

6.2 Receptors

The proposed Coleg Gwent will be highly visible due to its prime location and significant scale (See Figure 18). It will be a landmark structure within the south of the city centre, visible from the bus and train, along the walk to the city Centre, or whilst shopping. It will be used and seen by visitors and students within the Knowledge Quarter as well as local residential views from properties.

We identify all these receptors to assess potential impacts and explore any necessary mitigation measures. Receptors have different sensitivities. Residential and recreational receptors are more sensitive to a change than any other receptors, while the less sensitive groups are the road and transport users.

The identified receptors are the following:

- Residential Receptors
- Recreational Receptors
- Pedestrians
- Retail Users/Tall Buildings
- Knowledge Quarter Visitors
- Dolman Theatre Visitors
- Road Users
- Transport Users

6.2.1 Residential Receptors

Residential Receptors are identified along Emlyn Street and Cross Lane along the border of the Lower Dock Conservation Area. (See Viewpoint 3) Figure 19.

These receptors live adjacent to the proposed development and will be affected visually. They will be facing the rear of the development, looking at the two-storey high brick screening wall and the 5-storey building. The former Newport Centre was a solid, 14m high brick building, and since it has been demolished, the view is now of a cleared brownfield site behind hoardings. The change of view will be significant, and the treatment of the boundary needs landscape mitigation measures.

Further south on the corner of Lower Dock Street and Kingsway, Ebenezer Terrace, residential receptors have upper-storey views from the windows, but less dominant

than from Emlyn Street/Cross Lane. (See viewpoint 5)

There is a building next to the Theatre (Udex House), on the Kingsway behind the bus stops. This building also has residents who will have some upper-storey views from the windows. Viewpoint 8.

There is a pocket of mainly residential buildings along Upper Dock Street, close to the Newport Market Bus Station, from where the College building will be visible. See viewpoint 9.

The 4-6 storey waterfront apartments along the 411/1/1 PRoW to the east of the River Usk are also in the visibility area, and the residents will have views to the top section of the Coleg Gwent Campus. See Viewpoint 11. They will see it as one of the feature buildings in the panoramic view, similar to the USW and Friars Walk.

6.2.2 Recreational receptors

Recreational receptors are pedestrians who walk or cycle for recreational purposes, or who use the public green spaces to relax or eat. See Figure 20.

These are identified along both sides of the River Usk: Kuttaisi Walk on the City side, Millennium Walk and 411/1/1 PRoW on the east side in Victoria. The users of the National Cycle Way 47 and the little pockets of gardens along the way.

Those who walk or cycle along the River in Victoria have an obvious view toward the top section of the building, as part of the panoramic vista along the river. While those who, for example, walk to the west of the river, from the Riverfront Theatre towards the University, will have seasonal views in winter, or when closer to the Newport City Footbridge.

6.2.3 Pedestrians

This category overlaps with the previous one referred to the River Usk paths. (See View 11, 13, 15.) Pedestrians immediately adjacent to the proposed building from all sides will have an immediate view. It is also an opportunity to enhance the pedestrian network and active travel within the new public realm. (See Viewpoint 3 and 7.) Figure 21.

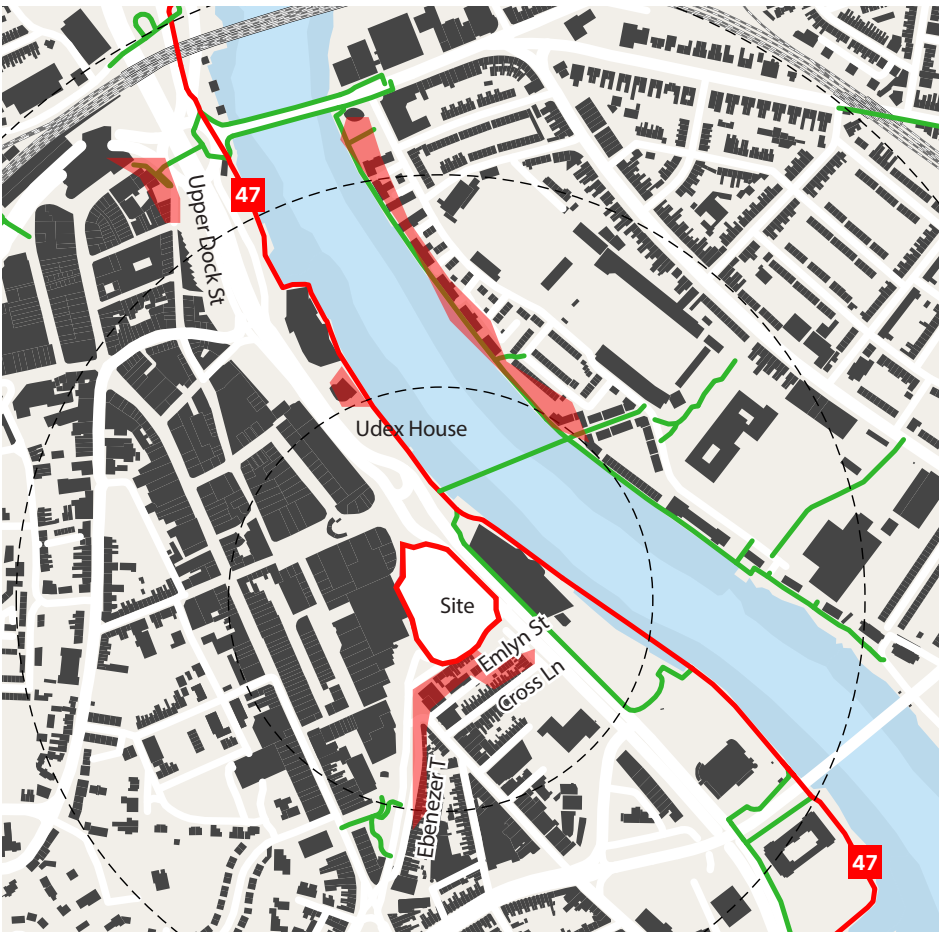


Figure 19- Residential Receptors- orange highlights residential receptors



Figure 20- Recreational Receptors- green highlights recreational receptors

People who walk from Victoria across the Newport City Footbridge towards the city centre will be able to see Coleg Gwent from the length of Millennium Walk to the Friars Shopping Centre or the Bus Stations. This is probably the busiest pedestrian flow which runs north, almost adjacent to the site. (See Viewpoint 1 and 7. and related photomontages.)

Of course, pedestrians along Upper Dock Street, Kingsway, and Usk Way, in a north-south direction, will have a view towards the development, which will probably be a focal point. (See Viewpoint 9,8,7,2,5.)

Pedestrians on the Newport and George Street bridges will be able to see the top section of the building within the panoramic view. (See View 10 and 14.)

6.2.4 Retail users/Tall Buildings

Coleg Gwent will be visible from shops, offices, hotel rooms and multi-storey car parks. These receptors are not so sensitive to the change in their view. However, they can see the building from a very different perspective - from above. This will be a positive change, as what they can see now is a brownfield site. See Viewpoint 4 and Figure 22 for reference. The most obvious tall buildings are:

- 4-5 Kingsway Centre for Health and Disability Assessment (tower building)
- Kingsway multi-storey car park,
- The Friars Walk Shopping Centre,
- Mercure Hotel,
- Clarence House
- Newport Student Village

6.2.5 Knowledge Quarter Visitors

Every student, teacher, or professor who studies or works within Coleg Gwent and the University of South Wales or attends an event there, will be receptors, impacted by the Newport Knowledge Quarter. Some of them will see the development inside, too, but all of them will see the façades and outdoor elements. These receptors will get a complex visual experience, which, sensitively designed, can be very positive experience enhancing the enjoyment and pride in the institutions.

6.2.6 Dolman Theatre and Future Leisure Centre Visitors

The Dolman Theatre is located on Kingsway at the junction of Emlyn Street and Lower Dock Street. The visitors to the

Theatre are a type of recreational user. There are some trees in front of the theatre which will moderate the scale of the development, as the rear of Coleg Gwent will be visible from the building and in front of the entrance. See Viewpoint 5 and the related Photomontage for reference. While some landscape mitigation is needed along the proposed rear brick wall, the proposed development will enhance the view from this point of view.

Future Leisure Centre Visitors

The Leisure Centre is under construction, and we assume that Coleg Gwent will be visible from the main entrance, but there will be only glimpses of views, screened by some trees on Usk Way.

6.2.7 Road Users

The most obvious road users are identified along the Kingsway and Usk Way, which are dual carriageways. These are very busy most of the day. Drivers and passengers will see Coleg Gwent as a focal point. See Viewpoint 2., 8.

Emlyn Street, adjacent to the southern boundary is also a busy road, and there is an on-surface car park, too, where cars will park. See Viewpoint 3 and related photomontage.

6.2.8 Transport Users

Bus and train lines will be passing in the visibility area of the new Newport Campus.

For a few seconds, the primary frontage will be visible from a train entering or leaving Newport Railway Station. Passengers will see this building as part of the panoramic view, sometimes as an introduction to the city, together with the USW, theatre and shopping malls.

Bus stops and bus stations are located within the SZTV. For reference, see Figure 18 and Viewpoints 8, 9.

The Newport Bus Station and Newport Market Street Bus Station are located within 500m from the site, from where the waiting passengers will see the most prominent northern elevation of the building along Usk Way.

There are bus stops in front of the Riverfront Theatre, as well as on the Corner of Lower Dock Street. Passengers will see the north, east and south sides of the building when passing this area.

