ 08:59
Projection: Planar
Visualisation Type: 1

Horizontal Field of View: 39.6°
Height of Camera: 1.6m
Make, Model, Sensor: Canon 5D MK3, FFS
Enlargement Factor: 100% @ A3

Direction of View: NW
Distance: 1.71km
aOD: 145m
Focal Length: 50mm

date: 27 AUGUST 2021
drawing number: edp5126_d037
drawn by: EB
checked: BC
QA: GY

client: Edenstone Homes
project title: Penlanlas Farm, Abergavenny
drawing title: Photoviewpoint EDP 14



To be viewed at comfortable arm's length



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Grid Coordinates: **331857, 214916**
Date and Time: **01/08/2019 @ 08:59**
Projection: **Planar**
Visualisation Type: **1**

Horizontal Field of View: **39.6°**
Height of Camera: **1.6m**
Make, Model, Sensor: **Canon 5D MK3, FFS**
Enlargement Factor: **100% @ A3**

Direction of View: **NW**
Distance: **1.71km**
aOD: **145m**
Focal Length: **50mm**

date **27 AUGUST 2021**
drawing number **edp5126_d037**
drawn by **EB**
checked **BC**
QA **GY**

client **Edenstone Homes**
project title **Penlanlas Farm, Abergavenny**
drawing title **Photomontage EDP 14 - Year 1**



To be viewed at comfortable arm's length



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Grid Coordinates: **331857, 214916**
Date and Time: **01/08/2019 @ 08:59**
Projection: **Planar**
Visualisation Type: **1**

Horizontal Field of View: **39.6°**
Height of Camera: **1.6m**
Make, Model, Sensor: **Canon 5D MK3, FFS**
Enlargement Factor: **100% @ A3**

Direction of View: **NW**
Distance: **1.71km**
aOD: **145m**
Focal Length: **50mm**

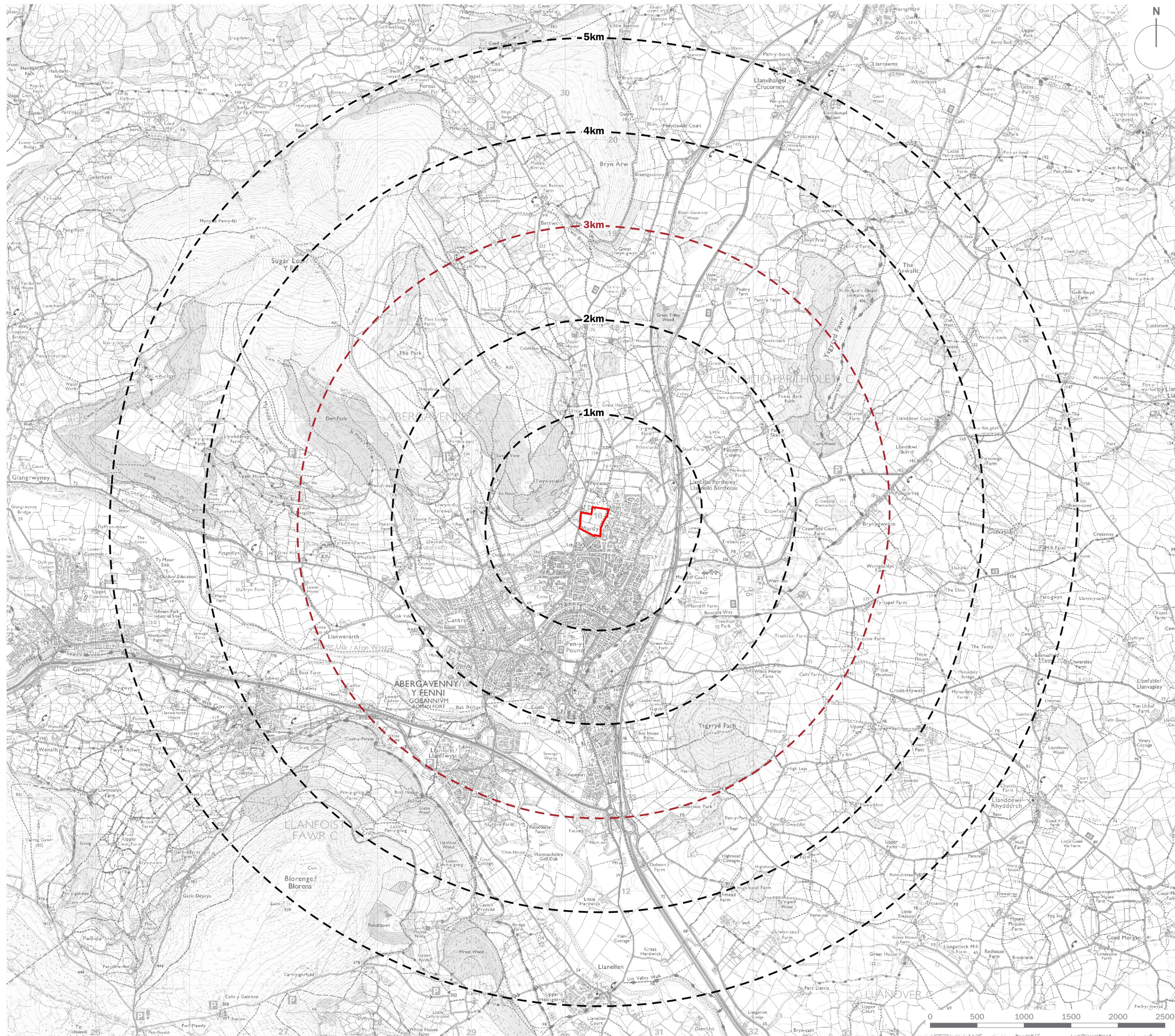
date **27 AUGUST 2021**
drawing number **edp5126_d037**
drawn by **EB**
checked **BC**
QA **GY**


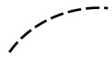

client **Edenstone Homes**
project title **Penlanlas Farm, Abergavenny**
drawing title **Photomontage EDP 14 - Year 15**

Plans

Plan EDP L1	Site Location and Site Boundaries (edp5126_d009b 27 August 2021 AG/EB)
Plan EDP L2	Site Character and Local Context (edp5126_d010b 27 August 2021 AG/EB)
Plan EDP L3	Findings of EDP Data Trawl (edp5126_d011b 27 August 2021 AG/EB)
Plan EDP L4	Zone of Theoretical Visibility (edp5126_d007c 27 August 2021 AG/EB)
Plan EDP L5	Findings of EDP's Visual Assessment (edp5126_d012b 27 August 2021 AG/EB)
Plan EDP L6	Findings of EDP's Wider Visual Assessment (edp5126_d013b 27 August 2021 AG/EB)

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-  Site Boundary
-  Range Rings (at 1km intervals)
-  3km Detailed Study Area

client	Edenstone Homes	
project title	Penlanlas Farm, Abergavenny	
drawing title	Plan EDP L1: Site Location and Site Boundaries	
date	27 AUGUST 2021	drawn by AG
drawing number	edp5126_d009b	checked EB
scale	1:40,000 @ A3	QA RB



