

**LAND SOUTH OF GLAN USK PRIMARY SCHOOL, HERBERT ROAD**

**NEWPORT**

**ENVIRONMENTAL STATEMENT**

**VOLUME 2**

**CHAPTER 7: LANDSCAPE/TOWNSCAPE AND VISUAL IMPACT ASSESSMENT**



## INTRODUCTION

- 7.1 This chapter of the Environmental Statement relates to the landscape and visual impact of the development. It has been prepared by WYG and is based on a Landscape and Visual Impact Assessment.
- 7.1.2 The purpose of this chapter is to assess the existing landscape and townscape of the local area and assess the impact of the development on it and provide mitigation measures to avoid and prevent the adverse impacts on the existing landscape and townscape.
- 7.1.3 The findings of the LVIA have guided the preparation of the proposals for the site which aim to minimise potential adverse impacts on townscape and amenity. The appraisal is supported by drawings and photographs, which illustrate features of the site and its context. Figures are included in Volume 3, Appendix 7.1.

## LANDSCAPE POLICIES AND DESIGNATIONS

### Legislative and Planning policy context

#### Planning Policy Wales

- 7.2 Planning Policy Wales (PPW) Edition 9, November 2016, sets out the land use planning policies of the Welsh Government. It translates The Welsh Government's commitment to sustainable development into the planning system, to be considered when preparing development plans, so that it can play an appropriate role in moving towards sustainability. The key paragraphs that are of relevance to the development include:

Paragraph number	Policy
4.9.1	Preference for use of previously developed land
4.11.2, 4.11.5, 4.11.7, 4.11.8, 4.11.9, 4.11.15	Sustainability through good design, including the efficient use of resources and land, mixed use development, environmental quality, visual appearance and landscape
4.11.9	Material planning considerations and rejection of poor designs
4.11.10	Scale, siting and appropriate building materials in areas recognised for their landscape, townscape or historic value
4.11.12	Designing out crime
5.3.1, 5.3.10	Conservation and enhancement of statutorily designated nature and landscape areas

5.3.11, 5.4.4, 5.4.5	Conservation and enhancement of locally-designated nature and landscape areas
5.4.5	Areas of open space of conservation value
6.4.1 and 6.4.2	Historic environment

**7.2.1 Figure LA.02** shows the site location and its immediate context, with the landscape designations applicable to the townscape and visual impact assessment. Planning policies of relevance to the site are included within the Newport Local Development Plan. Policies relevant to the townscape and visual impact assessment from each of these plans are outlined below.

#### Newport Local Development Plan

**7.2.2** The Newport Local Development Plan was adopted in January 2015. Key policies in the Local Development Plan which relate to the development of the site include:

- SP1 -Sustainability: Proposals will be required to make a positive contribution to sustainable development by concentrating development in sustainable locations on brownfield land within the settlement boundary
- SP6 Green Belt: The green belt is maintained along the Newport – Cardiff boundary. Within this area, development which prejudices the open nature of the land will not be permitted. An increase in size of a dwelling of more than 30% of the volume of the original size of the dwelling, or as existed in 1948, will not be approved
- SP8 Special Landscape Areas: Special landscape areas are designated, within which proposals will be required to contribute positively to the area through high quality design, materials and management schemes that demonstrate a clear appreciation of the area’s special features:
- SP 9 Conservation of the Natural, Historic and Built Environment: The conservation, enhancement and management of recognised sites within the natural, historic and built environment will be sought in all proposals
- SP10 House Building Requirement: Provision is made for 11,623 units to deliver a housing requirement of 10,350 units over the plan period. The affordable housing target for the plan period is set at 2,061 units.
- GP5 Natural Environment: Development will be permitted where, as applicable:
  - I) the proposals are designed and managed to protect and encourage biodiversity and ecological connectivity, including through the incorporation of new features on or off site to further the UK, Welsh and/or Newport biodiversity action plans;
  - li) the proposals demonstrate how they avoid, or mitigate and compensate negative impacts to biodiversity, ensuring that there are no significant adverse effects on areas of nature conservation interest including international, European, National, Welsh section 4232 and local protected habitats and species, and protecting features of importance for ecology;
  - lii) the proposal will not result in an unacceptable impact on water quality;

- Iv) the proposal should not result in the loss or reduction in quality of high quality agricultural land (grades 1, 2 and 3a);
- V) there would be no unacceptable impact on landscape quality;
- 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.
- GP6 Quality of Design: Good quality design will be sought in all forms of development. The aim is to create a safe, accessible, attractive and convenient environment.
- H1: Housing sites
- CE2 Waterfront Development: Development in a waterside location should integrate with the waterway and not turn its back on it, and should take account of the interests of regeneration, leisure, navigation, water quality and flow, and nature conservation.
- CE 3 Environmental Spaces and Corridors: In and adjoining the urban and village areas, and in areas identified for comprehensive development, sites having existing importance for their visual qualities, as wildlife habitats or for recreational or amenity purposes, will be safeguarded as “environmental spaces and corridors”.
- CE4 Historic Landscapes, Parks, Gardens and Battlefields: Sites included in the register of landscapes, parks and gardens of special historic interest and identified historic battlefields should be protected, conserved, enhanced and where appropriate, restored. Attention will also be given to their setting.

7.2.3 Further details of these policies can be found in Chapter 6, Planning Policy. Local policy areas are illustrated on **Figure LA.02-4**.

### **Published strategies**

7.2.4 The following published strategies are adopted Supplementary Planning Guidance which reinforce the policies of the adopted local plan, the Newport Unitary Development Plan.

7.2.5 The **River Usk Strategy** of July 2009 ‘attempts to highlight the current situation with the River, considering historical information and studies, and identify key recommendations for the many issues influencing the River’s future.’

7.2.6 The site is identified as an area proposed for residential development, in the area ‘M4 to Town Bridge’ along with the redevelopment of the school site to the north which has already occurred. Recommendations in the strategy of relevance to the site and the proposed development are:

- Explore the potential for major regeneration opportunities in the Local Development Plan process along the east bank of the River Usk, within the vicinity of the proposed New M4 junction
- To comply with the Conservation (Natural Habitats &c) Regulations 1994 and carry

out a Habitats Regulations Assessment to ensure that development does not have a detrimental impact upon the Special Area of Conservation or the special features for which it was designated

- To protect and enhance the visual identity and landscape continuity of the River Corridor. New developments should be examined in a holistic manner in terms of its associated landscape treatment and assist in the formation of a distinct and identifiable River Usk Character Area.
- Encourage proposals that celebrate the uniqueness of the river edge by making a contribution to the existing character.
- Support the review and production of new bylaws for the River Usk to facilitate the increased use of the river for recreational use.
- Where opportunities arise, seek to secure the construction of a continuation in the relevant cycle/walkway route
- Co-ordinate new stretches of the cycle/footpath network with activity generators, to encourage movement towards the Riverfront.

7.2.7 The **Newport 2020: Unlimited Vision Masterplan** was published in April 2004. The plan's vision is that 'Newport's future will connect with its sense of place, its independent identity, its culture, history and traditions. Newport will be recognised as a confident, thriving, resilient and dynamic city with which people are proud to be associated.'

7.2.8 The site is identified as part of the 'Riverside Quarter', formerly the 'East Bank District'. The plan states that the 'Key priorities for continuing the transformation of the River Usk will be promoting activity and enhancing the quality of linkages with surrounding areas. Part of this activity will be generated by the redevelopment of riverside sites on the east bank of the Usk'.

## SCOPE OF THE ASSESSMENT

7.3 This report considers the effects of the construction and operation of the proposed development on the landscape/townscape of the site and its environs, and on visual amenity.

7.3.1 This Landscape and Visual Impact Assessment (LVIA) provides an assessment of the effects of the proposed development, on the landscape of the site and its context. The design of the proposed development and the identification of mitigation measures incorporated within the design to minimise adverse effects, is informed by the findings of the assessment process as it progressed. During the assessment, effects on features identified as important to the scenic quality, or effects on the landscape character of the site and its setting are assessed. Effects on peoples' views of the site and its setting, or visual amenity, are also assessed.

7.3.2 The site's location adjacent to a 'sensitive site' meant that an environmental impact assessment has been sought by Newport Council. This requirement was informed by a Scoping Opinion provided by the Council and this LVIA forms part of that assessment.

7.3.3 For the purposes of landscape/townscape and visual impact assessment of this proposal, study areas have been defined:

- The “site” extends to the planning application boundary
- The “landscape/townscape context” extends to a radius of about 1.0 kilometre from the site, as shown on Figure LA.01, included in Appendix 7.1.
- The study area for the townscape and visual impact assessment of the development is 2.5 kilometres from the site, as shown on Figure LA.01, included in Appendix 7.1. Locations beyond this distance were also visited to establish if the site would be a perceptible feature in views from beyond 2.5 kilometres.

7.3.4 The objectives of the assessment are to:

- describe and evaluate the townscape and visual amenity of the site and surrounding area which may be affected by the proposed development;
- identify and assess the significance of any effects on townscape or visual amenity, associated with the proposed development;
- examine the development proposals and analyse the potential effects on the townscape and visual amenity associated with the scheme’s design, construction and occupation of the proposed development;
- set out mitigation measures which have been incorporated into the scheme design and are proposed in order to avoid, reduce or remedy adverse effects;
- describe any enhancements of the landscape or visual amenity incorporated into the design of the proposed development; and
- provide an assessment of the significance of the landscape/townscape and visual effects of the proposed development.

7.3.5 This report is supported by the following drawings, included in Appendix 7.1. All photographs were taken during the site appraisal in May 2017. The figures are:

**Figure LA.01 Site Location**

**Figure LA.02 Site Designations**

**Figure LA.03 LANDMAP Overall Evaluation**

- LA.03-1 LANDMAP Visual and Sensory Overall Evaluation
- LA.03-2 LANDMAP Historic Landscape Overall Evaluation
- LA.03-3 LANDMAP Geological Landscape Overall Evaluation
- LA.03-4 LANDMAP Landscape Habitats Overall Evaluation
- LA.03-5 LANDMAP Cultural Landscape Overall Evaluation

**Figure LA.04 LANDMAP Level 3 Classification**

- LA.04-1 LANDMAP Visual and Sensory Level 3 Classification
- LA.04-2 LANDMAP Historic Landscape Level 3 Classification
- LA.04-3 LANDMAP Geological Landscape Level 3 Classification

- LA.04-4 LANDMAP Landscape Habitats Level 3 Classification
- LA.04-5 LANDMAP Cultural Landscape Level 3 Classification

**Figure LA.05 LANDMAP Thematic Evaluation**

- LA.05-1 LANDMAP Visual and Sensory Thematic Evaluation
- LA.05-2 LANDMAP Historic Landscape Thematic Evaluation
- LA.05-3 LANDMAP Geological Landscape Thematic Evaluation
- LA.05-4 LANDMAP Landscape Habitats Thematic Evaluation
- LA.05-5 LANDMAP Cultural Landscape Thematic Evaluation

**Figure LA.06 Visual Appraisal**

- LA.06-1 Visual Appraisal - Topography
- LA.06-2 Visual Appraisal – Site Context

**Figure LA.07 Appraisal Viewpoint Photographs**

- LA.07-1 Appraisal Photographs 1-2
- LA.07-2 Appraisal Photographs 3-4
- LA.07-3 Appraisal Photographs 5-6

**Figure LA.08 Site Photographs**

- LA.08-1 Site Photographs 1-2
- LA.08-2 Site Photographs 3-4
- LA.08-3 Site Photographs 5-6

## **ASSESSMENT METHODOLOGY**

7.4 The methodology used for assessing the landscape and visual effects is based on the recommendations in [Guidelines for Landscape and Visual Assessment 3<sup>rd</sup> Edition](#) published by The Landscape Institute and the Institute of Environmental Management & Assessment in 2013 (GLVIA3). A summary of the methodology used is set out in **Appendix 7.2**.

7.4.1 The assessment process comprises a combination of desk studies and field surveys, with subsequent analyses, and involved:

- A review of landscape designations and planning policies for the landscape, and of other landscape studies relevant to the area, including national and local landscape character assessments;
- A survey of the site and landscape context study areas and inspection of views of the site from publicly accessible viewpoints, including a photographic survey. The surveys were carried out on 11 May 2017.
- Evaluation of the features and elements of the landscape and their contribution to the landscape character, context and setting, based on these studies;
- Analysis of the development proposals and consideration of potential landscape and visual effects of the proposed development;

- Assessment of the susceptibility and sensitivity of the landscape to the changes likely to arise from the development;
- Identification of the extent of theoretic visibility of the development and viewers, their susceptibility and sensitivity, and view locations, supported by a viewpoint analysis;
- Consideration of the proposals and the mitigation measures to avoid, reduce or offset adverse effects;
- Assessment of magnitude of change, the degree and nature of effects on the landscape and on visual amenity and their significance, with the mitigation proposals in place.

