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LANDSCAPE & VISUAL APPRAISAL

Client

Canal and River Trust

Project

Vyrnwy Reserve,

Powys

Date

April 2024

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1.0 INTRODUCTION

- 1.1 This Landscape and Visual Appraisal (LVA) has been carried out for the proposed Vyrnwy Reserve by FPCR Environment and Design Ltd (FPCR). The purpose of this LVA study is to provide an assessment of the likely landscape and visual effects of the proposed development. The landscape and visual effects have been considered in relation to the proposals detailed in the planning application.
- 1.2 FPCR is a multi-disciplinary environmental and design consultancy established over 60 years, with expertise in architecture, landscape, ecology, arboriculture, urban design, masterplanning and environmental impact assessment. The practice is a member of the Landscape Institute and Institute of Environmental Management and Assessment and is frequently called upon to provide expert evidence on landscape and visual issues at Public and Local Plan Inquiries.

Site Location

- 1.3 Figures 1 and 2 show the location and context of the site in Powys. The site is approximately 1km to the north-west of Four Crosses and comprises circa 14.63ha of agricultural land in a rural location. The site is bordered to the north and east by the river Vyrnwy, and to the south by the Montgomery Canal. To the west of the site is Pentreheylin Hall, beyond which is the Montgomery Canal. Beyond the canal to the south and west is the B4393 which is circa 0.05km from the site at its closest point.

Proposed Development

- 1.4 The proposed development is the creation of a new wetland nature reserve, part of a wider programme of restoration works along the Montgomery Canal. The works are the construction of an offline open water reserve (comprising two backwater features with constructed bar features, chute channels and island) connected to the River Vyrnwy, which over time will allow associated wetland habitat to develop. Excavated soil will be used as part of adjoining landscaping bunds and slope stability works, with any excess taken off site for disposal.

2.0 METHODOLOGY

2.1 This LVA has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013. The assessment of Landscape Value also takes account of guidance in Landscape Institute Technical Guidance Note 02-21 “Assessing landscape value outside national designations”.

2.2 In summary, the GLVIA3 states:

“Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people’s views and visual amenity.” (GLVIA3 paragraph 1.1.)

2.3 There are two components of LVIA:

- “Assessment of landscape effects; assessing effects on the landscape as a resource in its own right;
- Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.” (GLVIA3 paragraph 2.21.)

2.4 The GLVIA3 states:

“LVIA can be carried out either as part of a broader EIA, or as a standalone ‘appraisal’ of the likely landscape and visual effects of a proposed development...”

- As a standalone ‘appraisal’ the process is informal and there is more flexibility, but the essence of the approach – specifying the nature of the proposed change or development; describing the existing landscape and the views and visual amenity of the area that may be affected; predicting the effects, although not their likely significance; and considering how those effects might be mitigated – still applies”. (GLVIA paragraph 3.2)

2.5 The components of this report include: baseline studies; description and details of the landscape proposals and mitigation measures to be adopted as part of the scheme; and identification and description of likely effects arising from the proposed development.

2.6 In terms of baseline studies, the assessment provides an understanding of the landscape that may be affected, its constituent elements, character, condition and value. For the visual baseline, this includes an understanding of the area in which the development may be visible, the people who may experience views, and the nature of views.

Assessment of Landscape Effects

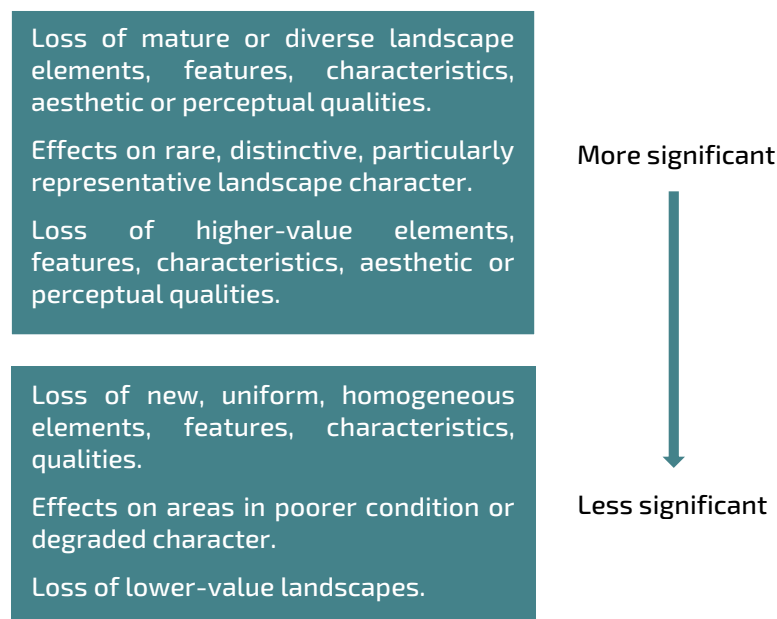
2.7 GLVIA3 states that *“An assessment of landscape effects deals with the effects of change and development on landscape as a resource”* (GLVIA3 paragraph 5.1).

2.8 The baseline landscape is described by reference to existing published Landscape Character Assessments and by a description of the site and its context.

2.9 A range of landscape effects can arise through development. These can include:

- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;

- Addition of new elements that influence character and distinctiveness of the landscape;
 - Combined effects of these changes.
- 2.10 The characteristics of the existing landscape resource are considered in respect of the susceptibility of the landscape resource to the change arising from this development. The value of the existing landscape is also considered.
- 2.11 Each effect on landscape receptors is assessed in terms of size or scale, the geographical extent of the area influenced and its duration and reversibility. In terms of size or scale of change, the judgement takes account of the extent of the existing landscape elements that will be lost or changed, and the degree to which the aesthetic or perceptual aspects or key characteristics of the landscape will be altered by removal or addition of new elements. Geographical extent is considered by reference to the extent of the area over which there will be a change. Duration is considered for the landscape effects, with short term effects being defined as those lasting less than 5 years, medium term effects lasting between 5 and 10 years and long-term effects being defined as anything over 10 years in duration.
- 2.12 The level of effect is determined by considering the sensitivity of the landscape receptors and the magnitude of effect on the landscape. Final conclusions on the overall landscape effects are drawn from the assessment components described. This appraisal describes the nature of the landscape effects, and whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1) and longer term (year 15).
- 2.13 GLVIA3 sets out some guidance on the underlying principles, which are used in this appraisal. This includes Figure 5.10, Scale of significance. Whilst this scheme is not EIA development, and judgements on significance are not therefore required, the Figure does provide useful guidance on reaching an overall judgement on the level of effects. This is repeated below (note this includes the correction of a typo, from the published document).



- 2.14 The criteria used in the appraisal are set out in Appendix A.

Assessment of Visual Effects

- 2.15 An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity. This appraisal describes the nature of the visual effects and, whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1 Winter) and longer term (year 15 Summer).
- 2.16 The first stage in the assessment is to identify approximate visibility/ visibility mapping. This is done by either a computerised Zone of Theoretical Visibility (ZTV)¹, or by manual methods using map study and field evaluation. A series of viewpoints are included within the assessment that are representative of views towards the site from surrounding visual receptors. Other views of the site are included where it supports the description and understanding of the site's landscape and visual characteristics.
- 2.17 The views also typically represent what can be seen from a variety of distances from the development and different viewing experiences.
- 2.18 It is important to remember that visual receptors are all people. For each affected viewpoint, the assessment considers both the susceptibility to change in views and the value attached to views.

"The visual receptors most susceptible to change are generally likely to include:

- Residents at home;
- People, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views;
- Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience;
- Communities where views contribute to the landscape setting enjoyed by residents in the area;
- Travellers on road, rail or other transport routes tend to fall into an intermediate category of moderate susceptibility to change. Where travel involves recognised scenic routes awareness of views is likely to be particularly high." (GLVIA3 paragraph 6.33.)

