

Landscape and Visual Impact Assessment

Proposed 16,000 bird free-range unit

Land north of Glanmyddyfi

Pentrefelin, Llandeilo, Carmarthenshire



Prepared
by
Mackley Davies Associates Ltd

December 2017

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Land north of Glanmyddyfi

Pentrefelin

Llandeilo

Carmarthenshire

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APPENDIX 1 : POLICIES FROM CARMARTHENSHIRE LOCAL DEVELOPMENT PLAN

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1.0 BACKGROUND

- 1.1 This study has been undertaken to assess the potential landscape and visual impact effects associated with a planning application to Carmarthenshire Council for a 16,000 bird free-range unit on land north of Glanmyddyfi, Pentrefelin, Llandeilo, Carmarthenshire. The report has been prepared by Gill Mackley (CMLI) of Mackley Davies Associates Ltd, a registered practice of the Landscape Institute.
- 1.2 'The site' refers to the proposal to erect a coloured steel-clad unit measuring 73.7 x 20.3 x 7.5m to the ridge line, with associated turning area, and feeding silos, set within an enclosed field parcel used for pasture. The National Grid Reference is SN598240, postcode SA19 7AA. The site is located 400m north of the A40 and approximately 2 miles west of Llandeilo.
- 1.3 Pre-application discussions have taken place with the local planning authority.

2.0 METHOD OF ASSESSMENT

- 2.1 The assessment has been produced in line with the published 'Guidelines for Landscape and Visual impact Assessment' (referred to as GLVIA) produced by the Landscape Institute (2103 3rd edition).
- 2.2 The GLVIA publication defines landscape and visual impacts as changes to the fabric, character and quality of the landscape as a result of development and is based on a mix of desk based study and field work.

The impact assessment is principally concerned with:

- Direct impacts upon specific landscape elements
- Effects on the overall pattern of components that give rise to landscape character and regional and local distinctiveness
- Impacts on acknowledged areas of special landscape value such as designated landscapes, site of conservation interest or sites of cultural interest
- Direct intrusion or obstruction on views within the landscape
- The effect on specific visual receptors
- The overall impact on visual amenity

The GLVIA produces an evaluation of **landscape effects and visual effects**:

- Landscape effects: consist of the changes in the fabric, character and quality of the landscape which is predicted would result from the construction and operation of the proposal.

- Visual effects: the predicted effects on views available from publicly accessible areas, residential dwellings ie. visual receptors and public general visual amenity, and heritage assets.

2.3 Assessment of impact

Landscape and visual impacts are a function of sensitivity combined with the magnitude of change. This is a subjective judgement, but one that is based on robust, transparent and professional judgement. The categories for significance used are as follows (and are used whether the impact is negative, beneficial, short or long term):

Sensitivity	Magnitude	Overall impact
Very high	Large	Great
High	Medium	Major
Medium	Small	Moderate
Low	Negligible	Minor
		Negligible or none

2.4 Survey work

Following a desk top review of existing maps and documents, a driving and walking tour of the study area to accompany a previous scheme was undertaken mid May 2016, in variable weather conditions.

A selection of photographs on photo sheets 1-5 show views from and towards the site taken from key points, locations are shown on the attached Plans.

2.5 Limitations

The assessment is based on views from publicly accessible locations but does not necessarily identify all locations from where the proposals are potentially visible from. Where there is likely to be an impact on private views this is noted and assessed where possible.

3.0 PROPOSED DEVELOPMENT

3.1 The proposed layout is shown on Plan 8.

3.2 A new chicken unit measuring 73.7 x 20.3 x 7.5m to the ridge line will be constructed with coloured steel clad elevations to 4.6m (eaves height). The ridge line will be at 7.5m at the front, and after 15m with an internal 1.2m step the ridge line reduces to 6.3m, with fans spaced at regular intervals that will protrude above the ridge. Two hoppers also in coloured steel to 7m height will be sited at the south west corner of the building adjacent to a low conveyor belt, with 1000 gallon wash out holding tank to the east end of the building.