## Assessment and Mitigation

7.4.2 The effects of the development, whether beneficial or adverse, may vary in nature and degree through its lifecycle and, where feasible, mitigation measures are proposed to be incorporated in the design of the development. Where design measures cannot address identified likely adverse effects, measures such as management of the construction and operational processes or of the use of public rights of way may be proposed. The purpose of mitigation measures is first, to prevent or avoid the potentially adverse effects identified, and if that is not possible, to reduce the potential adverse effect. Where adverse effects are unavoidable, the purpose is to offset or compensate for the effect.

7.4.3 Details of the criteria for assessing landscape effects, visual effects, and cumulative effects, are set out in those respective chapters.

## Weather

7.4.4 The weather is a factor affecting the assessment of, especially, visual impacts. The Met Office<sup>1</sup> publish average statistics for weather patterns for the region, monthly and annual, for maximum and minimum temperatures, days of air frost, hours of sunshine, amount of rainfall - both generally and the number of days when rainfall is above 1mm. For Usk, the nearest Climate station to where the site is located:

- Rainfall above 1mm per day, which limits visibility, occurs on an average of 134.7 days in the year, about 36.9% of the year
- There are on average 45.9 days when air frost occurs, which can produce hazy conditions limiting visibility, about 12.5% of the year
- There is an average of 1427.9 hours of sunshine per annum for the England SW and Wales S District, more than the Wales regional average of 1401 hours).

## Guidance etc

7.4.5 In addition to GLVIA3, the Landscape Institute's Advice Note 01/11 Photography and Photomontage in Landscape and Visual Impact Assessment was referred to.

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<sup>1</sup> The data quoted are those for England SW and Wales S, obtained from The Met Office website: <http://www.metoffice.gov.uk/public/weather/climate/gcjb7yd0v>

7.4.6 Relevant policy, landscape character assessments, and other contextual information sources were also referred to, including:

- The LANDMAP study for Newport; and
- Policies relevant to the landscape and visual amenity in national and regional policy including the Newport Local Development Plan and the Usk River Strategy.

## Photography

7.4.7 Photographs have a special role in describing landscape character and illustrating key views. In order for photograph to be representative and to create an image that is as similar as possible to that which is seen with the human eye, the LI advises using a lens with a focal length equivalent to 50mm for a 35mm Single Lens Reflex (SLR) camera, and a horizontal field of view of a little under 40 degrees<sup>2</sup>. The camera used for the appraisal photography was a Canon EOS 5D Mark iii digital SLR camera with a full frame sensor. Photographs were taken with a focal length of 50mm, unless otherwise stated.

7.4.8 Landscape photography includes wide angle or panoramic views requiring a sequence of photographs to be taken across the view. Where this approach is taken, a series of overlapping photographs are digitally spliced together in Adobe Photoshop CS using a cylindrical projection to provide a panorama approximating to the normal field of view in a landscape context. Where necessary, the contrast and brightness of individual photographs is slightly manipulated in order to create a consistent panorama without visible joins. The viewpoint locations are shown on **Figure LA06-1**.

## BASELINE CONDITIONS

7.5 The features described below are located on **Figure LA.01-1 to LA.02-4** inclusive. Published landscape assessments are illustrated on Figures **LA.03 to LA.05**. Photographs illustrating many of the features described below are included on **Figures LA.07 and LA.08** which include distant and near photographs. The maps and photographs referred to throughout this report are reproduced within **Appendix 7.1**.

## Designations

7.5.1 Designations located within the context of the site are shown on **Figures LA.02-1 to 02-4** inclusive. There are no landscape designations within the site. Immediately adjacent to the site the River Usk is designated as a **Special Area of Conservation (SAC)** and a **Site of Special Scientific Interest (SSSI)**. These areas are described in detail within Chapter 8: Ecology. The site along with the adjacent residential area to the west, the commercial area to the south and the school to the north is excluded from the conservation area and the SSSI, and therefore is not recognised as having particular importance or character.

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<sup>2</sup> The Landscape Institute, Landscape Institute Advice Note 01/11, Photography and photomontage in Landscape and Visual Assessment, March 2011, on LI website:  
<https://www.landscapeinstitute.org/visualisation/> [accessed 16 May 2017]

7.5.2 There are several **Sites of Importance for Nature Conservation (SINC)** within proximity to the site including:

- **Glebelands SINC**, a 'Mosaic of semi-improved neutral grassland, scrub and woodland, with records of Otters.' The closest point is 215m north of the site.'
- **Crindau Pill SINC** 'A freshwater inlet to the west bank of the Usk, with records of Otter. Closest part of the SINC is 180m west of the site area, on the other side of the Usk.'
- **Crindau Field SINC** 'Scrub habitat with records of Otters. Approximately 600m north-west of the study area at its closest point. '
- **Brynglas Wood SINC** 'Ancient Semi-Natural Woodland. The closest point is 630m north-west of the site, beyond the river Usk and A4042 dual carriageway. '
- **The Moorings SINC** 'Includes reed-bed habitat with Cetti's Warbler and Reed Warbler. This is located approximately 930m north-east of the study area at its closest point.'
- **Flooded Field Caerleon SINC** 'Supports breeding Lapwing and Redshank. Located approximately 1.6km north-east of the study area. '

7.5.3 The closest **Registered Historic Park and Garden** to the site is Bryn Glas House, approximately 0.8km northwest of the site (refer **Figure LA.02-1**). The area is described by LANDMAP as 'reasonably intact example of a late Victorian mansion (now a local Community Centre) and associated landscape gardens'.

7.5.4 The closest **Scheduled Monument** to the site is Newport Castle, 'The eastern front of a rectangular bailey...constructed on its present site between 1327 and 1386'. The castle is just under 1km southwest from the site boundary. A concentration of listed buildings around this area reflects the historic setting of the town centre. **Listed Buildings** within 2.5km of the site boundary are shown on **Figure LA.02-1**.

7.5.5 Areas identified as ancient and semi natural woodland are shown on **Figure LA.02-1**. There are no areas within 1km of the site boundary.

## **Public access**

7.5.6 A public footpath passes through the site along the bank of the River Usk. This footpath runs from the southern site entrance at Courtney Street, north past the school towards an underpass of the M4, where it follows the curve of the river bank to the east before it meets the railway line. This footpath is currently subject to an application for a diversion order. The diverted route lies slightly further inland from the bank of the river than the current route. Further public access to the site is available from the end of Charnwood Road via a railway underpass. This access is part of the cycle path along the River Usk and joins a new paved cycle path which skirts around the southern boundary of the school and joins the path along the river.

7.5.7 The long-distance route of the Usk Valley Walk is accessible from Caerleon, approximately 2.5km to the northeast of the site. A cycle route to the north of the site along the Usk River is accessible from Pillmawr Road and connects to Caerleon. To the south of the site, at the site entrance at Collier Street/ Courtney Street, there is a small park with equipped

play area. To the north of the school site is a recreation area with playing fields, an indoor bowling club and another equipped play area. Public access routes are shown on **Figure LA.02-3**.

## **Interim summary**

7.5.8 The following elements of the landscape policies and designations are relevant to the assessment of landscape and visual effects of this proposal:

- The site lies within an area identified for housing development within the Newport Local Development Plan (H1, SP10) and the River Usk Strategy;
- There are no landscape designations within the site, adjacent to the site the River Usk is designated as a Special Area of Conservation (SAC) and a Site of Special Scientific Interest (SSSI);
- Proposals will be required to make a positive contribution to sustainable development by concentrating development in sustainable locations on brownfield land within the settlement boundary (SP1);
- Proposals should be designed and managed to protect and encourage biodiversity and ecological connectivity (GP5);
- Any landscape scheme for the site is required to include
- There are several Sites of Importance for Nature Conservation (SINC) within proximity to the site;
- A public footpath passes through the site along the bank of the River Usk;
- Further public access to the site is available from the end of Charnwood Road via a railway underpass; and
- The long-distance route of the Usk Valley Walk is accessible from Caerleon, approximately 2.5km to the northeast of the site. A cycle route to the north of the site along the Usk River is accessible from Pillmawr Road and connects to Caerleon.

## **THE PROPOSED DEVELOPMENT**

7.6 Details of the proposed development are provided on the planning application drawings and the Planning Statement accompanying the application. This section describes the main aspects of the proposed development which could potentially affect landscape and/or visual amenity. It also identifies features of the proposals which will assist in mitigating adverse landscape and visual impacts. The main sources of effects on landscape/townscape or visual amenity would be:

During construction

- Site clearance and permitted soil stripping;
- construction activities associated with infrastructure works including the access point to the site at the corner of Courtney Street and Collier Street;

- construction activities associated with infrastructure works within the main part of the site; and
- site establishment, surface stripping and building activities during the construction of each section of the development.

#### Operational development

- Introduction of two to three storey buildings into publicly accessible views of the site;
- operational features of the completed development such as vehicle movements and street lighting; and
- the impact of the proposed planting on landscape/townscape character and views.

### Mitigation Measures

- 7.6.1 The potential for adverse effects on landscape and visual amenity have been recognised and mitigation measures incorporated in the scheme to avoid or reduce adverse effects or to offset or compensate for unavoidable adverse effects.
- 7.6.2 The proposed development incorporates both mitigation and enhancement measures in the form of the proposed layout and landscape/townscape proposals. The landscape proposals for the site have been prepared through an iterative design process and are an integral part of the masterplan proposals. The assessment of landscape and visual impacts is an assessment of residual impacts i.e. an assessment of the proposed development with all mitigation, enhancement measures and landscape proposals in place.
- 7.6.3 The principal form of mitigation is the extent of development, form and arrangement of the proposed buildings which align as far as practicable with the existing residential development in the area. This would help the development to be viewed as an extension of the existing residential development and give the development a similar urban grain to the adjacent residential area.
- 7.6.4 Along the River Usk care has been taken to ensure that the landscape proposals avoid disturbance of the river-bank/SAC habitats. Manipulation of landform between the footpath and the top of the riverbank allow the area to be maintained as open grassland with areas of native scrub whilst discouraging walkers from entering these sensitive habitats. The planting proposals achieve a balance between maintaining separation between the proposed development and the Special Area of Conservation (SAC) along the River Usk whilst creating an attractive route for pedestrians.
- 7.6.5 The planting proposals along the river edge of the development help to integrate the development into its surroundings and filter views of the proposed built development from the west. Planting will help to break up the outline of the houses in views from the west. The proposals avoid the creation of continuous or dense screen planting that would cause shading of the retained grassland habitats. It aims to maintain views towards the river from the development. Informal groups of trees help to soften the appearance of the development from Shaftesbury Park and the west.

- 7.6.6 The consented ecological enhancement of Lottery’s Reen and the green space to the south maintains an attractive ‘natural’ space within the development. Wetland planting with areas of scrub compensates for the reduction in the length of the reen, but the approach also reflects the existing semi-natural habitats along the river.
- 7.6.7 The development of the riverside park with public footpath and cycleway along the River Usk provides an enhanced connection for pedestrians and cyclists in a north-south direction along the river. This would have a minor beneficial impact on landscape/townscape amenity, linking the residential area to the south with the Primary School and the parkland to the north. This linkage would also benefit future residents of the site who would be able to access the existing equipped play areas to the north and south of the proposed development.

## EFFECTS ON THE LANDSCAPE

- 7.7 This chapter deals with the effects on the landscape of the site and its context of the proposed construction and occupation of the site.

### Assessment criteria

- 7.7.1 The assessment process is described generally in sections 7.4 to 7.4.8 above. The general methodology for assessing the effects is set out in **Appendix 7.2**, and the criteria used at each stage of the assessment of landscape effects are set out in the tables below.
- 7.7.2 In summary, the degree of the likely landscape effects of the proposed development is determined by relating the sensitivity of the receptors to the changes arising from the development proposals, and the degree and nature of the changes in the landscape arising from the proposals.