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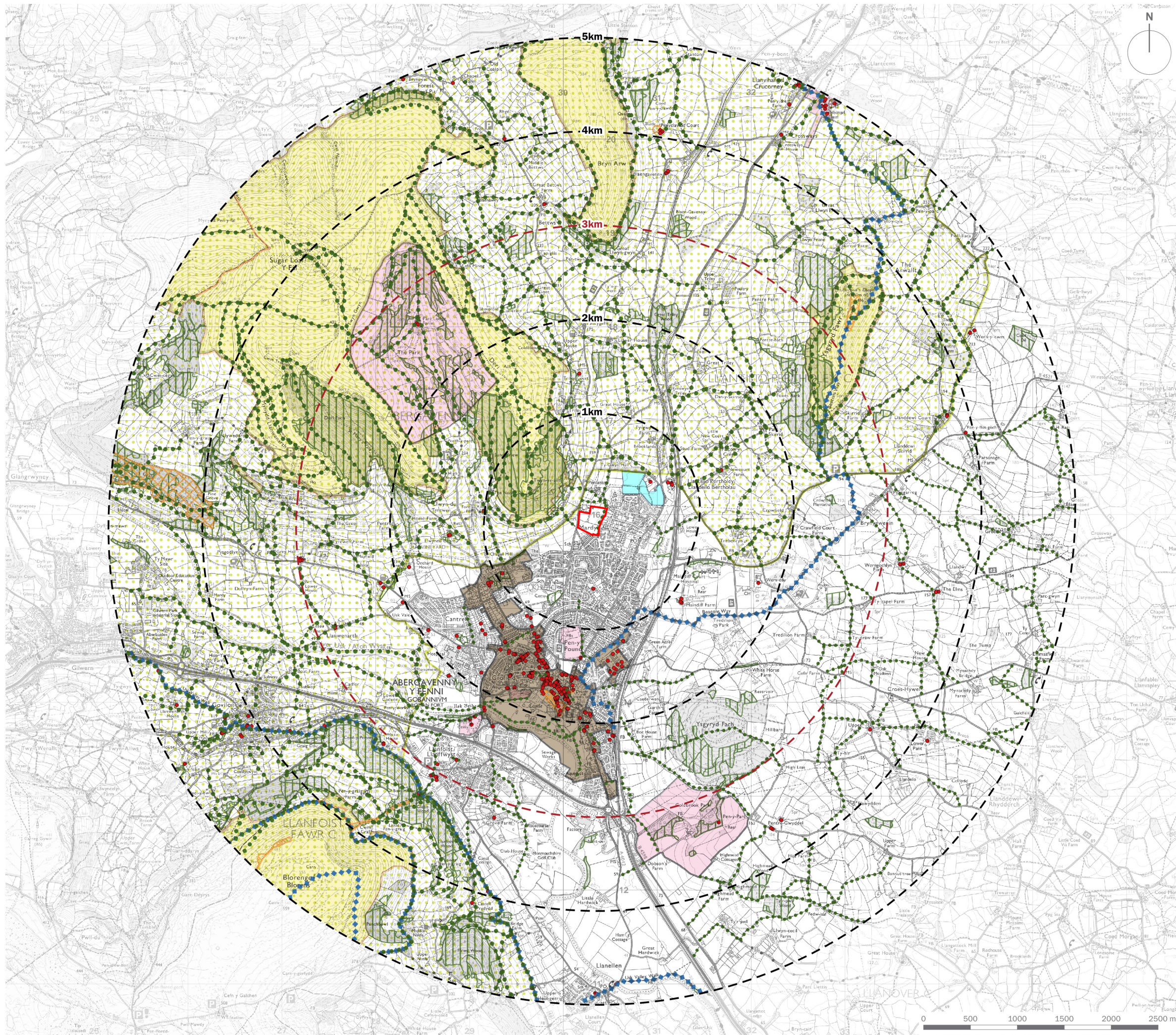
-  Site Boundary
-  Woodland Blocks
-  Hedgerows/Tree Belts
-  Public Right of Way (PRoW)
-  Watercourse
-  Deri Farm Development
-  Overhead Lines and Associated Towers
-  Area of High Ground
-  Key Levels (m aOD)
-  Raw Urban Edge
-  Boundary of Brecon Beacons National Park


client
Edenstone Homes

project title
Penlanlas Farm, Abergavenny

drawing title
Plan EDP L2: Site Character and Local Context

date	27 AUGUST 2021	drawn by	AG
drawing number	edp5126_d010b	checked	EB
scale	1:5,000 @ A3	QA	RB



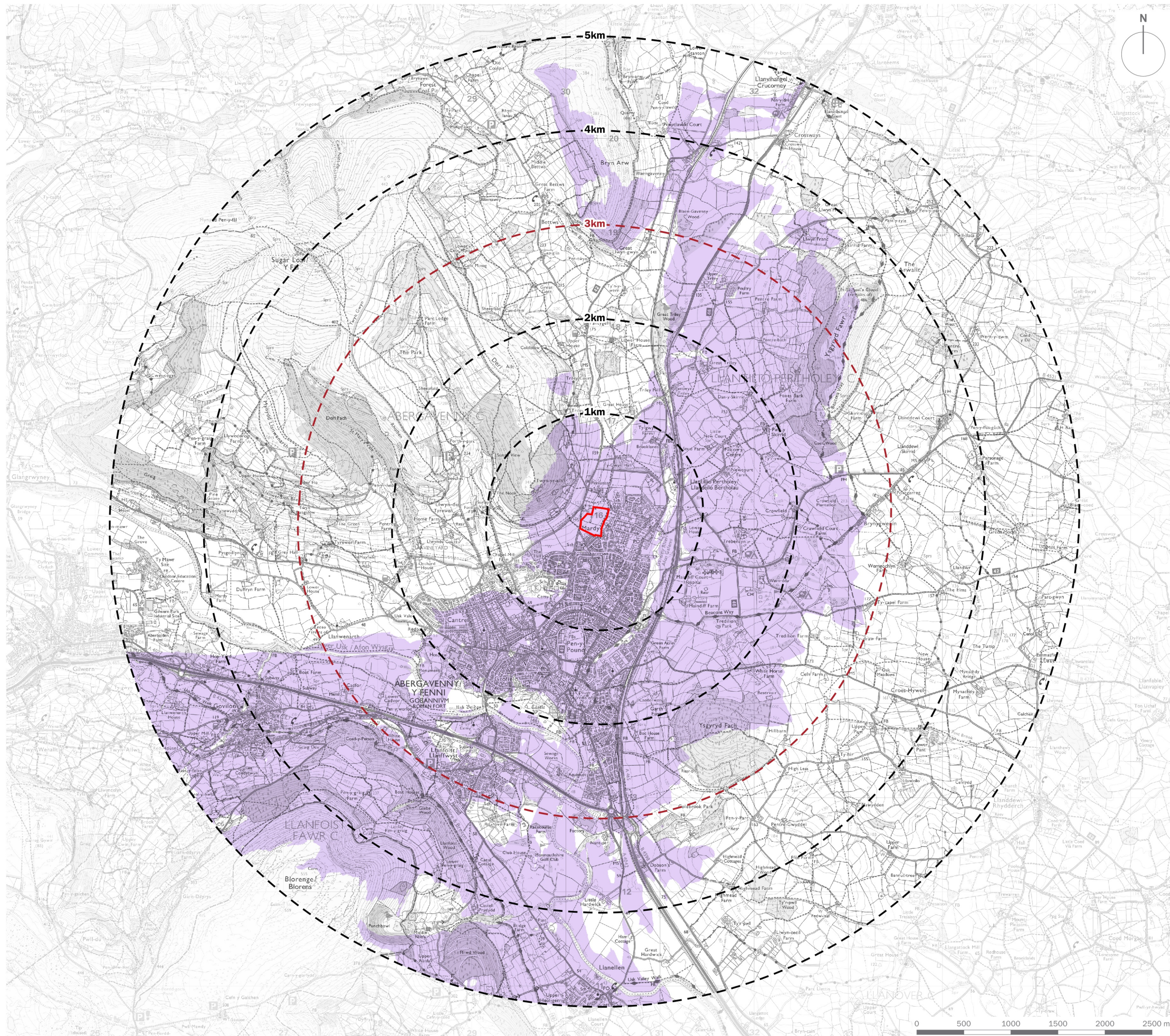
-  Site Boundary
-  Range Rings (at 1km intervals)
-  3km Detailed Study Area
-  Brecon Beacons National Park
-  Deri Farm Development
-  Public Rights of Way (PROW)
-  Promoted Routes
-  Open Access Land
-  Ancient Woodland
-  Historic Parks and Gardens
-  Conservation Areas
-  Scheduled Monuments
-  Listed Buildings


