



**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
FULL PLANNING APPLICATION FOR THE DEMOLITION OF THE EXISTING DWELLING AND
THE ERECTION OF A REPLACEMENT DWELLING, TOGETHER WITH ASSOCIATED ACCESS,
PARKING, LANDSCAPING AND ASSOCIATED WORKS
ELM TREE, CAERLICKEN LANE, LANGSTONE, NEWPORT, NP18 2JZ
LANDSCAPE AND VISUAL APPRAISAL**

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Reference: TCPA-2026-111-SNIATECKI-01-FUL-NWP

Document Title: Landscape and Visual Appraisal

Revision: Version 2.2

Date: 03 September 2026



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1.0 INTRODUCTION

1.1 Purpose of the Document

- 1.1.1 This Landscape and Visual Appraisal has been prepared by Town & Country Planning Advisors Ltd on behalf of the applicants in relation to land at Elm Tree, Caerlicken Lane, Langstone, Newport, NP18 2JZ, within the administrative area of Newport City Council. It records the effect of the proposed replacement dwelling on the landscape of the surrounding area and on the views of the people who experience it, and its central purpose is to demonstrate, through verified photography and measured topographical data taken from public vantage points, the degree to which the site is contained by its landform and by its mature tree and hedgerow boundaries.
- 1.1.2 The appraisal is provided because the site lies within the countryside beyond the settlement boundary and within the Wentwood Special Landscape Area. Policy H12 of the Newport Local Development Plan permits a replacement dwelling exceeding the 30 per cent volume guideline where it is demonstrated that the increase would not have a detrimental impact upon the character and appearance of the surrounding area, and this appraisal supplies the evidence for that demonstration on the visual limb.

1.2 The Verified Approach

- 1.2.1 The term verified is used in the sense that each viewpoint is recorded with its coordinates and ground elevation, the measured straight line distance and heading from the viewpoint to the site, the elevation profile of the ground along that line, and the heading of the photograph actually taken, so that the Local Planning Authority can understand where each photograph was taken and check what it shows. Each view is presented first as an unaltered photograph and then as the same photograph with the position of the site indicated by a pin. Every viewpoint assessed is presented, whether or not it assists the applicant case, and no photograph has been enhanced or selectively cropped.

2.0 THE SITE AND THE PROPOSED DEVELOPMENT

2.1 The Application Site

- 2.1.1 The site comprises Elm Tree, a detached single storey dwelling of 1950s construction set within a mature garden of approximately 0.4 hectares on ground falling consistently from north to south, from approximately 73.5 metres at the northern boundary to approximately 63 metres at the southern end, together with a detached garden shed and a detached garage to the south east. The dwelling occupies the most elevated central part of the plot with a measured footprint of approximately 113.0 square metres. The site reference position used throughout this appraisal is 51 36 57.60 N, 2 52 53.58 W, at a ground elevation of 70.57 metres. The site is enclosed on all boundaries by continuous mature trees and hedgerow which lie within the application site and the applicant control, and the interior of the plot carries mature specimen trees including sweet chestnut, oak, ash and wild cherry. The site lies within the countryside beyond the defined settlement boundary and within the Wentwood Special Landscape Area.
- 2.1.2 The topographical position of the site is central to this appraisal and is precisely defined by the measured data. The site sits on a mid slope. To the north and west the ground rises steeply, Caerlicken Lane immediately adjoining the site standing at 80 to 82 metres, the northern arm of the lane at 119 metres, and the high ground of Coed y Caerau at 179 to 204 metres, so that the dwellings of the lane occupy higher ground than the site. To the south and

east the ground falls to the A48 corridor and the eastern fields at 41 to 59 metres, so that the site stands 12 to 30 metres above the receptors in that direction.

2.2 The Proposed Development

- 2.2.1 The proposed development is the demolition of the existing dwelling and the erection of a replacement dwelling of two storeys, placed approximately four metres south of the existing bungalow and parallel with it, with the closure of the southern vehicular entrance, a new permeable drive from the retained northern entrance, and the reinstatement of the southern drive and the footprint of the demolished bungalow to planting. No garage or other new building is proposed and the existing shed and garage are retained. The lower storey of the replacement is cut into the hillside so that approximately 120 cubic metres of its volume sits below existing ground, and its ridge, at 76.252 metres above ordnance datum, stands 172 millimetres below the ridge of the existing dwelling at 76.424 metres. The external materials are Welsh blue pennant sandstone to the base and buttresses, white render above, western red cedar to the inset entrance and to the balconies recessed into the east and west gables, and dark grey slate at a 35 degree pitch, with no external lighting proposed. The visible envelope tested by this appraisal is therefore no higher than that of the existing dwelling, notwithstanding the additional storey, and the volume comparison required by Policy H12 is set out in the Planning Statement.

3.0 PLANNING AND POLICY CONTEXT

3.1 Development Plan

- 3.1.1 The development plan comprises Future Wales: The National Plan 2040 and the Newport Local Development Plan 2011 to 2026. The policies of the Local Development Plan to which this appraisal responds are Policy H12, replacement dwellings in the countryside, together with the demonstration provided for in its supporting text, Policy SP5, under which development in the countryside must respect the landscape character of the immediate and surrounding area and be appropriate in scale and design, Policy SP8, under which development within a Special Landscape Area must not harm the character, quality or conservation value of the landscape and must be of a high standard, appropriate in scale and massing and integrated sympathetically into the landscape, and Policies GP5 and GP6 on the natural environment and the quality of design.

3.2 National Policy and Guidance

- 3.2.1 Planning Policy Wales Edition 12 sets the national placemaking framework and the protection of landscape character, and at paragraph 6.3.20 advocates the use of LANDMAP assessments to inform development management decisions, landscape character assessment, design and landscape sensitivity studies. Technical Advice Note 12 addresses design led development responding to landscape and context, and the Well-being of Future Generations (Wales) Act 2015 frames decision making through the well-being goals and the sustainable development principle.

4.0 ASSESSMENT METHODOLOGY

4.1 Guidelines for Landscape Assessment

- 4.1.1 The study area is the area within which the site could reasonably be seen, informed by the landform, the tree cover and the position of the site on a mid slope within a strongly treed

pastoral locality, and it was tested in the field from every principal direction at distances from approximately 136 metres to approximately 1.33 kilometres. Sixteen viewpoints were selected to represent the range of people who may experience the site and the range of directions from which it might be seen, taken exclusively from publicly accessible locations. Viewpoints A to D are on the rural lanes to the west and north of the site, whose receptors are mainly transient rural traffic with some rural dwellings and farms. Viewpoints E to K are seven positions along the public footpath crossing the fields east of the site, whose receptors are walkers and agricultural workers, and Viewpoint P is on the public footpath west of the site, an obstruction of that path preventing further positions beyond it. Viewpoint L is on the rural lane leaving Llandeud northbound. Viewpoints M, N and O are on the A48 Chepstow Road at the junctions with Watery Lane, Caerlicken Lane and Tregarn Road, where the receptors are rural residents and businesses, passing vehicular traffic and the users of two bus stops serving routes 73 and CRS1.

- 4.1.2 The document is an appraisal rather than a full landscape and visual impact assessment because the proposal is a single replacement dwelling and not development requiring environmental impact assessment. The method is nonetheless applied so that every judgement is transparent and capable of being tested in the field.

4.2 Landscape and Visual Effects

- 4.2.1 Following the Guidelines, the appraisal distinguishes landscape effects, being the effects of the proposal on the landscape as a resource, its character, its features and its qualities, from visual effects, being the effects on views and on the visual amenity of the people who experience them. Landscape effects are considered against the baseline at Section 5.0 and visual effects are recorded viewpoint by viewpoint at Section 7.0.

