

# Landscape and Visual Statement



**Construction of a Single Replacement Dwelling**

**at Land Within**

**Summerleaze Cottage, Green Street,**

**Redwick, NP26 3DE**

**Date: 13 May 2025**

**Prepared For:** Mr. Williams  
Longlands Farm  
Longlands Lane, Redwick  
Newport, NP26 3DX

**Prepared By:** **Steele Landscape Design**  
10 Dunstan Road, Burnham on Sea, TA8 1ER

**Contact:** [vince@steelelandscapedesign.co.uk](mailto:vince@steelelandscapedesign.co.uk)

**Date:** 13 May 2025

**Report Reference:** 189 210 Summerleaze Cottage, Redwick

## INTRODUCTION

Steele Landscape Design have been instructed on behalf of Mr Williams, to prepare a Landscape and Visual Statement (LVS) to inform the pre-planning application with Newport City Council, in respect of a proposed replacement single residential development at Summerleaze Cottage, Green Street, Redwick, NP26 3DE (thereafter referred to as the 'development site').

The Landscape and Visual Statement will identify the specific effects created by the proposed development and to consider the effects of these impacts on the landscape character and the visual amenity of the study area.

The LVS has been undertaken by a fully qualified landscape architect (BA Hons, Grad. Diploma) with 26 years of experience, using techniques and best practice guidance in accordance with Landscape Practice Guidance.

In particular, the LVS will consider the integrated development in conjunction with the following matters:

- Study Area - Description of the development site and the surrounding countryside; a summary of the overall visibility; and the identification of potential visual receptor locations relevant to the proposed development
- Identification and assessment of relevant landscape character designations
- Identification of relevant local assessments of visual amenity
- Proposed development layout
- Proposed mitigation measures to reduce the potential landscape and visual impacts
- Conclusions



Figure 1: Existing Aerial Plan

## STUDY AREA

For the purpose of the LVS, a study area has been identified and would cover not only the development site but has been extended to cover a 1.5km radius, radiating out from the outermost edge of the development site boundary.

The study area has been defined and based on an initial desk top survey using local maps aerial imagery and was confirmed through the site evaluation visit (06 March 2025) as an appropriate scoping distance.

Summerleaze Cottage is located approx. 1.25km north of Redwick, along Green Road and at present, the development site consists of an existing building that is surrounded by agricultural fields, woodland and residential areas such as Redwick and Magwyr/Magor.

Throughout the countryside within the study area, public access is limited to a few local footpaths and small rural lanes that wind through the countryside of the study area.

Throughout the study area, the local landform is mainly flat (approx. 6 metres AOD) with a local high point within Wilcrick Hill, which is a gently sloped hill (hillfort) that is approx. 69 metres AOD and located approx. 3km to the north-west but not publicly accessible.

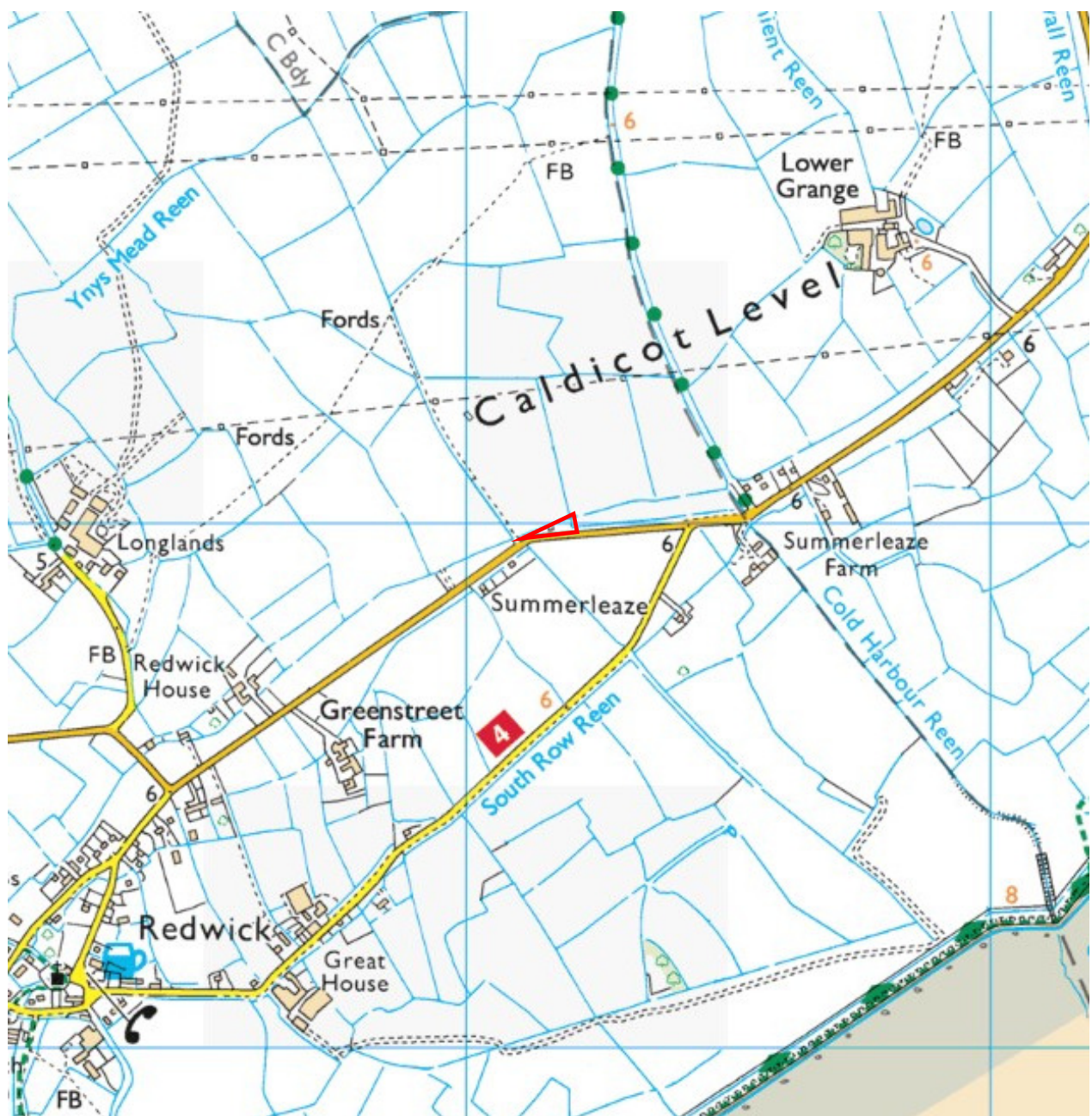


Figure 2: Location Plan and Development Site

## LANDSCAPE CHARACTER

There is a single landscape character type within the study area of the LVS and the development site is identified within the Gwent Levels Landscape Character Assessment (April 2017). The development site is within Landscape Character Area – **LCA B1.1 The Welsh Grounds**.

