

USW Caerleon Environmental Statement

Chapter F: Landscape and Visual

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EDP

**First Floor, The Bonded Warehouse, Atlantic Wharf,
Cardiff CF10 4HF**

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F1.0 Introduction

- F1.1 This Landscape and Visual Chapter considers the likely effects on landscape character and visual amenity within a defined study area that can be expected to arise as a result of the proposed redevelopment of the former USW Caerleon campus. The proposed development will include the adaptation and re-use of the original main college building and the associated buildings and structures that form part of a group of listed buildings. The impacts on the listed building grouping is found in Chapter I: Cultural Heritage. Other buildings within the site will be demolished and redeveloped for residential use.
- F1.2 The proposed development is described in detail in Chapter C.
- F1.3 This chapter provides the Landscape and Visual Impact Assessment (LVIA) that has been undertaken in relation to the application site and its landscape setting. It has been undertaken in accordance with the guidance set out in the *Guidelines for Landscape and Visual Impact Assessment – Third Edition* (GVLIA3) (Landscape Institute and the Institute of Environmental Management and Assessment [LI/IEMA], 2013) and explains the design approaches and mitigation measures that have been embedded in the design process to minimise the impact of the proposals.
- F1.4 The landscape and visual impact assessments in this report are dealt with as separate, although linked, procedures. This chapter provides the qualitative assessment of the potential effects of the development proposals on the identified landscape and visual receptors. Relevant plans are appended to this chapter.

The Purpose of the Document

- F1.5 This chapter provides an objective landscape and visual assessment of the site and its context and identifies potential effects on the landscape and visual receptors of the surrounding area as a result of development (taking into account the design approach and mitigation that is proposed to minimise these effects).
- F1.6 This chapter should be read in conjunction with the following plans and appendices:
- i. Figure F1: LVIA Study Area;
 - ii. Figure F2: Landscape Designations and Considerations;
 - iii. Figure F3: Published Landscape Character Assessment;
 - iv. Figure F4: Local Landscape Character;
 - v. Figure F5: Zone of Theoretical Visibility;
 - vi. Figure F6: Photoviewpoints and Visual Receptors;
 - vii. Appendix F1: Photoviewpoints; and
 - viii. Appendix F2: Landscape Strategy.

About the Author

- F1.7 This chapter of the Environmental Statement (ES) has been produced by competent experts from The Environmental Dimension Partnership Ltd (EDP), who are chartered members of the Landscape Institute and have significant experience of Environmental Impact Assessment (EIA) for a range of schemes. This chapter has been prepared with reference to The Landscape Institute's GLVIA3.

F2.0 Policy Context

Planning Policy and Guidance

F2.1 An appreciation of the ‘weight’ to be attributed to any landscape or visual effects arising from development starts with an understanding of the landscape designations and planning context within which any such development is to be tested for its acceptability.

F2.2 EDP has conducted a data trawl of these relevant designations and considerations, the locations of which are illustrated on Figure F.2. A summary of these matters is included below.

Planning Policy Wales

F2.3 Planning Policy Wales Edition 10 (December 2018) sets out a number of national policies relevant to the site.

- 1 Section 3.51 – Preference for the re-use of land: *“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 settlements, such land should generally be considered suitable for appropriate development where its re-use will promote sustainability principles and any constraints can be overcome”*;
- 2 Section 6.3 and 6.4 – Measures to conserve landscape and biodiversity; and
- 3 Section 6.1.7 – Conserving and enhancing the historic environment: *“It is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way...”*; and
- 4 Section 6.1.11 – Reuse of listed buildings: *“For listed buildings, the aim should be to find the best way to protect and enhance their special qualities, retaining them in sustainable use. The continuation or reinstatement of the original use should generally be the first option, but not all original uses will now be viable or appropriate. The application of planning and listed building controls should recognise the need for flexibility where new uses have to be considered in order to secure a building’s survival or provide it with a sound economic future”*.

Local Planning Policy

F2.4 This section outlines planning policies and statutory landscape designations that are relevant when assessing the potential landscape and visual impacts of the proposed development.

F2.5 The Newport Local Development Plan 2011–2026 (LDP) was adopted in 2015 and sets out the Council’s framework for planning approach and policies through the area. The relevant adopted policies and statements comprise the documents listed below.

Policy SP9: Conservation of the Natural, Historic and Built Environment

F2.6 Paragraph 2.34 of Policy SP9 states that *“The protection, retention, safeguarding, conservation and enhancement of heritage assets will be sought, and where new development is proposed that affects the building or site or its setting, this should be of the highest quality.”*

Policy GP5: General Development Principles – Natural Environment

F2.7 Policy GP5 states that *“Development will be permitted where: ... vi. The proposal includes an appropriate landscape scheme, which enhances the site and the wider context including green*

infrastructure and biodiversity networks; vii. The proposal includes appropriate tree planting or retention where appropriate and does not result in the unacceptable loss of or harm to trees, woodland or hedgerows that have wildlife or amenity value.”

- F2.8 Paragraph 3.32 states that *“The location, scale and design of any proposed development should take account of its landscape setting.”*
- F2.9 Paragraph 3.33 states that *“A high standard landscape scheme is expected to complement development sites. Landscape schemes should use native species and should be designed as an integral part of the development rather than as a later addition or after thought to be fitted in and around it and should respect and complement the character of the local landscape and the features within it. Landscape schemes should seek to create new habitats, promote biodiversity and facilitate opportunities for ecological connectivity.”*
- F2.10 Paragraph 3.34 states that *“Large scale and visually prominent developments and those on environmentally sensitive sites will require greater consideration of landscaping issues than other sites.”*
- F2.11 Paragraph 3.39 states that *“Effective measures should be taken to protect existing trees, woodlands and hedgerows that have been identified as worthy of retention.”*

Policy GP6: General Development Principles – Quality of Design

- F2.12 Section i) ‘Context of the site’ states that *“all development should be sensitive to the unique qualities of the site and respond positively to the character of the area.”*

Planning History

- F2.13 This site has been subject to previous planning applications, the most relevant being Application Reference 17/0781 for:
- “Hybrid application seeking full permission for partial demolition, refurbishment and conversion of main building to 42no. flats, conversion of TJ Webby building to 2no. dwellings, conversion of TY Hywel building to 2no. dwellings (1no. flat and 1no. house), conversion of Felthorpe House to 1no. dwelling, and expanded use of Kegie Building to include B1a (office); and outline permission for demolition of other existing buildings and construction of up to 263 no. dwellings, 2,400sqm of flexible B1a/D1 non residential institution floorspace (Kegie Building Phase II), changing room facility, alterations of accesses off Lodge Road and College Crescent, retention of existing rugby pitch and College Road gate piers, and proposed open space, landscaping, engineering and infrastructure works with access to be considered and all other matters reserved”.*
- F2.14 This application was refused on 3 October 2018 in relation to highways and air quality. This report references the Landscape and Visual Impact Assessment provided for application 17/0781 (Chapter 8 Landscape and Visual (revised) of the Environmental Statement; dated April 2018; Alder King) and its associated figures.

F3.0 **Assessment Methodology & Significance Criteria**

Assessment Methodology

- F3.1 This LVIA has been undertaken in accordance with the principles embodied in GLVIA3 and other best practice guidance.
- F3.2 **Familiarisation:** EDP's study has included reviews of aerial photographs, web searches, Local Planning Authority (LPA) publications and landscape character assessments. EDP has also obtained, where possible, information about relevant landscape and other designations such as Areas of Outstanding Natural Beauty (AONB).
- F3.3 **Field Assessment:** EDP has undertaken a comprehensive field assessment of local site circumstances, including a photographic survey of the character and fabric of the site and its surroundings, using photography from a number of representative viewpoints. The field assessment was undertaken by a Chartered Landscape Architect on 15 May 2019 in fine, clear weather.
- F3.4 **Design Inputs:** Inherent mitigation is described in Section F6.0. EDP's field assessment has informed a process whereby the proposed development has been refined to avoid, minimise or compensate for landscape effects. Such measures are summarised in Section F6.0.
- F3.5 **Assessment Methodology:** Predicted effects on the landscape resource arising from the proposed development (as detailed in Section F5.0 of this LVIA) have been determined in accordance with the principles embedded within published best practice guidance insofar as the assessment adopts the following well-established, structured approach, whereby likely effects on landscape character and visual amenity are dealt with separately, however these are interlinked facets of the landscape and the perception of it.
- F3.6 The assessment of likely effects is reached using a structured methodology for defining sensitivity, magnitude and significance, which is described further below in the sub-section 'Assessment Process'. This framework is combined with professional judgement. Professional judgement is an important part of the assessment process; it is neither 'pro-' nor 'anti-' development but acknowledges that development may result in beneficial change as well as landscape harm. As advised in GLVIA3, the appraisal takes into account the effects of any proposed mitigation, whether beneficial or adverse.

Study Area

- F3.7 To establish the baseline and potential limit of material effects, the study area has been considered at two geographical scales.
- F3.8 First, a broad 'study area' was adopted, the extent of which is illustrated on Figure F.1. Based mainly on desk-based study, this broad study area allowed the geographical scope of the assessment to be defined based on the extent of views to/from the site, extent of landscape effects and the site's environmental planning context.
- F3.9 Second, following initial analysis and subsequent fieldwork, the broad study area was refined down to the land that is most likely to experience landscape effects. The extent of this detailed study area is 1km from the site boundary, although occasional reference may be made to features beyond this area where appropriate.

Baseline Data Collection

- F3.10 The baseline comprises a factual description of the landscape and visual amenity resource of the study area. It is based on a review of landscape character documentation (with on-site corroboration), anticipated changes within the landscape, a review of planning policies and designations and a review of the visual amenity of the study area and general visibility of the site. This comprised both a desk-based analysis and on-site survey work and included a Zone of Theoretical Visibility (ZTV) analysis to aid the understanding of the potential visibility of the proposed development.
- F3.11 The baseline describes, classifies and evaluates the baseline landscape and has been instrumental in the identification of the receptors and viewpoints to be included within the assessment.
- F3.12 In compiling the baseline, EDP has undertaken the following key tasks:
- 1 A review of the planning policy context for the site, summarised in Section F2;
 - 2 A desktop study and web search of relevant background documents and maps; and
 - 3 Field assessment of local site circumstances undertaken in 2019. This included a photographic survey of the character and fabric of the site and its surroundings, using photography from a number of representative viewpoints, undertaken by a Chartered landscape architect.
- F3.13 Further details of these key tasks are provided within the assessment methodology section below as they form an integral part of the assessment process.

Methodology Legislative Context

- F3.14 The EIA approach is set out in Chapter A. With regard to Landscape and Visual matters the European Landscape Convention (ELC), to which the UK is a signatory, defines landscape as:
- “Landscape is an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.”*
- F3.15 GLVIA, paragraph 2.4, reminds us that the importance of the ELC definition is that it “...moves beyond the idea that landscape is only a matter of aesthetics and visual amenity.” Landscape assessment requires that proposed changes are assessed holistically in terms of all dimensions of the landscape resource. Those other dimensions include whether the site has historical or cultural relevance, its habitats, its landscape fabric and its long-term management. Frequently we find that loss of openness and change to visual character are counterbalanced by neutral or even positive impacts on other dimensions of the landscape resource.
- F3.16 The GLVIA also states, in reference to the European Union Directive 2011/92/EU:
- “The Directive is clear that the emphasis is on the identification of likely significant environmental effects. This should embrace all types of effect and includes, for example, those that are positive/beneficial and negative/adverse, direct and indirect, and long and short term, as well as cumulative effects. Identifying significant effects stresses the need for an approach that is in proportion to the scale of the project that is being assessed and the nature of its likely effects. Judgement needs to be exercised at all stages in terms of the scale of investigation that is appropriate and proportional. This does not mean that effects should be ignored, or their importance minimised but that the assessment should be tailored to the particular circumstances in each case.”*

- F3.17 This LVIA has been prepared in accordance with best practice guidance, as set out in the GLVIA which “*takes into account recognition of the European Landscape Convention by the United Kingdom government*” including with regard to definition of landscape; value of landscape; and the assessment of the effects of the development on landscape, as set out above. This assessment has, therefore, been prepared with regard to the ELC in these regards.