4.3 Sensitivity, Magnitude and Significance

- 4.3.1 For each receptor the sensitivity is assessed as a combination of the susceptibility of the receptor to the type of change proposed and the value attached to the landscape or the view, so that a walker on a public footpath within a Special Landscape Area is ordinarily of high sensitivity, a user of a rural lane of medium sensitivity, and a driver on a trunk road of low sensitivity. The magnitude of change is assessed as a combination of the size or scale of the change, its geographical extent and its duration and reversibility. The significance of the effect is reached as a reasoned judgement drawing sensitivity and magnitude together, expressed as substantial, moderate, slight or negligible, and identified as adverse, neutral or beneficial. The reasoning is stated in each case rather than produced by a formula.

4.4 Study Area and Viewpoint Selection

- 4.4.1 The study area is the area within which the site could reasonably be seen, informed by the landform, the tree cover and the position of the site on a mid slope within a strongly treed pastoral locality, and it was tested in the field from every principal direction at distances from approximately 136 metres to approximately 1.33 kilometres. Sixteen viewpoints were selected to represent the range of people who may experience the site and the range of directions from which it might be seen, taken exclusively from publicly accessible locations. Viewpoints A to D are on the rural lanes to the west and north of the site, whose receptors are mainly transient rural traffic with some rural dwellings and farms. Viewpoints E to K are seven positions along the public footpath crossing the fields east of the site, whose receptors are walkers and agricultural workers, and Viewpoint P is on the public footpath west of the site, an obstruction

of that path preventing further positions beyond it. Viewpoint L is on the rural lane leaving Llandeud northbound. Viewpoints M, N and O are three positions along the A48 Chepstow Road, at the Caerlicken Lane junction, at the bus stops serving routes 73 and CRS1, and at the Watery Lane junction, where the receptors are rural residents and businesses, passing vehicular traffic and the users of the bus stops.

4.5 Photography and Verification

- 4.5.1 The site photography was undertaken on Thursday 13 August 2026 between 12:54 and 13:46 in clear, sunny and dry conditions with vegetation in full summer leaf. Photographs were taken on a phone camera at eye level of approximately 1.6 metres, and the original camera files, carrying their metadata, are retained as the verification record. Following the fieldwork each viewpoint position was fixed by coordinates and ground elevation, and the straight line distance, heading and ground elevation profile from the viewpoint to the site reference position were measured. The heading of each photograph was recorded separately from the straight line heading, because the frame actually available at a viewpoint is governed by the gap in a hedge or the alignment of a lane and may depart from the direct line by a few degrees, and both figures are stated on each sheet so that the reader can reconcile the annotated photograph with the measured geometry. The purpose of the photography is to record the presence or absence of visibility of the site from each receptor, which is proportionate to an appraisal of this kind.
- 4.5.2 The photography was undertaken in full summer leaf, and because deciduous screening reduces in winter the applicants can supplement the appraisal with winter photography taken from the same recorded positions should the Local Planning Authority consider it necessary, the viewpoints being repeatable from the recorded coordinates. The appraisal states this seasonal position openly rather than relying upon summer cover silently, and it is noted that a material part of the boundary enclosure comprises evergreen coniferous planting whose screening does not reduce seasonally.

5.0 LANDSCAPE BASELINE

5.1 Landscape Character and Designations

- 5.1.1 The character of the locality, recorded in the field survey of 13 August 2026, is a strongly treed pastoral landscape of hedged fields and scattered detached dwellings in large garden plots along narrow rural lanes, rising from the A48 corridor toward the extensive woodland of Wentwood Forest to the north, with long views southward over the rolling field pattern to the Severn Estuary from the higher ground. Built form in the immediate locality comprises the loose cluster of detached dwellings along Caerlicken Lane, which occupy the higher ground above the site and are the visible built element of the local scene, breaking the skyline in views from the fields to the east and from the A48 corridor.
- 5.1.2 The site lies within the Wentwood Special Landscape Area, a local designation under Policy SP8, and within no national landscape designation. The value of the landscape is accordingly assessed having regard to the recognised factors for landscape value outside national designations. The locality carries evident scenic quality in its elevated pastoral composition and estuary views, a strong and intact hedgerow and tree structure representative of the wider Special Landscape Area, perceptual qualities of tranquillity away from the A48 corridor, and recreational value evidenced by the public footpaths crossing the fields to the east and west of the site, which has informed the weighting of receptor sensitivity in this appraisal.

- 5.1.3 The site lies within the LANDMAP Visual and Sensory aspect area Penhow Lowlands, unique identifier NWPRTVS033, surveyed at Level 3 and last verified on 6 February 2015, which the survey classifies as Lowland, Lowland Valleys, Open Lowland Valleys, and describes as gently undulating ridges and valleys falling from 80 metres to 10 metres above ordnance datum, primarily pastoral with some arable use, in small to medium fields enclosed by cut hedges and trees, with blocks of deciduous woodland giving emphasis to the valley sides. The aspect area is bounded to the north by the upland slopes above 80 metres, so that the site at approximately 71 metres sits toward its upper northern edge where the lowland meets the Wentwood slopes, consistent with the mid slope position recorded at Section 2.0. The survey evaluates the aspect area as Moderate overall, with scenic quality, integrity, character and rarity each evaluated as Moderate and the justification recorded as all criteria moderate, and it records a strong sense of place, good condition and a constant trend.
- 5.1.4 The survey identifies the key characteristics of the aspect area to be conserved and enhanced as enclosure and diversity, the features to be conserved as woodland, hedgerows, permanent pasture and planting along roads, the building materials characteristic of the area as stone, render and some brick, and the principal detractor as noise from the A48. Its management recommendations are to strengthen woodland cover and the hedgerow pattern, to encourage hedgerow trees, to replace fences with hedgerows where possible and to screen development with woodland belts. In accordance with the Natural Resources Wales guidance on the use of LANDMAP in landscape and visual assessment, the survey has been read as the starting point for the character baseline and refined through the field work recorded at Sections 5 to 7. Read together, the evaluation places the landscape receptor at moderate rather than high sensitivity, and the characteristics the survey seeks to conserve, the enclosure, the woodland and hedgerow framework and the stone and render vernacular, are the very features that the proposal retains in full, reinforces through the landscaping plan and adopts in its material palette.

5.2 The Site within the Landscape

- 5.2.1 Within that landscape the site reads, from every public vantage point assessed, as part of the mature tree cover of the locality rather than as a developed curtilage, and the measured topography explains why. Two distinct mechanisms contain the site. From the high ground to the north and west, where receptors stand 12 to 133 metres above it at distances of 136 metres to 1.33 kilometres, the site is seen from above across intervening pasture and, at the greatest distances, across an intervening valley, and its built form is absorbed within the canopy of its own boundary trees and the wider tree cover of the slope. From the low ground to the south and east, where receptors stand 12 to 30 metres below it, the site occupies the slope between the receptor and the higher lane, and its boundary tree belt crowns the skyline above the receptor eyeline, so that the dwellings of Caerlicken Lane on the higher ground beyond read against the sky while the site itself does not. This relationship, evidenced photographically and topographically at Section 7.0, is the defining landscape characteristic of the site for the purposes of this appraisal.

6.0 VIEWPOINT SCHEDULE

6.1 The Viewpoints Assessed

6.1.1 Sixteen viewpoints were assessed and are listed below, and their positions relative to the site are shown on the viewpoint location plan at Appendix F. The distance and heading are the measured straight line from the viewpoint to the site reference position, and the photograph heading is the direction of the frame actually taken. Ground elevations are those recorded at each viewpoint position, the site standing at 70.57 metres.