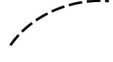

client
Edenstone Homes

project title
Penlanlas Farm, Abergavenny

drawing title
Plan EDP L3: Findings of EDP's Data Trawl

date	27 AUGUST 2021	drawn by	AG
drawing number	edp5126_d011b	checked	EB
scale	1:40,000 @ A3	QA	RB



-  Site Boundary
-  Range Rings (at 1km intervals)
-  3km Detailed Study Area
-  Zone of Theoretical Visibility

NOTE:
 The Zone of Theoretical Visibility (ZTV) indicates the area from which development upon the site would theoretically be visible based upon a digital model of screening elements. The ZTV was calculated using a spatial modelling algorithm which considers the following parameters:

- 1.6m Receptor Elevation
- 9m Proposed Development Height
- OS Terrain 5 Digital Terrain Model

The ZTV using OS Terrain 5 data does not take into account the screening effect of existing buildings or vegetation within the landscape, but instead considers a 'bare ground' scenario.

client

Edenstone Homes

project title

Penlanlas Farm, Abergavenny

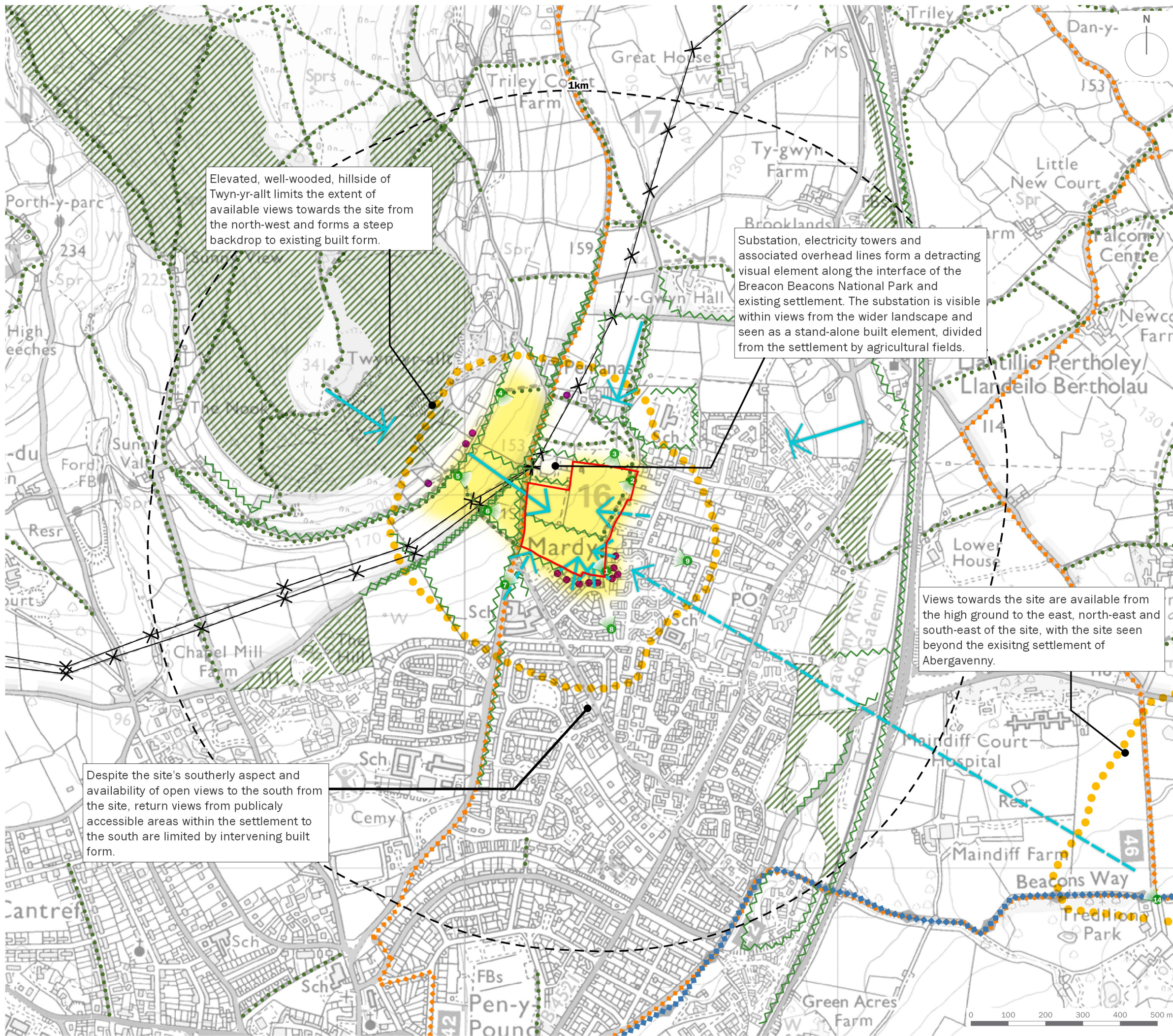
drawing title

Plan EDP L4: Zone of Theoretical Visibility

date	27 AUGUST 2021	drawn by	AG
drawing number	edp5126_d007c	checked	EB
scale	1:40,000 @ A3	QA	RB



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Elevated, well-wooded, hillside of Twyn-yr-all limits the extent of available views towards the site from the north-west and forms a steep backdrop to existing built form.