3.3 The existing field access from the adjacent unclassified highway will be used.

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3.4 A new concrete turn round area will front the unit with access continuing along the north and east.

3.5 Fencing around the chicken unit (runs to be determined) will be 1.2m high electric fencing to prevent foxes accessing the chicken unit.

3.6 Orientation of the building will be approximately west-east, set parallel and to the north of Hedge 1. 'Ranging pasture' for the birds will be to the east and south across 20 acres.

3.7 Hedge replacement or relocation is required to accommodate a new kerb radius and extend the existing visibility splay (to the east) at the junction with the A40 (circa 400m to the south of the proposed unit), affecting 40 linear meters of mainly ornamental hedge and possibly ornamental trees in the garden of Glanmyddyfi.

3.8 Excavation will be required for the concrete hardstanding and soakaway, and to accommodate the extent of the building which will involve re-profiling adjacent ground to create new stable profiles. In addition excavation will be required for any underground service runs.

3.9 Existing ground is sloping west-east ranging from 45.40m at the road to 59.00 at the hedge line, although virtually level from north-south. The building itself will be positioned on land ranging from 48.00m in the west to 54.00m in the east with the majority of the slab level set at 49.00m and west end 1.2m lower. Setting the building into the landscape will require 'cut' and 'fill'. Refer to sections drawn by DR Design.

3.10 No lighting is proposed outside the unit.

3.11 Grass will be maintained by mowing.

4.0 OVERALL LANDSCAPE AND VISUAL BASELINE

4.1 Location

The site lies 400m along an unclassified dead-end road from the junction with the A40, close to The Cottage Inn, 2 miles to the west of Llandeilo.

4.2 Landscape Setting

The site is accessed from the unclassified road, and lies in a land parcel enclosed by well maintained low hedged banks. The road is a dead-end and carries on to service two properties.

The site lies in steeply undulating pasture with views east blocked by the rising topography. Bounded by the road on two sides of the site, a tree-lined stream runs alongside, this tree cover together with the site hedgerows creates a visually enclosed space.

There are long attractive views west to higher ground, with shorter less attractive views south where the occasional building can be seen (including mainly the rooflines of The Cottage Inn and Glan Myddyfi) and the A40 is evident from the roofs of passing lorries.

The settlement pattern is dispersed, consisting of farm houses and cottages (many have been modernised) dotting the countryside, often hidden by small tree copses or hedgerows, set in a rolling pastoral landscape with mature field and hedgerow trees a feature.

4.3 Field boundaries

Field boundaries at the site consist of trimmed hedgerows to fence height, most lie on small banks creating a low but very wide dense hedge, dominated by hawthorn and sloe. There are no hedgerow trees at the site although individual mature trees (dominated by oak) are a feature of the area.

4.4 Visual attractors

Within the immediate vicinity attractors include:

- Hedgerows
- Field corner copse
- Stream-side trees
- Mature occasional hedgerow and field trees
- Undulating pastoral landscape

4.5 Public access network

The unclassified road adjacent to the site is a dead-end road leading to two residential properties.

There are no public rights of way at the site. The nearest footpath is 0.4km to the south at the A40.

4.6 Designated and non-designated heritage

The Ordnance Survey plan for 1888 shows there have been few changes to the present day, tree cover, field size, and settlement pattern is very similar. Public footpaths have been removed although the key change will be the volume of traffic on what is today the A40.

Hedgerow and field trees are mapped and the occasional mature field tree is a key landscape feature today.

Mapping from Historic Wales (Plan 5) shows listed buildings/structures and Scheduled Ancient Monuments (SAM). Also shown is data from the Heritage Environment Record.

Pre-application screening opinion highlighted a requirement to assess any potential impact on:

- two iron-age enclosures lying on high ground at 1.1km to the north west (reference PRN4743 Cae Castell) and 1.75km to the north east of the site (reference PRN 836 Cefn Rhiwlas)
- Dinefwr Castle a grade 1 listed building and SAM (CM367) lying 2.6km to the south east within Plas Dinefwr a grade 1 Registered Park and Garden PGW (Dy) 12 (CAM)

The two enclosures are not accessible to the public so views from the nearest road were assessed.