"Visual receptors likely to be less sensitive to change include:

- People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape;
- People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life (although there may on occasion be cases where views are an important contributor to the setting and to the quality of working life)." (GLVIA3 paragraph 6.34.)

- 2.19 Each of the visual effects is evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration or reversibility.

¹ Zone of Theoretical Visibility (ZTV): A map usually digitally produced, showing areas of land within which a development is theoretically visible. [GLVIA3]

- 2.20 In terms of size or scale, the magnitude of visual effects takes account of:
- “The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including proportion of the view occupied by the proposed development;
 - The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line height, colour and texture;
 - The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses” (GLVIA3 paragraph 6.39).
- 2.21 The geographical extent of the visual effect in each viewpoint is likely to reflect:
- The angle of view in relation to the main activity of the receptor;
 - The distance of the viewpoint from the proposed development;
 - The extent of the area over which the changes would be visible.
- 2.22 As with landscape effects, the duration of the effect could be short to long term or permanent and the same definitions apply.
- 2.23 GLVIA3 states that there are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of proposal, but the following points should be noted;
- Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant
 - Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant
 - Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view. (GLVIA3 paragraph 6.44)
- 2.24 The criteria used in this appraisal are set out in Appendix A.

Overall Landscape and Visual Effects

- 2.25 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 2.26 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following terms have been used for this appraisal:
- Major
 - Moderate
 - Minor
 - Negligible

- 2.27 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

3.0 PLANNING POLICY

Planning Policy Wales (PPW) Edition 12 (February 2024)

3.1 PPWⁱ sets out the Welsh Government's economic, social and environmental planning policy and is supported by a series of Technical Advice Notes (TANS). Those of relevance to landscape are briefly outlined below. The primary objective of the PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales.

3.2 PPW sets out key planning principles for achieving the right development in the right place:

- *"Growing our economy in a sustainable manner;*
- *Making best use of resources;*
- *Facilitating accessible and healthy environments;*
- *Creating and sustaining communities;*
- *Maximising environmental protection and limiting environmental impact.*

3.3 In respect of landscape, the PPW 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 policies 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.

Planning Policy Wales (PPW) Technical Advice Notes (TANs)

3.4 PPW Technical advice notes include TAN 12 - Design (March 2016), which provides advice on the promotion of sustainability through good design and sets out key objectives to achieve this.

Powys Local Development Plan (2011 – 2026) – Adopted April 2018

3.5 The Local Development Plan (LDP) was prepared by Powys County Council. The specific aims of the LDP with regards to landscape are set out in Objective 13 which is *'To protect, preserve and/or enhance the distinctive landscapes of Powys and adjoining areas, including protected landscapes'*. To achieve this objective, the plan contains strategic and development management policies. The following 'saved' policies are of relevance to landscape and visual matters and the proposed development:

- Strategic Policy SP7 (Safeguarding of Strategic Resources and Assets)
- Development Management Policy DM2 (The Natural Environment)
- Development Management Policy DM4 (Landscape)
- Development Management Policy DM13 (Design and Resources)

- Planning for Tourism Policy TD3 (Montgomery Canal and Associated Development)

3.6 Policy TD3 states that *"... development proposals that support the restoration of the Montgomery Canal and preserve and enhance the role of the canal as a multifunctional resource, including off-line nature reserves and other appropriate canal-related development, will be supported. Proposals for development that would adversely affect the canal's scientific and conservation designations or prejudice its sensitive restoration will be opposed."*

Landscape Supplementary Planning Guidance (SPG) Adopted April 2019

3.7 This guidance supplements the landscape related policies of the Powys Local Development Plan (LDP) (2011-2026). The SPG provides information and guidance on how, through implementation of the policies in the LDP, development proposals should ensure that the landscape is appropriately considered and goes on to state that:

"All development proposals within or outside of settlements need to be designed to complement and/or enhance the surrounding area which includes the landscape or townscape. All such proposals must avoid any unacceptable adverse effects on the valued characteristics and qualities of the Powys landscape and should contribute towards the preservation of local distinctiveness and sense of place to comply with Policies SP7, DM4 and DM13".

Policy Summary

3.8 The proposals for this Site provide opportunities to address landscape related policies of the Local Plan, both strategic and development management, as well as the Landscape Supplementary Planning Guidance.

4.0 BASELINE CONDITIONS

Landscape Character

- 4.1 The following should be read in conjunction with Figure 3 'Landscape Character'.

National Character

- 4.2 At a national level Wales has been divided into 48 broad scale National Landscape Character Areas (NLCAs). These are broad areas with regionally distinct natural, cultural and perceptual characteristics. At this very broad landscape scale, the site lies within the National Landscape Character Area (NCLA) 17 'Montgomeryshire Hills and Vales'.
- 4.3 NLCA 17 stretches from Aberhafesp in the south to Llansilin in the north and is described as follows:
- 4.4 " ... This very rural hill and valley landscape occupies the lower sections of the rivers Tanat, Vyrnwy, Banwy, Cain and Rhiw...There are neatly managed mixed fields in the richer valley bottoms and grazing on higher slopes and moorlands. There is much evidence of defence, from the Iron Age hillforts and Roman forts and fortlets, to the intensive proliferation of mottes and stone castles in the border landscapes". The description for NLCA 17 continues to describe the NCLA as a "very rural area, quiet in most parts, with very little large scale modern development. There are numerous lanes and paths that reveal streams, dingles, cottages and open Montgomeryshire Hills and Vales views. Often there are a wide variety of scenes of interest in short succession, providing a strong sense of place, but with repeating variations continuing across a wide area".
- 4.5 The key characteristics for the NLCA include:
- *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*
 - *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 landform.*
- 4.6 Under Landscape Habitat Influences, it is noted that this NCLA is "...an improved agricultural landscape, of fields surrounded by mature hedges and hedgerow trees, with only small relict areas of wetland and mire remaining where improvement has been difficult on the wetter soils."
- 4.7 The NCLA Profile highlights Gwaun Efail Wig (SSSI) near Pontobert as being of interest for its mosaic of wet and dry grassland and swamp communities and Gwaun Wen y Wig (SSSI) for its unimproved wet pasture and range of sedgeland and marshland species. It is also noted that the NCLA comprises a number of basin mires that have developed to a woodland stage and that woodland is a key feature of the area, especially on the valley sides of main rivers but also in larger blocks of broadleaved woodland.

Local Landscape Character Assessment for the Powys Local Development Plan (LDP) Area (2022)

- 4.8 This study identifies 61 distinct Landscape Character Areas (LCA) and sets out descriptions and guidelines for each one. The Site is within Landscape Character Area 8 'Severn Farmlands', which is described as follows:

" ... An extensive open valley landscape along the Severn and Vyrnwy rivers and their tributaries. The LCA is low-lying, with a wide floodplain which lies at around 60m AOD at its lowest point ... in the west there is a wide, well-developed floodplain and some minor development of terraces; and the south-east is characterised by a broad depositional basin, dominated by lacustrine deposits, with areas of alluvium and very small areas of peat. ... The Montgomery Canal, which runs broadly parallel to the River Severn between Llanmynech and Aberbechan is designated as a Special Area of Conservation (SAC) / Site of Special Scientific Interest (SSSI) for its aquatic emergent and marginal plant communities."

- 4.9 The key characteristics for LCA 8 include the following:

Topography, geology and drainage

- Extensive, open and low-lying valley of the River Severn and River Vyrnwy and their tributaries
- Geologically, a major river system with notable glacial and fluvioglacial features including well-developed meanders, oxbow lakes, terraces and depositional basins
- 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.
- 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 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

- *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*

- 4.10 In relation to 'Future Forces for Change', the assessment identifies a number of issues including '...increased rainfall during winter affecting river flows and groundwater conditions, which could exacerbate flooding; summer droughts reducing the water supply from the surrounding uplands (with an associated drying out of wetland habitats); and change in woodland / tree species composition as new pests/diseases spread. and species intolerant of water level extremes die back. ...'
- 4.11 Under Key Landscape Qualities and Sensitivities, LCA 8 identifies '*The Montgomery Canal, its numerous listed structures and recreational opportunities*'. LCA 8 also identifies "...the restoration of the Montgomery Canal and opportunities associated with it, such as improving visitor facilities" as a future force for change.