6.1.2 Table 1: Viewpoint Schedule, Site Reference 51 36 57.60 N, 2 52 53.58 W at 70.57 metres

Ref	Location	Coordinates	Elev m	Distance m	Heading to site	Photo heading	Receptor
A	Coed y Caerau, rural lane west of the site	51 37 05.67 N, 2 53 53.54 W	179.44	1,179.85	102.22	103.08	Lane users, mainly transient rural traffic, medium sensitivity
B	Coed y Caerau Lane, rural lane north of the site	51 37 38.32 N, 2 53 15.88 W	204.02	1,329.53	161.23	163.34	Lane users, mainly transient rural traffic, medium sensitivity
C	Caerlicken Lane, northern arm, field gate	51 37 14.77 N, 2 52 50.61 W	118.84	533.17	186.15	188.92	Lane users and nearby rural residents, medium sensitivity
D	Caerlicken Lane adjoining the site	51 37 01.69 N, 2 52 51.06 W	82.48	135.63	200.97	188.78	Lane users and adjoining residents, medium sensitivity
E	Public footpath east of the site, first position	51 36 55.00 N, 2 52 30.00 W	42.76	461.97	280.34	280.86	Walkers and agricultural workers, high sensitivity
F	Public footpath east of the site, second position	51 36 57.86 N, 2 52 33.01 W	46.86	397.10	268.84	268.27	Walkers and agricultural workers, high sensitivity
G	Public footpath east of the site, third position	51 37 00.08 N, 2 52 36.86 W	55.16	331.03	256.77	257.39	Walkers and agricultural workers, high sensitivity
H	Public footpath east of the site, fourth position	51 37 00.53 N, 2 52 37.88 W	58.17	316.22	253.35	253.50	Walkers and agricultural workers, high sensitivity
I	Public footpath east of the site, fifth position	51 37 00.81 N, 2 52 38.04 W	58.89	315.20	251.69	251.85	Walkers and agricultural workers, high sensitivity
J	Public footpath east of the site, sixth position	51 37 02.60 N, 2 52 41.69 W	67.65	276.02	236.06	237.40	Walkers and agricultural workers, high sensitivity
K	Public footpath east of the site, seventh position	51 37 04.53 N, 2 52 44.44 W	80.29	277.62	219.32	225.89	Walkers and agricultural workers, high sensitivity
L	Rural lane leaving Llandeud northbound	51 36 48.46 N, 2 52 06.75 W	65.31	945.24	287.48	285.84	Lane users, medium sensitivity
M	A48 Chepstow Road at the Caerlicken Lane junction, first position	51 36 52.26 N, 2 52 42.42 W	43.06	271.70	307.61	330.25	Passing traffic, low sensitivity, and rural residents and businesses, medium sensitivity
N	A48 Chepstow Road at the bus stops, second position	51 36 52.12 N, 2 52 44.21 W	43.16	248.78	313.45	321.07	Passing traffic, low sensitivity, and rural residents and businesses, medium sensitivity
O	A48 Chepstow Road at the Watery Lane junction, third position	51 36 50.77 N, 2 52 50.94 W	40.94	219.39	346.30	353.55	Passing traffic, low sensitivity, and bus passengers and residents, medium sensitivity
P	Public footpath west of the site	51 36 52.16 N, 2 52 57.78 W	43.49	187.68	25.39	22.83	Walkers, high sensitivity

7.0 VIEWPOINT ASSESSMENTS

7.1 Viewpoint A: Coed y Caerau

7.1.1 From the high ground of Coed y Caerau the receptor stands 109 metres above the site and looks down across an intervening valley to a wide panorama of hedged pasture and the estuary beyond. The site position sits within the continuous tree cover of the middle distance and no built form is discernible at or around it. The site is not visible. The magnitude of visual change arising from a replacement dwelling held below the existing ridge within retained enclosure is negligible, and the significance of the visual effect is negligible and neutral.

7.1.2 Table 2: Viewpoint A, Coed y Caerau

Location	Coed y Caerau, rural lane west of the site
Coordinates and elevation	51 37 05.67 N, 2 53 53.54 W, at 179.44 metres
Distance and heading to site	1,179.85 metres at 102.22 degrees
Photograph heading	103.08 degrees
Elevation profile	Falls 122 metres to a valley floor at 57 metres before rising to the site
Receptor	Lane users, mainly transient rural traffic, medium sensitivity
Conditions	Clear, sunny and dry, full summer leaf
Photograph 1	Viewpoint A, the unaltered view
Photograph 2	Viewpoint A, with the position of the site indicated

7.1.3 Viewpoint A, Coed y Caerau, photograph heading 103.08 degrees, the unaltered view



7.1.4 Viewpoint A, Coed y Caerau, photograph heading 103.08 degrees, with the position of the site indicated



7.2 Viewpoint B: Coed y Caerau Lane

7.2.1 This is the highest and most distant viewpoint in the set, the receptor standing 133 metres above the site at 1.33 kilometres and looking down the falling slope over a stubble field to the estuary. The site position lies on the far tree line of the field and within the tree cover beyond it, and no built form is discernible. The site is not visible, the magnitude of visual change is negligible, and the significance of the visual effect is negligible and neutral.

7.2.2 Table 3: Viewpoint B, Coed y Caerau Lane

Location	Coed y Caerau Lane, rural lane north of the site
Coordinates and elevation	51 37 38.32 N, 2 53 15.88 W, at 204.02 metres
Distance and heading to site	1,329.53 metres at 161.23 degrees
Photograph heading	163.34 degrees
Elevation profile	Falls steadily 133 metres to the site
Receptor	Lane users, mainly transient rural traffic, medium sensitivity
Conditions	Clear, sunny and dry, full summer leaf
Photograph 1	Viewpoint B, the unaltered view
Photograph 2	Viewpoint B, with the position of the site indicated

7.2.3 Viewpoint B, Coed y Caerau Lane, photograph heading 163.34 degrees, the unaltered view



7.2.4 Viewpoint B: Coed y Caerau Lane, photograph heading 163.34 degrees, with the position of the site indicated



7.3 Viewpoint C: Caerlicken Lane Field Gate

7.3.1 From the field gate on the northern arm of the lane the receptor stands 48 metres above the site and looks down the slope through the single gate opening. A dwelling with associated outbuildings is visible in the middle ground of the sightline. This is an intervening property, and the site lies beyond it within the tree belt marked by the pin, where no built form is discernible. The view is a single framed opening closed by the hedgerow on either side, and the site itself is not visible within it. The magnitude of visual change is negligible, and the significance of the visual effect is negligible and neutral. This is the one frame in the set in which a dwelling within the wider cluster is visible, and it is presented so that the relationship between that intervening property and the enclosed site can be seen.

7.3.2 Table 4: Viewpoint C, Caerlicken Lane Field Gate

Location	Caerlicken Lane, northern arm, field gate
Coordinates and elevation	51 37 14.77 N, 2 52 50.61 W, at 118.84 metres
Distance and heading to site	533.17 metres at 186.15 degrees
Photograph heading	188.92 degrees
Elevation profile	Falls steadily 48 metres to the site
Receptor	Lane users and nearby rural residents, medium sensitivity
Conditions	Clear, sunny and dry, full summer leaf
Photograph 1	Viewpoint C, the unaltered view
Photograph 2	Viewpoint C, with the position of the site indicated

7.3.3 Viewpoint C, Caerlicken Lane field gate, photograph heading 188.92 degrees, the unaltered view



7.3.4 Viewpoint C, Caerlicken Lane field gate, photograph heading 188.92 degrees, with the position of the site indicated



7.4 Viewpoint D: Caerlicken Lane Adjoining the Site

7.4.1 This is the closest public vantage point in the set, on the site's own lane at 136 metres and 12 metres above it. The lane runs between continuous hedges and the boundary walls of neighbouring properties, and the site position sits within the tree line beyond them where no built form is visible. The site is not visible from its own street scene. The magnitude of visual change is negligible, and the significance of the visual effect is negligible and neutral. This viewpoint carries particular weight because it demonstrates that the dwelling does not read in the street scene of the lane at all.

