

Existing dwelling

Montgomery Canal

Oatlands

Existing vegetation along northern site boundary



Photo Viewpoint A: View north from Public Right of Way (214/243/1)

Tan House

Existing dwelling

Montgomery Canal

Oatlands

Existing vegetation within site



Photo Viewpoint B: View north from Coppice Lane

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1  
Projection: Cylindrical  
Enlargement factor: 100%

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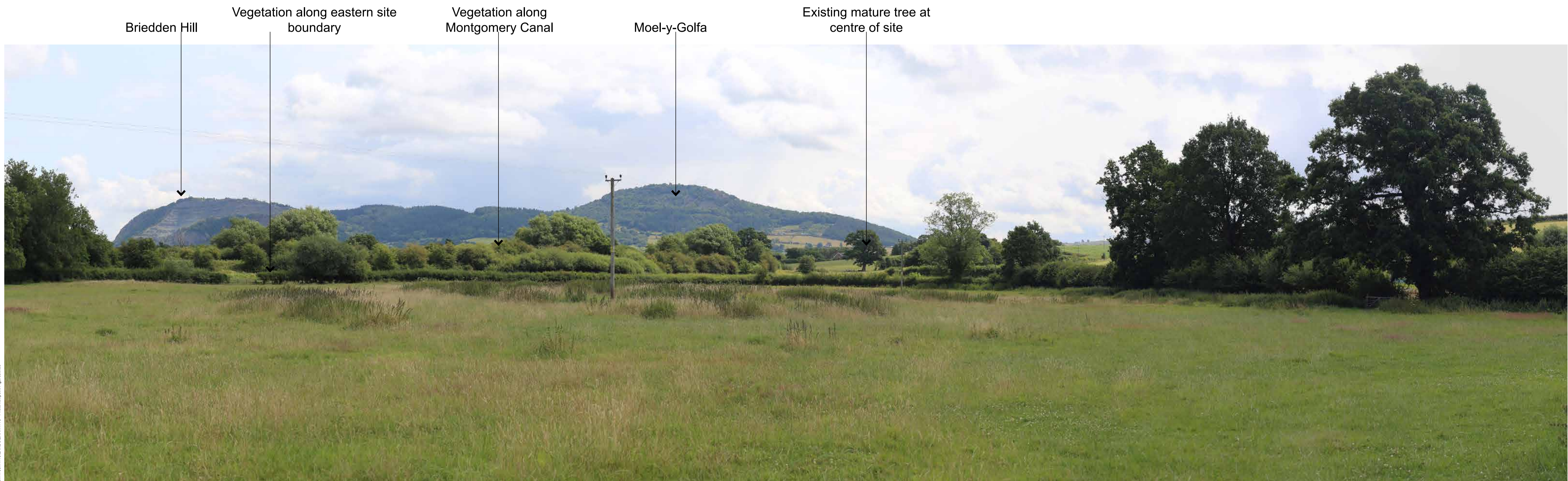


Mature tree and hedgerow within site

Briedden Hill

Coppice Lane

Photo Viewpoint C: View north-east from Public Right of Way (214/240/1)



Briedden Hill

Vegetation along eastern site boundary

Vegetation along Montgomery Canal

Moel-y-Golfa

Existing mature tree at centre of site

Photo Viewpoint D: View south-east from Public Right of Way (214/240/1) (route as plotted on Powys Definitive Public Rights of Way Map)

