

Landscape and Visual Appraisal

Proposed barn conversion

at Coc y North Lane, Rhiwderin, Newport NP10 8RR



Prepared
by
Mackley Davies Associates Ltd

V1 February 2023

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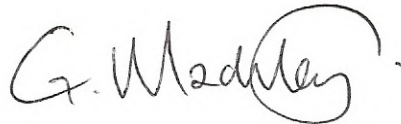
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1.0 BACKGROUND

- 1.1 This study has been undertaken to assess the potential landscape and visual impact effects associated with a planning application to Newport City Council for a barn conversion for residential use adjacent to Coc y North Lane, Rhiwderin, NP10 8RR. The report has been prepared by Gill Mackley (CMLI) of Mackley Davies Associates Ltd, a registered practice of the Landscape Institute.
- 1.2 'The site' refers to a full planning application for barn conversion work for residential use, access and parking, along with a garden amenity area with all associated level changes and surfacing.

2.0 METHOD OF ASSESSMENT

- 2.1 The assessment has been produced in line with the published 'Guidelines for Landscape and Visual impact Assessment' (referred to as GLVIA) produced by the Landscape Institute (2103 3rd edition).
- 2.2 The GLVIA publication defines landscape and visual impacts as changes to the fabric, character and quality of the landscape as a result of development and is based on a mix of desk based study and field work.

The impact assessment is principally concerned with:

- Direct impacts upon specific landscape elements
- Effects on the overall pattern of components that give rise to landscape character and regional and local distinctiveness
- Impacts on acknowledged areas of special landscape value such as designated landscapes, site of conservation interest or sites of cultural interest
- Direct intrusion or obstruction on views within the landscape
- The effect on specific visual receptors
- The overall impact on visual amenity

The GLVIA produces an evaluation of **landscape effects and visual effects**:

- Landscape effects: consist of the changes in the fabric, character and quality of the landscape which is predicted would result from the construction and operation of the proposal.
- Visual effects: the predicted effects on views available from publicly accessible areas, residential dwellings ie. visual receptors and public general visual amenity, and heritage assets.

2.3 Assessment of impact

Landscape and visual impacts are a function of sensitivity combined with the magnitude of change. This is a subjective judgement, but one that is based on robust, transparent and professional judgement. The categories for significance used are detailed in Appendix 1 and are used whether the impact is negative, neutral, beneficial, short or long term.

2.4 Survey work

Following a desk top review of existing maps and documents, a driving and walking tour of the study area was undertaken.

Panoramic photos on attached photo sheets show views towards the site taken from key viewpoints, locations are shown on the Plan 1 with additional site photos shown on Plan 7. Photos were taken in good clear weather conditions in early January 2024 when deciduous vegetation was not in leaf.

2.5 Limitations

The assessment is based on views from publicly accessible locations but does not necessarily identify all locations from where the proposals are potentially visible from. Where there is likely to be an impact on private views this is noted and assessed where possible.

3.0 PROPOSED DEVELOPMENT

3.1 The proposals are shown on Plan 8.

3.2 The proposal has undergone a number of iterations following a pre-application in 2018 reference PS/18/0029 and design team advice.

3.3 The proposal is a full application for barn conversion and extension to retain existing openings but provide for modern living standards, tarmac access for 5m from the highway, parking for three cars and off-road turn round area surfaced in local chippings to the front, native hedge with occasional trees to define amenity area with open field beyond to the rear, replacement hedge on a set-back line and new double width native hedging to the front to screen parking.

3.4 Building materials include roofing in natural slate tiles, walls to be built or repaired using stone to match existing, windows and infill panelling in naturally finished timber, black aluminium doors, conservation rooflights. Site boundary materials will use standard post and wire sheep net fence to enclose the site to the north and east with double hedgerow on a low bank and short section of local stone walling to the frontage.

3.5 Lighting will be detailed to minimise light spill into the adjacent semi-natural habitats and in line with BCT Guidance Note 08/18 'Bats and artificial lighting in the UK' and recommendations in the Bat Survey August 2023 by Ecological Services Ltd.

3.6 A 20 linear meter section of the regularly cut road frontage native mixed hedge and bank will require removal to accommodate the visibility splay.

3.7 A soft landscape scheme and management plan will be detailed up building on the mitigation measures in Section 9 of this LVA and incorporating relevant mitigation and enhancement measures in the Bat Survey August 2023 by Ecological Services Ltd refer extract below.

10.7 Native species should be used within the soft landscaping works on the site. Suitable long term management of soft landscaping also helps ensure spaces are useful to wildlife.

10.8 All fencing across the site will be hedgehog friendly in design. A friendly design is considered to allow passage of small animals across the site. Close board or mesh fencing must provide either a continuous gap between the bottom of the fence and ground of approximately 13cm or 13cm by 13cm gaps cut every 3m along fencing.

4.0 OVERALL LANDSCAPE AND VISUAL BASELINE

4.1 Landscape Setting

The site lies at 90m AOD adjacent to Coc y North Lane with a neighbouring residential property immediately to the south set slightly above the site, and a larger residential property further south set behind high stone walls with a large intervening band of mature evergreen and deciduous garden and native trees in-between. The wider setting is open rolling pasture with small bands of outgrown hedgerows and views down to the urban extent of Pentre-poeth 350m to the east.

4.2 Site landscape

The site comprises a derelict barn recently reroofed only slightly set back from the Lane, with fence posts marking the boundary with poor condition pasture and manure heap within. A steep bank outside the site with hedge to the south and remnants of a stone wall to the east marks the boundary of the adjoining property, a single storey modern (mid-20th century) dwelling.

4.3 Public access network

The network is shown on aerial photograph Plan 02.

The site is accessed from Coc y North Lane.

Footpath 393/74/1 connects the urban area at Cwm Cwddy Drive to Coc y North Lane although there is no onward connecting path.

Footpath 393/77/1 to the south connects Coc y North Lane to a wider network of paths although present access from the Lane is not possible due to the poor state of the stile and gate.

4.4 Designated and non-designated heritage

Mapping on Plan 4 shows that no nationally designated nature conservation or built heritage sites will be directly affected by the proposals and there is no inter-visibility with the site.

The Tithe Plan 1844 shows the barn was present and in use as a homestead. The barn features on the larger scale OS map of 1901, there has been little change in the adjoining pasture landscape over the last century, by 1953 the adjacent property was established.

4.5 Soils and vegetation

Soils in the area are slightly acid loamy and clayey with impeded drainage found across only 2% of Wales. Hedgerows are unusually dominated by holly.

5.0 LANDSCAPE CHARACTER

5.1 In addition to the landscape baseline described in section 4.0, additional information on broader scale landscape character is drawn from Natural Resources Wales LANDMAP information. Refer to Plan 06. At a national scale, the site within National Landscape Character Area NLCA35 'Cardiff, Barry and Newport'.

5.2 LANDMAP describes and evaluates five aspects of the landscape, the key aspect for this type of proposal is the Visual and Sensory aspect. The site lies within the LANDMAP Visual and Sensory Michaelston y Fedw area described as 'Open Rolling Lowland' NWPRTVS002 evaluated as Moderate and within the West of Rhiwderin Special Landscape Area. The sense of place description in LANDMAP states 'pleasant farmland in a good condition slightly affected by urban fringe uses and the adjacent M4'.

5.3 The aspect description and evaluation covers the extensive area shown on Plan 06 and therefore not all of the description will be relevant to the site.

