Planning Application for the Installation of a Solar Farm with Associated Infrastructure

Brogan Solar Farm
Landscape & Visual Assessment

PREPARED BY PEGASUS GROUP ON BEHALF OF FUSE ENERGY SUPPLY LIMITED | MAY2026 | P25-0182-R001-EN-V2

CONTENTS

This Landscape and Visual Assessment has been prepared by: Peter Metcalfe / Howard Stannard

Pegasus Environment, part of Pegasus Group Limited
5th Floor, Capitol, Russell Street, Leeds, LS1 5SP
t: 0113 2878200

Job code	P25-0182
Author	HS/PM
Checked by	DT
Date	05/2026

1. INTRODUCTION

1.1 This Landscape and Visual Assessment (LVA) has been prepared on behalf of Fuse Energy Supply Limited by Pegasus Group. It relates to the proposals for the installation of a Solar Farm to the east of the B4393, to east of Llanfyllin, to the south-west of Llanfechain and to the north-east of the A490. The Site lies within the administrative boundaries of Powys County Council. The location of the Site is shown on Figure 1.

1.2 This LVA considers the Site and its surrounding context in both landscape and visual terms, to assess the potential effects of the Proposed Development upon:

- Landscape features;
- Landscape character; and
- Visual amenity and people who view the landscape.

1.3 This assessment has been guided by the assessment criteria set out in Appendix 1. It should be noted that all of the landscape and visual effects stated within assessments such as this are considered adverse unless stated otherwise. It should also be noted that all effects are considered direct, long-term but non-permanent unless otherwise stated.

1.4 The assessment has been prepared through a desk study analysis of the Site and its policy context to gain an appreciation of the landscape and visual context of the Site, as well as by a Site visit in November 2025.

1.5 As illustrated on Figure 1, the red line boundary of the Proposed Development includes three fields with solar array installations and a sub station. The existing field boundaries would be retained and managed, with additional planting along Site boundaries to provide further visual enclosure and to achieve biodiversity net gain. A proposed wildlife pond created in the north west corner of the Site would also enhance biodiversity net gain.

1.6 Detailed landscape proposals are illustrated by Figure 6 and convey the landscape strategy for the Site, including a plant schedule and specification notes.

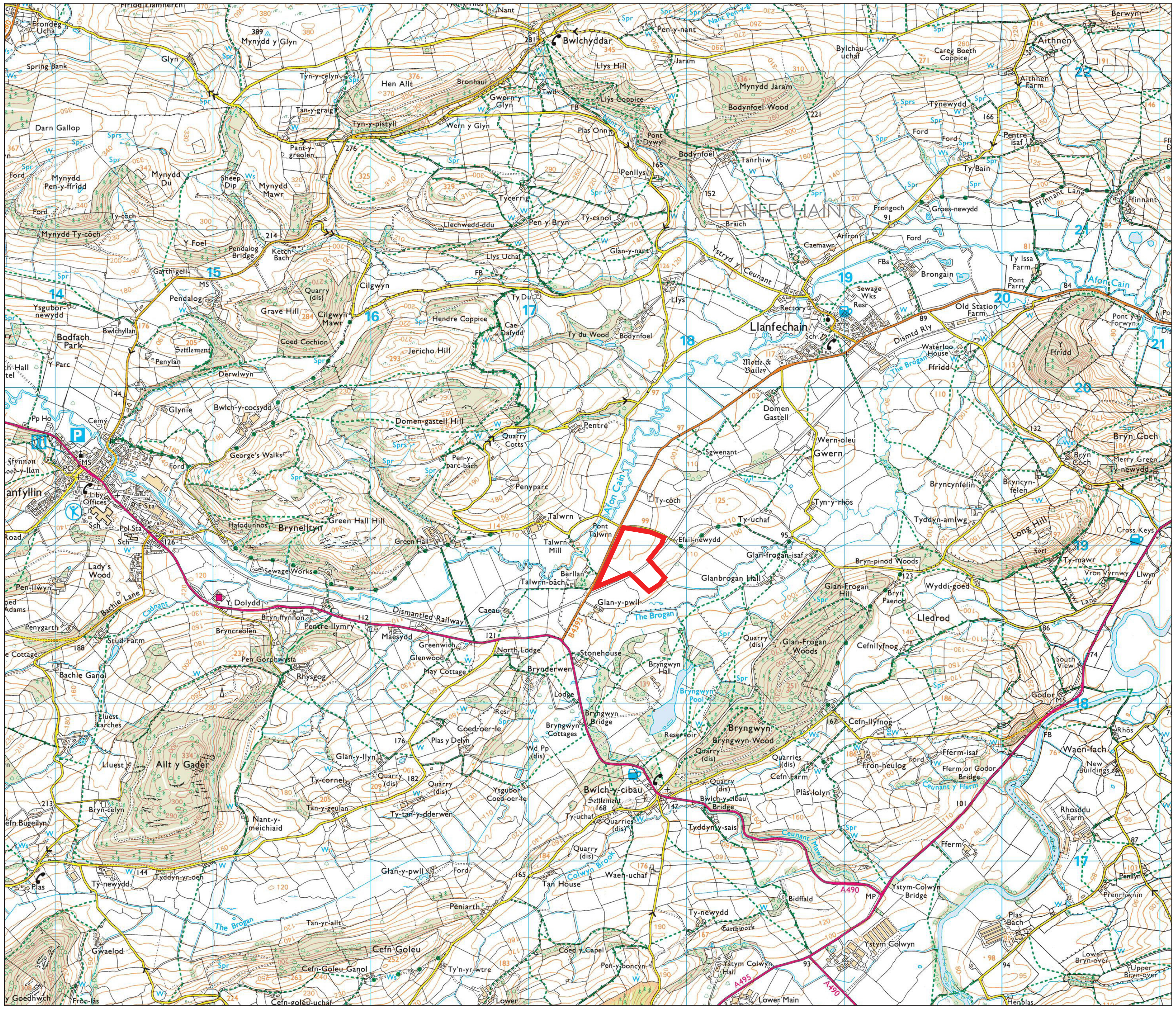

Figure 1: Site location and surroundings within a 3km radius

2. METHODOLOGY

Published LVA Guidance

2.1 The LVA has been undertaken in accordance with the principles of best practice, as outlined in published guidance documents listed in the reference section of this report, notably the third edition of the Guidelines for Landscape and Visual Impact Assessment (GLVIA3), (Landscape Institute and the Institute for Environmental Management and Assessment, 2013).

2.2 The methodology and assessment criteria for the assessment have been developed in accordance with the principles established in this best practice document. It should be acknowledged that GLVIA3 establishes guidelines, not a specific methodology. The preface to GLVIA3 states:

'This edition concentrates on principles and processes. It does not provide a detailed or formulaic 'recipe' that can be followed in every situation – it remains the responsibility of the professional to ensure that the approach and methodology adopted are appropriate to the task in hand.'

2.3 The approach set out below and in detail in Appendix 1 has therefore been developed specifically for this assessment to ensure that the methodology is fit for purpose.

Distinction between Landscape and Visual Effects

2.4 In accordance with the published guidance, landscape and visual effects were assessed separately, although the procedure for assessing each of these is closely linked. A clear distinction has been drawn between landscape and visual effects as described below:

- Landscape effects relate to the effects of the indicative proposals on the physical and perceptual characteristics of the landscape and its resulting character and quality; and
- Visual effects relate to the effects on specific views experienced by visual receptors and on visual amenity more generally.

Types of Landscape and Visual Impacts Considered and Duration

2.5 The LVA assesses both the effects of the Proposed Development and the temporary effects associated with its construction. Consideration has been given to seasonal variations in the visibility of the development and these are described where necessary.

2.6 Both beneficial and adverse effects are identified in the assessment and reported as appropriate. Where effects are described as 'neutral' this is where beneficial effects are deemed to balance the adverse effects. The adverse and beneficial effects are communicated in each case so that the judgement is clear.

2.7 As part of the Proposed Development, new planting would be introduced. Newly planted vegetation takes a number of years to mature and average growth rates have been taken into consideration in this assessment. The effectiveness of vegetation would improve over time (both in terms of integrating the development into the surrounding landscape and in providing visual screening) and this needs to be considered appropriately. Therefore, landscape and visual impacts of the project are assessed both in the winter of year 1 (the year in which the development is completed) and also in the summer of Year 15 (15 years after completion of the development). In this second scenario it is assumed that vegetation planted as part of the development will have established and exhibit a degree of maturity.

Landscape and Visual Assessment Process

2.8 The assessment of landscape effects follows a recognised process set out below:

- Identify the baseline landscape resource (i.e. Individual landscape elements and a thorough understanding of landscape character both at a local scale and a wider scale) and its value;
- Evaluate the sensitivity of the landscape resource to the type of development proposed;
- Develop mitigation proposals / measures iteratively throughout the development process in order to avoid, reduce and ameliorate potential adverse landscape impacts and to maximise the beneficial landscape impacts of the development;
- Identify predicted landscape impacts of the development;
- Evaluate the magnitude of change to the baseline landscape resource; and
- Assess the level of residual effect of the development on the landscape.

2.9 The assessment of visual effects follows a similar process as set out below:

- Identify the geographical area within which views of the development are possible through field work;
- Identify potential visual receptors for the development (i.e. Groups of people who would have views of the development);
- Describe the nature of the baseline views towards the development for each receptor group, usually illustrated by a photograph;
- Evaluate the sensitivity of the visual receptor groups;
- Develop mitigation proposals / measures iteratively throughout the development process in order to avoid, reduce and ameliorate potential adverse visual impacts and to maximise the beneficial visual impacts of the development;
- Identify predicted visual impacts of the development on receptor groups;
- Evaluate the magnitude of change in the view of representative visual receptor groups; and
- Assess the level of residual effects on the views from representative receptor groups and on overall visual amenity.

Assumptions and Limitations of the Assessment

Study Area

2.10 This LVA and its assessment of landscape and visual effects has focused on an initial 3km study area which was based upon the information gathered through desk top research, the Zone of Theoretical Visibility (ZTV) on Figure 14 and site visits which were carried out.

Assessed Proposal

2.11 The project proposals have been developed iteratively in conjunction with the production of the LVA with the intention of incorporating mitigation into the project from the outset. The effects identified and described as part of this LVA are based on the landscape proposals as shown in Figure 6.

Baseline Information

2.12 The baseline landscape resource and visual receptors were identified in part through a desk based study of Ordnance Survey mapping, published landscape character studies, relevant planning policies, interrogation of aerial photography and Site visit.

2.13 Access during the site visit was restricted to publicly accessible locations or land within the ownership of the site landowners. Assumptions have been made regarding the view from most private properties. These assumptions have been based on an understanding of the properties and features present within the wider landscape gained during the site visit from publicly accessible locations. Assumptions are guided by professional experience and judgement.

3. SITE CONTEXT

3.1 The Site is located adjacent to the B4393, which forms the western boundary, with the A490 located approximately 0.4km to the south-west. A number of settlements lie in proximity to the Site, which include Bwlch-y-Cibau approximately 1.15km to the south, Llanfyllin approximately 2.6km to the west and Llanfechain approximately 1.3km to the north-east.

3.2 The Site and surroundings are predominantly agricultural, set within a valley influenced by local watercourses, including Afon Cain beyond the B4393 to the north-west and The Brogan to the south-east. Land rises steeply to the north-west and south-east forming local steep wooded hills. A former disused railway line passes along the Afon Cain valley, which dissects the Site. Beyond the main roads, minor single track roads provide local connections to nearby farmsteads. Former estates are evident within the surrounding landscape, which include Bryngwyn Hall and Brynderwen Hall to the south and Bodynfoel Hall to the north. The Site is close to a number of farmsteads and residential properties, mostly located either side of the B4393.

3.3 The Site is made up of part of three agricultural fields, with their boundaries defined by native hedgerows, with some scattered trees. The site is dissected by a former railway line, which is now utilised as farm access and which features tree planting on both sides, particularly further to the north-east. The B4393 is lined with a hedgerow, as is the access road to the north-east of the site. There is no public access to the Site, however, public rights of way are located to the south-west which cross land close to Afon Cain.

3.4 A photographic record of views toward the Site and its local context is provided in Appendix 2, with their locations illustrated on Figure 14.

Figure 2: Aerial Map showing the Site and surrounding study area

4. DESIGNATION AND POLICY CONTEXT

Landscape Designations

4.1 The Site is not covered by any national or local landscape designations, and is not covered by a heritage or ecological designation.

4.2 Bryngwyn (Grade II*) to the south and Bodynfoel Hall (Grade II) to the north are registered historic park and gardens which are shown on Figure 3 and feature listed buildings within their grounds. There are a few scattered listed buildings within the surrounding landscape which are shown on Figure 3, which include Ty-Coch Talwrn (Grade II) to the north, Talwrn Bach (Grade II) and Bryn-Derwen Hall (Grade II) to the south-west, Glanbrogan Hall and Brogan-fach (Grade II) to the east, Pentre with associated Barn (Grade II) to the north-west and Green Hall with associated Barn (Grade II) to the west. Bwlch-y-cibau, Llanfechain and Llanfyllin settlements all feature conservation areas.

4.3 There are no public rights of way (PROW) within the Site. The nearest PROW in proximity to the Site are located to the south-west on the opposing side of the B4393, which provide links between local properties and nearby roads. Although there are few PROW within the Afon Cain valley, many are located on higher ground, including between Bryngwyn Hall and Byrn-Derwen Hall to the south. PROW are shown on Figure 4.

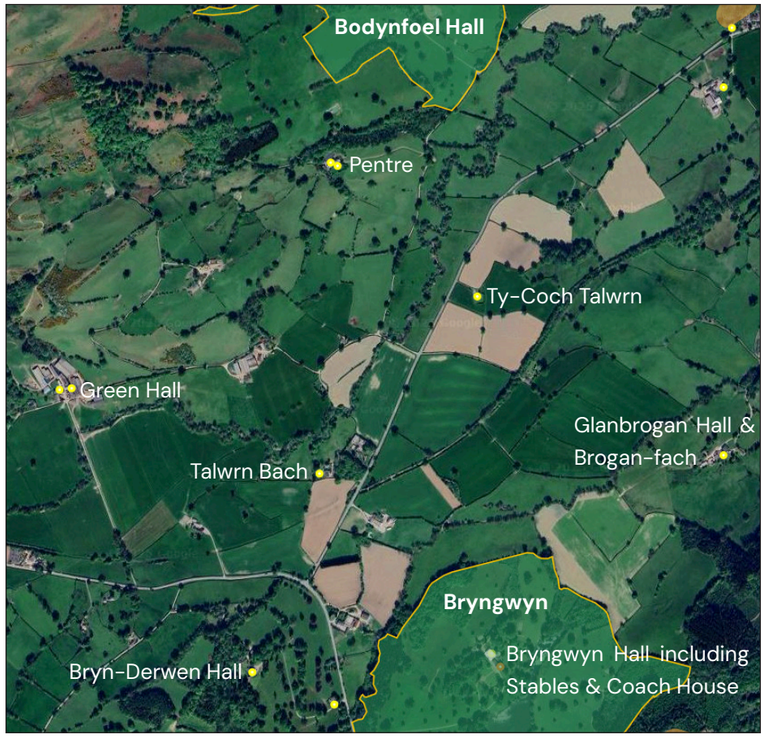

Figure 3: Map showing listed buildings and registered historic parks and gardens

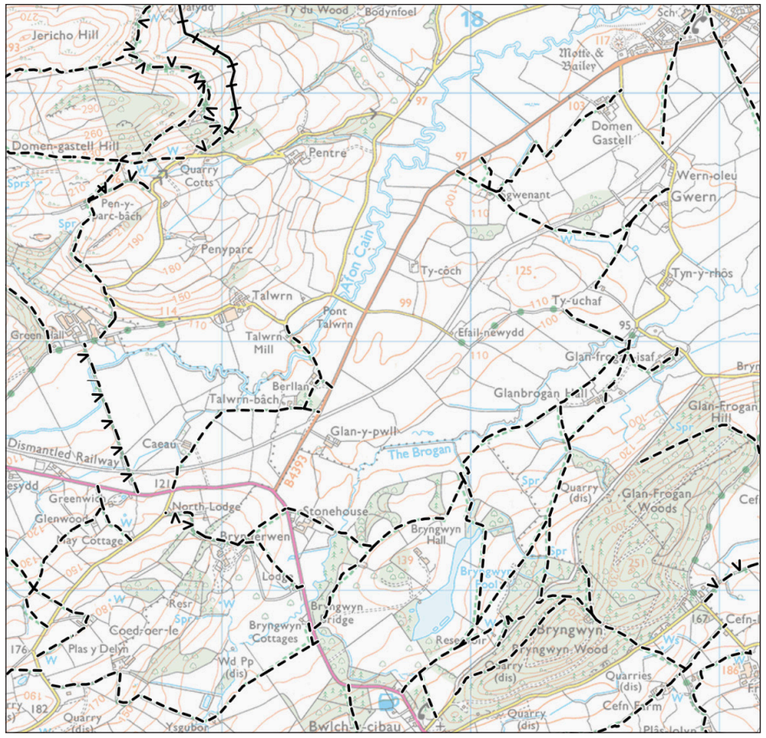

Figure 4: Extract from Powys County Council Online Public Rights of Way Map

Relevant Landscape Planning Policy

National Planning Guidance

4.4 Future Wales is the national development framework and spatial plan for Wales and sets the direction for development in Wales to 2040. Future Wales has development plan status and should be read alongside Planning Policy Wales discussed below.