Assessment Process

- F3.18 A three-stage assessment process has been adopted for the LVIA in accordance with best practice, as set out in the GLVIA as relevant to EIA schemes, comprising:
- 1 Description of the proposed development and the existing landscape and visual context in which it will be assessed;
 - 2 Prediction of the likely changes to the landscape and visual receptors resulting from the proposed development; and
 - 3 Assessment of the significance and nature (positive/beneficial or negative/adverse) of the effects resulting from the likely changes.
- F3.19 The assessment at stage 2 comprises the effects at the construction stage, when landscape and visual mitigation has typically not been established, then in the first year (year 1) following completion and finally the fifteenth year (year 15) following completion.
- F3.20 The likely effects of the proposed development on the landscape resource and visual amenity are assessed through the combination of an assessment of visual receptors, aided by representative viewpoints; desk research and review of published material relating to landscape character; and fieldwork. Through this work, a more precise understanding of the study area containing the landscape character and visual receptors can be gained.
- F3.21 In order to assess the likely effects, the assessment draws on the baseline to identify receptors that may include, but not be limited to, those listed below.
- F3.22 Landscape receptors may include:
- 1 Landscape designations on a national, regional or local level (where relevant);
 - 2 The landscape fabric of the development site;
 - 3 The ‘host’ landscape character area that contains the proposed development;
 - 4 ‘Non-host’ landscape character areas surrounding the host character area and that have the potential to be affected by the proposed development (where relevant); and
 - 5 Specific landscape features of value as identified through the ecology and arboriculture surveys.
- F3.23 Visual receptors may include:
- 1 Users of National Cycle Routes and National Trails;
 - 2 Users of local/regional cycle and walking routes;
 - 3 Those using local rights of way – walkers, horse riders, cyclists;
 - 4 Users of open spaces with public access;
 - 5 Settlements and private residences;
 - 6 People using major (A and B) roads;
 - 7 People using minor roads; and
 - 8 People using local railways.

- F3.24 The tables reproduced below offer guidance for assessing overall sensitivity of any landscape or visual receptor and magnitude of change.
- F3.25 Assessment of the overall sensitivity of any landscape or visual receptor is determined by combining judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape or view as set out at paragraph 5.38 of GLVIA. However, the narrative in this report demonstrates that assessment of overall sensitivity can change on a case-by-case basis. For example, a high susceptibility to change and a low value may result in a medium overall sensitivity, unless it can be demonstrated that the receptor is unusually susceptible or is in some particular way more valuable. A degree of professional judgement applies in arriving at the overall sensitivity for both landscape and visual receptors.
- F3.26 Table F3.1 below provides an indication of the criteria by which the overall sensitivity of a landscape receptor is judged within this assessment and considers both value and susceptibility independently.
- F3.27 Where LANDMAP evaluation terminology is used, this is consistent with EDP terminology with the exception that a 'moderate' LANDMAP value corresponds with an EDP 'medium' and an 'outstanding' LANDMAP value corresponds with an EDP 'very high' overall sensitivity.

Table F3.1 Landscape Sensitivity Criteria

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

F3.28 For visual receptors, judgements of susceptibility and value are closely interlinked considerations. For example, the most valued views are those which people go and visit because of the available view – and it is at those viewpoints that their expectations will be highest and thus most susceptible to change.

F3.29 Table F3.2 below provides an indication of the criteria by which the overall sensitivity of a visual receptor is judged within this assessment and considers both value and susceptibility together.

Table F3.2 Visual Receptor Sensitivity Criteria

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

F3.30 Table F3.3 below provides an indication of the criteria by which the size/scale of change at a landscape or visual receptor is judged within this assessment.

Table F3.3 Scale of Change Criteria

Category	Landscape Receptor Criteria	Visual Receptor Criteria
Very High	Total loss of or major alteration to key elements/features/characteristics of the baseline condition. Addition of elements that strongly conflict with	There would be a substantial change to the baseline, with the proposed

Category	Landscape Receptor Criteria	Visual Receptor Criteria
	the key characteristics of the existing landscape.	development creating a new focus and having a defining influence on the view.
High	Notable loss or alteration to one or more key elements/features/ characteristics of the baseline condition. Addition of elements that are prominent and may conflict with the key characteristics of the existing landscape.	The proposed development will be clearly noticeable and the view would be fundamentally altered by its presence.
Medium	Partial loss or alteration to one or more key elements/features/ characteristics of the baseline condition. Addition of elements that may be evident but do not necessarily conflict with the key characteristics of the existing landscape.	The proposed development will form a new and recognisable element within the view that is likely to be recognised by the receptor.
Low	Minor loss or alteration to one or more key elements/features/ characteristics of the baseline landscape. Addition of elements that may not be uncharacteristic within the existing landscape.	The proposed development will form a minor constituent of the view being partially visible or at sufficient distance to be a small component.
Very Low	Barely discernible loss or alteration to key elements/features/characteristics of the baseline landscape. Addition of elements not uncharacteristic within the existing landscape.	The proposed development will form a barely noticeable component of the view and the view, whilst slightly altered, would be similar to the baseline situation.
Negligible	No appreciable change	No appreciable change.

F3.31

Table F3.4 below provides an indication of the criteria by which the geographical extent of the area affected is judged within this assessment.

Table F3.4 Geographical Extent Criteria

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

	Landscape Receptors	Visual Receptor Criteria
Smallest	Effects only experienced on parts of the site at a very localised level.	Long range views with a negligible part of the view affected.

Significance Criteria

F3.32 The purpose of the EIA process is to identify the likely significant environmental effects (both beneficial and adverse) arising from a proposed development.

F3.33 In order to consider the likely level of any effect, the sensitivity of each receptor is combined with the predicted magnitude of change (as set out above), with reference also made to the geographical extent, duration and reversibility of the effect within the assessment. The level of effect can be derived by combining the sensitivity and magnitude in accordance with the matrix in Table F3.5.

Table F3.5 Level of Effects Matrix

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

F3.34 Each effect is described and evaluated individually through the integration of all of the relevant factors and assessed as either significant or not significant. For landscape and visual effects, those effects identified at a **substantial, major, major/moderate** or **moderate** level (emboldened in the table above) are generally considered to be **significant** and those effects assessed at a **moderate/minor, minor, minor/negligible** or **negligible** level are considered to be **not significant** in EIA terms.

F3.35 In certain cases, where additional factors may arise, a further degree of professional judgement may be applied when determining the level of overall change. Where this occurs further explanation is given. A definition of the effects is described in Table F3.6 below.

Table F3.6 Definition of Effects

Definition of Effects	
Substantial	Effects that are in complete variance to the baseline landscape resource or visual amenity.
Major or Major/Moderate	Effects that result in noticeable alterations to much (Major effect) or some (Moderate/Major effect) of the key characteristics of the landscape resource or aspects of visual amenity.
Moderate	Effects that result in noticeable alterations to a few of the key characteristics of the baseline landscape resource or aspects of visual amenity.

Definition of Effects	
Minor or Minor/Negligible	Effects that result in slight alterations to some (Minor effect) or a few (Minor/Negligible) of the key characteristics of the landscape resource or aspects of visual amenity.
Negligible or Negligible/None	Effects that result in barely perceptible alterations to a few (Negligible effect) or some (Negligible/None effect) of the key characteristics of the landscape resource or aspects of visual amenity.
None	No detectable alteration to the key characteristics of the landscape resource or aspects of visual amenity.

Consultation

- F3.36 EDP undertook consultation with Newport City Council and their Landscape Advisor, Mackley Davies Associates Ltd. The purpose of the consultation was to agree that the extent of the visual appraisal undertaken for the previous submission could be reduced for the revised scheme, due to the limited extent of significant effects found in that assessment. Mackley Davies agreed with the approach suggested by EDP, which resulted in a pragmatic reduction in the scope of the LVIA.

Assumptions and Limitations

- F3.37 The following assumptions and limitations of the assessment process are acknowledged:
- Baseline conditions have been established using published documents and field assessment. It is important to note that this information may change before, or during, the construction and operation of the proposed development; and
 - As defined above, the assessment of likely significant effects applies a pre-determined methodology to arrive at its conclusions. This procedure brings a degree of objective, procedural rigour into what otherwise might be judged to be 'personal opinion'. Certainly, professional judgement still plays its part, but the purpose of adopting a methodology is to make the process as clear and logical as possible.

Acknowledgement of Any Shortcomings

- F3.38 In order to provide a timely response to the planning application procedure, the site visit was undertaken during summer months when leaf cover was at its highest. It is not unusual for LVIA to be carried out at any time during the year as professional judgement and experience is applied to assessing likely worst-case intervisibility. In this instance, the author did however have the benefit of reference to the winter views captured for the previously submitted, refused application.

F4.0 Baseline Conditions

Existing Conditions

Site Location

- F4.1 The site is located in the Parish of Caerleon, within the principal area of Newport City in South Wales, on a low ridge to the north of the historic core of Caerleon. It overlooks the broad valley floor of the River Usk (Afon Wysg) to the south and the river Afon Lwyd to the east. This broad context is illustrated by Figure F.4.

Statutory Landscape Designations

- F4.2 The Statutory Landscape Designations that apply in Wales are National Parks, AONBs and National Nature Reserves. With reference to Figure F.2, there are no Statutory Landscape Designations within the study area. The closest AONB is the Wye Valley AONB approximately 15km east of the site. The closest National Park is the Brecon Beacons National Park approximately 11km north of the site. The closest National Nature Reserve is the Newport Wetlands approximately 8km south of the site. Due to the distance from the site and intervening landform, any change to the landscape would not be noticeable from these designated areas.

Statutory Nature Conservation Designations

- F4.3 A separate Ecology Assessment, at Chapter H, considers the ecological designations on the site and within the study area. These are also illustrated on Figure F.2
- F4.4 There are a number of Statutory Nature Conservation Designations within the study area, namely, the River Usk/Afon Wysg Designated Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) which is located approximately 1km south and east of the site. There is one other SSSI (Langstone-Llanmartin Meadows) situated within 5km to the east of the site. There is no visibility of the site from this SSSI due to the ridge running south-west to north-east between Caerleon and the SSSI.

Historic Environment

- F4.5 Heritage assets can influence the visual character of the landscape and enrich its historic value. This LVIA addresses heritage assets only insofar as they are components of the wider contemporary landscape – not in terms of their significance and value as heritage assets, which is a matter addressed by the separate Cultural Heritage Assessment at Chapter I.
- F4.6 There are a number of historic statutory designations within the study area, which are shown on Figure F.2.
- F4.7 Substantial areas in and around the modern town of Caerleon are protected as a part of the Caerleon Roman Legionary Fortress, a scheduled monument of international significance. A conservation area has been designated at Caerleon, covering the later historic core of the town, as well as embracing the whole of the area of the Roman Fort, and the fields of the west side that stretch down to the River Usk.
- F4.8 The site occupied by the Caerleon Campus falls outside the Conservation Area, approximately 150m to the north. The site lies within the wider area covered by the local designation as an Archaeologically Sensitive Area (ASA). This designation indicates the most likely areas in which archaeology may become a component in the determination of planning applications and

suitable provision must be made for the archaeological investigation of the site, with the setting of any important archaeological findings preserved.