### Sensitivity

- 7.7.3 As described in **Appendix 7.2**, the sensitivity of landscape receptors<sup>3</sup> is dependent on their value and susceptibility to, or ability to accommodate, the changes that would be brought about by the proposed development. The sensitivity of landscape receptors combines professional judgments of the value attached to the landscape or its components, established in the baseline study, and their susceptibility to the type of change arising from the development, as follows:
- 7.7.4 The following categories of landscape sensitivity to change are used, combining consideration of landscape value and susceptibility, with the criteria applied:

**Table 7-1 Indicative criteria for assessing landscape sensitivity**

Category	Indicative criteria
High sensitivity	A highly valued landscape e.g. of national or international

<sup>3</sup> The term used for elements and aspects of the landscape that might be affected by the proposals and people with views of the development.

Category	Indicative criteria
	<p>importance, whose character or key characteristics are susceptible to change;</p> <p>Aspects of the landscape character are highly valued as “key characteristics” and susceptible to change in National or local character assessments;</p> <p>The landscape character is highly valued as intact and in good condition and particularly vulnerable to disturbance;</p> <p>A highly valued landscape with no or limited potential for substitution or replacement.</p>
Moderate sensitivity	<p>A landscape of local importance or value, whose character or key characteristics are susceptible to change;</p> <p>Other characteristics of the landscape character also noted in National or local character assessments and susceptible to change;</p> <p>The landscape character is valued for moderate condition and not particularly vulnerable to disturbance;</p> <p>A moderately valued landscape with some potential for substitution or replacement.</p>
Lesser sensitivity	<p>No or little evidence of value or importance attached to the landscape area, its features or characteristics;</p> <p>Few features, characteristics or qualities susceptible to disturbance or particularly susceptible to improvement or upgrading</p> <p>Good potential for substitution or replacement</p>

7.7.5 These are the criteria against which receptors are considered in order to arrive at a judgement as to their sensitivity, but it is not necessary for all the criteria set out for a category to apply.

### **Magnitude of change**

7.7.6 The degree of the likely landscape effects of the proposed development is determined by relating the sensitivity of the receptors to the changes arising from the development proposals, and the degree and nature of the changes in the landscape arising from the proposals.

7.7.7 The scale of magnitude of the changes is related to considerations of the size or scale of the change, the geographical extent of the area influenced, and the duration and reversibility of the change. The scale of magnitude of the changes is graded, as follows:

**Table 7-2 Indicative criteria for assessing magnitude of landscape change**

Magnitude of Change	Landscape Change
Great change	Major size or scale of change, affecting the landscape type or character of the area within which the proposal lies or extending over the wider area; likely to be longer term or permanently, with low prospect of reversibility
Medium change	Intermediate size or scale of change, affecting part of the landscape type or character of the area within which the proposal lies, or larger scale of change at the level of the site or immediate context; likely to continue into the medium term, with good prospect of reversibility
Small change	A minor proportion of the extent of the character type or area is affected or smaller scale of change over a larger extent; the changes occur at the level of the site or immediate context, and likely to be short term and reversible.
None	No change to landscape characteristics

7.7.8 While GLVIA3 includes the duration of the change in the consideration of the magnitude of change, in some cases a major size or scale of change of shorter duration may be considered a “great change”.

### Assessing effects

7.7.9 The degree of effect, whether adverse or beneficial, is assessed by relating the sensitivity of the receptor and the magnitude of change, by considering the following indicative criteria:

**Table 7-3 Indicative criteria for assessing landscape effects**

Landscape effect	Indicative criteria
Major	Highly sensitive landscape completely degraded or greatly changed, with little or no scope for mitigation; Great improvement, sufficient to upgrade overall landscape character.
Moderate	Medium change to moderately sensitive landscape; lesser change to higher sensitivity landscape or greater change to less sensitive landscape.
Minor	Localised or limited adverse change to the existing landscape character; greater change to less sensitive landscape; Considerable scope for mitigation;

Landscape effect	Indicative criteria
	Localised improvement to the existing landscape.
Negligible	Little or no perceived change to the existing landscape character; The change is difficult to discern.

7.7.10 Intermediate conditions may be described, such as Moderate-Major, where the criteria for Moderate may be exceeded but not qualify as Major. Where the magnitude of change is “none”, the effect would correspondingly be None.

7.7.11 Major effects are likely to be considered “significant”, especially if or adverse and long term or not reversible, and Minor or Negligible effects as “not significant”. The relative significance of intermediate effects is indicated in the assessment below, as are effects that are not significant, but may be important considerations in decision making about the proposed development.

7.7.12 Effects may be adverse or beneficial. In some instances, the effect may be offset by other considerations, for example, through the mitigation proposals, and the resulting effect is neither beneficial nor adverse.

## Landscape baseline

7.7.13 The landscape baseline is a description and analysis of the existing landscape, against which the effects of the proposed development are assessed, first, by reference to landscape character assessments for the area in which the site is located, at national and local levels and, then, from site-specific surveys and analysis carried out for the purposes of this assessment.

### LANDMAP

7.7.14 Landscape Assessment, following the LANDMAP methodology, has been undertaken for Newport. The assessment uses the Countryside Council for Wales (CCW) / Wales Landscape Partnership Group approach which separates the defining aspects of the landscape into five categories, or aspects; visual & sensory, geological landscape, historic landscape, cultural landscape and landscape habitats. It considers the relationship that exists between people and places; how people have given meaning to places through time and how the physical landscape has shaped their actions, or how their actions have shaped the landscape.

7.7.15 The landscape/townscape character baseline is based on fieldwork observations and reference to other landscape/townscape studies and landscape/townscape character assessments where available. This includes the LANDMAP information available on the Countryside Council for Wales<sup>4</sup> (CCW) website<sup>5</sup>. LANDMAP is defined as "...a specially

<sup>4</sup> With effect from 1 April 2013 **Natural Resources Wales** has now taken over the functions of the Countryside Council for Wales, Environment Agency Wales and the Forestry Commission Wales

<sup>5</sup> **LANDMAP website:** <http://landmap.ccw.gov.uk/map/Map.aspx>

devised national landscape information system ... [that] gathers, organises and evaluates information about landscape into a nationally consistent data set...". Individual studies of topics or 'aspect areas' of the landscape are carried out by 'aspect specialists' and the outcomes are drawn together, with 'non-evaluated aspect' information (land use, settlement, etc.) in a set of landscape character areas.

7.7.16 LANDMAP Aspect Areas are evaluated according to the criteria in **Table 7-3**. Reference has been made to LANDMAP Information Guidance Note 3<sup>6</sup> on the use of LANDMAP during landscape/townscape and visual impact assessment.

**Table 7-4 Criteria for evaluating LANDMAP 'Aspect**

LANDMAP Evaluation	Definition
Outstanding	of international or national importance
High	of regional or county importance
Moderate	of local importance
Low	of little or no importance
Unknown	insufficient information exists to evaluate

7.7.17 The most relevant aspect area sheets are referred to below where the detailed descriptions are summarised. The findings of the LANDMAP studies have formed the basis of the landscape/townscape and visual appraisal which informs the baseline for the landscape/townscape and visual impact assessment.

#### LANDMAP: Visual and Sensory

7.7.18 The site forms a part of aspect area **NWPRTVS042: Usk Built Urban Corridor**. The area is described as having a 'dislocated urban character' with 'a mix of older Victorian and more recent commercial developments' along the corridor of the Usk River. The older buildings' have a feeling of neglect and redevelopment is under way creating the impression of an area in transition.' The overall aspect value is **Low**, due to the area being a 'Disrupted piece of town with industrial buildings and associated infrastructure and derelict sites which are detractors although being improved over time.'

7.7.19 Land covering the Usk River to the west of the site is part of aspect area **NWPRTVS010: Lower River Usk**, which includes the 'Lower river corridor of the River Usk to Severn Estuary through the urban area of Newport including watercourse, adjacent river banks, flood embankments and riparian vegetation,' The river is described as an 'important natural, linear feature in the centre of Newport. wide and powerful and full of sediment. It has a modified, straightened course, tidal in nature with wide grey muddy banks, with stone and "beaches" on inside bends at lower levels exposed at low tide, indicating a large tidal range. The banks have walls and hard edges in places, mainly in the centre of Newport. The overall value of the aspect area is **Moderate**. The citation notes that 'Much development does not address the river or use it in a positive way.... There is limited

<sup>6</sup> **LANDMAP Information Guidance Note 3:** LANDMAP, Landscape and Visual Impact Assessment, Countryside Council for Wales, 2008.

marginal reed-like vegetation in lower parts, where there is less intense development...[and] There is limited public access along the river.'

7.7.20 Land to the west of the Usk River is a part of aspect area **NWPRTVS048: Malpas** which is described as 'an old 20th Century suburb of Newport [which] straddles a broad ridge between the Malpas Brook to the West and the Pilltori Vale to the east rising to 82m AOD... It is primarily residential estates with a linear commercial core along the busy main road... Graig wood and the adjacent open land is an important prominent feature on the highest point visible from the M4 and the Malpas Road... The fire station and adjacent industrial buildings are prominent from the M4 as are the buildings above Brynglas Tunnel... The character of the residential areas is highly suburban with no concession to the local vernacular'. The overall aspect rating of the area is **Low**.

7.7.21 Land to the east of the site is part of aspect area **NWPRTVS057: Newport East**, which includes the 'Victorian development of terraces to the west give way to estates further north and east... Primarily residential with commercial and industrial areas with some education and recreational uses... The M4 and the eastern peripheral distributor road form boundaries and allow intermittent views into the area... There is significant landscape treatment adjacent to the latter road'. The overall value of the area is **Low**.

7.7.22 To the north of the site the M4 is within aspect area **NWPRTVS012: M4 and A4232**, whose overall aspect value is **Low**.

7.7.23 The Usk River to the north of the M4 is aspect area **NWPRTVS011: River Usk**, where the river 'is in its lower reaches on a rural flat valley floor, excluding the urban area through Newport, and is wide and powerful, full of sediment... It has a sinuous course, tidal in nature with wide grey muddy banks, with stone and "beaches" on inside bends at lower levels exposed at low tide, indicating a large tidal range.' The overall value of the aspect area is **Moderate**.

7.7.24 Northeast of the river within 1km is part of the aspect area **NWPRTVS026: Usk Floodplain**, which consists of pastoral fields of medium-size through which the Usk meanders... The fields are enclosed by hedges, discontinuous in places, and by fences... Sinuous reed-lined tributary watercourses and linear ditches are noticeable... Trees include both oak and willow and alder adjacent to the river but generally the area is fairly open'. The overall aspect value of the area is **Moderate**.

#### LANDMAP: Geological Landscape

7.7.25 The site is part of aspect area **NWPRTGL026: Lower Usk**, which covers the lower part of the Usk Valley. The area is described as 'an active lowland river flood-plain system.' The overall value of the aspect area is **Moderate** as there are 'No notable sites/landforms recorded and [the] river system [is] constrained by flood banks.'

7.7.26 The River Usk to the south of the site is part of aspect area **NWPRTGL052: Usk Estuary**, which includes 'the tidal channel and adjacent areas of coastal mudflat... Also, includes very minor areas of marginal saltmarsh further upstream and constrained sections of the river as far upstream as central Newport city, near the castle... The tidal, estuarine channel of the Ebbw river is also included.' The overall value of the area is **Low**.

7.7.27 Land to the west of the Usk River is part of aspect area **NWPRTGL002: Newport (Pilgwenlly-Crindau)**, an 'Intensively developed area of former coastal flat and flood plain occupying a "promontory" of land between the Usk and Ebbw (now heavily modified as dockyards)... Also, includes the low area of central Newport on the west side of the Usk as far north as Crindau... Includes a bypassed former meander of the Ebbw and the developed lowest part of the Malpas Brook flood plain, close to its confluence with the Usk...' The overall aspect value is **Low**.

7.7.28 Further west, development on higher ground is part of aspect area **NWPRTGL001: Newport (Stow Hill)**, a 'Low double ridge with a general SW-NE orientation with a northern scarp formed by a sandstone unit in the Lower Old Red Sandstone (Devonian)...[the] Southern area [is] effectively a row of coalesced knolls.' The area is described as 'Largely developed and forms the hilly centre of Newport on the W side of the Usk'. The overall aspect value is **High**.

7.7.29 Higher ground to the northwest of the site in the area of the M4 tunnel is aspect area **NWPRTGL007: Brynglas**, an 'Isolated low knoll of Lower Old Red Sandstone (Devonian) silty mudrocks rising above softer rocks to NW and alluvial areas to the East.' The overall aspect value is **High**.

7.7.30 The area to the east of the site, east of Barnarndtown, is part of aspect area **NWPRTGL005: Newport (Beechwood)**. The overall aspect value of the area is **Low**.