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Aberglasney House (listed 2*) and Registered Park and Garden (2*) lie 2.5km to the south west, this site is fully screened by intervening topography and tree cover.

Llwyncelyn farmhouse (listed 2) lies 480m to the south-east and is fully screened by intervening topography.

The Tywi Valley Registered Landscape of Outstanding Historic Interest Ref HLW(D)5 lies around 1km to the south beyond the A40, a large area that extends 90km from Llyn Brianne reservoir to the estuary at Ferryside.

The impact on the setting of potentially visible heritage assets is assessed in Section 8.

4.7 Locally native tree and hedgerow species

Refer to Ecological Survey by Baker Consultants for more detail.

Hedges surrounding the site are typical of the area and are regularly cut to around 1m in height, with a dense structure, no gaps, often on a slight bank, and are up to 2.5m wide. There are no hedgerow or field trees within the site, although both are characteristic of the area. A narrow band of trees runs along the stream parallel to the road and a small copse of trees in the north east corner of the site. Refer to the Aerial Photo on Plan 03 for locations.

Hedge 1 – immediately south east of the proposed unit, with pasture beyond

mainly hawthorn, sloe, hazel, with occasional elder, holly, honeysuckle, rose

Hedge 2 – immediately north east of the proposed unit, with pasture beyond

mainly sloe, hawthorn, occasional elder







Hedge 3 – runs alongside the road on top of a steep bank

mainly sloe, hazel, hawthorn

Streamside trees – sycamore, oak, ash up to 12-15m height, with understorey

Field corner copse – goat willow, hawthorn, hazel, oak, ash

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Hedge 1	Hedge 2
	
Hedge 3 (on the right)	Hedge south of existing access point
	
Hedge 4	Hedge 5

4.8 Hedge species at Glan Myddyfi

The hedge will require relocation or replanting as this lies within the visibility splay required for access onto the A40. The hedge is regularly cut to around 1m height, dense with very few gaps on a 0.5m bank, dominated by privet, with some hawthorn, bamboo, hazel, elm.

Ornamental trees (semi-mature) lie 2m from the garden boundary and include poplar and ornamental oak.

5.0 LANDSCAPE CHARACTER

5.1 In addition to the landscape baseline described in section 4.0, additional information on broader scale landscape character is drawn from the LANDMAP information for Carmarthenshire, published by Natural Resources Wales (formerly the Countryside Council for Wales) and available on-line. LANDMAP describes and evaluates five aspects of the landscape, the key aspect for this type of proposal is the Visual and Sensory aspect.

5.2 The extract below is from the Carmarthenshire LANDMAP for the Visual and Sensory aspect for the location of the site and for the nearby adjacent area – refer to Plan 6. Note that evaluation criteria range from Low, Moderate, High to Outstanding and that the descriptions cover a much wider geographic area than the setting to the site.

Tywi Slopes Northern CRMRTVS725 Hillside & Scarp Slopes Grazing - containing the site

Summary description

The scarp slopes between the higher plateau to the north and the Dyffryn/Tywi to the south. The area is dissected by several steep sided valleys such as the Cloidach north of Nantgaredig, and the valleys to the east of Peniel. The larger Cothi valley is recognised as a separate Aspect Area. While much of the land is very steep the hill land between is fairly level and can be managed for silage, as a result the higher land is mostly improved and the steeper land to a lesser extent. In some parts the mature hedgerows give an impression that the area is more wooded than it actually is, in others area the hedgerows are regularly flailed. At higher elevations there are some feelings of exposure and more distant views whereas the steeper valleys create a sense of enclosure. Farms are scattered and there are only a few small settlements.

Evaluation

Overall Moderate

Scenic Quality Moderate (While the area is attractive, it is not considered to be of county importance.)

Integrity Moderate (The area is not interrupted by large scale developments, and could be considered to score high against this criteria but has on balance been evaluated as moderate.)