**LCA Description:** The landscape character as of *'an open and windy seascape, with long views across the Severn Estuary to the English coastline...with Large-scale industrial development visually intrudes upon this open and exposed seascape in particular at Sudbrook and Newport. The open coastal character dominates the area, and where it borders the Caldicot and Mathern Levels the flat reclaimed farmed pastures sits in juxtaposition to the estuarine edge'*.

### Key Landscape Characteristics

The landscape is moderately characteristic of the LCA with intact, flat large arable fields. The pattern and network of tracks and footpaths is similar to the LCA as a whole. Intrusive elements include views to the water tower, spoil heap, and some fly-tipping. Landscape value and quality are considered to be moderate.

Open character of the seascape affording strong intervisibility with the coastline in England.

Susceptible to extreme weather conditions that have a significant bearing on its character.

Strong associations with long history of coastal reclamation, embankments and ditches on the adjacent Gwent Levels.

Views of coastal development and road bridges contrast with the open, vast vistas of the Estuary/adjacent Gwent Levels.

### Cyfoeth Naturiol Cymru / Natural Resources Wales

Wales Environmental Information Portal has described the landscape of the development site and study area with 'open view data' on access, flood, habitats, landscapes, marine, designated land, water quality, and woodlands. The following evaluations have been noted;

#### Development Site and Study Area: **Caldicot Level (UID NWPRTVS037)**

Description: 'Caldicot Level is an extensive area landscape below 10 m AOD, large in scale and is primarily pastoral land with limited arable areas. The pattern of linear rectangular fields to the east is distinctive, some enclosed by cut or outgrown hedges or lined with willows but all bounded by ditches. A more sinuous pattern prevails around Goldcliff and Redwick. The most distinctive feature is the drainage network including undulating fields, field ditches and reens of various sizes.

'Clustered' settlement pattern tends to be focused on a few minor roads which pass through the area with a significant amount of linear development, mostly dwellings associated with small holdings. There are relatively few rights of way making the area a relatively inaccessible landscape.

A significant number of power lines with pylons converge on the power station at Uskmouth, these dominate the landscape.

#### Evaluation:

Q26 -Value – **High**, the Caldicot Levels are a rare, distinctive landscape of rectangular and sinuous fieldscapes with reens, hedges and field boundary trees and attractive settlements and farmhouses with a strong sense of place. It would be of outstanding value if they were not **some degrading of the landscape and detractors** (Pylons, Wind Turbines and Very Large Commercial Buildings i.e. Llanwern / Brewery etc).

Q27 - Condition: **Fair**, drainage network and most of the agricultural land is maintained in good order there is evidence of degraded landscapes where agriculture is marginal.

Q28 - Trend: **Declining**, there is evidence of urban fringe related activities which are gradually degrading the landscape.

Q29 - Existing management: Generally appropriate.

Q32 – Guideline: Immediate and Medium Term, replant and manage hedgerows and willows where gappy or deteriorating

Q33 - Define the key qualities that should be conserved: Tranquillity, remoteness

**Evaluation Matrix:**

- Q46 - Evaluation Criteria: Scenic quality, **High**, The levels have aesthetically pleasing elements and patterns particularly the reens and field boundaries.
- Q47 - Evaluation Criteria: Integrity, **Moderate**, generally the area is in good condition with consistent character. There are detractors in places such as the powerlines and there are few of larger detractors (very large commercial buildings) adjacent including the outskirts of Newport.
- Q48 - Evaluation Criteria: Character, **High**, the area has a highly distinctive character and a strong sense of place due to its flatness, the presence of reens and a strong field pattern interspersed with old settlements.
- Q49 - Evaluation Criteria: Rarity, **Outstanding**, the levels are a rare landscape regionally and nationally
- Q50 - **Overall Evaluation**, **High**, the Caldicot Levels are a rare, distinctive landscape of rectangular and sinuous fieldscapes with reens, hedges and field boundary trees and attractive settlements and farmhouses with a strong sense of place. It would be of outstanding value if they were not some degrading of the landscape and detractors in places.
- Q51 - Justification of overall evaluation: One outstanding, two high and one moderate mean that general evaluation is **HIGH**.

Therefore, the **Caldicot Level (UID NWPRTVS037)** has a **Medium landscape sensitivity** (GLVIA Sensitivity Rating) to change from the proposed development.

The level of intervisibility and the contribution made by the setting to the value of this landscape asset would largely be unchanged and would be considered to be ‘none to negligible’ and **not significant**.

