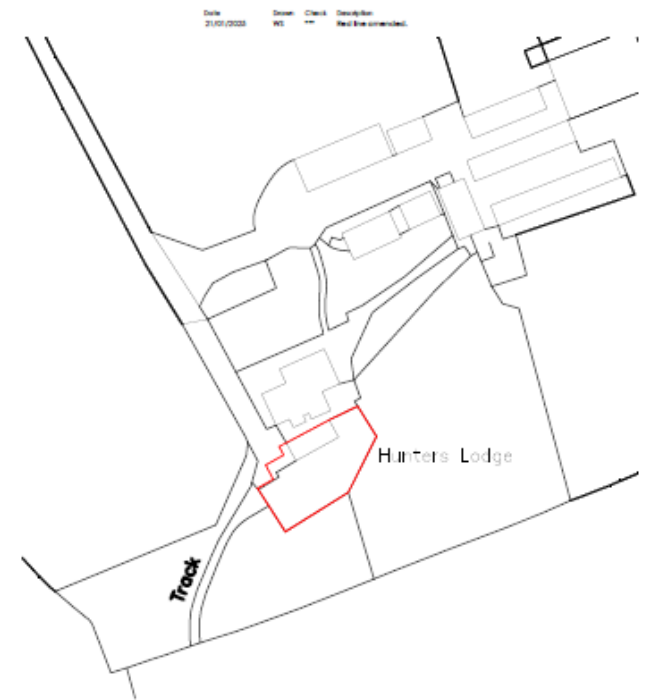




Location Plan (1:1250)

Proposed Replacement Dwelling

Little Hunters Lodge, Penhow

Landscape and Visual Appraisal V.1 | April 2026



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1. Introduction

- 1.1 This Landscape and Visual Appraisal (LVA) has been prepared by C2J on behalf of Michelle Gallagher to support a planning application for a replacement dwelling on a site at Little Hunters Lodge, Penhow. The site currently comprises a poor-quality converted barn.

2. Methodology

2.1 This LVA has been prepared with reference to guidance, as far as it is appropriate to an appraisal of this nature, contained in:
“Guidelines for Landscape and Visual Impact Assessment” (GLVIA 3rd Edition, 2013), published by the Landscape Institute and the Institute of Management and Environmental Assessment.

2.2 It is noted that in an appraisal such as this for the proposed development of a dwelling, the process is informal and there is more flexibility in the approach that is taken- but the essence of the approach still applies.

Study Area

2.3 The study area for the appraisal has been defined in accordance with the guidance, covering the site itself and the full extent of the wider landscape context around it, which the proposed development may influence in a significant manner.

2.4 Given the small scale nature of the development and existing screening offered by Hunters Lodge, mature trees and hedgerows, no substantial effects are anticipated beyond 0.25 kms. However, more distant elevated views have been included so as to properly describe and assess potential visual effects to the landscape.

2.5 The analysis has been objective, and any subjective judgements have been described in clearly defined terms. Both objective analysis and professional judgement is needed for effective, high-quality analysis.

Assumptions

2.6 Reference to ‘the site’ should be interpreted as the area defined within the red line boundary, defined as the planning application site boundary.

2.7 All assessment work has been undertaken from within publicly accessible areas only. Views from private properties and commercial property are approximate and have been estimated, with reference to the nearest publicly accessible location from which assessment could take place.

Landscape Sensitivity (Susceptibility to Change)

2.8 The term ‘Landscape Receptor’ means an element or group of elements which will be directly or indirectly affected by the proposals. Landscape receptors are physical elements or attributes of the landscape that could be affected by the development, such as landscape character, water courses, woodland, groups of trees, land uses etc.

2.9 Landscape receptors are assessed in terms of their ‘Landscape Sensitivity’. This combines judgements on the value to be attached to the landscape and the susceptibility to change of the landscape from the type of change or development proposed.

2.10 The sensitivity of landscape receptors is defined in *Table 1* below;

Sensitivity	Landscape Type or Feature
High	An area possessing a particularly distinctive sense of place, in good condition, or high valued for its scenic quality and/or landscape character, for example: World Heritage Sites, National Parks, Areas of Outstanding Natural Beauty, Heritage coasts, Grade 1 listed buildings and historic parks; or an intact feature of high intrinsic value, such as prominent trees or tree groups, forming a critical part of the landscape pattern or historic landscape pattern, Landscapes or features with a low tolerance to change of the type identified
Medium	An area with a well-defined sense of place and/or character in a moderate condition, or an area valued by designation at a local or regional level, or a partly damaged feature of high intrinsic value, or an intact feature of moderate intrinsic value such as prominent trees or tree groups which contribute to the character of the site, screening of views, landscape or historic landscape pattern, a landscape or feature which partially tolerant of change of the type identified.
	An area with a poorly defined sense of place, and/or landscape