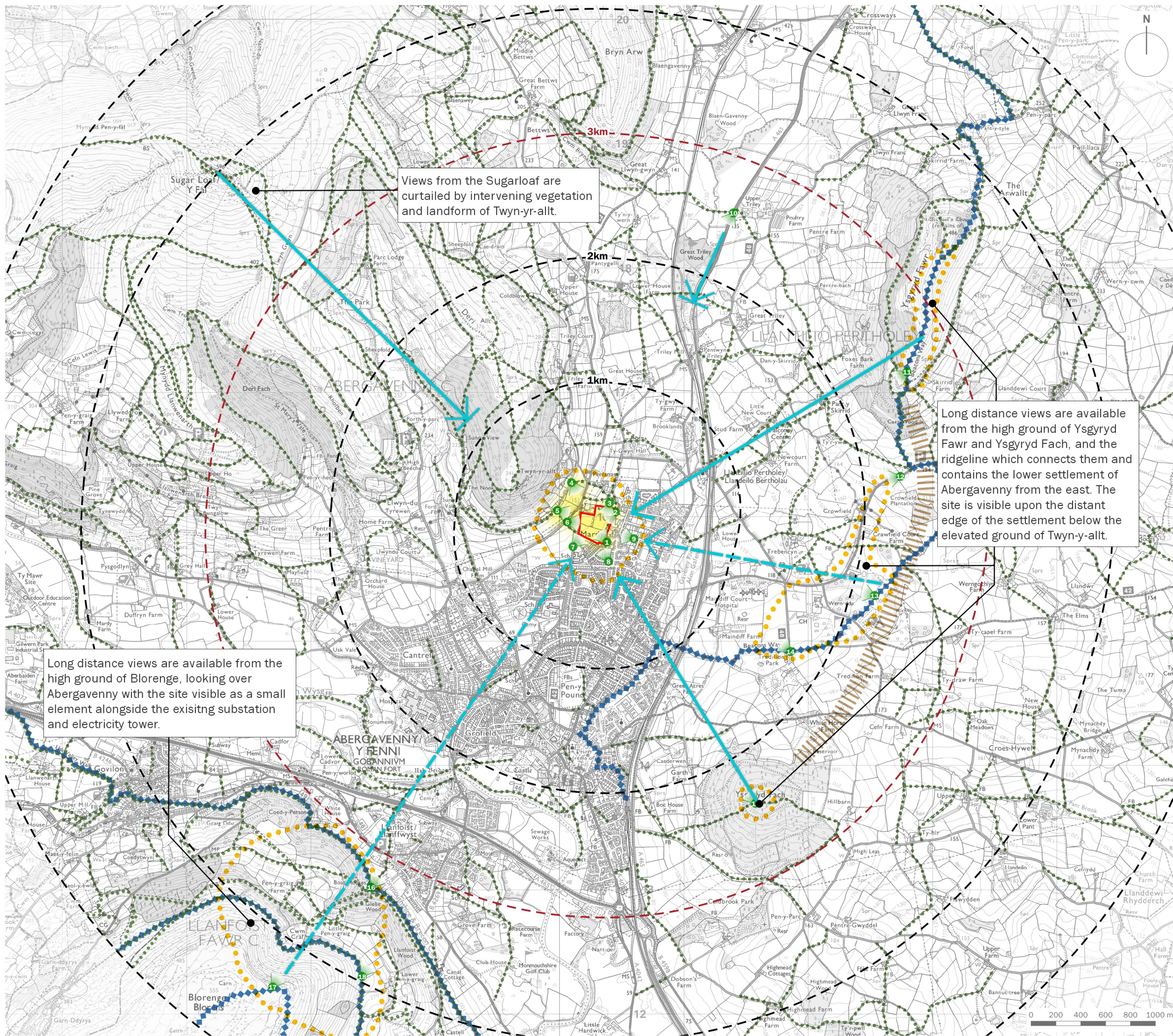
Substation, electricity towers and associated overhead lines form a detracting visual element along the interface of the Brecon Beacons National Park and existing settlement. The substation is visible within views from the wider landscape and seen as a stand-alone built element, divided from the settlement by agricultural fields.

Views towards the site are available from the high ground to the east, north-east and south-east of the site, with the site seen beyond the existing settlement of Abergavenny.

Despite the site's southerly aspect and availability of open views to the south from the site, return views from publically accessible areas within the settlement to the south are limited by intervening built form.

- Site Boundary
- Range Rings (at 1km intervals)
- Zone of Primary Visibility
- Zone of Secondary Visibility
- Photoviewpoint Locations
- ➔ Clear Views
- ➔ Curtailed Views
- - - ➔ Glimpsed Views
- Woodland Blocks
- Tree Belt/Hedgerow
- ✕ Overhead Lines and Towers
- Public Right of Way (PRoW)
- Residential Receptors
- ◆◆◆◆ Promoted Route
- ◆◆◆◆ National Cycle Routes (Sustrans)

client	Edenstone Homes	
project title	Penlanlas Farm, Abergavenny	
drawing title	Plan EDP L5: Findings of EDP's Visual Assessment	
date	27 AUGUST 2021	drawn by AG
drawing number	edp5126_d012b	checked LB
scale	1:10,000 @ A3	QA RB



- Site Boundary
- Range Rings (at 1km intervals)
- 3km Detailed Study Area
- 1 Photoviewpoint Locations
- Zone of Primary Visibility
- Zone of Secondary Visibility
- ➔ Clear Views
- - - ➔ Glimpsed Views
- ➔ Curtailed Views
- Ridgeline
- ⋯ Public Right of Way (PRoW)
- - - - - Promoted Route

Views from the Sugarloaf are curtailed by intervening vegetation and landform of Twyn-y-alt.

Long distance views are available from the high ground of Ysgryd Fawr and Ysgryd Fach, and the ridgeline which connects them and contains the lower settlement of Abergavenny from the east. The site is visible upon the distant edge of the settlement below the elevated ground of Twyn-y-alt.

Long distance views are available from the high ground of Blorenge, looking over Abergavenny with the site visible as a small element alongside the existing substation and electricity tower.

client		
Edenstone Homes		
project title		
Penlanlas Farm, Abergavenny		
drawing title		
Plan EDP L6: Findings of EDP's Wider Visual Assessment and Photoviewpoint Locations		
date	27 AUGUST 2021	drawn by AG
drawing number	edp5126_d013b	checked LB
scale	1:30,000 @ A3	QA RB



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Photoviewpoints

(edp5126_d008b 12 August 2019 AG/EB)

Photoviewpoint EDP 1	PRoW 370/91/5 at the site's south-eastern corner
Photoviewpoint EDP 2	PRoW 370/91/5 at the site's north-eastern corner
Photoviewpoint EDP 3	PRoW 370/95/1 to the north of the site
Photoviewpoint EDP 4	PRoW 370/145/1 within the Brecon Beacons National Park
Photoviewpoint EDP 5	PRoW 370/157/2 within the Brecon Beacons National Park
Photoviewpoint EDP 6	Deri Road to the west of the site
Photoviewpoint EDP 7	Old Hereford Road and Sustrans Route 42, approaching from the south
Photoviewpoint EDP 8	Residential street of Charles Crescent
Photoviewpoint EDP 9	Residential street of Gwent Road, Mardy
Photoviewpoint EDP 10	View from the A465, near Triley
Photoviewpoint EDP 11	View from the Beacons Way on the southern slopes of Ysgryd Fawr
Photoviewpoint EDP 12	View from B4521 (Old Ross Road)
Photoviewpoint EDP 13	View from Wernddu Gold Course
Photoviewpoint EDP 14	View from Beacon's Way near Tredilion Park
Photoviewpoint EDP 15	View from top of Ysgryd Fach (PRoW 368/216/1)
Photoviewpoint EDP 16	Monmouthshire and Brecon Canal Towpath
Photoviewpoint EDP 17	View from Bloreng Iron Mountain Trail
Photoviewpoint EDP 18	View from PRoW 363/667/2 near the Punchbowl

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Southern boundary vegetation is gappy in places allowing for clear intervisibility between the site and adjacent properties

PRoW 370/91/5



For 70° view, refer to image below



Steeply rising wooded slopes of Twyn-yr-allt, with scattered residencies upon its lower slopes (within the National Park extent)

Towers and overhead lines form detractors within the fields which form the edge of the National Park