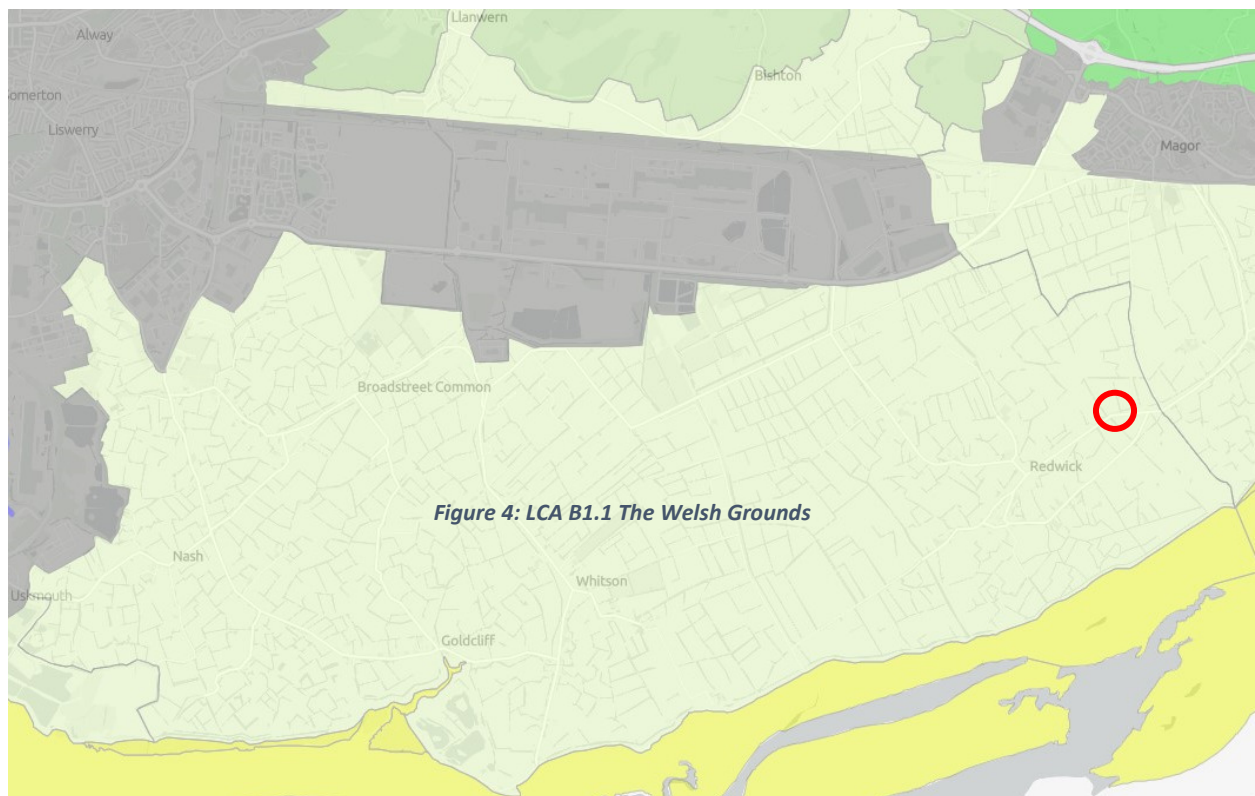


Figure 4: LCA B1.1 The Welsh Grounds

## LANDSCAPE DESIGNATIONS

The development site is not located within any national landscape designation including; National Park, National Landscape (AONB), Greenbelt etc. This indicates that the landscape within the study area has noteworthy landscape elements but the area is significantly impacted by existing detracting industrial features.

### Cyngor Cefn Gwlad Cymru / Countryside Council for Wales

#### Sites of Special Scientific Interest (Wales)

##### Gwent Levels - Redwick and Llandevenny

The Gwent Levels constitute the lowlands between Cardiff and Chepstow and are drained by an ordered network of drainage ditches. They are an example of one of the most extensive areas of reclaimed wet pasture in Great Britain which includes the Somerset Levels, Romney Marsh and the Pevensy Levels, and is the largest area of its kind in Wales.

The citation for the SSSI status is mainly to do with the wildlife (fauna and flora) to be found within the lowland fields and reens and not the landscape and visual amenity.

As the site is already development with an existing dwelling, the SSSI status would not cover the development site and the details are for information only.