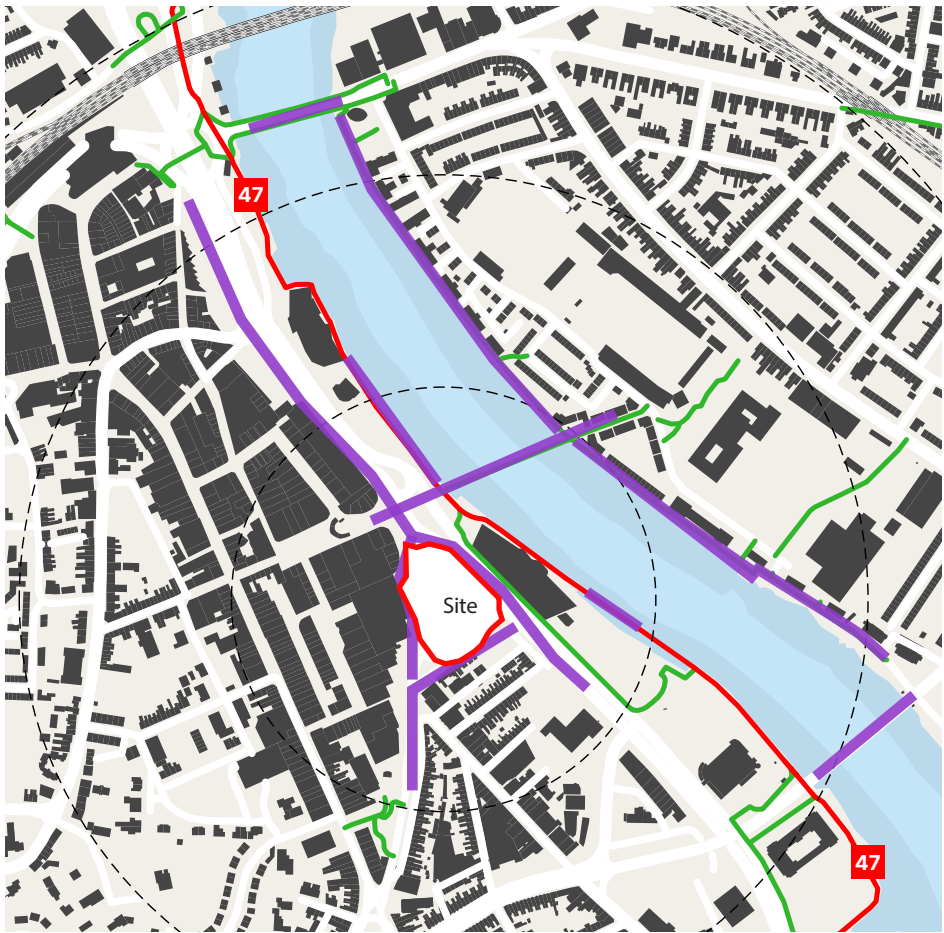


Figure 21- Pedestrians- purple line indicates the pedestrian receptors

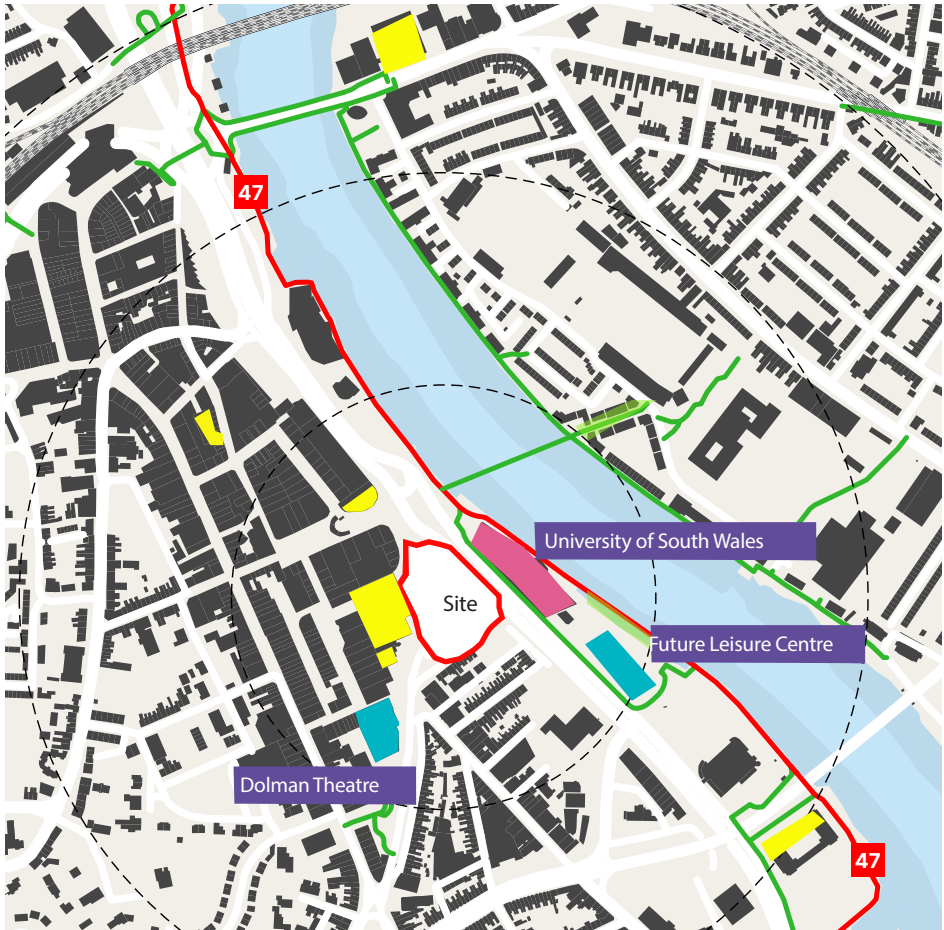
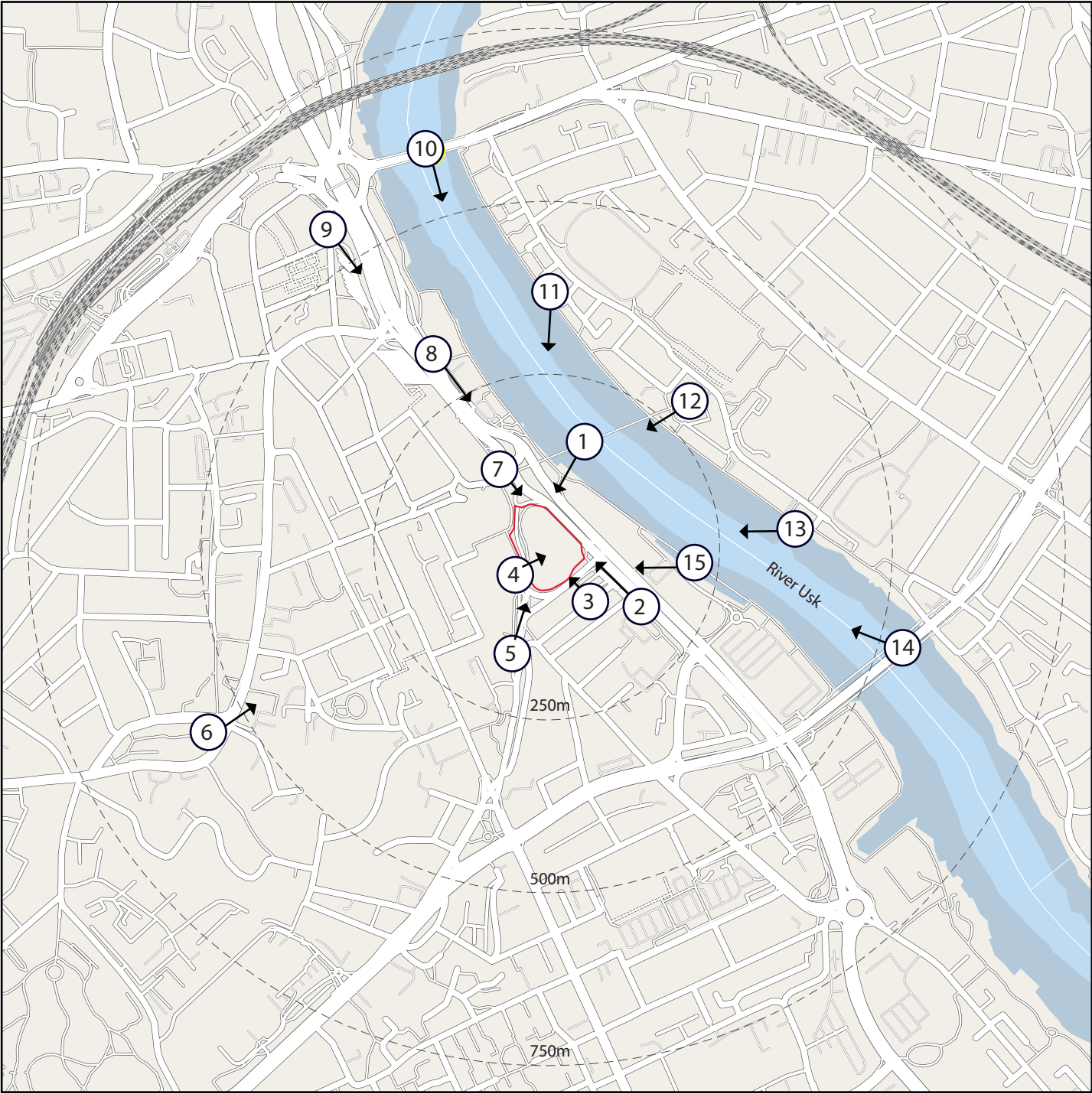


Figure 22- Retail Users/Tall Buildings- Yellow highlights tall buildings

6.3 Viewpoint Locations

Figure 23 - Viewpoint Location Map



6.4 Viewpoint Assessment

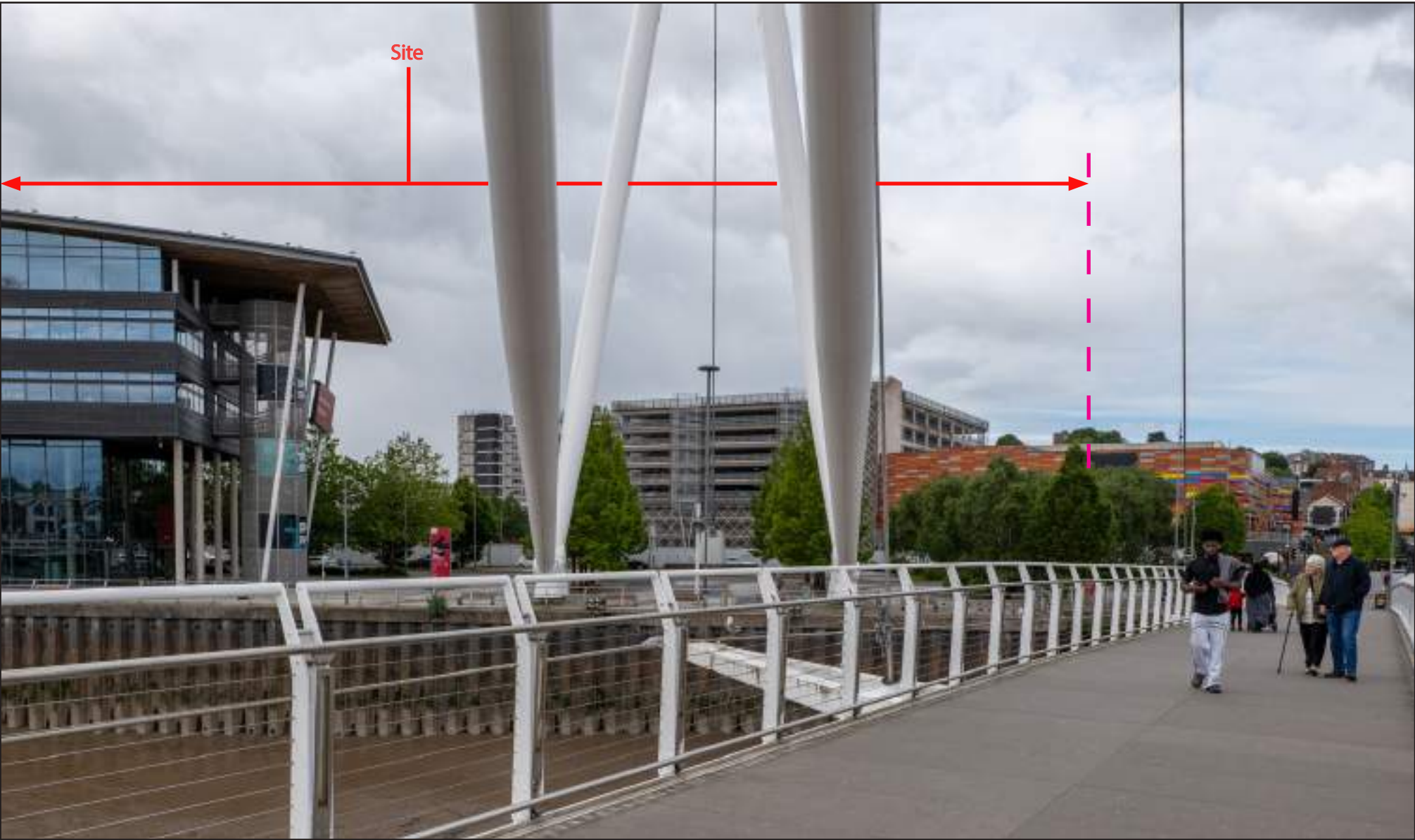
Overview of townscape viewpoint assessment

The viewpoint sheets evaluates how the proposed development will affect the character of the urban area and the surrounding community's views.

From the fifteen key viewpoints we selected five key views and prepared photomontages representing different receptors; these were taken from all aspects of the development to get a complete picture.

In the Viewpoint Assessment, we describe the recent view, the view during construction, and at completion; the mitigation measures, status and magnitude of the visual effects. We also gave the approximate location, AOD levels and distance of the site / each Viewpoints. Finally, we evaluated viewpoint sensitivity and visual impact in the short and long term.

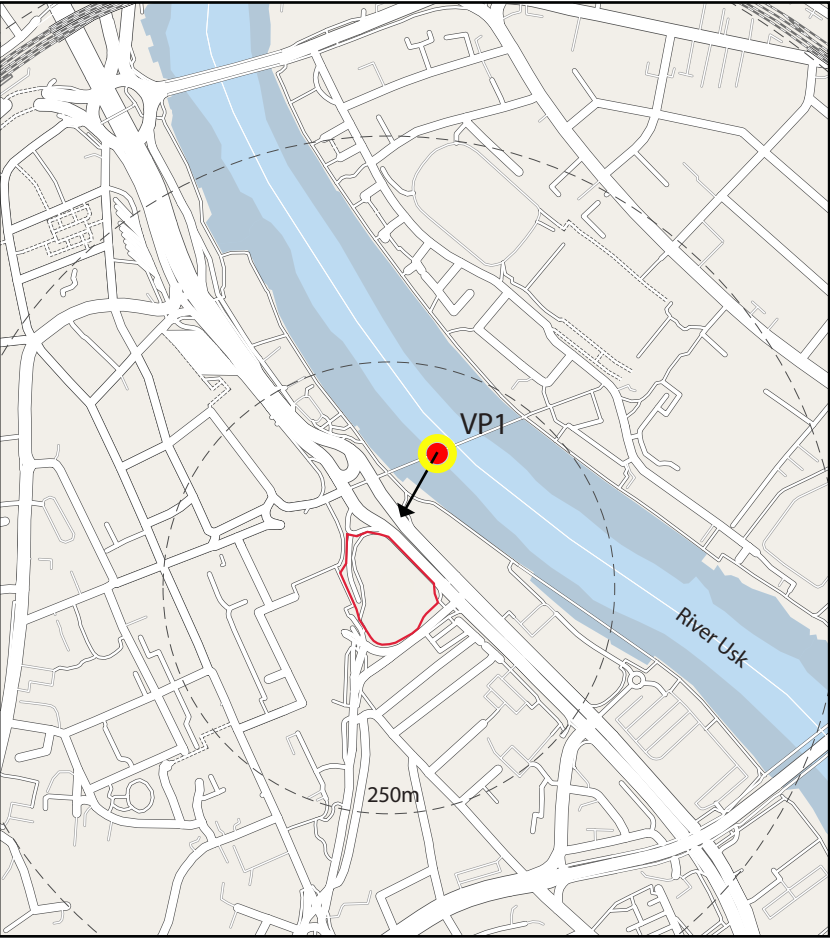
With respect to viewpoint No 6, on rising ground adjacent to the cathedral, this viewpoint was selected from the Zone of Theoretical Visibility due to its proximity to key heritage assets, elevated position and location within the St Woolos Conservation Area. However, after review on site it was apparent no views of the site were afforded from this location due to the screening effect of surrounding buildings. No Viewpoint Sheet was, therefore, produced.



View Description	View southwest towards the northern portion of the development site from the cycle/pedestrian footbridge across the river. The southern section of the site is concealed behind the University campus building, with filtered views of the northern site visible through the trees along Usk Way.
View during construction	Due to the scale of development, construction activity and infrastructure would be widely visible across the study area, with moving tower cranes and construction traffic, scaffolding, and lighting all readily apparent.
View on completion	The entrance elevation will create a strong feature addressing the urban space to the north and the landing point of the bridge. The building will close a gap in the city skyline stepping down from the University campus to Friar's Walk and be read as a further signature building along the Waterfront.
Mitigation measures	The brick base to the building and further avenue tree planting would reduce the scale of the development at street level, allowing the metal cladding and geometries of the upper storeys to create a strong visual feature on the waterfront skyline.
Status of Effects	Construction effects are temporary in nature, but the completed development would be considered a permanent change to the visual domain.
Magnitude of Effects	Medium - Although readily noticeable and a clearly discernible change to the value of the receptor, the proposals are similar in nature and scale to the main components of the view.