7.4.2 Table 5: Viewpoint D, Caerlicken Lane Adjoining the Site

Location	Caerlicken Lane adjoining the site
Coordinates and elevation	51 37 01.69 N, 2 52 51.06 W, at 82.48 metres
Distance and heading to site	135.63 metres at 200.97 degrees
Photograph heading	188.78 degrees
Elevation profile	Falls 12 metres to the site
Receptor	Lane users and adjoining residents, medium sensitivity
Conditions	Clear, sunny and dry, full summer leaf
Photograph 1	Viewpoint D, the unaltered view
Photograph 2	Viewpoint D, with the position of the site indicated

7.4.3 Viewpoint D, Caerlicken Lane adjoining the site, photograph heading 188.78 degrees, the unaltered view



7.4.4 Viewpoint D, Caerlicken Lane adjoining the site, photograph heading 188.78 degrees, with the position of the site indicated



7.5 Viewpoint E: Eastern Footpath, First Position

7.5.1 From the eastern field the receptor stands 28 metres below the site and looks up the slope. The neighbouring dwellings of Caerlicken Lane on the higher ground are clearly visible to the right of the sightline, while the site position sits within the tree belt to their left, crowning the slope, where no built form is visible. The frame demonstrates the relationship that runs through the eastern set, the higher neighbours read against the elevated position and the site, on the slope below them, does not. The site is not visible, the magnitude of visual change is negligible, and the significance of the visual effect is negligible and neutral.

7.5.2 Table 6: Viewpoint E, Eastern Footpath, First Position

Location	Public footpath east of the site, first position
Coordinates and elevation	51 36 55.00 N, 2 52 30.00 W, at 42.76 metres
Distance and heading to site	461.97 metres at 280.34 degrees
Photograph heading	280.86 degrees
Elevation profile	Rises 28 metres to the site
Receptor	Walkers and agricultural workers, high sensitivity
Conditions	Clear, sunny and dry, full summer leaf
Photograph 1	Viewpoint E, the unaltered view
Photograph 2	Viewpoint E, with the position of the site indicated

7.5.3 Viewpoint E, eastern footpath, first position, photograph heading 280.86 degrees, the unaltered view



7.5.4 Viewpoint E, eastern footpath, first position, photograph heading 280.86 degrees, with the position of the site indicated



7.6 Viewpoint F: Eastern Footpath, Second Position

7.6.1 From the second position the receptor stands 24 metres below the site. The neighbouring dwellings remain visible on the higher ground to the right, and the site position within the continuous tree belt to their left shows no built form. The site is not visible, the magnitude of visual change is negligible, and the significance of the visual effect is negligible and neutral.

7.6.2 Table 7: Viewpoint F, Eastern Footpath, Second Position

Location	Public footpath east of the site, second position
Coordinates and elevation	51 36 57.86 N, 2 52 33.01 W, at 46.86 metres
Distance and heading to site	397.10 metres at 268.84 degrees
Photograph heading	268.27 degrees
Elevation profile	Rises 24 metres to the site
Receptor	Walkers and agricultural workers, high sensitivity
Conditions	Clear, sunny and dry, full summer leaf
Photograph 1	Viewpoint F, the unaltered view
Photograph 2	Viewpoint F, with the position of the site indicated

7.6.3 Viewpoint F, eastern footpath, second position, photograph heading 268.27 degrees, the unaltered view



7.6.4 Viewpoint F: eastern footpath, second position, photograph heading 268.27 degrees, with the position of the site indicated



7.7 Viewpoint G: Eastern Footpath, Third Position

7.7.1 This is the clearest single demonstration in the set. The receptor stands 16 metres below the site at 331 metres. The neighbouring two storey dwellings are plainly visible on the higher ground to the right of the sightline with the tall coniferous group beyond them, while the site position, within the tree belt immediately to their left, shows no built form at all. A receptor of high sensitivity standing on a public footpath within the Special Landscape Area with the neighbouring houses in open view cannot see the application site. The site is not visible, the magnitude of visual change is negligible, and the significance of the visual effect is negligible and neutral.

7.7.2 Table 8: Viewpoint G, Eastern Footpath, Third Position

Location	Public footpath east of the site, third position
Coordinates and elevation	51 37 00.08 N, 2 52 36.86 W, at 55.16 metres
Distance and heading to site	331.03 metres at 256.77 degrees
Photograph heading	257.39 degrees
Elevation profile	Rises 16 metres to the site
Receptor	Walkers and agricultural workers, high sensitivity
Conditions	Clear, sunny and dry, full summer leaf
Photograph 1	Viewpoint G, the unaltered view
Photograph 2	Viewpoint G, with the position of the site indicated

7.7.3 Viewpoint G, eastern footpath, third position, photograph heading 257.39 degrees, the unaltered view



7.7.4 Viewpoint G, eastern footpath, third position, photograph heading 257.39 degrees, with the position of the site indicated



7.8 Viewpoint H: Eastern Footpath, Fourth Position

7.8.1 From the fourth position, 13 metres below the site, the frame is taken across the field hedge with neighbouring roofs and the coniferous group visible to the right and the site position within the tree belt to their left. No built form of the site is visible, the magnitude of visual change is negligible, and the significance of the visual effect is negligible and neutral.

7.8.2 Table 9: Viewpoint H, Eastern Footpath, Fourth Position

Location	Public footpath east of the site, fourth position
Coordinates and elevation	51 37 00.53 N, 2 52 37.88 W, at 58.17 metres
Distance and heading to site	316.22 metres at 253.35 degrees
Photograph heading	253.50 degrees
Elevation profile	Rises 13 metres to the site
Receptor	Walkers and agricultural workers, high sensitivity
Conditions	Clear, sunny and dry, full summer leaf
Photograph 1	Viewpoint H, the unaltered view
Photograph 2	Viewpoint H, with the position of the site indicated

7.8.3 Viewpoint H, eastern footpath, fourth position, photograph heading 253.50 degrees, the unaltered view



7.8.4 Viewpoint H: eastern footpath, fourth position, photograph heading 253.50 degrees, with the position of the site indicated



7.9 Viewpoint I: Eastern Footpath, Fifth Position

7.9.1 From the fifth position, 12 metres below the site, the rising field leads the eye to the tree belt on the skyline within which the site sits, with the neighbouring dwellings and the coniferous group to the right. No built form of the site is visible. The site is not visible, the magnitude of visual change is negligible, and the significance of the visual effect is negligible and neutral.