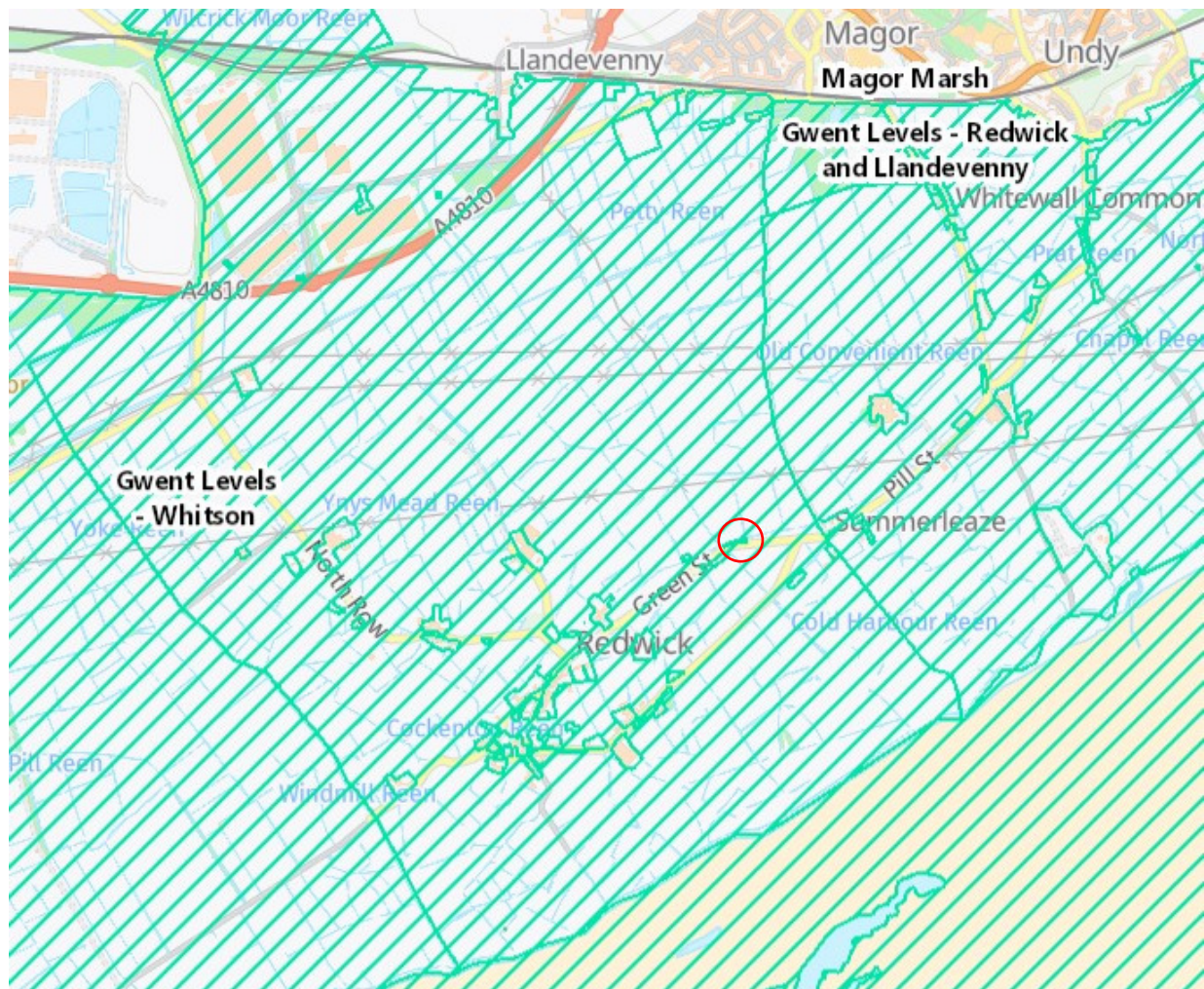


Figure 5: SSSI Gwent Levels

### Scheduled Monuments (SM's)

There are no SM's within the application boundary for the development site, however, there are the remains of a 'Moated Grange' (SM Ref no. MM205, Grid Ref: 338985, 184947) located within Grangefield Farm, approx. 1.8km to the west of the development site.

The SM consists of two squarish concentric enclosures with linking ditches on the N and E sides. The inner ditch is flat bottomed, 3m wide and 0.7m deep while the outer ditch runs along the field boundaries on the N, S and E sides. On the W side the ditch has been destroyed for most of its length by the construction of farm buildings, although a short stretch survives at the S end. The outer ditch is 3m-4m wide and 0.5m-0.8m deep.

The monument is of national importance for its potential to enhance our knowledge of medieval settlement. The monument is well preserved and is an important relic of the medieval landscape. It retains significant archaeological potential, with a strong probability of the presence of intact archaeological deposits and structural evidence.

It is considered that this very distant heritage asset would not be directly impacted by the re-development of a single dwelling that is approx. 3.2km to the north-west and would not cause 'significant' change.

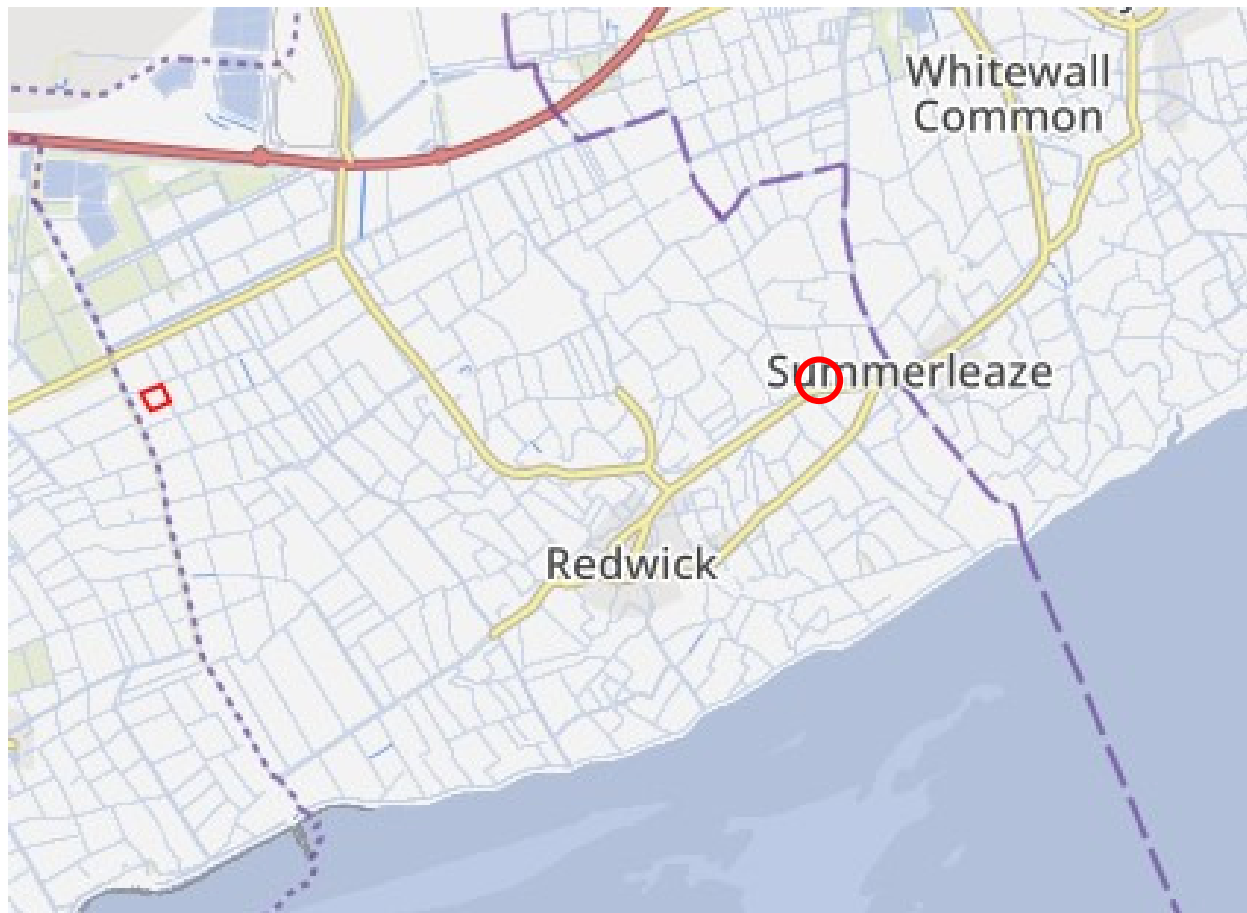


Figure 6: Scheduled Monument - 'Moat Grange' at Grange Farm

## Listed Buildings

There are no listed buildings within the development site but there are several listed buildings within 500 metres. These include the following listed buildings;

**Church of St Thomas** - Grade I listed building within Redwick village (**List Entry 2940**). This listed building is a fine example of medieval church located approx. 1.3km to the south-west and would not be affected by the proposed development due to the screening effect of local mature trees and hedgerows.