LANDMAP: Historic Landscape

7.7.31 The northern part of the site is part of aspect area **NWPRTGL025: Newport Urban East**. The area is described as 'A large urban landscape of the 19th and 20th centuries interspersed with areas of formal parkland.' Of relevance to the site, the description also states that 'As part of the regeneration of Newport new modern housing estates are now being built on brown field sites, which have been reclaimed from defunct industrial centres along the east bank of the River Usk'. The overall aspect value of the area is **Moderate**.

7.7.32 The southern part of the site, including the proposed site access, is part of aspect area **NWPRTGL022: East Usk and Llanwern Industrial**. The area is described as 'A significant industrial landscape following the eastern bank of the River Usk from the coast in the south, northwards almost to the M4 corridor; eastward extending from the river to Greenmoor Arch this landscape has been imposed upon a large swathe of former reclaimed agricultural wetland.' The overall aspect rating of the area is **High**, as 'In spite of the fact that the dominant character of this landscape is undeniably industrial, represented by the modern Llanwern Steelworks and the Gwent Euro Park, this area is, nevertheless, of high value because of its demonstrable and significant potential for the survival of intact archaeological remains dating back to the prehistoric era.'

7.7.33 The area to the west of the site covering the Usk River is aspect area **NWPRTGL048: River Usk**. The River has historic value as a 'tidal river landscape that has formed the main communication route, an intertidal super-highway, into Newport from the sea for hundreds of centuries. The Romans were known to have used this waterway to access their docks at Caerleon and penetrate further up the Usk Valley. But it is from the medieval period, when the town of Newport began to develop as a port (NHL032), that

this landscape can be properly described as a busy communications corridor.’ The overall value of the aspect area is **Outstanding** due to the river being ‘an historically important tidal landscape and communications corridor for trade and commerce since the medieval period.’

7.7.34 Land to the west of the river is part of aspect area **NWPRT028: Newport Urban West**.

7.7.35 To the northwest of the site aspect area **NWPRTHL044: Bryn Glas House** covers the grounds of the Grade II listed landscape and Victorian mansion. The overall value of the aspect area is **High**.

7.7.36 Aspect Area **NWPRTHL016: Caerleon**, covers the Usk River and Tributary to the north and west of the site, and the river and its environs to the northeast of the site, including the settlement at Caerleon. The area is described as ‘An urban landscape of great antiquity, and archaeological potential, centred on the Roman fortress at Caerleon and also including its immediate environs’. The overall rating of the aspect area is **Outstanding** as a ‘nationally important urban landscape of great antiquity, and enormous archaeological potential.’

7.7.37 To the north of the site the M4 is within aspect area **NWPRTHL024: M4**. The overall aspect value is **Low**.

7.7.38 To the northeast of the site and the M4 aspect area **NWPRTHL049: St Julians** in an ‘urban landscape, one which originated with a small earl-medieval ecclesiastical centre and later medieval chapel and manor... A ribbon development of Victorian terracing was constructed along Caerleon Road, which has since been added to by 20th century terraced estate and later 20th century housing estates and a school’. The overall aspect value of the area is **Low**.

7.7.39 To the southwest of the site, on the western bank of the river is aspect area **NWPRTHL023: Newport Historic Centre**, described as ‘The historic urban core of Newport [which] owes its present appearance and architectural character to mid to late 19th century development...[This] has largely obscured evidence of the pre-19th century topography, with the exception of the castle, cathedral and an early 17th century merchant's house.’ The overall aspect value of the area is **Moderate** due to the reorganisation of the road system in the 1970s which has ‘significantly detracted from the coherence of the urban landscape along the riverfront.’

#### LANDMAP: Cultural Landscape

7.7.40 The entire site is part of aspect area **NWPRTCL025: City of Newport**. The overall rating of the aspect area is **Outstanding**, due to the ‘the multi-dimensional cultural associations of the City’.

7.7.41 Aspect area **NWPRTCL007: Usk River** has an overall aspect value of **Outstanding** as ‘The river has for at least two millennia been an economic and social communications route, and influenced the settlements of Usk and Caerleon. Then came the Norman borough, the shape of which is still discernible in the street patterns of the town. The river also influenced Newport's transition into becoming an economic powerhouse in the Industrial

Revolution, being the focus for canals, tram-roads and railways which resulted in the creation of the docks.'

7.7.42 To the north of the M4, between the M4 and the river is aspect area **NWPRTCL026: Newport Hinterland**, which 'embraces an eclectic mixture of cultural attributes, ranging from prehistory through Roman and Norman to historic and modern transport routes.' The overall aspect value is **Moderate**.

7.7.43 The M4 is part of aspect area NWPRTCL001: M4/M448 Motorways/ Newport Relief Road. The overall value is Outstanding.

7.7.44 To the east of the site the area of the railway line is part of aspect area **NWPRTCL008: Newport, Abergavenny, Hereford Railway**. The overall value is **Outstanding**.

#### LANDMAP: Landscape Habitat

7.7.45 The site is part of aspect area **NWPRTLH038**, which is unnamed. The area covers the built area of Newport to the east of the River Usk. The overall valuation is **Low** because the area is 'an urban area which is mainly residential housing... Several parks and woodland form larger green spaces... There is a network of domestic gardens and some streets have mature trees.'

7.7.46 The Usk River to the west is part of aspect area **NWPRTLH014: (Unnamed)** The overall aspect value is **Outstanding**.

7.7.47 Land to the west of the Usk River is part of aspect area **NWPRTLH039: (Unnamed)**, described as 'a large industrial area adjacent to the River Usk... There is some green space in the north of the area which is also common land and which is mainly amenity grassland... There is an inter-tidal river which may support native species.' The overall value of the aspect area is **Low**.

7.7.48 To the north of the site, to the west and north of the Usk River, are aspect areas **NWPRTLH10** and **NWPRTLH011** (both unnamed) 'area of gently undulating land is mainly pasture with occasional blocks of woodland on the hill tops. The overall value of these aspect areas is **Low**.

7.7.49 The western part of Newport is part of aspect area **NWPRTLH008: (Unnamed)**. Described as 'An urban area which is mostly residential housing... Several parks and woodland form larger green spaces... There is a widespread network of domestic gardens and some streets have mature trees.' The overall value is **Low**.

#### LANDMAP Summary

7.7.50 A summary of the LANDMAP classification and evaluation for the aspect areas within which the site is located, and for the adjacent aspect area is provided in **Table 7-4** and **Table 7-5**. Plans showing the extent and location of the relevant aspect areas are reproduced on **Figure LA.03 and LA.04** within **Appendix 7.1** of this report.

**Table 7-5 LANDMAP Evaluation: Site**

LANDMAP Aspect	Aspect area and classification	Evaluation
Visual & Sensory	NWPRTVS042: Usk Built Urban Corridor - Urban	Low
	NWPRTVS043: Amenity Land	High
	NWPRTVS057: Urban	Low
Geological Landscape	NWPRTGL026: Lower Usk - Active Lowland River flood plain system	Moderate
	NWPRTGL005: Other	Low
Historic Landscape	NWPRTHL025: Newport Urban East - Nucleated Settlement	High
	NWPRTHL022: East Usk and Llanwern Industrial - Processing/ Manufacturing	High
Cultural Landscape	NWPRTCL025: City of Newport - Urban	Outstanding
Landscape Habitat	NWPRTLH038: (Unnamed) - Residential/Green Space	Low

**Table 7-6 LANDMAP Evaluation: Nearest adjacent aspect areas within 2.5km of the site**

LANDMAP Aspect	Aspect areas within 1km and classification	Evaluation
Visual & Sensory	NWPRTVS010: Lower River Usk	High
	NWPRTVS048: Malpas	Low
	NWPRTVS057: Newport East	Low
	NWPRTVS012: M4& A4232	Low
	NWPRTVS011: River Usk	Moderate
	NWPRTVS026: Usk Floodplain	Moderate
Geological Landscape	NWPRTGL052: Usk Estuary	Low
	NWPRTGL002: Newport (Pilgwenlly-Crindau)	Low
	NWPRTGL001: Newport (Stow Hill)	High
	NWPRTGL007: Brynglas	High
	NWPRTGL005: Newport (Beechwood)	Low
Historic Landscape	NWPRTHL048: River Usk	Outstanding
	NWPRTHL028: Newport Urban West	High
	NWPRTHL044: Bryn Glas House	High
	NWPRTHL016: Caerleon	Outstanding

LANDMAP Aspect	Aspect areas within 1km and classification	Evaluation
	NWPRTL049: St Julians	Low
	NWPRTL023: Newport Historic Centre	Moderate
Cultural Landscape	NWPRTCL007: Usk River	Outstanding
	NWPRTCL026: Newport Hinterland	Moderate
	NWPRTCL001: M4/M448 Motorways	Outstanding
	NWPRTCL008: Newport, Abergavenny, Hereford Railway	Outstanding
Landscape Habitat	NWPRTLH014: unnamed	Outstanding
	NWPRTLH039: unnamed	Low
	NWPRTLH011: unnamed	High

## Site specific appraisal

### Topography

7.7.51 The site is located adjacent to the River Usk and is relatively flat, at around 11m AOD, rising slightly towards the top of the riverbank. Beyond the valley of the River Usk land to the north rises towards Malpas and Caerleon, to the east towards Summerhill and to the west towards Barrack Hill and Clytha Park.

### Vegetation pattern

7.7.52 Vegetation pattern within the landscape/townscape makes an important contribution to landscape/townscape character. The site is bordered by the River Usk to the west, Glan Usk School and Glebelands Park to the north, the railway line and residential development to the east and a mix of residential and commercial development to the south. Vegetation forms a green corridor along the river and residential areas are broken up with occasional pockets of vegetation in parks, open space and surrounding allotments. There is little street vegetation in the area surrounding the site because streets are narrow and generally properties open out onto the street or have small garden frontages.

7.7.53 Along the Usk River to the south there are few areas of vegetation due to industrial uses dominating the area. In the central area of Newport around the site there are developed areas planted with amenity vegetation, as well as some areas of marginal vegetation. Further north of the site beyond the M4 over-bridge there are more natural areas of woodland, wetland and marginal vegetation. Immediately to the north of the site there is native scrub along the top of the River Usk riverbank and a double avenue of mature Horse Chestnut trees which define the route of the public footpath along the river. The footpath continues up to and beyond the M4 underpass to the north in Glebelands Park, where there is an area of woodland along the river as well as amenity planting. Further amenity planting around the Newport indoor bowls centre and adjacent equipped play

area to the north of the school also contributes to this green corridor along the river edge. Along the western bank of the River Usk opposite the site an avenue of mature Poplar trees is located within a green corridor along the river.

7.7.54 Vegetation to the east and south of the site is restricted to residential gardens and areas of public open space. There is a small park set within an urban square to the immediate southeast of the site access on Courtney Street. The park has a boundary of mature trees and railings and it includes an equipped play area.

### **Landscape/townscape appraisal of the site**

7.7.55 The site is currently an area undergoing earthworks and levelling. Access to the site is from the junction of the existing Collier St and Courtenay Street, with the land adjacent to the existing public footpath (footpath 407, which is to be diverted along a new route closer to the development) to be developed for site access.

7.7.56 The southern site boundary is at the junction of Courtney Street and Collier Street. The urban area is East Usk, a mixed area of residential and commercial development. The River Usk, a Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI), forms the site's western boundary. The eastern boundary is formed by the Newport to Hereford railway line, with the recently constructed Glan Usk Primary School on the northern boundary.

7.7.57 The northern part of the site adjacent to the Primary School is an open area of levelled earthworks. To the south of lies a drainage channel known as Lottery's Reen, which flows via a reen into the River Usk. Land to the south of the reen has also been cleared and levelled. A tarmac footpath with passes through the site, connecting Glan Usk School with Collier Street. Adjacent to the railway line on the sites eastern boundary there are more mature deciduous trees on the railway embankment which form a discontinuous buffer to the railway line.

### **Character of the built and natural environment**

7.7.58 The site is located within walking distance of the Church Road area, with local amenities, shops, a supermarket and restaurants. The site is a short distance from the city centre of Newport which lies approximately 1 km to the southwest, on the western bank of the River Usk. Newport city centre has grown considerably since the original medieval settlement and the part of the city on the eastern side of the river is 19<sup>th</sup> and 20<sup>th</sup> century in origin.