7.9.2 Table 10: Viewpoint I, Eastern Footpath, Fifth Position

Location	Public footpath east of the site, fifth position
Coordinates and elevation	51 37 00.81 N, 2 52 38.04 W, at 58.89 metres
Distance and heading to site	315.20 metres at 251.69 degrees
Photograph heading	251.85 degrees
Elevation profile	Rises 12 metres to the site
Receptor	Walkers and agricultural workers, high sensitivity
Conditions	Clear, sunny and dry, full summer leaf
Photograph 1	Viewpoint I, the unaltered view
Photograph 2	Viewpoint I, with the position of the site indicated

7.9.3 Viewpoint I, eastern footpath, fifth position, photograph heading 251.85 degrees, the unaltered view



7.9.4 Viewpoint I: eastern footpath, fifth position, photograph heading 251.85 degrees, with the position of the site indicated



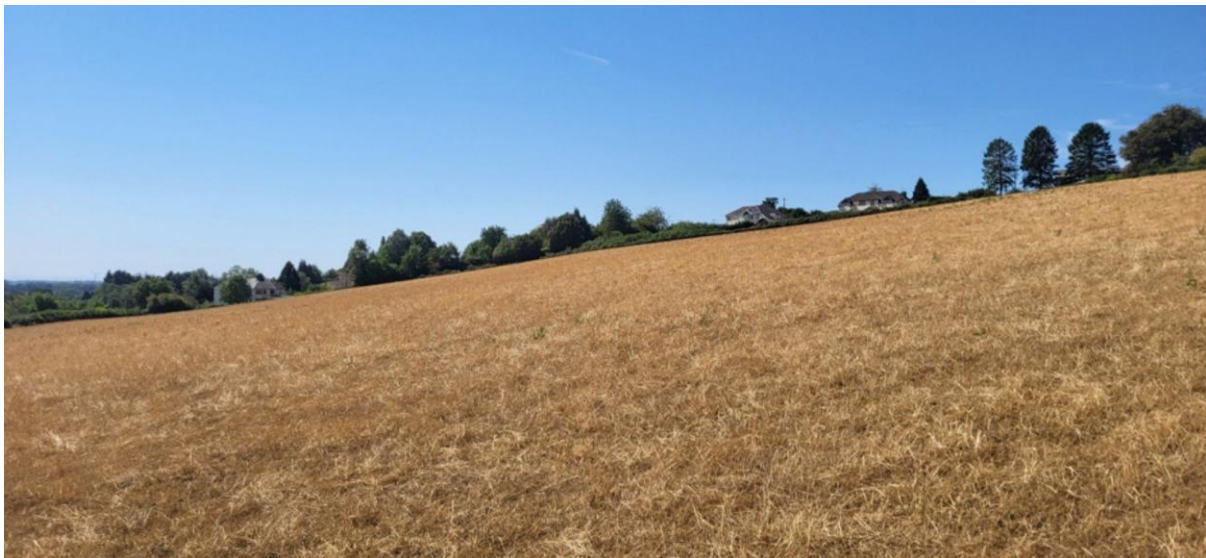
7.10 Viewpoint J: Eastern Footpath, Sixth Position

7.10.1 From the sixth position the receptor stands at almost the same level as the site, and the ground between them rises over a slight crest at 72.6 metres before falling to the site, so that landform as well as vegetation contributes to the screening here. The neighbouring dwellings are visible to the right and the site position within the tree belt shows no built form. The site is not visible, the magnitude of visual change is negligible, and the significance of the visual effect is negligible and neutral.

7.10.2 Table 11: Viewpoint J, Eastern Footpath, Sixth Position

Location	Public footpath east of the site, sixth position
Coordinates and elevation	51 37 02.60 N, 2 52 41.69 W, at 67.65 metres
Distance and heading to site	276.02 metres at 236.06 degrees
Photograph heading	237.40 degrees
Elevation profile	Rises over a crest at 72.6 metres before falling slightly to the site
Receptor	Walkers and agricultural workers, high sensitivity
Conditions	Clear, sunny and dry, full summer leaf
Photograph 1	Viewpoint J, the unaltered view
Photograph 2	Viewpoint J, with the position of the site indicated

7.10.3 Viewpoint J, eastern footpath, sixth position, photograph heading 237.40 degrees, the unaltered view



7.10.4 Viewpoint J: eastern footpath, sixth position, photograph heading 237.40 degrees, with the position of the site indicated



7.11 Viewpoint K: Eastern Footpath, Seventh Position

7.11.1 At the northern end of the footpath, near the small group of houses that break the skyline in the eastern views, the receptor stands 10 metres above the site and looks down the slope. The frame is taken past the roofs of those neighbouring properties on the right, and the site position within the tree line beyond shows no built form. This completes the seven positions along the eastern footpath without a single view of the site having been available to a walker. The site is not visible, the magnitude of visual change is negligible, and the significance of the visual effect is negligible and neutral.

7.11.2 Table 12: Viewpoint K, Eastern Footpath, Seventh Position

Location	Public footpath east of the site, seventh position
Coordinates and elevation	51 37 04.53 N, 2 52 44.44 W, at 80.29 metres
Distance and heading to site	277.62 metres at 219.32 degrees
Photograph heading	225.89 degrees
Elevation profile	Falls 10 metres to the site
Receptor	Walkers and agricultural workers, high sensitivity
Conditions	Clear, sunny and dry, full summer leaf
Photograph 1	Viewpoint K, the unaltered view
Photograph 2	Viewpoint K, with the position of the site indicated

7.11.3 Viewpoint K, eastern footpath, seventh position, photograph heading 225.89 degrees, the unaltered view



7.11.4 Viewpoint K: eastern footpath, seventh position, photograph heading 225.89 degrees, with the position of the site indicated



7.12 Viewpoint L: Llandeud

7.12.1 From the eastern approach at Llandeud the receptor looks across an intervening valley to the wooded rise that holds the site, at 945 metres. The site position sits within the continuous tree cover of that rise and no built form is discernible. The visual envelope of the site does not extend across the valley. The site is not visible, the magnitude of visual change is negligible, and the significance of the visual effect is negligible and neutral.

7.12.2 Table 13: Viewpoint L, Llandeud

Location	Rural lane leaving Llandeud northbound
Coordinates and elevation	51 36 48.46 N, 2 52 06.75 W, at 65.31 metres
Distance and heading to site	945.24 metres at 287.48 degrees
Photograph heading	285.84 degrees
Elevation profile	Falls 24 metres to a valley floor at 41 metres before rising to the site
Receptor	Lane users, medium sensitivity
Conditions	Clear, sunny and dry, full summer leaf
Photograph 1	Viewpoint L, the unaltered view
Photograph 2	Viewpoint L, with the position of the site indicated

7.12.3 Viewpoint L, Llandeud, photograph heading 285.84 degrees, the unaltered view



7.12.4 Viewpoint L: Llandevaud, photograph heading 285.84 degrees, with the position of the site indicated



7.13 Viewpoint M: A48 Chepstow Road at the Caerlicken Lane Junction

7.13.1 From the first of the three A48 positions, at the Caerlicken Lane junction, the receptor stands 28 metres below the site and looks up the slope. The photograph heading departs from the straight line by some 22 degrees because the available frame is governed by the roadside vegetation, and both are stated. The neighbouring dwellings on the higher ground read on the skyline above the hedged fields to the right of the sightline, while the site position within the tree belt to their left shows no built form. The site is not visible from the principal transport corridor, the magnitude of visual change is negligible, and the significance of the visual effect is negligible and neutral.

7.13.2 Table 14: Viewpoint M, A48 Chepstow Road

Location	A48 Chepstow Road at the Caerlicken Lane junction, first position
Coordinates and elevation	51 36 52.26 N, 2 52 42.42 W, at 43.06 metres
Distance and heading to site	271.70 metres at 307.61 degrees
Photograph heading	330.25 degrees
Elevation profile	Rises 28 metres to the site
Receptor	Passing traffic, low sensitivity, and rural residents and businesses, medium sensitivity
Conditions	Clear, sunny and dry, full summer leaf
Photograph 1	Viewpoint M, the unaltered view
Photograph 2	Viewpoint M, with the position of the site indicated

7.13.3 Viewpoint M, A48 Chepstow Road, photograph heading 330.25 degrees, the unaltered view



7.13.4 Viewpoint M, A48 Chepstow Road, photograph heading 330.25 degrees, with the position of the site indicated



7.14 Viewpoint N: A48 Chepstow Road at the Bus Stops

7.14.1 From the second position, at the bus stops serving routes 73 and CRS1, where receptors are stationary for longer than passing traffic, the receptor stands 28 metres below the site at 249 metres. The neighbouring dwellings on the higher ground read on the skyline to the right of the sightline and the site position within the continuous tree belt to their left shows no built form. The site is not visible, the magnitude of visual change is negligible, and the significance of the visual effect is negligible and neutral.