- F4.9 The Main College building, together with the resident lodges and gate piers, are Grade II listed buildings. There are a number of listed buildings within the wider study area shown on Figure F.2, the closest of which are located and within Caerleon Conservation Area. Impact on the historic environment is covered in Chapter I – Cultural Heritage. Key views of the listed buildings from within the site, primarily along the historic formal avenue, are considered in the visual appraisal below.
- F4.10 There are several scheduled monuments within the wider study area shown in Figure F.2. These are concentrated around the historic town centre within the Conservation Area.

Public Rights of Way

- F4.11 The Usk Valley Walk, a long-distance footpath, runs along the ridgeline at Chepstow Hill approximately 1.5km south east from the site at its closest point.
- F4.12 There are many PRow footpaths located within the study area, predominantly concentrated to the north of the site. The closest of these runs along the northern boundary of the site, connecting St Cadoc's Close to Ponthir Road. The selected photographic viewpoints for this report include views from footpaths within the ZTV (Figure F.5) and considers the potential visual impact on these arising from the proposed development.

Tree Preservation Orders

- F4.13 A number of individual and group Tree Preservation Orders (TPO) have been placed on trees within the site. The condition of these varies and has been subject to a more recent condition survey by Steve Ambler Arboriculture Consultants, to inform the development proposals. A full description of the trees is included in Chapter G relating to arboriculture.
- F4.14 Following the site visit in May 2019, the baseline conditions compared to those undertaken for the original scheme remain relatively unchanged other than for some maturation of trees and hedgerows. These are described below.

Landscape Character Appraisal

- F4.15 Wales is divided into 48 regional-scale landscape character areas, each of which has a distinctive sense of place. Figure F.3 illustrates where these character areas lie within the study area.

Regional Scale Landscape Character

LCA 35 - Cardiff and Newport

- F4.16 The site is situated within National Landscape Character Area (LCA) 35, Cardiff and Newport. This character area extends from Pontypool and Cwmbran in the north, south to Newport and west along the M4 corridor to include Cardiff and Barry in the south.
- F4.17 The characteristics defined in this LCA mostly relate to the land within the wider study area that forms the landscape setting to the site:
- i. *“Busy, heavily urbanised areas - containing Cardiff, and other large settlements including Penarth and Barry to the south to the west and the city of Newport and new town of Cwmbran to the east”;*
 - ii. *“The M4 motorway - forms a noisy, busy corridor between and bypassing the two cities, together with the main railway”; and*

- iii. *“Lowland river corridors - Rivers Taff and Ely drain into Cardiff Bay and the tidal River Rhymney runs through east Cardiff; the tidal River Usk forms the focus of Newport with the River Ebbw meandering to the south east.”*

LCA 31 – Central Monmouthshire

- F4.18 The site is situated within 500m of the adjoining LCA 31 – Central Monmouthshire. The characteristics that most relate to the land within the study area are:
- *“An area of gently rolling hills, intervening valleys and the Usk flood plain”;*
 - *“Hedge-bound fields are mainly given to sheep grazing and dairying, with areas of arable farming on the fertile floodplain”;* and
 - *“The sheltered landscape has a peaceful rural character, with any significant modern intrusion confined to the road corridors of the A40 and A449.”*

LCA 32 - Wye Valley and Wentwood

- F4.19 The site is situated approximately 3.2km west of the Wye Valley and Wentwood LCA 32. The ZTV indicates there are potential views from this character area to the site, however distance is so great that the site would not be readily perceivable. Accordingly, it is predicted that no potential indirect effects would occur and assessment on this LCA is scoped out of this ES assessment.

LCA 34 - Gwent Levels

- F4.20 The fourth landscape character area within the study area is LCA 34 - Gwent Levels, which is located approximately 2.7km south-east from the site. The ZTV indicates that there will be no visibility between the site and this character area due to the ridge that runs from the south-west to the north-east lying between them. Site visits confirmed this lack of visibility and therefore no further assessment on this LCA is carried out in this ES.

Local Landscape Identity

- F4.21 Within each LCA, different parts have their own local identity. Local detail is recorded in the Natural Resources Wales LANDMAP landscape information system. Five, nationally consistent, quality assured spatial datasets are included in LANDMAP. These are: Geological Landscape, Landscape Habitats, Visual and Sensory, Historic Landscape and Cultural Landscape.
- F4.22 The areas relevant to the site are described below and form the basis on which the assessment on landscape character is made in this ES.

Geological Landscape

- F4.23 The Caerleon (Pilmawr) area is geologically described as a *“Prominent low ridge. Largely developed and forming a major part of the modern town of Caerleon.”* The geological value has been evaluated as “Moderate (geology presumed to be widespread and extensively covered by development)”. Principle management recommendations are to: *“Ensure that no significant geological or geomorphological features are lost or damaged (e.g. due to development).”*
- F4.24 The LANDMAP Value was evaluated as ‘Moderate’ (corresponding with ‘Medium’ in the EDP LVIA terminology), which is supported by baseline findings in this LVIA.

Landscape Habitats

- F4.25 The landscape habitats recorded in the Caerleon area are as follows: Buildings (74%), Amenity Grassland (8%), Improved Grassland (4%), Semi-improved Neutral Grassland (2%), Semi-natural Broadleaved Woodland (2%). Key landscape habitat features include: “*mainly residential housing with gardens*” and “*woodland and scrub which follows the railway line is a strong green corridor through the area.*” Habitat value is classed as low due to the fragmentation of habitats and that, based on the survey data, the majority of the LANDMAP area consists of improved or amenity grassland and planting. Principle management recommendations include increasing urban biodiversity through raising public awareness that their gardens can attract wildlife through various means, increasing the green corridors and networks using trees and green spaces.
- F4.26 This LANDMAP aspect area was evaluated as low. The grassland, trees and shrubs within the site are unmanaged and therefore this value is supported by the baseline findings in this LVIA.

Visual and Sensory

- F4.27 Visually the town of Caerleon has “*expanded to the north west, crossing the railway line and rising up from the valley floor. Here there are large buildings including a hospital and college and housing estates which are highly visible from the South including the M4.*” The visual and sensory value is evaluated as high, due to Caerleon having “*a highly distinctive, rare and attractive character in terms of the Roman remains, its effect on the pattern layout of the town, the medieval remains and its relationship with the River Usk. The northern and western extension have a weak sense of place and to the west is highly intrusive on the hillside.*” (Emphasis added by EDP).
- F4.28 The LANDMAP value for the Aspect Area was identified as high. However, given the appearance of the existing campus buildings, which makes them highly intrusive and incongruous against the backdrop of the surrounding residential character, this is downgraded by EDP to moderate (corresponding with ‘medium’ in the LVIA terminology).

Historic Landscape

- F4.29 The historic aspect area named as Caerleon Urban covers the extent of the town north of the railway line –including the hospital, campus and nearby housing estates – has been evaluated as moderate in terms of historic landscape. The potential for archaeology is balanced against the “*late 20th century housing development has extended over most of this area, with the exception of the substantial early 20th century complexes of St Cadoc’s Hospital and University of Wales College Caerleon, prominently situated on Lodge Hill.*”
- F4.30 The LANDMAP value for the aspect area is moderate (corresponds with EDP terminology ‘medium’).

Cultural Landscape

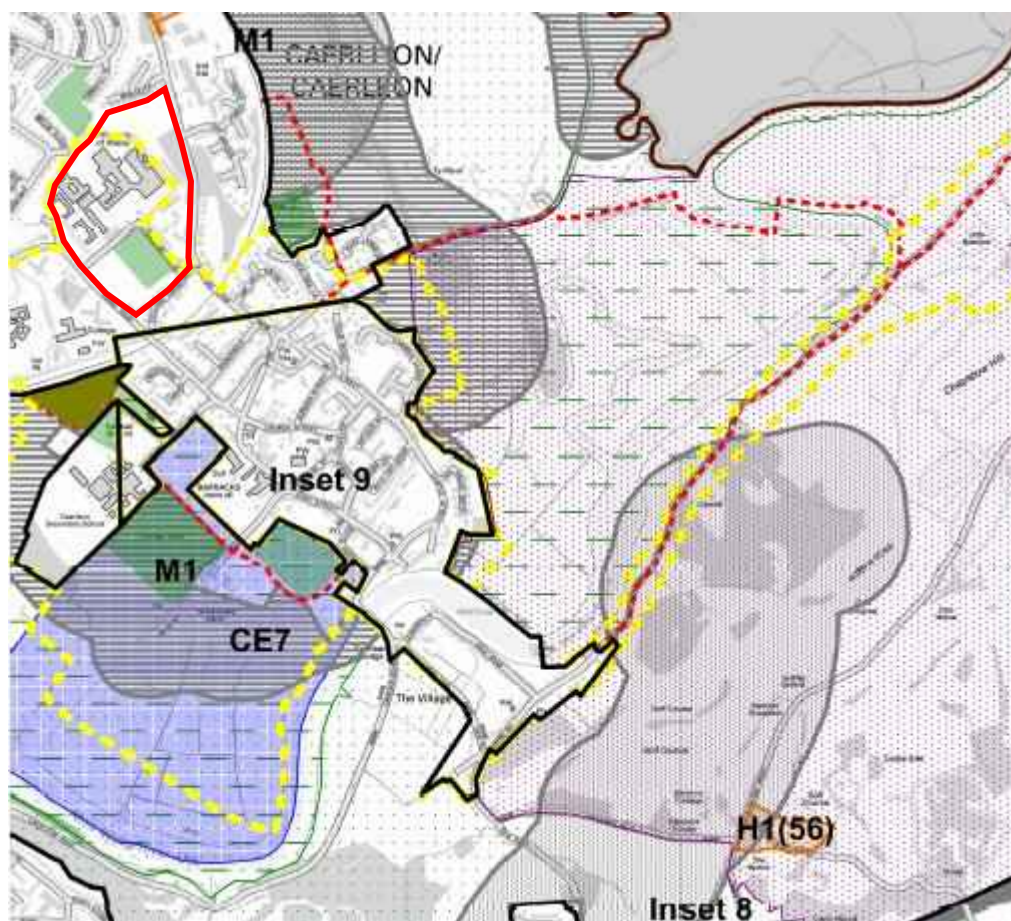
- F4.31 Culturally, Caerleon is the “*most important Roman settlement in Wales, being the site of the extensive Second Augustan Legionary fortress from about 75 – 400AD.*” Today the “*town is now very much a tourist destination as well as being a dormitory for commuters and contains a large campus of the University of Wales.*” The cultural value is classed as outstanding due to the richness of the Roman archaeology and the extent to which this attracts tourism.
- F4.32 However, whilst the LANDMAP value for the aspect area was identified as outstanding (corresponds with EDP terminology ‘very high’), the site is not publicly accessible and therefore

has no association with the tourist industry in association with the Roman influence. Therefore, the evaluation is downgraded in this LVIA to low.

Special Landscape Areas

- F4.33 The Newport LDP 2011–2026 (published June 2013) highlights several Special Landscape Areas (SLA) that are non-statutory local landscape designations defining areas of high landscape importance.
- F4.34 The LDP's Key Diagram shows that the River Usk & Caerleon SLA follows the route of the River Usk and extends beyond the bounds of the tidal river northwards to include the floodplain towards the built settlement of Caerleon. Importantly, it does not overlap with the site.
- F4.35 The Caerleon floodplain “*provides the visual landscape link between the river and the town*” (SLA June 2013, P.26) and is rated as high (on a scale of low, moderate, high and outstanding) for visual and sensory criteria. However, the previously submitted scheme found that the site was barely perceptible from the SLA. In the updated site visit in 2019, this was confirmed, as illustrated by Image F4.1 below, and therefore further assessment on the potential effects on the SLA are scoped out.