4.5 National planning policy is set out in the Welsh Assembly Government's Planning Policy Wales, Edition 12 (PPW12), dated February 2024.

4.6 Paragraphs 3.9 and 3.10 of PPW12 discuss character and identifies that:

'The special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations. A clear rationale behind the design decisions made, based on site and context analysis, a strong vision, performance requirements and design principles, should be sought throughout the development process and expressed, when appropriate, in a design and access statement

In areas recognised for their particular landscape, townscape, cultural or historic character and value it can be appropriate to seek to promote or reinforce local distinctiveness. In those areas, the impact of development on the existing character, the scale and siting of new development, and the use of appropriate building materials (including where possible sustainably produced materials from local sources), will be particularly important.'

4.7 Within Section 5.7 of PPW12 in relation to energy, paragraph 5.7.1 states that *'Low carbon electricity must become the main source of energy in Wales.'* With paragraph 5.7.14 setting a target of 70% of electricity consumption to be from renewable energy by 2023. Section 5.9 in relation to renewable and low carbon energy, and within paragraph 5.9.1 goes on to state that *'Local authorities should facilitate all forms of renewable and low carbon energy development…'*.

4.8 Chapter 6, Section 6.3 of PPW12 refers to Landscape and its contribution to the Distinctive and Natural Places theme of planning policy topics. Paragraph 6.3.3 of PPW12 states that:

'All the landscapes of Wales are valued for their intrinsic contribution to a sense of place, and local authorities should protect and enhance their special characteristics, whilst paying due regard to the social, economic, environmental and cultural benefits they provide, and to their role in creating valued places. Considering landscape at the outset of formulating strategies and polices in development plans and when proposing development is key to sustaining and enhancing their special qualities, and delivering the maximum well-being benefits for present and future generations as well as helping to deliver an effective and integrated approach to natural resource management over the long term. Collaboration and engagement with adjacent planning authorities, Natural Resources Wales (NRW), Cadw and the third sector will be necessary to draw on a wide range of expertise and evidence. This means:

- *Ensuring Wales contributes to meeting international responsibilities and obligations for landscapes;*
- *Ensuring statutorily designated sites are properly protected and managed;*
- *Ensuring that the value of all landscapes for their distinctive character and special qualities is protected; and*
- *Ensuring the opportunities landscapes provide for tourism, outdoor recreation, local employment, renewable energy and physical and mental health and well-being are taken into account and multiple well-being benefits for people and communities secured.'*

4.9 Paragraphs 6.3.5 to 6.3.11 discuss the statutory landscape designations that apply in Wales, referring to National Parks and Areas of Outstanding Natural Beauty (AONB). The Site is not in a National Park or AONB or in the setting of any of these designated areas.

4.10 Paragraphs 6.3.12 and 6.3.13 refer to Special Landscape Areas (SLAs), which are non-statutory designations that define local areas of high landscape importance. The Site is not located within a SLA and none are present nearby.

Technical Advice Notes

4.11 Planning Policy Wales has issued several technical advice notes (TANs) which provide detailed planning advice. Local planning authorities take them into account when they are preparing development plans. TANs relevant to landscape and views include:

- *TAN 12: Design (2014); and*
- *TAN 5: Nature Conservation.*

TAN 12: Design

4.12 TAN 12: Design provides advice on how 'Promoting sustainability through good design' and 'Planning for sustainable building' may be facilitated through the planning system.

4.13 Paragraph 4.8 of TAN 12 states that:

'Appraising 'character' involves attention to topography; historic street patterns, archaeological features, waterways, hierarchy of development and spaces, prevalent materials in buildings or floorscape, architecture and historic quality, landscape character, field patterns and land use patterns, distinctive views (in and out of the site), skylines and vistas, prevailing uses and plan forms, boundary treatments, local biodiversity, natural and cultural resources and locally distinctive features and traditions (also known as vernacular elements).'

4.14 Paragraph 4.11 of TAN 12 states that:

'Appraisal of the landscape should focus on its quality in terms of geology and geomorphology, vegetation and habitats, visual and sensory quality and historic and cultural quality. 'LANDMAP' is one method of assessment which has the potential to provide a framework and information base from which good design and management can be developed...Further detailed site appraisals may also provide information on local hydrology, microclimate, soils, plant communities and features, and all visual qualities including views and vistas.'

4.15 Section 4 of TAN 12 also identifies the key objectives of good design and how to respond to these objectives following an appraisal of the context with reference to the five aspects of good design - Access; Character; Community Safety; Environmental Sustainability; and Movement. Design solutions relating to Character objectives, such as sustaining or enhancing local character, refer to landscape design, scale, amount, layout of development and appearance.

TAN 5: Nature Conservation

4.16 TAN 5: Nature Conservation provides advice on how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation.

4.17 TAN 5 states that:

'The development control process is a critical stage in delivering the protection and enhancement of nature conservation required by PPW. The following can help to achieve these objectives:

- *Identifying ways to build nature conservation into the design of new development.'*

Local Planning Policy

4.18 Current planning policy is set out in the Powys Local Development Plan (2011 - 2026) (PLDP) which was adopted by Powys County Council (PCC) on 17 April 2018. PCC are in the process of updating their Local Development Plan, however this has not yet been adopted. Relevant policies of the Powys Local Development Plan (2011 - 2026) are set out in the paragraphs below.

4.19 Policy DM4 of the PLDP in relation to landscape, states:

'Proposals for new development outside the Towns, Large Villages, Small Villages and Rural Settlements defined in the Settlement Hierarchy must not, individually or cumulatively, have an unacceptable adverse effect, on the valued characteristics and qualities of the Powys landscape. All proposals will need to:

1. Be appropriate and sensitive in terms of integration, siting, scale and design to the characteristics and qualities of the landscape including its: topography; development pattern and features; historical and ecological qualities; open views; and tranquillity; and

2. Have regard to LANDMAP, Registered Historic Landscapes, adjacent protected landscapes (National Parks and Areas of Outstanding Natural Beauty) and the visual amenity enjoyed by users of both Powys landscapes and adjoining areas.

Proposals which are likely to have a significant impact on the landscape and/or visual amenity will require a Landscape and Visual Impact Assessment to be undertaken.'

4.20 Policy DM13 of the PLDP in relation to design and resources, states:

'Development proposals must be able to demonstrate a good quality design and shall have regard to the qualities and amenity of the surrounding area, local infrastructure and resources.

Proposals will only be permitted where all of the following criteria, where relevant, are satisfied:

1. Development has been designed to complement and/or enhance the character of the surrounding area in terms of siting, appearance, integration, scale, height, massing, and design detailing.

2. The development contributes towards the preservation of local distinctiveness and sense of place...

...4. The development does not have an unacceptable adverse impact on existing and established tourism assets and attractions.

5. The layout of development creates attractive, safe places, supporting community safety and crime prevention...'

4.21 Policy DM2 of the PLDP in relation to the natural environment states that:

'Development proposals which would impact on the following natural environment assets will only be permitted where they do not unacceptably adversely affect...

...5. Trees, woodlands and hedgerows of significant public amenity, natural or cultural heritage.'

4.22 Policy RE1 of the PLDP in relation to renewable energy states:

'Proposals for renewable and low carbon energy development will be permitted subject to the following criteria...

...3. Proposals for all types of renewable and low carbon energy development and associated infrastructure either on their own, cumulatively or in combination with existing, approved or proposed development, shall comply with all other relevant policies in the LDP.

4. Satisfactory mitigation shall be in place to reduce the impact of the proposal and its associated infrastructure. Proposals shall make provision for the restoration and after-care of the land for its beneficial re-use...'

Other Relevant Documents

Renewable and Low Carbon Energy Assessment, PCC, May 2017

4.23 PCC commissioned AECOM to produce a report as an evidence base for the PLDP, to provide a high-level strategic assessment of the potential for different scales of renewable and low and zero carbon energy generation in different locations across the PCC area. Section 8 of the assessment included consideration of Solar PV Farms, which set out a map of environmental and heritage constraints to consider local search areas suitable for solar development, an extract of which is included at Figure 5. Whilst the Site is not located close to any designations, it was not considered further as part of a local search area, due to the following constraint:

'Existing buildings – a 500m buffer is applied. Whilst noise from the operation of a solar PV farm is minimal, the construction / maintenance noise is sometimes not, hence the buffer'

Powys Renewable Energy Assessment: Landscape Sensitivity Study for Solar Farm Development, PCC, May 2017

4.24 PCC commissioned Enplan to produce an assessment to identify the sensitivity of local search areas within the PCC area, as identified by the renewable and low carbon energy assessment. For reasons already stated, the Site is not located within one of the local search areas due to its proximity to existing buildings.

Supplementary Planning Guidance - Renewable Energy, PCC, adopted April 2019

4.25 The guidance supplements the polices set out in the PLDP in relation to renewable energy. As stated above, the Site is not located within the local search areas for solar. However, Section 9 of the report sets out some useful guidance in relation to landscape sensitivity and capacity, as well as stating that applications require an appropriate Landscape and Visual Impact Assessment and should consider cumulative impacts.

Supplementary Planning Guidance - Landscape, PCC, adopted April 2019

4.26 The guidance outlines all the considerations and requirements that should be taken into account prior to submitting a planning application.

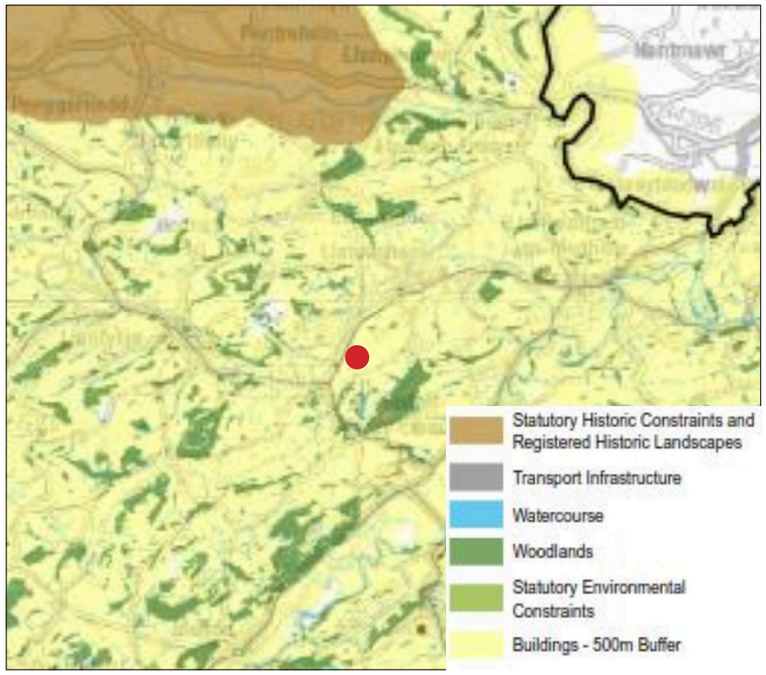

Figure 5: Extract from S2 - Environmental @ Heritage Constraints Map - Sheet 1 of 3, within the Renewable and Low Carbon Energy Assessment. Site shown as red dot

5. PROPOSED DEVELOPMENT

Proposed Development

5.1 The Proposed Development comprises a solar farm, with associated infrastructure and a substation. Detailed landscape proposals have been produced for the Site which includes creation of a wildlife pond in the north-west corner of the site, landscape enhancements to retained boundary vegetation and wildflower meadows.

Mitigation Proposals

5.2 In order to mitigate potential landscape and visual impacts arising from the scheme, the detailed landscape proposals as illustrated at Figure 6, take account of the identified areas of sensitivity by providing additional planting where required and any relevant maintenance notes for these proposals, as well as the management for any existing planting.

5.3 Care has been taken to retain existing trees and hedgerows where possible, to retain the character of the local area, to maintain existing visual buffers and to maintain biodiversity value. The proposals would result in the loss of small sections of hedgerow to allow for vehicular access into and around the Site.

5.4 The landscape mitigation proposals include the following:

- The retention, protection and enhancement of the existing network of hedgerows along Site boundaries and between areas of solar arrays;
- Provision of new native hedgerows, mostly to infill gaps in existing hedgerows or to bolster weaker areas of hedgerow, to provide further visual enclosure of the proposed development;
- Existing and proposed hedgerows allowed to grow to 3m and above to provide visual enclosure;
- Provision of new native tree planting adjacent to Site boundaries to provide additional visual enclosure and to enhance vegetation along boundaries.
- Creation of a wildlife pond in the north-west of the Site for the benefit of local wildlife and biodiversity net gain;
- Creation of species rich grassland across the Site surrounding panels and along field boundaries; and
- Ongoing landscape management of planting during the lifetime of the installation.

Site boundary

EXISTING

Trees and vegetation. For native hedgerows, new maintenance regime to be maintained at a height of 3m and above.

Root Protection Areas - refer to arboculturalist's recommendations for tree root protection advice across the site. See Barton Hyett Associates' Arboricultural Survey Report.

Special Importance Buffer to tree T13 (see arboculturalist's recommendations in Barton Hyett Associates' Arboricultural Survey Report.)

Vegetation to be removed. See Barton Hyett Associates' Arboricultural Survey Report.

PROPOSED

Grassland within fenced panel areas to be grazed with sheep: Emorsgate EG1 General Purpose Meadow Mixture or similar approved.

Wild flower grassland to field margins *outside* of grazing areas. Emorsgate EM1 Basic General Purpose Meadow Mixture, or similar approved.

Species-rich grassland to surround pond area in southern field. Emorsgate EM8 Meadow Mixture for Wetlands, or similar approved.

Native hedgerow planting.

Native hedgerow planting to infill or bolster existing hedgerow length.

Length of approx. 11.5m removed hedgerow from western boundary to be translocated here. See Avian Ecology's BMP for proper translocation method.

Native scrub mix

Tree planting

Tree planting - whips

Pre-planted coir rolls for ponds with native, aquatic, non-invasive species, from 'British Pond Plants' or similar approved - spanning c.40m length to edge of pond.

Wildlife pond (see specification notes below and Avian Ecology's BMP for proper pond creation method)

Proposals will include the installation of bird boxes, bat boxes, insect hotels/boxes and a hibernacula within suitable habitats on-site. Details of all these to be provided within the Project Ecologist's (Avian Ecology) Biodiversity Management Plan.

Figure 6: Detailed Landscape Proposals

6. LANDSCAPE BASELINE AND EFFECTS

6.1 The assessment of Landscape Effects deals with the changes to the landscape as a resource. Different combinations of the physical, natural and cultural components (including aesthetic, perceptual and experiential aspects) of the landscape and their spatial distribution create the distinctive character of landscapes in different places.