Character Moderate (While the area has a distinct character, with its steep valleys and hill land, this does occur elsewhere in the county.)

Rarity Moderate (Similar landscapes exist to the west of Carmarthen, however this area is important for the views it affords of the Dyffryn/Tywi and the Brecon Beacons.)

Recommendations

- Conserve and enhance all areas of unimproved grassland, scrub land, woodland, and wetland
- Conserve and enhance hedgerows, and hedgerow trees
- Seek to conserve and enhance the vernacular buildings in the area together with their settings, both domestic and agricultural
- Ensure that new developments/ conversions reflect traditional design and materials, and are in appropriate locations

Dyffryn Tywi Valley Sides North CRMRTVS970 Mosaic Lowland Valleys – nearby adjacent area adjacent

Summary description

Northern slopes to the flood plain, and part of the lowland valley landscape of Dyffryn Tywi, this area is almost undulating, with small rises, some larger - at e.g. Broad Oak elsewhere tributaries of the Tywi broaden out in their own valleys and cut through this area. Agricultural - grazing dominates, strong field pattern, with some hedgerow trees, but less so than on southern side and in the flood plain. Scattered farms, small lanes other than the main A40 that pass through much of this landscape, and along which there is some road side development, and small villages linear in layout. Includes traditional buildings - e.g. Aberglasney, and other more parkland type landscapes. Scenic views over Dyffryn Tywi, and within the area - a gentle rolling landscape. More woodland than in flood plain, mostly deciduous but some conifers.

Evaluation

Overall Outstanding

Scenic Quality Outstanding (A harmonious agricultural landscape with stunning views across Dyffryn Tywi, towards Brecon Beacons. Largely un-spoilt. An attractive mosaic of grassland, woodlands with traditional buildings.)

Integrity High (Little disrupts this landscape.)

Character High (Distinct character - rolling hills shallow valleys where tributaries of the Tywi traverse this area, woodlands, traditional buildings, small settlements.)

Rarity Outstanding (Part of the Dyffryn Tywi and one of only a few valleys of this scale in Wales.)

Recommendations

- Conserve and enhance the elements of the agricultural landscapes - trees, hedges, woodlands, water courses and traditional buildings
- Resist development that does not reflect vernacular styles and traditional materials, and that interrupts the rural character of this area
- Conserve and enhance the elements of the planned landscape in this area – parklands, field trees

Landscape Habitats layer

The site lies within the aspect area **CRMRTLH083** 'Llandeilo North', described as Dry (Relatively) Terrestrial Habitats/Grassland & Marsh/Improved Grassland.

Evaluation of this aspect area is **Moderate**, undulating agricultural landscape of improved grasslands. Hedgerows and wooded watercourses as well as occasional semi-improved grasslands form the focus of biodiversity interest.

The immediate management guideline is to 'refer to the Local Biodiversity Action Plan for Carmarthenshire which details key actions to safeguard specific ecological receptors including habitats and species'.

Historic Landscape layer

The site lies within the aspect area **CRMRTLH40223** 'Nantgaredig-Derwen Fawr', described as Rural environment/Agricultural/Regular Fieldscapes/Medium Fields.

Evaluation of this aspect area is High. This area scores highly in most categories but its potential and rarity scores are moderate. It is a typical example of a Carmarthenshire agricultural landscape. The most significant archaeological elements are: communication route - Roman road etc Medieval fortification, settlement and agriculture, 19th century emparkment.

The site is at the boundary with adjacent historic landscape layer CRMRTLH42450 'Llanfynydd' Rural environment/Agricultural/Irregular Fieldscapes.

Evaluation of this aspect area is **High**. This area scores highly in most categories but its potential and rarity scores are moderate. It is a typical example of a Carmarthenshire agricultural landscape. Llanfynydd is large area. It includes villages but is dominated by dispersed farms with small irregular fields... Larger fields on higher areas.

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Woodlands, particularly on steep slopes, including plantations are a distinctive element of the landscape... Most significant archaeological element(s): Buildings - chapels, dwellings etc, Deserted rural settlements, Small industrial sites – mills.