Viewpoint Location Vp 1

Newport City Footbridge looking southwest towards the site



Height AOD (approx)	9m
Distance from Site	120m
Viewpoint sensitivity	The visual amenity value of the views along the waterfront are High, whilst the susceptibility to the type of change is Low. Overall sensitivity is therefore, Moderate.

Visual Impact Assessment

Short term during construction	Moderate Adverse
Residual during operation	Moderate Beneficial



View Description
View during construction
View on completion
Mitigation measures
Status of Effects
Magnitude of Effects

View northwest along the tree-lined A4042, Usk Way, a main approach into the city centre from the south. The USW Newport Campus building is to the right, contrasted with the domestic scale of the terrace properties adjacent to the Lower Dock St Conservation Area to the left.

Due to the scale of development, construction activity and infrastructure would be widely visible across the study area, with moving tower cranes and construction traffic, scaffolding, and lighting particularly visible in winter when the screening effect of the trees would be diminished.

The southern elevation of the building and the walls to the service yard would be visible above and below the tree canopies respectively. The proposed building would background the terrace houses, however the change in scale would be moderated by intervening avenue trees.

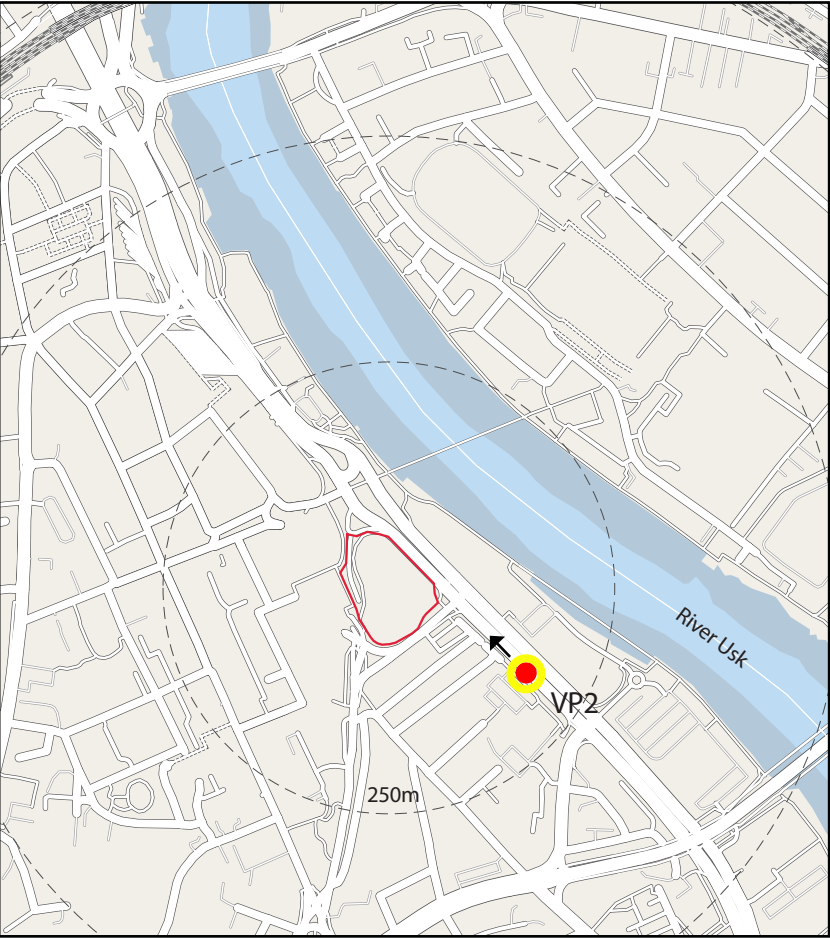
The brick base to the building and service yard walls would complement the colour and texture of the terraces and further avenue tree planting would reduce the scale of the development at street level, significantly screening the metal cladding and geometries of the upper storeys.

Construction effects are temporary in nature, but the completed development would be considered a permanent change to the visual domain.

Medium - Although readily noticeable and a clearly discernible change to the value of the receptor, the proposals are similar in nature and scale to other main components of the view.

Viewpoint Location Vp 2

View from Usk Way south of entrance to Lidl



Height AOD (approx)	9m
Distance from Site	105m
Viewpoint sensitivity	The visual amenity of the views along Usk Way are Medium, whilst the susceptibility to the type of change is Low. Overall sensitivity is therefore, Low/Moderate.

Visual Impact Assessment

Short term during construction	Moderate Adverse
Residual during operation	Moderate Neutral

Viewpoint Location Vp 3

View northwest from Emlyn Street car park



View Description	Looking northwest from the Emlyn Street car park, across Emlyn Street to the service yard wall and proposed building beyond. The Kingsway multistorey car park is to the left beyond the gable of the Lower Dock St Conservation Area terraces. To the right is the USW Newport Campus building.
View during construction	Due to the proximity and scale of development, and the lack of screening, construction activity and infrastructure would be immediately open to view, with moving tower cranes and construction traffic, scaffolding, and lighting all readily apparent.
View on completion	The southern elevation of the proposed building will fill the skyline between the USW campus building and the Kingsway car park. The 5m brick walls to the service yard wall will form the immediate foreground, fronted by trees and raingardens along Emlyn Street.
Mitigation measures	The building roofline slopes to the south to reduce the impact of scale on the Conservation Area, with a visually discreet treatment to the elevation. The boundary wall articulation and tree planting will draw the scale down to pedestrian level along Emlyn Street.
Status of Effects	Construction effects are temporary in nature, but the completed development would become a permanent change. The benefits to the visual domain would increase as the planting matures.
Magnitude of Effects	High - Very noticeable permanent change to the value of the receptor, the proposals are, however, similar in nature and scale to the previous development and the main components of the view.

Height AOD (approx)	8m
Distance from Site	30m
Viewpoint sensitivity	The value of the views adjacent to the CA are Medium, and the susceptibility to the type of change is Medium. Overall sensitivity is therefore, Moderate.

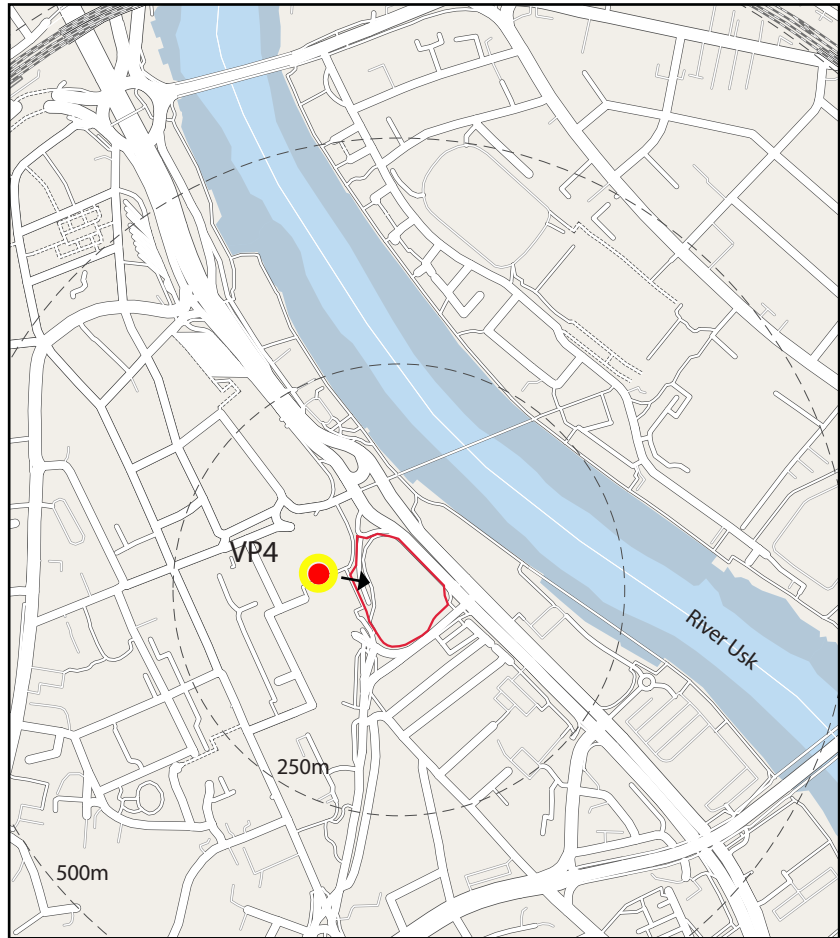
Visual Impact Assessment

Short term during construction	Moderate/Major Adverse
Residual during operation	Moderate/Major Beneficial

Viewpoint Location Vp 4



View from Kingsway multistorey car park



View Description	Elevated view southeast over the cleared site from the Kingsway multistorey car park towards the George St Bridge. The tree-lined Usk Way cuts diagonally across the midground with the USW Campus to the left and the terraces of the Lower Dock St Conservation Area (CA) to the right.
View during construction	Construction activity will be clearly apparent from this nearby raised viewpoint and as the building emerges, near and midground views will be completely screened by the development.
View on completion	Views will be greatly restricted by the body of the adjacent new building, removing all mid ground and distant views.
Mitigation measures	Whilst mitigation is neither appropriate nor proportionate from this location, the building will be of a high quality construction and materiality set within an enhanced streetscape.
Status of Effects	Construction effects are temporary in nature, but the completed development would be considered a permanent change to the visual domain.
Magnitude of Effects	High - A highly discernible change to the value of the receptor, the proposals are similar in scale and nature to the previous development on the site and many components of the view. The contrast in scale with the terraces of the CA would be marked.

Height AOD (approx)	24m
Distance from Site	12m
Viewpoint sensitivity	The value of the views are Medium and the susceptibility to the type of change is Low. Overall sensitivity is therefore, Low/Moderate.

Visual Impact Assessment

Short term during construction	Moderate Adverse
Residual during operation	Moderate Beneficial



View Description
View during construction
View on completion
Mitigation measures
Status of Effects
Magnitude of Effects

View northeast along Kingsway to the junction with Emlyn St. The multistorey car park of the shopping centre on the left, the corner of the Conservation Area (CA) on the right. The trees along Usk Way, the pedestrian bridge and the Northern end of the USW Campus building are visible beyond the site.

Due to the scale of development, construction activity and infrastructure would dominate the view, with moving tower cranes and construction traffic, scaffolding, and lighting all readily apparent.

The southern elevation of the proposed building will fill the void in the skyline at the end of Kingsway. The 5m brick walls to the service yard wall will form the immediate foreground, fronted by trees and raingardens along Emlyn Street and to views along Kingsway.

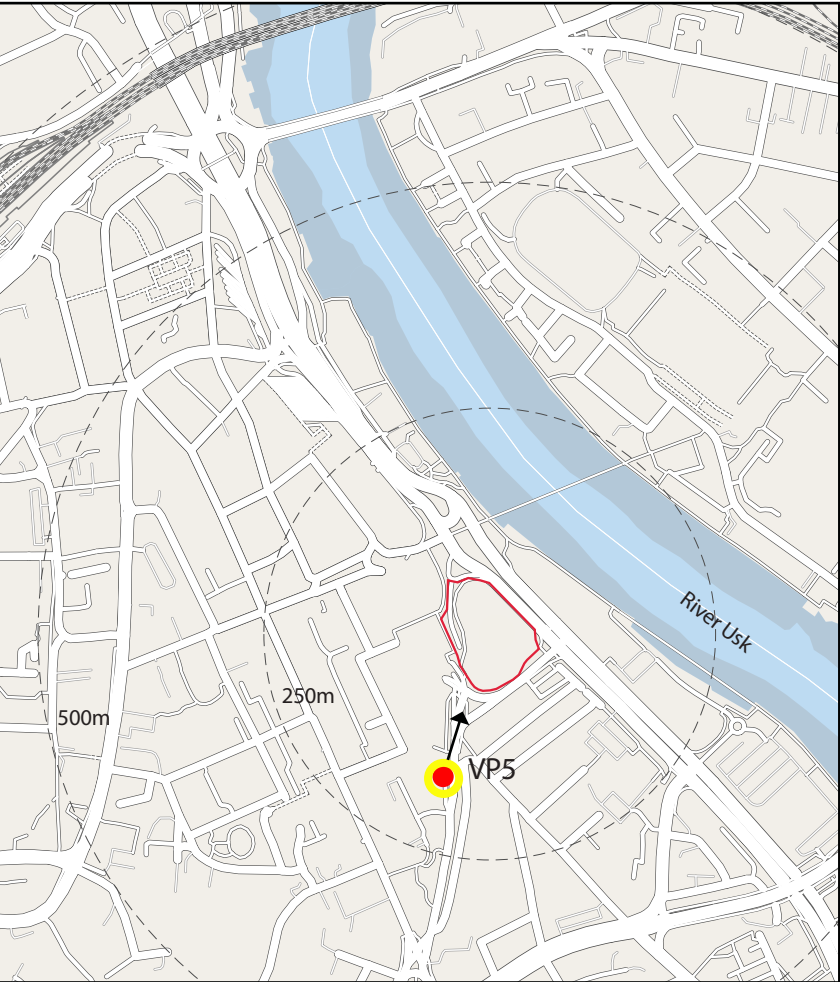
The building slopes to the south, reducing the impact on the CA, helped by a visually discreet treatment to the elevation. The boundary wall articulation and tree planting will further pull the eye down to pedestrian level along Emlyn St, similar to the effect of the existing trees against the car park.