Image F4.1: Baseline view illustrating that the site is barely perceptible from the SLA to the south



Summary of the Landscape Character of the Site and Surrounding Area

- F4.36 The urban character of the site is recognised in the adopted Regional Landscape Character Assessment for the Cardiff and Newport LCA 35. Whilst LCA 31 Central Monmouthshire lies in relatively close proximity, it is located beyond LCA 35 and therefore a distinct urban transition separates the site from the agricultural character of this non-host LCA.
- F4.37 The Gwent Levels and Wye Valley and Wentwood LCAs lie within 4km of the site, however, as there are no noticeable visibility between the site and these LCAs, it has been concluded that there would be no effects on these LCAs.
- F4.38 The largest influence on the landscape character in the south and west of the study area is the urban area of Newport and busy M4 corridor. The meandering River Usk and its floodplain provides some restfulness, but the area has a low level of tranquillity.
- F4.39 The landscape to the north and east of the site exhibits gently rolling hills and a peaceful rural character as described in the Central Monmouthshire LCA, however this is in direct contrast with the urban character and immediate context of the site within the Cardiff and Newport LCA.
- F4.40 The character of the site is directly influenced by its former use as a university campus to form the current baseline character. This remains unchanged from the previous assessment. The site is mostly built up with a mix of accommodation and educational buildings, some of which are relatively large scale and incongruous compared to the surrounding town character.
- F4.41 The site is situated on Lodge Hill in similar prominence with extensive 20th century housing located adjacent, upon visible higher land to the north and west. There are long distance views from within the site to the surrounding lower lying land, especially to the east and south-east.
- F4.42 The presence of sports pitches, gardens, amenity grassland and some broadleaved woodland, which includes several specimen trees on the site, results in a slightly greater provision of habitat than seen in the immediate vicinity. The quality of trees does, however, vary and several specimen trees have limited future life expectancy.
- F4.43 The LANDMAP evaluation forms the basis on which the assessment of likely impacts is made, as it represents the most relevant characterisation in which to judge the site. EDP has found some consistency between the LANDMAP evaluations and the site in respect of geology, landscape habitats and historic landscape. However, comparison with the current baseline appraisal has informed the decision to downgrade the evaluations in relation to visual and sensory and cultural landscape. This better reflects the absence of status of the former campus buildings with the former USW.

Visual Appraisal

- F4.44 Desk-based analysis of the ZTV enabled the identification of a number of key visual receptors. These comprise:
- Users of PRoW;
 - Occupiers of residential properties including residents of Caerleon itself and the district of St Julians situated across the River Usk;
 - Visitors to scheduled monuments within the study area, in particular the Roman Legionary Fortress and Amphitheatre; and
 - Users of public highways.

Scoped Out Viewpoints and Visual Receptors

F4.45

Twenty-six viewpoints were identified within the ZTV supporting the original (refused) submission. Following LPA consultation, a site revisit in 2019 and review of the submitted PVPs for the refused scheme, the following locations and associated receptors were scoped out from further assessment in this ES as summarised below, and illustrated on Figure F.5:

- PVP nos. 13, 15, 16, 17, 18, 22, 23: the refused ES concluded Moderate positive effects. On the basis of the EDP revisit and given the distance of 1.5+ km where the existing and proposed schemes are barely perceptible, EDP concurs;
- PVP nos. 12, 14, 19: the refused ES concluded Neutral residual effects. On the basis of the EDP revisit and given the intervening distance, EDP concurs;
- PVP no. 20: the route of the Usk Valley Way has changed and now passes through woodland further to the east of the original route (see Image F4.2 below). As such, it was not possible to obtain a clear view of the site from this route within the ZTV. Even accounting for low leaf in winter periods, the distance combined with intervening tree branches would restrict views (see Image F4.3); and
- The four viewpoints identified within the application site to represent key existing views have been retained and revisited. These relate to the historic approach to the Main Building and views from the site to the wider landscape.

F4.46

As a result of this update, the number of PVPs used to aid the LVIA has been reduced from 26 to 15, these being no. 1 – 11b, 19, 21 and 25 as illustrated by Figure F.6. The description of the baseline views, informed by these PVPs, is provided in Table F4.1 below.

Image F4.2: Comparison of previous (left) and current (right) Usk Valley Walk



Source: www.ldwa.org.uk

Image F4.3: Clearest view towards the site from re-routed Usk Valley Walk



Future Baseline

F4.47

The site as is, is largely vacant and is used as a film set but a lack of investment and management will have a negative impact in the future (most likely in local/near views). Longer views would likely remain as per the existing baseline, with large incongruous buildings surrounding a group of listed buildings, with a landscape framework that is unmanaged and results in the loss of specimen trees, increase in scrub and continuation of private, inaccessible open space.

Table F4.1: Description of receptors and baseline views

PVP Number	Visual Receptor	View Type	Sensitivity	Description of View
1	Users of public highway and nearby residents in urban area	Partial view	Very High (residents); Low (road users)	Looking from the junction between College Road and College Crescent northwards into the site. College Crescent is a residential street with homes on both sides, some of which may have partial views into the site. Looking directly north into the development from College Crescent, the road rises steeply. The main building tower is a prominent feature on the skyline beyond the foreground gated entrance.
2	Highway and users of St Cadoc's hospital in urban area	Partial view	Low (road users; people typically at work)	Outside entrance 2 of St Cadoc's hospital on Lodge Road looking north towards the site, approximately 10m from the site boundary. A tall clipped hedge screens some of the site from view. The top of some of the taller buildings and wire mesh fencing around one of the site's car parks is visible above the hedge.
3	Users of the public highway in urban area	Transient view	Low (road users)	View from the campus entrance on Lodge Road looking north-east towards the site, 4m from the site boundary. From this viewpoint the land rises into the site with existing contemporary buildings being highly visible.
4	Users of public highway and nearby residents in urban area	Partial view	Very High (residents); Low (road users)	This view is from the Lodge Road vehicle entrance to St Cadoc's Hospital looking east towards the site. The view is approximately 135m from the site boundary. There are open views of existing buildings on the site, however some buildings are screened by mature deciduous trees. The colour of some building facades visually dominate the view, notably the contemporary Kegie Building and the yellow rendered ends of the western-most buildings. The tower and flagpole of the main building are visible above the treeline to users travelling east along the road. The site forms a large component of the view at this distance.
5	Users of PRow and residents from the Paddocks and surrounding streets in urban area	Partial view	Very High (residents); High (PRow users); Low (road users)	This view is from The Paddocks, which is also the start of a public footpath and bridleway. The view is approximately 0.7km west of the site boundary. Elevated position and slope of the road means the tower of the main building, some of the existing buildings in the west of the site and the sports field are all visible above the residential housing. A large part of the site is partially screened by existing homes. In the distance a heavily wooded ridgeline, of the opposite

PVP Number	Visual Receptor	View Type	Sensitivity	Description of View
				valley side associated with the River Usk, forms the backdrop to the view.
6	Users of public highway and nearby residents in urban area	Open view	Very High (residents); Low (road users)	This view is from Roman Way looking south-east towards the site. The view is approximately 173m from the site boundary. The main building is a prominent feature with its tower breaking the distant ridgeline. Wider views of the site are blocked by surrounding homes, though visibility of rooflines of existing buildings on-site is available.
7	Users of public highway and nearby residents in urban area	Partial view	Very High (residents); Low (road users)	Looking from College Glade south towards the site, approximately 137m from the site boundary. The existing buildings on the site are very prominent from this location. Looking along the distant ridgeline from left to right, the view changes from heavily wooded rural to urban with the large-scale college buildings clustered around the main building and tower. The large scale of the site buildings, upon a slightly raised plateau, contrasts markedly with the surrounding homes.
8	Users of Ponthir Road, nearby residents and nearby business units in urban area	Partial view	Very High (residents); Low (road users; business users)	View from Ponthir Road beside the car dealership opposite entrance to Brooklea, looking south towards the site, approximately 57m from the site boundary. The Rathmell building and Sports Centre sit prominently on the hillside above existing housing. Mature trees that lie on the north-east of the site can be seen above Brooklea homes.
9	Users of Newport High School Old Boys Rugby Football Club adjacent to The Hawthorns and nearby residents	Partial view	High (visitors to recreation area); Very High (residents)	This view is from the rugby pitch next to The Hawthorns looking west to the site. The viewpoint is approximately 315m from the site boundary. Views of the existing buildings, including the main building tower, can be seen amongst existing residential development on the hillside above the pitch.
10	Visitors to Roman Legionary Fortress (scheduled monument)	No view of site	Very High (visitors to history-related tourist destination)	This view is from the banking at the Roman Legionary Fortress within Caerleon Conservation Area. The Fortress is bordered by 20 th century housing and some newer development. Looking north, the tower of the main listed building can be seen above housing and trees. Partial views of the existing tallest buildings on the site can be seen in the winter view. The viewpoint is approximately 454m from the site. On the basis that only the tallest buildings of the site are visible from this location, there is likely to be no view of proposed residential development of a smaller scale. Therefore, no further assessment is carried out on this receptor.

PVP Number	Visual Receptor	View Type	Sensitivity	Description of View
11a	Visitors to the Roman amphitheatre (scheduled monument)	No view of site	Very High (visitors to history-related tourist destination)	View from amphitheatre looking north towards the site approximately 780m from the site boundary. There is no view of the site in summer or winter conditions due to the intervening mature trees. This is a change from the previously recorded baseline of partial views. On the basis of the updated visit and that there are no views, no further assessment is carried out on this receptor.
11b	Visitors to the Roman amphitheatre (scheduled monument)	No view of site	Very High (visitors to history-related tourist destination)	A viewpoint from one side of the amphitheatre shows a view of the main building and tower between a gap in the mature treeline. On the basis of the updated visit and the case that only the tallest buildings of the site are visible from this location, there is likely to be no view of proposed residential development of a smaller scale. Therefore, no further assessment is carried out on this receptor.
21	Users of PRow east of site	Open view	High (users of PRow)	This view is from the public footpath south of Gatlas looking west towards the site, approximately 888m from the site boundary. The site is visible on the ridge, with the Main Building breaking the ridgeline. The large existing campus buildings within the site form a prominent part of the view with more bulk than the smaller grain residential development on the hillside to the north of the town.
25	Residents of The Brades	No view	Very High (residents)	This view is from The Brades residential streets to the east of the site. The view is looking west towards the site approximately 140m from the site boundary. The height difference between nearby homes and the campus is clear from here, with existing campus buildings situated high above their rooflines. Buildings on site are almost completely screened from view when the intervening trees are in leaf, with just small sections of the buildings visible in winter. The campus is not the focus of views. On the basis of the updated visit and that there are no views, no further assessment is carried out on this receptor.

PVP Number	Visual Receptor	View Type	Sensitivity	Description of View
Internal Site Viewpoints				
A	Users of College Crescent and internal access road/avenue	Formal Axial View	High	Overall sensitivity derived from visual relationship between road and listed building. Axial View from the site entrance from College Crescent looking north along the formal avenue to the Listed Main Building. This view forms part of the historic approach to the Main Building.
B	Users of internal access road/avenue	Formal Axial View	High	Overall sensitivity derived from visual relationship between road and listed building. Axial View from south of the Main Building, on the formal avenue looking north towards the Listed Main Building with the Listed Lodge buildings framing the view. This view forms part of the historic approach to the Main Building.
C	Residents of Main Building and users of communal open space	Formal Axial View	High	Overall sensitivity derived from visual relationship between road and listed building. Axial View from the entrance to the Main Building looking south-east along the formal avenue and across the communal garden area. The view is framed by the Listed Lodges and mature trees. Existing properties on Lodge Road are glimpsed at the end of the avenue, but the view is focused on the wooded ridge to rising land across the River Usk to the south. This view forms part of the historic approach to the Main Building.
D	Users of internal access road and adjacent residents	Open View	Medium	View from the north-east edge of the site looking east across the falling land in the arboretum to the Usk Valley. Existing residential properties to the north-east and east are glimpsed through the existing trees within the site. The right of the view is dominated by the existing teaching blocks and sports centre.