**Brick House**, Grade II listed building (**List Entry 3060**). This listed building is a grand example of local style of farmhouse, located approx. 1.4km to the west and would not be affected by the proposed development due to the screening effect of local mature trees and hedgerows.

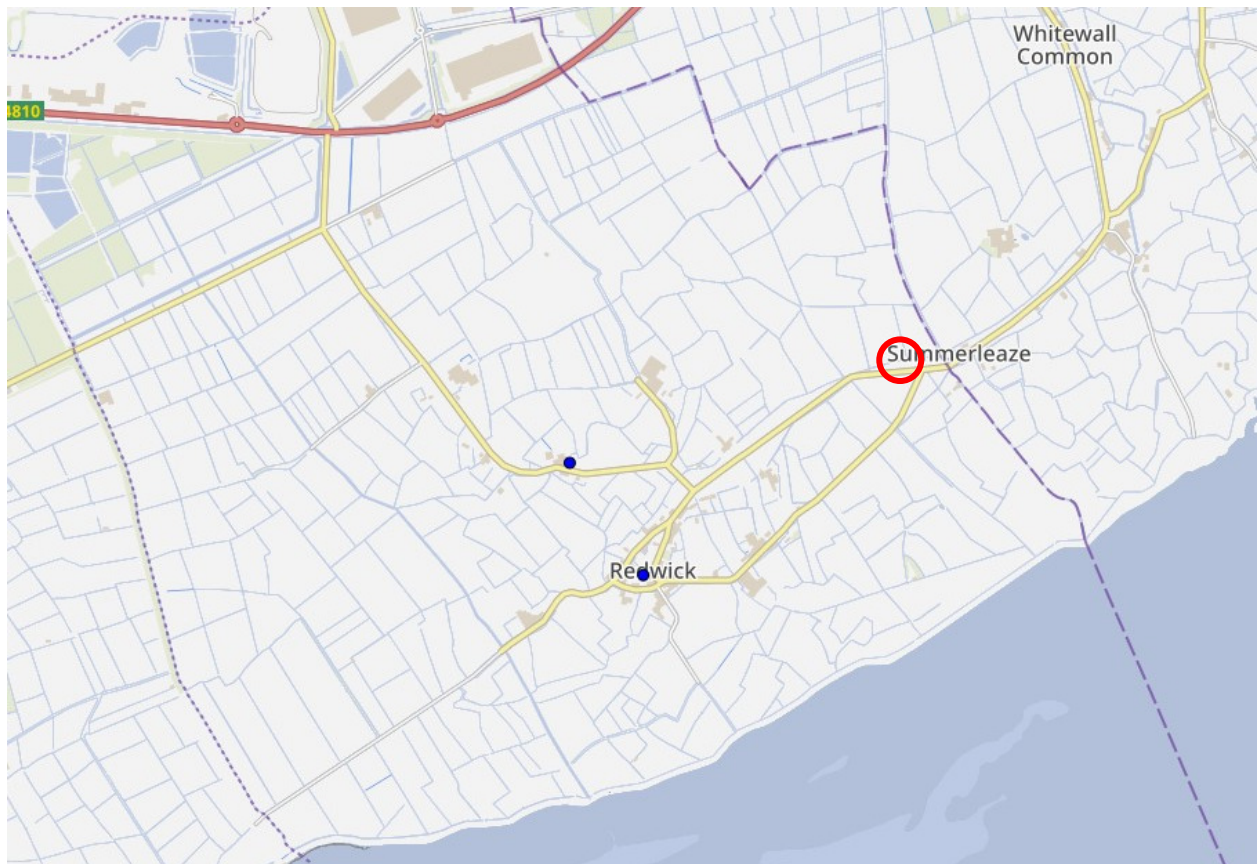


Figure 7: Local Listed Buildings

## VISUAL AMENITY

A study area of 1.5km has been defined and based on an initial desktop survey including local maps and was confirmed through the site evaluation visit (06 March 2025) as an appropriate scoping distance. The fieldwork analysis of the visibility of the development site entailed walking and driving around public roads and footpaths within the local countryside and photographically recording any views of the development site.

### Study Area.

From the large study area 1.5 x 1.5km (2.5 million m<sup>2</sup>) the conclusion of the on-site field visit is that there are only a limited number of publicly accessible vantage points that will have a 'full or partial' view toward the development site, these are listed as follows;

- **Viewpoint 1:** Green Street (Roadway) **(Looking East).**
- **Viewpoint 2:** Green Street (Roadway) **(Looking West).**
- **Viewpoint 3:** South Row (Roadway) **(Looking North-West).**
- **Viewpoint 4:** Black Wall (Footpath) **(Looking West).**

From the majority of the surrounding countryside there are no views of the development site.

Viewpoint locations 1-3, are from local roadways and would only be seen by occupants of passing vehicles and would have a **Low** sensitivity and a **Negligible** magnitude of change from the proposed development. It is therefore predicted that the effects on these visual assets and **not a significant change**.

Viewpoint locations 4, is from a local 'Green Lane' and would only be seen by local walkers and have a **Medium** sensitivity and a **Negligible** magnitude to change from the proposed development. It is therefore predicted that the effects on these visual assets and **not a significant change**.

The proposed dwelling has been situated within the curtilage of the existing gardens and would be regarded as a re-placement dwelling for the existing house.

The listed viewpoint locations are fully described (see following pages) and accompanied with a photograph as taken on 19 February 2025.