Low	character in condition, often not valued for scenic quality, or a feature of low intrinsic value (such as trees and hedges or no special quality) or a landscape or feature that is tolerant of change of the type identified.
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Magnitude of Landscape Effect

- 2.11 The criteria used to assess the magnitude of landscape effects (including those on landscape character and historical landscape character and setting) are based upon the predicted amount of physical change, the geographic extent of the area influenced, and its duration and reversibility, that will occur as a result of the proposals, as described in *Table 2*, below. These are based on best practice examples and experience.

Category	Description
Major Adverse landscape effect	The proposals will be at <i>complete</i> variance with the scale, landform, pattern or character of the landscape, and/or would <i>diminish or destroy</i> the integrity of characteristic features and their settings.
Moderate Adverse landscape effect	The proposals will be <i>at odds</i> with the scale, landform, pattern or character of the landscape and/or would cause a <i>noticeable diminution</i> of the integrity of characteristic features and their settings.
Minor Adverse landscape effect	The proposals will <i>not quite fit into</i> the scale, landform, pattern or character of the landscape and/or would cause a <i>perceptibly diminution</i> of the integrity of characteristic features and their settings.
Negligible adverse landscape effect	The proposals will create a <i>barely perceptibly diminution of the integrity of characteristic features and their settings</i> .

No change	The Proposals will <i>not cause any change</i> to the scale, landform, pattern or character of the landscape.
Negligible landscape benefit	The proposals will provide a <i>barely perceptible enhancement of the integrity of characteristic features and their settings</i> .
Minor landscape benefit	The proposals will achieve a <i>degree of fit</i> with the scale, landform, pattern or character of the landscape and <i>make a minor contribution to enhancing</i> the character, sense of place or integrity of the landscape.
Moderate landscape benefit	The proposals <i>will fit well</i> with the scale, landform, pattern or character of the landscape and would <i>noticeably enhance</i> the character, sense of place or integrity of the landscape.
Major landscape Benefit	The proposals <i>will fit very well</i> with the scale, landform, pattern or character of the landscape and would <i>restore</i> the character, sense of place or scale of the landscape.

Sensitivity of Visual Receptors (susceptibility to change)

- 2.12 The term ‘visual receptor’ means people, individuals and/or defined groups of people who have the potential to be directly or indirectly affected by the proposals. Visual receptors are at accessible viewpoints, the sensitivity of which would be dependant on the location, the activity the viewer and the importance of the view. These would include viewpoints available to the users of outdoor facilities, public rights of way, viewpoints from beauty spots, viewpoints outside local properties, and viewpoints available to people traversing the landscape. Views may be glimpsed and fleeting, or open and sustained.
- 2.13 The determination of the sensitivity of the visual receptors is a matter of professional judgement. The GLVIA 3rd Edition, 2013, recommend that the assessment of sensitivity

will be dependent on:

- the location and context of a viewpoint
- the expectations and occupation of the viewer.
- The importance of the view (which may be determined by popularity, numbers of people affected)
- The scale of the view and extend of the visibility

Sensitivity	Visual Receptor
High	Viewers with a <i>particular interest</i> in their visual environment and/or prolonged viewing opportunities, for example residents, or visitors to National Parks, AONBs, Heritage Coasts or walkers on National Trails.
Medium	Viewers with a <i>general interest</i> in their visual environment; for example, visitors to regionally or locally valued countryside, including access land not within designed landscape- and used or local open space facilities, or walkers or equestrians on locally promoted public rights of way which are not specifically identified for their visual interest.
Low	Viewers with a <i>passing or momentary interest</i> in their everyday surroundings, for example motorists of people at work, whose attention is focused on other activities and less susceptible to change.

2.14 The magnitude of visual affects depends on several factors, such as:

- Distance
- Time of day
- Weather conditions
- Elevation
- Aspect
- Contact of the view

2.15 The predicted level of effect has been assessed during good visibility and light conditions, therefore with the best possible view of the proposal. Allowance has been

made for the likely visibility of the proposed development during the summer aspect; that is, with the presence of leaves on deciduous vegetation and its consequential contribution to screening effects.

2.16 The following scale has been adopted for assessing the magnitude of visual effect, based of the degree of change to the view, or composition (*see table 4, below*). This is based best practice examples and previous studies.