F5.0

Potential Effects

During Construction

F5.1

The phasing of the proposed development of the site is not yet defined, but a number of assumptions have been made that inform the assessment of the landscape and visual effects during the construction phase:

- The existing site road network is retained and provides access around the site during the construction phase;
- The proposed scheme works will require some very localised but substantial cut and fill to create larger platforms for development blocks;
- Demolition of all buildings except the listed buildings will need to be undertaken prior to development of the site to enable development plots to come forward in a flexible and efficient way. It is therefore assumed that demolition works will be undertaken during the first phase of development;
- It is envisaged that a housing development and conversion of the listed building will then be delivered through a phased delivery programme over the following five years; and
- Existing trees to be retained and/or translocated will be protected with appropriate fencing in accordance with BS 5837:2012 *Trees in relation to design, demolition and construction* standards or newer.

Landscape Character

F5.2

Given the existing urban baseline, the change to the character of the site during construction will see new elements of demolition and construction, which at some periods may be occurring concurrently. When considered against each of the LANDMAP evaluations, the effects predicted to arise are described below.

Geological

F5.3

Within the site, the cut and fill will result in site-scale changes, but the overall form of the ridge will not change when perceived from the locality. It will still look like a ridge. The LANDMAP value is low. The magnitude of change would be medium, resulting in a minor adverse effect. This is not significant in EIA terms.

Landscape Habitats

F5.4

During construction, trees identified to be retained will be protected in accordance with arboriculture recommendations and therefore effects will be neutral. Several trees will be removed, these chiefly being stressed and having experienced poor growth such as in the car parking areas. Several TPO trees will also be removed as the high risk of transplanting certain species could potentially affect their long-term survival. The magnitude of change would be low, taking into account that most of the trees are being retained and when combined with a low evaluation, this yields a minor/negligible level of effect, which is temporary and adverse. This is not significant.

Visual and Sensory

F5.5

Demolition and construction activities will include total removal of some large buildings, additional lighting, hoarding to limit dust levels, associated traffic and 24-hour security, the

latter of which are already associated with the current use of the site. In this context, the magnitude of change will be high, which when combined with the downgraded LANDMAP evaluation of medium, will yield a moderate adverse level of effect. This effect is significant but temporary for the duration of the construction of the development.

Historic Landscape

- F5.6 The listed buildings on-site are retained. There is no removal of other listed buildings as a result of the proposal. The LANDMAP evaluation is moderate, however the magnitude of change is upon the historic landscape area is considered very low. The resulting level of effect is therefore minor/negligible, neutral and temporary. This is not a significant effect.

Cultural

- F5.7 The site will remain in private use and will not be publicly accessible during the construction period. It is located away from the main tourist destinations such as the amphitheatre. The magnitude of change will therefore be very low, resulting in a negligible level of effect that is temporary and not significant.

Visual Amenity

Residential Receptors

- F5.8 Visual receptors likely to be affected by construction activities will be those residents directly overlooking the site locally (represented by PVPs 1–8). The visual context will be rapidly changing and the resulting demolition of several of the larger former campus buildings has the potential to create new, longer distance views for some of these residents. The combination of construction activity, combined with associated noise and lighting during winter periods, balanced against the existing urban character and lighting, will contribute to a high magnitude of change. For residential receptors with a very high overall sensitivity, this would yield major adverse level of effects that will be significant but temporary.

Users of Public Rights of Way

- F5.9 For users of PRoW, construction and demolition activities will, for the most part, be contained by intervening built form and mature vegetation. Users of the PRoW to the east, represented by PVP 21, may notice the demolition process of the vacant campus buildings and subsequent construction on the eastern flank of the site, however, given the distance, it would not fundamentally change the focus of their view given the distance involved. Furthermore, one would have to stay in a specific location on that route to appreciate the ongoing change.
- F5.10 The magnitude of change would therefore be medium, resulting in a moderate level of effect. The nature of the effect would be adverse as a result of the additional construction activities and the level of effect would be significant but temporary for the duration of the construction activities only.

Users of Local Roads

- F5.11 Full details of construction traffic are currently not available and therefore accurate assessment cannot be undertaken at this stage. Allowing for the likelihood that traffic will be using the nearest routes out of Caerleon, people travelling along College Crescent (PVP 1), Lodge Road (PVP nos. 2, 3 and 4), Roman Way (PVP 6) and College Glade (PVP 7) will experience the greatest range of effects, depending on the phase of construction, demolition and vehicles using these local roads. The predicted magnitude of change would be very high during the period of

most intense activity, which in combination with a low overall sensitivity, would result in a moderate adverse and of significant, albeit temporary, effect.

- F5.12 Effects would diminish for users further away, particularly as the site will form only a fleeting component of transient views that may briefly be orientated in the direction of the site.

Users of the Rugby Ground

- F5.13 Due to the level of containment of the site by intervening mature trees, it is unlikely that construction traffic will detract from views of the activities at the rugby ground (PVP 19). The magnitude of change would be very low and when combined with a medium overall sensitivity, would result in a minor negligible adverse, temporary level of effect. This is not a significant effect.

During Operation

- F5.14 Due to the nature of landscape mitigation, which is typically established during the construction phase, operational effects are assessed in the first and fifteenth years. These are described in Tables F5.1 and F5.2 below for both landscape character and visual amenity receptors.

Table F5.1 Residual Effects on Visual Amenities

LANDMAP Asset Area	Year 1			Year 15		
	Description of Change	Magnitude of Change	Level of Effect	Description of Change	Magnitude of Change	Level of Effect
Geological	No change.	Very Low	Negligible Neutral Permanent Not Significant	No change.	Very Low	Negligible Neutral Permanent Not Significant
Landscape Habitats	Existing retained vegetation has undergone at least one round of management. Additional trees along primary north-south and east-west corridors and within incidental spaces throughout the site. Dead wood piles and other hibernacula established.	Low	Minor Beneficial Permanent Not Significant	Retained and transplanted trees have become fully established and soften the prominence of houses within the site. The arboretum and maple glades are fully effective and have experienced considerable growth and enhancement under regular arboricultural management. Building materials have weathered. Strong primary and secondary road tree avenues have established new links with off-site and boundary vegetation.	Medium	Moderate/Minor Beneficial Permanent Not Significant
Visual and Sensory	The site is now publicly accessible and offers new views out from the new amphitheatre themed seating area in the northern embankment to the east across to the River Usk valley, south from the front of the listed building along the new tree avenue and west and south-west towards the coastline.	Medium	Moderate/Minor Beneficial Permanent Not Significant	The tree avenue frames views southwards and to the west. Framed views to the south-east and east from the edges and key nodal locations within the development. Incongruous and derelict buildings now replaced by a well-integrated residential development	High	Moderate Beneficial Permanent Significant
Historical Landscape	The listed buildings benefit from an enhanced contemporary landscape setting that incorporates the	Low	Minor Beneficial Permanent Not Significant	Maturation lends itself to some enhancement to the contemporary landscape setting to the listed buildings combined with maturation of	Medium	Moderate/Minor Beneficial Permanent Not Significant

LANDMAP Asset Area	Year 1			Year 15		
	Description of Change	Magnitude of Change	Level of Effect	Description of Change	Magnitude of Change	Level of Effect
	historic layout of gardens to the southern facade			the north-south/east-west internal road layout to create a coherent framework that balances the orientation of the main listed building and tower.		
Cultural Landscape	The listed buildings can now be appreciated via public access into the development. Whilst it is away from the main tourist destinations, there may be some cultural gain in terms of creating this as a new destination with far-reaching views over the town and wider landscape.	Low	Minor/Negligible Beneficial Permanent Not Significant	The change remains similar to that experienced at year 1, slightly enhanced by maturation of the trees and establishment of the public open space within the scheme to attract visitors.	Low	Minor/Negligible Beneficial Permanent Not Significant

Table F5.2 Residual Effects on Visual Amenity

Receptor (PVP)	Year 1			Year 15		
	Description of Change	Magnitude of Change	Level of Effect	Description of Change	Magnitude of Change	Level of Effect
1	Users turning north off College Crescent will initially experience views of a very young avenue of trees leading up to the tower and listed building. This is a change from the existing view of locked gates. The mass and scale of buildings to the right of the avenue will be slightly reduced compared to the baseline.	Low	Minor/Negligible Adverse Permanent Not Significant	The avenue of trees will assist greatly in softening the views of the new development and provide attractive seasonal colour and structure to the views of the tower and listed building. The gates will be permanently open, providing a grand entrance into the development.	Low	Minor/Negligible Beneficial Permanent Not Significant
1, 2, 3, 4	Residents off College Crescent and further north-west along Lodge Road, will experience the greatest permanent change resulting from replacement of the large campus buildings by much smaller terraces of new residential properties.	Very High	Moderate Adverse Permanent Significant	Maturation of trees along the embankment will assist in softening the new houses. The rooftops will still be visible but the seasonal change in the appearance of the trees will create a more attractive aesthetic compared to the year 1 character.	High	Moderate/Minor Adverse Permanent Not Significant
1, 5, 6, 7, 8	Residential receptors that are likely to experience the greatest variance in change are from the north-west and north (5, 6, 7). Road users and those on the footpath may experience some change in transient views but the variance will be lower and less frequent than residents. Residents' visual amenity will benefit from the removal of the campus buildings and reduction in scale to the smaller new	Medium	Major/Moderate Neutral Permanent Significant	Maturation of trees between houses and within the parks will assist in softening the new houses. The seasonal change in the appearance of the trees will create a more attractive aesthetic compared to the year 1 character.	Low	Moderate Neutral Permanent Significant

Receptor (PVP)	Year 1			Year 15		
	Description of Change	Magnitude of Change	Level of Effect	Description of Change	Magnitude of Change	Level of Effect
	dwelling, public parks and open spaces.					
9	The greatest potential to notice the replacement of the campus buildings with the new dwellings are for visitors to the rugby ground. However at this distance, and in combined with the intervening mature trees around the site, it is unlikely that the change will result in a change in the focus of the view. The orientation of existing houses is such that views typically face away from the direction of the site and as such are not assessed.	Low	Minor Adverse Permanent Not Significant	Maturation of retained trees along the eastern flank of the development, combined with maturation of interplanting, is likely to heavily filter views.	Very Low	Minor/Negligible Adverse Permanent Not Significant
21	Regular users of the PRoW to the east of the site may notice the removal of the campus buildings. However, given the distance and breadth of the view, it is unlikely that the scheme forms a fundamental change to their amenity from this part of the route.	Low	Moderate/Minor Neutral Permanent Not Significant	Maturation of retained trees along the north-eastern flank of the development, combined with maturation of interplanting, is likely to heavily filter views and could contribute towards reducing the prominence of the dwellings on the ridge.	Very Low	Minor Beneficial Permanent Not Significant
1, 2, 3, 4, 6	Users of local roads will experience varying extents of the development depending on the orientation of the vehicles. Regular users of College Glade and Lodge Road would potentially be subject to the greatest change as the development is in the focus of	Very High	Moderate Adverse Permanent Significant	Maturation of tree planting will provide some softening of transient views from moving vehicles.	High	Moderate/Minor Adverse Permanent Not Significant

Receptor (PVP)	Year 1			Year 15		
	Description of Change	Magnitude of Change	Level of Effect	Description of Change	Magnitude of Change	Level of Effect
	the view but would change from one urban form to another.					