Designations

- 4.12 The following should be read in conjunction with Figure 4 'Designations'.
- 4.13 The site is not covered by any national or local landscape designations such as National Park or Area of Outstanding Natural Beauty.
- 4.14 Potential effects upon heritage and ecological designations will be discussed as appropriate within the ecological and heritage information which supports the planning application. The nearest heritage and ecological designations include:
- The Montgomery Canal, which wraps around the western and southern boundaries of the site is a designated Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC).
 - A series of listed structures along the Montgomery Canal including the aqueduct over the River Vyrnwy. The nearest of these are two Grade II listed bridges over the Montgomery Canal, which lie circa 0.11km west of the site. Pentref, a Grade II listed building, lies circa 0.39km north of the site. Pentreheylin Hall, which is circa 0.034km from the site's western boundary, is not listed.
 - A Scheduled Monument on higher ground at Bryn Mawr within an area of woodland to the west of the site.
 - Areas of Ancient Woodland on the hills to the west of the site.

Topography

- 4.15 The following should be read in conjunction with Figure 5.

Context – Landform

- 4.16 The topography of the site's context is varied. The wider landscape to the north of the River Vyrnwy and east of the site is predominantly low-lying and comprises gently undulating irregular agricultural field parcels of small to medium scale. In contrast, the land to west of the site rises to form a landscape of rolling hills with a local high point at Bryn Mawr of c.170m AOD. This higher ground comprises pastoral farmland interspersed by irregular blocks of broadleaved woodland, scattered farmsteads and a network of lanes. Elevated views over the river valley to the east are possible from the network of Public Rights of Way (PRoW) in this area.

Site - Landform

- 4.17 The site itself is at broadly uniform in height, lying at circa 65m AOD. The site is predominately open pastureland, with views out to the north and east. Views to the south and west are restricted by the steeply rising wooded slopes, including those of Bryn Mawr.

Site and Immediate Context

- 4.18 An assessment of landscape character of the site and its immediate context has been carried out, providing a finer level of assessment than the published studies.
- 4.19 The site is located southwest of Llanymynech. A broad meander of the River Vyrnwy forms the northern boundary of the site whilst the Montgomery Canal is located beyond Pentreheylin Farm and two small field parcels, which adjoin the western boundary of the site. The Montgomery Canal crosses over the River Vyrnwy by means of an aqueduct and wraps around the western and southern boundaries of the site. The B4393 is located to the west of the site. A number of residential properties are located along the B4393.
- 4.20 There is a relatively dense network of PRoWS within the study area and vicinity of the site. These include Offa's Dyke National Trail, which extends along the Montgomery Canal towpath to the south and west of the site, as well as PRoWS through the farmland in the wider landscape to the north of the River Vyrnwy, east of the site and across the hills to the west.

Landscape Value

- 4.21 In terms of "landscape value" it is appropriate to examine the role of the site and its immediate context in terms of the range of local factors set out in Landscape Institute (LI) Technical Guidance Note (TGN) 02-21 and summarised in the methodology. This considers the landscape in terms of a range of factors as set out below. As a starting point, landscape designations have been considered.
- 4.22 **Landscape Designations:** The site and its immediate landscape context (Figure 4) are not subject to any national, local or other landscape designations.
- 4.23 **Natural Heritage:** The site is made up of pasture grassland, areas of woodland and occasional standard trees, scrub and hedgerow. The site's northern boundary includes a belt of vegetation located along the River Vyrnwy. The eastern boundary is largely formed by a mature hedgerow and occasional trees and a small woodland block. The southern boundary is largely contained

by a dense belt of mature tree cover and scrub along the canal. The western boundary is more varied and fragmented being defined by a hedgerow and mature trees to the north, a clipped hedgerow where it adjoins Pentreheylin Farm centrally and a fence and fragmented hedgerow to the south. Features of natural heritage within the site and its immediate context include ecological habitat in the form of trees and vegetation, the River Vyrnwy and also the Montgomery Canal, which is designated as a SSSI and SAC.

- 4.24 **Cultural Heritage:** There are no heritage assets or listed buildings directly associated with the site. The nearest listed structures are the two Grade II road bridges over the canal.
- 4.25 **Landscape Condition:** The ecological appraisal states that the site itself is dominated by species poor semi-improved grassland that has historically been in use as pasture for dairy cattle. Tree cover is largely limited to the site boundaries with a small number of mature trees scattered across the central and eastern parts of the site. The site's vegetation is a feature of value in landscape and visual terms. The site is in good landscape condition overall.
- 4.26 **Associations:** The site is not known to have any associations with any particular people e.g., artists or writers or historic events.
- 4.27 **Distinctiveness:** The site and context are located within NLCA National Landscape Character Area (NLCA) 17 'Montgomeryshire Hills and Vales'. The site is within Landscape Character Area 8 'Severn Farmlands'. Key qualities of both are reflected within the site.
- 4.28 **Recreational Value:** There is a relatively dense network of PRoWS within the study area and vicinity of the site. These include Offa's Dyke National Trail, which extends along the Montgomery Canal towpath to the south and west of the site as well as PRoWS through the farmland in the wider landscape to the north of the River Vyrnwy, east of the site and across the hills to the west. The site is in private ownership; it is bordered to the south by a stretch of the Montgomery Canal towpath, PRoW 'Carreghofa 35'.
- 4.29 **Perceptual (Scenic):** The site derives scenic quality from the adjacent river and canal, as well as views to the surrounding landscape from within the site.
- 4.30 **Perceptual (Wildness and tranquillity):** The B4393, which is close to the site's western boundary, limits its tranquillity and wildness, though further away from the road, the site is more tranquil.
- 4.31 **Functional aspects:** The site is bordered by the River Vyrnwy and by the Montgomery Canal. The Montgomery Canal has a habitat function and is designated a SSSI and SAC.
- 4.32 In conclusion and having appraised the above factors it is judged that the site and the immediate landscape is of medium/high landscape value (*drafting note - judgement tbc*)

Visual Baseline

- 4.33 A visual appraisal has been undertaken for the site. This has explored the nature of the existing visual amenity of the area and sought to establish the approximate visibility of the site from surrounding locations and receptors. A series of photo viewpoints have been selected which support this analysis.
- 4.34 Photographs have been taken to illustrate a view from a specific vantage point, or to demonstrate a representative view for those receptors that are moving through the landscape, e.g. rights of way users. The photographs may demonstrate varying degrees of visibility and

include both short and long range views. The photographs were taken on the 31st October 2023 and seasonal differences have been taken into account when determining the visual effects on these receptors.

- 4.35 'Photo Viewpoints', as referred to in this report are 'Type 1 Visualisations' or 'Annotated Viewpoint Photographs', as referred to in the Landscape Institute Technical Guidance Note on 'Visual Representation of Development Proposals' (TGN 06/19).

Photo Viewpoints

- 4.36 An assessment of the likely visual effects of the proposed development upon surrounding receptors is detailed in the subsequent section. Figure 6 details the location of the Photo Viewpoints and Figures 7-10 illustrates the photo viewpoints. They are briefly described below.

Viewpoint 1

- 4.37 This viewpoint is taken from the Aqueduct over the River Vyrnwy, where the canal crosses the River Vyrnwy, looking south towards the site. Tree cover along the site's western boundary is visible in the middle distance from this location, beyond the riverside vegetation of the River Vyrnwy. Viewpoint 1 shows views towards the site are possible from the Montgomery Canal and Offa's Dyke National Trail in this location.