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

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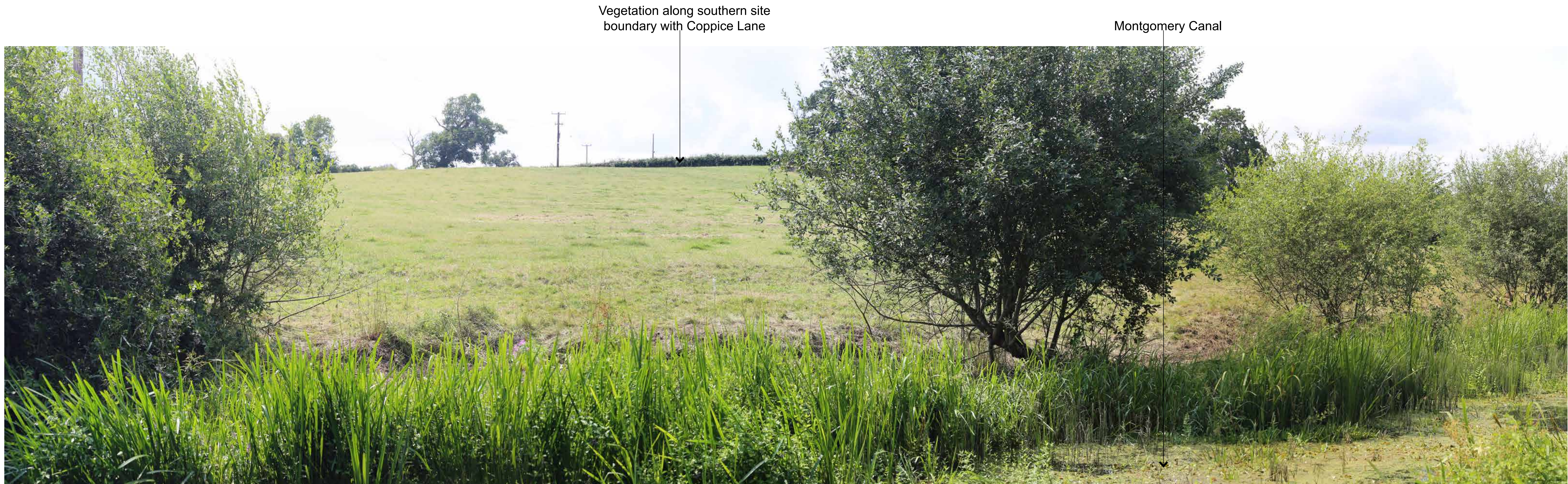


Photo Viewpoint E: View south from Montgomery Canal towpath

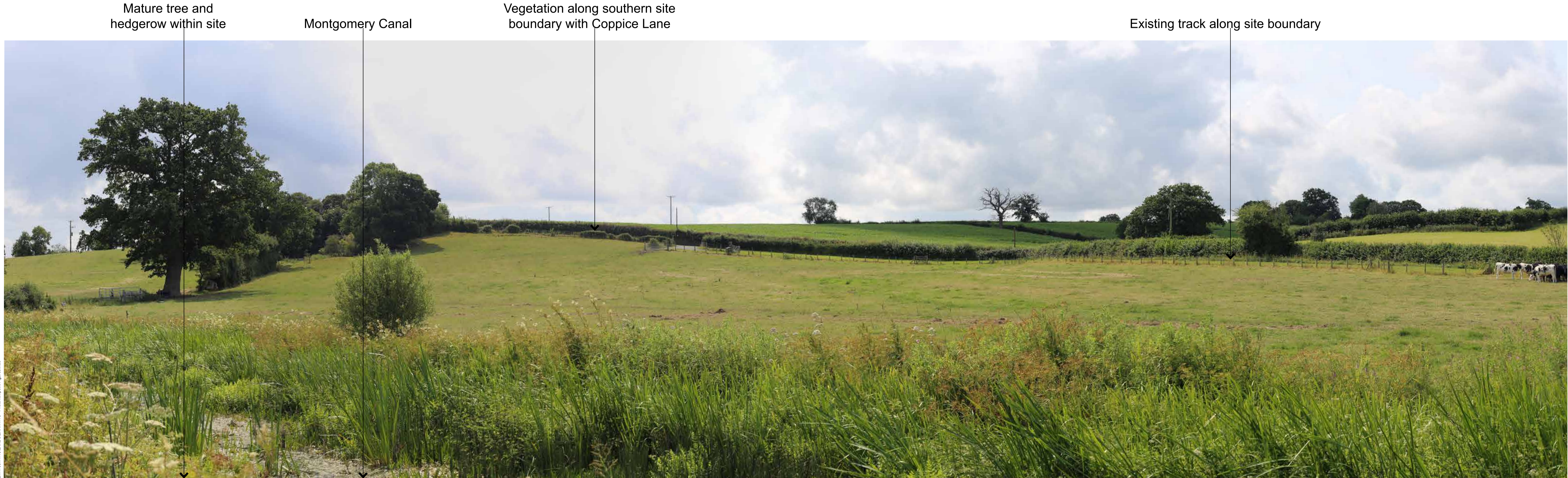


Photo Viewpoint F: View south from Montgomery Canal towpath

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.  
 Visualisation Type: Type 1  
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Montgomery Canal