F6.o

Mitigation and Monitoring

Construction

F6.1

Mitigation measures aim to avoid, reduce or compensate for impacts and/or enhance features. The following mitigation measures have been developed to respond to consideration identified through the baseline landscape and visual appraisal. The proposed mitigation measures comprise:

- 1 Avoid impacts:
 - Retain and translocate selected trees that contribute to the character of the site and quality of its landscape fabric. This will chiefly address landscape character of the site.
- 2 Reduce impacts:
 - Removal of buildings with large scale visual prominence. This will chiefly address visual amenity from adjacent residential receptors; and
 - Construction of residential dwellings that are of similar size and scale as the existing residential character to the north, east and south; this will chiefly address landscape character and residential receptors.
- 3 Compensate:
 - Establishment of a comprehensive and carefully considered landscape strategy that includes replacement planting of selected trees identified for removal. This will address landscape character of the site.
- 4 Enhancement:
 - Enhancements to the contemporary landscape setting of the listed buildings including the formal approach from Lodge Road;
 - Creation of a robust green infrastructure framework for the site that will:
 - Create a logical structure of primary and secondary treed avenues with striking seasonal colour;
 - Create legibility at key road junctions and for buildings; and
 - Create a comprehensive green infrastructure strategy comprising:
 - Creation of an accessible 'arboretum' featuring retained and proposed specimen trees that form a common theme throughout the site;
 - A logical landscape framework that protects specimen trees, including retained trees with a TPO;
 - Newly accessible areas of managed grassland for public access;
 - Provision of an all-weather gravel trim trail with pause points to experience new views;
 - Creation of an all-weather compacted resin path between the site and the off-site urban areas to the east. This path will be accessible for wheelchairs, pushchairs and the elderly and provide seating areas;
 - Direct access to a new LEAP from the all-weather path;

- Design of footpaths ~~and potential public art~~ within the northern open space that captures long-distance framed views of the River Usk Valley to the east and north-east A sustainable drainage network comprising swales, ponds and associated planting and habitats;
- Provision of seating and interpretation boards for views and specimen trees within the scheme; and
- Creation, retention and enhancement of habitat.

Operation

F6.2

Mitigation proposed during the construction phase would typically comprise construction hoarding and lighting control. However, given that there is no public access into the site, the mitigation would not be readily perceived and therefore operation effects would remain as for construction effects.

F7.0 Residual Effects

- F7.1 Landscape mitigation forms an inherent, integrated part of the scheme design in the form of its layout, controls over height/appearance and in the landscape treatment of the site. Matters such as the appropriate laying out of the site and the design of the built form therein take immediate effects, while landscape mitigation and enhancement in the form of planting takes longer to mature (particularly in the case of trees). On this basis, residual effects of the scheme will essentially mirror the operational effects at Year 15, by which time the landscaping will have matured and, typically, trees will have reached a height equivalent to housing rooftops and thereby be achieving their desired longer term mitigation effect.

Cumulative Effects

- F7.2 The housing sites identified in the Newport Local Development Plan 2011-2026 and identified pending applications have been reviewed in order to assess the cumulative landscape and visual effects arising from nearby development. In addition to the proposed development at Caerleon Campus there are three sites to be considered. These are referenced H1 (with an estimated 54 units to be delivered within the LDP timescale), H31 (with an estimated 10 units to be delivered) and H41 (with an estimated 6 units to be delivered). These sites are shown on Figure F.6. The lack of intervisibility, small scale of the nearby sites and almost entirely brownfield locations would result in no likely significant change in landscape character and visual effects when considered alongside this Caerleon Campus proposal.

F8.0 Summary and Conclusions

Effects on Landscape Character

- F8.1 The appraisal of the landscape baseline character has found that there is some similarity in character between the wider landscape beyond Caerleon and the Cardiff and Newport LCA. However, there is a distinction between the characterisation of this LCA and its rural influence and the contrasting urbanising influence on the site and its local context.
- F8.2 The regional characterisation therefore provides an indication of how the landscape is perceived in the wider area. However, the LANDMAP characterisations provide a far more relevant basis from which to make comparisons with the actual character of the site.
- F8.3 Review of LANDMAP has found some similarities with the site, such as a shared geological form, landscape habitats and historical landscape from the standpoint of there being a building of historical merit within it. The cultural association is however less evident due to the fact that the site is currently not open to public access and therefore no public appreciation can be gained of the listed building or views out from the site's extent. For this reason, this LVIA has downgraded the LANDMAP value for cultural, visual and sensory assets.
- F8.4 The assessment found that the greatest variation in potential for significant effects relates to the landscape habitats and visual and sensory assets of LANDMAP. This is unsurprising as impacts on these are directly influenced by the reduction in scale of the development and the carefully considered landscape strategy.

Table F8.1 Summary of Effects: Landscape Character

Receptor	Construction	Operation	
		Year 1	Year 15
Geological Asset	Minor Adverse Temporary Not Significant	Negligible Neutral Permanent Not Significant	Negligible Neutral Permanent Not Significant
Landscape Habitats	Minor/Negligible Adverse Temporary Not Significant	Minor Beneficial Permanent Not Significant	Moderate/Minor Beneficial Permanent Not Significant
Visual and Sensory	Moderate Adverse Temporary Significant	Moderate/Minor Adverse Permanent Not Significant	Minor Beneficial Permanent Not Significant
Historic Landscape	Minor/negligible Neutral Temporary Not Significant	Minor Beneficial Permanent Not Significant	Moderate/Minor Beneficial Permanent Not Significant
Cultural	Negligible Neutral Temporary Not Significant	Minor/Negligible Beneficial Permanent Not Significant	Minor/Negligible Beneficial Permanent Not Significant

Effects on Visual Amenity

- F8.5 The appraisal of visual amenity found that, given the urban context and the greater potential for screening by intervening buildings as a result of the comparative change of scale between old and new, the range of potential visual receptors primarily centred around those residents that overlook the site and their change in view from a university campus to a high-quality housing development.
- F8.6 The nature of the effect is the key consideration in this regard. The change from one form of urban to another is not directly a beneficial effect – but rather a neutral effect. There is not a betterment to the view as the view is still of urban development. However the change proposed is more sensitive than the baseline experienced at present and the ‘future baseline’ predicted should development not come forward.
- F8.7 The range of significant effects identified during construction and year 1 reduces primarily due to the predicted maturation of the landscape strategy and in particular the framework of trees along the boundaries and located amongst the buildings. Given that many of the residential receptors look down on to the development, their views will be influenced in the long term by the seasonal colour and legibility caused by street and open space tree planting.

Table F8.2 Summary of Effects: Visual Amenity

Receptor	Construction	Operation	
		Year 1	Year 15
1, 2, 3, 4 (residential)	Moderate Adverse Temporary Significant	Minor/Negligible Adverse Permanent Not Significant	Minor/Negligible Beneficial Permanent Not Significant
5, 6, 7, 8 (residential)	Moderate Adverse Temporary Significant	Major/Moderate Neutral Permanent Significant	Moderate Neutral Permanent Significant
1 (College Crescent), 2, 3, 4 (Lodge Road), 6 (Roman Road, College Glade)	Moderate Adverse Temporary Significant	Moderate Adverse Permanent Significant	Moderate/Minor Adverse Permanent Not Significant
9, (Rugby Ground)	Minor Adverse Permanent Not Significant	Minor Adverse Permanent Not Significant	Minor/Negligible Adverse Permanent Not Significant
21 (PRoW east of site)	Moderate Adverse Temporary Significant	Moderate/Minor Neutral Permanent Not Significant	Minor Beneficial Permanent Not Significant

F9.0

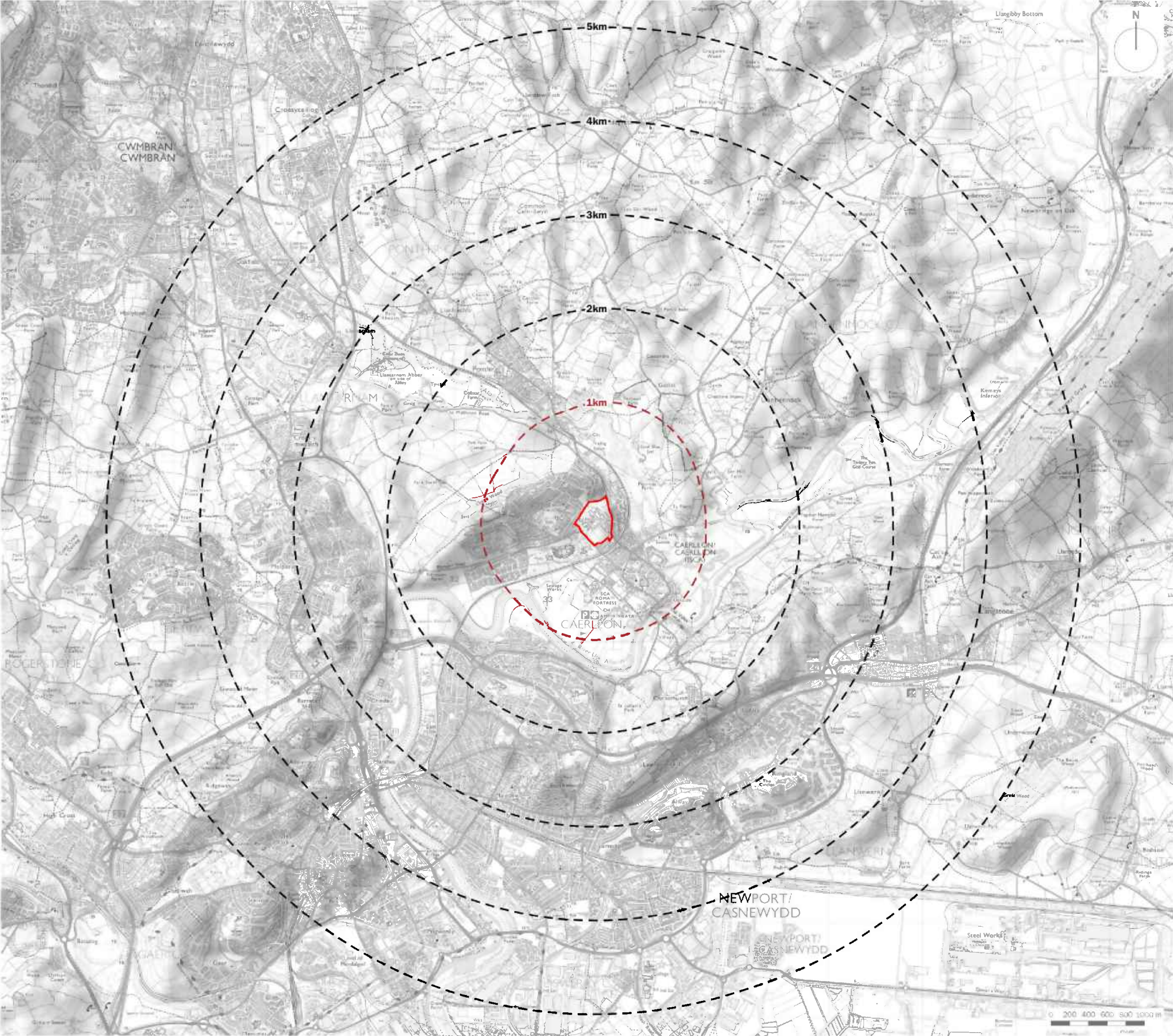
Abbreviations and Definitions

- 1 LVIA – Landscape and Visual Impact Assessment
- 2 GLVIA – The Landscape Institute’s Guidelines for Landscape and Visual Impact Assessment
- 3 LI/IEMA – Landscape Institute and the Institute of Environmental Management and Assessment
- 4 ES – Environmental Statement
- 5 EIA – Environmental Impact Assessment
- 6 LDP – Local Development Plan
- 7 LPA – Local Planning Authority
- 8 AONB – Areas of Outstanding Natural Beauty
- 9 ZTV – Zone of Theoretical Visibility
- 10 ELC – European Landscape Convention
- 11 PRoW – Public Right of Way
- 12 SAC – Special Area of Conservation
- 13 SSSI – Site of Special Scientific Interest
- 14 ASA – Archaeologically Sensitive Area
- 15 TPO – Tree Preservation Orders
- 16 LCA – Landscape Character Area
- 17 PVP – Photoviewpoint
- 18 SLA – Special Landscape Areas