Viewpoint 2

- 4.38 This viewpoint is taken from the Montgomery Canal, close to Pentreheylin Hall Farm, looking east. The pastoral fields of the site are clearly visible in the foreground, with the River Vyrnwy vegetation beyond. It shows the proximity of the site to buildings and boundaries of Pentreheylin Hall farm.

Viewpoint 3

- 4.39 This viewpoint is taken from the Montgomery Canal, from adjacent to the site's southern boundary, looking north. The site is clearly visible in the foreground. It shows an area of scattered mature trees within the site and the mature vegetation along the western boundary with Pentreheylin Hall.

Viewpoint 4

- 4.40 This viewpoint is taken from the Montgomery Canal, looking west in the approximate direction of the site. Viewpoint 4 shows how views from the PRoWs in the wider landscape to the east are largely screened due to tree cover and vegetation along the intervening field parcels.

Viewpoint 5

- 4.41 This viewpoint is taken from the Public Right of Way (PRoW) 'Carreghofa Trail', looking south in the approximate direction of the site. It shows how views towards the site from the Carreghofa Trail to the north of the River Vyrnwy are largely screened by overlapping belts of tree and hedgerow cover.

Viewpoint 6

- 4.42 This viewpoint is taken from within the site, looking west beyond the site boundary towards Pentreheylin Hall. It shows intervisibility between the site and Pentreheylin Hall with Bryn Mawr visible in the distance.

Viewpoint 7

- 4.43 This viewpoint is taken from a lane to the west of the site, which is sign-posted for Brynmawr and passes close to Laundry Wood. The view shown is looking east towards the site, with tree cover along the site's northern boundary visible in the middle distance, with tree and vegetation along the intervening field parcels.

Viewpoint 8

- 4.44 This viewpoint is taken from south west of the site, from PRow '222/58/1' on higher ground near Bryn Mawr Farm, circa 135 AOD. The view shown is looking north east towards the site, with the extent of the site visible in the middle distance, including tree cover within the site and glimpsed views of the farm building within the site boundary. Viewpoint 8 shows the existing pastoral land, tree and hedgerows of the site in the context of the River Vyrnwy and surrounding farmland with settlement at Four Crosses and Llanymynech also visible.

Summary of Visual Baseline

- 4.45 The baseline analysis results in a number of reasoned conclusions which are summarised as follows:
- Generally, visibility from PRowS and roads across the low-lying land to the north and east of the site are restricted as a result of the screening effects of tree and hedgerow cover along the River Vyrnwy and intervening field boundaries combined with the gently undulating topography. Viewpoint 5 shows how views towards the site from the Carreghofa Trail to the north of the River Vyrnwy are largely screened by overlapping belts of tree and hedgerow cover. Viewpoint 4 shows how views from the PRowS in the wider landscape to the east are similarly limited.
 - Views towards the site are possible from the Montgomery Canal and Offa's Dyke National Trail where the canal crosses the River Vyrnwy (Viewpoint 1) and wraps around the western and southern boundaries of the site. However, visibility of the site from the canal varies with views along much of the route restricted by the hedgerow and tree cover. The most noticeable views are illustrated by Viewpoints 2 and 3 from close to Pentreheylin Hall Farm and adjacent to the southern boundary respectively. These views show the pastoral fields of the site, Pentreheylin Hall Farm and vegetation along the site boundary with River Vyrnwy. The scattered mature trees are also noticeable features in these views.
 - Views from residential properties are similarly varied and largely limited to a relatively small number of dwellings located adjacent to the Montgomery Canal and B4393 (circa 6 dwellings) and Pentreheylin Hall itself. Views from the residential properties to the west would be restricted by belts of vegetation along the canal and within rear gardens. Whilst it was not possible to access Pentreheylin Hall, Viewpoint 6 looks back towards the Hall from within the site and shows how views of the site would be possible from the first-floor windows of this property.
 - More expansive and elevated views across the site and River Vyrnwy valley are possible from sections of PRowS, lanes and residential properties located within the hills to the west. Viewpoints 7 and 8 show how the nature and degree of view available varies. with open and unobstructed views from PRow '222/58/1' on higher ground near Bryn Mawr Farm (Viewpoint 8) contrasting with the more restricted views of a nearby lane to the west

of the site (Viewpoint 7). Viewpoint 8 shows the existing pastoral land, tree and hedgerows of the site in the context of the River Vyrnwy and surrounding farmland with settlement at Four Crosses and Llanymynech also visible. High levels of existing tree cover are a notable characteristic of these views. Potential viewpoints from the highest point of Bryn Mawr (close to the Scheduled Monument) are located within and screened by woodland.

4.46 In summary, visual receptors most likely to experience visual effects include:

- Circa 7 No. Residential properties located in close proximity to the western boundary of the site including Pentreheylin Hall (shown on Figure 6 as receptors A1 and A2)
- Users of the Montgomery Canal and its towpath 'Offas Dyke National Trail' (shown on Figure 6 as receptor B1)
- Users of Carreghofa Trail to the north of the River Vyrnwy (during winter only) (shown on Figure 6 as receptor B2)
- Users of Public Rights of Way and sections of minor road on higher ground to the west of the site (shown on Figure 6 as receptor B3)
- Users of the Lane signposted for Brynmawr (shown on Figure 6 as receptor C1)
- Recreational users of the Montgomery Canal and River Vyrnwy (shown on Figure 6 as receptors D1 and D2)

5.0 LANDSCAPE PROPOSALS

Introduction

- 5.1 The development proposals are described in the Design and Access Statement and other information accompanying the planning application. The existing landscape resource and the visual receptors and amenity of the site have been considered by the planning and design process and have informed the resultant scheme. This approach has entailed collaboration between landscape, urban design, ecological and other professionals. The landscape components of the scheme are an important integral part of the proposals.

Landscape Design and GI Objectives

- 5.2 The key objectives of the landscape and GI proposals for the scheme are to:

- Achieve an overall design solution which respects and enhances the character of the site and its surroundings, in accordance with relevant planning policy as set out in the Planning Policy Wales (PPW) Edition 11 (February 2021) and Powys Local Development Plan (2011-2016) (April 2018), particularly Policy TD3, which states that:

"Development proposals that support the restoration of the Montgomery Canal and preserve and enhance the role of the canal as a multifunctional resource, including off-line nature reserves and other appropriate canal-related development, will be supported."

- Contribute to the guidelines for LCA 8 'Severn Farmlands' including
 - Enhanced management and reinforcement of existing characteristic features such as the boundary hedgerows and trees through augmentation of fragmented hedgerows and hedgerow tree replacement
 - The establishment of a more natural floodplain environment: an attractive mosaic of valued semi-natural habitats as identified by the published landscape character studies including native hedgerows, mixed broadleaved woodland, wetlands, species rich wildflower meadows and aquatic emergent and marginal plant communities that are characteristic of the Montgomery Canal
 - Increase biodiversity and visual diversity of the landscape through expansion and linking of habitats
 - Consideration of climate change as an integral part of the design process e.g. plant selection and potential for changes in patterns of rainfall and droughts/flooding
 - Promotion of traditional management techniques for woodland such as coppicing and grazing where appropriate
 - If possible, facilitate pedestrian links to existing PROWs such as the Offa's Dyke National Trail to enhance access and enjoyment of the rural landscape. Ensure any footpaths are of a rural and informal character ;
 - The conservation, enhancement and creation of existing and proposed habitats;
- Mitigate and minimise as far as practicable the potential landscape and visual effects resulting from the proposals, with particularly emphasis on protecting views from neighbouring residential properties.