Site



Photo Viewpoint G: View south-east from Tanhouse Bridge

Approximate location of site



Photo Viewpoint H: View south from unnamed lane adjacent to Oatlands

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

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Vegetation along field boundary with Montgomery Canal

Site

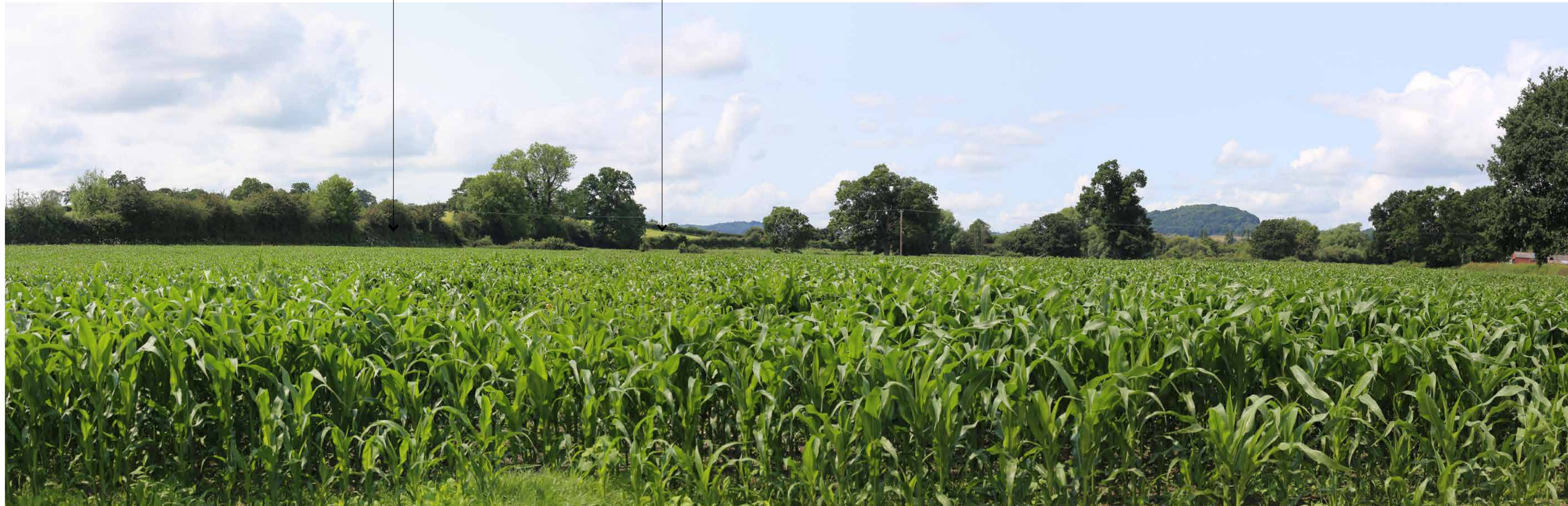


Photo Viewpoint I: View south-west from highway to north-east of Montgomery Canal and site

Approximate direction of site (screened by intervening landform and vegetation)

Briedden Hill

Moel-y-Golfa



Photo Viewpoint J: View north from Public Right of Way (214/238/1)

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1  
Projection: Cylindrical  
Enlargement factor: 100%

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**Appendix A**  
**LVA METHODOLOGY AND CRITERIA**



## **Appendix A**

### **Landscape and Visual Appraisal – Methodology and Assessment Criteria**

#### **Introduction**

- 1.0 The methodology for the Landscape and Visual Appraisal (LVA) undertaken for the proposed development is detailed in the LVA report. The following information should be read in conjunction with this methodology.
- 1.1 As advised in the Guidelines for Landscape and Visual Impact Assessment (3rd Edition) (GLVIA3), the judgements made in respect of both landscape and visual effects are a combination of an assessment of the sensitivity of the receptor and the magnitude of the landscape or visual effect. The following details the definitions and criteria used in assessing sensitivity and magnitude for landscape and visual receptors.
- 1.2 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as High/ Medium or Moderate/ Minor etc. This indicates that the assessment lies between the respective definitions or encompasses aspects of both.