F10.0

References

- 1 GLVIA: *Guidelines for Landscape and Visual Impact Assessment - Third Edition*.
(Landscape Institute and the Institute of Environmental Management and Assessment, 2013)



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

client	Redrow Homes (South Wales) Ltd		
project title	USW Caerleon		
drawing title	Figure F.1: LVIA Study Area		
date	18 OCTOBER 2019	drawn by	MA
drawing number	edp5601_d009b	checked	MJ
scale	1:40,000 @ A3	QA	GY



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

Usk Valley Walk

Public Rights of Way (PROW)
- Nature Conservation Designations

Sites of Special Scientific Interest (SSSI)

Special Areas of Conservation (SAC)
- Historic Environment Designations

Conservation Area

Scheduled Monuments

Grade I Listed Building

Grade II* Listed Building

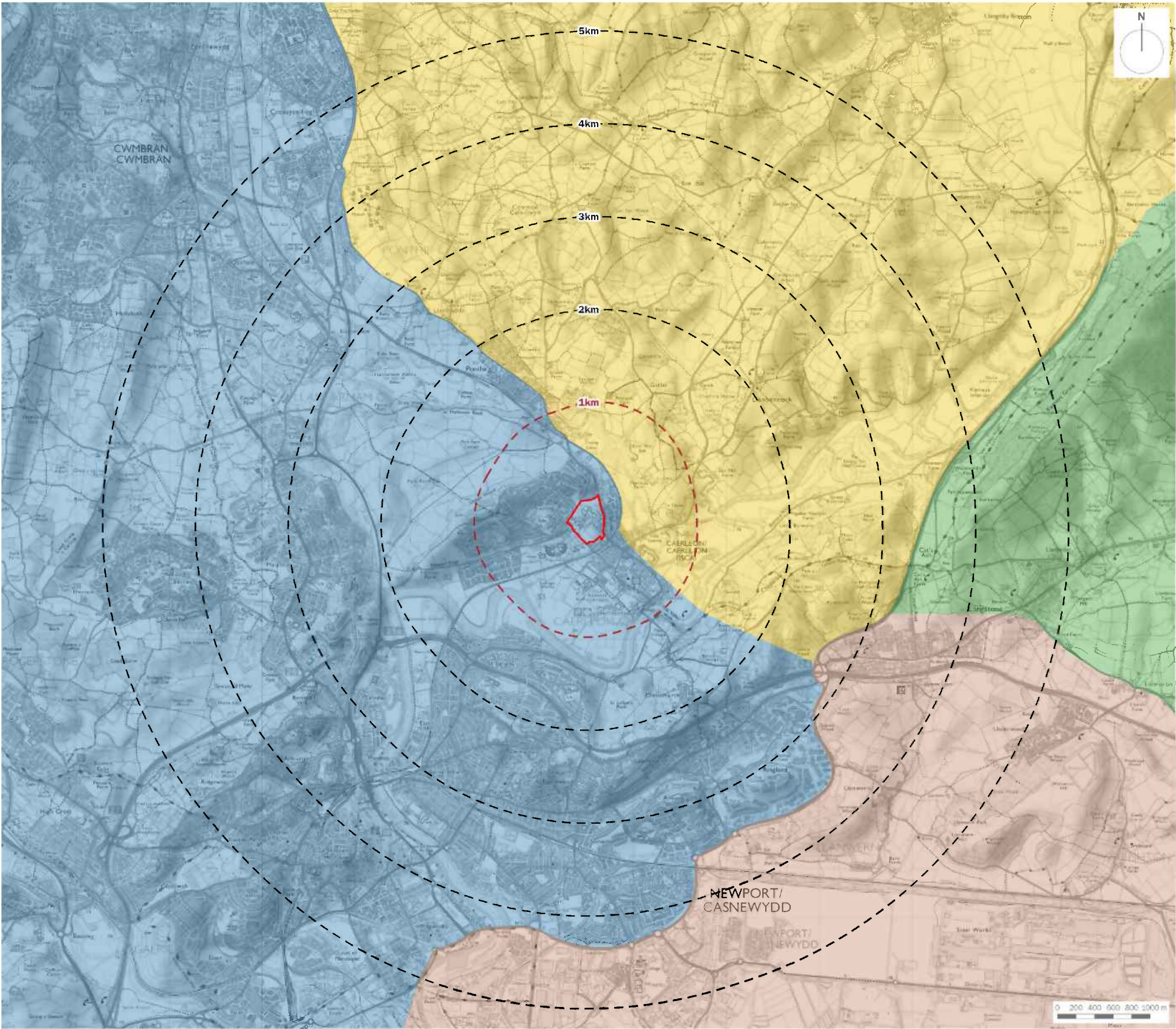
Grade II Listed Building

Grade II Buildings with Cadw Draft Listing

client	Redrow Homes (South Wales) Ltd		
project title	USW Caerleon		
drawing title	Figure F.2: Landscape Designations and Considerations		
date	01NOVEMBER 2019	drawn by	MA
drawing number	edp5601_d010c	checked	MJ
scale	1:40,000 @ A3	QA	CR

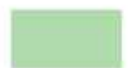


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-  Site Boundary
-  Range Rings (at 1km intervals)
-  1km Detailed Study Area

National Landscape Character Areas:

-  35 Cardiff and Newport
-  34 Gwent Levels
-  32 Wye Valley and Wentwood
-  31 Central Monmouthshire

client
Redrow Homes (South Wales) Ltd

project title
USW Caerleon

drawing title
Figure F.3: Published Landscape Character Assessment

date	18 OCTOBER 2019	drawn by	MA
drawing number	edp5601_d011b	checked	MJ
scale	1:40,000 @ A3	QA	GY



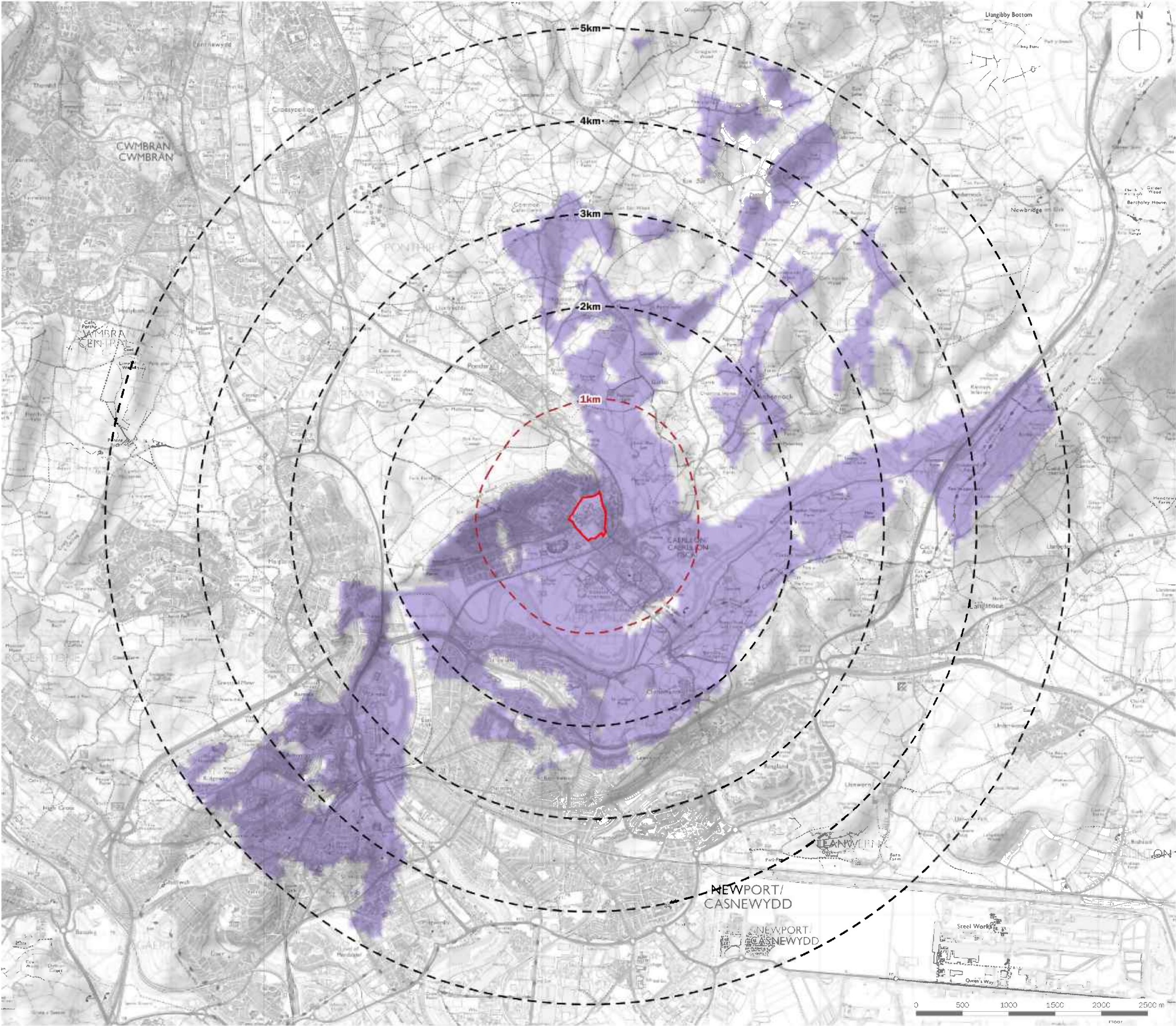
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- The site comprises 13.4ha of brownfield land, currently containing buildings of USW Caerleon campus - a mixture of traditional and contemporary architectural character.
- Tower of the main, listed building is an identifiable feature within views from the surrounding area, forming a landmark of the site.
- Extensive 20th Century development encircles the site.
- Railway line passes through the settlement of Caerleon, dividing the historic core of the settlement from the more recent development to the north-west.
- Caerleon Amphitheatre
- Caerleon Roman Barracks
- Site experiences long distance views to the surrounding, lower lying land to the east and south-east.
- The River Usk and its associated valley landform/floodplain have a clear influence upon the topography of the area.

client			
Redrow Homes (South Wales) Ltd			
project title			
USW Caerleon			
drawing title			
Figure F.4: Local Landscape Character			
date	1 NOVEMBER 2019	drawn by	MA
drawing number	edp5601_d012c	checked	MJ
scale	1:7,500 @ A3	QA	GY