Construction effects are temporary in nature, but the completed development would be considered a permanent change to the visual domain.

High - Very noticeable permanent change to the value of the receptor, particularly the change in scale from the CA terraces in the foreground. The proposals are, however, similar in nature and scale to the previous development and other key components of the view.

Viewpoint Location Vp 5

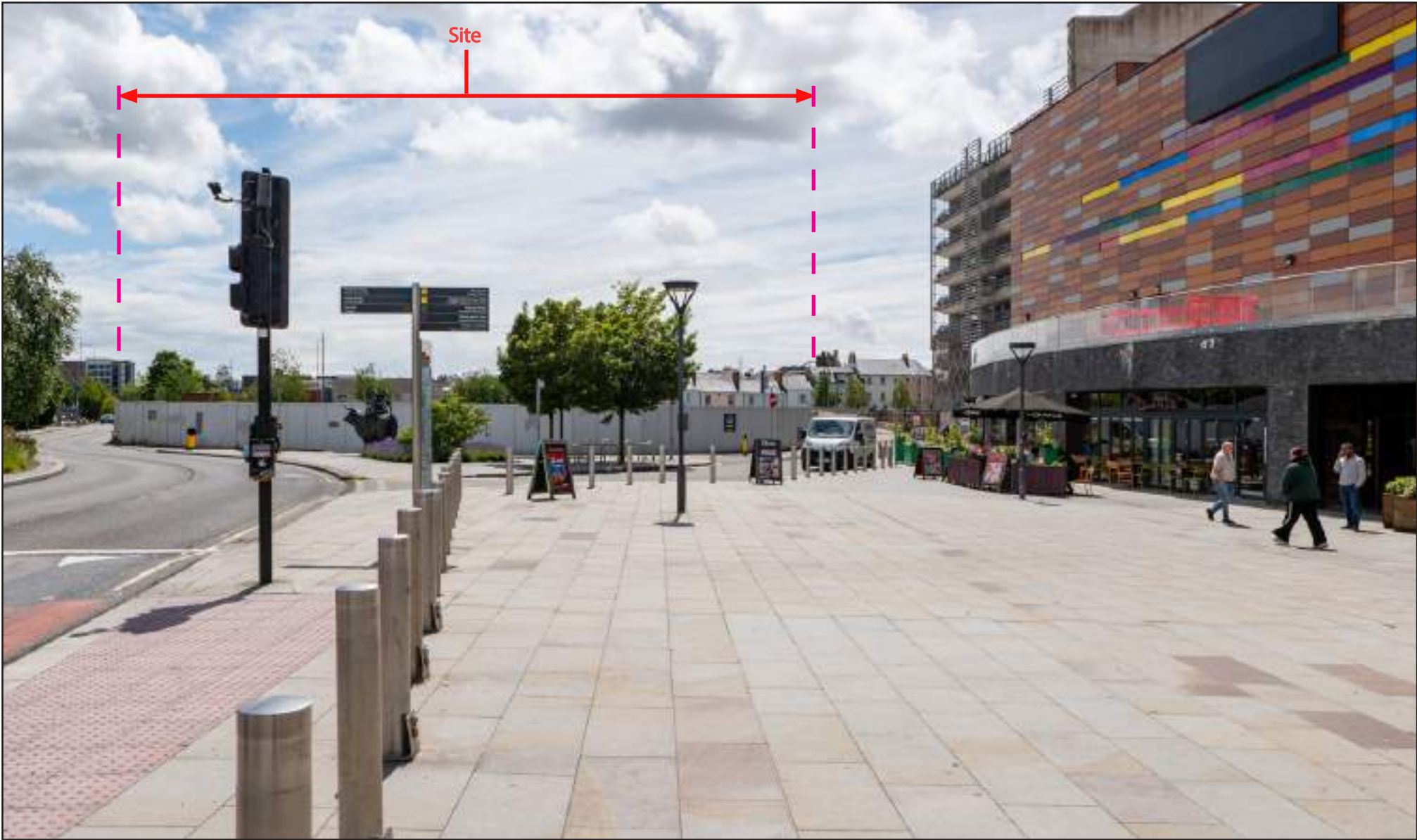
View north from Kingsway outside the Dolman Theatre



Height AOD (approx)	8m
Distance from Site	90m
Viewpoint sensitivity	The value of the views adjacent to the CA are Medium, whilst the susceptibility to the type of change is Low. Overall sensitivity is therefore, Moderate.

Visual Impact Assessment

Short term during construction	Moderate/Major Adverse
Residual during operation	Moderate/Major Beneficial



View Description	View southeast from the Millennium Walk crossing of Usk Way. The terraces of the Conservation Area (CA) are visible beyond the site hoarding, with the Kingsway m/s car park rising above them to the right. Spill out cafe space are evident to the frontage of the Friars Walk Shopping Centre.
View during construction	Due to the proximity and scale of development, construction activity and infrastructure would be widely visible from this busy pedestrian area. The lower line of terraces within the CA would soon be concealed as the building emerges..
View on completion	The entrance elevation will create a strong feature addressing the urban space in the foreground. The building will complement the developments along the waterfront and at Friar's Walk. A narrow view corridor would remain to the corner of the CA between the site and car park
Mitigation measures	The brick base to the building and further avenue tree planting would reduce the scale of the development at street level, allowing the metal cladding and geometries of the upper storeys to create a strong architectural statement to views from the north.
Status of Effects	Construction effects are temporary in nature, but the completed development would be considered a permanent change to the visual domain.
Magnitude of Effects	High - Although readily noticeable and a clearly discernible change to the value of the receptor, the proposals are similar in nature and scale to the main components of the view and the previous development on the site.

Viewpoint Location

Vp 7

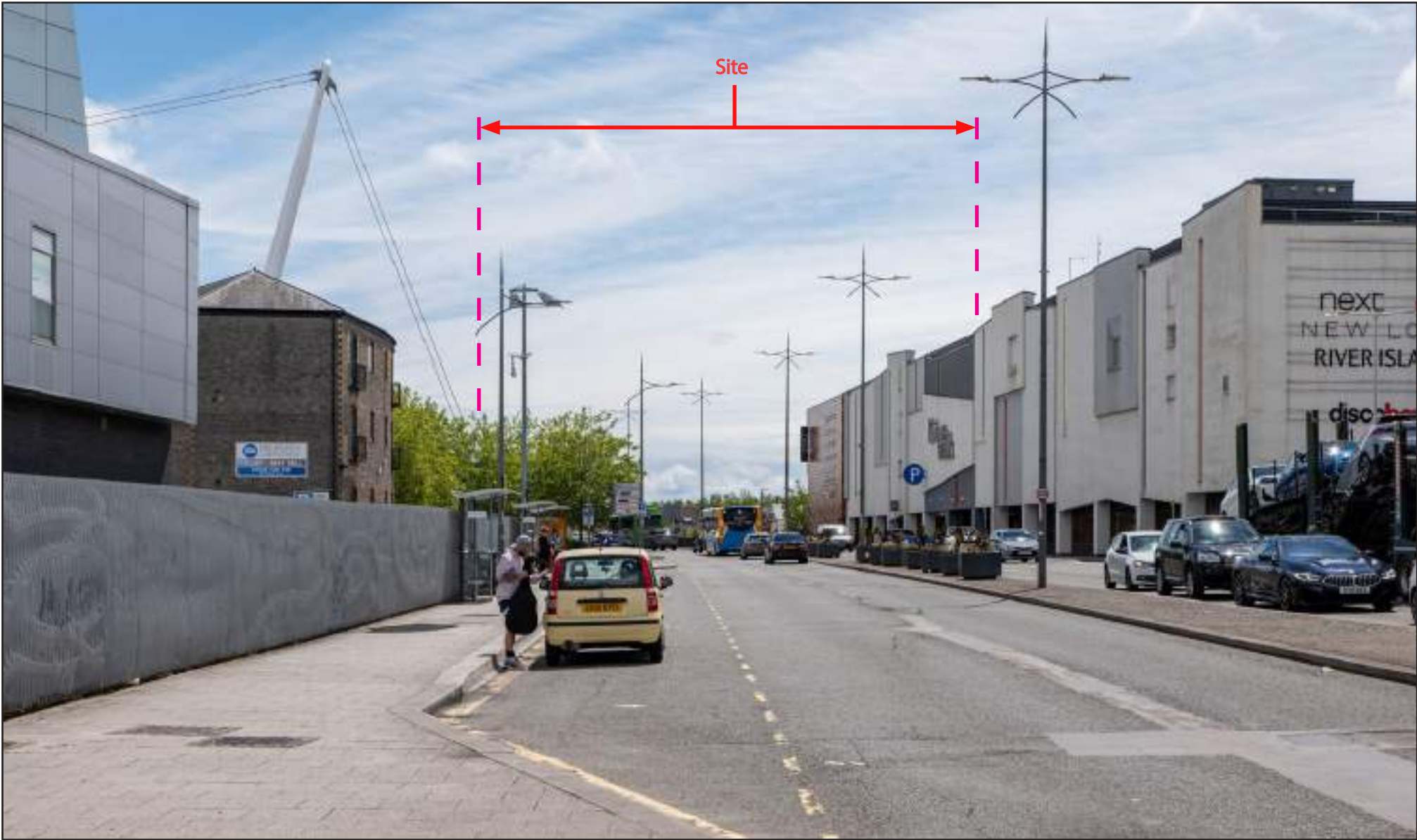
View from Usk Plaza looking southeast towards the site



Height AOD (approx)	8m
Distance from Site	50m
Viewpoint sensitivity	The value of the views along Usk Way are Medium, whilst the susceptibility to the type of change is Low. Overall sensitivity is therefore, Low/Moderate.

Visual Impact Assessment

Short term during construction	Moderate/Major Adverse
Residual during operation	Moderate/Major Beneficial



View Description
View during construction
View on completion
Mitigation measures
Status of Effects
Magnitude of Effects

View southeast along Usk Way from the west of the theatre. Friars Walk Shopping Centre fronts the road to the west, with the structure of the pedestrian bridge visible above the theatre and Alacrity Foundation Building to the east of the road. The trees along Usk Way terminate the view.

Due to the scale and location of development, construction activity and infrastructure would be the focus of views southward along Usk Way. The existing trees would assist in screening ground and low level activity but the development would rise above the trees.

The entrance elevation will create a strong architectural feature as a focal point to the view, facing northwards along Usk Way. The existing trees would be retained with the development rising above to terminate the vista along the highway corridor.

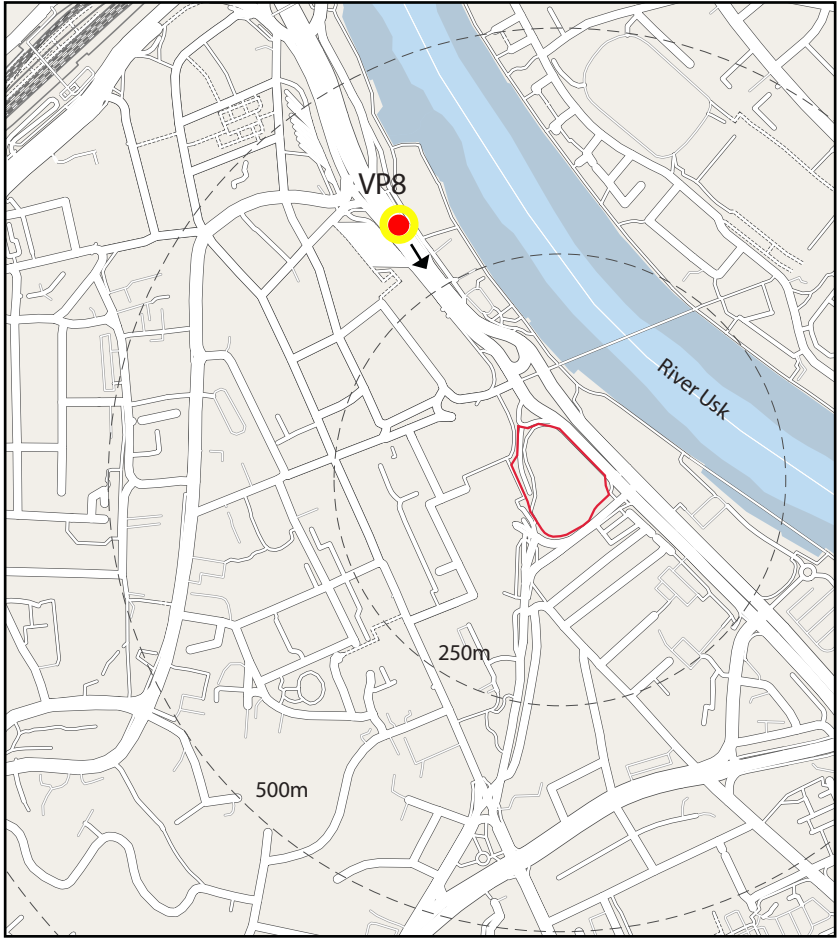
The brick base to the building and further avenue tree planting would reduce the scale of the development at street level, allowing the metal cladding and geometries of the upper storeys to create a strong visual feature on the city skyline.

Construction effects are temporary in nature, but the completed development would be a permanent change to the visual domain.

High - As a focus to the views along the road corridor, the development will be a clearly discernible change to the value of the receptor. However, the proposals are similar in nature and scale to the main components of the view.