#### **Landscape**

##### **Landscape Sensitivity**

- 1.3 Landscape receptors are assessed in terms of their 'Landscape Sensitivity'. This combines judgements on the value to be attached to the landscape and the susceptibility to change of the landscape from the type of change or development proposed. The definition and criteria adopted for these contributory factors is detailed below.
- 1.4 There can be complex relationships between the value attached to landscape receptors and their susceptibility to change which can be especially important when considering change within or close to designated landscapes. For example, an internationally, nationally or locally valued landscape does not automatically or by definition have a high susceptibility to all types of change. The type of change or development proposed may not compromise the specific basis for the value attached to the landscape.

##### Landscape Value

- 1.5 Value can apply to a landscape area as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. The following criteria have been used to categorise landscape value. Where there is no clear existing evidence on landscape value, an assessment is made based on the criteria/ factors identified below (based on the guidance in the Landscape Institute Technical Guidance Note 02/21 "Assessing landscape value outside national designations", (which provides more up to date guidance than Box 5.1 of GLVIA3).

- Natural Heritage
- Cultural Heritage
- Landscape Condition
- Associations
- Distinctiveness
- Recreational
- Perceptual (scenic)
- Perceptual (Wildness and tranquillity)
- Functional



<b>Landscape Value</b>	<b>Definition</b>
High	Landscape receptors of high importance based upon factors of natural and cultural heritage, condition, distinctiveness, recreational value, perceptual qualities associations and functional aspects.
Medium	Landscape receptors of medium importance based upon factors of natural and cultural heritage, condition, distinctiveness, recreational value, perceptual qualities and quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities, associations and functional aspects.
Low	Landscape receptors of low importance based upon factors of natural and cultural heritage, condition, distinctiveness, recreational value, perceptual qualities and quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities, associations and functional aspects.

#### Landscape Susceptibility to Change

- 1.6 This means the ability of the landscape receptor (overall character type/ area or individual element/ feature) to accommodate the change (i.e. the proposed development) without undue consequences for the maintenance of the baseline position and/ or the achievement of landscape planning policies and strategies. The definition and criteria for the assessment of Landscape Susceptibility to Change is as follows:

<b>Landscape Susceptibility to Change</b>	<b>Definition</b>
High	A highly distinctive and cohesive landscape receptor, with positive characteristics and features with no or very few detracting or intrusive elements. Landscape features intact and in very good condition and/ or rare. Limited capacity to accept the type of change/ development proposed.
Medium	Distinctive and more commonplace landscape receptor, with some positive characteristics/ features and some detracting or intrusive elements. Landscape features in moderate condition. Capacity to accept well planned and designed change/ development of the type proposed.
Low	Landscape receptor of mixed character with a lack of coherence and including detracting or intrusive elements. Landscape features that may be in poor or improving condition and few that could not be replaced. Greater capacity to accept the type of change/ development proposed.

#### **Magnitude of Landscape Effects**

- 1.7 The magnitude of landscape effects is the degree of change to the landscape receptor in terms of its size or scale of change, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the separate considerations of Scale or Size of the Degree of Change, Reversibility the geographical extent and duration of change are described where relevant in the appraisal.

### Scale or Size of the Degree of Landscape Change

<b>Scale or Size of the Degree of Landscape Change</b>	<b>Definition</b>
High	Total loss of or substantial alteration to key characteristics / features and the introduction of new elements totally uncharacteristic to the receiving landscape. Overall landscape receptor will be fundamentally changed.
Medium	Partial loss of or alteration to one or more key characteristics / features and the introduction of new elements that would be evident but not necessarily uncharacteristic to the receiving landscape. Overall landscape receptor will be obviously changed.
Low	Limited loss of, or alteration to one or more key characteristics/ features and the introduction of new elements evident and/ or characteristic to the receiving landscape. Overall landscape receptor will be perceptibly changed.
Negligible	Very minor alteration to one or more key characteristics/ features and the introduction of new elements characteristic to the receiving landscape. Overall landscape receptor will be minimally changed.
None	No loss or alteration to the key characteristics/ features, representing 'no change'.