7.7.59 The LANDMAP survey for Newport states that 'Clarence Place, after the Newport Bridge, was sparsely settled in the 1830s but by 1850 had developed into a small settlement complete with toll house, which extended south along the river and east towards Barnardtown and Maindee....the suburbs to the East of the Newport Bridge represent a series of residential developments laid out from the mid 19th century through to the 1950s, [with] some elements being of moderate architectural and historical interest.'

7.7.60 During the townscape appraisal the following observations have been made in relation to the style, layout and form of the townscape:

- **Surrounding building use:** land use to the east of the site beyond the railway line is predominantly residential. To the north and south of the site, on the same side of the railway line, the area is mixed use, with a school and playing fields and allotments to the north. To the south there is a mix of residential dwellings, interspersed with and commercial development and scattered industrial buildings, whose scale is often at odds with the adjacent residential uses.
- **Building height and form:** The area surrounding the site has a very mixed range of building forms and styles. Between the railway line and the River Usk is a mix of two storey terraced house interspersed with industrial and commercial buildings of varying scales, which detract from the residential character. Some residential properties have small front gardens, while other terraces open out immediately onto the street (see **Figure LA05-4 Appraisal Photograph 09** showing view from site looking towards Morgan Street and **Appraisal Photograph 10** looking down Collier Street). Further southeast of the site along Corporation Road and Chepstow Road are larger three storey Victorian era properties.
- **Frontage/ enclosure:** Properties in the area have varying levels of enclosure from the street. Immediately south of the site entrance on Collier Street houses open directly onto the pavement (see Appraisal Photograph 09). Properties along Morgan and Courtenay Street to the south have small, brick wall or railing defined front gardens, approximately 3-4m deep, often with shrub or tree planting. Properties to the east of the site beyond the railway line in Caerleon Road to the east have small (approximately 3-4m deep) front gardens often defined by railings and with occasional shrub planting.
- **Prevalent materials:** Most of the terraced residential properties are either pebble dashed or brick. Some properties are painted, and further variation is added with windows being timber or aluminium and painted in light or dark colours. The larger industrial and commercial buildings display a range of different materials which are at odds with the residential properties.
- **Vegetation:** Significant areas of vegetation (including ancient and semi-natural woodlands) within the site study area are shown on **Figure LA.02-1: Landscape Designations**. Other vegetation surrounding the site includes vegetation which forms a green band along the riverside. Surrounding residential areas are broken up with occasional pockets of vegetation in parks or open space or surrounding allotments. There is little street vegetation in the area surrounding the site as generally properties open out onto the street or have very small garden frontages. Vegetation along the railway corridor provides some screening between the site and the railway line, and the residential properties to the east. This vegetation is primarily deciduous. To the north mature trees near the school, including a row of willows along the river path, add some maturity to the landscape setting.
- **Local recreation and open space:** There are two equipped play areas within the immediate vicinity of the site; one to the south of the site at the Courtenay Collier Street, entrance, and another to the north of Glan Usk Primary School adjacent to the indoor bowling club.

## Landscape baseline summary

- The site forms a part of aspect area **NWPRTVS042: Usk Built Urban Corridor**. The

area is described as having a 'dislocated urban character' with 'a mix of older Victorian and more recent commercial developments' along the corridor of the Usk River. The older buildings' have a feeling of neglect and redevelopment is under way creating the impression of an area in transition.'

- The northern part of the site is part of aspect area **NWPRTHL025: Newport Urban East**. The area is described as 'A large urban landscape of the 19th and 20th centuries interspersed with areas of formal parkland.' Of relevance to the site, the description also states that 'As part of the regeneration of Newport new modern housing estates are now being built on brown field sites, which have been reclaimed from defunct industrial centres along the east bank of the River Usk'.
- Vegetation pattern within the landscape/townscape makes an important contribution to landscape/townscape character. The site is bordered by the River Usk to the west, Glan Usk School and Glebelands Park to the north, the railway line and residential development to the east and a mix of residential and commercial development to the south;
- The area surrounding the site has a very mixed range of building forms and styles. Between the railway line and the River Usk is a mix of two storey terraced house interspersed with industrial and commercial buildings of varying scales, which detract from the residential character;

## Landscape value

7.7.61 The characteristics, sensitivities and guidelines in the existing character assessments at national and local level and the site-specific analyses carried out for the purposes of this LVIA were taken into account as indicators of the aspects of the landscape important to the character, and evaluated.

7.7.62 The features/elements/characteristics identified as important or "key" to the landscape character of the site are:

- Landscape character as derived from the LANDMAP assessment for Newport;
- Local landscape/townscape character, derived from the distinctive pattern of existing vegetation within the site and its context;
- The context and setting of the River Usk; and
- Landscape/townscape amenity, as experienced by local residents and by people who use the public footpaths, cycleways and roads within the immediate vicinity of the site.
- The LANDMAP description records the area of the site as having a 'dislocated urban character' with 'a mix of older Victorian and more recent commercial developments' along the corridor of the Usk River. The older buildings' have a feeling of neglect and redevelopment is under way creating the impression of an area in transition.' It is also noted that 'As part of the regeneration of Newport new modern housing estates are now being built on brown field sites, which have been reclaimed from defunct industrial centres along the east bank of the River Usk'.

## Effects on the landscape

7.7.63 This section examines the nature and significance of the landscape effects arising as a result of the proposed development with reference to:

- effects on landscape fabric within the site, its features and qualities;
- effects on landscape character, including consideration of effects on designated landscapes; and
- effects on the landscape setting of settlements, public rights of way and roads.

## Effects on landscape features qualities

7.7.64 Effects of the landscape fabric may occur where there are either direct or indirect physical changes to the landscape. Direct changes to landscape fabric would only occur within the application boundary.

## Effects on Landscape Character

7.7.65 The effect of the proposed development on landscape character will depend on the key characteristics of the receiving landscape; the degree to which the proposed development are considered consistent with or at odds with them, and how the proposed development would influence the landscape context, affected by:

- the distance from the site;
- weather conditions; and
- the 'fit' of the proposed development within the landscape pattern and characteristics.

## Sensitivity

7.7.66 The sensitivity of landscape receptors is judged by considering their value, assessed in the baseline description above, and their susceptibility to the changes arising from the proposed development. The receptors, their value and susceptibility are set out in the following table, with the resultant judgement of their sensitivity to the proposed development:

**Table 7-7 Sensitivity of landscape receptors**

Receptor	Value	Susceptibility	Sensitivity
Landscape/ townscape character	Medium	Less susceptible	Medium
Vegetation pattern	High	Moderately susceptible	Medium-High
Context and setting of the Usk	High	Moderately	Medium-High

Receptor	Value	Susceptibility	Sensitivity
River		susceptible	
Landscape/ townscape amenity – local residents	High	Less susceptible	Medium
Landscape/ townscape amenity – users of public footpaths	High	Less susceptible	Medium
Landscape/ townscape amenity – road users	Medium	Less susceptible	Medium-Low

## Magnitude of change

7.7.67 The features of the development giving rise to changes in the landscape during construction are construction activities associated with infrastructure works including the access point to the site at the corner of Courtney Street and Collier Street; construction activities associated with infrastructure works within the main part of the site; and site establishment and building activities during the construction of each section of the development.

7.7.68 Following completion, the features giving rise to changes in the landscape include the introduction of two to three storey buildings into publicly accessible views of the site; operational features of the completed development such as vehicle movements and street lighting; and the impact of the proposed planting on landscape/townscape character and views.

7.7.69 The degree to which aesthetic or perceptual aspects of the landscape are altered by these changes, or by the and structures associated with the development.

### Landscape/townscape Character

7.7.70 With reference to the summary LANDMAP assessment in Table 6.4, the overall value of the site ranges from 'Low' to 'Moderate' for geological landscape and landscape habitats to 'High' for historic landscape and visual and sensory, with the cultural landscape aspect area evaluated as 'Outstanding'. The wider landscape aspect areas range from 'Low' to 'Outstanding'. The overall value is considered to be Medium.

7.7.71 The overall magnitude of change when considering the development and the scale proposed is **small**. The site is enclosed by existing development and the River Usk. The character of the site is an area of open space surrounded by residential and commercial development. The area is described in the LANDMAP assessment as having a 'dislocated

urban character'. The adjacent River Usk however, is described as 'an important natural, linear feature in the centre of Newport'.

7.7.72 The proposed residential development would be consistent with the surrounding multi uses of the area including the school, railway line and existing commercial and residential development. The development allows the site to become better integrated with the River Usk, and the consented improvement to Lottery's Reen and will improve the amenity of recreational access; resulting in a **minor beneficial** impact on the landscape/townscape character of the area.

7.7.73 The formation of the access to the site will not result in an adverse impact on landscape/townscape character because it utilises an existing access from Courtenay Street/Collier Street. The use of this access would not impact adversely on the street scene or lead to a significant change to the character or appearance of Collier and Courtenay Streets and could potentially be designed to be read as an extension of Collier Street.

#### Vegetation pattern

7.7.74 The character of the landscape/townscape is partly derived from the **pattern of existing vegetation** within the site context, including the vegetation along the railway line and vegetation forming a green band along the River Usk. Therefore, the degree of impact on the landscape/townscape resource of the area would relate in part to the impact on this pattern which is a receptor of **medium sensitivity**.

7.7.75 During site clearance and demolition there would be disturbance and removal of existing vegetation across the entire site to allow for the development of the site access and regrading of the site to bring it above the relevant flood level. The overall magnitude of change is considered to be **small** because the vegetation has 'local value for nature conservation'<sup>7</sup>, its removal would only result in a short term minor adverse impact on the vegetation pattern of the site.

7.7.76 Planting undertaken as part of the development would have a **negligible** effect in the short term while it establishes.

7.7.77 The proposed planting within the site around the local area of play, Lottery's Reen and new planting proposed along the public walkway next to the River Usk will help to create a more varied vegetation pattern when compared to the existing areas of scrub and grassland. Overall the effect on vegetation pattern will be **minor beneficial** in the long term due to the greater variety in the vegetation and an improvement in the relationship and connectivity between the landscape/townscape and the river.

#### The context and setting of the Usk River

7.7.78 The proposed development would affect the quality and character of the immediate surroundings of the River Usk, changing it from an area of open land to an amenity space associated with a residential development. However due to the small scale of development in the context of the landscape/townscape, fringed by existing residential

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<sup>7</sup> Land at Herbert Road Newport, Winter Ecology Survey, Sturgess Ecology, Refer to Chapter 8

and commercial/industrial development to the south and the school development to the north, the overall magnitude of change is considered to be **small**, being unlikely to undermine the separate identity and character of the River Usk.

7.7.79 The impact of the proposed development on the context and setting of the river is assessed as **negligible-minor adverse** when considering the loss of undeveloped land balanced against the improved relationship between the urban area and the river by developing the public footpath and the implementation of planting. Once planting within the development matures, the impact will reduce to **negligible** as the development further integrates into its surroundings and the adjacent developed areas.

#### Landscape/townscape amenity

7.7.80 During construction of the proposed development and associated infrastructure there would be a period of increased disturbance during site establishment and the erection of the buildings within each phase of the development. Adverse impact would occur where the proposed development is a perceptible element in the setting of the property. This includes the existing residential properties in East Usk and potentially residential properties with elevated views to the west of the site, including Brynglas and Barrack Hill. The overall magnitude of change within the setting of these properties ranges from **small** for properties in Brynglas and Barrack Hill which are largely separated from the site by vegetation and existing development; to **medium** for those properties immediately adjacent to the site at its southern entrance.

7.7.81 For closer properties there would be a **medium** magnitude of change, resulting in a short term **moderate adverse** impact on the landscape/townscape amenity of those properties in closest proximity to the site. For properties in the wider context the impact would be **small**, as the site is only a minor element in the wider landscape/townscape and development will be read in the context of the existing urban area of Newport. The impact on the landscape/townscape setting for these properties is **negligible**.

7.7.82 In the longer term, towards the end of construction and during the occupation of the proposed development, the establishment of the planting along the public footpath and cycleway, planting around Lottery's Reen and other proposed site planting would help to integrate the built development into its landscape context. The impact on the landscape/townscape amenity of existing residents in the immediate area would reduce to **minor adverse –negligible**, and those further away to **negligible**.

7.7.83 The potential adverse impacts on the amenity of users of the public footpaths within the site as a result of the proposed development would change during the construction period. During the construction of the infrastructure works there would be periods of increased disturbance. Users of the public footpaths near to the site would be aware of the construction activity and the changes occurring to the landscape/townscape amenity of the route they are travelling or walking along.