Geological Landscape layer

The site lies within the aspect area **CRMRTGL473** 'Salem', Lowland hills and valleys/Undulating lowland hill terrain/Undulating lowland hill terrain.

Evaluation of this aspect area is **Moderate**. No regionally significant sites/ landforms noted during present survey and geology/ geomorphology considered to be typical of feature/ process and is either widespread, better exposed elsewhere or not currently known to be exceptional.

Extensive area of undulating lowland terrain developed over Upper Ordovician slaty mudrock bedrock developed between the Court Henry Dulas and the Dulais valleys, N of Llandeilo. Rises to around 180 m, falling to the SW and with low mounds of bedrock rising above local areas of glacial clays (Quaternary, Pleistocene). Includes a platform in the Taliaris area formed of Upper Ordovician sandstone dominated rocks with a steep SE face cut by several short cwms.

Cultural Landscape Layer

Information is not available for the site. The Tywi Valley CRMRTCL010 aspect area lies away to the south of the A40.

6.0 PLANNING CONTEXT

6.1 The Carmarthenshire Local Development Plan adopted in December 2014 is the current planning policy document. The policies relevant to the application site are provided in appendix 1 also refer to Plan 7 which is an extract from the Proposals Map.

Although the proposed location for the building lies outside the Tywi Valley Special Landscape Area (SLA), mitigation proposals and properties affected by the proposal lie with the SLA.

GP1 Sustainability and high quality design

SP13 Protection and enhancement of the built and historic environment

EQ1 Protection of buildings, landscapes, and features of historic interest

EQ6 Special Landscape Areas

7.0 LANDSCAPE CHARACTER IMPACTS

7.1 This section looks at the ability of the landscape character outlined in section 5.0 to accommodate the proposed development change without detriment to the key landscape characteristics.

7.2 The site lies at the start of the scarp slopes linking the OUTSTANDING Dyffryn/Tywi to the south with the higher plateau to the north. The LANDMAP evaluation for the Visual/Sensory aspect area at the site is MODERATE, with the key element to conserve that is relevant to site and proposals identified as hedgerows. The site lies just outside the Tywi Special Landscape Area.

7.3 The key landscape characteristics relevant to the planning application for this site **are**:

- well maintained dense hedgerows as field boundaries
- pastoral land use
- undulating lowland area
- mature field trees and occasional hedgerow trees
- other tree cover mainly restricted to watercourses, small copses on steep slopes
- dispersed settlement pattern of farmsteads and cottages, often ‘improved’
- restricted public access by road or public rights of way

7.4 The footprint of the proposed unit and cut and fill extent is sufficiently set back from adjacent hedgerows to allow their retention.

7.5 A section of mainly ornamental privet hedge (approximately 40 linear meters) near to and along the A40 will require replanting or relocation to accommodate a new radius kerb and provide an adequate visibility splay to the east.

7.6 The proposed building is larger in scale than existing and older generation barns in the area in terms of footprint. Although it will not adjoin farm buildings and is sited in a sloping field requiring cut and fill, it is clearly designed for agricultural use and so is unlikely to significantly influence the **perception of landscape character**.

7.7 The proposal will not impact on the key landscape characteristics of the landscape outlined above and will be enclosed within an existing field parcel ie. will not affect the field pattern.

7.8 Mitigation measures will be required to ensure the building fits into the landscape by using a mix of planting, hedge management and careful ground modelling to balance cut and fill.

7.9 Infrequent mowing or grass topping will maintain existing pasture within the field parcel.

7.10 Summary

The **sensitivity** of the landscape to change could be described as **Medium** due to the relatively unspoilt character of the area and the evaluation as 'Moderate' by LANDMAP for the Visual and Sensory layer. There are no national landscape designations and the proposed location for the building lies outside the Tywi Valley Special Landscape Area.

The proposed materials are typical of agricultural buildings however the footprint is larger in scale than other older generation examples in the area.