Michaelston y Fedw 'Open Rolling Lowland' NWPRTVS002

Summary Description

Lowland rolling farmland rising up to 120mAOD from the levels with an open character allowing long views to the Severn estuary to the south and to the Coal field plateau to the north. Land use is a mix of arable and pastoral land enclosed by close trimmed hedges. The field pattern is medium scale and sinuous generally with larger, more open rectangular fields around Penylan. Small blocks of deciduous woodland and copses are evident particularly towards the east. Boundary trees such as oak are present in places. Tree cover forms important skylines in places. Settlement consists of scattered farmhouses and dwellings some suburban in character linked by narrow lanes. Urban fringe influences are present such as south of Bassaleg and just north of the M4 approaching Cardiff. Cypress trees are used for enclosure of some properties. "Horsiculture" is also in evidence. Detractors include pylons, masts and unmaintained farm buildings such as north east Tredegar House. While the area is generally tranquil on its north and west facing slopes the noise from the busy M4 and M48 reduce this on the south and east facing slopes.

Evaluated overall as Moderate Value, pleasant rural farmland into a good condition slightly affected by urban fringe uses and the adjacent M4.

Recommendations

Existing management

- Generally well-managed farmland with some urban fringe uses and encroachment. Increase and manage tree cover, reduce suburbanisation and discourage non-agricultural uses

Immediate

- Discourage the use of suburban materials, detailing and cypress trees in dwellings in rural locations.

Medium Term

- Managed deciduous and mixed woodlands to ensure long-term tree cover extending where possible; encourage increased tree cover in hedgerows; maintain rural character of lanes including use of kerbs etc

Key qualities

- Conserve tranquillity, rurality
- Enhance enclosure
- Change suburbanisation

Key elements

- Conserve and enhance hedgerows, woodland. Hedgerows are the key boundary treatment in this area. The historic landscape LANDMAP aspect evaluation is High due to in part to the well-preserved nature of the irregular field-scape.
- Change suburban character of dwellings and curtilage

5.4 The following table provides a summary of LANDMAP for all aspects at the site, note that evaluation criteria range from Low, Moderate, High through to Outstanding.

Aspect	Description	Evaluation
Visual and Sensory	NWPRTVS002 Michaelston y Fedw 'Open Rolling Lowland'	Moderate
Landscape Habitats	NWPRTLH040 Improved grassland	Moderate
Historic Landscape	NWPRTLH001 Michaelston y Fedw Irregular fieldscapes	High
Geological Landscape	NWPRTGL040 Michaelston y Fedw Lowland glacial and fluvio glacial depositional terrain	High

6.0 PLANNING CONTEXT

- 6.1 Relevant specific rather than generic landscape policies from the Newport City Council Local Development Plan (adopted 2015) are:

Policy **SP5 Countryside** limits development outside of the settlement boundary. The use must be appropriate in the countryside, respect the landscape character and biodiversity of the immediate and surrounding area and be appropriate in scale and design.

Policy **SP8 Special Landscape Area** restricts development that may impact on the characteristics of the six designated Special Landscape Areas. Proposals are required to contribute positively to the area through high quality design, materials and management schemes that demonstrate a clear appreciation of the areas special features.

- 6.2 The site lies central towards the eastern edge of Special Landscape Area ii 'West of Rhiwderin'. The SLA LDP Background Paper 2013 by TACP identified the following primary landscape qualities and features of this SLA as follows:

Primary Landscape Qualities and Features

An extensive area of lowland, rising, agriculture landscape, extending from the western edge of Newport at Rhiwderin up towards the boundary with Caerphilly and southwards down to the M4 corridor. It is dominated by a high promontory of land rising over 200 metres AOD at Coed Mawr. This is formed by an outcrop of old red sandstone rocks, overlain by Carboniferous Limestone. The southern part of the proposed SLA rises to some 115m AOD at Penglan and affords extensive views southwards across the Gwent Levels onto the Severn Estuary and beyond.

The field pattern is medium to small scale, and sinuous in form being a relic post-medieval farmed landscape.

An important feature of the area is the extensive areas of woodland around Coed Mawr in the north, and Park Wood in the south. They are not only important landscape elements but also of nature conservation value, including Plas Machyn, Site of Special Scientific Interest (SSSI), Park Wood (SINC) and Coed Mawr West (SINC).

It is an historically important landscape, the A468 follows the line of the old Roman road from Caerleon to Caerphilly. It is also the location of Plas Machyn, a grade II, Listed Elizabethan gentry house which was the home of Morgan family before they moved to Tredegar House. The garden is included on the Cadw/ICMOS Register of Parks and Gardens in Wales.

It remains a largely tranquil landscape, with only localised disturbance from the principal roads and forms an important rural buffer to the west of Newport.

The key policy and management issues include

Key Policy and Management Issues

- Ensure retention of woodland cover with replacement of plantations with deciduous mixes.
- Maintenance of historic landscape features.
- Management of grasslands to increase diversity and interest.
- Issues of settlement edge – poor quality boundaries, flytipping, trespass.
- Maintenance and management of field boundaries.

Relevant to this application is the maintenance and management of hedgerows, maintenance of historic landscape features (restoration of barn building in derelict condition), and conservation of the field pattern.

7.0 LANDSCAPE CHARACTER IMPACTS

7.1 This section looks at the ability of the landscape character outlined in section 5.0 to accommodate the proposed development change without detriment to the key landscape characteristics. The proposal is for a full planning application. Limited design information is shown on Plan 8, refer to associated submitted documents for further detail.

7.2 The site lies within the LANDMAP Visual and Sensory Michaelston y Fedw area described as 'Open Rolling Lowland' NWPRTVS002 evaluated as Moderate and within the West of Rhiwderin Special Landscape Area. The sense of place description in LANDMAP states 'pleasant farmland in a good condition slightly affected by urban fringe uses and the adjacent M4'.

7.3 The site lies immediately adjacent to a dwelling to the south, both face onto Coc y North Lane as shown in the Google Earth image below.



Google Earth image September 2023 showing neighbouring frontage

7.4 Hedgerows are the key boundary treatment in this area and the historic landscape evaluation is high due to in part to the well-preserved irregular nature of the field-scape. The key landscape characteristics relevant to the planning application for this site are conserving hedgerows to boundaries.

7.5 The proposal will ensure the historic barn is restored rather than falling into further dis-use, the stone building is part of the special landscape area and sensitive restoration of the building will result in little change from existing.

7.6 The site frontage will be low-key and reflect nearby dwelling frontages. Removal of the highway hedge is required to accommodate the required visibility splay, this will be replaced with a double native mixed hedge on a set-back line and the existing bank reduced in height as required by highways. The entrance will be defined by a new low stone wall to match the barn elevations.

7.7 New mixed native hedges will define the garden amenity area boundaries onto open field. New hedges will reflect the existing mix and include a high percentage of holly which will provide year round softening and screening of car parking and rear garden amenity area.

7.8 Given the countryside location and Special Landscape Area, the use of high quality materials and detailing will be important in helping to integrate the restored barn into the landscape in addition to successful long-term management of new native hedges along the boundaries.

7.9 Summary

The **sensitivity** of the landscape to change is assessed as **Medium** due to the 'Moderate' evaluation in LANDMAP for the Visual and Sensory layer and the location within the West of Rhiwderin Special Landscape Area.

The magnitude of change is assessed as **Small-Medium**. The proposal will result in the long term restoration of a previous mid-19th century homestead which is a significant positive change but will result in the loss of a 20m length of regularly maintained native roadside hedge.

Once new planting is established (year 5 onwards) the proposal will result in a minimal adverse change to the landscape character, the site will be experienced as an extension to adjacent residential use (rather than being an isolated change of use) but will provide a more appropriate native planted buffer onto the open pasture fields beyond.

Provided all mitigation measures are undertaken, the overall impact on landscape character is assessed as **adverse Minor**.

8.0 VISUAL ANALYSIS

8.1 The following outlines the key likely impacts on views and amenity. The visual impact will correspond to the direction of viewing by the user, the distance, and be affected by weather conditions for example fog and rain will affect the clarity of the view.