Visual Effect Magnitude	Description
Major adverse or beneficial visual effect	The proposals will cause a <i>dominant or complete change</i> to the composition of the view, appreciation of the landscape character, or the ability to take in or enjoy the view.
Moderate adverse or beneficial visual effect	The proposals will cause a <i>clearly noticeable change</i> to the view, which would affect the composition, the appreciation of landscape character or the ability to take in or enjoy the view.
Minor adverse or beneficial visual effect	The proposals will cause a <i>perceptible change</i> to the view, but which would not materials affect the composition, the appreciation of landscape character or the ability to take in or enjoy the view.
Negligible adverse or beneficial visual effect	The proposals will cause a <i>barely perceptible change</i> to the view, which would not affect the composition, the appreciate of landscape character, or the ability to take in or enjoy the view.
No change	The proposals will cause no change to the view.

Assessment of Overall Level of Effect

2.17 The scale shown in *Table 5*, below, has been adopted to assess the overall level of both

landscape and visual effects and whether they are considered to be adverse, beneficial or neutral. (Neutral effects would be those where there may be a landscape or visual change, but the overall weighting of positive and negative effects is very finely balanced). In accordance with good practice, the main aim in the reporting of the identified effects is to describe the key landscape and visual issues which are relevant to determining this planning application- for the purposed of this assessment, such effects are referred to as being *substantial* – which we would define as being of material consideration. It is assumed that *moderate* and greater landscape and visual effects are likely to be substantial. Residual effects used in this assessment refers to effects which are predicted, having considered proposed mitigation measures.

Magnitude	Sensitivity		
	High	Medium	Low
Major	Major adverse/beneficial	Major-moderate adverse/beneficial	Moderate-minor adverse/beneficial
Moderate	Major-moderate adverse/beneficial	Moderate-minor adverse/beneficial	Minor adverse/beneficial
Minor	Moderate-minor adverse/beneficial	Minor adverse/beneficial	Minor-Negligible
Negligible	Negligible	Negligible	Negligible

3. Baseline Conditions

Site and Site Context Description

- 3.1 The application site is located off the A48 at Penhow, approximately 0.5 km to the west of the settlement edge of Penhow.
- 3.2 The site lies within a transitional landscape zone between the lowland and open hill. Consists of a mosaic of small trees and well-treed and vegetated boundaries.
- 3.3 The residential property of 'Hunters Lodge' stands within its own grounds adjoining the southwestern boundary of the site.
- 3.4 An electricity line carried on wooden poles is present to the northern portion of the site.
- 3.5 There are no public footpaths within the site.
- 3.6 A small building is located on the site, set well back from the A48 to a similar extent as the neighbouring property.

Landscape Character

Landscape Element	Description
Land Use	The site consists of a residential plot, currently containing a small undistinguished building. To the north and west are substantial areas of pastoral landscape, but beyond to the east, the landscape has a more open pastoral character. The is one of a number of larger dwellings along the A48, and western fringes of Penhow. Also, there are various other land type uses associated with the urban edge, such as saddlery, horticulture and a nursery / farm shop. Antisocial activity, such as fly tipping, is also evident.

Scale and pattern	The site and immediate landscape are small scale and intimate. However, outside the pattern of small fields and strong boundary vegetation, the lowland landscape is more open.
Value and Quality	The site area is located within Agricultural Lowland Landscape. Beyond this, the land is more open and pastoral in character with a backdrop of more dramatic upland topography. This is not pristine landscape, but one where urban edges, pylons and wind turbines intrude on pleasant rural views.
Nature of views	Within the site, views are local and very limited. There are pleasant views across the open landscape outside the site and towards the Wentwood SLA, but the abrupt urban edges of Penhow and other farmsteads / smallholdings are often prominent.
Landscape Designations	The site does not lie within any Special Landscape Area (SLA) or Site of Importance for Nature Conservation (SINC)
Scope for Mitigation	The site is visually enclosed, tucked away with the highly vegetated and small-scale landscape type. The site is occupied by a small poor-quality building, of no architectural merit and built of visually and aesthetically poor materials but is still virtually invisible in the wider landscape surroundings. The proposed replacement dwelling is well designed, of an appropriate scale and design which respects the site context. The proposal uses a palette of appropriate materials as is set in a strong landscape, building on retained existing features. Wildflower areas, as well as structural native tree and shrub planting, will enrich the environment.