The **magnitude of change** will be negative and is assessed as **Small**. There will be no loss of the key landscape components (field size, hedgerows, trees), with a minor change in the landscape character, few viewers will be affected, there will be a discernible change ie. if looked for.

Although the building scale is large, as an agricultural building and given the lowland location it will be absorbed into the landscape, lying at a low level and cut into an undulating topography with rising land behind, existing trees and hedges will help visually break up the elevations to any views, with mitigation measures helping to further reducing impacts. A Moderate magnitude of change would be concluded if there was considerable change in or loss of the components or characteristics of the landscape and if many viewers were affected and there was a noticeable change in the view.

Provided mitigation measures are undertaken, the impact on landscape character is assessed as **adverse Minor** reflecting a small change proposed in a moderately sensitive landscape.

8.0 VISUAL ANALYSIS

8.1 The following outlines the key likely impacts on views and amenity. The visual impact will correspond to the direction of viewing by the user and be affected by weather conditions for example fog and rain will affect the clarity of the view. Note that the visual assessment has been undertaken at a time of year when most deciduous trees are in leaf (ash is not yet fully in leaf) so that visual impacts may be increased for six months of the year and particularly during the winter months.

8.2 Photos looking towards and away from the site are shown on sheets 1-5.

8.3 For public views, there is a lack of rights of way or open access land in the area and no public access land will be affected. There will be views from the adjacent unclassified road although this is a dead-end road servicing two properties and there are no public rights of way leading to or from this. Views are potentially possible from users of the A40 although the site would need to be looked for and so is not likely to be viewed by drivers and views from cars are likely to be fully screened.

8.4 For most private views, the undulating topography, hedged banks, and tree groups in the area will screen the site. There will be views from a limited number of private residences. As the land is private we are not able to assess the viewing points. The impact will depend on the orientation of windows, elevation of the building or viewer, and position of any external amenity area/garden. Where views are likely these are reviewed in the table below.

8.5 The elements involved in attracting visual attention to an agricultural building include:

- cladding materials
- form including protrusions of the ridge line
- massing
- height
- how it appears to ‘sit’ in the landscape
- security measures at ground level eg. fencing, lighting
- access roads
- associated structures eg. silos
- cumulative impacts from similar structures

8.6 From locations where the proposed unit could be seen, views will vary depending on the backdrop. There is good potential to mitigate the visual impact and the likelihood of residual issues is assessed below.

Table 1 - Key view points				
Ref no.	Glimpsed/Open/Oblique views	Distance to closest point of proposed building	Potential for mitigation	Residual issues once mitigation measures established
1. Llawr-y-neuadd [photos 4, 8]	Fairly open view to north elevation from property grounds [houses faces away from site]	260m 70mAOD	Some if roadside hedgerow is grown on & trees added	View down onto roof still possible
2. Pentre felin	Fully screened when stream-side trees are in leaf	150m 45mAOD	Good if roadside hedgerow is grown on & trees added	None in growing season Potential for glimpsed views in winter months
3. Unclassified road users [dead-end road leading to Llawr-y-neuadd and >0.5km further on to Pant-yr-helyg [photo 3]	Fully screened until parallel to the site Glimpsed views to roofline where not screened by existing hedged bank and change in road topography Open views at site entrance	25m 50mAOD	Good if roadside hedgerow is grown on & trees added	Ridgeline view Glimpsed front elevation softened by new planting
4. Rhiw'r dorth [photo 2]	Potential for open views down onto the roof as the farmhouse is elevated above the site	280m 70mAOD	Some if roadside hedgerow is	View down onto roof still possible