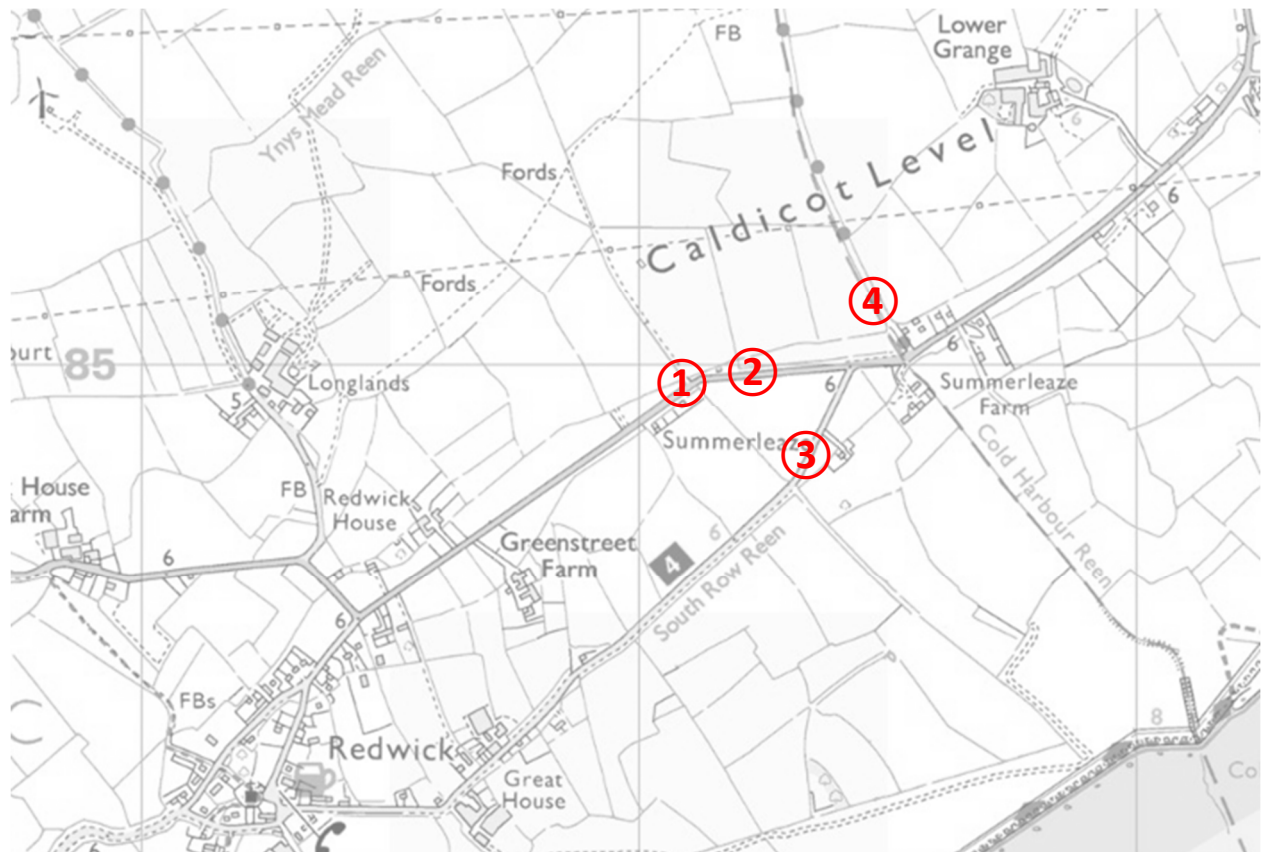


Figure 8: Viewpoint Location Plan

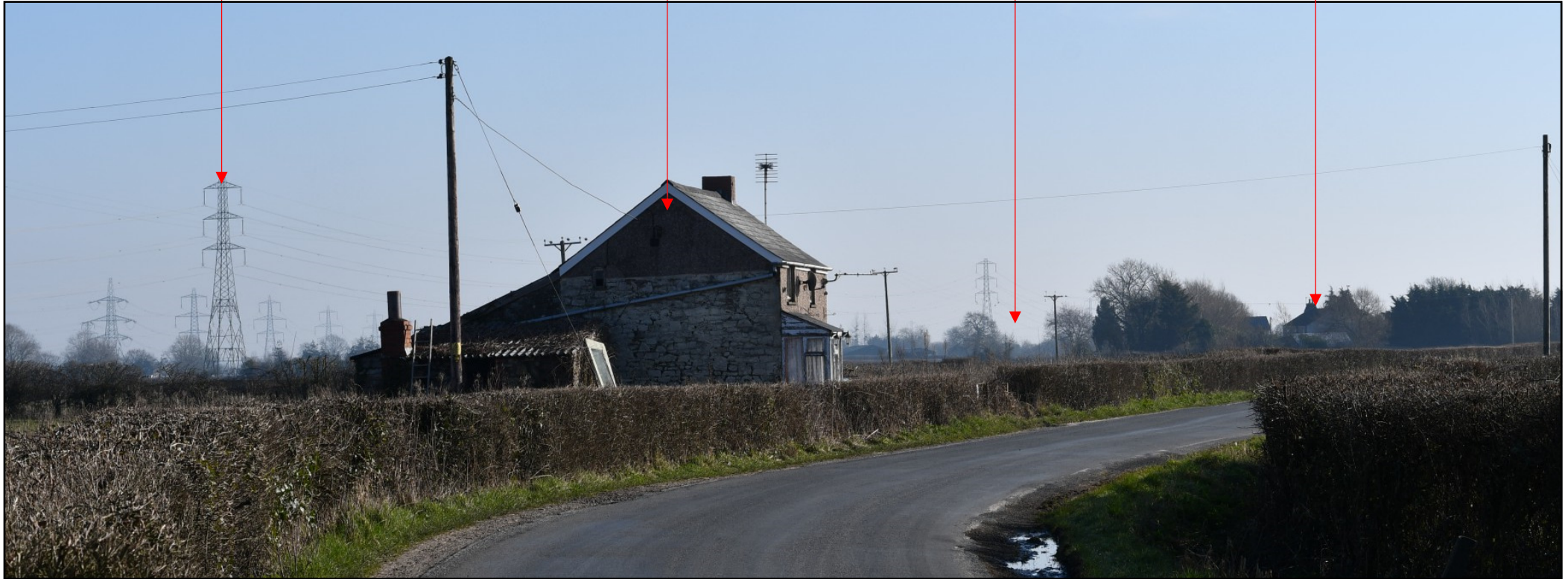
**Viewpoint 1: Green Street, Looking East.**

Existing Visually Degrading Elements  
- Pylons and Wind Turbines

Existing Summerleaze Cottage

Approx. Location of Proposed  
Re-Placement Dwelling

Summerleaze Villa

**Description of the View:**

For the vast majority of Green Street, there are no views of the proposed development site due to local woodland blocks, trees and tall hedgerows.