Viewpoint Location Vp 8

View from Usk Way, alongside Newport Theatre



Height AOD (approx)	13m
Distance from Site	270m
Viewpoint sensitivity	The value of the views along Usk Way are Medium, whilst the susceptibility to the type of change is Low. Overall sensitivity is therefore, Low/Moderate.

Visual Impact Assessment

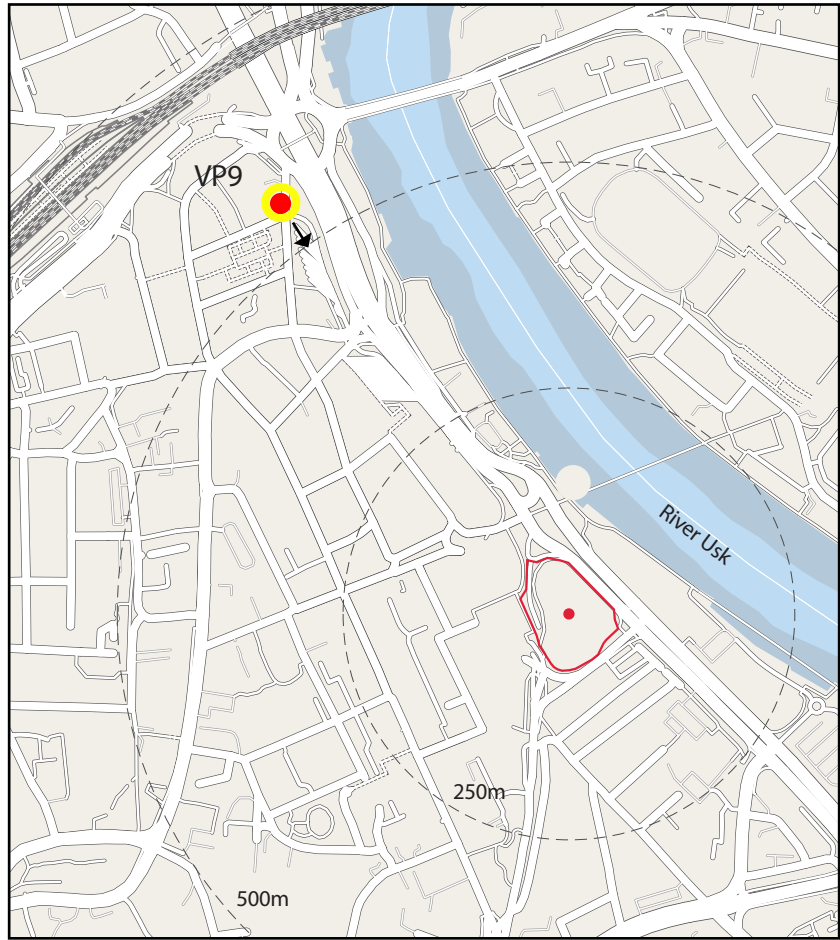
Short term during construction	Moderate Adverse
Residual during operation	Moderate Beneficial



View Description	The view from Upper Dock St along the line of Usk Way. The theatre and structure of the pedestrian bridge rise above the trees along Usk Way to the east of the road and Friars Walk Shopping Centre fronts Usk Way to the west. The Market Street bus station stances are in the foreground.
View during construction	Due to the scale of the proposed development, construction activity and infrastructure would be widely visible in the distance, with moving tower cranes, scaffolding, and lighting all readily apparent.
View on completion	The entrance elevation will create a strong architectural feature as a focal point to the view, facing northwards along Usk Way. The building will rise above the shopping centre and extend eastward to terminate the view along the Usk Way corridor, rising above the tree avenue.
Mitigation measures	Due to the distance of the view, mitigation is centred on the quality and consistency of materials in the upper storeys and the massing and modelling of the built form, creating a statement building to terminate the views along Usk Way.
Status of Effects	Construction effects are temporary in nature, but the completed development would be considered a permanent change to the visual domain.
Magnitude of Effects	Medium - Although readily noticeable and a clearly discernible change to the value of the receptor, the proposals are distant and similar in nature and scale to the main components of the view.

Viewpoint Location Vp 9

View from Upper Dock Street - next to the Newport Market Street Bus Station



Height AOD (approx)	17m
Distance from Site	485m
Viewpoint sensitivity	The value of the views along Usk Way are Medium, whilst the susceptibility to the type of change is Low. Overall sensitivity is therefore, Low/ Moderate.

Visual Impact Assessment

Short term during construction	Minor/Moderate Adverse
Residual during operation	Minor/Moderate Beneficial

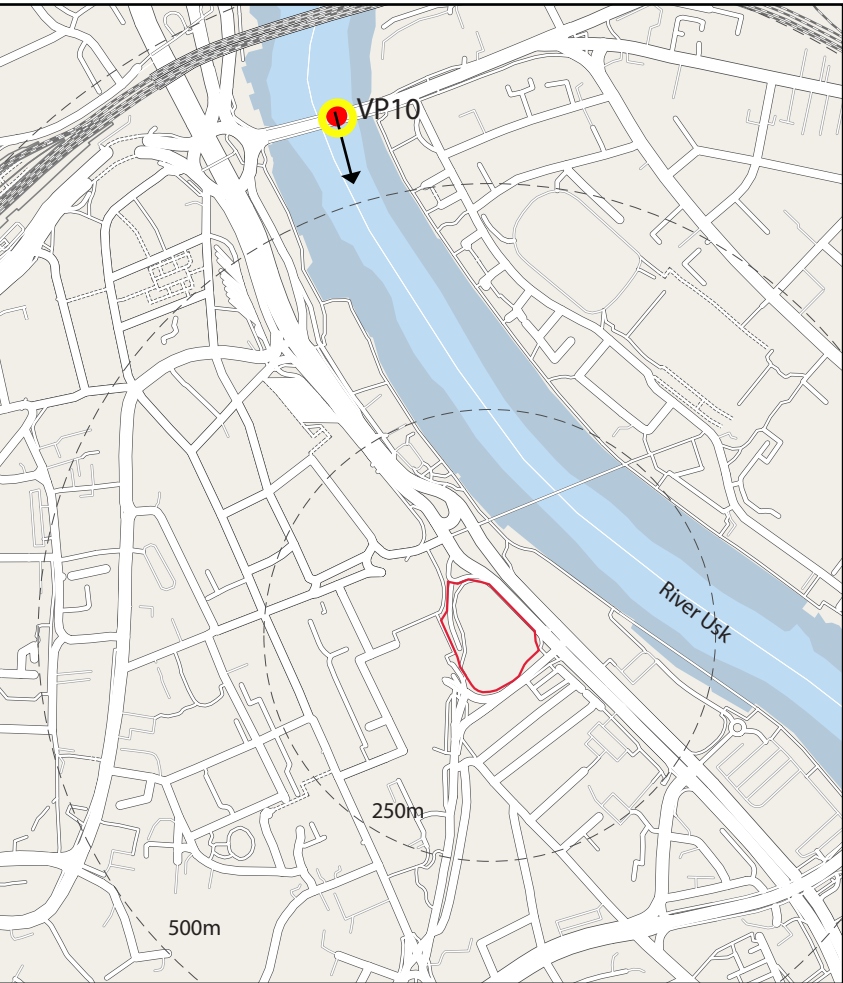


View Description
View during construction
View on completion
Mitigation measures
Status of Effects
Magnitude of Effects

Distant view from Newport Bridge southward, taking in the expanse of the tidal river and the continuing development along the waterfront. The pedestrian bridge forms a focus for the vista, with the George St Bridge in the distance. The eastern banks of the river are lined with waterfront apartments.
Due to the scale of development, construction activity and infrastructure would be clearly visible from the bridge, with moving tower cranes, scaffolding, and lighting all readily apparent. The building and associated construction activity would arise from beyond the trees along Usk Way.
The entrance elevation will create a strong feature addressing the river and views from the north, filling the gap between the theatre and USW Campus building and completing the sequence of singular waterfront buildings on the city side of the river from this viewpoint.
From these more distant views, mitigation is centred on the quality and consistency of materials in the upper storeys and the massing and modelling of the built form, creating an appropriate addition to the skyline and sequence of development along the river.
Construction effects are temporary in nature, but the completed development would be considered a permanent change to the visual domain.
Medium - Although readily noticeable and a clearly discernible change to the value of the receptor, the proposals are similar in nature and scale to the main components of the view.

Viewpoint Location Vp 10

View from Newport Bridge looking south towards the site



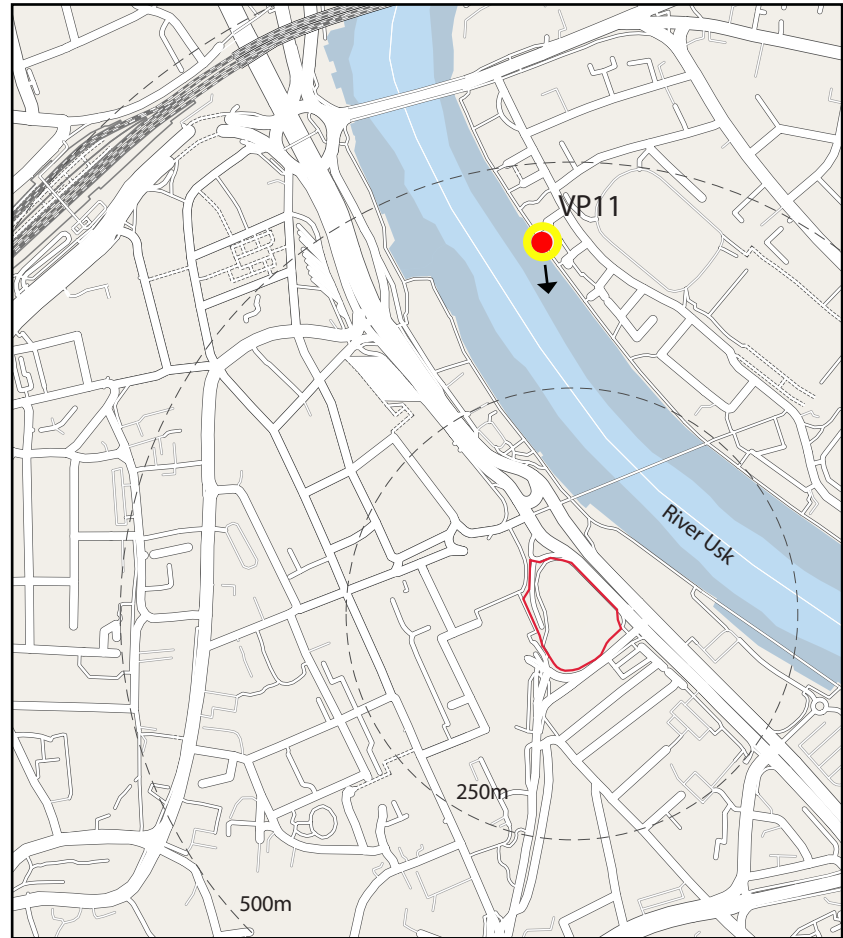
Height AOD (approx)	9m
Distance from Site	500m
Viewpoint sensitivity	The value of the views along the waterfront are High, whilst the susceptibility to the type of change is Low. Overall sensitivity is therefore, Moderate.

Visual Impact Assessment

Short term during construction	Moderate Adverse
Residual during operation	Moderate Beneficial

Viewpoint Location Vp 11

View from eastern river walkway by Bathstone Mews



View Description	View southward along and across the river from the eastern riverside promenade. The pedestrain bridge dominates the view with the George St Bridge in the distance and the USW Campus Building immediately beyond the pedestrian bridge. Recent waterfront apartments line the eastern bank. .
View during construction	Due to the scale of development, construction activity and infrastructure would be widely visible from the north and across the river with moving tower cranes, scaffolding, and lighting readily apparent. Ground level activity would be heavily screened by the tree avenues along Usk Way.
View on completion	The north-facing entrance elevation will create a strong architectural feature addressing the the river and pedestrian bridge. The building will background the bridge structure, adding to the city skyline and continuing the sequence of singular waterfront buildings on this bank.
Mitigation measures	From these mid-distant views, with screening of the ground floor by avenue trees, mitigation is centred on the quality and consistency of materials in the upper storeys and the massing and modelling of the built form, creating an appropriate addition to the sequence of buildings along the river.
Status of Effects	Construction effects are temporary in nature, but the completed development would be considered a permanent change to the visual domain.
Magnitude of Effects	Medium - A clearly discernible change to the value of the receptor, and a change to the waterfront skyline. The proposals are, however, similar in nature and scale to the main components of the view along the waterfront.

Height AOD (approx)	12m
Distance from Site	350m
Viewpoint sensitivity	The value of the views along the waterfront are High, whilst the susceptibility to the type of change is Low. Overall sensitivity is therefore, Moderate.