7.7.84 Overall the magnitude of change on the landscape/townscape amenity of public footpaths in the area ranges from **low** (for those on the opposite bank of the river and the footpath to the north of the site, from which activity at the site would be perceptible) to **medium** for the public footpath which passes through the site would (see **Figure LA05-3 Appraisal Photograph 08** for views of the public footpath through the site). This route

would need to be closed while construction works are undertaken in close proximity to the route. Following construction, the path will still be available for public use along the route following the river, but would have improved landscape/townscape amenity.

7.7.85 During the majority of the construction works the impact on the setting of the public footpaths in the surrounding area would be **minor adverse** during construction. The public footpaths to the west of the site on the bank of the River Usk will experience a change in outlook, from an unbuilt landscape to a residential mixed use space. Initially this change will have a **minor adverse** impact on the landscape/townscape setting, but this will be reduced to **negligible** once mitigation planting is established to help integrate the proposed development into the landscape/townscape setting.

7.7.86 The public footpath which passes through the site would have a **moderate adverse** impact on its landscape/townscape setting (see **Figure LA05-3** for views of the public footpath through the site). This route would need to be closed/temporarily diverted while construction works are undertaken in close proximity to the route. Following construction, the path will still be available for public use along the same route, but would have improved amenity due to the development of the riverfront area, creating a **moderate beneficial** impact on the setting of the path.

7.7.87 Vehicle travellers would perceive construction activities to a lesser extent than pedestrians. The landscape/townscape setting of the M4 over-bridge and A4042 slip road crossing the river to the north of the site would change, with the site changing from an open green space; appearing along with the avenue of willows to the west of the school as contiguous with the open space of Glebelands Park, to an extension of the built development in the area. The change in view at the site would be a relatively small incidence whilst travelling past the site on the M4 and A4042 as due to the speed of traffic viewers are less likely to be able to perceive changes in the landscape/townscape.

7.7.88 During the majority of the construction works the impact on the setting of the M4 and A4042 would be **minor adverse**. This would decrease to **minor adverse – negligible** as the site is occupied and becomes part of the residential/ mixed use setting of the area.

## **Assessment**

7.7.89 Consideration of the magnitude of the changes due to the development is combined with consideration of the sensitivity of landscape receptors affected by the development to assess the degree and nature of the effect, and its significance, at each stage of the lifecycle of the development.

7.7.90 The assessment conclusions are set out in the following table:

**Table 7-8 : Summary of potential landscape/townscape impact, mitigation measures and residual impacts**

Receptors	Sensitivity	Description of Impact		Description of Mitigation Measures	Description of Residual Impact	
		Description	Impact and Significance		Description	Impact and Significance
<b>Landscape/townscape Character</b>	Medium	Introduction of built development into an area of open space	Negligible and not significant	The positive additions to the vegetation pattern of the site as part of the proposed development will help to balance the negative effects associated with development encroachment into the undeveloped landscape.	The current site has an abandoned and derelict character, which will be improved through planting and development of the public footpath and cycleway along the river adding to both the amenity and habitat of the area, resulting in a beneficial impact.	Minor beneficial and not significant
<b>Vegetation pattern</b>	Medium-High	Disturbance and removal of existing vegetation across the entire site to allow for the development of the site access and regrading of the site to bring it above the relevant flood level.	Minor adverse and not significant	Proposed planting within the site around the local area of play, the consented improvements to Lottery's Reen and new planting proposed along the public walkway next to the River Usk	Greater variety in vegetation and an improvement in the relationship and connectivity between the landscape/townscape and the river	Minor beneficial and not significant
<b>The context and setting of the Usk River</b>	Medium-High	Change in the quality and character of the immediate surroundings of the River Usk	Negligible-minor adverse and not significant	Development of amenity space alongside the river	Improved relationship between the urban area and the river by developing the public footpath and the implementation of planting	Negligible and not significant

<b>Landscape /townscape amenity:</b> local residents	Medium	During construction of the proposed development and associated infrastructure there would be a period of increased disturbance during site establishment, and the erection of the buildings within each phase of the development. Adverse impact would occur where the proposed development is a perceptible element in the setting of the property	Minor adverse-negligible and not significant	The establishment of the planting along the public footpath and cycleway, consented improvements including planting around Lottery's Reen and other proposed site planting would help to integrate the built development into its landscape context.	Development which is a perceptible element in the setting of local residents	Minor adverse-negligible and not significant
<b>Landscape/townscape amenity:</b> users of public footpaths	Medium	Footpath closure during construction; Following construction footpaths will experience a change in outlook, from an unbuilt landscape to a residential mixed use space	Moderate- Minor adverse and not significant	Mitigation planting to help integrate the proposed development into the landscape/townscape setting	Change in outlook, from an unbuilt landscape to a residential mixed use space	Negligible-moderate beneficial and not significant
<b>Landscape/townscape amenity:</b> vehicle travellers	Medium-Low	The site changing from an open green space, to an extension of the built development in the area	Minor adverse-negligible and not significant	Design and layout of the scheme to integrate development with the surrounding built landscape	Change in outlook, from an unbuilt area to a residential mixed use space	Minor adverse-negligible and not significant

## Residual impacts

7.7.90 There would be adverse impacts on the landscape/townscape amenity and setting of public footpaths and existing dwellings near the site or with views towards the site. Adverse impacts on these receptors vary considerably due to proximity, duration and which phase of the development is being constructed. Adverse impacts occur mainly where properties or public access is in close proximity to the construction activity.

7.7.91 There are some adverse visual impacts associated with the proposed development but these are generally small due to the scale of the development in the wider landscape/townscape setting. Moderate adverse effects would only be experienced by viewers at close proximity to the site and these will reduce over time as the development becomes part of the landscape/townscape setting as vegetation establishes. There are opportunities to mitigate visual impacts by screening or filtering views of the development with planting in private gardens and with proposed new planting along the Usk River.

## EFFECTS ON VISUAL AMENITY

7.8 This section deals with the effects on visual amenity, arising from changes in the views available to people in the surrounding area.

### Assessment criteria

7.8.1 The assessment process is described in **Appendix 7.2**. The criteria for assessing the likely effects of the proposed development are set out below.

### Visual Sensitivity

7.8.2 The sensitivity of viewers is affected by the susceptibility of the viewer to changes in views and visual amenity and the value attached to particular view locations and views. The context of the location contributes to susceptibility, for example, people viewing from residential properties or from a valued landscape are likely to be more susceptible to change than people viewing from an industrial context. Particular views may have importance and be valued as part of the experience of a valued landscape or promoted recreation facility or route.

7.8.3 The following criteria for visual sensitivity, combining susceptibility and value considerations, are used:

**Table 7-9 Indicative criteria for assessing visual sensitivity**

Category	Indicative criteria
High sensitivity	Viewers in residential or community properties with open

Category	Indicative criteria
	<p>views of the site</p> <p>Views experienced by many viewers</p> <p>Daily, prolonged or sustained views available over a long period, or where the view of the landscape is an important attractant</p> <p>A view from a landscape, recreation facility or route valued nationally or internationally for its visual amenity</p>
Moderate sensitivity	<p>Viewers in residential or community properties with partial or largely screened views of the site</p> <p>Frequent open views available of the site</p> <p>Viewers are pursuing activities such as sports or outdoor work, where the landscape is not the principal reason for being there or the focus of attention is only partly on the view</p> <p>A view of the site from other valued landscapes, or a regionally important recreation facility or route</p>
Lesser sensitivity	<p>A view of low importance or value, or where the viewer's attention is not focused their surroundings</p> <p>A view of the site from a landscape of moderate or less importance</p> <p>Occasional open views or glimpsed views available of the site</p> <p>passing views available to travellers in vehicles</p> <p>A view available to few viewers</p>

## Magnitude of change

7.8.4 The degree of the likely visual effects of the proposed development is determined by relating the sensitivity of the receptors and the changes in the landscape or view of the landscape to which they will be subjected. The scale of magnitude of the changes in visual amenity is evaluated in terms of size or scale, the geographical extent of the area influenced, duration and reversibility, as follows:

**Table 7-10 Indicative criteria for assessing magnitude of visual change**

Magnitude of Change	Visual Change
Great change	Major size or scale of change, affecting a large proportion of the angle of the view or affecting views from a wide area; continuing into the longer term or permanently, with low

Magnitude of Change	Visual Change
	prospect of reversibility
Medium change	Intermediate size or scale of change, affecting angle of the view or affecting views from the wider context, or larger scale of change in views from within the site or immediate context; continuing into the medium term, with good prospect of reversibility
Small change	A minor proportion of the angle of view is affected or the contribution of the changed elements or characteristics to the composition of the view is not important; the changes are viewed from longer distances, are short term and reversible
Negligible/no change	Barely perceptible change or the change is difficult to discern; No change in the view or the changes due to the development are out of view.

## Assessing effects

7.8.5 The degree of effect, whether adverse or beneficial, is assessed by relating the sensitivity of the receptor and the magnitude of change, using the following indicative criteria:

**Table 7 -11 Indicative criteria for assessing visual effects**

Visual effect	Indicative criteria
Major	Large or very large change or visual intrusion experienced by highly sensitive viewers or from highly sensitive public viewpoints  The proposal would cause a great deterioration in the existing view  Large or very large improvement in the view, sufficient to upgrade overall visual amenity
Moderate	Medium change or visual intrusion experienced by moderately sensitive viewers; lesser change to higher sensitivity viewers or greater change to less sensitive viewers
Minor	Small or localised visual intrusion in the existing view, especially for less sensitive viewers  Localised reduction in visual intrusion, or improvement in the view

Visual effect	Indicative criteria
Negligible	The change in the view is imperceptible or difficult to discern

- 7.8.6 Major effects are likely to be considered “significant”, especially if long term or permanent, and slight or negligible effects as “not significant”. The relative significance of intermediate effects is indicated in the assessment below and effects that are not significant, but may be important considerations in decision making about the proposed development.
- 7.8.7 In addition to these criteria, in some instances the effect may be discernible or greater, but offset by other considerations, for example, through the mitigation or restoration proposals, and the resulting effect is neither beneficial nor adverse.

## **ZONE OF VISUAL INFLUENCE (ZVI)**

- 7.9 The zone around the site within which views of the site might be available was established through a review of features such as topography and vegetation, locations of settlements and other features, either screening views or providing vantage points. They were studied initially from mapped information and then reviewed in the field. Representative viewpoints were then selected to inform the visual impact assessment. The locations of viewpoints studied relate to the “receptors”, that is, residents and users of the landscape, and locations from which they may have views towards or of the site.

## **Visual appraisal**

- 7.9.1 The visual appraisal and site visit identified a number of locations from where the site is visible. A selection of representative views to illustrate the view available from a range of distances and for different receptors are identified below.
- 7.9.2 Potential views of the site from the rural landscape to the north of the site were considered during the landscape/townscape and visual appraisal. The landform of the area descends from the higher ground of Caerleon south towards the River Usk. Views from beyond Caerleon are therefore obscured by this higher ground. The school and neighbouring recreation ground provide separation between the site and near views from the north.
- 7.9.3 Built development adjacent to the site limits the potential for the site being visible from the south. The railway line and surrounding vegetation provide screening of views from the majority of properties to the east of the site. Views of the site from the west will be possible from across the river in the Shaftesbury Park area. Higher ground to the west in Brynglas also affords views of the site.
- 7.9.4 The three rows of terraced properties at the southern site entrance on Morgan Street will have views onto the site. Planting proposed in this area as part of the development of the linear access along the River Usk will have a beneficial impact on the views of these properties. The industrial buildings to the north of these properties are screened by an existing hedge. A further block of industrial

buildings to the north of these have buildings located on the site boundary with unobstructed views onto the site.

- 7.9.5 During the appraisal it was identified that views from the north, west and east should be the focus of the appraisal of visual amenity. The proposed development has the potential to effect visual amenity of residential properties and users of the public roads and footpaths in these locations.