Landscape and Green Infrastructure (GI) Proposals

5.3 The landscape and GI proposals for the scheme are detailed in the Design and Access Statement accompanying the planning application. In summary these proposals include:

- the provision of the whole site area, circa 14.63ha off land, dedicated to landscape, GI and habitat related proposals;
- retention of existing boundary vegetation where possible including scrub and trees along the River Vyrnwy. Where it is necessary to remove a section of vegetation on the southern boundary with the canal, this will be mitigated by replacement planting in that area of the site;
- new ponds and ditches designed and located where possible to ensure the conservation and enhancement of existing key landscape features within the site, such as hedgerows, scattered mature trees and woodland;
- creation of a mosaic of wetland features including open water connected to the main river during high flows. These new wetland features will be sympathetically designed to respond to the rural character of the landscape, local landform and existing wetlands/watercourses. They will be carefully designed as semi-natural features which blend with local topography and surrounding landscape features such as the irregular field pattern, meanders of the River Vyrnwy and smooth flowing curves of the Montgomery Canal. The profiles and depths will be varied to provide a naturalistic appearance and include both deep water and shallower ponds/scrapes as well as permanent and more ephemeral features to enable a range of marginal and aquatic species to establish;
- creation of landscape bunds, circa 2m in height, adjacent to the Montgomery Canal, providing the opportunity to view of the wetland reserve. The bunds will recycle excavated material on site and will be sympathetically designed and integrated with the surrounding topography. The gradient of slopes will reflect the naturally occurring topography of the immediate surroundings, with naturalistic planting of wildflower and scrub to help assimilate the bunds with the surrounding landscape;
- additional planting on site as appropriate, including wet grassland meadow, riparian trees and scrub. New planting will mimic the species, assemblages and communities found within the local area and be tolerant of wet conditions where planted within land susceptible to flooding;
- Provision of bird and bat boxes and hibernacula to preserve and increase bio-diverse habitats within the site.

5.4 The landscape and green infrastructure (GI) proposals will establish an attractive framework within which to integrate a nature reserve, with the retention of existing landscape features and new additional features providing opportunities to strengthen local landscape character as well as provide biodiversity enhancements.

Landscape Management

5.5 The Trust will manage and maintain the site.

6.0 LANDSCAPE AND VISUAL EFFECTS

- 6.1 The following section outlines the likely landscape and visual effects that would arise from proposed development on the site. Schedules detailing these likely landscape and visual effects for the receptors are included in Appendices B and C respectively. Please refer to these in conjunction with the following descriptions.

Landscape Effects

Construction

- 6.2 During the construction phase there would inevitably be some adverse landscape effects arising from the temporary work and disturbance. These effects are anticipated to include:
- Enabling works and clearance and set up of compound area;
 - Erection of tree protection fencing around existing vegetation as required;
 - Construction works to create an offline open water reserve (comprising backwater features with constructed bar features, chute channels and island) connected to the River Vyrnwy and associated landscape bunds;
 - Construction traffic, including HGVs and staff cars travelling to and from the site.
- 6.3 All construction works would be carried out in accordance with best practice procedures to minimise any adverse impact on landscape character. Some existing vegetation would be removed and appropriate methods will be adopted to protect retained trees and vegetation based upon BS5837.
- 6.4 In terms of the national landscape character, the proposed development would result in no discernible change to landscape character at this broad geographic scale, with the overall effect on the national landscape character at the construction phase assessed as **Negligible**.
- 6.5 At a local scale, the site is located within LCA 8 'Severn Farmlands' as defined in the Landscape Character Assessment for the Powys Local Development Plan (LDP) Area (2022). It is considered that the proposed development would have a direct effect upon limited parts of the Landscape Character Area, with effects at the construction phase therefore assessed as **Minor Adverse**.
- 6.6 In terms of the site and its immediate context, the site and its immediate context are considered to have a Low - Medium susceptibility to change to the type of development proposed, with the overall effect at the construction phase assessed as **Moderate-Minor Adverse**.

Operation (following Completion)

Landscape Character Assessments

- 6.7 At a local scale, the site is located within LCA 8 'Severn Farmlands' as defined in the Landscape Character Assessment for the Powys Local Development Plan (LDP) Area (2022). It is considered that the proposed development would have a direct effect upon a very limited part of the Landscape Character Area and result in some localised beneficial effects in the medium term once new wetlands and planting have established and matured. The proposals have been designed to contribute to the guidelines for LCA 8 by opening up and enhancing views of the Montgomery Canal and the enhanced management of existing retained trees and hedgerows

- 6.8 Overall, the effects are assessed as **Minor-Adverse / Negligible** at completion and **Negligible / Minor beneficial** at Year 15.

Site and Immediate Context

- 6.9 The site and its immediate context are considered to have a low – medium susceptibility to change to the type of development proposed. An analysis of landscape value has determined that the site and its immediate context has a medium landscape value overall. The nature and scale of the proposals and surrounding topography and vegetation would limit the spread of indirect landscape effects beyond the site boundaries and its immediate context.
- 6.10 Whilst the proposed development would result in the loss of an area of vegetation along the border with the canal, to facilitate the creation of landscape bund, this vegetation would be replaced over time with the maturing of new planting in this area. Views of the site will be softened by the retention where possible of existing vegetation including boundary trees and hedgerows. Where it is necessary to remove a section of vegetation on the southern boundary with the canal, this will be mitigated by replacement planting in that area of the site. New wetland features will be carefully designed as semi-natural features which blend with surrounding landscape features. The gradient of the proposed bunds will reflect the surrounding naturally occurring topography, with naturalistic planting of wildflower and scrub to help assimilate the bunds with the surrounding landscape.
- 6.11 Overall, the proposed development would result in a **minor adverse** landscape effect upon the site and its immediate context at completion. Following establishment of the proposed new tree planting, it is considered that the overall landscape effect would be **Minor beneficial**.

Visual Effects

Visual Envelope (VE)

- 6.12 The VE of the proposed development identifies the surrounding land from within which views towards any part of the proposed development are likely to be possible. The VE is not however, an indicator of the effect of the proposed development on the view but simply, its visible extent in the surrounding landscape. The following should be read in conjunction with the Visual Appraisal at Figure 6 and the Viewpoint Photographs at Figures 7-12.
- 6.13 The Visual Envelope of the proposed development is restricted as a result of the screening effects of the local topography combined with mature vegetation along field boundaries, as well as along the River Vyrnwy and the Montgomery Canal. Longer distance views are largely restricted to elevated locations to the west and south of the site although heavily filtered by intervening vegetative cover.
- 6.14 There could be some limited locations (beyond the extent of the VE shown) that could have a potential distant or very limited view to a part of the development. Equally, there could be some locations shown within the VE that would not experience any views to the resultant development.

Construction

- 6.15 During the construction phase there would be some temporary visual effects arising from the construction activities. All construction works would be carried out in accordance with best

practice procedures to protect and to minimise, as far as possible, adverse effects upon visual amenity.

- 6.16 During the construction phase, adverse effects upon the local visual resource will occur and this depends on the actual extent of visibility of the site for receptors. Inevitably, those receptors in closest proximity and/or that have direct views of the site will experience views of construction activity to include vehicles and associated machinery, site compounds and earthworks/ground modelling. Visual effects for these receptors at construction will be largely range from **Minor/Moderate Adverse** to **Minor Adverse**.

Operation (following Completion)

- 6.17 The following provides a summary of the visual effects assessment included at Appendix C.

Residential Properties and Settlement

- 6.18 Likely residential receptors located in close proximity to the western boundary of the site, consisting of Pentreheylin Hall Farm (receptor A1) and circa 6 residential properties, located along/accessed off the B4393 (receptor A2).
- 6.19 Views from these receptors are varied, with views of the site will be softened by the retention where possible of existing vegetation including boundary trees and hedgerows. Where it is necessary to remove a section of vegetation on the southern boundary with the canal, this will be mitigated by replacement planting in that area of the site.
- 6.20 New wetland features will be carefully designed as semi-natural features which blend with surrounding landscape features. The gradient of the proposed bunds will reflect the surrounding naturally occurring topography, with naturalistic planting of wildflower and scrub to help assimilate the bunds with the surrounding landscape.
- 6.21 The proposed development would result in **Negligible** visual effects upon these receptors at completion. Following establishment of the proposed new planting, it is considered that the overall visual effect would be **Minor Beneficial**.