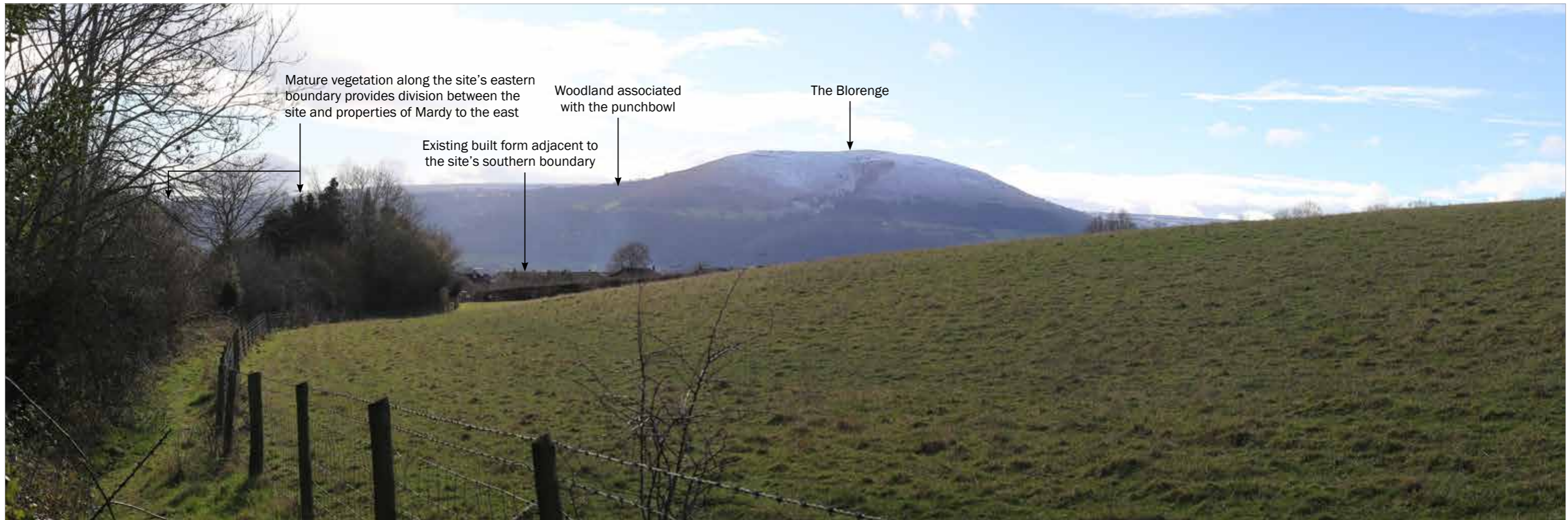
Substation elements are visible beyond internal hedgerow despite current screening vegetation

Electricity tower at the site's northern corner

Electricity substation and tower are located at the high point of the site, making them quite noticeable in the wider landscape