### Geographical Extent

<b>Geographical extent</b>	<b>Definition</b>
Extensive	Notable change to an extensive proportion of the geographic area.
Moderate	Notable change to part of the geographic area,
Minimal	Change over a limited part of the geographic area.
Negligible	Change over a very limited part of the geographical area

### Duration

<b>Duration</b>	<b>Definition</b>
Short term	The change will occur for up to 5 years.
Medium Term	The change will occur for between 5 and 10 years.
Long term	The change will occur for over 10 years

### Reversibility

<b>Reversibility</b>	<b>Definition</b>
Irreversible	The development would be permanent and the assessment site could not be returned to its current/ former use.

Reversible	The development could be deconstructed/ demolished and the assessment site could be returned to broadly its current/ historic use (although that may be subject to qualification depending on the nature of the development).
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## Visual

### Sensitivity of Visual Receptors

- 1.8 Visual sensitivity assesses each visual receptor in terms of their susceptibility to change in views and visual amenity and also the value attached to particular views. The definition and criteria adopted for these contributory factors is detailed below.

#### Visual Susceptibility to Change

- 1.9 The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of; firstly, the occupation or activity of people experiencing the view at particular locations; and secondly, the extent to which their attention or interest may therefore be focussed on the views and visual amenity they experience.

Visual Susceptibility to Change	Definition
High	Residents at home with primary views from ground floor/garden and upper floors. Public rights of way/ footways where attention is primarily focussed on the landscape and on particular views. Visitors to heritage assets or other attractions whose attention or interest is likely to be focussed on the landscape and/ or on particular views. Communities where views make an important contribution to the landscape setting enjoyed by residents. Travellers on recognised scenic routes.
Medium	Residents at home with secondary views (primarily from first floor level). Public rights of way/ footways where attention is not primarily focussed on the landscape and/ or particular views. Travellers on road, rail or other transport routes.
Low	Users of outdoor recreational facilities where the view is less important to the activities (e.g. sports pitches). Travellers on road, rail or other transport where views are primarily focussed on the transport route. People at their place of work where views of the landscape are not important to the quality of the working life.

#### Value of Views

- 1.10 The value attached to a view takes account of any recognition attached to a particular view and/ or any indicators of the value attached to views, for example through guidebooks or defined viewpoints or references in literature or art.

<b>Value of Views</b>	<b>Definition</b>
High	A unique or identified view (e.g. shown as such on Ordnance Survey map, guidebook or tourist map) or one noted in literature or art. A view where a heritage asset makes an important contribution to the view.
Medium	A typical and/ or representative view from a particular receptor.
Low	An undistinguished or unremarkable view from a particular receptor.

### **Magnitude of Visual Effects**

- 1.11 Magnitude of Visual Effects evaluates each of the visual effects in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the Scale or Size (including the degree of contrast) of Visual Change. The distance and nature of the view and whether the receptor's view will be stationary or moving are also detailed in the Visual Effects Table.

<b>Scale or Size of the Degree of Visual Change</b>	<b>Definition</b>
High	The proposal will result in a large and immediately apparent change in the view, being a dominant and new and/ or incongruous feature in the landscape.
Medium	The proposal will result in an obvious and recognisable change in the view and will be readily noticed by the viewer.
Low	The proposal will constitute a minor component of the wider view or a more recognisable component that reflects those apparent in the existing view. Awareness of the proposals will not have a marked effect on the overall nature of the view.
Negligible/ None	Only a very small part of the proposal will be discernible and it will have very little or no effect on the nature of the view.

### **Level of Effect**

- 1.12 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.
- 1.13 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 descriptive thresholds have been used for this appraisal:
- **Major**
  - **Moderate**
  - **Minor**
  - **Negligible**

- 1.14 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.