Public Rights of Way (PROW) and Other Footpaths etc

- 6.22 Likely PROW receptors are users of the Montgomery Canal towpath 'Offas Dyke National Trail' (receptor B1), users of Carreghofa Trail to the north of the River Vyrnwy during winter only (receptor B2) and users of Public Rights of Way on higher ground to the west of the site including PROW '222/58/1' (receptor B3).
- 6.23 Views from these receptors vary, depending on proximity, topography and intervening vegetation. The closest receptor is 'Offas Dyke National Trail' (receptor B1) where there is varied visibility of the site from the canal varies. The most noticeable views are illustrated by Viewpoints 2 and 3 from close to Pentreheylin Farm and adjacent to the southern boundary respectively. These views show the pastoral fields of the site, Pentreheylin Farm and vegetation along the site boundary River Vyrnwy. The scattered mature trees are also noticeable features in these views. Where it is necessary to remove a section of vegetation on the southern boundary with the canal, this will be mitigated by replacement planting in that area of the site. Views along much of the remainder of the towpath are restricted by the hedgerow and tree cover.

- 6.24 The proposed development would result in **Negligible** visual effects upon these receptors at completion for the reasons set out in paragraphs 6.19 and 6.20 above. Following establishment of the proposed new planting, it is considered that the overall visual effect would be **Minor Beneficial**.

Roads & Transport Users

- 6.25 Likely road and transport receptors are users of sections of minor road on higher ground to the west of the site, including a lane, to the west of the site and sign-posted for Brynmawr (receptor C1). This lane passes close to Laundry Wood on higher ground to the west of the site. Views are possible from sections of this minor road. For example, viewpoint 7 illustrates a view from this lane, looking east towards the site. From this position, tree cover along the site's northern boundary is visible in the middle distance, with tree and vegetation along the intervening field parcels.

- 6.26 The proposed development would result in **Negligible** visual effects upon these receptors at completion for the reasons set out in paragraphs 6.19 and 6.20 above. Following establishment of the proposed new planting, it is considered that the overall visual effect would be **Negligible/Minor Beneficial**.

Other Visual Receptors

- 6.27 In addition to the above, likely visual receptors are recreational users of the Montgomery Canal (receptor D1) and of the River Vyrnwy (receptor D2). Montgomery Canal runs west and south of the site in close proximity, including bordering the south western area of the site. Visibility of the site from the canal varies, with any future views of the site to be softened by the retention where possible of existing vegetation and by replacement planting along the southern boundary with the canal. River Vyrnwy is adjacent to the northern and eastern boundaries of the site, with full and partial views of the site possible depending on location, filtered by the tree and hedgerow cover along the River Vyrnwy.

- 6.28 The proposed development would result in **Negligible** visual effects upon these receptors at completion for the reasons set out in paragraphs 6.19 and 6.20 above. Following establishment of the proposed new planting, it is considered that the overall visual effect would be **Negligible/Minor Beneficial**.

SUMMARY AND CONCLUSIONS

- 6.29 FPCR Environment and Design Ltd were commissioned to prepare a Landscape and Visual Appraisal (LVA) in connection with the proposed Vyrnwy Reserve.
- 6.30 The LVA set out to provide an assessment of the likely landscape and visual effects of change resulting from the proposed development on both landscape as an environmental resource and on people's views and visual amenity. This has included assessment of the effects of the proposed development on the 'Severn Farmlands' LCA as well as the landscape character and features of the site and its immediate context. The assessment has also considered the visual effects of the proposed development on residential properties and users of local roads and Public Rights of Way.
- 6.31 The proposed development is the creation of a new wetland nature reserve, part of a wider programme of restoration works along the Montgomery Canal. The works are the construction of an offline open water reserve (comprising two backwater features with constructed bar features, chute channels and island) connected to the River Vyrnwy, which over time will allow associated wetland habitat to develop. Excavated soil will be used as part of adjoining landscaping bunds and slope stability works, with any excess taken off site for disposal.
- 6.32 The assessment found that the level of landscape effect of the proposed development on the local landscape character area and at the level of the site and its immediate context, would be **Negligible / Minor Beneficial** to **Minor Beneficial** Year 15. The nature and scale of the proposals and surrounding topography and vegetation would limit the spread of indirect landscape effects beyond the site boundaries and its immediate context. Whilst the proposed development would result in the loss of an area of vegetation along the border with the canal, to facilitate the creation of landscape bund, this vegetation would be replaced over time with the maturing of new planting in this area.
- 6.33 Survey work determined that the Visual Envelope of the proposed development was restricted as a result of the screening effects of the local topography combined with mature vegetation along field boundaries, as well as along the River Vyrnwy and the Montgomery Canal. Longer distance views are largely restricted to elevated locations to the west and south of the site although heavily filtered by intervening vegetative cover. Visibility from low-lying land to the north and east of the site is generally restricted as a result of the screening effects of tree and hedgerow cover along the River Vyrnwy and intervening field boundaries combined with the gently undulating topography.
- 6.34 The most noticeable visual effects of the proposed development would be close range views from circa 7 properties at the/close to the western boundary of the site. The visual effects from these receptors would be **Minor-Moderate Adverse** at construction where unobstructed and/or close proximity views are possible. Post completion, visual effects for these receptors would lessen over time as a result of the green infrastructure proposals, with, visual effects at Year 15 of **Minor Beneficial**.
- 6.35 Overall, whilst development of the site would inevitably result in some adverse landscape and visual effects at a local scale during construction, the proposal for a new wetland reserve on an area of improved agricultural land is an opportunity to enhance local landscape character (as described by the guidelines set out in the published landscape character studies) and views through the creation of a more natural floodplain environment comprising native planting and

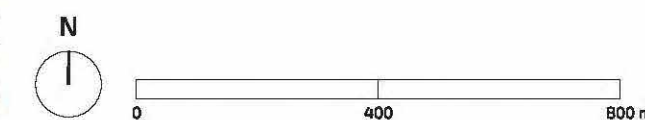
a range of wetland and other habitats. The landscape and green infrastructure (GI) proposals will establish an attractive framework within which to integrate the proposed new wetland reserve, with the retention of existing landscape features, replacement planting and new additional features providing opportunities to strengthen local landscape character as well as biodiversity enhancements.

- 6.36 It is considered that the proposed reserve could be accommodated within the site and local landscape and that the landscape proposals would result in some limited and localised beneficial effects, including contributing at a local level to the guidelines for LCA 8 as a result of opening up and enhancing views of the Montgomery Canal.