6.2 Effects are considered in relation to both landscape features and landscape character during construction, at Year 1 and at Year 15 and beyond. The sensitivity of landscape features is a function of both their susceptibility and value, as discussed further in the Assessment Criteria at Appendix 1. A summary of landscape effects are included in Table 1.

6.3 The following discussions are in relation to the red line boundary and is referred to as the 'Site'.

Landscape Features

Landform and Topography

6.4 The Site area gently falls from both sides of the former railway line, which forms the highest point. Landform within the Site falls to the south-east toward The Brogan and to the north-west towards the Afon Cain.

6.5 Beyond the Site, land is gently undulating between the Afon Cain and The Brogan, which forms a settled valley. However, beyond these water courses, land rises steeply forming distinctive hills, which are often wooded.

6.6 The Site being in the valley bottom is gently undulating and is typical of the surrounding agricultural valley landscape. The landform of the Site is fairly commonplace and not of merit therefore is considered to be of low value. The landform susceptibility to change to the Proposed Development which would be minor localised alterations to accommodate the solar arrays and creation of development platforms associated with the substation therefore, is deemed to be of low susceptibility to change. Overall, the sensitivity of landform and topography is judged to be low.

6.7 There would be some limited changes to the landform of the Site to accommodate the substation, solar arrays, access tracks, pond and fencing associated with the Proposed Development. The magnitude of change is judged to be medium during construction, which when combined with the low sensitivity would result in a short-term **Minor to Moderate adverse** level of landscape effect, which would be temporary in nature.

6.8 Upon completion, all earthworks works would be either planted or seeded. The magnitude of change is considered to be low at this stage, which would give rise to a **Minor adverse** level of landscape effect in the longer term for both Year 1 and Year 15.

Watercourses and Drainage

6.9 The Site contains no water or drainage features of note. There is a small depression which is wet during prolonged rainfall within the north west corner of the Site. To the west of the Site is the Afon Cain and The Brogan tributary is located to the south-east, with a small pond in the adjacent field to the south-east.

6.10 With only a seasonal feature with limited merit within the Site a low value is considered for watercourses and drainage. It is deemed that watercourses and drainage susceptibility to change is judged to be low. Based on these judgements, it is considered that the overall sensitivity is low.

6.11 During construction earthworks associated with the creation of a pond would result in a low magnitude of change and a **Minor Adverse** level of effect upon watercourses and drainage.

6.12 With the introduction of a new pond to the north west corner of the Site, this would add a new landscape feature. The pond would be managed to improve its habitat value offering some benefit, resulting in no greater than a low magnitude of change and a **Minor beneficial** level of effect in landscape terms overall for both Year 1 and Year 15.

Land Use, Buildings and Infrastructure

6.13 The Site comprises three agricultural fields with the two western fields adjacent to the B4393, with the eastern field accessed off a the former railway line, now a metalled agricultural track off the B4393. The Site contains no buildings or obvious infrastructure, apart from the agricultural track. The B4393 is immediately adjacent along the western boundary.

6.14 There are a number of scattered farmsteads located close to the Site and more in the surrounding landscape which are a common feature. The B4393 links with the A490 to the south-west and passes through Llanfechain to the north-east.

6.15 The Site is typical of the surrounding landscape in the valley being of agricultural use and arable cropping, however, features no built form or infrastructure. The value of the land use associated with the Site is judged to be medium to high and the susceptibility to change from an agricultural field to the Proposed Development is considered to be medium. It is therefore, that overall the land use of the Site is deemed to have a high to medium sensitivity.

6.16 The change from an agricultural field to a field with solar arrays and associated infrastructure would be a notable change in land use, however, there would be enhancement to the ground cover to meadow grass and wildflower grassland which is not uncharacteristic. Therefore the magnitude of change is considered to be medium to high resulting in a **Moderate to Major adverse** level of effect during all periods.

Vegetation

6.17 The vegetation along the field boundary edges of the Site is similar in pattern to vegetation within the surrounding agricultural landscape, in the form of well established hedgerows, which align agricultural field boundaries (some of which include trees along the boundaries with a cluster to the north east boundary). The hedgerows and trees provide enclosure of the Site, particularly from the B4393 to the west, and especially in summer months.

6.18 The Site contains established and well-managed hedgerows with select mature trees along the boundaries. It is considered that the vegetation within the Site has a medium landscape value. The Proposed Development would not affect the vegetation within the Site overall, with only a limited sections of hedgerow being removed, to allow for access to the Site. Based on this, the vegetation within the Site is considered to have a low susceptibility to change overall, which would result in the vegetation associated with the Site as having a medium sensitivity.

6.19 During construction, vegetation surrounding the Site would be adequately protected. There would be some limited loss of vegetation to facilitate access. On completion, new planting would be implemented, however, would not yet be mature. Therefore, a low adverse magnitude of change is predicted during the construction period and at Year 1, resulting in a **Minor adverse** level of effect.

6.20 At Year 15, the additional planting which is proposed including new tree and hedgerow planting along the boundaries of the Site would will have matured, increasing the landscape value across the Site. Therefore, a **Minor beneficial** level of effect is predicted in the longer term.

Figure 7: Aerial Map showing noteworthy features immediately surrounding the site

Landscape Character

6.21 This section provides an overview of the landscape character of the Site and its locality. It provides an indication of the sensitivity of the landscape character to the Proposed Development and the resulting effects which would arise from the development proposals.

National Landscape Character

6.22 The Site lies within Wales National Landscape Character Area (NLCA) 17: Montgomeryshire Hills and Vales, as shown on Figure 9. The key characteristics of NLCA 17 are set out below:

- *'**A series of hills and valleys** – which are aligned broadly east to west, with sinuous, curved skylines.*
- ***A mix of both upland and lowland parts** – the highest land in the north-west adjacent to Y Berwyn. As a whole the area is transitional between adjacent upland and lowland.*
- ***A number of rivers** - carve through the area, notably those of the Tanat and Vyrnwy.*
- ***Pastoral agriculture** - with lowland pasture in the river valleys and hill sheep farming on the upper valley sides and ridges.*
- ***Hedgerows with trees** - as field boundaries*
- ***Woodland** - blocks of deciduous woodland of irregular or organic form, especially on steep valley sides and with important ecological importance, and some coniferous plantation woodland.*
- ***Archaeology** - sites and settlements from the Roman and Medieval periods, in addition to a number of historic parklands such as Llangedwyn and Bodfach. Meifod was an important Early Christian church foundation.*
- ***Settlement** - confined to isolated farmsteads and compact nucleated valley villages associated primarily with historic river crossing points.*
- ***Patchwork landscape of pastoral fields and woodland**, with an intimate spatial character created by the distinctive combination of vegetation and the undulating ridge and valley land form.*

6.23 The national level assessment gives a broad brush impression of a region and provides a useful contextual overview of the character of the wider landscape. However, the Proposed Development is not considered to have the potential to result in any perceptible effects on landscape character at this national scale and to remain proportionate to the small scale of the Site in relation to the NLCA, focus is placed upon the local landscape character and LANDMAP.

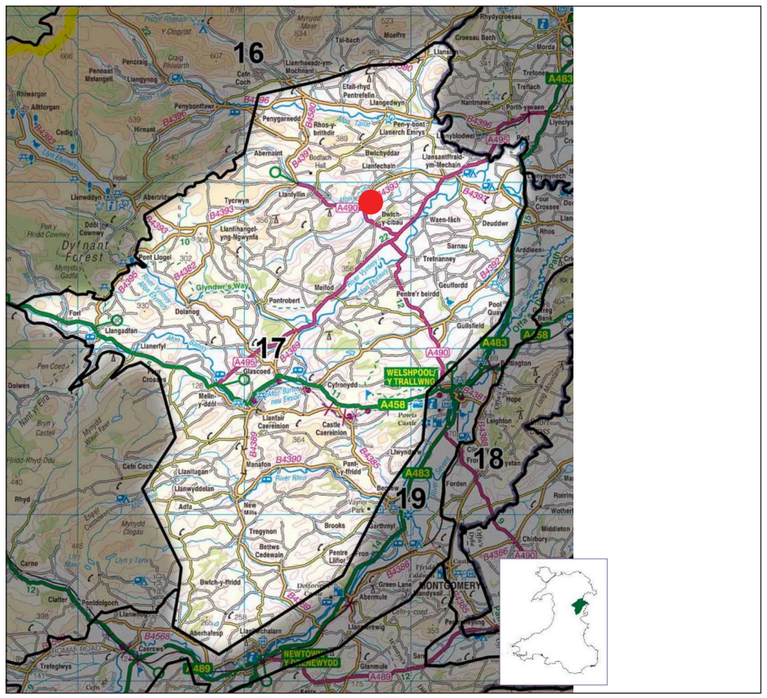

Figure 8: NLCA 17: Montgomeryshire Hills and Vales. Site shown as red dot

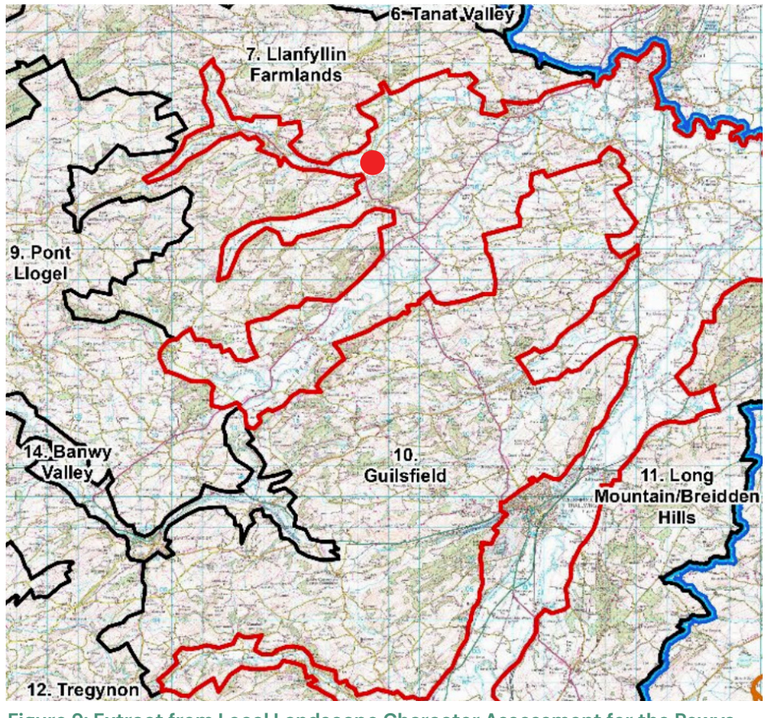

Figure 9: Extract from Local Landscape Character Assessment for the Powys Local Development Plan Area - LCA 8: Severn Farmlands. Site shown as red dot

Local Landscape Character

Local Landscape Character Assessment for the Powys Local Development Plan Area, LUC on behalf of PCC, March 2022

6.24 The assessment was produced for PCC as part of the evidence base for the emerging Local Development Plan and supersedes the 2008 landscape character assessment. The county is split up into 61 landscape character areas (LCA).

6.25 The Site is located within LCA 8: Severn Farmlands, as shown on Figure 9, with the location of the Site shown by a red dot. The key characteristics of LCA 8, along with the key landscape qualities and sensitivities are set out in Appendix 4. The development management guidelines for LCA8, of relevance to the Site, are set out below:

- *'Conserve and enhance valued lowland mixed deciduous woodland, and promote appropriate woodland management to improve age and species diversity, using traditional techniques such as coppicing and grazing where appropriate, and control of non-native species.*
- *Increase biodiversity and visual diversity in the landscape through expansion (and linking) of native woodland and other valued habitats.*
- *Conserve and manage valued ancient/species-rich hedgerows as important wildlife habitats and landscape features. Enhance and augment fragmented field boundary hedgerows with native species and put in place a programme of hedgerow tree replacement…*
- *…Conserve and protect historic / parkland landscapes…*
- *…In rural areas, minimise the impacts of new development for agriculture or tourism through careful design, in terms of siting, form, scale / massing and materials.*
- *Minimise visual intrusion arising from development on skylines to conserve the character of the wooded enclosing hillsides.'*

6.26 LCA7: Llanfyllin Farmlands lies close to the Site, both to the south-west and north-west, as shown in Figure 9. The key characteristics of LCA 7, along with the key landscape qualities and sensitivities are set out in Appendix 4.

LANDMAP

6.27 LANDMAP is landscape guidance for Wales developed by the Countryside Council for Wales (CCW) now part of Natural Resources Wales (NRW). Landscape characteristics, qualities and influences on the landscape are recorded and evaluated into nationally consistent data and retained as a Geographical Information Systems (GIS) based landscape resource. LANDMAP comprises five spatially related datasets referring to:

- Visual and Sensory;
- Geological Landscape;
- Landscape Habitats;
- Historic Landscape; and
- Cultural Landscape.

6.28 Within each of the five layers, there are 'aspect areas'. Each 'aspect area' is evaluated from a local to a national scale of landscape importance. The evaluation terms used include:

- Outstanding - nationally important;
- High - regional or county importance;
- Moderate - local importance; and
- Low – little or no importance.

6.29 The Site is in the following LANDMAP aspect areas, identified below by Unique ID and Area name and shown on Figures 10 to 13:

- MNTGMVS650 - River Severn Flood Plain (Visual and Sensory);
- MNTGMCLS090 - River Severn Flood Plain (Cultural Landscape Services);
- MNTGMHL672 - Bryngwyn (Historic Landscape);
- MNTGMGL125 - Vyrnwy and MNTGMGL160 - Llanfechain-Llanfyllin (Geological Landscape); and
- MNTGMLH030 - Improved Grassland (Landscape Habitats).

MNTGMVS650 - River Severn Flood Plain (Visual and Sensory)

6.30 The Site is located to the north-west of the large River Severn Flood Plain visual and sensory aspect area, as shown on Figure 10, which encompasses not only the River Cain valley, but the River Vyrnwy and River Severn valleys. The summary description of the visual and sensory aspect area is set out below:

'A significant open valley / vale with a patchwork of medium to large field parcels many displaying established field boundaries of managed and overgrown hedgerows with numerous hedgerow trees.

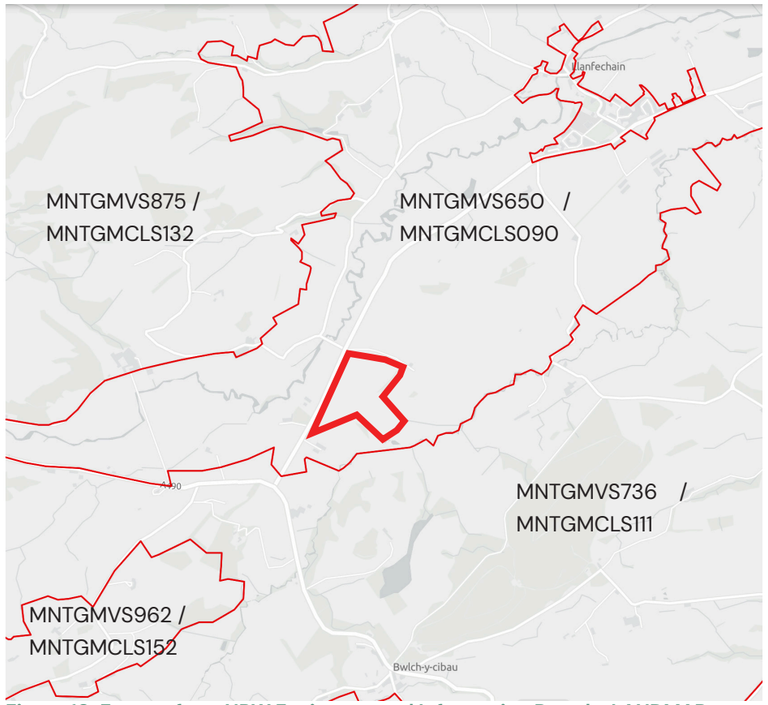

Figure 10: Extract from NRW Environmental Information Portal - LANDMAP Visual and Sensory/Cultural Landscape. Site shown as red line.