7.14.2 Table 15: Viewpoint N, A48 Chepstow Road, Second Position

Location	A48 Chepstow Road at the bus stops, second position
Coordinates and elevation	51 36 52.12 N, 2 52 44.21 W, at 43.16 metres
Distance and heading to site	248.78 metres at 313.45 degrees
Photograph heading	321.07 degrees
Elevation profile	Rises 28 metres to the site
Receptor	Passing traffic, low sensitivity, and bus passengers and residents, medium sensitivity
Conditions	Clear, sunny and dry, full summer leaf
Photograph 1	Viewpoint N, the unaltered view
Photograph 2	Viewpoint N, with the position of the site indicated

7.14.3 Viewpoint N, A48 Chepstow Road, second position, photograph heading 321.07 degrees, the unaltered view



7.14.4 Viewpoint N, A48 Chepstow Road, second position, photograph heading 321.07 degrees, with the position of the site indicated



7.15 Viewpoint O: A48 Chepstow Road at the Watery Lane Junction

7.15.1 From the third position, at the Watery Lane junction, the receptor stands 30 metres below the site at 219 metres, the closest of the three A48 positions to the site. Neighbouring dwellings are visible on the higher ground to the right of the sightline and the site position within the continuous tree mass to their left shows no built form. The site is not visible, the magnitude of visual change is negligible, and the significance of the visual effect is negligible and neutral.

7.15.2 Table 16: Viewpoint O, A48 Chepstow Road at the Bus Stops

Location	A48 Chepstow Road at the Watery Lane junction, third position
Coordinates and elevation	51 36 50.77 N, 2 52 50.94 W, at 40.94 metres
Distance and heading to site	219.39 metres at 346.30 degrees
Photograph heading	353.55 degrees
Elevation profile	Rises 30 metres to the site
Receptor	Passing traffic, low sensitivity, and rural residents and businesses, medium sensitivity
Conditions	Clear, sunny and dry, full summer leaf
Photograph 1	Viewpoint O, the unaltered view
Photograph 2	Viewpoint O, with the position of the site indicated

7.15.3 Viewpoint O, A48 Chepstow Road at the bus stops, photograph heading 353.55 degrees, the unaltered view



7.15.4 Viewpoint O, A48 Chepstow Road at the bus stops, photograph heading 353.55 degrees, with the position of the site indicated



7.16 Viewpoint P: Western Footpath

7.16.1 From the western footpath the receptor stands 27 metres below the site at 188 metres and looks up across a paddock to the continuous southern and western boundary tree line of the site, which closes the view entirely. This receptor stands closest to the proposed position of the replacement dwelling, which sits nearer this boundary than the existing dwelling. The replacement is held 172 millimetres below the ridge of the existing dwelling with its lower storey cut into the slope, the boundary tree line lies within the application site and the applicant control, it is retained in full on the proposed site plan and gapped up with locally native planting, a material part of the enclosure is evergreen, and no external lighting is proposed to the western elevation or the western part of the site. An obstruction of the path prevented positions beyond this point. The site is not visible, the magnitude of visual change is negligible, and the significance of the visual effect is negligible and neutral.

7.16.2 Table 17: Viewpoint P, Western Footpath

Location	Public footpath west of the site
Coordinates and elevation	51 36 52.16 N, 2 52 57.78 W, at 43.49 metres
Distance and heading to site	187.68 metres at 25.39 degrees
Photograph heading	22.83 degrees
Elevation profile	Rises 27 metres to the site
Receptor	Walkers, high sensitivity
Conditions	Clear, sunny and dry, full summer leaf
Photograph 1	Viewpoint P, the unaltered view
Photograph 2	Viewpoint P, with the position of the site indicated

7.16.3 Viewpoint P, western footpath, photograph heading 22.83 degrees, the unaltered view



7.16.4 Viewpoint P, western footpath, photograph heading 22.83 degrees, with the position of the site indicated



8.0 SUMMARY OF FINDINGS AND CONCLUSION

8.1 Summary of Visual Effects

- 8.1.1 Sixteen viewpoints were assessed on 13 August 2026 from the surrounding rural lanes, from the A48 Chepstow Road corridor, from seven positions along the public footpath crossing the fields east of the site and from the public footpath west of the site, at distances from 136 metres to 1.33 kilometres and from every principal direction, with the position, elevation, distance, heading and ground profile of each measured. At every one of the sixteen viewpoints the existing dwelling is not visible, the site reading solely as part of the mature tree cover of the locality, and this includes the closest public vantage point on the site's own lane at 136 metres. At one viewpoint, C, an intervening dwelling within the wider cluster is visible in the middle ground of the sightline while the site beyond it is not, and that frame is presented so that the relationship can be seen.
- 8.1.2 The measured topography explains the consistency of the finding. Receptors on the high ground to the north and west look down onto the site from 12 to 133 metres above it and find its built form absorbed within canopy seen from above, at the greatest distances across an intervening valley. Receptors on the low ground to the south and east look up the slope from 12 to 30 metres below it and find the site's boundary tree belt crowning the skyline above their eyeline, with the dwellings of Caerlicken Lane on the higher ground beyond reading against the sky while the site does not. The receptors of highest sensitivity, being walkers on the two public footpaths within the Special Landscape Area, experience no view of the site from any of the eight positions assessed. Because full height glazing is proposed to the southern elevation and inset balconies to the east and west gables, views back into the site were considered in the field, and no public vantage point affords a view into the site in the conditions assessed, no external lighting being proposed in any event. On that evidence the magnitude of visual change arising from a replacement dwelling whose ridge is held below that of the existing dwelling, within boundary enclosure retained in full and gapped up through the landscaping plan, is negligible at every viewpoint, and the significance of the visual effects across the set is negligible and neutral.

8.2 Landscape Effects

- 8.2.1 As to landscape character, the proposal replaces a 1950s bungalow standing on the most elevated central part of the plot with a single building of higher design quality set lower in the slope, its lower storey embedded in the hillside and its ridge below that of the building it replaces, built in the stone, render, cedar and slate of the locality. The existing shed and garage are retained, no tree is removed, one of two vehicular openings onto the lane is closed, and the southern drive and the footprint of the demolished bungalow are returned to planting so that the sealed ground area of the site falls. Within an aspect area evaluated by LANDMAP as Moderate overall, whose key characteristics of enclosure and diversity and whose woodland and hedgerow framework the proposal retains in full and reinforces in accordance with the survey's own management recommendations, and whose character at this point is defined by tree enclosure on a mid-slope and by built form on the higher ground that does not include the site, the landscape effect of the proposal is assessed as neutral at the level of the Special Landscape Area and neutral to slightly beneficial at the site scale. The enclosure on which the containment rests lies wholly within the application site and the applicant control, is retained in full on the proposed site plan and is gapped up through the landscaping plan, so that the screening evidenced does not depend on any land or vegetation outside the applicant control, and a material part of that enclosure is evergreen and does not reduce seasonally.

8.3 Conclusion

- 8.3.1 On the evidence of the verified viewpoints and the measured topography, the site is screened from the surrounding public views to an exceptional degree, and the proposed replacement dwelling, held below the ridge of the existing dwelling within retained and reinforced enclosure, would not be materially more visible than the existing dwelling and would not harm the character and appearance of the surrounding area. The proposal is therefore considered to accord with Policies SP5, SP8, GP5, GP6 and H12 of the Newport Local Development Plan, including the requirement in the supporting text to Policy H12 to demonstrate that an increase in volume above 30 per cent would not have a detrimental impact upon the character and appearance of the surrounding area. Winter photography from the recorded viewpoint positions will be provided should the Local Planning Authority consider it necessary, and this conclusion is expressed on the evidence available and does not assert the outcome of the application.