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

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

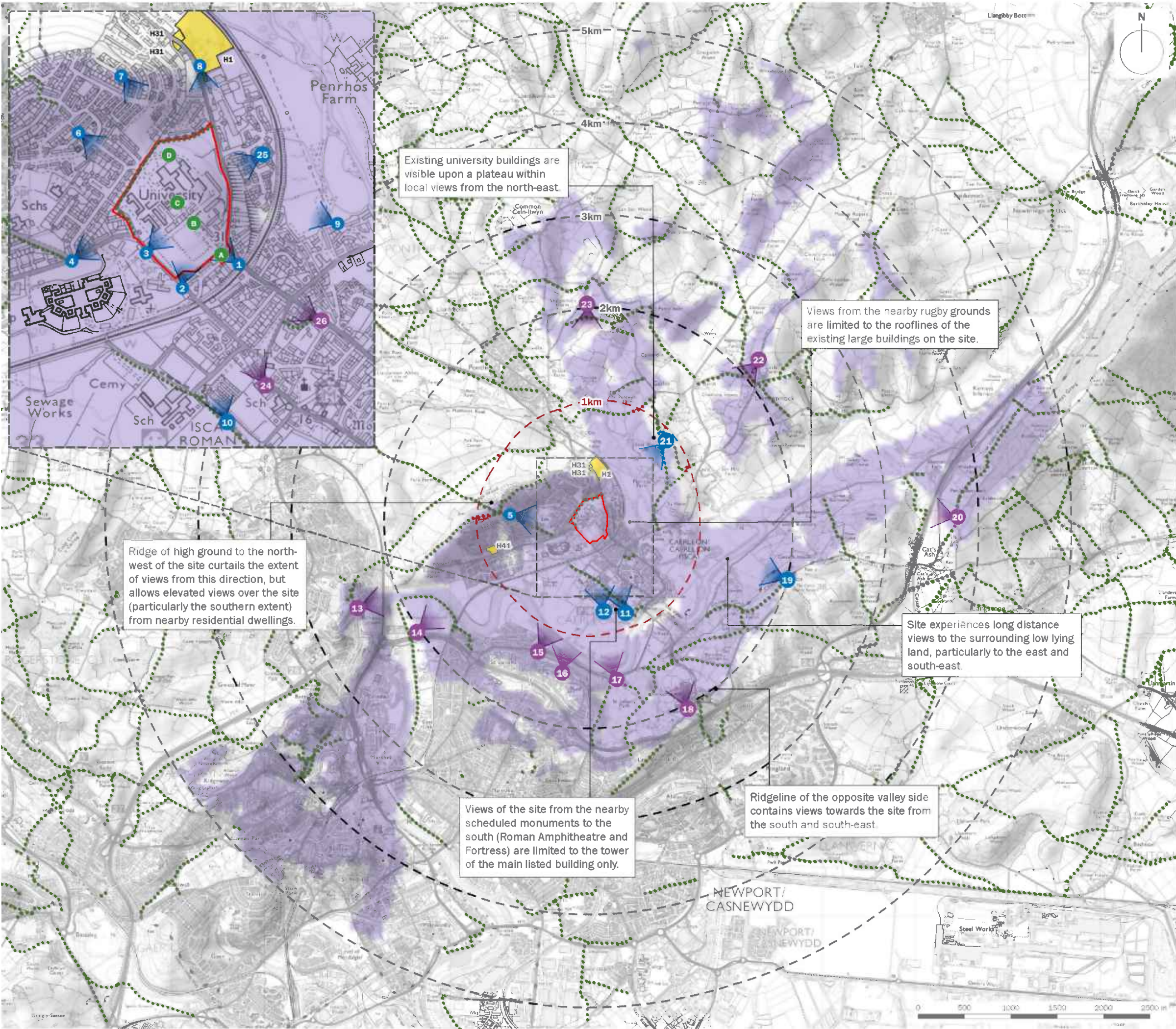
- 1.6m Receptor Elevation
- 9m Proposed Development Height
- OS Landform Panorama Digital Terrain Model (DTM)

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

client			
Redrow Homes (South Wales) Ltd			
project title			
USW Caerleon			
drawing title			
Figure F.5: Zone of Theoretical Visibility			
date	18 OCTOBER 2019	drawn by	MA
drawing number	edp5601_d013b	checked	MJ
scale	Refer to scale bar	QA	CR



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- Site Boundary
- Range Rings (at 1km intervals)
- 1km Detailed Study Area
- Zone of Theoretical Visibility (ZTV)
- Representative Photoviewpoints
- Representative Viewpoints (scoped out)
- Internal Site Viewpoints (A - D)
- Housing Supply: H1, H31 and H41 (Newport Local Development Plan)
- Public Rights of Way

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

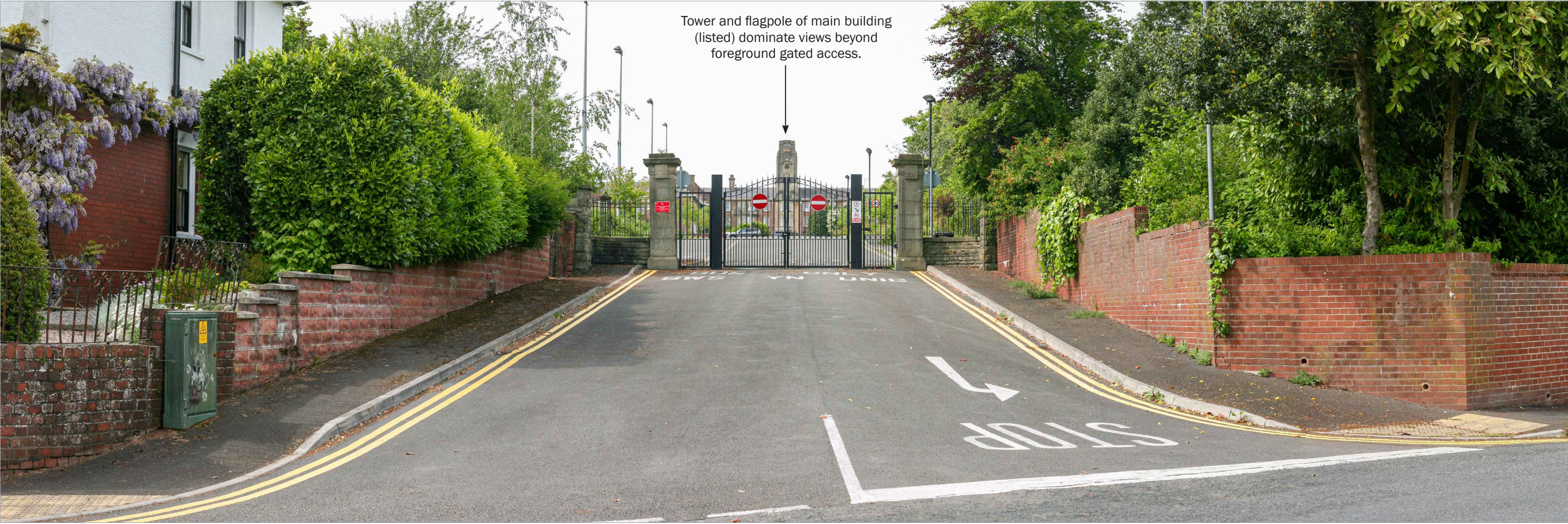
- 1.6m Receptor Elevation
- 9m Proposed Development Height
- OS Landform Panorama Digital Terrain Model (DTM)

The ZTV using OS Landform Panorama DTM data does not take into account the screening effect of existing buildings or vegetation within the landscape.

client	Redrow Homes (South Wales) Ltd		
project title	USW Caerleon		
drawing title	Figure F.6: Photoviewpoints and Visual Receptors		
date	01 NOVEMBER 2019	drawn by	MA
drawing number	edp5601_d014c	checked	MJ
scale	Refer to scale bar	QA	CR



For 70° view, refer to image below





For 70° view, refer to image below



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	VP Location:	VP Bearing:	Distance to Site:	Date Taken:	Lens:	Viewing Distance:	date	17 OCTOBER 2019
PVP 2:	333493, 191015	N	10m	15/05/19	50mm	300mm	drawing number	edp5601_d017b
							drawn by	LB
							checked	MJ
							QA	CR

client	Redrow Homes (South Wales) Ltd
project title	USW Caerleon
drawing title	Photoviewpoint EDP 2



For 70° view, refer to image below





For 70° view, refer to image below



Main building and flag pole visible beyond foreground vegetation.

Contemporary Kegie Building and yellow render on western buildings on-site, stand out beyond the predominantly 2-3 storey foreground buildings.



For 70° view, refer to image below



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	VP Location:	VP Bearing:	Distance to Site:	Date Taken:	Lens:	Viewing Distance:	date	17 OCTOBER 2019
PVP 5:	332569, 191335 E		0.7km	15/05/19	50mm	300mm	drawing number	edp5601_d017b
							drawn by	LB
							checked	MJ
							QA	CR

client	Redrow Homes (South Wales) Ltd
project title	USW Caerleon
drawing title	Photoviewpoint EDP 5



For 70° view, refer to image below



 the environmental dimension partnership	Registered office: 01285 740427 www.edp-uk.co.uk info@edp-uk.co.uk		VP Location:	VP Bearing:	Distance to Site:	Date Taken:	Lens:	Viewing Distance:	date drawing number drawn by checked QA	17 OCTOBER 2019 edp5601_d017b LB MJ CR	client	Redrow Homes (South Wales) Ltd
	PVP 6:	333221, 191483 SE	173m	15/05/19	50mm	300mm					project title	USW Caerleon
											drawing title	Photoviewpoint EDP 6



For 70° view, refer to image below





For 70° view, refer to image below



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VP Location:	VP Bearing:	Distance to Site:	Date Taken:	Lens:	Viewing Distance:	date	17 OCTOBER 2019
PVP 8:	333614, 191613 S	57m	15/05/19	50mm	300mm	drawing number	edp5601_d017b
						drawn by	LB
						checked	MJ
						QA	CR

client	Redrow Homes (South Wales) Ltd
project title	USW Caerleon
drawing title	Photoviewpoint EDP 8



For 70° view, refer to image below



Rooftops of existing buildings, and the tower of the main building, can be seen beyond intervening vegetation and residential development on the hillside above the pitch.



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	VP Location:	VP Bearing:	Distance to Site:	Date Taken:	Lens:	Viewing Distance:	date	17 OCTOBER 2019
PVP 9:	33394, 191207	E	315m	15/05/19	50mm	300mm	drawing number	edp5601_d017b
							drawn by	LB
							checked	MJ
							QA	CR

client	Redrow Homes (South Wales) Ltd
project title	USW Caerleon
drawing title	Photoviewpoint EDP 9



For 70° view, refer to image below





For 70° view, refer to image below





For 70° view, refer to image below



Main building tower visible through gap in foreground trees, however wider site is screened from view.



For 70° view, refer to image below





For 70° view, refer to image below



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VP Location: 333806, 191400 W

VP Bearing: 140m

Date Taken: 15/05/19

Lens: 50mm

Viewing Distance: 300mm

date
drawing number
drawn by
checked
QA

17 OCTOBER 2019
edp5601_d017b
LB
MJ
CR

client Redrow Homes (South Wales) Ltd
project title USW Caerleon
drawing title Photoviewpoint EDP 25



For 70° view, refer to image below





For 70° view, refer to image below



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PVP B:	VP Location:	VP Bearing:	Distance to Site:	Date Taken:	Lens:	Viewing Distance:	date	17 OCTOBER 2019
	333562,191214	NW	On-Site	15/05/19	50mm	300mm	drawing number	edp5601_d017b
							drawn by	LB
							checked	MJ
							QA	CR

client	Redrow Homes (South Wales) Ltd
project title	USW Caerleon
drawing title	Photoviewpoint EDP B



For 70° view, refer to image below



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Registered office: 01285 740427
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PVP C:

VP Location:

333505, 191284 SE

VP Bearing:

On-Site

Distance to Site:

17/05/19

Date Taken:

Lens:

50mm

Viewing Distance:

300mm

date
drawing number
drawn by
checked
QA

17 OCTOBER 2019
edp5601_d017b
LB
MJ
CR

client

Redrow Homes (South Wales) Ltd

project title

USW Caerleon

drawing title

Photoviewpoint C



For 70° view, refer to image below