The proposed replacement dwelling would be set back from Green Street and screened by new trees/hedgerow. The proposed dwelling would be a high-quality, two storey building that is contained within landscaped grounds.

The existing trees and hedgerow would be retained, protected and the hedges maintained at approx. 3 metres.

As seen from this roadway location (**Low** Sensitivity to change) there would be a **Negligible** impact to this view, due to the removal of the existing house and the construction of the proposed dwelling and therefore, there would be a **Neutral** level of change to the view.

**Viewpoint 2: Green Street, Looking West.**Redwick House / The  
Old Dairy / The StablesExisting  
Summerleaze  
CottageExisting Visually Degrading Elements  
- Pylons and Wind Turbines**Description of the View:**

For the vast majority of Green Street, there are no views of the proposed development site due to local woodland blocks, trees and tall hedgerows.

The proposed replacement dwelling would be set back from Green Street and screened by new trees/hedgerow. The proposed dwelling would be a high-quality, two storey building that is contained within landscaped grounds.

The existing trees and hedgerow would be retained, protected and the hedges maintained at approx. 3 metres.

As seen from this roadway location (**Low** Sensitivity to change) there would be a **Negligible** impact to this view, due to the removal of the existing house and the construction of the proposed dwelling and therefore, there would be a **Neutral** level of change to the view.

**Viewpoint 3: South Row, Looking North-West.**

Existing Visually Degrading Elements  
- Pylons and Wind Turbines

Existing  
Summerleaze  
Cottage

**Description of the View:**

For the vast majority of this green lane there are no views of the proposed development site due to local adjacent tall hedgerows.

The replacement proposed dwelling would be visible for a section of this footpath before being screened by the adjacent hedge. When the proposed dwelling is visible it would be seen as a high-quality, two storey building that is contained within landscaped grounds.

The development site is set within a van open countryside with many detracting elements (wind turbines, Electricity pylons and very large commercial buildings.

The existing trees and hedgerow would be retained, protected and the hedges maintained at approx. 3 metres.

As seen from this roadway location (**Low** Sensitivity to change) there would be a **Negligible** impact to this view, due to the removal of the existing barn and the construction of the proposed dwelling and therefore, there would be a **Neutral** level of change to the view.

**Viewpoint 4: Black Wall (404/GL2), Looking South-West.**

Summerleaze Pet  
Crematorium

Existing Summerleaze  
Cottage

**Description of the View:**

For the vast majority of South Row, there are no views of the proposed development site due to local woodland blocks, trees and tall hedgerows.

The proposed replacement dwelling would be set back from Green Street and screened by new trees/hedgerow. The proposed dwelling would be a high-quality, two storey building that is contained within landscaped grounds.

The existing trees and hedgerow would be retained, protected and the hedges maintained at approx. 3 metres.

As seen from this roadway location (**Medium** Sensitivity to change) there would be a **Negligible** impact to this view, due to the removal of the existing house and the construction of the proposed dwelling and therefore, there would be a **Minimal, adverse** level of change to the view.

## ZONE OF VISUAL INFLUENCE

As shown in Figure 9 below, the extent at which the development site can be seen (confirmed from field survey 06 March 2025) is only from the adjacent publicly accessible roadway and from a nearby footpath. The viewpoint locations that have been listed in the previous section are not comprehensive but do include the important and representative vantage points on which this assessment has been carried out.

Figure 9, illustrates the outcomes of the site visit and field survey and documents that from – **‘only a small, confined and limited parts of the local study area** can the development site be discerned’. The limited visibility of the development site is mainly due to the local topography and the local tall trees, hedges and buildings that obscure most views.