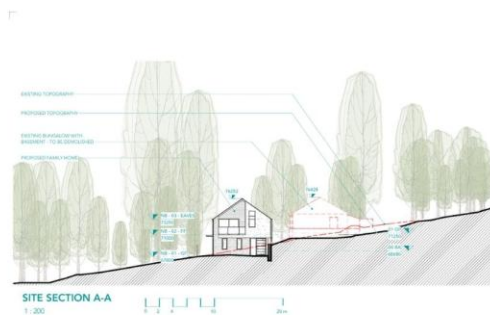
APPENDICES

Appendix A: Site Location Plan, drawing 2610-PL02A



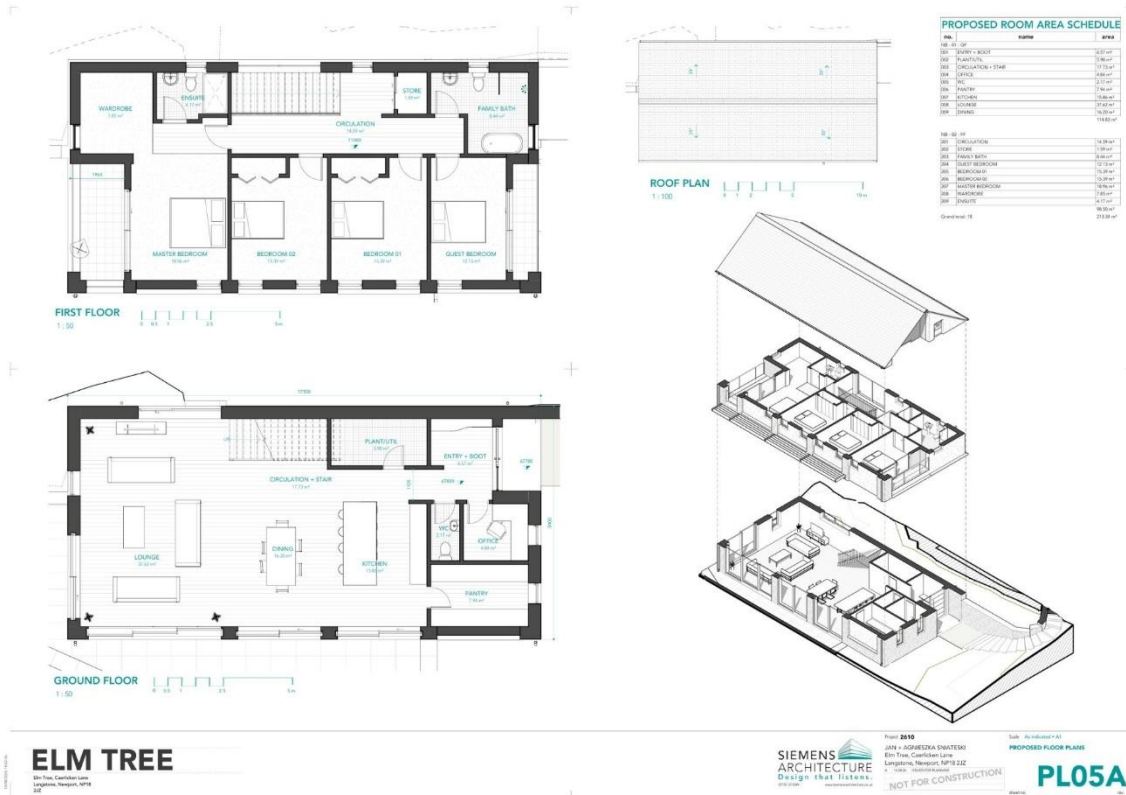
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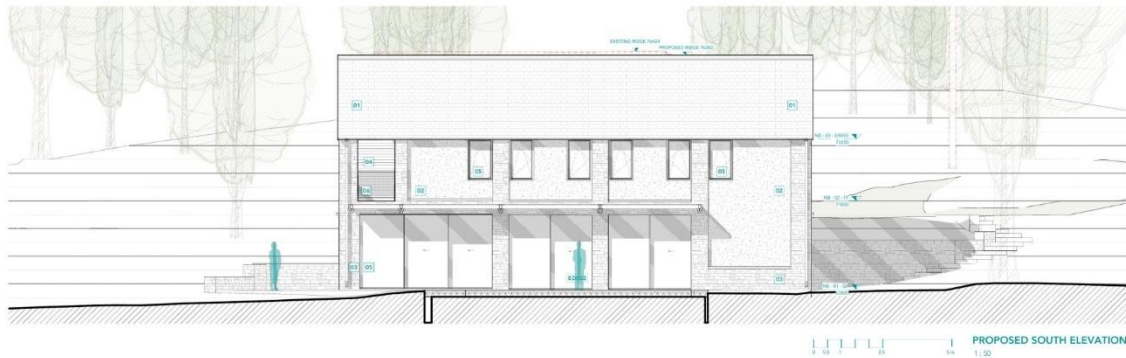
ELM TREE
Elm Tree, Castellan Luxe
Langstone, Newport, NP18
2.02



ELM TREE
Elm Tree, Caerfilian Lamp
Langstone, Newport, NP18
Gilt







ELM TREE

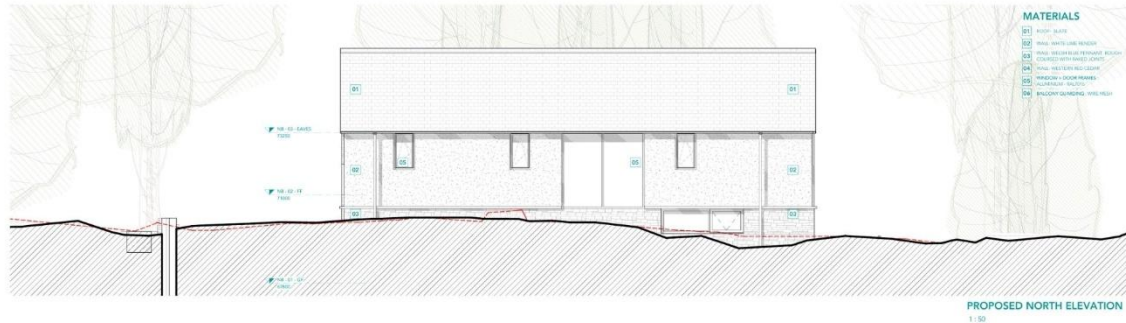
Elm Tree, Caerlicken Lane,
Langstone, Newport, NP18 2JZ

SIEMENS
ARCHITECTURE
Design that listens.

Project: 2010
JAN + ARCHITECTURA SPATIAL
Elm Tree, Caerlicken Lane,
Langstone, Newport, NP18 2JZ
NOT FOR CONSTRUCTION

Scale: 1:50 (A1)

PROPOSED ELEVATIONS 01
PL06A



ELM TREE

Elm Tree, Caerlicken Lane,
Langstone, Newport, NP18 2JZ

SIEMENS
ARCHITECTURE
Design that listens.

Project: 2010
JAN + ARCHITECTURA SPATIAL
Elm Tree, Caerlicken Lane,
Langstone, Newport, NP18 2JZ
NOT FOR CONSTRUCTION

Scale: 1:50 (A1)

PROPOSED ELEVATIONS 02
PL07A





ELM TREE

Elm Tree, Caerlicken Lane,
 Langstone, Newport, NP18
 2JZ

SIEMENS
ARCHITECTURE
 Design that listens.