#### Views from the north

- 7.9.6 Distant views from Caerleon to the north** are limited by intervening vegetation, landform and housing. Within distant views from the north the site is viewed in the context of the surrounding development of Newport and the mix of industrial and residential development along the River Usk. The M4 motorway crossing the River Usk to the north of the site is a dominant feature in views, with movement of traffic catching the eye. Likewise, the railway line and movement of trains is also a visually prominent feature, along with the industrial scale features bridges crossing the River Usk and of pylons and cranes seen in the distance towards the mouth of the river. This is illustrated in the view from higher ground along Pillmawr Road (see **Figure LA07-1 Appraisal Photograph 01**). Views of the site from the lower lying area along the northern bank of the Usk River are not possible due to the relative elevation and intervening M4 motorway, buildings and vegetation screening views. **7.9.7**

**Near views to the north** are available from elevated viewpoints such as the M4 over-bridge and the pedestrian and vehicle bridge crossing the railway line on Bank Street (see **Figure LA07-1 Appraisal Photograph 02**). A view from the public footpath along the river adjacent to Glan Usk School is illustrated in by **Appraisal Photograph 06** (see **Figure LA07-3**). Other near views of the site from the North are generally obscured by the school and intervening landform and vegetation. The site from these viewpoints is viewed within the surrounding context of the residential areas of East Usk and the railway line.

#### Views from the west

- 7.9.8 Distant views of the site from the west** are available from residential properties with elevated views, such as those on Brynglas Avenue and Barrack Hill (see **Figure LA07-2 Appraisal Photograph 03**). Views from publicly accessible locations are limited from Brynglas Avenue. From these viewpoints, the site is framed by the green band of open space and vegetation along the Usk River in the foreground, the school to the north and industrial and residential development to the south. The proposed development would be seen as a new built element in an area that is currently open space.
- 7.9.9 Near views are available from the western bank of the river** in Shaftesbury Park and Crindau. Near views from public land on this side of the river include views from the public footpath and cycleway through Shaftesbury Park (see **Figure LA07-2 Appraisal Photograph 04**). Other near views may be possible from residential and commercial properties in Crindau.

#### Views from the east

- 7.9.10 Distant views from the east** are available from residential properties with elevated views in Summer Hill (see **Figure LA07-3 Appraisal Photograph 05**). Properties further to the east have their views obstructed by the landform and built development of Summerhill. Near views of the site from the east are obscured by the railway line and surrounding vegetation. Within distant views from the east

the site is viewed in the context of the surrounding development of Newport on the distant hills, such as Malplas and Clytha Park and development on the valley floor with the mix of industrial and residential development along the River Usk. Larger scale civic buildings such as the Town Hall and bridges crossing the River Usk are also visible.

## Visual baseline summary

7.9.11A summary of the visual baseline information to be taken into account as part of the detailed assessment of the effects on visual amenity is as follows:

- Views of the suite generally are limited due to surrounding development and vegetation;
- Distant views from Caerleon to the north are limited by intervening vegetation, landform and housing, the M4 motorway crossing the River Usk to the north of the site is a dominant feature in views, with movement of traffic catching the eye;
- Near views to the north are available from elevated viewpoints such as the M4 over-bridge and the pedestrian and vehicle bridge crossing the railway line on Bank Street;
- Distant views of the site from the west are available from residential properties with elevated views, with near views are available from the western bank of the river in Shaftesbury Park and Crindau. From the west, the site is framed by the green band of open space and vegetation along the Usk River in the foreground, the school to the north and industrial and residential development to the south; and
- Distant views from the east are available from residential properties with elevated views in Summer Hill. Within distant views from the east the site is viewed in the context of the surrounding development of Newport on the distant hills, such as Malplas and Clytha Park and development on the valley floor with the mix of industrial and residential development along the River Usk.

## EFFECTS ON VISUAL AMENITY

### Sensitivity

7.10 The sensitivity of views is affected by factors such as the distance to the viewer, the number of viewers affected and the importance of the site in the overall view. The context of the viewpoint may also contribute to the ability to accommodate change. For example, people viewing from residential properties or from a valued landscape might be regarded as less able to accommodate change, than those viewing from an industrial context.

The sensitivity of the visual receptors is assessed as follows:

- People in settlements and residential properties: high susceptibility to changes in their visual amenity; open unobstructed views including the site assessed as of high value: **high sensitivity**, and filtered, oblique or partial views of lesser value: **medium sensitivity**;

- Users of public roads: low susceptibility to change in their visual amenity; low value **low sensitivity**.
- Users of public rights of way: medium susceptibility to change in their visual amenity; moderate value **medium sensitivity**.

## Magnitude of change

7.10.1 The representative views are described below with an analysis of the degree and nature of changes in them resulting from the development, to inform the effects assessment.

## ASSESSMENT OF POTENTIAL IMPACTS

### Mitigation Measures

7.11 The proposed development incorporates both mitigation and enhancement measures in the form of the proposed layout and landscape/townscape proposals. The landscape proposals for the site have been prepared through an iterative design process and are an integral part of the masterplan proposals. The assessment of landscape and visual impacts is an assessment of residual impacts i.e. an assessment of the proposed development with all mitigation, enhancement measures and landscape proposals in place.

7.11.1 The principal form of mitigation is the extent of development, form and arrangement of the proposed buildings which align as far as practicable with the existing residential development in the area. This would help the development to be viewed as an extension of the existing residential development and give the development a similar urban grain to the adjacent residential area.

7.11.2 Along the River Usk care has been taken to ensure that the landscape proposals avoid disturbance of the river-bank/SAC habitats. Manipulation of landform between the footpath and the top of the riverbank allow the area to be maintained as open grassland with areas of native scrub whilst discouraging walkers from entering these sensitive habitats. The planting proposals achieve a balance between maintaining separation between the proposed development and the Special Area of Conservation (SAC) along the River Usk whilst creating an attractive route for pedestrians.

7.11.3 The planting proposals along the river edge of the development help to integrate the development into its surroundings and filter views of the proposed built development from the west. Planting will help to break up the outline of the houses in views from the west. The proposals avoid the creation of continuous or dense screen planting that would cause shading of the retained grassland habitats. It aims to maintain views towards the river from the development. Informal groups of trees help to soften the appearance of the development from Shaftesbury Park and the west.

7.11.4 The consented ecological enhancement of Lottery's Reen and the green space to the south maintains an attractive 'natural' space within the development. Wetland planting with areas of scrub compensates for the reduction in the length of the reen, but the approach also reflects the existing semi-natural habitats along the river.

7.11.5 The development of the riverside park with public footpath and cycleway along the River Usk provides an enhanced connection for pedestrians and cyclists in a north-south direction along the river. This would have a minor beneficial impact on landscape/townscape amenity, linking the residential area to the south with the Primary School and the parkland to the north. This linkage would also benefit future residents of the site who would be able to access the existing equipped play areas to the north and south of the proposed development.

### Impacts on visual amenity

7.11.6 The visual appraisal and site visit identified a number of locations from where the proposed development is visible. A selection of representative views to illustrate the view available from a range of distances and for different receptors are identified below.

#### Views from the north

7.11.7 A representative **distant view from the north** is illustrated in the view from higher ground along Pillmawr Road (see **Figure LA07-1 Appraisal Photograph 01**). Vehicle users are of **low sensitivity** due to their low susceptibility to change in their visual amenity; pedestrians using the road are of **medium sensitivity**.

7.11.8 During construction the movement of equipment and construction activity would be perceptible where this encroaches into the visible portion of the site. Construction activity would result in periods of increased visual prominence at the start of each phase of work when site establishment occurs. However, the site only occupies a small portion of the view, which would also be the case for other more elevated views from the north.

7.11.9 The view of the development following construction would have a small increase in the extent of settlement in the view. The impact of this would lessen over time as planting along the riverside matures, obscuring views of the development.

7.11.10 The scale of change resulting from the proposed development would be **none** during the construction; due to the distance from the viewpoint and views generally being obscured by vegetation. This magnitude of change in the view would be maintained for the site during occupation of the proposed development. The proposed development would result in a **negligible visual impact**. The proposed planting along the River Usk would complement the existing footpath and have a beneficial effect on the visual amenity of the development, as it matures it may become visible from the distant viewpoints to the north. Residual impacts of the development would be a small increase in the settlement in the view, also having a **negligible** impact.

7.11.11 **Near views to the north** are represented by the view from the M4 over-bridge and the pedestrian and vehicle bridge crossing the railway line on Bank Street (see **Figure LA07-1 Appraisal Photograph 02**). The view is of **medium sensitivity** as users of footpaths have medium susceptibility to change in their visual amenity; and their views in this case are of moderate value.

7.11.12 During construction the movement of equipment and construction activity would be visible where views between the railway line and the river are possible. Construction activity would result in

periods of increased visual prominence at the start of each phase of work when permitted soil stripping and site establishment occurs.

- 7.11.13 The view of the development following construction would result in an increase in the extent of the view occupied by built development. The proposed houses would be two to three storeys in height, either a similar height to the surrounding residential development or slightly taller. The layout responds to the linear nature of the site and reflects the adjacent urban area. Existing vegetation to the north of the site including the avenue of willows along the river will screen views initially. The consented development of Lottery's Reen and the walkway along the riverside retains green open space within the site, increases habitat and obscures views of the development.
- 7.11.14 The scale of change resulting from the proposed development would be **small** during construction, with vehicle movement and permitted soil stripping activities increasing visual prominence. This magnitude of change would reduce to **small-negligible** once the houses have been constructed, as the site would integrate with the adjacent residential areas to the east of the site. During construction permitted soil stripping and the movement of vehicles would result in a **minor adverse** visual effect. Once construction is completed, this would reduce to **minor adverse-negligible** as the site appears as a continuation of the built area of Newport. Residual impacts of the development would be a small increase in the settlement in the view, also having a **minor adverse-negligible** impact.
- 7.11.15 A view from the public footpath to the north of the site is represented by Appraisal Photograph 6 (see **Figure LA07-3 Appraisal Photograph 06**). The view looks towards the ground surface of the site, with the distinctive poplar trees within the site visible in the right-hand side of the view. The band of vegetation along the railway embankment can be seen in the centre of the view, with properties in St Julians framing the horizon of the view. The proposed development would be viewed in the context of this existing development. This viewpoint is of **medium sensitivity** due to the sensitivity of viewers, that is users of the public footpath along the River Usk.
- 7.11.16 The view of the development following construction would result in built development encroaching into an undeveloped part of the view. Areas of carparking and flat would be visible in the centre of the view. Variety in arrangement and form of the buildings within the site would create visual interest in the view and reduce the apparent scale of development. Proposed tree and shrub planting on the site boundary would filter views of the development and add variety. Planting along Lottery's Reen would also be visible towards the far right-hand side of the view.
- 7.11.17 The scale of change resulting from the proposed development would be **large** during construction, with vehicle movement and building activities increasing visual prominence in the views. This magnitude of change would reduce to **medium** once the houses have been constructed, as the site would integrate with the adjacent residential areas and school site. During construction activities, would result in a **moderate-substantial adverse** visual impact due to construction activities in close proximity to the viewer creating increased visual prominence.
- 7.11.18 Once construction is completed, the visual impact would reduce as the site would appear as an extension and continuation of the built-up area of Newport. Residual impacts of the development would appear as an extension and continuation of the built development of Newport in the foreground of the view. As the vegetation along the northern site boundary and riverfront walkway

matures, the development will become further integrated into the landscape/townscape, reducing the overall impact ***moderate-minor adverse***.

#### Views from the west

- 7.11.19 **Distant views of the site from the west** are represented by the view from Barrack Hill (see **Figure LA07-2 Appraisal Photograph 03**). The site is framed by the green band of open space and vegetation along the Usk River in the foreground, the school to the north and industrial and residential development to the south. The proposed development would be seen as a new built element in an area that is currently open space. This viewpoint is of **medium sensitivity** as residential receptors in this location have oblique views of lesser value.
- 7.11.20 The view of the development following construction would result in built development encroaching into an undeveloped part of the view. Variety in arrangement and form of the buildings within the site would create visual interest in the view and reduce the apparent scale of development. The green space of Lottery's Reen extending through the site will also help to reduce the scale of the development. Where possible the urban grain of the proposed development has been aligned with the existing terraces to the east of the railway line, helping to fit the development into the existing urban form to the east of the site.
- 7.11.21 The scale of change resulting from the proposed development would be **small** during construction, with vehicle movement and permitted soil stripping activities increasing visual prominence. This magnitude of change would reduce to **negligible** once the houses have been constructed, as the site would integrate with the adjacent residential areas to the east and south of the site. During construction permitted soil stripping and the movement of vehicles would result in a **minor adverse** visual effect. Once construction is completed, and planting along the river and the reen establishes; this would reduce to **minor adverse-negligible** as the site appears as a continuation of the built area of Newport. Residual impacts of the development would be a small increase in the extent of settlement in the view, also having a **minor adverse- negligible** impact.
- 7.11.22 **Near views from the western bank of the river** are represented by the view from Shaftesbury Park and Crindau (see **Figure LA07-2 Appraisal Photograph 04**). Users of public rights of way have medium susceptibility to change in their visual amenity; and their views are of moderate value, making them of **medium sensitivity**.
- 7.11.23 The scale of change resulting from the proposed development would be **medium** during construction, with vehicle movement and permitted soil stripping activities increasing visual prominence in close range views. This magnitude of change would reduce to **small** once the houses have been constructed, as the site would integrate with the adjacent residential areas to the east and south. During construction permitted soil stripping and the movement of vehicles would result in a **moderate adverse** visual impact due to the removal of vegetation and construction activities in close proximity to the area creating increased visual prominence.
- 7.11.24 Once construction is completed, the visual impact would reduce as the site would appear as an extension and continuation of the built-up area of Newport. Residual impacts of the development would appear as an extension and continuation of the built development of Newport. As the vegetation along the riverfront walkway matures, the development will become further integrated

into the landscape/townscape, reducing the overall impact to *minor adverse*. The consented enhancement of Lottery's Reen will have a beneficial impact at this scale and provide an area of green separation between the residential buildings.