**Appendix B**  
**LANDSCAPE EFFECTS TABLE (LET)**



APPENDIX C: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
<b>National Landscape Character</b>									
Natural Landscape Character Area 17 'Montgomeryshire Hills and Vales'	Medium	Medium	Medium	Construction: Negligible Completion: Negligible Year 15: Negligible	No	The proposed development would result in no discernible change to landscape character at this broad geographic scale.	Negligible	Negligible	Negligible
<b>Landscape Character Assessment (LCA): County/District</b>									
Powys Landscape Character Assessment (2022) Severn Farmlands LCA 8	Medium	Medium	Medium	Construction: Negligible Completion: Negligible Year 15: Negligible-Low	No	At a local scale, the western section of the site lies within the 'Severn Farmlands' LCA. At this scale of assessment, the landscape effects will be relatively greater than the NCA though will still occur over localised parts of the landscape character area. Whilst it would be necessary to remove some existing vegetation to facilitate construction of the pond, new planting would mitigate for these losses and result in some localised beneficial effects.	Negligible	Negligible	Negligible-Minor Beneficial
Powys Landscape Character Assessment (2022) Guilsfield LCA 10	Medium	Medium	Medium	Construction: Negligible Completion: Negligible Year 15: Negligible-Low	No	At a local scale, the eastern section of the site lies within the 'Severn Farmlands' LCA. At this scale of assessment, the landscape effects will be relatively greater than the NCA though will still occur over localised parts of the landscape character area. Whilst it would be necessary to create a bund using material excavated to facilitate construction of the pond, new landform would be designed to have sloping sides and to blend with existing landscape character and new planting would result in some localised beneficial effects.	Negligible	Negligible	Negligible-Minor Beneficial
<b>Landscape Character: Site and Immediate Context</b>									



APPENDIX C: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Site and Immediate Context	Medium	Medium	Medium	Construction: Low Completion: Negligible Year 15: Low	No	<p>Whilst the proposed development would result in the loss of a relatively small area of pastoral and agricultural land, these features would be replaced by the creation of a new nature reserve alongside the Montgomery Canal. The new reserve would comprise the establishment of a mosaic of new habitats including a large new pond, tree, scrub and hedgerow planting, areas of species rich grassland and wetland planting. Wetland planting would include the establishment of Luronium natans, a plant for which the Welsh section of the canal is internationally protected.</p> <p>The pond has been designed to have a naturalistic appearance, which would incorporate varied slope profiles and an irregular plan form, which would follow the Montgomery Canal and surrounding topography. The pond has been set back from areas of more steeply sloping ground along the southern boundary of the fields in order to minimise effects of excavations on the topography of the site. Water levels in the pond would fluctuate in order to resemble a natural waterbody. The pond would be predominantly open water but would also consist of large areas of reedbed to enhance their biodiversity value.</p> <p>If possible, some of the excavated material from the pond would be retained and recycled on site to create an attractive landform and habitat area within the eastern field parcel. The bund would be designed to complement the attractive rural character and topography of the area being limited to a maximum of 3.0m in height and a varied slope profile to give a more naturalistic appearance. Seeding of the bunds would create new grassland habitat and further soften the appearance of bunds and ensure these features blend with their surroundings.</p> <p>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. It is therefore considered that the proposals would result in minimal influence on the wider landscape.</p>	Minor Adverse	Negligible	Minor Beneficial

**Appendix C**  
**VISUAL EFFECTS TABLE (VET)**



APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type, Location and photographs <small>(including approx no. of dwellings where applicable)</small>	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion (Winter)	Overall Effect at 15 Years Post Completion (Summer)
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) <small>(approx. m/km)</small>	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
R1	Residents at Tan House and Yr ysgobur	High	Medium	High-Medium	Adjacent to site	Full	Permanent	Construction: Low Completion: Negligible Year 15: Negligible-Low	Views of the proposed nature reserve would be possible from Tan House and Yr Ysgubor, which are located adjacent to the western section of the site. Existing views across the agricultural fields would be replaced by views of the proposed bunds, pond and associated planting. The height of the bunds would be limited to approximately 3.0m above the existing ground levels and slopes have been carefully designed to mimic natural landform and ensure that longer distance views out from these properties are maintained. Views of the bund and pond would be screened and filtered to varying degrees by vegetation along the property boundaries.	Minor Adverse	Negligible	Negligible-Minor Beneficial
R2	Residents at Bank Farm	High	Medium	High-Medium	c.150m	Partial	Permanent	Construction: Low-Negligible Completion: Negligible Year 15: Negligible-Low	Views of the proposed nature reserve may be possible from the first floor windows of Bank Farm, which is located to the east of the site. Views would be partially screened by the existing hedgerow along the site boundary and intervening tree cover. Where views are possible, these would primarily be of the proposed pond and associated planting.	Minor Adverse-Negligible	Negligible	Negligible-Minor Beneficial
R3	Residents at Oatlands	High	Medium	High-Medium	c.250m	Glimpse	Permanent	Construction: Low-Negligible Completion: Negligible Year 15: Negligible	Views towards the site from Oatlands are largely screened by existing mature tree cover along the canal and intervening field boundaries. Where partial views of the site are possible, views of the agricultural field would be replaced by views of the new waterbody.	Minor Adverse-Negligible	Negligible	Negligible