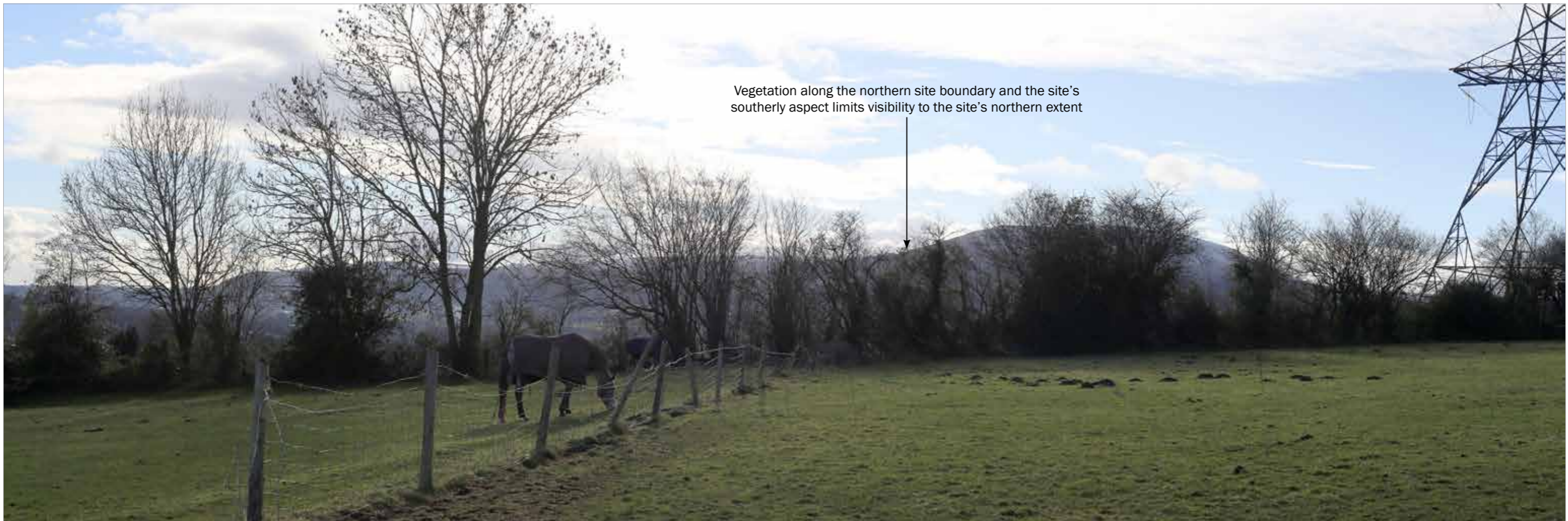


For 70° view, refer to image below





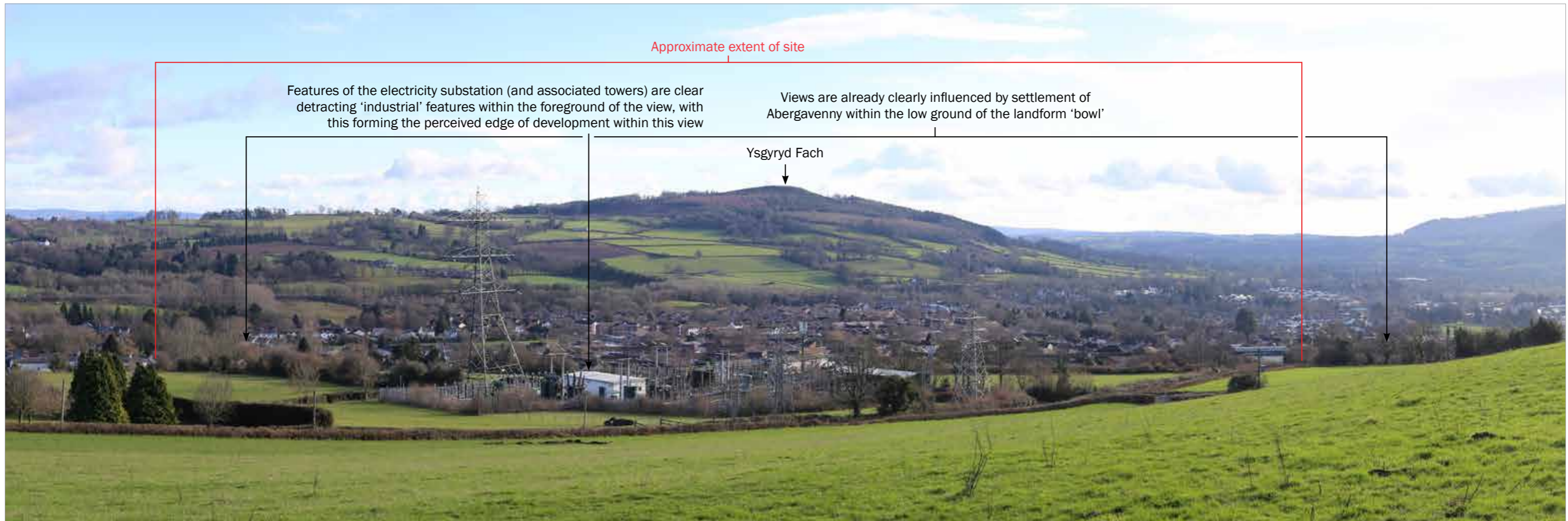
For 70° view, refer to image below

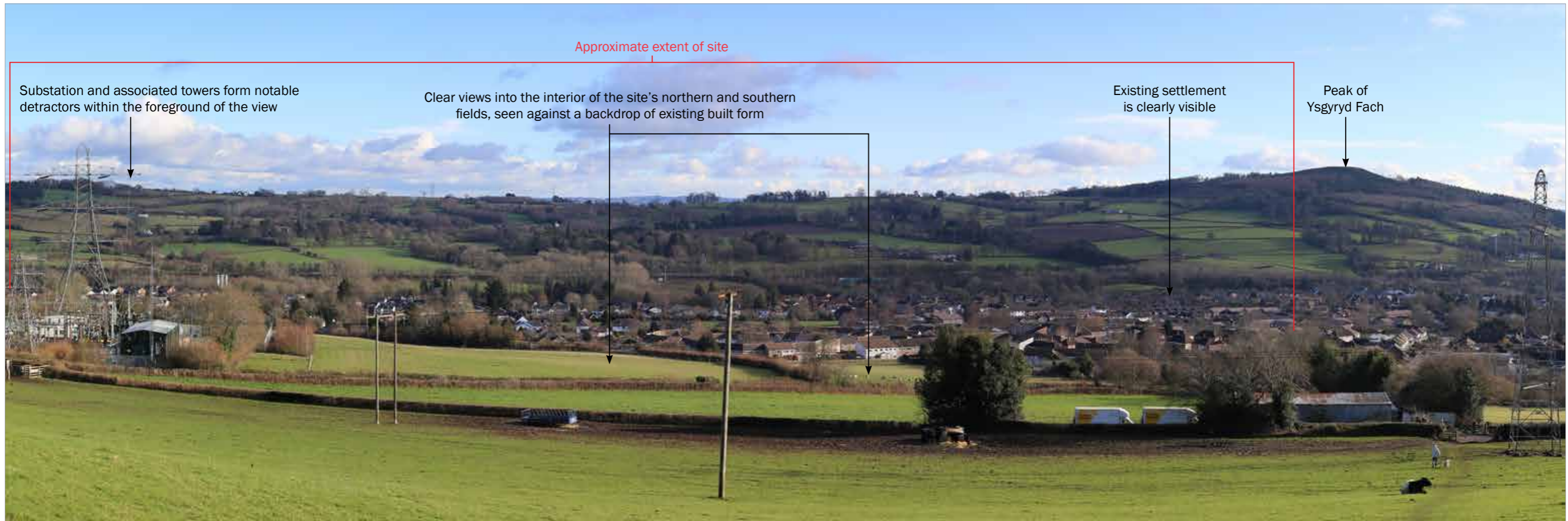


Vegetation along the northern site boundary and the site's southerly aspect limits visibility to the site's northern extent



For 70° view, refer to image below





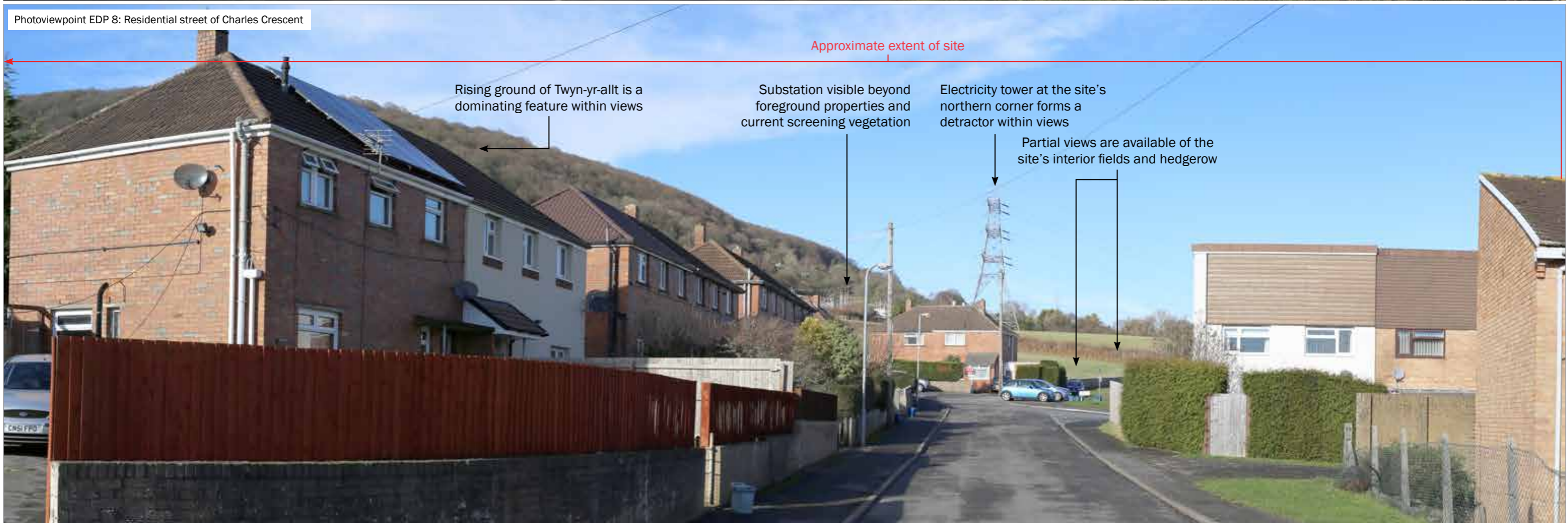
Photoviewpoint EDP 6: Deri Road to the west of the site



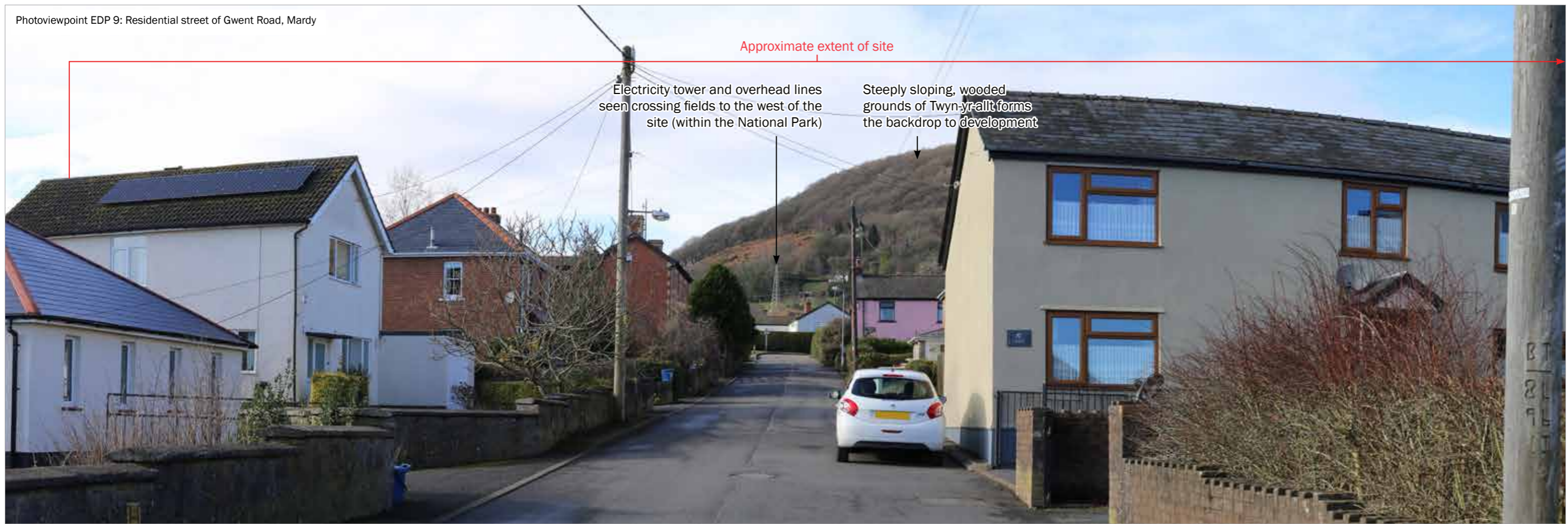
Photoviewpoint EDP 7: Old Hereford Road and Sustrans Route 42, approaching from the south