Overall Landscape Sensitivity of site (in relation to ability to accommodate development of the scale, nature and extent proposed)	<u>LOW-NEGLIGIBLE</u> <i>Reasoning:</i> A sensitive design for the replacement house which will be of appropriate scale, set within a well-designed naturalistic landscape which reinforces the existing distinctive character of the landscape will inevitably improve the setting and wider context of the site.
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4. The Proposed Development

- 4.1 The elements of the proposed development are described in detail elsewhere in the planning application supporting documents.

Mitigation

- 4.2 There are 2 categories of mitigation measures:
- Primary measures that comprise parts of the design development.
 - Secondary measures designed to specifically address the minimal residual adverse impact of the final development proposals.

This assessment of landscape and visual impact relates to residual impacts which remain with both primary and secondary mitigation measures in place.

- 4.3 Primary measures for the proposed development include:
- The siting of the proposed development on an existing plot, replacing a poor dwelling of no architectural quality
 - Retention, reinforcement and management of boundary tree and scrub cover
 - The layout, scale, form and style of the proposed replacement dwelling will be of high quality and appropriate in scale, form and choice of materials to its setting within the landscape.
- 4.4 Secondary measures include:
- Hard and soft landscaping materials to be sympathetic to (and complementary of) the local vernacular landscape character
 - Appropriate new native planting to reinforce boundaries, respecting the local landscape character and positively contributing to the sense of place
 - Long term sustainable favourable management of existing and proposed planting.

5. Magnitude of Effects and Level of Effects

Assessment of Effects on the Landscape

- 5.1 Landscape effects are defined as changes in the elements, characteristics, and qualities of the landscape as a result of development. These can be positive, negative, or neutral. It is important to note that when identifying and assessing landscape change, it must be considered existing trends for change which may be due to natural processes of human activities.
- 5.2 There will be effects on the landscape fabric of the site during the construction phase as a result of ground disturbance, temporary site works, operation of plant and machinery, etc. Disturbance will be short term and temporarily affected surfaces and habitats will be restored.

Massing and Scale in the Surrounding Landscape

- 5.3 This is a small-scale development of a single replacement dwelling on a site which is almost entirely enclosed and not visible from the wider landscape. While a small undistinguished building is being replaced with a larger dwelling, the proposed building is indisputably in scale with the plot and its immediate surroundings. Natural and visually recessive materials are proposed. As a result of its location and the scheme design, the new building will be almost entirely invisible within the wider landscape. For these reasons, the residual magnitude of effect of massing and scale on the surrounding landscape as envisaged is assessed as negligible adverse.

Physical Landscape Effects on Topography

- 5.4 The construction of the scheme will involve changes to topographical levels, given the sloping topography, but the majority nature of the terrain will be retained. Given the small-scale nature of the site, the overall effects on topography, as an element of the wider landscape, are assessed as have a negligible adverse effect.

Vegetation

- 5.5 The landscape approach to the development is to respect and, where possible, reinforce the landscape type within which the replacement dwelling would be constructed. The development will make use of the existing access the A48. This will

ensure that all the roadside boundaries and hedges will be retained intact. These will be reinforced with substantial native shrub planting, ensuring that when established almost complete screening of the development will be provided from the A48. Further planting will be carried out within the site and naturalised planting associated with the SUDS drainage scheme will enhance the site's nature conservation interest. Flower-rich grassland will be established on the immediate slopes above the rear of the proposed replacement dwelling. A programme of landscape management will be drawn up to ensure the long-term sustainability of the existing and proposed landscape features, including site boundaries. The overall effect on vegetation is therefore assessed as moderate beneficial when fully established.

Public Rights of Way

- 5.6 There are no public rights of way across the site, therefore there are no effects arising from the proposed scheme.

Significance of Overall Landscape Effects

Overall Magnitude of Change

- 5.7 The construction of the replacement dwelling will involve a moderate magnitude of change on the site, given that this is a replacement for the existing low-quality building with a high-quality modern building of appropriate scale and using suitable natural and vernacular materials. Given the degree of enclosure would be retained and reinforced, the magnitude of change on the wider landscape would be negligible.

Overall Magnitude and Significance of Landscape Effects

- 5.8 The site and the local landscape are assessed as being of medium landscape sensitivity (see table 6, above).

Overall Magnitude of Change

- 5.9 The construction of the house will involve a moderate magnitude of change on the site, given that this is a replacement for the existing low-quality building with a high-quality modern building of appropriate scale and using sustainable natural and

vernacular materials. Given the degree of enclosure by existing vegetation which would be retained and reinforced, the magnitude of change on the wider landscape would be negligible

Overall Magnitude and Significance of Landscape Effects

- 5.10 Given the medium sensitivity of the landscape receptor and the moderate landscape magnitude of change on the site, the predicted overall level of effect on the landscape of the site is considered to be moderate-minor negligible and therefore not substantial. The overall level of effect on the wider landscape beyond the site would be negligible and so also not substantial.