Visual Impact Assessment

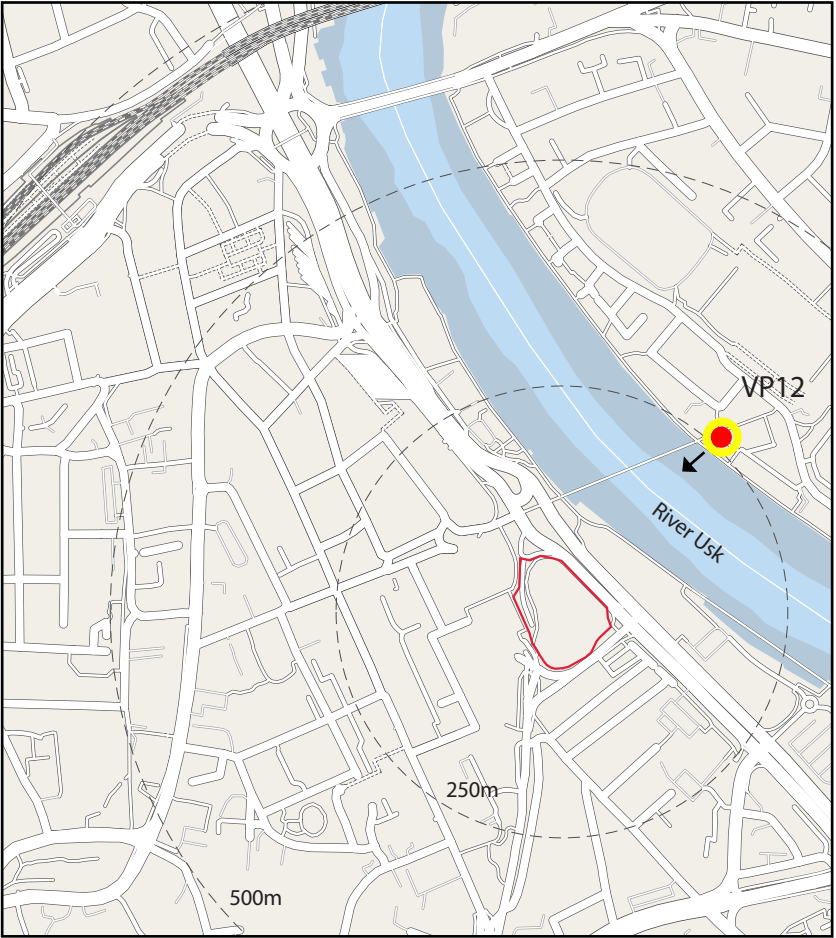
Short term during construction	Moderate Adverse
Residual during operation	Moderate Beneficial



View Description	View southwest over the striking structure of the cycle/pedestrian footbridge. The southern section of the site is concealed behind the University campus building, with filtered views over the northern site above the trees along Usk Way to Friars Walk Shopping Centre and Kingsway M/s car park..
View during construction	Due to the scale of development, construction activity and infrastructure would be visible to the north of the site above the trees along Usk Way, with moving tower cranes, scaffolding, and lighting all readily apparent.
View on completion	The entrance elevation to the north will create a strong feature addressing the plaza and the landing point of the bridge. This element of the building will screen the m/s car park. A greater proportion of the building will be concealed behind the USW Campus Building.
Mitigation measures	The brick base to the building and further avenue tree planting would reduce the scale of the development at street level, allowing the metal cladding and geometries of the upper storeys to create a strong, singular visual feature on the waterfront skyline.
Status of Effects	Construction effects are temporary in nature, but the completed development would be considered a permanent change to the visual domain.
Magnitude of Effects	Medium - Although readily noticeable and a clearly discernible change to the value of the receptor, the proposals are similar in nature and scale to the main components of the view.

Viewpoint Location Vp 12

View from Millennium Walk, east of Newport City Footbridge



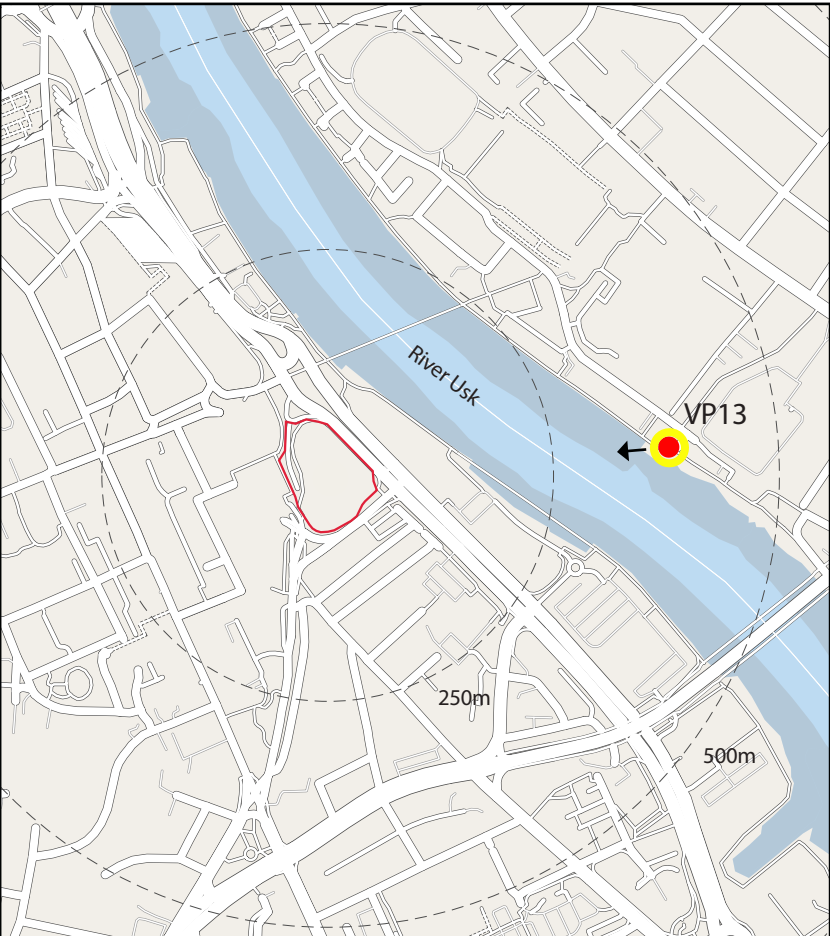
Height AOD (approx)	10m
Distance from Site	225m
Viewpoint sensitivity	The value of the views along the waterfront are High, whilst the susceptibility to the type of change is Low. Overall sensitivity is therefore, Moderate.

Visual Impact Assessment

Short term during construction	Moderate Adverse
Residual during operation	Moderate Beneficial

Viewpoint Location Vp 13

Viewing Area south of Newport City Footbridge



View Description	View westward over the river from a viewing area on the eastern promenade. The new leisure centre is under construction to the left, with the USW Campus building to the right, screening the majority of the site. The Kingsway Centre Tower is visible in the gap between above the trees to the river frontage.
View during construction	Construction works to the site will be significantly screened by the USW Campus building and trees. Tower cranes could rise above the current skyline, but the effects will be temporary.
View on completion	With the exception of the narrowest element of the southern elevation, the rest of the completed development would be screened by the USW Campus building and the intervening trees from the viewing area.
Mitigation measures	Given the screening effect of the existing building and trees, mitigation measures would not play any significant role.
Status of Effects	Construction effects are temporary in nature, but the completed development would be considered a permanent change to the visual domain.
Magnitude of Effects	The magnitude of effects would be Very Low given the barely discernable change to the value of the receptor.

Height AOD (approx)	10m
Distance from Site	291m
Viewpoint sensitivity	The value of the views along the waterfront are High, whilst the susceptibility to the type of change is Low. Overall sensitivity is therefore, Moderate.

Visual Impact Assessment

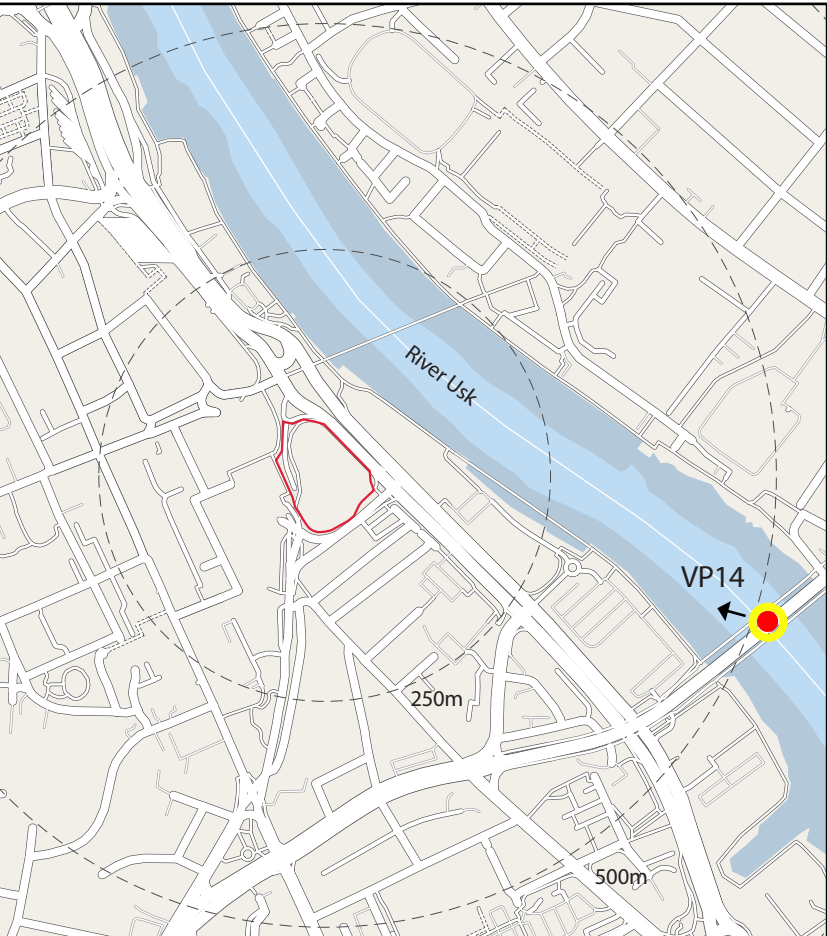
Short term during construction	Negligible Adverse
Residual during operation	Negligible Neutral



View Description	Distant views northwest along the river from George St Bridge taking in the developments along the river frontage, the sweep of the city skyline rising up to St Woolos in the west. The distant hills around Cwmcarn Forest are visible on the distant horizon.
View during construction	Once construction gets above the level of the waterfront buildings, construction activity will be visible from the bridge, with the movement of tower cranes puncturing the horizon.
View on completion	The upper storeys and roof of the development would be visible above the Leisure Centre and USW Campus building. The sloping green roof would be prominent from this viewpoint and the Kingsway m/s car park would be screened.
Mitigation measures	Given the distance and partial screening of the lower levels by intervening buildings and trees, successful mitigation of views is achieved by the considered design of the roof, the roofline and materiality of the cladding to the upper storeys.
Status of Effects	Construction effects are temporary in nature, but the completed development would be considered a permanent change to the visual domain.
Magnitude of Effects	The magnitude of effects would be Low as the proposals are similar to the main components of the baseline view and predominantly screened by intervening buildings and vegetation.

Viewpoint Location Vp 14

Viewing Area south of Newport City Footbridge



Height AOD (approx)	26m
Distance from Site	437m
Viewpoint sensitivity	The value of the views along the waterfront are High, whilst the susceptibility to the type of change is Low. Overall sensitivity is therefore, Moderate.

Visual Impact Assessment

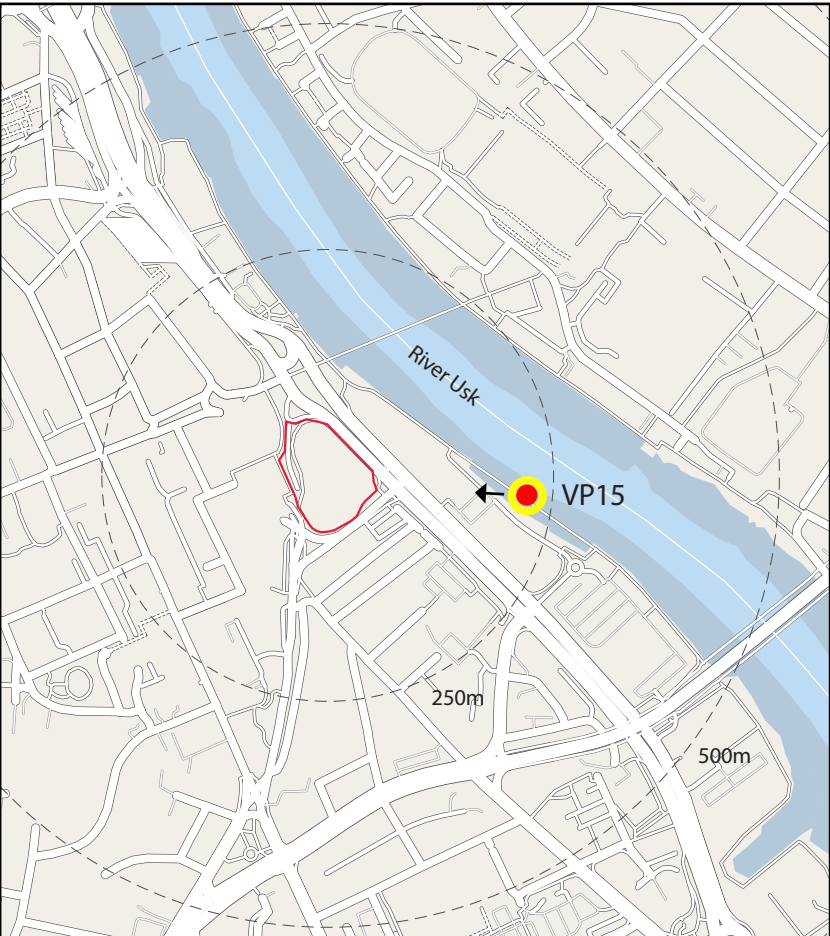
Short term during construction	Minor/Moderate Adverse
Residual during operation	Minor/Moderate Beneficial



View Description	Near distance views due west from the western promenade with the Leisure Centre under construction to the left and the USW Campus building dominating the view over the belt of vegetation west of the promenade. The structure of the pedestrian bridge rises up above and beyond the USW building.
View during construction	Much of the development site and emerging building will be screened behind the USW building and vegetation belt. However, the upper storeys, tower cranes, scaffolding and lighting would be visible above and to the west of the screening elements.
View on completion	The upper storeys of the southern elevation would be visible to the side of the USW building and above the vegetation. Views would be increasingly screened over time as the trees mature.
Mitigation measures	Given the screening of the lower levels by intervening buildings and trees, successful mitigation of views is achieved by the considered design of the roof, the roofline and the materiality of the cladding to the upper storeys.
Status of Effects	Construction effects are temporary in nature, but the completed development would be considered a permanent change to the visual domain.
Magnitude of Effects	The magnitude of effects would be Low as the proposals are similar to the main components of the baseline view and predominantly screened from the promenade by intervening buildings and vegetation.