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Site Boundary

date 30/04/25
drawn/checked JDS/RC

client
Canal and River Trust

project
**Vyrnwy Reserve,
Montgomery Canal**

title
SITE LOCATION

scale
1:12,500 @ A3

number
FIGURE 1

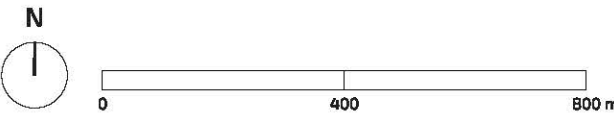
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 Site Boundary

date	drwn/chkd
30/04/25	JDS/RC

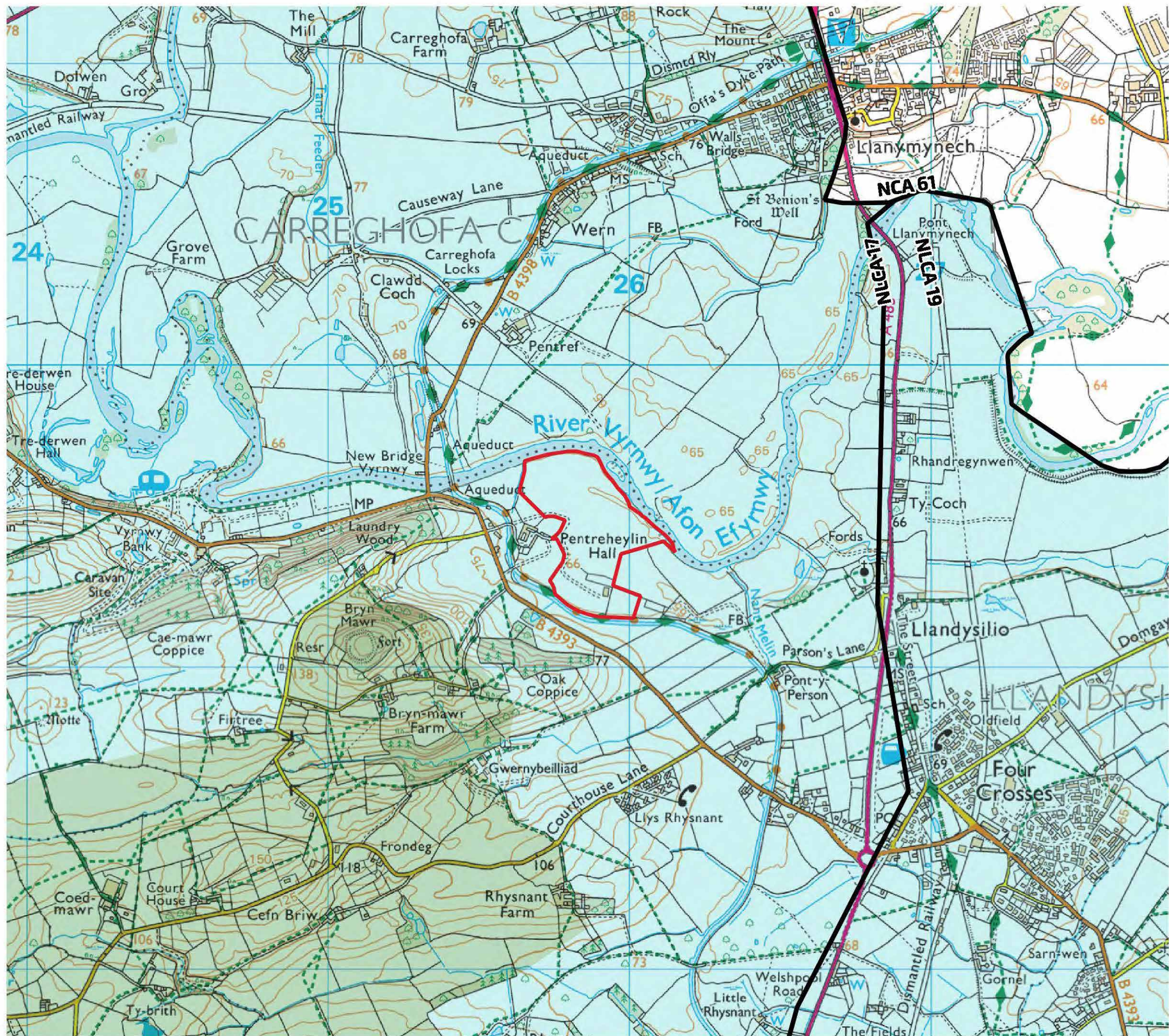
client
Canal and River Trust

project
**Vyrnwy Reserve,
Montgomery Canal**

title	scale
AERIAL PHOTOGRAPH	1:12,500 @ A3

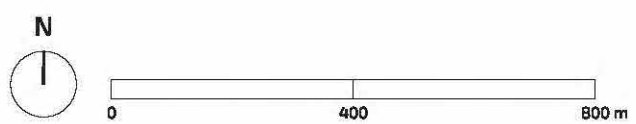
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FIGURE 2	-

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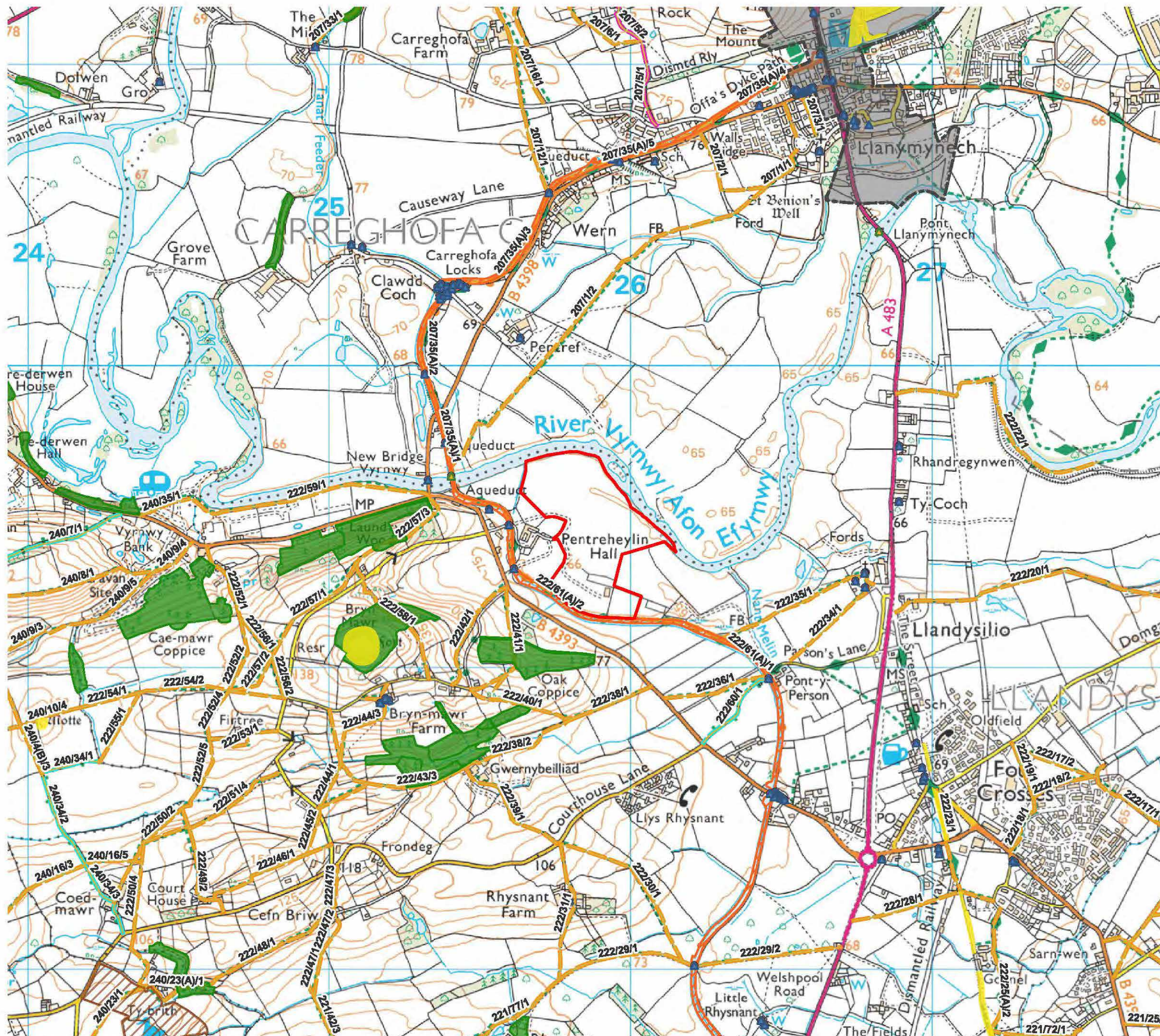
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- Site Boundary
- National Character Areas & National Landscape Character Areas
 - NCA 61: Shropshire, Cheshire and Staffordshire Plain
 - NLCA 17: Montgomeryshire Hills and Vales
 - NLCA 19: Severn Valley