Assessment of Visual Effects of Proposed Development

General

- 5.11 Visual effects are defined as changes in the appearance of the landscape as a result of development. There changes can be positive (beneficial or improvement) or negative (adverse of detracting). The assessment of visual effects describes:
- The changes in the character of the available view resulting from the development
 - The changes to the visual amenity of the visual receptors.

Visual Effects on the Principal Groups of Visual Receptors

Individual Properties

- 5.12 The neighbouring property (Hunters Lodge) is the only property which would potentially experience substantial effects from the proposed development. However, the replacement house positioning, form, scale and proposed materials also reduce potential visual effects. The likely magnitude of change in the views obtainable by residents of 'Hunters Lodge' would be moderate adverse during construction, reducing to minor adverse immediately after and when mitigation planting has become established. There would therefore be a maximum residual level of effect of moderate - minor adverse on residents of 'Hunters Lodge' who are assessed as high sensitivity receptors is not substantial.
- 5.13 There are individual properties in the surrounding rural area which have aspects looking in the general direction of the site, but the degree of vegetation covers the

topography, the separation distances and the broad nature of many views across this landscape will mean the residual effects at any stage of the development will be no more than negligible adverse.

Public Footpaths, Designated Access Land and Public Open Spaces

- 5.14 There are no public rights of way within the site.
- 5.15 All surrounding public rights of way would be unaffected during construction by virtue of the extensive existing boundary vegetation, with the maximum effect being minor negligible. In terms of residual effects, there would be no more than negligible effects on views obtainable by other users of the footpath network.

Roads

- 5.16 The only road where users are likely to experience effects from the development of will be a short section of the A48 passing the site. Since the development will only make use of the existing access from the A48, this will ensure that effectively all the roadside boundary vegetation and hedges will be retained. These will be reinforced with additional planting. The likely magnitude of change for road users would therefore be locally moderate adverse during construction, reducing to minor adverse upon construction being completed, and negligible adverse once mitigation planting has matured/established.

6. Conclusions

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| <p>6.1 A landscape and visual appraisal have been carried out on the likely landscape and visual effects of the proposed replacement dwelling on land at Little Hunters Lodge, Penhow.</p> <p>6.2 Landscape and visual effects have been assessed, considering the construction state, immediately after construction and when mitigation planting becomes mature. The evaluation does take account of the mitigation measures which are proposed.</p> <p>6.3 Existing landscape character has been carefully analysed from desktop analysis.</p> <p>6.4 The site adjoins a detached house known as 'Hunters Lodge'.</p> <p>6.5 An unattractive converted barn on the site would be replaced with a new dwelling. The scale and form of the proposal being applied is appropriate to its location, providing comfortable visual assimilation from the neighbouring plot, and being very largely invisible from the wider landscape through retention and reinforcement of the already strong boundary vegetation. The choice of natural and visually recessive materials further ensures that there is virtually no visibility of the development in the wider landscape, even from elevated ground.</p> <p>6.6 The protection, retention and enhancement of boundary hedgerows, shrub cover, and mature trees is an integral part of the landscape and visual mitigation.</p> <p>6.7 There will be some local changes to topography to accommodate the proposal, but the siting respects the general existing topography of the Site.</p> <p>6.8 Residential receptors are amongst the most sensitive to visual effects. The only adjoining property has been identified as likely to experience visual effects, but only during the construction phase.</p> <p>6.9 There would only be local and minimal effects of views obtainable by road users of a short section of the A48 as it passes the site. The wider road network would be unaffected.</p> | <p>6.10 There would be no effects on views obtainable by users of a section of footpath closest to the site during construction, but effects on completion of the proposal would be not substantial.</p> <p>6.11 The landscape led approach of the replacement house (scale, form and materials) could be developed without unacceptable landscape and visual effects. The development would conserve the qualities of the wider landscape and offer benefits in replacing an unattractive building with a well-designed modern home, as well as the management and strengthening of a section of the landscape and would be acceptable in landscape and visual terms.</p> |
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Key

- Application Site
- Site Access (Under Applicant's Control)
- - - Public Right of Way
- Photograph Location

Little Hunters Lodge Penhow, Chepstow NP26 3AD		Job No. 24_057	
		Dwg No. AL[90]03	Rev.
Title Site Context Plan			
Date 12/11/2024	Drawn	Scale 1:5000 @ A3	
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