8.2 Visual assessment has been undertaken in January when deciduous trees and hedgerows are not in leaf.

8.3 Photos looking into the site are shown on the attached photo sheets. All selected viewpoints are within 0.5km of the site and defined as 'short range'. Other short range views back to the site are fully screened by intervening tree cover, high field hedges, buildings, or varying local topography.

8.4 The existing view and change to the view at 7 key viewpoints are assessed in the following table. Locations are shown on Plan 1. All selected views are 'short range'.

Definitions: Short range viewpoint up to 0.5km/Mid-range viewpoint 0.5-1km/Long range viewpoint >1km.

Table 1 - Key viewpoints				
Ref no. Title	Existing view Change to the view Glimpsed/Open/ Oblique views	Distance to closest point of the site	Potential for mitigation	Residual issues once mitigation measures established
1 Footpath 393/74/1 exit onto Coc y North Lane	View for road users of derelict barn above regularly maintained roadside hedge with backdrop of neighbouring property and mature tree group View to restored barn with potential for light spill from roof and openings to front and west elevations, the garden area and open parking may be glimpsed until new planting is established.	70m S	Good with room for double native hedge to site frontage and open north boundary Light mitigation required to roof and elevations	Little change from existing view
2 Footpath 393/74/1 near exit onto Coc y North Lane	View for occasional footpath users of derelict barn at gap in outgrown hedgerow across pasture with backdrop of neighbouring property and mature tree group View to restored barn with potential for light spill from roof and openings to front and west elevations, the garden area and open parking may be glimpsed until new planting is established.	75m S	Good with room for double native hedge to site frontage and open north boundary Light mitigation required to roof and elevations	Little change from existing view
3 Footpath 393/74/1 mid-point	View for occasional footpath users of outgrown hedge and sloping pasture field No change in the view	250m SW	N/A	N/A
4 Footpath 393/74/1 at Cwm Cwddy Drive	Attractive view for occasional footpath users of outgrown hedges and sloping pasture field No change in the view	360m SW	N/A	N/A
5 Cwm Cwddy Drive junction with Bryn Hedydd	View for residents and road users across road and highway hedge of sloping pasture with outgrown hedges No change in the view	330m W	N/A	N/A
6 Footpath 393/77/1 at Coc y North Lane	View for occasional footpath users predicted to be of farm track, with a number of outgrown hedges blocking views back to the site No change in the view	250m NE	N/A	N/A
7 Coc y North Lane	View for road users of Lane with well maintained hedge, mature tree groups and stone walls and grass verge fronting residential property, long distance views north No change in the view	230m NE	N/A	N/A

8.5 Summary

The site is only visible from short range views adjacent to the site from Coc Y North Lane, or heading south on the Lane, or from the exit of footpath 393/74/1 onto the Lane. Topography, tree cover, high hedges and intervening buildings or high stone walls screen other views.

The **visual sensitivity** of the receptors to change is assessed as **Medium** given the site is in open countryside but may be lower as the site also has inter-visibility with the urban area of Pentre-poeth only 350m away to the east.

The **magnitude of change** is assessed as **Small** as the barn is already a feature in the landscape and the immediate backdrop is a residential property.

Overall the visual effects from the proposal are assessed as **adverse Minor** from a very short section of Coc y North Lane and footpath 393/74/1 but otherwise there is no change to the view. Adverse effects will decrease as mitigation planting matures beyond year 5 and may be partly offset by bringing the derelict barn back into positive use.

9.0 LANDSCAPE MITIGATION MEASURES

9.1 The proposals have been carefully considered by the design team to: minimise impact on the key qualities of the area identified in Section 5; meet the Local Development Plan policies identified in Section 6; integrate the proposal into the landscape; and take the opportunity to enhance biodiversity interest.

9.2 Further landscape mitigation measures are outlined below, for locations refer to Plan 09.

- Layout allows for planting of a double hedge to replace the road frontage hedge on a set-back line and screen the parking area.
- New planting to boundaries will be locally native based on species which are appropriate to the local landscape and are appropriate to the site layout.
- Control external lighting spill in line with recommendations in the Bat Survey.
- Incorporate ecological enhancement recommendations in the Bat Survey to including hedgehog access and native hedging.
- Undertake planting and seeding in the first planting season following construction and maintain (replacing any failures/failing areas) for five years to ensure successful plant establishment.
- Use of larger sized nursery stock for new hedges to boundaries to provide for more immediate impact.

APPENDIX 1 : LANDSCAPE AND VISUAL APPRAISAL METHOD

1.0 Establishing the landscape baseline:

To be able to assess the effects of a proposed development or change, the landscape baseline must be established. This informs the identification of landscape receptors and the effects of the proposed changes on the receptors can be assessed. The following aspects are considered within this landscape baseline study:

- Landscape fabric – the physical landscape elements including landform, land cover boundaries, trees & woodland.
- Landscape character – the distinct pattern of elements occurring consistently in a particular landscape type, reflecting geology, landform, soils, vegetation and land use together with the aesthetic and perceptual qualities.
- Landscape designation – used to enable judgements when assessing effects within particularly valued sites.

Sensitivity: The sensitivity of landscape receptors to the type and scale of the proposed development is determined by consideration of the *susceptibility* and *value* of the receptor which informs the professional judgement.

- Susceptibility:
 - High – undue negative consequences are expected
 - Medium - undue negative consequences may arise
 - Low - undue negative consequences are unlikely
- Value:
 - High – landscapes with national or international designations
 - Medium - landscapes with local value subject to additional protection
 - Low - landscapes not subject to designation but valued at the community or local level
 - Minimal - landscapes that are degraded with little/no community or local value

Judgements made on susceptibility & value are combined to inform the **level of sensitivity** which are:

- **Very High** sensitivity – a landscape of international importance that might be affected by the proposal, 'Outstanding' evaluation in LANDMAP for characteristics that may be affected by the development, a landscape vulnerable to disturbance or deterioration in character due to the proposals, no / little potential for substitution or replacement.
- **High** sensitivity – a landscape of national importance that might be affected by the proposal, 'High' evaluation in LANDMAP for characteristics that may be affected by the development, many landscape elements sensitive to disturbance or deterioration in character due to the proposals, no / limited potential for substitution or replacement.
- **Medium** sensitivity – a landscape of regional importance that might be affected by the proposal, 'Moderate' evaluation in LANDMAP for characteristics that may be affected by the development, some features sensitive to disturbance or deterioration in character due to the proposals, potential for substitution or replacement.

- **Low** sensitivity – a landscape of local importance that might be affected by the proposal, ‘Low’ evaluation in LANDMAP for characteristics that may be affected by the development, few features sensitive to disturbance or deterioration in character due to the proposals, good potential for substitution or replacement.

It is considered sufficient to describe the ‘level of sensitivity’ only; with susceptibility & value not always recorded in the assessment.

Other general observations regarding the condition and quality of the landscape are used to support the overall narrative and judgement of the sensitivity (including distinctiveness, management, detractors, unity, structure, function, aesthetic value and sense of place).

Magnitude: The effects on landscape receptors are assessed in terms of ‘magnitude of change’ based on a combination of size, scale, geographic extent of influence, duration and reversibility of the impact.

- Size & scale:
 - o Large – major change to the existing landscape including key elements, characteristics and qualities.
 - o Medium – partial or noticeable change to the existing landscape including key elements, characteristics and qualities.
 - o Small – some discernible but minor change to the existing landscape including key elements, characteristics and qualities.
 - o Negligible – very minor, virtually imperceptible change to the existing landscape including key elements, characteristics and qualities.
- Geographic extent:
 - o Wide – influencing several landscape types / areas (>5km)
 - o Medium – generally within the local character area (1-5km)
 - o Local – the site & immediate surrounds (up to 1km)
 - o Site – within 750m of the site
- Duration:
 - o Long term (>10 years)
 - o Medium term (2 – 10 years)
 - o Short term (<2 years)

Judgements made on the scale of **magnitude of landscape change** (a product of size/scale, extent & duration) which are:

- **Large** – notable long term change or loss of landscape components or characteristics over an extensive area or a very intensive, long term change over a more limited area.
- **Medium** – moderate short term change or loss of landscape components or characteristics over a large area or moderate long term change in a localised area.
- **Small** – minor long term or moderate short term change or loss of landscape components or characteristics.
- **Negligible** – no discernible loss of landscape components or characteristics.