Project: **2610**
 JAN - ARCHITECTURAL DRAWINGS
 Elm Tree, Caerlicken Lane
 Langstone, Newport, NP18 2JZ
 1:1000 - Landscape Context
 NOT FOR CONSTRUCTION

Scale: 1:100
 3D PERSPECTIVE - EXT - SOUTH

PL10A



ELM TREE

Elm Tree, Caerlicken Lane,
 Langstone, Newport, NP18
 2JZ

SIEMENS
ARCHITECTURE
 Design that listens.

Project: **2610**
 JAN - ARCHITECTURAL DRAWINGS
 Elm Tree, Caerlicken Lane
 Langstone, Newport, NP18 2JZ
 1:1000 - Landscape Context
 NOT FOR CONSTRUCTION

Scale: 1:100
 3D PERSPECTIVE - SOUTH EAST CORNER

PL11A



ELM TREE
21/11/2020
Langstone, Newport, NP18 2JZ

SIEMENS
ARCHITECTURE
Design that listens

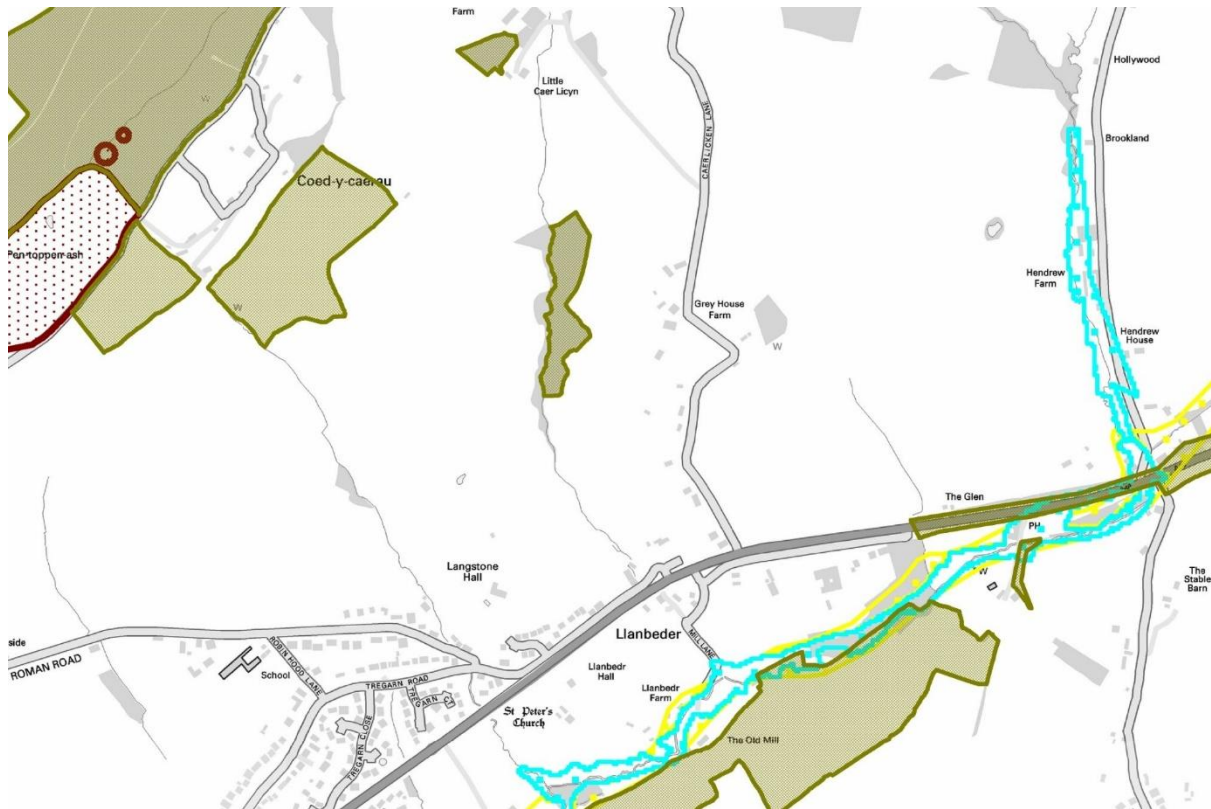
Point 2010
JAN - ARCHITECTS (NATURAL)
Elm Tree, Caerlicken Lane
Langstone, Newport, NP18 2JZ
NOT FOR CONSTRUCTION

Scale 1:50
3D PERSPECTIVE - NORTH WEST
CORNER
PL12A

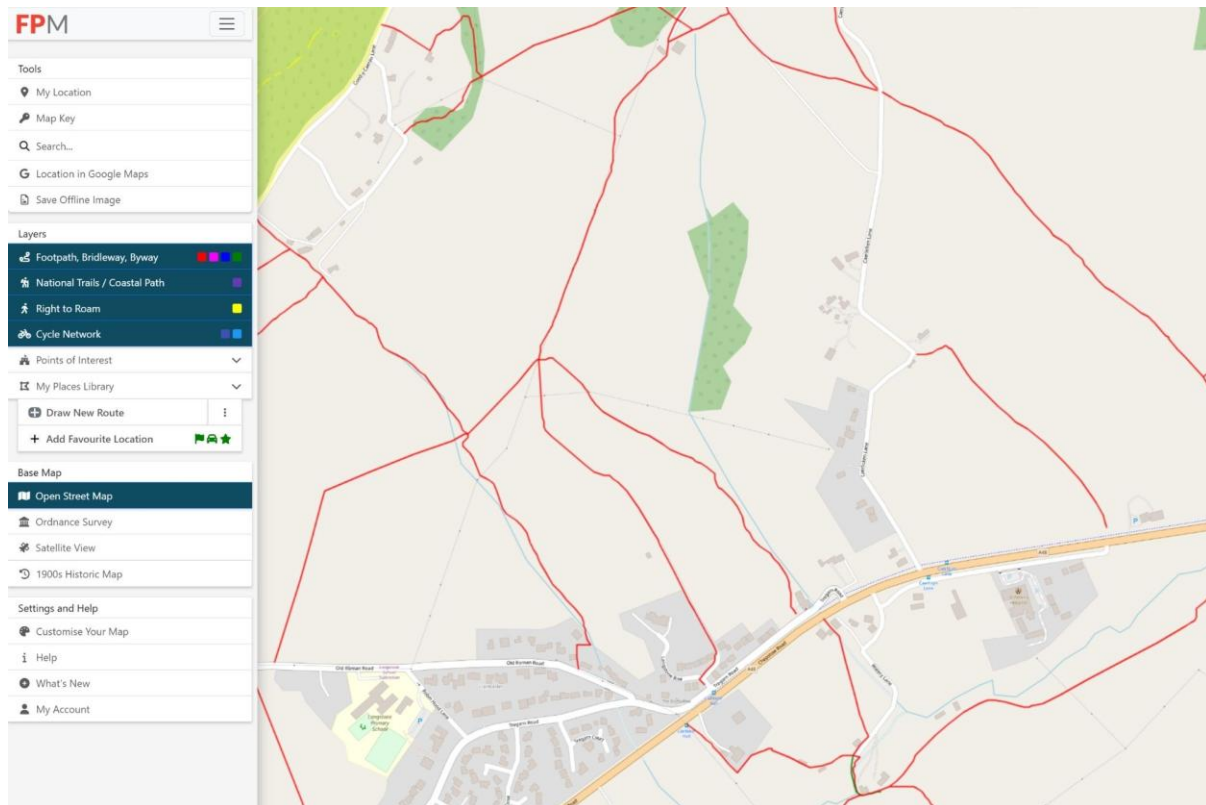
Appendix C: Newport Local Development Plan Proposals Map Extracts



Appendix D: Newport Local Development Plan Constraints Map Extracts



Appendix E: Public Rights of Way Map



Appendix F: Landscape and Visual Appraisal Viewpoints



Appendix G: Site Photographs and Aerial Imagery







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