#### Views from the east

- 7.11.25 **Distant views from the east** are represented by the view from Summer Hill (see **Figure LA07-3 Appraisal Photograph 05**). The view is of **medium sensitivity** as an oblique view experienced by residents in their own homes, and by users of the public open space who have medium susceptibility to change in their visual amenity; with views of moderate value, making them also of **medium sensitivity**.
- 7.11.26 During construction the movement of equipment and construction activity would be perceptible where this encroaches into the visible portion of the site. Construction activity would result in periods of increased visual prominence at the start of each phase of work when permitted soil stripping and site establishment occurs. However, the site only occupies a small portion in the view, which would also be the case for other more elevated views from the east.
- 7.11.27 The view of the development following construction would have a small increase in the extent of built development in the view. The scale of change resulting from the proposed development would be **small** during construction; due to the distance from the viewpoint and small area of visibility the development would occupy in the view. This magnitude of change in the view would be maintained for the site during occupation of the proposed development. The proposed development would result in a *minor adverse* visual impact. Residual impacts of the development would be a small increase in the settlement in the view, also having a *minor adverse* impact.

### Assessment

- 7.11.28 The visual effects assessment identified a number of locations from which the proposed development might be theoretically visible. A selection of representative views to illustrate the views available at a range of distances and for different receptors are identified and described in **Table 7-11** and the sensitivity of the viewers (visual receptors) represented defined in section 6.159 above.
- 7.11.29 The following table sets out the assessment of effects on the visual amenity of the identified viewers likely to be affected by the proposals:



**Table 7-12: Summary of potential visual impact, mitigation measures and residual visual impacts**

Viewers/visual receptors	Sensitivity	Description of Impact		Description of Mitigation Measures	Description of Residual Impact	
		Description	Significance		Description	Significance
<b>Distant views from the north:</b> Views from Caerleon	Road users, low, footpath users medium	Construction activity would result in periods of increased visual prominence at the start of each phase of work when permitted soil stripping and site establishment occurs. Following construction there would be a small increase in the extent of settlement in the view	Negligible and not significant	Views are limited by intervening vegetation, landform and housing. Within distant views from the north the site is viewed in the context of the surrounding development of Newport and the mix of industrial and residential development along the River Usk.	A small increase in the extent of settlement in the view. The impact of views would lessen over time as planting along the riverside matures, obscuring views of the development.	Negligible and not significant
<b>Near views from the north:</b> The M4 over-bridge, the pedestrian and vehicle bridge crossing the railway line on Bank Street,	Road users, low, public footpath users, medium	Construction activity would result in periods of increased visual prominence at the start of each phase of work when permitted soil stripping and site establishment occurs. The view of the development following construction would result in an increase in the extent of the view occupied by built development	Minor adverse, road users; moderate adverse, footpath users; not significant	The layout responds to the linear nature of the site and reflects the adjacent urban area. Existing vegetation to the north of the site including the avenue of willows along the river will screen views initially. The consented development of Lottery's Reen and the walkway along the riverside retains green open space within the site, increases habitat and filters views of the development.	An increase in the extent of settlement in the view. The completed development would integrate with the adjacent residential areas to the east of the site.	Minor adverse-negligible, road users; Moderate-minor adverse, footpath users; not significant
<b>Near views from the north:</b> users of the public footpath along the River Usk	Public footpath users, medium	Construction activity would result in periods of increased visual prominence at the start of each phase of work when permitted soil stripping and site establishment occurs.	Moderate - substantial adverse, short term, so not significant	Variety in arrangement and form of the buildings within the site would create visual interest in the view and reduce the apparent scale of development. As the vegetation along the northern site boundary and	An increase in the extent of settlement in the view, with settlement replacing the open area in the view.	Moderate-minor adverse, footpath users; not significant

				riverfront walkway matures, the development will become further integrated into the landscape/townscape.		
<b>Distant views from the west:</b> Residential properties with elevated views, such as those on Brynglas Avenue and Barrack Hill	Residential properties with distant/oblique views, medium	Construction activity would result in periods of increased visual prominence at the start of each phase of work when permitted soil stripping and site establishment occurs. The view of the development following construction would result in built development encroaching into an undeveloped part of the view.	Minor adverse; not significant	Variety in arrangement and form of the buildings within the site would create visual interest in the view and reduce the apparent scale of development. The green space of Lottery's Reen extending through the site will also help to reduce the scale of the development. The urban grain of the proposed development has been aligned with the existing terraces to the east of the railway line, helping to fit the development into the existing urban form.	An area of built development encroaching into an undeveloped part of the view.	Minor adverse-negligible; not significant
<b>Near views from the west:</b> Views from western bank of the river in Shaftesbury Park and Crindau	Users of public rights of way, medium	During construction, the removal of vegetation and construction activities in close proximity to the area will create increased visual prominence.	Moderate adverse; not significant	As the vegetation along the riverfront walkway matures, the development will become further integrated into the landscape/townscape, reducing the overall impact. The consented enhancement of Lottery's Reen will have a beneficial impact at this scale and provide an area of green separation between the residential buildings.	The site would appear as an extension and continuation of the built development of Newport.	Minor adverse; not significant
<b>Distant views from the east:</b> Residential properties with elevated views in Summer Hill	Residential properties with distant/oblique views, medium; users of public open space, medium	Construction activity would result in periods of increased visual prominence at the start of each phase of work when permitted soil stripping and site establishment occurs. The	Minor adverse; not significant	Variety in arrangement and form of the buildings within the site would create visual interest in the view and reduce the apparent scale of development.	A small increase in the extent of built development in the view	Minor adverse; not significant

		view of the development following construction would result in a small increase in the extent of built development in the view.				
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## CUMULATIVE EFFECTS

- 7.12 Cumulative effects are the additional effects of this proposed development when considered in the context of the effects of other similar developments, whether current or reasonably foreseeable. For the purposes of this assessment, other residential developments in the surrounding area have been taken into account.
- 7.12.1 The study areas for cumulative landscape and visual effects are as for the main assessment:
- 7.12.2 The “landscape context” extends to a radius of about 3km from the site; and
- 7.12.3 The visual study area extends up to 3km from the site boundary.
- 7.12.4 The cumulative impact assessment has taken into account the following residential development in planning within the study area of the proposed Herbert Road development.
- 7.12.5 Wyndham Street, Riverside, Newport (ref – In planning)
- 7.12.6 Within the landscape context of the site the key landscape receptors which may experience cumulative landscape effects with the development of the site include the townscape character of the area, public rights of way and the setting of residential properties.
- 7.12.7 The townscape character of the site contributes to the character of the wider area. The site is currently undergoing earthworks and levelling. The area surrounding the site has a very mixed range of building forms and styles. Between the railway line and the River Usk is a mix of two storey terraced house interspersed with industrial and commercial buildings of varying scales, which detract from the residential character. Some residential properties have small front gardens, while other terraces open out immediately onto the street.
- 7.12.8 Most of the terraced residential properties are either pebble dashed or brick. Some properties are painted, and further variation is added with windows being timber or aluminium and painted in light or dark colours. The larger industrial and commercial buildings display a range of different materials which are at odds with the residential properties.
- 7.12.9 Vegetation surrounding the site includes vegetation which forms a green band along the riverside. Surrounding residential areas are broken up with occasional pockets of vegetation in parks or open space or surrounding allotments. There is little street vegetation in the area surrounding the site as generally properties open out onto the street or have very small garden frontages.
- 7.12.10 The impact of the proposed Herbert Road development, in combination with other proposed residential developments is not considered to have a significant impact on the setting of the townscape character of Newport, as the areas from within the city where it is possible to experience views of Herbert Road with Wyndham Road are limited to the banks of the Ulsk River and areas of higher ground. This would not have an impact on the overall setting of the townscape, therefore the cumulative impact is considered to be *negligible*.

- 7.12.11 The development at Herbert Road has the potential to create cumulative visual impacts with the development at Wyndham Road.
- 7.12.12 A review of the visual appraisal for Herbert Road with the planning information for Wyndham Road, shows that there are limited areas within the surrounding townscape where the schemes would be both potentially visible. These areas would be further limited by surrounding vegetation including vegetation along the River Usk. **Appraisal Photographs 1, 2, 3 and 5** demonstrate how visibility in the area between the two developments is restricted by surrounding development and vegetation.
- 7.12.13 The in-planning development at Wyndham Road is located on the opposite bank of the Usk to the southwest. As described above, the well-developed nature of central Newport limits the potential for cumulative visual impacts, as illustrated by **Appraisal Photograph 2**. **Appraisal Photograph 4** shows a view from Shaftesbury Park, on the same side of the River Usk as the Wyndham Rd development. The Wyndham Rd development would be visible in the far right of the view, outside of the photograph. It would be partially screened by vegetation along the riverbank. There would also be intervisibility between the site and Wyndham Rd from the eastern bank of the Usk. This would be limited by vegetation along the riverfront.
- 7.12.14 More elevated views, as shown by **Assessment Photographs 1, 3 and 5** illustrates that that visibility of both development is restricted by vegetation and development, with the lower lying two to three storey development of Herbert Road particularly obscured from views by the surrounding housing.
- 7.12.15 Immediately following construction, it would be possible to see both developments from selective points along the River Usk and elevated views within Newport. However, the locations where this occurs would be limited due to surrounding vegetation and built development. The proposed Herbert Rd development is consistent with the built-up character of Newport along the River Usk.
- 7.12.16 The cumulative visual impact immediately following construction is considered to be ***minor-negligible adverse***.

## SUMMARY AND CONCLUSIONS

7.13 The **townscape and visual appraisal** has considered the character of the townscape and visual amenity within the context of the site located off Herbert Road, Newport. The proposed development would be consistent in scale to the existing residential properties in the area and would not appear out of character with adjacent land uses.

7.13.1 It is concluded that the site is able to accommodate the scale of the development proposed without harm to the character of the townscape. The main reasons for this conclusion are, in summary:

- Whilst appearing in public views from a number of locations, the proposed development would be viewed within the context of the built development of Newport and would not be inconsistent with the surrounding character of the area.
- The appearance and scale of the proposed development would not appear incompatible with existing development in terms of massing, ridge height or proximity to adjacent buildings; and would be generally consistent with the building spacing of existing properties to the south of the site in East Usk.
- The development allows the site to become better integrated with the River Usk, the consented improvements to Lottery's Reen will improve the amenity of recreational access; resulting in an overall **minor beneficial** impact on the landscape/townscape character of the area.
- Proposed planting will assist in integrating the development into views by supplementing existing vegetation patterns within and outside the site boundary.
- Visual impacts are generally minor to moderate due to the scale of the changes proposed and the sensitivity of receptors. There are opportunities to mitigate visual impacts by screening or filtering views of the development with planting along the river, in the open space and within Lottery's Reen.
- Impacts on the amenity of nearby residential properties are **negligible** to **minor adverse** in the longer term as the site will appear as part of the urban character of Newport, particularly once vegetation has established across the site. The development of the site will have an overall **minor beneficial** impact on the landscape/townscape character of the River Usk, improving habitat of Lottery's Reen and safeguarding the sensitive habitats along the River Usk.
- The impact of the proposed Herbert Road development, in combination with other proposed residential developments is not considered to have a significant impact on the setting of the townscape character of Newport, as the areas from within the city where it is possible to experience views of Herbert Road with Wyndham Road are limited to the banks of the Usk River and areas of higher ground. Cumulative landscape impacts are considered **negligible**, and cumulative visual impacts **minor adverse-negligible**.