It is considered sufficient to describe the 'magnitude of change' only; with the size, scale and extent not always recorded in the assessment.

2.0 Establishing the visual baseline:

Visual effects relate to how the development may affect the available views to 'receptors' (ie. people who experience the view) and the impact on visual amenity. Visual receptors are identified through desk & field studies and the type, relative numbers and activities of potential receptors are documented together with the nature, composition and characteristics of the existing views.

Sensitivity: The sensitivity of visual receptors is assessed by the susceptibility of the receptor and value of the view.

- Receptor activities – (leisure & sporting activities, dog walking, working, at home).
- Movement / Duration – (stationary or moving).
- Orientation – (position of receptors in relation to the development).
- Purpose / expectation of receptors
- Context – (quality of the landscape)
- Importance of view / location

The level of sensitivity is assessed as a combination of *susceptibility* & *value* which is:

- **Very high** sensitivity – a view from residential/community properties experienced by many viewers (especially open/direct views). Daily/prolonged or sustained views over a long period, where view of the landscape is an important attractant, or where the development is an important element of the view. A view from a valued landscape, or an internationally important recreation facility.
- **High** sensitivity – an oblique / interrupted view from residential/community properties experienced by many viewers. Frequent open views where view of the landscape is an important attractant, or where the development is an important element of the view. A view from a valued landscape, or a nationally important recreation facility, or a promoted long distance route.
- **Medium** sensitivity – a view from moderate numbers of residential/community properties experienced by moderate numbers of viewers, or where the development is not an important element of the view. Open views available intermittently and the view of the landscape is an attractant. A view from a valued landscape, or a regionally important recreation facility (especially open/direct views).
- **Low** sensitivity - a view from a small number of residential/community properties experienced by few numbers of viewers. Occasional open views available, viewers pursuing activities such as outdoor sports/work, glimpsed/passing views to vehicles. A view from a low valued landscape, or a locally important recreation facility, or where the view of the landscape is not the reason for visiting.

Magnitude: The effects on the visual receptors are assessed in terms of 'magnitude of change' based on a combination of size, scale, geographic extent of influence, duration and reversibility of the impact.

The size and scale impacts on the relative change in the elements, features, qualities and characteristics that make up the view.

- Size & scale:
 - o Large – major change to the existing view including key elements, characteristics and qualities.
 - o Medium – partial or noticeable change to the existing view including key elements, characteristics and qualities.
 - o Small – some discernible but minor change to the existing view including key elements, characteristics and qualities.
 - o Negligible – very minor, virtually imperceptible change to the existing view including key elements, characteristics and qualities.
- Geographic extent:
 - o Wide – influencing most of a view or receptor (>50%)
 - o Medium – generally between 25-50% of a view or receptor
 - o Small – generally <25% of a view or receptor
 - o Site – generally affecting only a small part of the receptor
- Duration:
 - o Long term (>10 years)
 - o Medium term (2 – 10 years)
 - o Short term (<2 years)

Judgements made on the scale of **magnitude of visual change** (a product of size/scale, extent & duration) which are:

- **Large** – the majority of viewers are affected, great change in view or loss of the view.
- **Medium** – many viewers affected, noticeable change in the view.
- **Small** – few viewers affected, discernible change in the view if looked for.
- **Negligible** – barely perceptible change.

It is considered sufficient to describe the 'magnitude of change' only; with the size and scale not always recorded in the assessment.

3.0 Assessment of Landscape & Visual Effects:

In order to determine the scale of effects, the sensitivity and magnitude of change are assessed for the both the landscape or visual receptor. The scale of effects can be classified as beneficial, neutral or adverse. (see indicative criteria tables below)

Landscape Receptors:

- Adverse landscape effects: Adverse effects occur when features or key landscape characteristics are lost, or where new development is out of scale or character.
- Neutral landscape effects: when there is no discernible improvement or deterioration to the landscape intrinsic landscape character of the area.

- Beneficial landscape effects: when repair, replacement or maintenance occurs to derelict buildings / poorly maintained landscape features

Indicative criteria for assessing Landscape Effects:

Landscape Effect:	Indicative Criteria:
Great:	Landscape character completely degraded; important components or characteristics lost (especially in highly sensitive landscape); little/no scope for mitigation.
	Great improvement – sufficient to upgrade overall landscape character
Major:	Large or medium adverse change to the components or characteristics, or overall character; large change to a high or medium sensitivity landscape; limited scope for mitigation.
	Large improvement to the landscape, or improvement over a wide area sufficient to alter perceptions; larger changes in a landscape of lower sensitivity, smaller changes in a very highly sensitive landscape.
Moderate:	Medium adverse change to components or characteristics, or overall character of medium-high sensitivity landscape; scope for mitigation; discernible improvements to landscape character.
	Larger changes in a landscape of lower sensitivity, smaller changes in a landscape of higher sensitivity.
Minor:	Localised or small adverse change to the existing components or characteristics or overall character; considerable scope for mitigation.
	Localised improvement to the existing landscape, or to components or characteristics of the landscape.
Negligible/None:	Little or no perceived change to the existing landscape character.
	The change is difficult to discern.

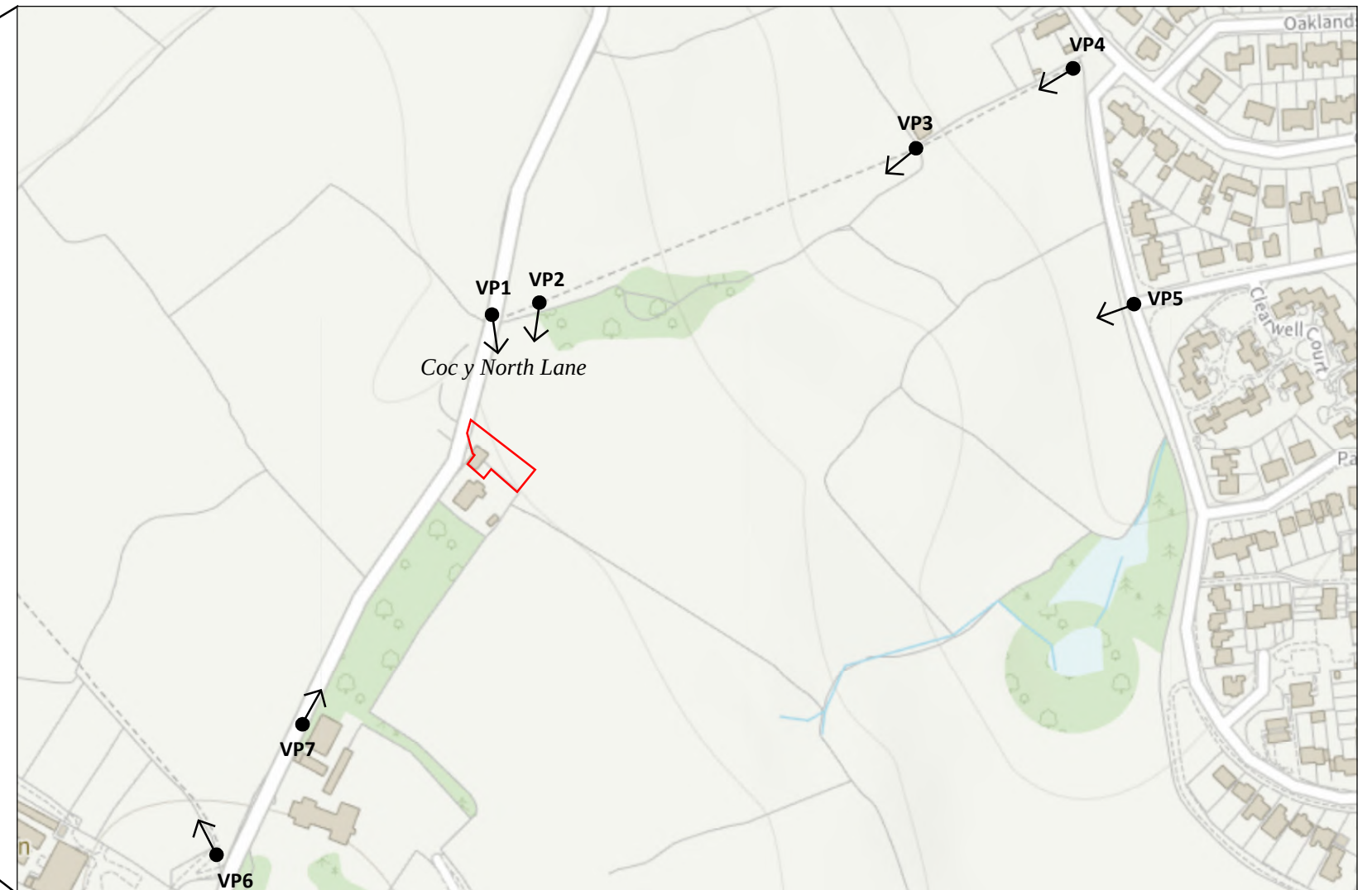
Visual Receptors:

- Adverse visual effects: when the proposed development introduces new non-characteristic, discordant or intrusive elements into views.
- Neutral visual effects: where the change proposed results in no discernible improvement or deterioration to views or visual amenity.
- Beneficial visual effects: when the proposed development would enhance the quality of the receptors view.

Indicative criteria for assessing Visual Effects:

Visual Effect:	Indicative Criteria:
Great:	Large change or visual intrusion experienced by highly/very highly sensitive viewers or from highly/very highly sensitive public view points; many viewers affected. The development would cause a large deterioration in the existing view; little or no scope for mitigation.

	Large improvement in the view, sufficient to upgrade overall visual amenity.
Major:	Large or medium change or visual intrusion experienced by highly sensitive viewers or from highly sensitive public viewpoints; relatively many viewers affected. The development would cause considerable deterioration in the existing view; limited scope for mitigation.
	Appreciable improvement in the existing view; lesser degree of change for very highly sensitive viewers, greater for less sensitive viewers.
Moderate:	Medium change or noticeable visual intrusion experienced by moderately sensitive viewers or from moderately sensitive public viewpoints; relatively few viewers affected. The development would cause a noticeable change in the existing view; scope for mitigation.
	Lesser degree of change for more highly sensitive viewers, greater for less sensitive viewers.
Minor:	Small or localised visual intrusion in the existing view; relatively few viewers affected, good scope for mitigation.
	Localised reduction in visual intrusion or improvement in the view
Negligible/None:	The change in the view is imperceptible or difficult to discern



Viewpoint photo locations - refer to LVA text for description of existing and proposed change in the view.
Refer to Plan 07 for photo locations within the site



Refer to Location Plan 07
for photo locations of the site



Coc Y North Lane
Location Plan 01

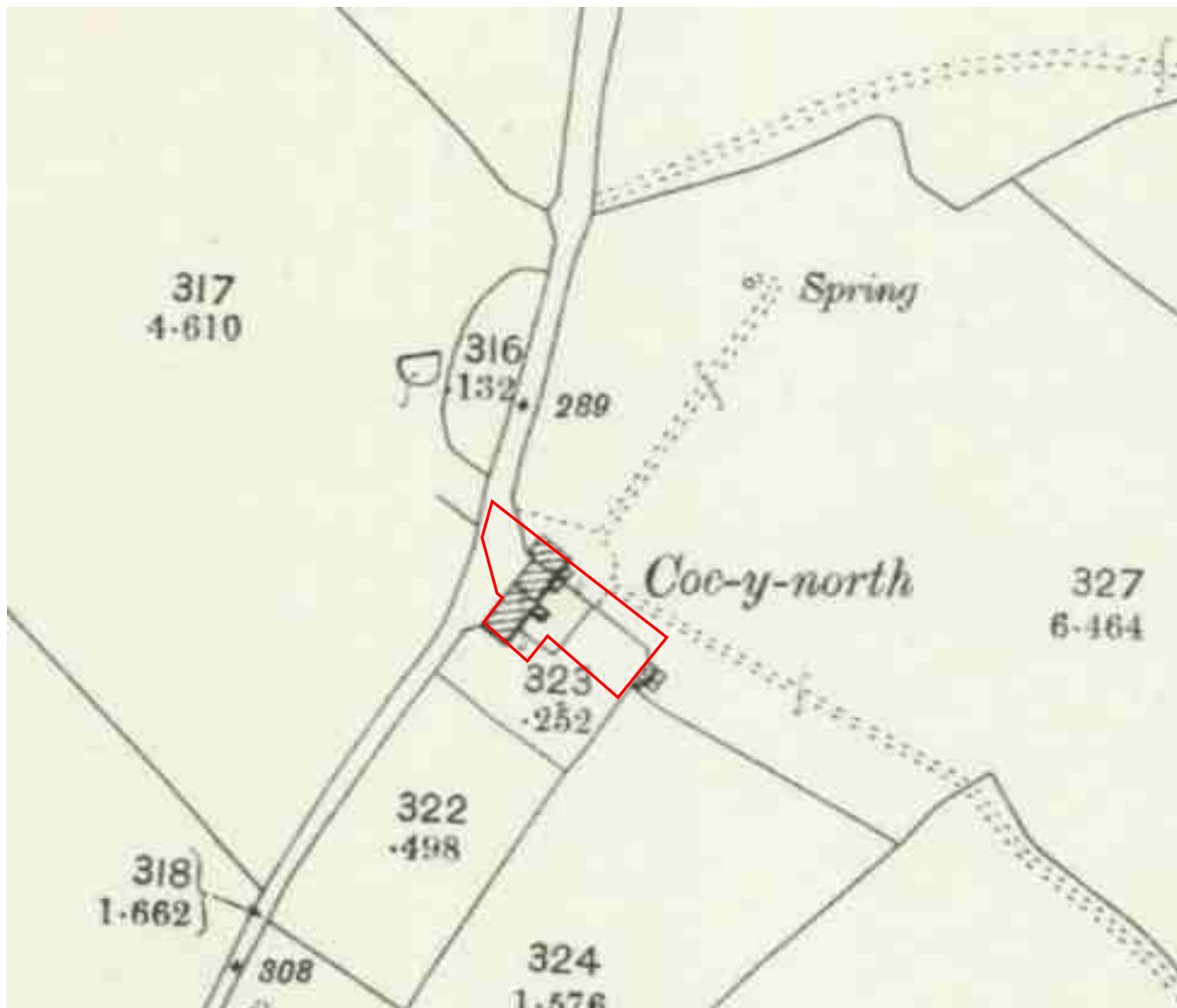
OS licence no. 100043966



Public rights of way



Coc Y North Lane
Aerial Plan 02



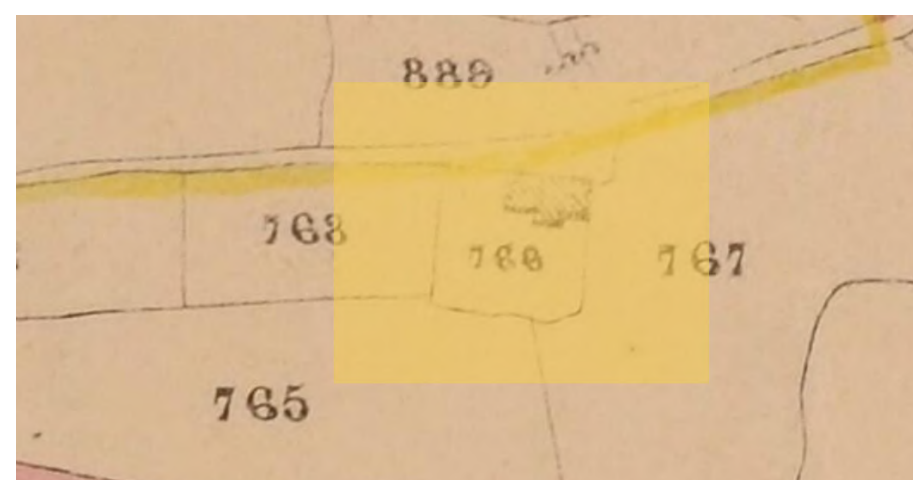
OS 25 inch to the mile series published 1901