Viewpoint Location Vp 15

Viewing Area south of Newport City Footbridge



Height AOD (approx)	9m
Distance from Site	230m
Viewpoint sensitivity	The value of the views along the waterfront are High, whilst the susceptibility to the type of change is Low. Overall sensitivity is therefore, Moderate.

Visual Impact Assessment

Short term during construction	Minor/Moderate Adverse
Residual during operation	Minor/Moderate Neutral

Proposed Landscape Mitigation

7.1 Landscape Mitigation

We identified the list of receptors and some related mitigation measures. The most sensitive receptors are the residents of Emlyn Street and Cross Lane, adjacent to the site, whose views face the rear of the future Coleg Gwent. As mentioned before in the development description (5.2), the mass of the building is scaled down towards the rear, and there is a proposed service yard and vehicle access there. To hide the service yard and proposed water tanks, a two-story brick wall is proposed with an extended perforated metal element.

The view of this tall wall needs some landscape mitigation to soften it and give an opportunity to propose a green wall, which can be part of the green infrastructure, too. The plan is to propose climbers against the wall from the southeast corner, where the proposed water tanks are located.

Extensive green roofs are proposed atop the service yard enclosures. These will help mitigate visual impact when viewed from the upper levels of the college building and will also contribute to the site’s overall biodiversity value.

Recreational receptors are considered sensitive, too. These can be found mainly around the northern entrance of the proposed development along the main walks and small public spaces at the riverfront, footbridge and Usk Plaza. The view of this primary frontage will be modern and inviting, and the landscape plan is to include high-quality greening with trees and rain gardens, as an attractive transition between the Kingsway/Usk Way junction and the building entrance.

Avenue trees are proposed to soften the east elevation of the building from Usk Way. This would enhance views from the University of South Wales and the pedestrians and road users along Usk Way.

The inclusion of these avenue trees will require the use of urban tree pits and is being pursued through negotiation with service/utility providers.

Townscape Character and Visual Effects

8.1 Townscape Character Effects

8.1.1 Overview

As described before in the character assessment, the site lies in the West Newport sensory and visually local landscape area bounded by:

- Commercial & Retail Core (City Centre)
- Riverside & Usk Valley
- Historic Elevated Districts
- Lower Dock Street & Industrial Heritage

In the Immediate setting.

Recently, this brownfield site has been a wound in the townscape texture. The proposal for an exceptional building and high-quality public realm will fill this void and enhance the townscape.

Some identified connections to the immediate setting are listed below.

8.1.2 Commercial & Retail Core (City Centre)

There is a proposed public realm between the Multi-story car park and the west elevation of the building. This place-making will be connected to the existing Usk Plaza, providing an inviting, relaxed space. The mass of this western elevation is settled, with a good scale to the adjacent Shopping Centres and MSCP. All together fits into the Commercial and retail Core.

8.1.3 Riverside & Usk Valley

As part of the Knowledge Quarter, Coleg Gwent will be a new modern development opposite the University of South Wales. These two will be seen together from the Riverside corridor. The connection is identified in use and massing.

8.1.4 Historic Elevated Districts

As the neighbouring feature buildings, this development would have a modern outlook; there is no proposed townscape connection to the historic district.

8.1.5 Lower Dock Street & Industrial Heritage

There is a dramatic change in scale and massing from the major buildings of the retail core and new development along the waterfront, to the tighter density and articulation of the conservation area. This transition is a challenging part of the design. The proposal of the scaling down the building is meant to connect the rear elevation to this part of the townscape. There is a proposed green wall to mitigate this southeast part of the development and an opportunity to design a feature brick wall to imitate the previously stood terrace buildings. This reference to the previous townscape can also be a connection to the Lower Dock Conservation Area.

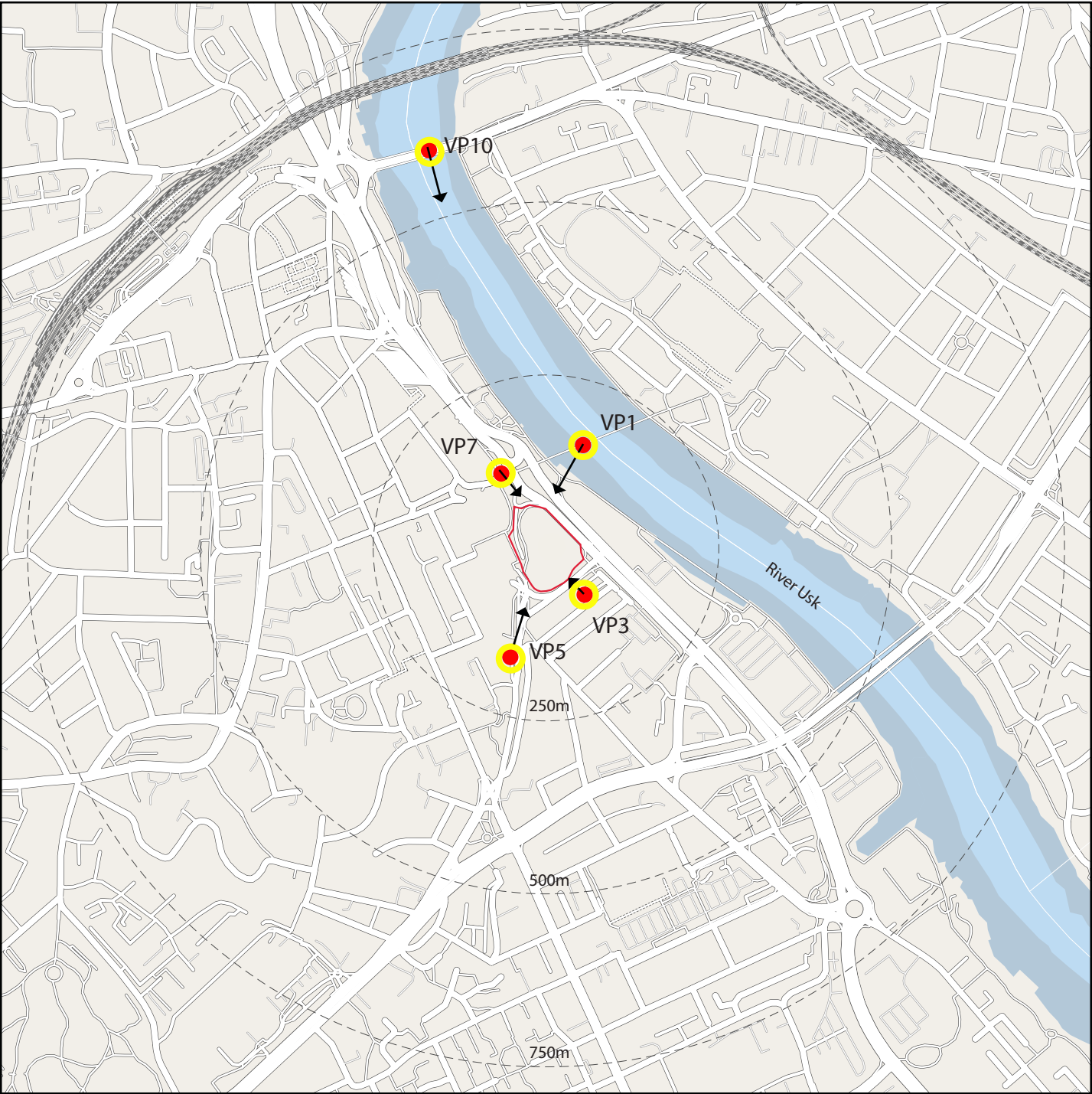
8.2 Townscape Visual Effects

The key views selected for photomontage images are:

- Viewpoint 1 - Newport City Footbridge
- Viewpoint 3 - Emlyn Street Car Park
- Viewpoint 5 - Kingsway junction, Dolman Theatre
- Viewpoint 7 - Usk Plaza
- Viewpoint 10 - Newport Bridge

What is represented here is the scale and massing of the proposed development at completion.

Figure 24 - Photomontage Locations





Viewpoint 1 - Newport City Footbridge looking towards the site

Vp 3



Viewpoint 3 - Emlyn Street car park



Viewpoint 5 - View from Kingsway next to the Dolman Theatre



Viewpoint 7 - View from Usk Plaza towards the site

Vp 10



Viewpoint 10 - View from the Newport Bridge

Summary

9.1 Compliance with Policies

The proposed development is compliant with the recent policies, satisfying the main requirements.

As outlined in the National Development Framework: Future Wales - the National Plan 2040, the proposed Coleg Gwent would also contribute to positive town regeneration, sustainable spaces, active travel, integrated green infrastructure and biodiversity.

However, Planning Policy Wales (Edition 12) 2024 mentions that previously developed (also referred to as brownfield) land should, wherever possible, be used in preference to greenfield sites where it is suitable for development; in this case, due to the prime location and need to develop a Knowledge Quarter, the land will be greatly occupied by the building and green space will be limited to the public realm and some green infrastructure elements.

Historic Environment (Wales) Act 2023
The Knowledge Quarter Heritage Impact Assessment also accompany this application. This assessment has been prepared within the legislative framework of the Historic Environment (Wales) Act 2023, which provides the principal legal framework for the protection and management of the historic environment in Wales. The report has also had regard to Planning Policy Wales (Edition 12, February 2024) and Technical Advice Note 24: The Historic Environment (March 2026), together with Cadw’s guidance on heritage impact assessment, conservation areas, setting and conservation principles.

At the local level, the assessment has considered the relevant policies of the adopted Newport Local Development Plan, with specific focus on the criteria set out under Policy CE6 for developments affecting Conservation Area settings, and Policy CE7 regarding the preservation of archaeological remains.

Taken together, this legislation, policy and guidance support a significance-led approach in which proposals should be informed by a clear understanding of heritage value, setting, townscape character and capacity for change. They also recognised that well-considered contemporary development may be acceptable where it responds appropriately to context and avoids or minimises harm to significance.

The proposed Coleg Gwent is intended to be “Sustainable development” and contribute to improving the economic, social, environmental and cultural well-being of Wales as the Wellbeing of Future Generations Act (Wales) 2015 requires.

The proposed development includes some blocks of green infrastructure, such as rain gardens and trees. These are limited in volume; although they follow the TAN5 Technical Advice Notes Nature Conservation, TAN 12 Design and TAN 15 Development, Flood and Coastal Erosion.

The proposal also responds to the Newport Local Development Plan (2011-2026) requirements according to

SP1 Sustainability, SP3 Flood Risk, SP18 Urban Regeneration, GP1 Climate Change, GP5 Natural Environment, GP6 Quality of Design, GP7 Environmental Protection and Public Health, CE1 Routeways, Corridors and Gateways, CE2 Waterfront Development, CE3 Environmental Spaces and Receptors, CE7 Conservation Areas, E10 Renewable Energy. To sum up some of the most important requirements of this piece of legislation, the proposed development reflect to the ‘Recognition of how the enhancement of Green Infrastructure can be linked to walking and cycling opportunities.’(...) ‘Development sensitive to the unique qualities of the site and respond positively to the character of the area.; Where possible development reflect the character of the locality but avoid the inappropriate replication of neighbouring architecture styles.’(...) ‘The scale appropriately reflect the scale of adjacent Townscape.’

The Landscape Masterplan is responding to the New Era for Newport - Newport Placemaking Plan (June 2025) Rev 3 document in terms of the Coleg Gwent recommendation, such as connectivity, social impact, placemaking, student experience and sustainable and future-proofed growth.

9.2 Urban Landscape Character

Coleg Gwent will be one of the new landmarks of Newport City Centre, which fills the void in the Newport West local landscape area and positively forms the immediate character with its mass, shape and public realm. The building itself is angular in shape, likewise the Riverfront Theatre, with some pockets of green elements, roof terrace or green roofs. It sits between the Commercial Retail Core, Riverside & Usk Valley and Lower Dock Street & Industrial Heritage as a transition, modern in style with a hint of industrial look from the rear, and varies in size.

The elevations and adjacent landscaping are designed by considering connections to the existing townscape accordingly.

Material palette and public open spaces of the immediate area were taken into account when considering the proposed design to improve the cohesion of the townscape character.

9.3 Visibility and Receptors

As a landmark, Coleg Gwent will be highly visible. The entrance feature, the big Window will be seen from key views, such as the Newport Bridge, Newport City footbridge or Usk Plaza; the rear will be visible from key views, such as the residential area (Emlyn Street and Cross Lane) and the Dolman Theatre.

The most sensitive and affected receptors are the residential; the least are the road and transport users. In between categories, we identified recreational, pedestrian and retail Users, tall buildings, and visitors of the Knowledge Quarter and Dolman Theatre.