<b>P1</b>	Users of Public Right of Way 214/243/1 (VPA)	High	Medium	High-Medium	Within site	Full	Permanent	Construction: Low Completion: Negligible Year 15: Low	This Public Right of Way would be diverted around the proposed waterbody to maintain public access to the southern edge of the Montgomery Canal. Clear and unobstructed views of the proposed nature reserve would be possible from this short section of Public Right of Way, which stops at the edge of the Montgomery Canal. Views of the existing agricultural land would be largely replaced by views of the new pond and bund, which would be sympathetically designed and planted to resemble natural landform and waterbodies.	Minor Adverse	Negligible	Minor Beneficial
<b>P2</b>	Users of Public Right of Way 214/240/1 (VPC, VPD)	High	Medium	High-Medium	c.150m	Partial	Permanent	Construction: Low Completion: Negligible Year 15: Low	Visibility of the site varies along the length of this Public Right of Way, which extends west from Coppice Lane through the fields to the south and west of the site. Where the footpath rises up the slope from Coppice Lane, partial views across the eastern section of the site are possible. Views of the agricultural land along the southern edge of the canal would be largely replaced by views of the proposed pond and associated planting. The pond has been carefully designed to blend with existing topography and to resemble a natural waterbody.  Where the footpath extends east towards Tan House, views are partially screened by the existing hedgerow along the site boundary. It is anticipated that views of the proposed bund would be possible from this section of the footpath. The bund would be designed to resemble a natural landform and planted in order to soften its appearance in the medium term.	Minor Adverse	Negligible	Minor Beneficial
<b>P3</b>	Users of Public Right of Way 214/238/1 (VPJ)	High	Medium	High-Medium	c.590m	None	Permanent	Construction: Negligible Completion: Negligible Year 15: Negligible	Views of the site from this Public Right of Way, which extends along higher ground to the south of the site, are screened by overlapping belts of vegetation along intervening field boundaries and the undulating landform.	Negligible	Negligible	Negligible
<b>P4</b>	Users of Montgomery Canal Towpath (VPE, VPF)	High	Medium	High-Medium	c.10m	Full	Permanent	Construction: Low Completion: Low-Negligible Year 15: Low	Views of the site from this Public Right of Way, which extends along higher ground to the south of the site, are screened by overlapping belts of vegetation along intervening field boundaries and the undulating landform..	Minor Adverse	Negligible	Minor Beneficial
<b>H1</b>	Users of Coppice Lane (VPB)	Medium	Medium	Medium	c.15m	Partial	Permanent	Construction: Low-Negligible Completion: Negligible Year 15: Negligible-Low	Views towards the proposed nature reserve would be largely screened from Coppice Lane as a result of the existing boundary hedgerow and trees. Views would generally only be possible from a short section of the lane where the boundary is defined by a post and wire fence only. Views would be primarily of the new waterbody and associated planting with the bund largely screened by built development and vegetation at Tan House and Yr Ysgubor.	Minor Adverse-Negligible	Negligible	Negligible-Minor Beneficial

H2	Users of unnamed lane (including Tanhouse Bridge) (VPG, VPH, VPI)	Medium	Medium	Medium	c.250m	Glimpse	Permanent	Construction: Negligible Completion: Negligible Year 15: Negligible	Vegetation along the lane, intervening field boundaries and the Montgomery Canal limit views from the lane to occasional glimpsed views towards the site. Where views are possible, the proposed pond and bund would be designed to blend with the existing landform and planted sympathetically.	Negligible	Negligible	Negligible
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