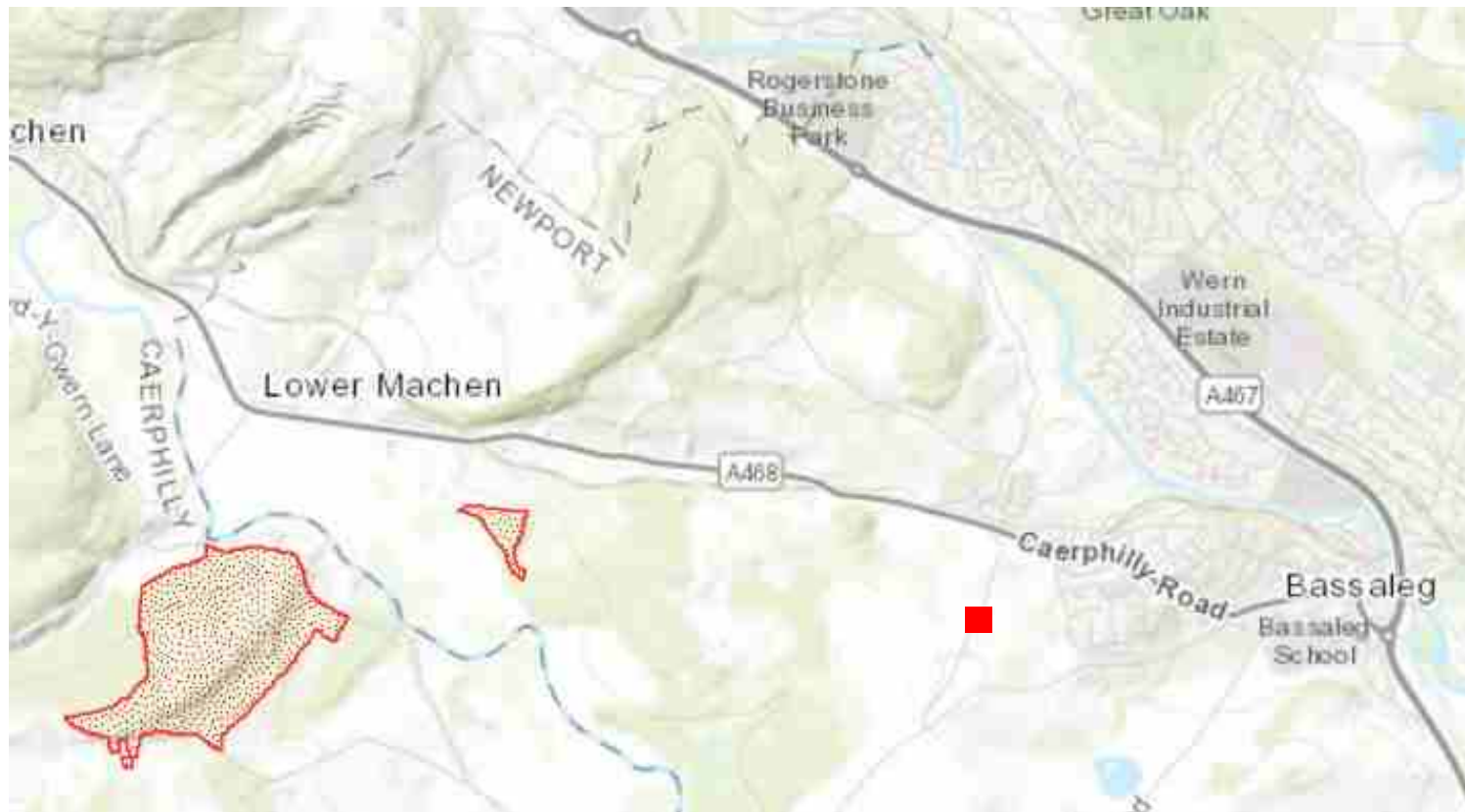


OS 6 inch to the mile series published 1953

			24	334	1	3	7	2	1	8	
<i>Cock North.</i>											
765	Erw Fain	Arable	1	2	11	0	0	6	0	5	1
766	Homestead		0	1	3				0	0	6
767	Cae Flynnon	Pasture	2	0	3	0	2	3	0	2	3
768	Cae Mawr	Meadow	4	2	10	0	5	4	0	10	10
769	Cae Pant	Arable	2	1	5				0	7	11
770	Cae Pistill	do	3	1	6				0	11	6
885	Erw Drain	Pasture	2	1	19	0	2	8	0	2	8
888	Cae r Ellyn	do	3	3	6	0	4	3	0	4	3
889	Rick Yard		0	2	10	0	1	5			
890	Cae r Defaid	Arable	2	2	14	0	0	9	0	7	4
891	Erw Ucha	do	1	3	17	0	0	8	0	5	5
			25	0	33	0	17	10	2	17	9