Photoviewpoint EDP 8: Residential street of Charles Crescent



Photoviewpoint EDP 9: Residential street of Gwent Road, Mardy



Approximate extent of site

Electricity tower and overhead lines seen crossing fields to the west of the site (within the National Park)

Steeply sloping, wooded grounds of Twyn-yr-allt forms the backdrop to development

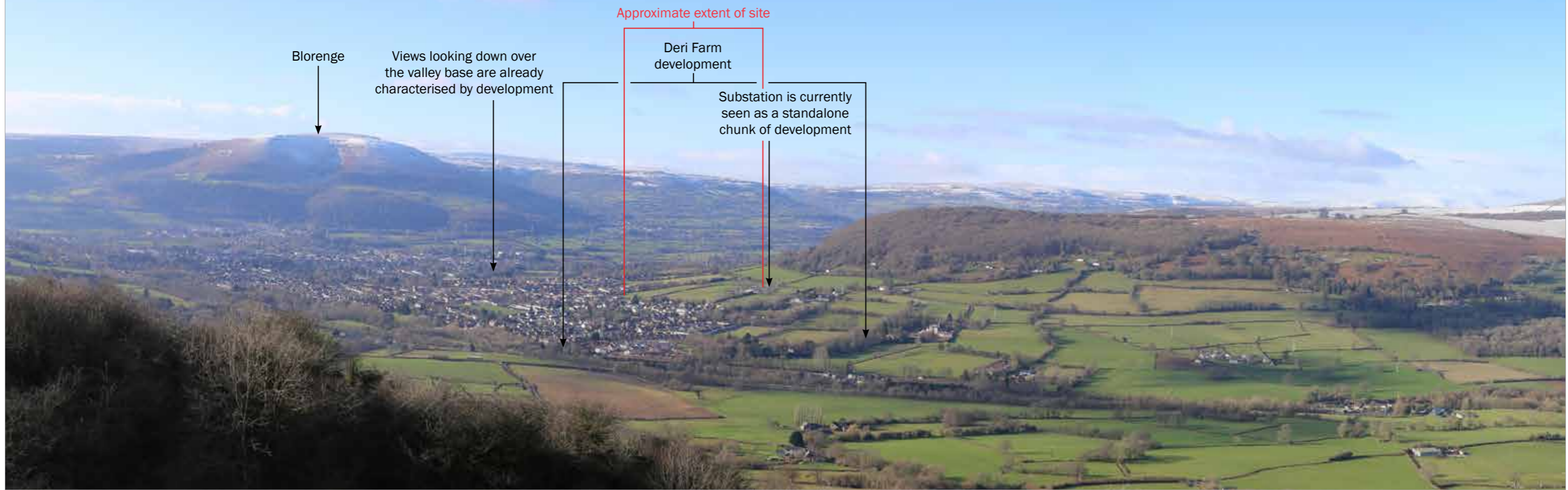
Photoviewpoint EDP 10: View from the A465, near Triley



Approximate extent of site

Views of the site and Abergavenny are screened from view by foreground vegetation

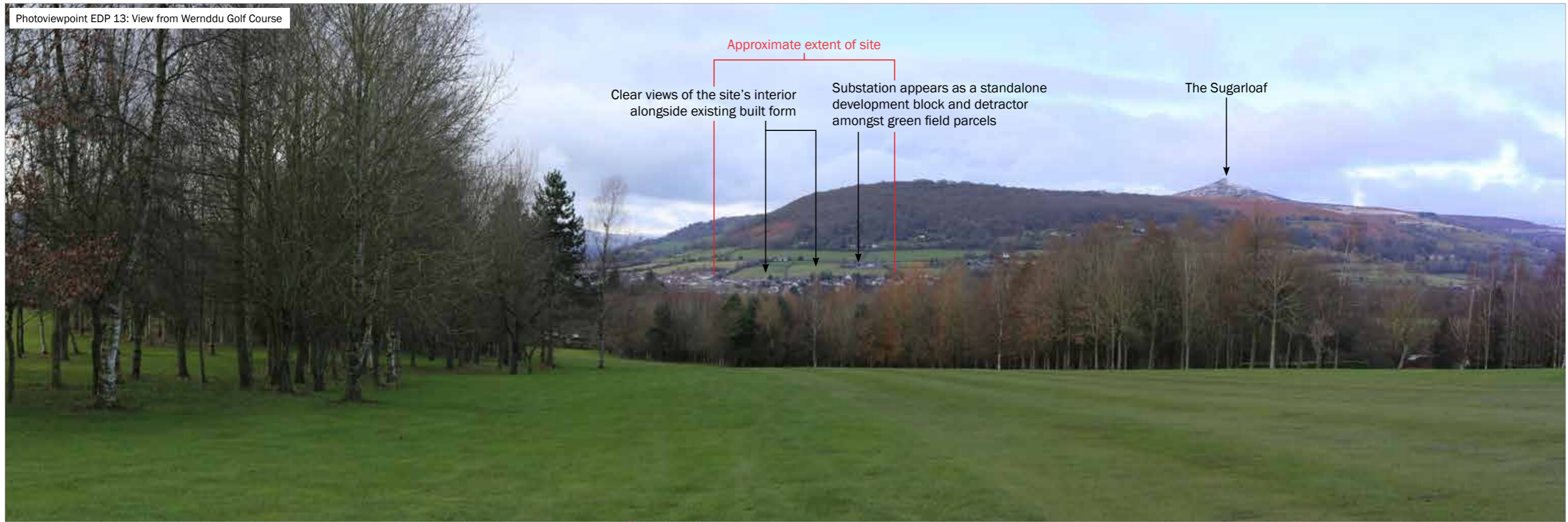
Photoviewpoint EDP 11: View from the Beacons Way on the southern slopes of Ysgryd Fawr



Photoviewpoint EDP 12: View from B4521 (Old Ross Road)