The development won't be visible from the St Woolos Conservation Area and only from the northern edge of the Lower Dock Conservation Area.

9.4 Cumulative Effect

The assessment of cumulative effects seeks to appraise the effects of the proposed development from a visual and townscape perspective, when viewed in combination with other ongoing or planned developments within the study area.

When considered in isolation, the effects from an individual development upon any single receptor or element of the townscape may not be significant. However, when there is potential for effects from a number of individual developments to interact, they will be considered in combination, which may result in the cumulative effect being significant.

In this instance, there are no reasonably foreseeable developments planned within the area that would have a significant effect upon receptors, either individually or in combination with the Coleg Gwent Knowledge Quarter.

9.5 Positive Impact

To sum up, the Coleg Gwent development will positively affect the Townscape, landscape, and Communities. With its sensible design, inviting front feature and high-quality public realm, it will contribute to the Knowledge Quarter, home to

thousands of young people. It will form a young and prosperous community by providing an inspiring, safe and sustainable space.

Appendix 1.

Methodology

Methodology

The methodology is the product of best practice guidance as set out in the Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA).

This assessment has been prepared in support of a reserved matters planning application and for the discharge of a condition for the Coleg Gwent Development in the Newport Knowledge Quarter.

The assessment seeks to distinguish between the physical impacts on the existing townscape, its function, heritage and character, and the significance of likely visual impacts upon the various receptor groups either resident in, or visiting the town. Recognised elements of cultural or heritage interest as represented by designated and non-designated historic structures also contribute to the townscape character and in this respect, the text should be read in conjunction with the separate Heritage Impact Assessment.

TOWNSCAPE

Townscape is defined in GLVIA as the “built-up area, including the buildings, the relationships between them, the different types of urban open spaces, including green spaces, and the relationship between buildings and open spaces”.

VISUAL

Visual impact assessment relates to how people will be affected by changes in views and visual amenity at different places, including publicly accessible locations. Visual receptors are always people, defined according to their purpose for being within the study area e.g. residential, business, road, footpath etc..

STUDY AREA

The study area for the TVIA comprises:

- Townscape character areas up to 500m from the Site; and,
- Visual receptors up to 750m from the Site.

Site observations, a manual desk-based review of OS maps, characterisation studies and relevant heritage receptors were used to determine the study area. It was informed by building locations and heights, topography and townscape features, and an understanding of the scale of the Development.

A Zone of Theoretical Visibility (ZTV) was produced to outline the potential areas where the Development may be visible, up to a 1km distance from the Site (Figure 18). This zone basically establishes the location of likely visual receptors.

The ZTV was prepared through review of individual viewpoints using field surveys and photography, and interrogation of mapping data and sightlines.

Viewpoint Assessment identifies viewpoints that have informed the ‘visual study area’. The location of the viewpoints were agreed with the Council during the pre-application process.

SITE VISITS

A Site survey of the baseline situation was undertaken by Austin-Smith:Lord during June 2025 to understand the immediate setting of the site, the setting of the surrounding heritage receptors, the townscape character and appearance, and key viewpoints.

The overarching assessment framework for all topics follows a four step process which are discussed below:

1. Baseline assessment of value;
2. Assessment of sensitivity;
3. Assessment of magnitude; and
4. Assessment of likely effects

The assessment framework was applied to all phases of the Development, including demolition, construction, operation and the cumulative assessment with other schemes.

BASELINE ASSESSMENT OF VALUE

TOWNSCAPE AND VISUAL

The framework for assessment of townscape and visual impact was prepared using the GLVIA.

The two components of townscape and visual assessment are:

1. The assessment of townscape effects: assessing effects on the townscape as a resource in its own right; and
2. The assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.

TOWNSCAPE

The townscape baseline assessment describes character areas/types and their key characteristics. It defines the distinct and recognisable patterns of elements, or characteristics that make one area different from another, rather than better or worse. These areas are defined and mapped with boundaries.

Whilst a mapped boundary line suggests a sharp change from one townscape area to another, on site, however, this often represents a zone of transition.

Townscape character areas are identified and assessed according to townscape receptor value (in relation to their built form, materials, maintenance, and statutory and non-statutory designations), using criteria contained in Table A.

The assessment was informed by both field survey and desk-based research of secondary sources, with reference to existing character assessments where applicable.

The objective of identifying the existing context was to provide an understanding of the townscape in the area that may be affected – its constituent elements, its character and the way this varies spatially, its geographic extent, its history, its condition, the way the townscape is experienced and the value attached to it.

[TABLE A]

TOWNSCAPE RECEPTOR VALUE		
Value	Criteria	Examples/Features
Exceptional	Very attractive, unique or outstanding townscape with clearly distinctive characteristics, features and elements; Widespread use of quality materials; Very strong urban structure, characteristic patterns and balanced combination of built form and open space; Good condition; Appropriate management for land use; Unique sense of place; No detracting features.	Internationally or nationally recognised, and may comprise or include designated heritage receptors or sites of international or national importance
High	Very attractive townscape with distinctive or unusual features and elements; Evident use of quality materials; Strong urban structure, characteristic patterns and balanced combination of built form and open space; Appropriate management for land use with limited scope to improve; Strong sense of place; Occasional detracting features.	Nationally or regionally recognised and may include designated heritage receptors
Medium	Attractive townscape with some distinctive features; Recognisable urban structure, characteristic patterns and combinations of built form and open space; Scope to improve management for land use; Some features worthy of conservation; Sense of place; Some detracting features.	Regional or local recognition though generally undesignated, but value may be expressed through literature and cultural associations or through local plan designations, such as conservation areas.
Low	Typical, commonplace and unremarkable townscape with limited variety or distinctiveness; Distinguishable and urban structure, characteristic patterns and combinations of built form and open space; Scope to improve management for land use; Some features worthy of conservation; Some dominant detracting features.	Locally recognised. Certain individual townscape elements or features may be worthy of conservation, and townscape either identified for or would benefit from regeneration, restoration or enhancement. Site or area may be valued at a community level.
Very Low	Townscape often in decline; Weak or degraded urban structure, characteristic patterns and combination of built form and open space; Lack of management has resulted in degradation; Frequent dominant detracting features; Disturbed or derelict land requires treatment.	Not formally recognised

VISUAL

The visual baseline assessment established the area in which the Development may be visible, the different groups of people who may experience views of the Development, the places where they will be affected and the nature of the views and visual amenity at those points.

The baseline study identifies individuals and/or defined groups of people within the area who will be affected by changes in the views, 'visual receptors'. The following visual receptors are identified by GLVIA as being likely to be the most susceptible to change:

- Residents and other frequent users of the area;
- People, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, attractions or those whose attention or interest is likely to be focused on the landscape and on particular views; and
- Communities where views contribute to the landscape setting enjoyed by residents in the area.

It should be noted that the assessment does not include consideration of private viewpoints from residential properties. This is separate from townscape and visual

assessment (refer to GLVIA, paragraph 6.17).

Assessment viewpoints were identified based on a comprehensive review of the surrounding area, including the following criteria:

- Heritage receptors;
- Townscape character;
- Where the Development may be prominent;
- Be visible from concentrations of residential areas;
- Open spaces (parkland, publicly accessible space);
- Potentially sensitive receptors (e.g. schools);
- Accessibility to the public;
- The viewing direction, distance and elevation; and
- Townscape and transport nodes.

The identification of viewpoints also considered any strategic or local viewpoints identified by the local planning authorities or other relevant bodies. The views were identified and assessed according to their visual amenity value, using the criteria contained in Table B.

[TABLE B]

VISUAL AMENITY VALUE	
Value	Criteria / Examples
Exceptional	Identified in strategic views, into and out of World Heritage Sites, and/or views of national and international importance.
High	Views identified in the statutory development plan and/or views of national or regional importance, or particular local importance. May comprise public open spaces where focus is on views/ public rights of way through highly valued townscape, regional routes or the immediate setting of elements of national cultural heritage value that are not compromised.
Medium	View identified in Supplementary Planning Documents including conservation area appraisals, and/or views of regional or local importance. May comprise public rights of way through townscapes of moderate value, setting for elements of local and/or regional cultural heritage value or national value whose settings are already compromised.
Low	A view in an area of ordinary townscape value or good townscape value where significant elements detract.
Very Low	A view in an area of very low townscape quality (e.g. industrial areas/busy main roads) that have very few positive characteristics.

ASSESSMENT OF SENSITIVITY

The first stage in the assessment of the effects of the development on a heritage, townscape or visual receptor is to identify the receptors’ sensitivity to the development.

The assessment of sensitivity was based on an understanding of the development. It was identified by calibrating the baseline value of the receptor with its susceptibility to the type of change introduced by the development.

Susceptibility is the ability of the receptor to accommodate any changes wrought by the development without undue consequences for the maintenance of the baseline situation and/or the achievement of planning policies and strategies. For heritage receptors, susceptibility considers the setting of the receptor in conjunction with its value and the particular nature of the proposals. The criteria for determining susceptibility is described at Table C.

[TABLE C]

SUSCEPTIBILITY TO CHANGE CRITERIA	
High	The receptor has a low ability to accommodate the specific proposed change. and/or
	The site and/or setting contributes to the overall heritage value of the receptor.
Medium	The receptor has a medium ability to accommodate the specific proposed change; and/or
	The site and/or setting makes some or a limited contribution to the overall heritage value of the receptor. .
Low	The receptor has a high ability to accommodate the specific proposed change, and/or
	The site and/or setting makes a very limited or no contribution to the overall heritage value of the receptor.

The overall assessment of sensitivity is a product of the baseline value of the receptor and its susceptibility to change as described in the matrix at Table D. Sensitivity is recorded in a scale (high, medium or low), supported by the clear narrative linked to evidence from the baseline study and an assessment of susceptibility.

[TABLE D]

SENSITIVITY			
Receptor Value	Susceptibility of Receptor to Change		
	Low	Medium	High
Very Low	Low	Low	Low/Moderate
Low Medium	Low	Low/Moderate	Moderate
High	Low/Moderate	Moderate	Moderate/High
Exceptional	Moderate	Moderate/High	High
	Moderate/High	High	High

ASSESSMENT OF MAGNITUDE

The second part of the assessment stage was to identify the magnitude of impact arising from the Development on the heritage, townscape or visual receptor.

The magnitude of impact was a qualitative judgement supported by the narrative text within the assessment. The professional judgement is quantified using criteria at Table E.

The judgement of magnitude considers the size or scale, geographical extent or duration and reversibility of the impact and whether the development:

- Conforms with the pattern, scale, mass, grain and historic features of the receptor;
- Creates a loss or restoration of key features of the receptor;
- Contributes to the identified receptor character; and
- Accords with national, regional and local planning policy and guidelines.

ASSESSMENT OF LIKELY EFFECTS

Likely effects are determined by combining the judgements of sensitivity and the magnitude of impact using a common matrix shared across all topic areas (Table F).

Criteria defining the scale of effect is provided at Table G.

Professional judgement was required to determine the nature

of the likely effects, and the criteria defining these is provided at Table H.

The assessment of scale and nature of effect requires a qualitative discussion to describe and explain this judgement to the reader. This is necessary because heritage, townscape and visual assessment is not a strict quantitative process and much of these considerations will depend on expert judgements. Accordingly, there is an emphasis on qualitative text throughout the TVIA to describe the nature of receptors and the judgements taken in regard to the significance of the identified effects.

The assessment also considers whether the Likely Effect is:

- Direct or indirect;
- Reversible or irreversible;
- Permanent or temporary; and
- Short (0-3 years), medium (3-5 years) or long term (5+ years).

[TABLE E]

MAGNITUDE OF IMPACT	
High	Considerable change to the value of the receptor. The proposals are a new component, ranging from a notable change in receptor characteristics over an extensive area to intensive change over a more limited area. The proposals would be very noticeable. Loss of or major alteration to key elements/features/ characteristics of the baseline. The duration of this impact may be permanent and non-reversible.
Medium	A clearly discernible change to the value of the receptor. The proposals are dissimilar to a main component of the receptor but similar to other components. The proposals would be readily noticeable. Partial loss of or alteration to one or more key elements/ features/characteristics of the baseline. The duration of this impact may be semi-permanent and partially reversible.
Low	Slight change to the value of the receptor. The proposals are similar to a main component of the receptor but similar to other components. The proposals would not be readily noticeable. Minor loss of or alteration to one or more key elements/ features/characteristics of the baseline. The duration of this impact may be temporary and reversible.
Very Low	Barely discernible change to the value of the receptor. Very minor loss of or alteration to one or more key elements/ features/characteristics of the baseline.
	No change to the value of the receptor.

[TABLE F]

LIKELY EFFECT UPON RECEPTOR			
Magnitude	Sensitivity		
	Low	Moderate	High
Nil	None	None	None
Very Low	Negligible	Negligible	Negligible/Minor
Low Medium	Minor	Minor/Moderate	Moderate
High	Minor/Moderate	Moderate	Moderate/Major
	Moderate	Moderate/Major	Major

[TABLE G]

SCALE OF EFFECT	
Major	The Development would give rise to a very significant effect on the receptor.
Moderate	The Development would give rise to a significant effect on the receptor.
Minor	The Development would give rise to an effect on the receptor, but this would not be significant.
Negligible	The Development would give rise to a barely discernible effect on the receptor. This would not be significant.
None	The Development would have no effect on the receptor.

[TABLE H]

NATURE OF EFFECT	
Beneficial	An advantageous effect to a receptor
Neutral	An effect that on balance, is neither beneficial nor adverse to a receptor.
Adverse	A detrimental effect to a receptor

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