Tithe plan and apportionment extract 1844

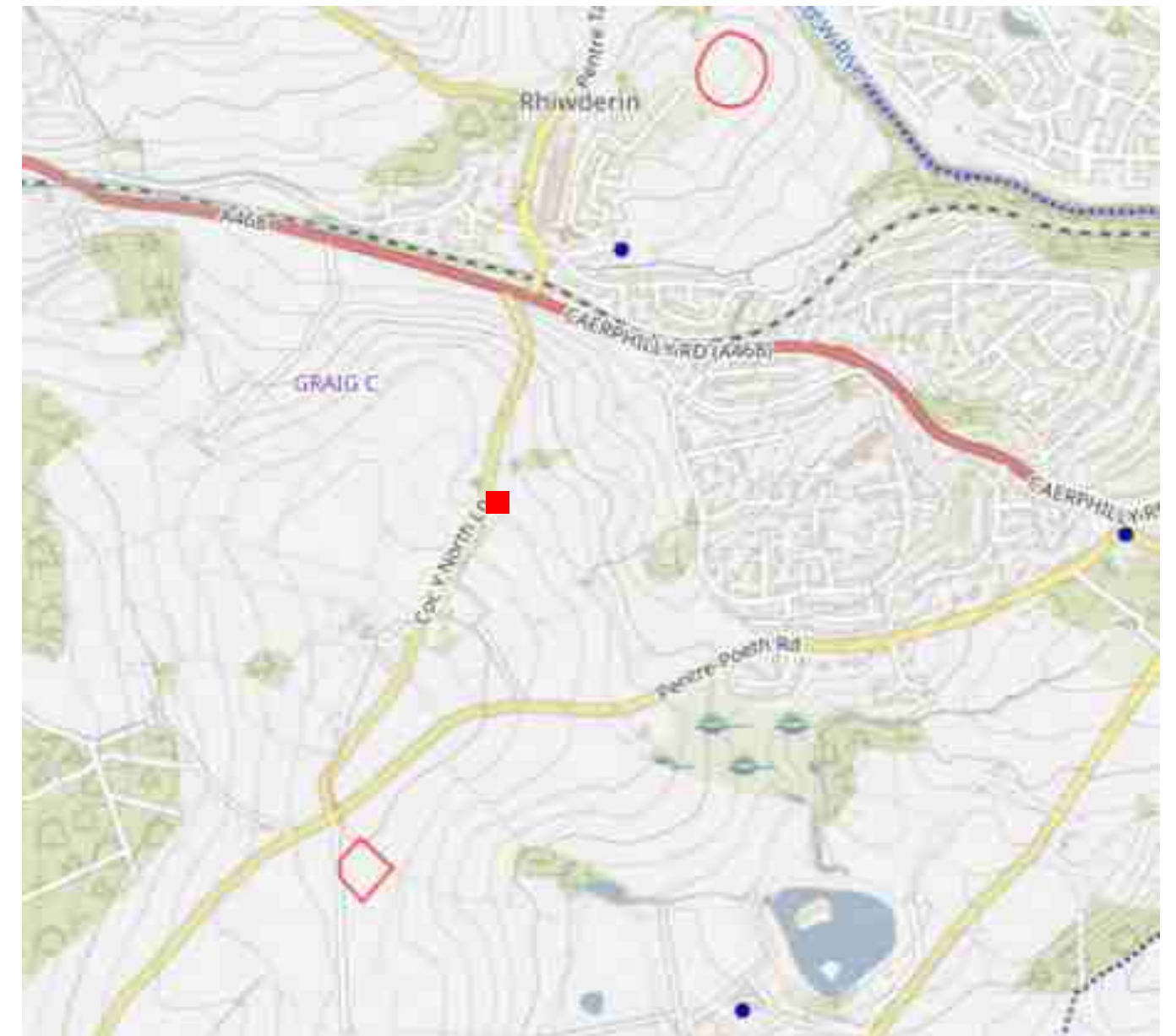




Source: Natural Resources Wales designated natural heritage sites



Source: Natural Resources Wales ancient woodland sites including plantations PAWS



Source: Cadw.gov.wales

- Listed Buildings
- ◻ Scheduled Monuments

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Coc y North Lane
Heritage Assets 04



Newport City Council Local Development Plan 2015 extract

 Special Landscape Area SP8(ii) West of Rhiwderin

Primary Landscape Qualities and Features

An extensive area of lowland, rolling, agricultural landscape, extending from the western edge of Newport at Rhiwderin up towards the boundary with Caerphilly and southwards down to the M4 corridor. It is dominated by a high promontory of land rising over 200 metres AOD at Coed Mawr. This is formed by an outcrop of old red sandstone rocks overlain by Carboniferous Limestone. The southern part of the proposed SLA rises to some 115m AOD at Penylan and affords extensive views southwards across the Gwent Levels onto the Severn Estuary and beyond.

The field pattern is medium to small scale, and sinuous in form being a relict post medieval farmed landscape.

An important feature of the area is the extensive areas of woodland around Coed Mawr in the north, and Park Wood in the south. They are not only important landscape elements but also of nature conservation value, including Plas Machen Site of Special Scientific Interest (SSSI), Park Wood cSNCI and Coed Mawr West cSNCI.

It is an historically important landscape, the A468 follows the line of the old Roman road from Caerleon to Caerphilly. It is also the location of Plas Machen, a grade II* Listed Elizabethan gentry house which was the home of Morgan family before they moved to Tredegar House. The garden is included on the Cadw/ICOMOS Register of Parks and Gardens in Wales.

It remains a largely tranquil landscape, with only localised disturbance from the principal roads and forms an important rural buffer to the west of Newport.

Key Policy and Management Issues

- Ensure retention of woodland cover with replacement of plantations with deciduous mixes.
- Maintenance of historic landscape features.
- Management of grasslands to increase diversity and interest.
- Issues of settlement edge – poor quality boundaries, flytipping, trespass.
- Maintenance and management of field boundaries.

LDP Background Paper 2013 by TACP for West of Rhiwederin SLA





VISUAL AND SENSORY
NWPRTVS002
 Michaelston y Fedw
 Open Rolling Lowland
 Overall evaluation: Moderate

HISTORIC LANDSCAPE ASPECT
NWPRTHL001
 Michaelston y Fedw Rolling Hills
 Irregular fieldscapes
 Overall evaluation: High

LANDSCAPE HABITATS
NWPRTLH040
 Improved grassland
 Overall evaluation: Moderate



GEOLOGICAL ASPECT
NWPRTGL040
 Michaelston y Fedw
 Lowland glacial and fluvio glacial depositional terrain
 Overall evaluation: High

Natural Resources Wales
 National Landscape Character area NLCA35
 Cardiff, Barry and Newport



Notes:

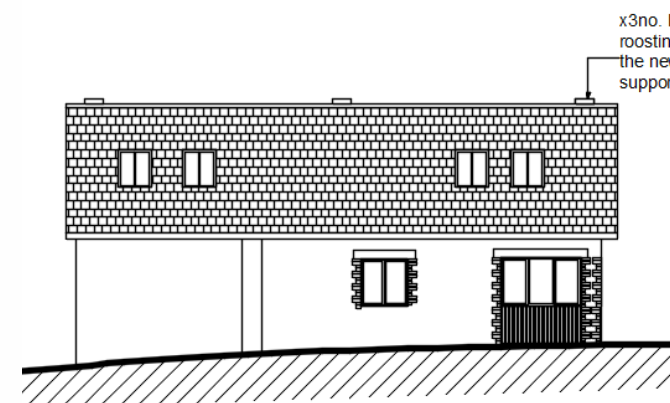
*refer to Location Plan 01 for viewpoint locations 1-7
and LVA text for description of existing and proposed change
in the view.*

*Photos 8--10 illustrating the site and views out from the
site.*

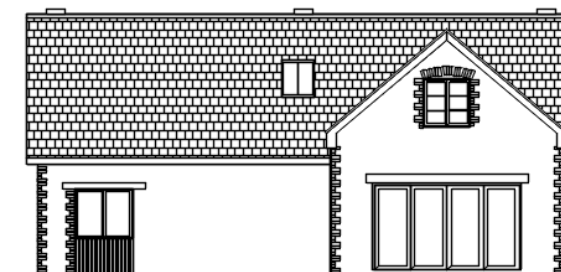


OS licence no. 100043966

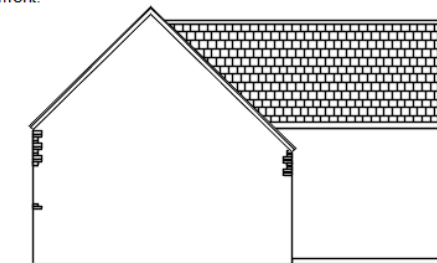
**Coc y North Lane
Photo locations 07**



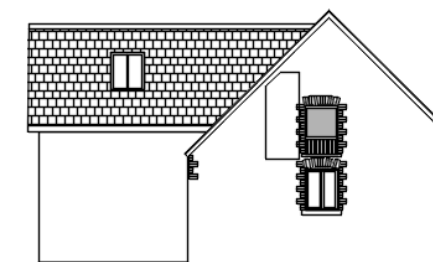
FRONT ELEVATION



REAR ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

x3no. Raised Ridge Tiles and a self contained ridge roosting area for bats along the entire ridge line of the new property to the specification set out in supporting bat survey document.