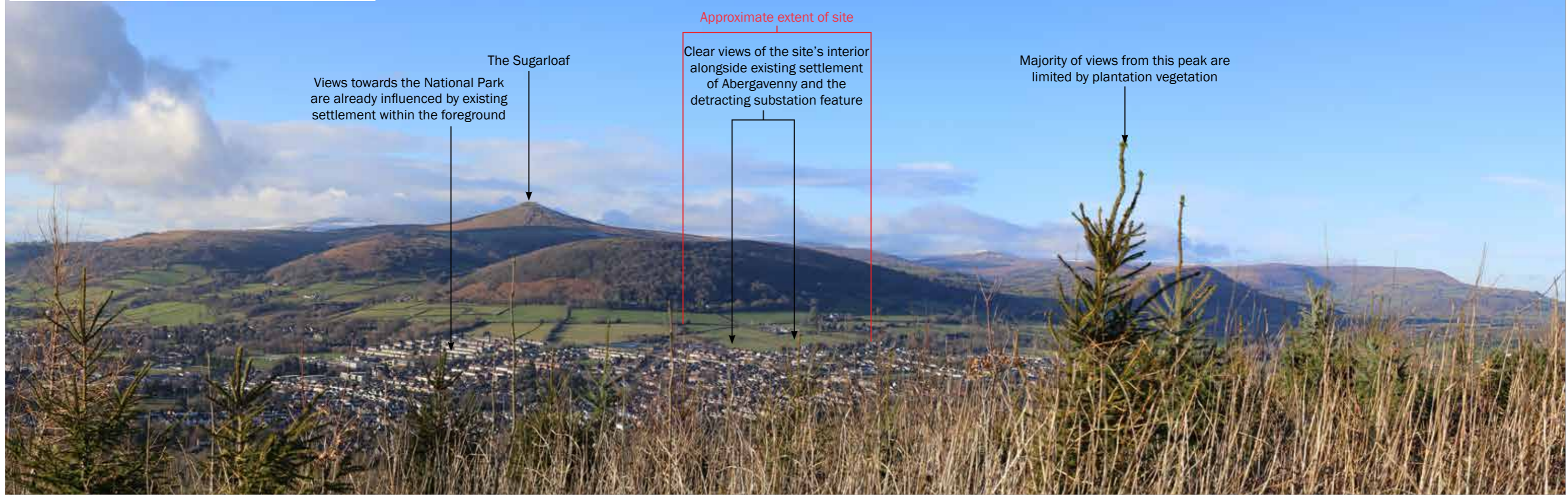
Photoviewpoint EDP 13: View from Wernddu Golf Course



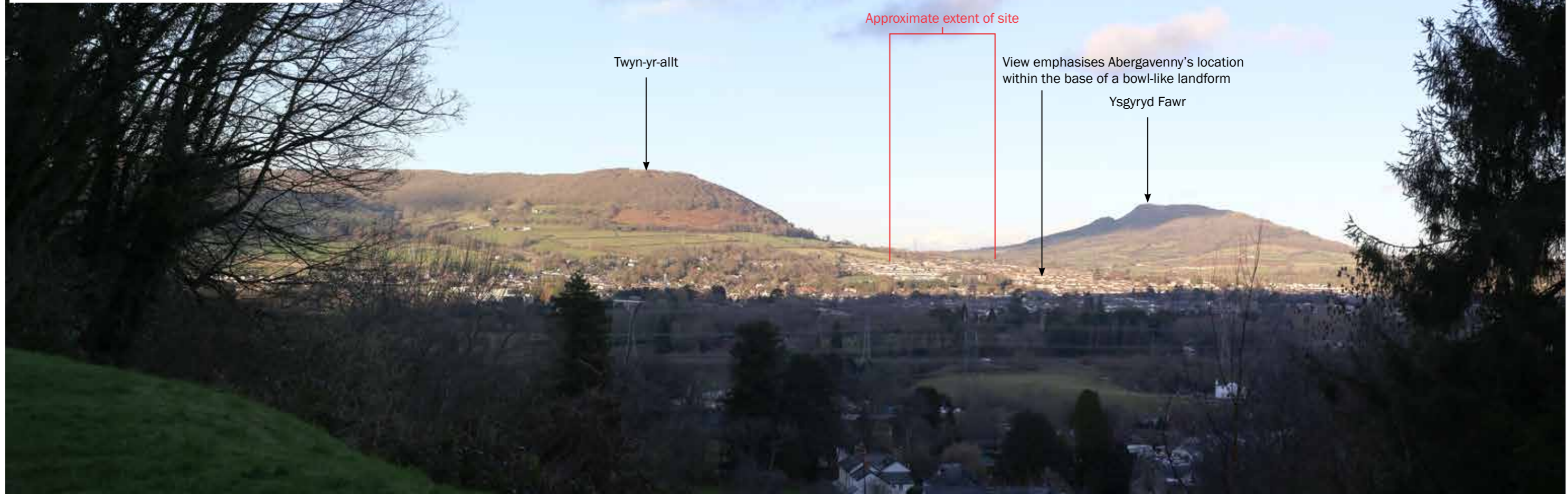
Photoviewpoint EDP 14: View from the Beacon's Way near Tredilion Park



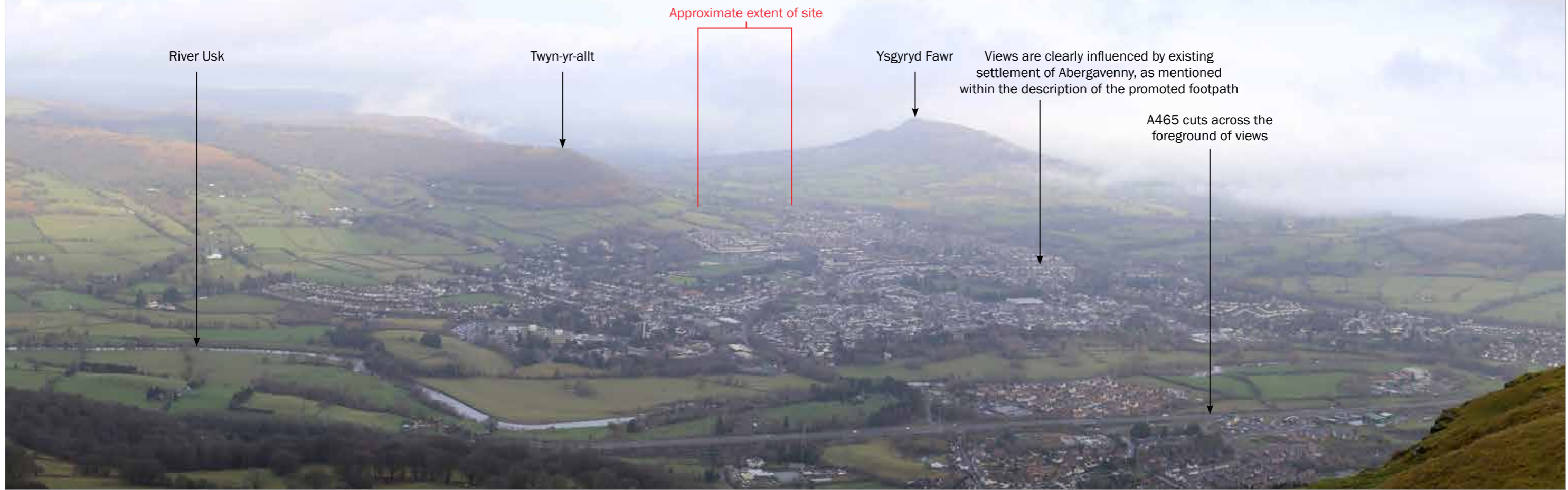
Photoviewpoint EDP 15: View from top of Ysgyryd Fach (PRoW 368/216/1)



Photoviewpoint EDP 16: Monmouthshire and Brecon Canal Towpath



Photoviewpoint EDP 17: View from Blorenge Iron Mountain Trail



Photoviewpoint EDP 18: View from PRoW 363/667/2 near the Punchbowl





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