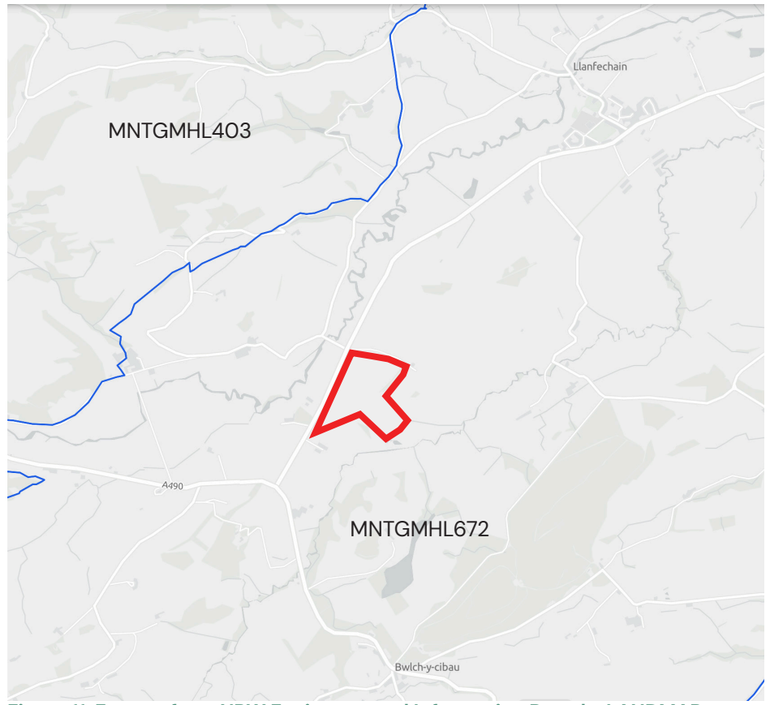

Figure 11: Extract from NRW Environmental Information Portal - LANDMAP Historic Landscape. Site shown as red line.

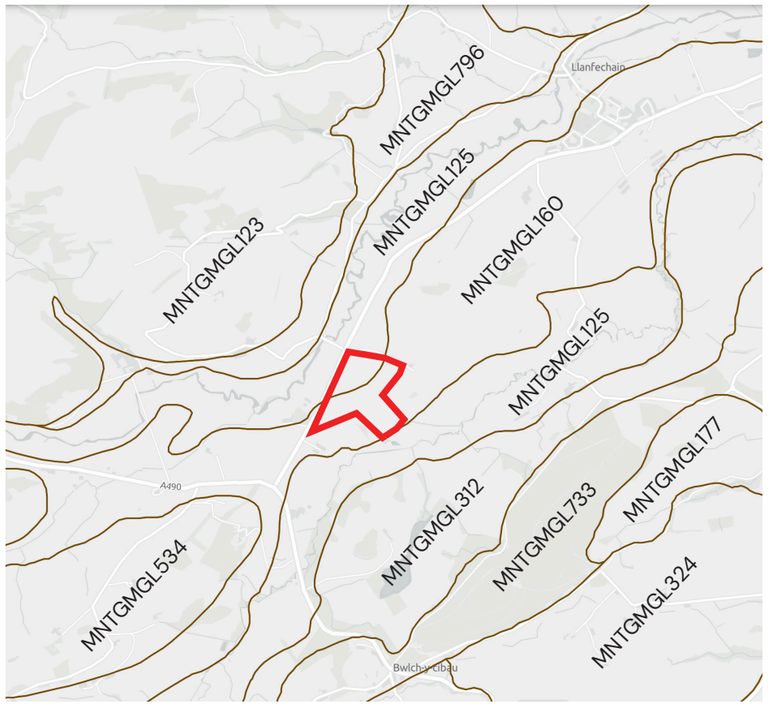

Figure 12: Extract from NRW Environmental Information Portal - LANDMAP Geological Landscape. Site shown as red line.

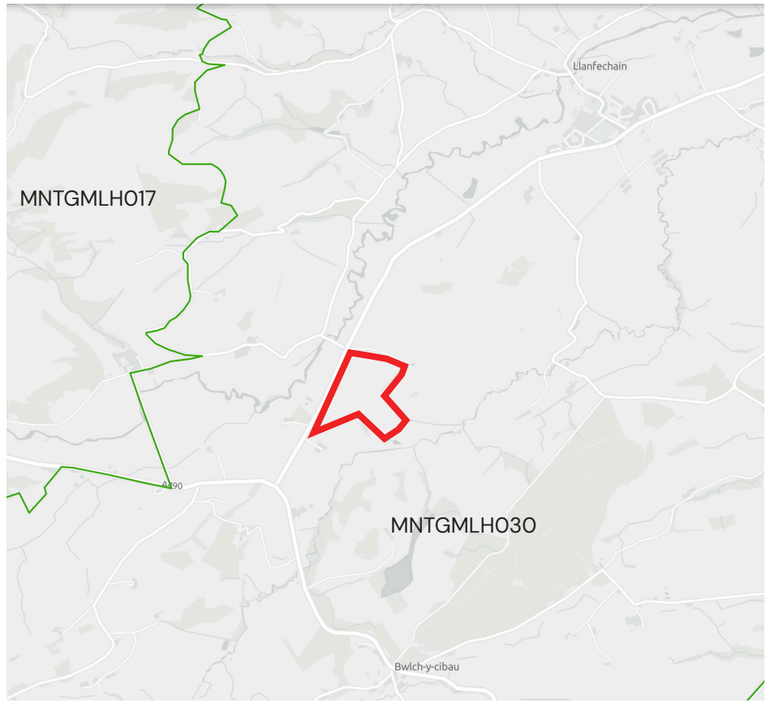

Figure 13: Extract from NRW Environmental Information Portal - LANDMAP Landscape Habitats. Site shown as red line.

Predominantly arable farming with some lowland dairy farming. Settlements of varying sizes are prevalent from farmsteads to significant urban areas such as Welshpool and Newtown. Open skies dominate with wooded valley sides fringing the valley bottom.'

6.31 The visual and sensory aspect area is evaluated as having the following:

- Value: Moderate Smaller areas within the aspect as a whole displays some and outstanding qualities however this is lessened by the association with urban areas and a heavily used road corridor;
- Moderate Scenic Quality - Generally high quality views but lessened by the association with urban areas and a heavily used road corridor;
- Moderate Integrity - Some degradation of the overall character adjacent to urban areas;
- High Character; and
- High Rarity.

6.32 Overall Evaluation - **Moderate**

"Smaller areas within the aspect as a whole displays some outstanding qualities however this is lessened by the association with urban areas and a heavily used road corridor."

MNTGMCLS090 - River Severn Flood Plain (Cultural Landscape Services)

6.33 The extents of the aspect area mirror that of the visual and sensory, therefore, the Site is located to the north-west of the large River Severn Flood Plain cultural landscape aspect area. The aspect area is defined as having substantial night time light pollution, however, is considered to have attractive (undefined) views in and out, with perceptual and sensory qualities considered as tranquil. The aspect areas sense of place and local distinctiveness is considered strong.

MNTGMHL672 - Bryngwyn (Historic Landscape)

6.34 The Site is located centrally within the Bryngwyn historic landscape aspect area, which encompasses the valley and surrounding hills to the south-east. The overall evaluation for this aspect area is **outstanding,** with the justification for this as follows:

'Area of irregular fields and woodland occupying northern slopes of Dyffryn Meifod. Dominated by medieval and later agriculture with farms and houses, some designed landscape, but also a small number of earlier prehistoric burial and ritual monuments and significant numbers of later prehistoric defended hillforts and enclosures, early medieval and medieval and defensive works.'

MNTGMGL125 - Vyrnwy and mntgmgl160 - Llanfechain-Llanfyllin (Geological Landscape)

6.35 The Site lies within two geological landscape aspect areas, with north-western parts within the Vyrnwy aspect area and south-eastern parts within the Llanfechain-Llanfyllin aspect area.

6.36 The overall evaluation for Vyrnwy geological landscape aspect area is **High**, with the geographical and topographical character described as follows:

'Major river system, broad in its lower part with a wide well developed floodplain and some minor development of terraces. Meanders well developed, oxbow lakes present, although locally some embankments have constructed. Clear SW-NE structural control to valley apparent in the Meifod-Llansantfraid section. Includes the much narrower Brogan and Cain tributaries - the latter with well developed smaller meander belts near Llanfechain. Upper part of system, above the Mathrafal area, much narrower and with a more upland character. General SE flow but locally bends parallel to regional SW-NE orientation.'

6.37 The overall evaluation for Llanfechain-Llanfyllin geological landscape aspect area is **Moderate**, with the geographical and topographical character described as follows:

'Forms apron and cwm fill on the south side of the Afon Cain valley east of Llanfyllin, and the platform on which Llanfechain is built. Also separates the Brogan from the Cain and forms part of the northern margin of the Brogan valley.'

MNTGMLH030 - Improved Grassland (Landscape Habitats)

6.38 The Site lies centrally within the improved grassland landscape habitats aspect area, with a habitats and species overall evaluation of moderate, stating '*The small fields, hedges and streams and rivers together with the buildings and blocks of woodland are important for bats and a number of other farmland and river species.*'.

6.39 The overall evaluation is Moderate and the justification is set out below:

'This is an area of small to medium sized fields with many standard trees both within the fields themselves and as features in the field boundaries. Some field boundaries are traditional hedges and some are post and wire fences with just remnant trees, there a number of woodland blocks and some old buildings giving important sites for farmland species which gives the area a local importance and Moderate evaluation.'

Other Aspect Areas within the study area

6.40 Although some limited theoretical visibility is present within other surrounding LANDMAP aspect areas (Refer to Figure 14), it is considered that the indirect effects would be no greater than minor and therefore, they have not been considered further as part of the assessment.

Effects upon MNTGMVS650 - River Severn Flood Plain (Visual and Sensory)

6.41 The overall evaluation of the aspect area is moderate and, which has been replicated under landscape value, therefore is considered to be of medium value. The Site is agricultural fields with mature vegetation along field boundaries and therefore it's susceptibility to change is considered to be high. Therefore, the aspect area is deemed to have a medium to high sensitivity.

6.42 In context of the proposed small scale solar development within the aspect area, given the low height of the components and the contained nature to discrete fields with minimal changes to topography, vegetation and drainage features there would be a medium magnitude of change predicted locally, resulting in a **Moderate adverse** level of effect across all periods. The level of effect would reduce upon the aspect area the further away from the Site.

Effects upon MNTGMCLS090 - River Severn Flood Plain (Cultural Landscape Services)

6.43 There is no overall evaluation of the aspect area, but it has been considered in it's contribution to value of the landscape in the assessment of the landscape character of the Site.

Effects upon MNTGMHL672 - Bryngwyn (Historic Landscape)

6.44 The overall evaluation of the area is outstanding and, which has been replicated under landscape value, therefore is considered to be of high value. The Site is made up of agricultural fields with mature vegetation along boundaries, with no notable historical features within the Site and therefore it's susceptibility to change is considered to be medium. Therefore, the aspect area is deemed to have a medium to high sensitivity.

6.45 In context of the proposed small scale solar development within the aspect area, given the low height of the components and the contained nature to discrete fields with minimal changes to topography, vegetation and drainage features there would be a low to medium magnitude of change, resulting in a **Minor to Moderate adverse** level of effect across all periods.

Effects upon MNTGMGL125 - Vyrnwy and MNTGMGL160 - Llanfechain-Llanfyllin (Geological Landscape)

6.46 The overall evaluation of the Vyrnwy is High and Llanfechain-Llanfyllin is Moderate and, which has been replicated under landscape value, therefore Vyrnwy is considered to be of medium value and Llanfechain-Llanfyllin to be of high value. The Site is made up of agricultural fields with mature vegetation along field boundaries with no geological features, therefore it's susceptibility to change is considered to be medium for both. Both of the aspect areas are therefore deemed to have a medium to high sensitivity.

6.47 In context of the proposed small scale solar development within the Site and the aspect area, given the low height and contained to discrete fields with minimal changes to topography, vegetation and surface there would be a low magnitude of change predicted, resulting in a **Minor to Moderate adverse** level of effect across all periods.

Effects upon MNTGMLH030 Improved Grassland (Landscape Habitats)

6.48 The overall evaluation of the area is moderate and, which has been replicated under landscape value, therefore is considered to be of medium value. The Site is agricultural fields with mature vegetation with no commonplace land cover and therefore it's susceptibility to change is considered to be low to medium. Therefore, the aspect area is deemed to have a medium sensitivity.

6.49 In context of the proposed small scale solar development within the aspect area, given the low height of the components and the contained nature to discrete fields with minimal changes to topography, vegetation and drainage features there would be a low magnitude of change predicted, resulting in a **Minor adverse** level of effect across all periods.

Effects on LCA 8: Severn Farmlands

6.50 The Site forms a very limited part of the overall LCA, located towards the north-western part of the LCA as illustrated in Figure 9.

6.51 The LCA identifies valued features and as identified through LANDMAP, this LCA and is considered to be rural in character. The LCA is considered be of medium to high value, with some of the valued features being present within the Site including mature trees and hedgerows. The susceptibility of the LCA to the Proposed Development, being small scale, low height solar panels is considered to be low to medium. Therefore a medium to high value and low to medium susceptibility, the overall sensitivity of LCA 8 is considered to be medium.

6.52 The Proposed Development would introduce low height solar panels with associated infrastructure into a predominantly agricultural landscape at this part of the LCA. This would change the physical and perceptual attributes of this part of the landscape and its immediate surroundings. Locally the change would be contained to the Site and its immediate context, but also from higher elevations where the proposals would influence the wider area within the LCA.

6.53 There would be a physical change to the local character from an agricultural landscape to that of renewable energy generation within three isolated fields. It should also be noted that the proposed landscape mitigation would complement the local landscape character in the form of restoring and enhancing the existing field patterns and introducing new hedgerow and woodland, which would provide some limited enhancements to the local area and would positively contribute to landscape character locally.

6.54 The perception of change would be in the immediate environment with pockets of visibility up to 1km from the Site from elevated areas within this expansive landscape character area as shown on the SZTV in Figure 14. However, due to the Proposed Development being of small scale it's appearance would not be out of scale with existing views of agricultural buildings within this landscape.

6.55 It is predicted that the Proposed Development would give rise to a low to medium magnitude of change upon the wider LCA during all periods, with higher magnitudes within the Site itself, which would result in a **Minor to Moderate adverse** level of effect.

Effects on Local Landscape Character

Sensitivity of the site and immediate surroundings

6.56 The Site is similar to LCA 8 in that it consists of features such as mature hedgerows and agricultural fields in arable production and being a broad flat valley and being generally rural in character. The Site is also influenced by the adjacent B4393 to the west and former dismantled railway which runs through the Site.

6.57 The Site is considered to contribute to the wider character and is considered to be of medium value. In consideration to the susceptibility to the Proposed Development it is considered to be medium to high. Overall, the sensitivity of the Site and immediate surroundings is considered to be medium to high sensitivity.

Effects on the Site and immediate surroundings

6.58 The landscape character of the Site has the potential to be influenced by the Proposed Development. The Proposed Development would introduce solar arrays and associated infrastructure including a substation into the Site and the valley. The Proposed Development would result in minimal loss of landscape features, however, the solar arrays would represent a notable change to the character.

6.59 During construction the Site would alter from agricultural fields to a construction site, which would give rise to a medium to high magnitude of change, resulting in a **Moderate to Major adverse** level of effect.

6.60 The visibility of the Proposed Development would be partially curtailed by the existing boundary vegetation and surrounding vegetation along rivers and field boundaries, meaning it's influence within the valley would be limited. However, due to the numerous high points throughout this valley the Site would be visible from elevated positions but often heavily filtered by vegetation with few clear glimpses.

6.61 At operation, the introduction of the Proposed Development, along with enhancements to the Site through new planting and wildflower meadows, which would have yet to establish, would result in a medium magnitude of effect upon the character of the Site. At Year 1 of operation there would be a **Moderate adverse** level of effect.