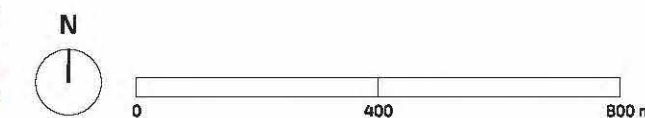
- Powys Landscape Character Areas
- LCA 10: Guilsfield
 - LCA 8: Severn Farmlands

date	30/04/25	drawn/checked	JDS/RC
client	Canal and River Trust		
project	Vyrnwy Reserve, Montgomery Canal		
title	LANDSCAPE CHARACTER	scale	1:12,500 @ A3
number	FIGURE 3	rev	-



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- Site Boundary
- Ancient Woodland
- Special Areas of Conservation
- Sites of Special Scientific Interest
- Conservation Areas
- Scheduled Monuments

Listed Buildings

- II*
- II

Public Rights of Way

- Bridleway
- Footpath
- Restricted Byway

date 30/04/25
JDS/RC

client
Canal and River Trust

project
**Vyrnwy Reserve,
Montgomery Canal**

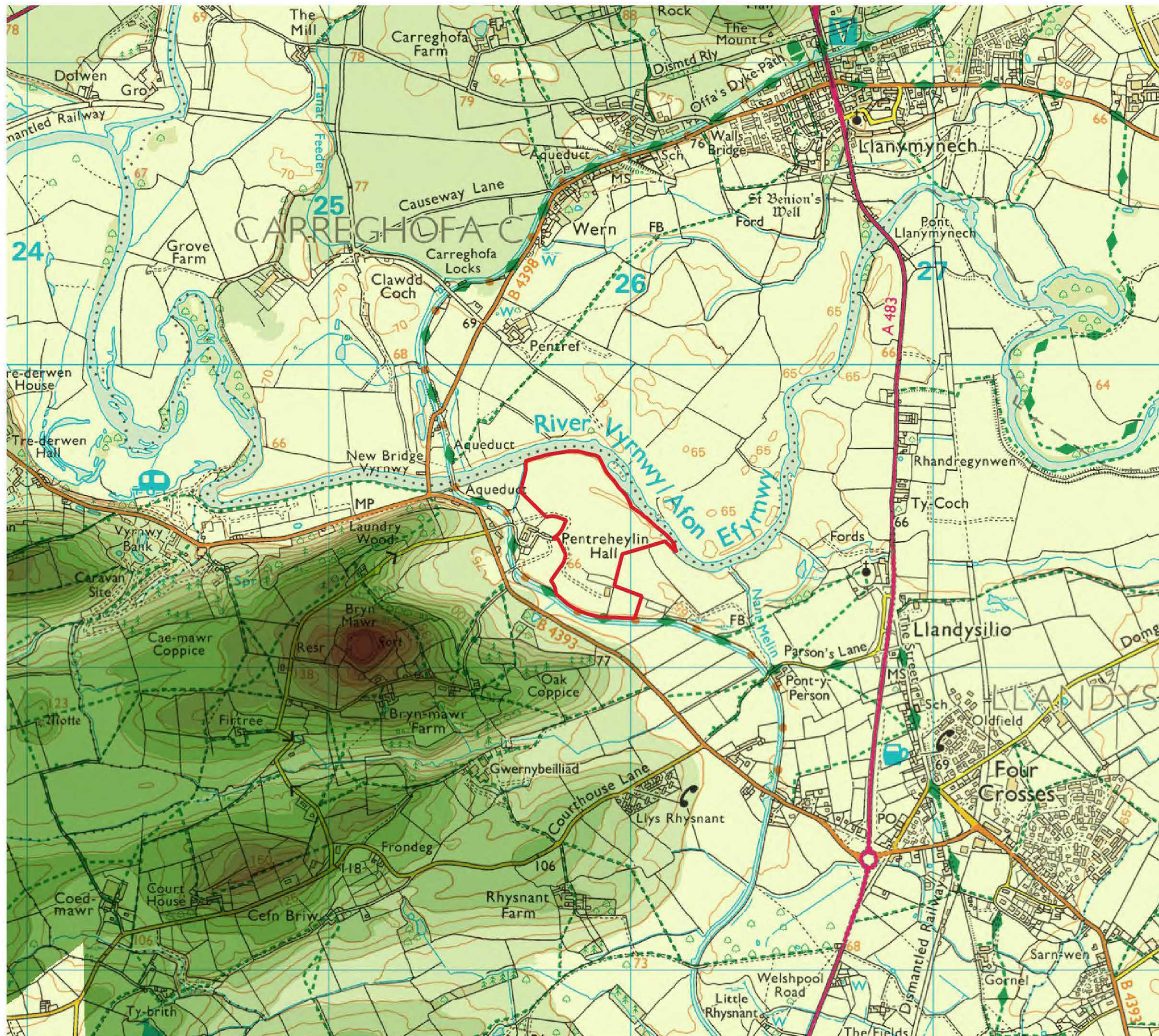
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DESIGNATIONS

scale
1:12,500 @ A3

number
FIGURE 4

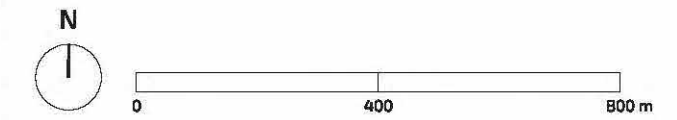
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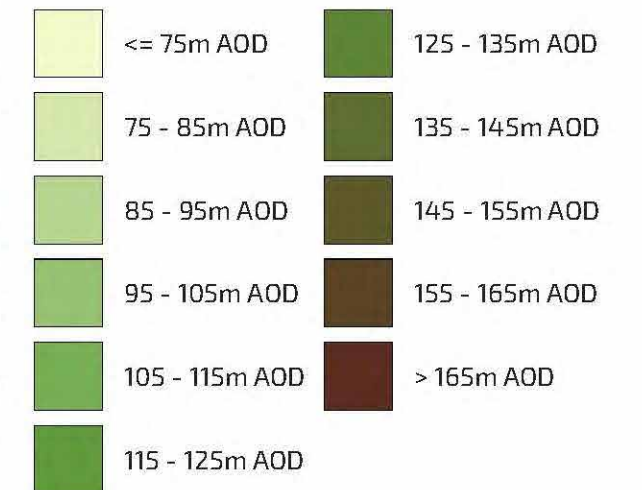
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 Site Boundary

Topography



date
30/04/25

drawn/chkd
JDS/RC

client
Canal and River Trust
project
**Vyrnwy Reserve,
Montgomery Canal**

title
TOPOGRAPHY

scale
1:12,500 @ A3

number
FIGURE 5

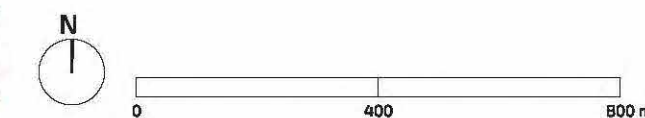
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& design



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- Site Boundary
- Visual Receptors
- ⦿ Viewpoint Locations

Visual Receptors

Residential

- A1 - Pentreheylin Hall Farm
- A2 - Nearby residential Properties

Public Rights of Way (PRoW)

- B1 - Montgomery Canal towpath 'Offas Dyke Trail'
- B2 - Carreghofa Trail
- B3 - PRoWs to west inc. '222/58/1'

Roads

- C1 - Lane signposted for Brynmawr

Other receptors

- D1 - Users of Montgomery Canal
- D2 - Users of River Vyrnwy

date 30/04/25 drawn/checked JDS/RC

client **Canal and River Trust**

project **Vyrnwy Reserve, Montgomery Canal**

title **VISUAL APPRAISAL** scale 1:12,500 @ A3

number rev -

FIGURE 6