Materials

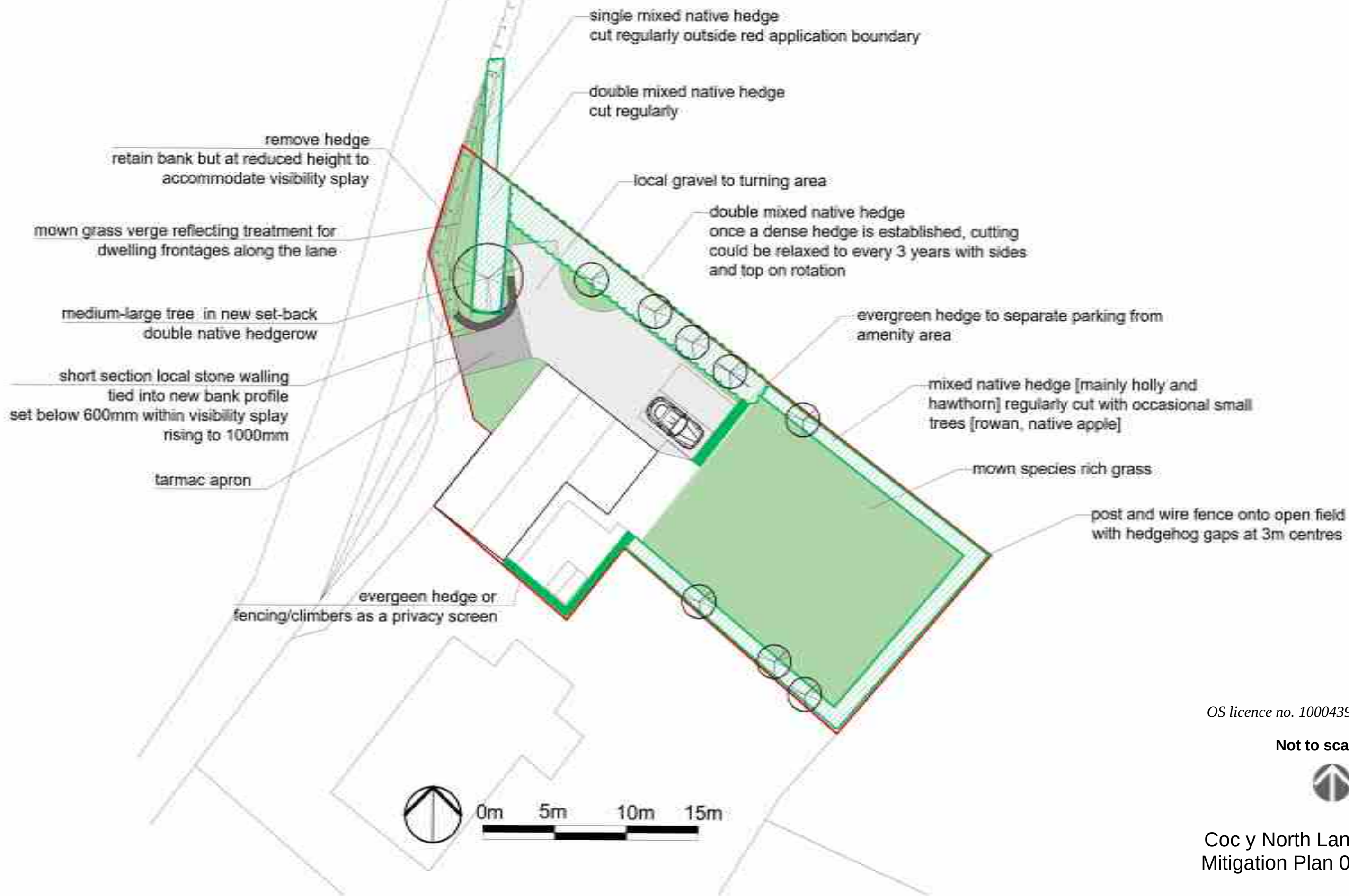
Roof - Natural slate tiles
Fascia board - White UPVC
Walls - Stone to match existing
Guttering - Black UPVC
Windows - Naturally finished timber
Doors - Black Powder coated aluminium
Rooflights - Velux GCL MC06 heritage conservation roof windows
Infill panelling - Uk grown Vertical T&G cedar naturally finished.

OS licence no. 100043966

Not to scale



Coc y North Lane
Proposals Plan 08



OS licence no. 100043966

Not to scale



Coc y North Lane
Mitigation Plan 09



Mackley Davies Assoc Ltd	Viewpoint location Footpath 393/74/1 exit onto Coc y North Lane Date 09.01.24 Canon EOS 1100 cropped frame + 35mm lens	Sheet size 100% at A3 Distance to site boundary 70m Compass direction S Location refer to Plan 1	Coc y North Lane, Rhiwderin	01
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Mackley Davies Assoc Ltd	Viewpoint location Footpath 393/74/1 near Coc y North Lane exit Date 09.01.24 Canon EOS 1100 cropped frame + 35mm lens	Sheet size 100% at A3 Distance to site boundary 75m Compass direction S Location refer to Plan 1	Coc y North Lane, Rhiwderin	02
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Mackley Davies Assoc Ltd	Viewpoint location Footpath 393/71/1 mid-point Date 09.01.24 Canon EOS 1100 cropped frame + 35mm lens	Sheet size 100% at A3 Distance to site boundary 250m Compass direction SW Location refer to Plan 1	Coc y North Lane, Rhiwderin	03
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Mackley Davies Assoc Ltd	Viewpoint location footpath 393/74/1 at Cwm Cwddy Drive Date 09.01.24 Canon EOS 1100 cropped frame + 35mm lens	Sheet size 100% at A3 Distance to site boundary 360m Compass direction SW Location refer to Plan 1	Coc y North Lane, Rhiwderin	04
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Mackley Davies Assoc Ltd	Viewpoint location Cwm Cwddy Drive junction with Bryn Hedydd Date 09.01.24 Canon EOS 1100 cropped frame + 35mm lens	Sheet size 100% at A3 Distance to site boundary 330m Compass direction W Location refer to Plan 1	Coc y North Lane, Rhiwderin	05
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Mackley Davies Assoc Ltd	Viewpoint location Footpath 393/77/1 at Coc y North Lane Date 09.01.24 Canon EOS 1100 cropped frame + 35mm lens	Sheet size 100% at A3 Distance to site boundary 250m Compass direction NE Location refer to Plan 1	Coc y North Lane, Rhiwderin	06
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Mackley Davies Assoc Ltd	Viewpoint location Coc y North Lane Date 09.01.24 Canon EOS 1100 cropped frame + 35mm lens	Sheet size 100% at A3 Distance to site boundary 230m Compass direction NE Location refer to Plan 1	Coc y North Lane, Rhiwderin	07
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Mackley Davies Assoc Ltd	Viewpoint location from Site north boundary Date 09.01.24 Canon EOS 1100 cropped frame + 35mm lens	Sheet size 100% at A3 Distance to site boundary 0m Compass direction SE Location refer to Plan 7	Coc y North Lane, Rhiwderin	08
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Mackley Davies Assoc Ltd	Viewpoint location Site north-east boundary Date 09.01.24 Canon EOS 1100 cropped frame + 35mm lens	Sheet size 100% at A3 Distance to site boundary 0m Compass direction S Location refer to Plan 7	Coc y North Lane, Rhiwderin	09
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Mackley Davies Assoc Ltd	Viewpoint location Site east boundary Date 09.01.24 Canon EOS 1100 cropped frame + 35mm lens	Sheet size 100% at A3 Distance to site boundary 0m Compass direction W Location refer to Plan 7	Coc y North Lane, Rhiwderin	10
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Mackley Davies Assoc Ltd	Viewpoint location Frontage hedge inside the site Date 09.01.24 Canon EOS 1100 cropped frame + 35mm lens	Sheet size 100% at A3 Distance to site boundary 0m Compass direction S Location refer to Plan 7	Coc y North Lane, Rhiwderin	11
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Mackley Davies Assoc Ltd	Viewpoint location Frontage hedge outside the site Date 09.01.24 Canon EOS 1100 cropped frame + 35mm lens	Sheet size 100% at A3 Distance to site boundary 0m Compass direction NE Location refer to Plan 7	Coc y North Lane, Rhiwderin	12
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