6.62 By Year 15, the physical change in character would remain within the Site, however, enhancements such as maturing tree and hedgerow planting would help further screen and filter views. Despite this, a medium magnitude of change is predicted at Year 15, resulting in a **Moderate adverse** level of effect.

Receptor	*Construction*	*Year 1 Operation*	*Year 15 Operation*
Landform	*Minor to Moderate Adverse*	*Minor Adverse*	*Minor Adverse*
Watercourses and Drainage	*Minor Adverse*	*Minor Beneficial*	*Minor Beneficial*
Landuse, Buildings and Infrastructure	*Moderate to Major Adverse*	*Moderate to Major Adverse*	*Moderate to Major Adverse*
Vegetation	*Minor Adverse*	*Minor Adverse*	*Minor Beneficial*
MNTGMVS650	*Moderate Adverse*	*Moderate Adverse*	*Moderate Adverse*
MNTGMCLS090	*N/A*	*N/A*	*N/A*
MNTGMHK672	*Minor to Moderate Adverse*	*Minor to Moderate Adverse*	*Minor to Moderate Adverse*
MNTGMGL125	*Minor to Moderate Adverse*	*Minor to Moderate Adverse*	*Minor to Moderate Adverse*
MNTGMGL160	*Minor to Moderate Adverse*	*Minor to Moderate Adverse*	*Minor to Moderate Adverse*
MNTGMLH030	*Minor Adverse*	*Minor Adverse*	*Minor Adverse*
LCA 8	*Minor to Moderate Adverse*	*Minor to Moderate Adverse*	*Minor to Moderate Adverse*
Character of the Site and its surroundings	*Moderate to Major Adverse*	*Moderate Adverse*	*Moderate Adverse*

Table 1: Table of Landscape Effects

7. VISUAL EFFECTS

Introduction

7.1 An assessment of visual effects considers the potential for changes in views and visual amenity. The aim is to establish the area in which the development may be visible, the different groups of people who may experience views of the development, the places where they will be affected, and the nature of the views and visual amenity (meaning the overall quality and pleasantness to a view).

7.2 Effects are considered during construction, at Year 1 and at Year 15 and beyond. New planting takes a number of years to mature and average growth rates have been taken into consideration. The effectiveness of the vegetation both in terms of integrating the development into the surrounding landscape and in providing visual screening would improve over time and needs to be considered appropriately. A summary of visual effects are included in Table 2.

7.3 A photographic record is included in Appendix 2 with the viewpoint locations shown on Figure 14 and listed in Table 2 and recreational receptors on Figure 15.

Viewpoints	*Grid Reference*
1: B4393 looking south east	*317585, 319133*
2: B4393 looking north east	*317441, 318811*
3: Minor road near Talwrn Mill looking south east	*317261, 19073*
4: A490 looking north east	*316817, 318407*
5: PRoW 226/64/2 looking north east	*317000, 318215*
6: PRoW 226/66/2 looking north	*317796, 318281*
7: PRoW 226/66/4 looking north west	*317988, 318544*
8: Minor Road at Glan Frogan Woods looking north west	*318428, 318247*
9: PRoW 226/66/4 looking north west	*318368, 318757*
10: PRoW 228/5/1 looking east	*316289, 319055*
11: PRoW 226/50/3 looking south east	*316805, 319866*
12: Byway 226/29/1 looking south	*317786, 321103*
13: PRoW 226/90/1 looking south west	*320101, 320215*

Table 2: Table of Viewpoints

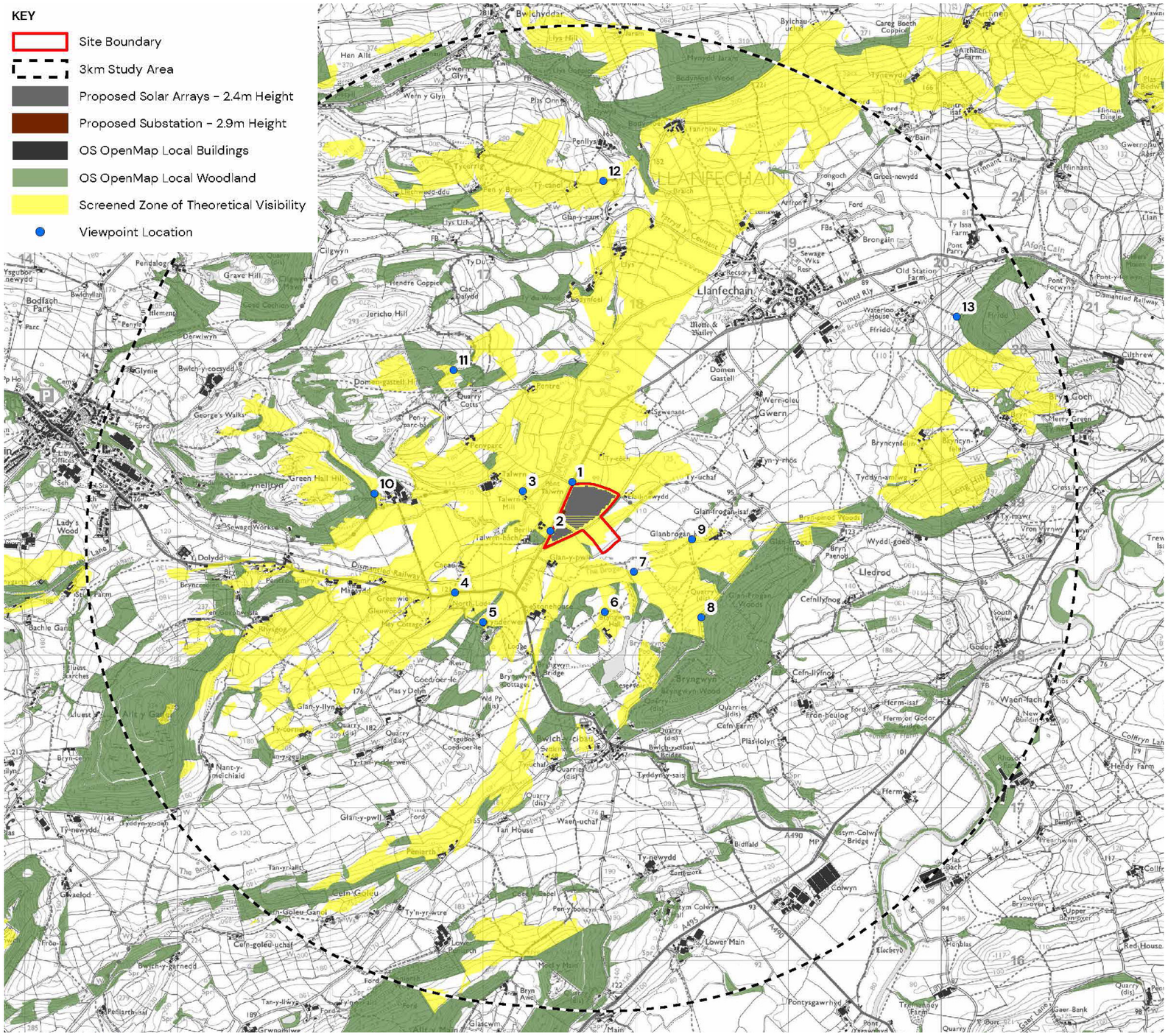

Figure 14: Screened Zone of Theoretical Visibility (SZTV) with Viewpoints

Zone of Theoretical Visibility

7.4 The Screened Zone of Theoretical Visibility (Figure 14) identifies the potential locations from which the development may be visible. The Screened Zone of Theoretical Visibility (SZTV) has been produced using Digital Terrain Modelling (DTM) and LIDAR data. Existing built development (8m tall) and larger blocks of woodland have also been modelled (15m tall) to take account of the screening effect that these would provide. However, the screening effect provided by smaller blocks of woodland and hedgerows/hedgerow trees have not been taken into account, and consequently the actual extent of the area from which the Proposed Development is visible is likely to be much smaller.

7.5 The SZTV has been run at a height of 2.7m across the Site boundary to simulate the worst-case scenario. Other infrastructure such as the Sub Station and ancillary buildings may be marginally higher but would not have any material effect on the extent of theoretical visibility so the SZTV is deemed to be the worst-case scenario.

7.6 As shown by Figure 14, the visibility of the Proposed Development would be broadly visible within 1km of the Site boundary and distinct areas of visibility beyond as follows:

- To the north northeast visibility extends to 3km in a thin band along the western slopes of the valley to the north.
- To the east extends to 1.5km within the bowl valley with pockets of visibility out to 3km from the tops of hills and on the western slopes orientated to the Site;
- To the south visibility is fairly contained within 1km becoming screened by substantial blocks of woodland; and
- To the west extending through the valley on the western slopes with pockets to the south west along the valley from elevated slopes.

7.7 Following site work, it was determined visibility would be less than reported than the SZTV due to localised screening from hedgerows and trees throughout the study area with only pockets of visibility from elevated hill tops beyond 1km of the Site boundary.

Sensitivity

7.8 Residential and recreational receptors are considered to have a high visual sensitivity to the change proposed. In all cases they were considered to have a high susceptibility to changes in their views and that these views were of a high value. People driving along minor roads and B-roads are considered to have a medium sensitivity reflecting the medium susceptibility and value associated with their views. People using nearby A-roads are considered to have a low sensitivity reflecting the low susceptibility and value associated with the views from these routes. Those travelling along footpaths are considered to have a high sensitivity, reflecting the high susceptibility and value associated with these views. The approach to sensitivity of visual receptors is set out in Appendix 1.

Viewpoints

7.9 A number of representative viewpoints have been included at Appendix 2 of this report. Although not assessed specifically, they provide representative views towards the Site from surrounding visual receptors and aim to reflect the worst case views towards the Site. Instead, the report focuses upon the assessment of specific visual receptors and the level of effect they would experience as a result of the Proposed Development. Where relevant, specific viewpoints are referenced under individual visual receptors to assist with the understanding of the level of effects from those specific receptors.

7.10 For the purpose of this assessment, it is assumed as a worst-case, that all nearby dwellings are permanent residences.

7.11 Three visualisations have been produced from Viewpoints 1, 6 and 11, which show a baseline image, along with the Proposed Development and associated landscape mitigation at Year 1 and Year 15 and are presented in Appendix 3.

Receptors scoped out of assessment

7.12 Although some theoretical visibility is shown at Bryngwyn Hall, most views would be limited by the scattered mature tree planting and vegetation within the surrounding grounds. The property is also financially involved with the Proposed Development. Therefore, no further consideration has been given in the assessment to this property.

7.13 Brynderwen Hall and its associated coach house and south lodge are either set within an area of dense woodland, or have outward views filtered by intervening trees and vegetation aligning the A490. Therefore, despite theoretical visibility shown from or near to these properties, there would be no view towards the Proposed Development. No further consideration has been given in the assessment to these properties. The North Lodge associated with the hall and Pencaeau have however, been included as part of the assessment.

7.14 Sgwenant is an elevated residential property to the north-east of the Site. Despite its locally elevated location, views towards the Proposed Development are predicted to be heavily filtered by vegetation surrounding the property and by areas of mature woodland. Therefore, this property has not been considered further within the assessment. For similar reasons, public rights of way to the north, north-west and south-east have also not been considered in the assessment.

7.15 Although properties within Bwlch-y-cibau and those to the south-west of it have some theoretical visibility, due to the network of surrounding vegetation and the distance from the Site, they have not been considered further as part of this assessment.

7.16 Due to the lack of theoretical visibility within the settlements of Llanfechain and Llanfyllin, they have not been considered further within the assessment.

7.17 Although theoretical visibility covers parts of the public rights of way to the south-east of Bryngwyn Hall, due to the network of intervening trees and blocks of woodland, views towards the Proposed Development are likely to be heavily filtered. Therefore, these footpaths have not been considered further within the assessment.

7.18 Although theoretical visibility covers low lying public rights of way to the north-west and north of Llanfechain, in reality the several intervening field boundary hedgerows and the low lying nature of the routes would result in no views towards the Proposed Development. Therefore, these footpaths have not been considered further within the assessment. This is also the case for minor roads north-west of the settlement, and therefore, these have also be excluded from the assessment.

7.19 Despite the potential for open panoramic views from public right of way at Moel y Main to the south of the Site, most direct views towards the Proposed Development would be filtered by vegetation surrounding Bryngwyn Hall and Brynderwen. At a distance of over 2.5km from the Proposed Development, any glimpses of the Proposed Development would be barely perceptible. Therefore, these footpaths have not been considered further within the assessment.

Residential Receptors

Ty-Coch

7.20 Ty-Coch is located approximately 185m to the north of the Site with two intervening fields feature mature hedgerows along the field boundaries. The house is accessed off the B4393 by a track to west. The house primary aspect is to the south west with a garden to the south east, bound by vegetation on the south eastern corner which faces away from the Site.

7.21 There would be views from upper storey windows on the southern facade towards the Proposed Development. There would be some views from ground level but filtered by vegetation.

7.22 It's worth noting that on the approach to the property along the entire length of the access track, oblique views towards the Site would also be available, albeit a level of screening would occur by hedgerow along the southern side of the track and by intervening field boundary hedgerows.

7.23 From the upper floors of southern windows, there would be the potential for direct and oblique views across the western part of the Site with mature trees along the former railway limiting views to the eastern part of the Site and also to the southern field.

7.24 It is predicted that there would be a medium magnitude of change to the views which would give rise to a **Moderate adverse** effect at construction and Year 1.

7.25 With the benefit of new tree planting along the northern boundary, further filtering of views would occur, limiting views therefore, reducing visual effects. It is predicted that a low to medium magnitude of change would occur with the additional planting at Year 15, resulting in a **Minor to Moderate adverse** level of effect.

Efail Newydd

7.26 Efail Newydd is located approximately 40m to the north east of the Site with a double line of mature trees and hedgerow along the former dismantled railway in between the western part of the Site, along with a field with boundary vegetation in between to the eastern part of the Site. The house is accessed off the B4393 by a track running along the northern Site boundary. The house primary aspect is to the south towards the Site and north with a garden to the north, bound by vegetation on the western boundary.

7.27 There are unlikely to be views from the property towards the Proposed Development.

7.28 It's worth noting that on the approach to the property along the entire length of the access track, oblique views towards the Site would also be available, albeit a level of screening would occur by hedgerow along the southern side of the track forming the northern Site boundary.

7.29 It is predicted that there would be a low magnitude of change to the views along the access track which would give rise to a **Minor adverse** level of effect during construction and Year 1.

7.30 With the benefit of new tree planting along the north eastern boundary, further filtering of views would occur, limiting views therefore, reducing visual effects. It is predicted that a very low magnitude of change would occur with the additional planting at Year 15, resulting in a **No Effect to Minor adverse** level of effect.

Glanbrogan Hall, Farm and Cottage and Glan-frogan-isaf

7.31 Views are indicatively represented by Viewpoint 9 within Appendix 2.

7.32 This group of properties and farmsteads all have broadly similar views with aspects to the north west away from the Site. Glanbrogan Hall is approximately 650m north east and Glan-frogan-isaf approximately 850m to the north east. There are numerous fields with boundary vegetation in between and a belt of mature trees that run along The Brogan tributary which heavily filter views into the valley and towards the Site. The properties are accessed from access tracks that run to the north off the B4393.

7.33 There would be filtered views from upper storey views on western aspects and heavily filtered views from ground level. Overall, visibility would be heavily filtered by existing vegetation from these properties.

7.34 Views from upper stories would be oblique. It is predicted that there would be a no greater that low magnitude of change upon these properties which would give rise to a **Minor adverse** level of effect during construction and at Year 1.

7.35 With the benefit of new tree planting along the eastern boundary of the Site, view would be further filtered, therefore reducing visual effects. It is predicted the effect would reduce to very low magnitude of change and result in a **No Effect to Minor adverse** effect at Year 15.

Glan-y-pwll

7.36 Glan-y-pwll is located approximately 50m to the south of the Site with a field in between and a line of mature trees along the former dismantled railway line. The house is accessed off the B4393 by a track to the west of the house.