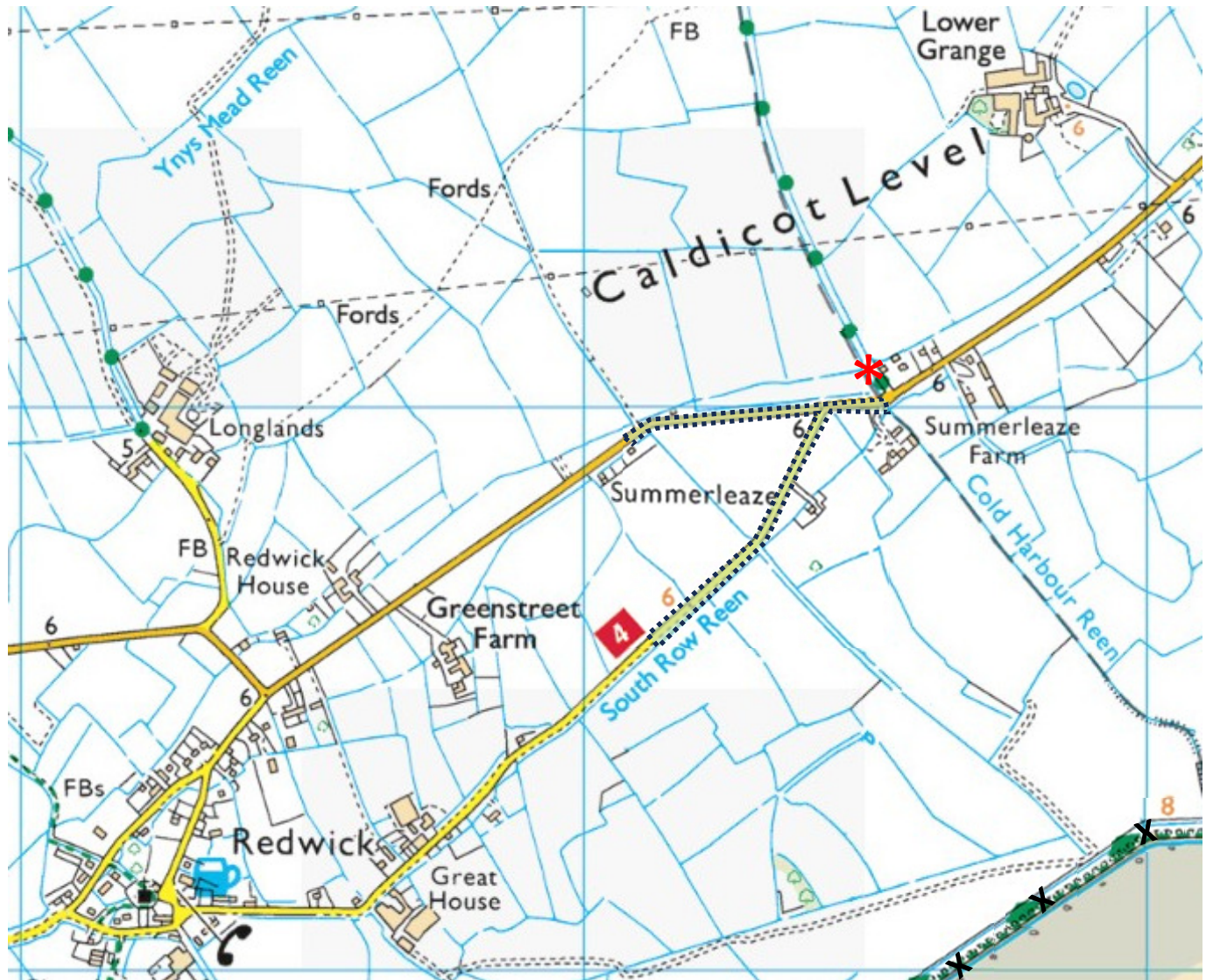



Figure 9: Development Site Location Plan

### Key

- X** - Locations with no view of the development site
- \*** - Location with a singular view of the development site
-  - Location with an extended view to the development site

## PROPOSED LAYOUT PLAN

This Proposed Site Plan (Griffiths Design Proposed Block Plan PP05B) proposes to replace the single house with a single 'two storey' dwelling that would be set back from Green Street, be of high-quality and would be consistent with the existing local vernacular and designed in a traditional style.

The exceptionally small size of the existing dwelling and its poor amenities, including shared living and bedroom space, are patently not appropriate for modern living standards and a larger replacement dwelling would offer the opportunity to create a future-proof home.

The proposed replacement dwelling is a sustainable design with flexible space for changing needs, high performing in energy efficiency and which integrates smart technology for heating, intelligent lighting, connectivity, security, etc. as well as offering resilience for long-term maintenance which stands the test of time.

The sensitivity of the vernacular design and materials palette is in keeping with the character and appearance of the surrounding area and should not have a detrimental impact on its setting such that an increase beyond the usual volume limit is acceptable.

The new dwelling would be contained within a landscaped garden that is in turn set within a visually contained landscape with existing screening by landscape elements such as tall hedgerow and lines of trees.

The proposal is designed to provide a dwelling that integrates seamlessly into the existing building pattern of Green Street and in terms of scale and height that would complement the surroundings.

The intention of this proposal is to offer a high-quality residence that would enhance and conserve the immediate area, maintaining good levels of association and will have a rural character to reflect the setting.

Lighting will be limited but it is vital for providing a safe and hospitable living environment to enable way finding. Luminaires will be located adjacent to doorways focused downwards, to ensure light spill onto the application site boundaries and hedges is minimised and with no illumination to local bat roosts.



Figure 10: Griffiths Design Proposed Block Plan PP05B

**PROPOSED MITIGATION MEASURES**

The existing house would be demolished and all hardstanding would be removed. The only existing planting is the native hedge running along the southern boundary with Green Street, this hedge would be retained, protected and managed at 2 metres tall.

The emerging landscape plan (as shown Griffiths Design Proposed Block Plan PP05B) would include new planting of trees, shrubs, hedgerows, planting beds and grass areas, with hard landscaping, including a pathway and drive ways.

A native hedgerow would be planted along the western and eastern development boundaries, this would be managed and maintained at 3 metres tall. Trees would also be planted along these boundaries and would reduce the visual impact and help break up the massing of the two storey dwelling as from the few local vantage points.

An area of the existing development site would be seeded with a wildflower grassland mix (EM1) and would be improve the bio-diversity of the site.

The northern boundary would remain as existing to ensure continued open views between the proposed development and the wider countryside to the north.

## CONCLUSION

### Landscape Character

The development site is not located within any national landscape designation (National Park, National Landscape (AONB) or Greenbelt) and there are no scheduled monuments or listed buildings within the development site and would not significantly impact those in the study area.

Although the study area is located within the 'Sites of Special Scientific Interest (Wales) Gwent Levels - Redwick and Llandeenny', the site is already development with an existing dwelling, the SSSI status would not cover the development site.

This landscape character type 'Caldicot Levels' (UID NWPRTVS037) is described as being an extensive area of landscape below 06-10 m AOD, large in scale and is primarily pastoral land with limited arable areas.

It is considered that the impact of the proposed development on the local LCA 'Caldicot Levels' (UID NWPRTVS037) would have a **Neutral** and **not of significant change**.

### Visual Amenity

The site survey walk-over, confirmed that the 'Zone of Visual Influence' (Figure 09 - ZVI) by the development site, is limited to a few locations that are either adjacent or within a few hundred metres.

**Viewpoint 1, 2 and 3**, describes the view from the adjacent Green Street and South Row, where there is a partial and an oblique view of the proposed development site. In general, there are no views of the developments site for the vast majority of these roadways and the other roads within the study area.

**Viewpoint 4**, describes a more distant view from a short section of public footpath, where there is an oblique and partial view of the proposed development site. In general, there are no views of the development site for the vast majority of local footpaths due to the mature trees and well managed hedgerows within the local study area.

The level of visual impact of the proposed development is reduced to a few, confined and limited locations that are considered to have a **Neutral/Minimal adverse (residual)** and **not of significant change**.

### Summary

The development proposes to replace the existing house with a single dwelling with access/car parking facilities and landscaping. The development dwelling would be similar in height to the original house.

The sensitivity of the vernacular design and materials palette is in keeping with the character and appearance of the surrounding area and should not have a detrimental impact on its setting such that an increase beyond the usual volume limit is acceptable.

The mitigation measures propose to plant a mix of trees and hedgerow to reduce the visual impact of the proposed building on the surrounding countryside.

There are no visual and landscape effects on the vast majority of the study area and the countryside.

In conclusion, the proposed building would be seen as a dwelling which is in keeping with the houses within Green Street and Redwick village, and not a significant feature.

The local countryside would be considered to accept the proposed development and there are no reasonable landscape and visual reasons to refuse the planning application.

**REPORT END**