7.37 There would be oblique views to the north west from the western primary aspect away from the Site and also views from the eastern facade but would be screened by outbuildings and a block of trees to the south of the eastern field within the Site. It is assumed there would be no views from the northern aspect. Oblique views would be heavily filtered towards the Site from ground level and also from upper stories.

7.38 It is worth noting there would be heavily filtered views along the access track to the north due to screening by mature trees along the former dismantled railway.

7.39 It is predicted that there would be a low magnitude of change to views which would give rise to a **Minor adverse** effect during construction and at Year 1.

7.40 With the benefit of new tree planting along the boundaries of the Site and new hedgerow further filtering would occur and would reduce to a very low magnitude of change and result in a **No Effect to Minor adverse** level of effect at Year 15.

Stonehouse, North Lodge, Pencaeau and Caeau

7.41 Views are indicatively represented by Viewpoints 4 and 5 within Appendix 2.

7.42 Stonehouse is located approximately 430m to the south of the Site. North Lodge and Pencaeau are located approximately 600m south west of the Site, where they are all accessed from tracks off the A490. Caeau is located 530m to the south west of the Site and is accessed from a track to the south off the A490. The properties differ in their aspects but are all orientated so there would be oblique views towards the Site with no primary aspects facing the Site with screening by mature vegetation within the intervening landscape. Only limited parts of the Site are predicted to be visible from the properties, with views being more open but oblique from upper storey windows.

7.43 It is predicted that there would be a low magnitude of change upon these properties due to filtering and screening with only limited parts of the Site visible in oblique upper storey views which would give rise to a **Minor adverse** level of effect during construction and at Year 1.

7.44 With the benefit of new tree planting along western and southern boundary of the Site would further filter and screen views, limiting views therefore reducing visual effects. It is predicted the effect would reduce to very low to low magnitude of change and result in a **No Effect to Minor adverse** level of effect at Year 15.

Talwrn, Talwrn Mill and Crestwood

7.45 Views are indicatively represented by Viewpoints 2 and 3 within Appendix 2.

7.46 Talwrn Mill and Crestwood are located approximately 250m to the west of the Site and Talwrn is located approximately 470m to the west. The properties are access off lanes to the east off B4393. Talwrn primary aspect is to the north east. Talwrn Mill primary aspect is to

the south east. Crestwood primary aspect is to the east.

7.47 The properties are two storey, with oblique and direct views towards the Site. Ground storey views would be filtered by mature trees along Afon Cain and hedgerows along field boundaries. Upper storey views would be more open with reduced filtering. There would be filtered views along the access tracks to each property. The views towards the Site would be from the front elevation of the properties and gardens.

7.48 Due to the filtering effect by intervening vegetation and retained field boundary vegetation along Site boundaries, It is predicted that there would be low to medium magnitude of change during construction and at Year 1. This would give rise to **Minor to Moderate adverse** level of effect.

7.49 As planting of new trees and hedgerows along the western boundary matures it would further filter and screen views reducing the magnitude of change to low, resulting in a **Minor adverse** level of effect at Year 15 from these properties.

Green Hall, Hazeldene, Pentre and Penyparc

7.50 Views are indicatively represented by Viewpoint 10 in Appendix 2.

7.51 Green Hall and Hazeldene are located 1km to the west of the Site and accessed off a track to the south off the A490. Pentre is located 685m to the north west and is accessed by a track to the east off local network of minor roads. Penyparc is located 730m west of the Site and is accessed via a minor road to the west. There primary aspects are not towards the Site.

7.52 The primary aspect of Green Hall is to the east. Penyparc primary aspect to the north. Pentre primary aspect is to the south. Views from these properties would be filtered by vegetation and would be oblique towards the Site. There would be more open views from upper storey views at distance.

7.53 It is predicted that there would be a low to medium magnitude of change upon these properties due to filtering and screening with only limited parts of the Site visible in oblique upper storey views which would give rise to a **Minor to Moderate adverse** level of effect during construction and at Year 1.

7.54 With the benefit of new tree planting along western and southern boundary of the Site would further filter and screen views, limiting views. However, it is predicted that due to the elevated nature of the properties, a low to medium magnitude of change continue, resulting in a **Minor to Moderate adverse** level of effect at Year 15.

Elevated Properties to the North-West and South-East of Llanfechain

7.55 Views are indicatively represented by Viewpoint 12 in Appendix 2.

7.56 These scattered residential properties are located on elevated land surrounding the settlement of Llanfechain, accessed via the network of minor roads, located 2km or over from the Site.

7.57 The Proposed Development is likely to be glimpsed from these properties due to their elevated nature. However, due to the distance from the Site, a no greater than very low magnitude of change is predicted, resulting in a **Minor adverse** level of effect during all time periods. The planting along the boundary of the Site would further filter any potential views in the longer term.

Recreational Receptors

7.58 The locations of recreational receptors are shown on Figure 15.

PROW to the north west

7.59 This group includes footpaths to the north west including 226/50, 226/49, 226/47 and 226/44. Views are indicatively represented by Viewpoint 11 in Appendix 2.

7.60 The SZTV (Figure 14) demonstrates that visibility would be limited to 50m of PRoW 226/50 and approximately 250m of PRoW 226/49 and 100m of PRoW 226/44. Views would be glimpsed through gaps in trees as demonstrated by Viewpoint 11 within Appendix 2.

7.61 Any views towards the Proposed Development would be filtered, but would be opportunities for clear views of the Proposed Development of the western field of Site due to the elevation and looking down into the Site.

7.62 It is predicted there would be a low to medium magnitude of change during construction and at Year 1 through gaps in vegetation for very limited sections of these PROW. This would result in **Minor to Moderate adverse** level of effect.

7.63 At Year 15, the proposed planting along the Site boundary would have matured and help to filter and reduce the prominence of the Proposed Development in views, however, due to the elevation of footpaths, a low to medium magnitude of change would continue. This would result in a **Minor to Moderate adverse** level of effect at Year 15.

PRoW to the north within 1km

7.64 This group includes footpaths to the north including 226/81, 226/80. The SZTV (Figure 14) shows that there would be potential visibility along approximately 100m of 226/81 from B4393, however on review on Site, this visibility would be heavily filtered by hedgerows along field boundaries.

7.65 Any views from these footpaths, if available at all, would be oblique and heavily filtered and result in a very low magnitude for all time periods, resulting in a **No Effect to Minor adverse** level of effect. The planting along the boundary of the Site would further filter any potential views in the longer term.

PRoW to the north over 2km

7.66 This group includes footpaths 226/43, 226/31, 226/29, 226/32, 226/13, 226/12, 226/9. The SZTV (Figure 14) shows potential visibility and is illustrated indicatively by Viewpoint 12 within Appendix 2 which shows that visibility would be heavily filtered and at a distance that the Proposed Development would be a small component in these elevated views.

7.67 The Proposed Development is likely to be glimpsed from these footpaths due to their elevated nature. However, due to the distance from the Site, a no greater than very low magnitude of change is predicted, resulting in a **Minor adverse** level of effect during all time periods. The planting along the boundary of the Site would further filter any potential views in the longer term.

PRoW to the north east over 1km

7.68 This group includes footpaths including 226/83, 226/84, 226/85, 226/86 and 226/88. Views are indicatively represented by Viewpoint 13 within Appendix 2, with all footpaths being 1km or over from the Site. There would be very limited views and where possible would be glimpsed filtered distant views towards the Proposed Development from elevated points along these footpaths, with most of views heavily filtered and screened by mature trees through the landscape.

7.69 The Proposed Development is likely to be glimpsed from these footpaths, particularly those which are elevated. However, due to the distance from the Site and intervening features within the surrounding landscape, a no greater than very low magnitude of change is predicted, resulting in a **Minor adverse** level of effect during all time periods. The planting along the boundary of the Site would further filter any potential views in the longer term.

PROW to the east

7.70 This group includes footpaths to the east including 226/78. 226/66, 226/70, 226/71, 226/72 and 226/73 with potential views are indicatively represented by Viewpoints 6, 7 and 9 in Appendix 2.

7.71 These footpaths would have a mix of heavily filtered views as illustrated by Viewpoint 7 towards the Site, however for short sections as illustrated by Viewpoint 6 would have more open views towards the eastern part of the Site and for footpath 226/72 and the southern section of 226/73 would have open views towards the eastern part of the Site, but visibility would vary due to mature trees and the undulating topography, noting that Viewpoint 8 is at a higher elevation to the footpaths.

7.72 For the footpaths in the valley a very low magnitude of change is predicted for all periods, due the Proposed Development being located within the western parcels and screened by vegetation as illustrated in Viewpoint 6 resulting in a **No Effect** level of effect.

7.73 As noted, for the southern section of footpath 226/72 and 226/73 with parts of 226/70 and 226/71, there would be more open views of the Proposed Developed but filtered by boundary vegetation. Therefore, a low magnitude of change is predicted during construction and at Year 1, which would result in a **Minor adverse** level of effect for these sections of footpath as a worst-case scenario.

7.74 At Year 15, the proposed planting would help to further filter and reduce the prominence of the Proposed Development in these views but remain a low magnitude of change, which would result in a **Minor adverse** level of effect at Year 15.

PROW to the south

7.75 This group includes footpaths 228/8, 226/64, 226/65, 226/68, 228/9, 228/10, 228/11 and 228/13. Potential views available are indicatively represented by Viewpoints 4 and 5 within Appendix 2.

7.76 As illustrated by the viewpoints, visibility towards the Site are filtered by mature trees with glimpsed oblique views only possible over short sections of these footpaths.

7.77 The worst-case views toward the Proposed Development would be from 226/64 as illustrated by Viewpoint 5 and 228/8 as illustrated by Viewpoint 4, with other footpaths considered to be considerably less and filtered in nature.

7.78 It is predicted that across all periods, that there would be glimpsed views towards the Proposed Development, which would be filtered by vegetation for short sections of the aforementioned footpaths. A low magnitude of change is predicted across all periods, which would result in a **Minor Adverse** level of effect.

PROW to the south west

7.79 This group includes footpaths immediately to the west and those further to the west including 226/57, 226/58, 228/2, 228/3. The potential views from these footpaths are illustrated by Viewpoints 2, 3 and 10 within Appendix 2.

7.80 Distance varies with these footpaths, but due to the mature vegetation the extent of potential visibility of the Proposed Development is similar with higher elevation offering more glimpsed views but with distance.

7.81 It is predicted that during construction and Year 1, that there would be glimpsed views of the Proposed Development, but filtered by vegetation for short sections of the aforementioned footpaths. A worst case low to medium magnitude of change is predicted across all periods, which would result in a **Minor to Moderate adverse** level of effect.

7.82 At Year 15, the proposed planting along the western boundary of the Site would have matured along with hedgerow enhancement and would further screen and filter views, therefore the magnitude of change would reduce to a low magnitude of change, resulting in a **Minor adverse** level of effect at Year 15.

Road Users

B4393

7.83 Views are indicatively represented by Viewpoints 1 and 2 within Appendix 2.

7.84 The road lies adjacent to the western boundary of the Site, travelling roughly north-east to south-west from the A490 in the south. For approximately 500m where the road travels adjacent to the Site, oblique angle of views into the Site would be available, albeit obscured by a field boundary hedgerow, with glimpses possible either through gaps in hedgerows or a field gate.

7.85 The SZTV identifies that 1.5km of the route would have some theoretical visibility towards the Proposed Development, with the overall length of the road being over 5km. Views of the Proposed Development would be heavily filtered to the south of the Site due to existing vegetation and unlikely to be perceptible. There would be views for approximately 600m to the north of the Site boundary before becoming obscured by landform, albeit views would be filtered by hedgerow and mature trees.

7.86 It is predicted that there would be a worst case medium magnitude of change for road users whilst travelling adjacent to the Site for approximately 500m in oblique views. This change would result in a **Moderate adverse** level of effect during construction and Year 1.

7.87 Strengthening of existing hedgerow planting and tree planting along the western and northern boundaries would filter views from the road as they mature, particularly for views immediately adjacent to the Site. It is predicted that the magnitude of change would reduce to low to medium, resulting in an overall **Minor to Moderate adverse** level of effect at Year 15.

A490

7.88 Views are indicatively represented by Viewpoint 4 within Appendix 2.

7.89 The road lies to the south of the Site, approximately 400m at it's closest point and runs broadly east to west. As indicated by Viewpoint 4, visibility of the Site would be fleeting and glimpsed in nature, with the most views being heavily filtered by existing vegetation adjacent to the road and within the surrounding landscape.

7.90 The SZTV indicates approximately up to 1km of potential visibility along this route A road to the south of the Site, however, most views towards the Proposed Development by existing vegetation adjacent to the road. It is considered that there would be no greater than low magnitude of change for users of the A490, which would result in **Minor adverse** level of effect across all time periods.

Unnamed Minor Roads to the west

7.91 Views are indicatively represented by Viewpoint 3 within Appendix 2.

7.92 These minor roads serve as access to properties and farms to the west of the Site. The roads are generally steep and narrow and in poor condition.

7.93 There would be varying degrees of visibility of the Proposed Development, mostly at oblique angles and filtered by vegetation adjacent to the roads, or within the surrounding landscape, particularly trees along Afon Cain. In some cases, the earthworks required to accommodate these steep minor roads obscure any outward views. The SZTV identifies the routes would have visibility along the full length of these roads but following field work, this would be reduced to short sections only.

7.94 The worst-case views would be low to medium magnitude of change for short sections during construction and Year 1, giving rise to a **Minor**

to Moderate adverse level of effect.

7.95 With the benefit of new planting along the western boundary, further filtering would occur, therefore, reducing visual effects overall and limiting any views of the proposals. It is predicted that a low magnitude of change would occur at Year 15, reducing to a **Minor adverse** level of effect.

Unnamed Minor Roads to the east and south east

7.96 Views are indicatively represented by Viewpoint 8 within Appendix 2.

7.97 There are a number of unnamed minor roads between Gwern and Bwlch-y-cibau which provide access to dwellings and farmsteads across an agricultural landscape and through woodland associated with Glan-Frogan Woods and Bryngwyn Wood. The roads provide connections to both the A490 and the B4393.

7.98 The SZTV identifies that these roads would have potential visibility along the majority of the routes, however through field work, visibility would be filtered by mature trees along The Brogan and along field boundaries. However, as illustrated by Viewpoint 8, more open views are possible from elevated parts of roads where gaps in the trees allow. Therefore, views towards the Proposed Development would be glimpsed for short sections only and vary in visibility.

7.99 From roads to the east, a worst-case low magnitude of change is predicted for these roads, which would give rise to a **Minor adverse** level of effect during all time periods.

7.100 However, from locally elevated sections of the road, as illustrated by Viewpoint 8, the magnitude of change is predicted to be low to medium, giving rise to a **Minor to Moderate adverse** level of effect during construction and at Year 1. However, with the benefit of new trees and hedgerows along Site boundaries, softening and filtering views the magnitude of change would reduce to low at Year 15, resulting in a **Minor adverse** level of effect.

Visual Receptor	*Sensitivity*	*Construction Effects*	*Year 1 Effects*	*Year 15 Effects*
Ty-Coch	*High*	*Moderate adverse*	*Moderate adverse*	*Minor to Moderate adverse*
Efail Newydd	*High*	*Minor adverse*	*Minor adverse*	*No Effect to Minor adverse*
Glanbrogan Hall, Farm and Cottage and Glan-frogan-isaf	*High*	*Minor adverse*	*Minor adverse*	*No Effect to Minor adverse*
Glan-y-pwll	*High*	*Minor adverse*	*Minor adverse*	*No Effect to Minor adverse*
Stonehouse, North Lodge, Pencaseau and Caeau	*High*	*Minor adverse*	*Minor adverse*	*No Effect to Minor adverse*
Talwrn, Talwrn Mill and Crestwood	*High*	*Minor to Moderate adverse*	*Minor to Moderate adverse*	*Minor adverse*
Green Hall, Hazeldene, Pentre and Penyparc	*High*	*Minor to Moderate adverse*	*Minor to Moderate adverse*	*Minor to Moderate adverse*
Elevated properties to the north-west and south-east of Llanfechain	*High*	*Minor adverse*	*Minor adverse*	*Minor adverse*
PRoW to north-west	*High*	*Minor to Moderate adverse*	*Minor to Moderate adverse*	*Minor to Moderate adverse*
PRoW to the north within 1km	*High*	*No Effect to Minor adverse*	*No Effect to Minor adverse*	*No Effect to Minor adverse*
PRoW to the north over 2km	*High*	*Minor adverse*	*Minor adverse*	*Minor adverse*
PRoW to the north-east over 1km	*High*	*Minor adverse*	*Minor adverse*	*Minor adverse*
PRoW to the east (lower valley)	*High*	*No Effect*	*No Effect*	*No Effect*
PRoW to the east (higher valley)	*High*	*Minor adverse*	*Minor adverse*	*Minor adverse*
PRoW to the south	*High*	*Minor adverse*	*Minor adverse*	*Minor adverse*
PRoW to the south-west	*High*	*Minor to Moderate adverse*	*Minor to Moderate adverse*	*Minor to Moderate adverse*
B4393	*Medium*	*Moderate adverse*	*Moderate adverse*	*Minor to Moderate adverse*
A490	*Low*	*Minor adverse*	*Minor adverse*	*Minor adverse*
Unnamed minor roads to the west	*Medium*	*Minor to Moderate adverse*	*Minor to Moderate adverse*	*Minor adverse*
Unnamed minor roads to the east and south-east	*Medium*	*Minor adverse*	*Minor adverse*	*Minor adverse*
Unnamed minor roads to the east and south-east (elevated sections)	*Medium*	*Minor to Moderate adverse*	*Minor to Moderate adverse*	*Minor adverse*

Table 3: Visual Receptor Table

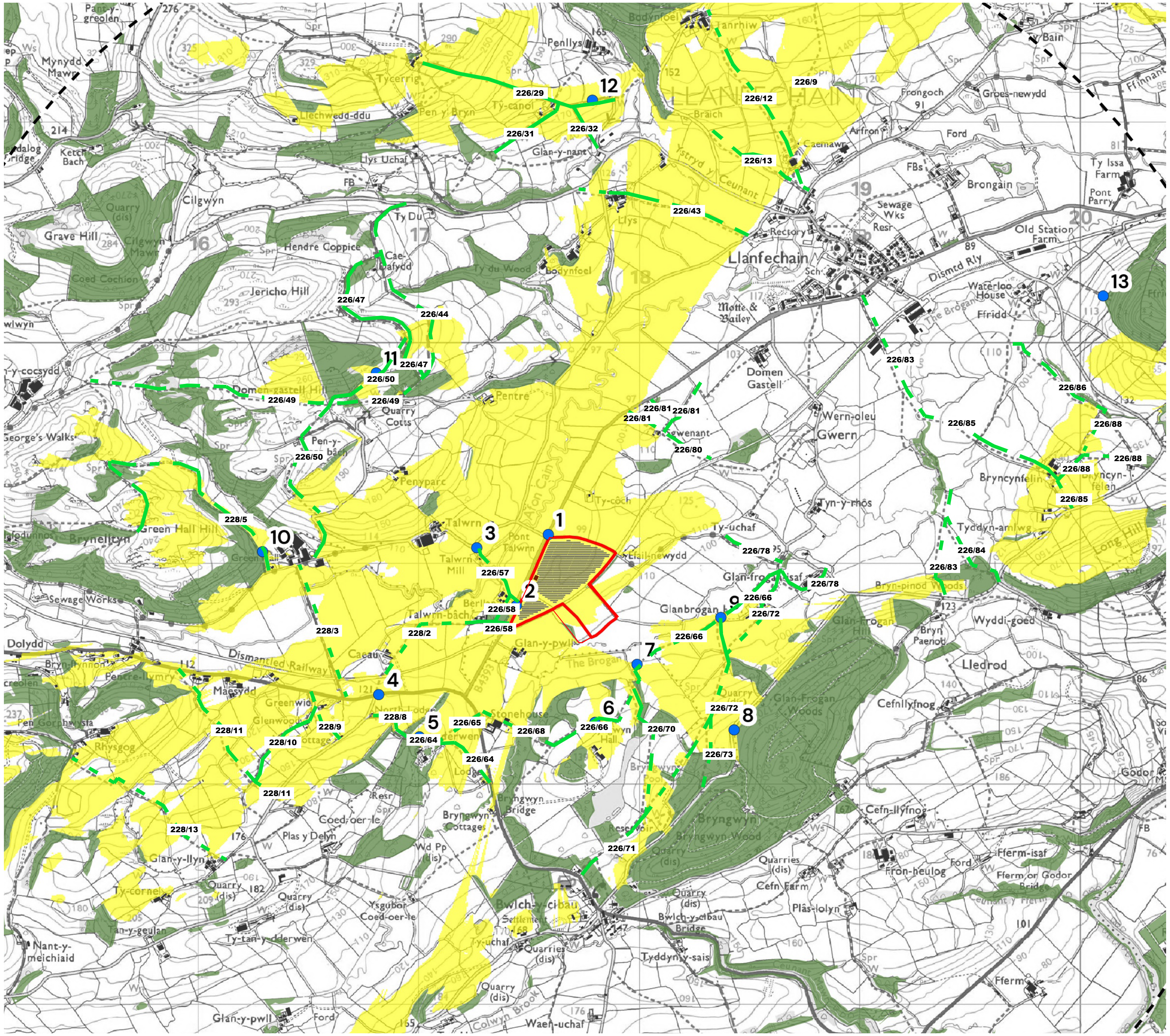

Figure 15: Recreational Receptors over the Screened Zone of Theoretical Visibility

8. SUMMARY AND CONCLUSION

Landscape Features

8.1 The Site comprises three agricultural fields, with two to the west irregular in shape, separated by a former dismantled railway to the field to the east which is regular in shape. The Site is generally gently undulating, with boundaries containing mature hedgerows and trees. The Site is bordered by the B4393 to the west, with an agricultural access track to the north and divided in two by the former railway line, now used as an access track.

8.2 There would be limited changes to the landform to accommodate the Proposed Development, which would give rise to a no greater than Minor adverse level of effect in the longer term.

8.3 There would be a long term Minor beneficial level of effect upon watercourses and drainages resulting from the creation of a wildlife pond in the north west corner of the Site.

8.4 There would be an inevitable long term Moderate to Major adverse level of effect upon Land use due to the change from agricultural fields to that of a small scale solar farm.

8.5 There would be long term Minor beneficial level of effect to vegetation due to the proposed new planting along the boundaries of the Site. There would be minor loss of a section of hedgerow to facilitate Site access, however, all other trees and hedgerows would be retained.

Landscape Character

8.6 There would be a long term Moderate adverse effect upon Landmap Aspect MNTGMVS650 (Visual and Sensory) due to the change from agricultural fields to that of a small scale solar farm, with no greater than Minor to Moderate or Minor adverse long effects on all other Landmap aspects.

8.7 The Proposed Development would introduce a solar farm into an agricultural valley landscape. It would incorporate most of the Site area and therefore adversely alter the physical and perceptual attributes of the Site itself. It is acknowledged however that there would be no notable loss of landscape features and the influence upon the surrounding landscape would be limited by existing vegetation, along with proposed trees and hedgerow planting located within the Site. However, despite this, a Minor to Moderate adverse level of effect is predicted for LCA 8: Severn Farmlands.

8.8 For the landscape character of the Site and immediate surroundings a Moderate adverse level of effect is predicted, although noting that this is for a temporary period and fully reversible.

Visual Effects

8.9 The proposed layout has sought to minimise harmful visual effects through the retention of existing vegetation and the introduction of proposed landscape mitigation planting across the Site, which has evolved and responded to a thorough iterative design process.

8.10 Visual receptors within the valley and close to the Site would benefit from screening provided by the proposed landscape mitigation and the management of field boundary hedgerows at a height of 3m or above. However, the effectiveness of this mitigation would be reduced for visual receptors on higher ground around the Site, where views into the valley would remain more open

8.11 Whilst most visual receptors in the surrounding landscape would experience no greater than a Minor to Moderate adverse levels of effect, it is likely there will be a small number of residential, recreational and road receptors that could experience a Moderate or Moderate to Major adverse levels of effect as a result of the Proposed Development during construction and at Year 1. of operation

8.12 The proposed landscape mitigation in the form of new trees and hedgerows and management of existing and proposed hedgerows to a height of 3m or above, will notably assist with reducing some of these visual effects in the longer term up to and beyond Year 15, with levels of effects mostly no greater than Minor to Moderate adverse.

Conclusion

8.13 From a landscape and visual perspective, any notable effects on landscape character or visual receptors as a result of the Proposed Development would be confined mostly to those closest receptors in the valley or more distant receptors from elevated positions, which would be reduced in the longer term by the proposed landscape mitigation.

8.14 Overall, the total extent of the landscape and visual effects would be localised and limited in nature, particularly at Year 15 once the landscape mitigation planting has matured.

9. REFERENCES

9.1 The following documents have been consulted during the preparation of this statement:

- Welsh Government (2024) Planning Policy Wales, 12th edition;
- Welsh Government (2016) Technical Advice Note 12: Design;
- Welsh Government (2009) Technical Advice Note 5: Nature conservation and planning
- Powys County Council (2018) Local Development Plan;
- Natural Resources Wales (2014) NLCA17 Montgomeryshire Hills and Vales;
- Natural Resources Wales (2025) Landmap;
- Powys County Council (2022) Landscape Character Assessment;
- Guidelines for Landscape and Visual Impact Assessment (3rd edition) – Landscape Institute of Environmental Management and Assessment, 2013;
- Landscape Institute (2023) Notes and clarifications on aspects of the 3rd Editions Guidelines on Landscape and Visual Impact Assessment; and
- Landscape Institute (2019) Visual Representation of Development Proposals, Technical Guidance Note 06/19.

APPENDIX 1: ASSESSMENT CRITERIA

INTRODUCTION

This appendix presents the assessment criteria adopted for the appraisal of landscape and visual effects arising from the Proposed Development.

The primary source of best practice for LVA in the UK is The Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA3) (Landscape Institute and the Institute for Environmental Management and Assessment, 2013). The assessment criteria adopted to inform the appraisal of effects has been developed in accordance with the principles established in this best practice document. It should however be acknowledged that GLVIA3 establishes guidelines not a specific methodology. The preface to GLVIA3 states:

"This edition concentrates on principles and processes. It does not provide a detailed or formulaic 'recipe' that can be followed in every situation – it remains the responsibility of the professional to ensure that the approach and methodology adopted are appropriate to the task in hand."

The criteria set out below have therefore been specifically tailored for this appraisal to ensure that the methodology is appropriate and fit for purpose.

The purpose of an LVA when undertaken outside the context of an EIA is to identify and describe the relative level of any landscape and visual effects arising as a result of the proposals. As confirmed in GLVIA3 Statement of Clarification 1/13 (Landscape institute, 10th June 2013) an LVA for development which has been screened as not requiring EIA should avoid concluding whether the effects are significant or not and this is the approach adopted in this LVA.

An LVA must consider both:

- Effects on the landscape as a resource in its own right (the landscape effects); and
- Effects on specific views and visual amenity more generally (the visual effects).

Therefore, separate criteria are set out below for the assessment of landscape and visual effects.

NATURE (SENSITIVITY) OF LANDSCAPE FEATURES

The nature or sensitivity of an individual landscape feature or element reflects its susceptibility to change and its value. It is therefore a function of factors such as its quality, rarity, contribution to landscape character, degree to which the particular element can be replaced and cultural associations or designations that apply. A particular feature may be more 'sensitive' in one location than in another often as a result of local values associated with the feature or in relation to its function as a key or distinctive characteristic of that local landscape. Therefore it is not possible to simply place different types of landscape features into sensitivity bands. Where individual landscape features are affected, professional judgement is used as far as possible to give an objective evaluation of its sensitivity. Justification is given for this evaluation where necessary.

Both the susceptibility and value of individual landscape features has been described as very high, high, medium, low or very low. These are then combined in order to establish an overall nature or sensitivity of individual landscape features which has also been described as very high, high, medium, low or very low.

NATURE (SENSITIVITY) OF LANDSCAPE CHARACTER

Sensitivity of landscape character is also assessed through a consideration of both the susceptibility to a development of the type proposed and the value attached to the landscape. In the case of the potential for effects on landscape character, susceptibility means the ability to accommodate the Proposed Development without undue consequences for the existing characteristics of the site. What is meant by the value of the landscape in a Landscape and Visual Impact Assessment is the relative value that is attached to the landscape by society as a whole, bearing in mind that different stakeholders may have differing values regarding any given landscape. Paragraphs 5.20 and Box 5.1 of GLVIA3 set out a range of factors that can contribute to an understanding landscape value. Consideration of whether there are any formal landscape designations covering a landscape is one element of considering the value, but also relevant is the condition of the landscape, its rarity in the local area, the recreational value it provides, and any ecological or heritage importance the landscape may hold. These are considered alongside its perceptual qualities (such as tranquillity) and any associations which may be held with the landscape, such as if it has been highlighted in art, music or poetry. Further clarification on how to consider the matter of landscape value is set out in the Landscape Institute Technical Guidance Note (02/21) 'Assessing the Value of Landscapes Outside National Designations' .

In this appraisal, the nature or sensitivity of landscape character is considered with reference to published landscape character areas/types and where relevant local landscape units as defined in this LVA for the purposes of this study. Information regarding the key characteristics of these local character areas/units has been extrapolated from relevant published studies where possible and combined with observations from on-site appraisal. With judgments undertaken employing professional judgement.

Both the susceptibility and value of landscape character has been described as very high, high, medium, low or very low. These are then combined in order to establish an overall nature or sensitivity of landscape character which has also been described as very high, high, medium, low or very low.

NATURE (SENSITIVITY) OF VISUAL RECEPTORS

The nature or sensitivity of a visual receptor group also reflects their susceptibility to change and the value associated with the specific view in question. It varies depending on a number of factors such as the occupation of the viewer, their viewing expectations, duration of view and the angle or direction in which they would see the site. Whilst most views are valued by someone, certain viewpoints are particularly highly valued for either their cultural or historical associations and this can increase the sensitivity of the view. The following criteria are provided for guidance only and are not exclusive:

- Very Low Sensitivity – People engaged in industrial and commercial activities or military activities.
- Low Sensitivity - People at their place of work (e.g. Offices); short - medium stay patients at hospital, shoppers; users of trunk/major roads and passengers on commercial railway lines (except where these form part of a recognised and promoted scenic route).
- Medium Sensitivity - Users of public rights of way and minor roads which do not appear to be used primarily for recreational activities or the specific enjoyment of the landscape; recreational activities not specifically focused on the landscape (e.g. Football); motel users.
- High Sensitivity – Residents at home; users of long distance or recreational trails and other sign posted walks; users of public rights of way and minor roads which appear to be used for recreational activities or the specific enjoyment of the landscape; users of caravan parks, campsites and 'destination' hotels; tourist attractions with opportunities for views of the landscape (but not specifically focused on a particular vista); slow paced recreational activities which derive part of their pleasure from an appreciation of setting (e.g. Bowling, golf); allotments.
- Very High Sensitivity - People at recognised vantage points (often with interpretation boards), people at tourist attractions with a focus on a specific view, visitors to historic features/ estates where the setting is important to an appreciation and understanding of cultural value.

It is important to appreciate that it is the visual receptor (i.e. The person) that has a sensitivity and not a property, public right of way or road. Therefore, a large number of people may use a motorway for example but this does not increase the sensitivity of the receptors using it. Conversely, a residential property may only have one person living in it but this does not reduce the sensitivity of that one receptor. The number of receptors affected at any given location may be a planning consideration, but it does not alter the sensitivity of the receptor group.

Where judgements are made about the sensitivity of assessment viewpoints, the sensitivity rating provided is an evaluation of the sensitivity of the receptor group represented by the viewpoint and not a reflection of the number of people who may experience the view.

NATURE (MAGNITUDE) OF EFFECTS – GENERAL NOTE

The following discussion sets out the approach adopted in this LVA in relation to a specific issue arising in GLVIA3 which requires a brief explanation.

Prior to the publication of GLVIA3, LVA practice had evolved over time in tandem with most other environmental disciplines to consider significance principally as a function of two factors, namely: sensitivity of the receptor and magnitude of the effect (the term 'magnitude' being a word most commonly used in LVA and most other environmental disciplines to describe the size or scale of an effect).

Box 3.1 on page 37 of GLVIA3 references a 2011 publication by IEMA entitled 'The State of EIA Practice in the UK' which reiterates the importance of considering not just the scale or size of effect but other factors which combine to define the 'nature of the effect' including factors such as the probability of an effect occurring and the duration, reversibility and spatial extent of the effect.

The flow diagram on page 39 of GLVIA3 now suggests that the magnitude of effect is a function of three factors (the size/scale of the effect, the duration of the effect and the reversibility of the effect).

For clarification, the approach taken in this LVA has been to consider magnitude of effect solely as the scale or size of the effect in the traditional sense of the term 'magnitude'. Having identified the magnitude of effect as defined above the LVA also describes the duration and reversibility of the identified effect before drawing a conclusion on the overall level of effect taking all of these factors into account.

In the context of the above discussion the following criteria have been adopted to describe the magnitude of effects.

NATURE (MAGNITUDE) OF EFFECTS ON LANDSCAPE FEATURES

Professional judgement has been used as appropriate to determine the magnitude of direct physical effects on individual existing landscape features using the following criteria as guidance only:

- Very Low Magnitude of Change - No loss or alteration to existing landscape features;
- Low Magnitude of Change - Minor loss or alteration to part of an existing landscape feature;
- Medium Magnitude of Change - Some loss or alteration to part of an existing landscape feature;
- High Magnitude of Change - Major loss or major alteration to an existing landscape feature;
- Very High Magnitude of Change - Total loss or alteration to an existing landscape feature.

NATURE (MAGNITUDE) OF EFFECTS ON LANDSCAPE CHARACTER

The magnitude of effect on landscape character is influenced by a number of factors including: the extent to which existing landscape features are lost or altered, the introduction of new features and the resulting alteration to the physical and perceptual characteristics of the landscape. Professional judgement has been used as appropriate to determine the magnitude using the following criteria as guidance only. In doing so, it is recognised that usually the landscape components in the immediate surroundings have a much stronger influence on the sense of landscape character than distant features whilst acknowledging the fact that more distant features can have an influence on landscape character as well.

- Very Low Magnitude of Change - No notable loss or alteration to existing landscape features; no notable introduction of new features into the landscape; and negligible change to the key physical and/or perceptual attributes of the landscape.
- Low Magnitude of Change - Minor loss or alteration to existing landscape features; introduction of minor new features into

the landscape; or minor alteration to the key physical and/or perceptual attributes of the landscape.

- Medium Magnitude of Change - Some notable loss or alteration to existing landscape features; introduction of some notable new features into the landscape; or some notable change to the key physical and/or perceptual attributes of the landscape.
- High Magnitude of Change - A major loss or alteration to existing landscape features; introduction of major new features into the landscape; or a major change to the key physical and/or perceptual attributes of the landscape.
- Very High Magnitude of Change - Total loss or alteration to existing landscape features; introduction of dominant new features into the landscape; a very major change to the key physical and/or perceptual attributes of the landscape.

NATURE (MAGNITUDE) OF EFFECTS ON VIEWS AND VISUAL AMENITY

Visual effects are caused by the introduction of new elements into the views of a landscape or the removal of elements from the existing view.

Professional judgement has been used to determine the magnitude of impacts using the following criteria as guidance only:

- Very Low Magnitude of Change - No change or negligible change in views;
- Low Magnitude of Change - Some change in the view that is not prominent but visible to some visual receptors;
- Medium Magnitude of Change - Some change in the view that is clearly notable in the view and forms an easily identifiable component in the view;
- High Magnitude of Change - A major change in the view that is highly prominent and has a strong influence on the overall view.
- Very High Magnitude of Change – A change in the view that has a dominating or overbearing influence on the overall view.

Using this set of criteria, determining levels of magnitude is primarily dependant on how prominent the development would be in the landscape, and what may be judged to flow from that prominence or otherwise.

For clarification, the use of the term 'prominent' relates to how noticeable the features of the development would be. This is affected by how close the viewpoint is to the development but not entirely dependent on this factor. Other modifying factors include: the focus of the view, visual screening and the nature and scale of other landscape features within the view. Rather than specifying crude bands of distance at which the Proposed Development would be dominant, prominent or incidental to the view etc, the prominence of the Proposed Development in each view is described in detail for each viewpoint taking all the relevant variables into consideration.

TYPE OF EFFECT

The assessment identifies effects which may be 'beneficial', 'adverse' or 'neutral'. Where effects are described as 'neutral' this is where the beneficial effects are deemed to balance the adverse effects.

DURATION OF EFFECT

For the purposes of this appraisal, the temporal nature of each effect is described as follows:

- Long Term – over 5 years
- Medium Term – between 1 and 5 years
- Short Term – under 1 year

REVERSIBILITY OF EFFECT

The LVA also describes the reversibility of each identified effect using the following terms:

- Permanent – effect is non reversible
- Non-permanent – effect is reversible

LEVEL OF EFFECT

The purpose of an LVA when produced outside the context of an EIA is to identify the relative level of effects on landscape and visual amenity arising from the Proposed Development. The judgements provided within the LVA may then inform the planning balance to be carried out by the determining authority.

In this LVA, the relative level of the identified landscape and visual effects has been determined by combining judgements regarding the sensitivity of the landscape or view, magnitude of change, duration of effect and the reversibility of the effect. The level of effect is described as Major, Major/Moderate, Moderate, Moderate/Minor or Minor. No Effect may also be recorded as appropriate where the effect is so negligible it is not even noteworthy. In determining the level of residual effects, all mitigation measures are taken into account

APPENDIX 2: PHOTOGRAPHIC RECORD

APPENDIX 3: PHOTOMONTAGES

APPENDIX 4: EXTRACTS FROM LOCAL LANDSCAPE CHARACTER ASSESSMENT FOR THE POWYS LOCAL DEVELOPMENT PLAN AREA

LCA 8: Severn Farmlands

Key characteristics

Topography, geology and drainage

- **Extensive, open and low-lying valley** of the River Severn and River Vyrnwy and their tributaries.
- The valleys have a **distinctive wide floodplain,** narrowing in the south-west with steep valley sides.
- Geologically, a major river system with **notable glacial and fluvioglacial features** including well-developed meanders, oxbow lakes, terraces and depositional basins. Several of these are **Regionally Important Geological and Geomorphological Sites (RIGS)or Geological Conservation Review (GCR) sites demonstrating fluvial geomorphology**, including Severn Roundabout RIGS and Afon Vyrnwy GCR site.
- **Numerous RIGS including Castle Rock** in Montgomery (notable for its exposure of the Castle Rock conglomerate), **Standard Quarry** and **Powis Castle** in Welshpool (the former notable as the source for the grey-green stone found in the latter) and **Llanmynech Rocks** (the only exposure of the Dinantian age rocks in Powys).

Vegetation cover

- **Hedgerows and mixed broadleaved woodland**, much of ancient semi-natural origin, contributes to a strong landscape structure.
- **Wooded parkland** landscapes occupy parts of the floodplain, including at Lymore Park, Vaynor Park and Bryngwyn.

Agricultural land use and field patterns

- A combination of **improved grassland and arable land**, with fields varying in scale from small to large with **well-defined boundaries** of managed hedgerows or post and wire fencing.
- Some traditional **species-rich hay meadows**.

Semi-natural habitats

- Important habitats present are **lowland hay meadows, ancient/species-rich hedgerows, eutrophic standing waters, lowland mixed deciduous woodland and aquatic communities.**
- **Nationally and regionally protected broadleaved woodland** including at Coed yr Allt SSSI and Pendalog Wood Site of Importance for Nature Conservation (SINC) and Moat Wood SINC in the Rhiw Valley.
- **Llanmynech and Llynclys Hills SSSI** at the edge of the LCA is a group of Carboniferous Limestone hills designated for its limestone plant communities.
- The **Montgomery Canal** which runs between Llanmynech and Aberbechan is an SAC / SSSI of note for its aquatic emergent and marginal plant communities.

Archaeology and cultural heritage

- Forms part of the **Vale of Montgomery Registered Historic Landscape**, with notable features including part of Offa's Dyke early medieval political boundary, Forden Gaer Roman Site and the **medieval town of Montgomery, with its 13th century Grade I listed castle**.
- The **medieval Powis Castle** is set within an internationally renowned Grade I listed Registered Historic Park and Garden (RHPG), and there are other RHPGs at **Bodfach Hall, Bodynfoel Hall, Bryngwyn, Leighton Hall, Vaynor Park, Glansevern Hall, Garthmyl Hall, Cefn Bryntalch, Lymore Park and Mellington Hall**.
- Numerous prehistoric defended sites including the remains of **Llanymynech Hill Camp, the largest hillfort in Wales**.
- The corridor of the **mid-18th century and early 19th century Montgomery Canal** traverses the LCA, and there are numerous listed structures along its course including bridges, aqueducts and limekilns.

Settlement and road pattern

- Contains the **thriving market town of medieval origin at Newtown**, with a historic core either side of the River Severn which is a Conservation Area.
- The **medieval town of Welshpool is historically centred around the livestock market** and has close associations with the medieval Powis Castle.
- The town of **Montgomery** occupies a prominent position on a hilltop above the Vale of Montgomery, and has a **medieval street layout, imposing Town Hall and mix of Georgian, Victorian and timber framed buildings**.
- Elsewhere there are **nucleated settlements of medieval origin** at Meifod, Llanfechain, Llandysilio, Llandrinio and Llanfyllin.
- The Severn and Vyrnwy Valleys contain **several major transport routes and a well-developed network of PRoWs and long distance walking and cycling routes** including parts of the Severn Way long distance trail, Offa's Dyke National Trail and NCN Route 81.

Views and perceptual qualities

- **Sense of place** resulting from the broad, flat farmed floodplain, enclosing wooded valley sides (in neighbouring LCAs) and historic settlements.
- **Wide views across the valley** are available although outward views from the LCA are contained by the enclosing wooded valley sides in neighbouring LCAs including the Long Mountain / Breidden Hills LCA to the south-east.
- **Occasional elevated and expansive views across the Severn Valley** including from Llanmynech Hill and Montgomery Castle.

Key landscape qualities and sensitivities

The following landscape qualities are particularly valued for their contribution to landscape character, or are particularly sensitive to development-led change:

- Valued semi-natural habitats including lowland hay meadows, ancient/species-rich hedgerows, eutrophic standing waters, lowland mixed deciduous woodland and aquatic communities.
- Valued geological features including numerous RIGS or GCR sites demonstrating fluvial geomorphology and rock exposures.
- The Vale of Montgomery Registered Historic, encompassing part of Offa's Dyke early medieval political boundary, Forden Gaer Roman Site and the medieval town of Montgomery, with its 13th century Grade I listed castle.
- Valued historic features including numerous RHPGs, Conservation Areas, listed buildings and Scheduled Monuments.
- The Montgomery Canal, its numerous listed structures and recreational opportunities.
- Recreational value and views from PRoWs, the Severn Way long distance trail, Offa's Dyke National Trail and NCN Route 81.
- Elevated and expansive views across the Severn Valley from local hilltops.

LCA 7: Llanfyllin Farmlands

Key characteristics

Topography, geology and drainage

- **Undulating terrain with outlying hills in the north and short ridges in the north-west**, running south-west to north-east.
- Dominated by **solid geology of late Ordovician slaty mudrocks**, although there are some marginal areas with till cover, including on the south side of the Tanat Valley.
- **Drains into the Tanat Valley to the north and the Vyrnwy Valley to the south-east**, in neighbouring LCAs, as well as being dissected by numerous streams including at Cwm Nant-y-meichiaid and the Cain Valley.
- The small **Penygarnedd Regionally Important Geological and Geomorphological Sites (RIGS)** is located in the north of the LCA, of interest for containing volcanic ash, and part of the **Craig Ddu RIGS**, a series of quartz veins, lies on the western boundary of the LCA.

Vegetation cover

- **Wooded knolls (boncyn) and blocks of broadleaved woodland (some ancient in origin) associated with valleys and watercourses**, notably on the north facing slopes above the Tanat Valley.
- Thin soils support **acid grassland communities** while **bracken, scrub and hedgerows link woodland habitat** to some extent.
- Some blocks and strips of **20th-century conifer plantation**.
- **Species-rich flushes and fen and mire plants**.

Agricultural land use and field patterns

- **Mainly improved grassland in small fields separated by strongly defined native hedgerows with hedgerow trees**, many of which are species-rich.
- **Field patterns dictated by topography**, with the more undulating areas with small intimate scale land parcels and larger more open parcels gained from the higher and plateau-like areas.
- **Evidence of traditional land management techniques** in use such as hedge laying and coppicing.

Semi-natural habitats

- Important habitats present are **dry oak-dominated woodland, upland oakwood, wet woodland, fens, purple moor grass and rush pasture**, including the sessile oak woodland at **Pendugwm Woods Site of Special Scientific Interest (SSSI)**, mixed deciduous woodland at **Coed yr Allt SSSI** and **Hendre valley SSSI** which is of importance for bats.
- **Several old mine sites** are designated as Special Areas of Conservation (SACs) such as at Penygarnedd (also a RIGS) and Allt y Main.

Archaeology and cultural heritage

- The northern extents of the LCA form part of the **Tanat Valley Registered Historic Landscape**.
- **Prehistoric hillforts at Pen-y-gorddyn, Pen-llys, Derwlwyn Coppice and Soldier's Mount** are Scheduled Monuments.
- The course of the **Roman road running northwards from Caersws to the fort at Llanfor** crosses the area.
- Small, well preserved **Victorian garden at Bodfach Hall Registered Historic Park and Garden (RHPG)**, to the north west of Llanfyllin with listed buildings at the hall and stables, and Bodynfoel Hall RHPG west of Llanfechain (in neighbouring LCA).
- **Small Conservation Area at Llanfihangel-yng-Ngwynfa** and numerous listed buildings including the Grade II listed Cruck barn in Rhosfawr.

Settlement and road pattern

- **Dispersed pattern of farms and small villages** including the nucleated church settlement of medieval or earlier origin at Llanfihangel-yng-Ngwyfa.
- **A well-developed network of PRoWs** provide connectivity between the Tanat Valley, Pont Llogel, Llanbrymair Moors and Severn Farmlands in neighbouring LCAs.

Views and perceptual qualities

- **Traditional farmed rolling landscape, with a strong sense of tranquility and dark night skies.**
- **Visual relationship with the Tanat Valley to the north and Vyrnwy Valley to the south-east**, including views to Allt-y-main from the Meifod area in the neighbouring Severn Farmlands LCA.

Key landscape qualities and sensitivities

The following landscape qualities are particularly valued for their contribution to landscape character, or are particularly sensitive to development-led change:

- Valued semi-natural habitats including mixed deciduous woodland, species rich hedgerows, acid grassland and wetland (fens, flushes, small valley mires and pools).
- Valued geological features including the Penygarnedd RIGS and SSSI and Craig Ddu RIGS.
- The Tanat Valley Registered Historic Landscape, with numerous listed buildings.
- Recreational value and views from PRoWs, which provide connectivity between the Tanat Valley, Pont Llogel, Llanbrymair Moors and Severn Farmlands in neighbouring LCAs.
- Intervisibility with the Tanat Valley and Vyrnwy Valley.

PEGASUS GROUP

No matter the project, no matter the challenge,
you can rely on us to find solutions, to get things done,
to get things Expertly Done.

Pegasus Group, 5th Floor, Capitol, Russell Street, Leeds, LS1 5SP
T 01113 287 8200
E leeds@pegasusgroup.co.uk
Offices throughout the UK.

Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT | INFRASTRUCTURE | BUILDING SURVEYING | BIODIVERSITY

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales
Registered Office: Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT

pegasusgroup.co.uk