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	Screening of elevations from existing stream corridor trees Occasional trees further up hillside will soften view to roof when in leaf [house views face South East, site is to the East]		grown on & trees added	Area will appear foreshortened due to angle of view
5. Glan Myddyfi and other properties in the complex incl. Harlech Barn [photos 1, 9]	Potential for glimpsed views from first floor to roofline if looked for and at some distance Views will be variable due to intervening undulating landscape	310m 50mAOD	Good if intervening hedgerows are grown on & trees added	Variable views of ridgeline, broken up by mix of mitigation measures & topography
6. The Cottage Inn PH [photos 1,9,10]	Potential for glimpsed views across A40 from car park and any first floor north facing windows if looked for and at some distance Beer Garden area is enclosed with very limited views out	400m 50mAOD	Good if intervening hedgerows are grown on & trees added	Variable views of ridgeline, broken up by mix of mitigation measures & topography
7. Llwyn-y-Graig [photo 5]	Potential for glimpsed views from first floor to some of elevation and roofline if looked for and at some distance	910m 60AOD	Good if intervening hedgerows are grown on & trees added	Potential for no views in growing season Potential for glimpsed views in winter months
8. Cae Castell iron-age enclosure PRN 4743 [photo 15]	On high ground to the north-west, no public access View assessed from nearest public road where fully screened by topography and hedgerow/tree cover	1100m 100mAOD	None	None
9. Cefn Rhiwlas iron-age enclosure PRN 836 [photo 14]	On high ground to the north-east, no public access View assessed from nearest public road where fully screened by topography and hedgerow/tree cover	1750m 170mAOD	None	None
10. Dinefwr Castle grade 1 listed/ SAM CM367 lies 2.6km to the south east [photo 11]	On high ground, with open views out from castle walls & turrets Cadw site, free to public access (charge for parking at National Trust Dinefwr Park) Views are 360 degree of a complex landscape [mosaic of valley and valley side fields, hedges, woodland copses] Key view is west along River Tywi Site lies to the north west	2600m 100mAOD	None	None
11. Plas Dinefwr grade 1 Registered Park and Garden PGW (Dy) 12 (CAM) [photos 12, 13]	Generally visually enclosed parkland due to extensive tree cover and topography Newton House lies in the centre of the park and is fully screened	2300m 60mAOD	None	None

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	Nearest point to the site is Dynevor Home Farm and adjacent allotments Dinefwr Park is a National Trust site, free to public access (charge for parking)			
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8.7 There will be a short term impact on Glan Myddyfi from the relocation or replanting of a section of hedge alongside the A40, this may also temporarily open up views onto the property from users of the A40. Provided mitigation measures are adequately undertaken and maintained, any negative impacts should have been eliminated within 5 years.

8.8 Summary

Due to the undulating topography and good hedgerow and tree cover, views are only available from a very limited number of private locations (private residences and The Cottage Inn PH), and from the adjacent public unclassified road which is a dead-end road serving two properties and does not link onto any further public access.

Exact views from the small number of private dwellings affected are difficult to assess but mitigation measures are possible particularly given the extent of the applicants landholding and will over time eliminate or substantially reduce any impacts.

The **visual sensitivity** of the receptors to change could be described as **High** given these are private residences, and a pub with a large car park and beer garden, in a landscape which adjoins the Tywi Valley recognised for its natural beauty and historic features.

Where visible, the **magnitude of change** will be **Small**. Located in a natural 'dip', the building will not break the skyline and will be seen against a backdrop mosaic of pasture, field hedges and trees.

Overall the visual effects from the proposal **from a limited number of viewing points** will be **adverse Minor**, with effects decreasing as hedgerow management and planting mitigation takes effect.

9.0 LANDSCAPE MITIGATION MEASURES

Mitigation measures are derived from the need to: conserve the key qualities of the area identified in Section 5; meet the Development Plan policies identified in Section 6; provide screening of the proposal; take the opportunity to enhance landscape and biodiversity interest.

All new planting will be locally native, using species which are appropriate to the landscape of the 'Northern Tywi Slopes'.

Hedgerow trees will be dominated by oak, ash is not currently planted due to the risk of spreading ash die-back. Woodland style planting will be dominated by oak, hawthorn, holly, sloe, goat willow, hazel and field maple.

The following mitigation measures will be undertaken, for locations refer also to plan and section on Plans 09 and 10.

1. New woodland band to link with existing copse in field corner, helping to soften views from the north.
2. New woodland band with shrub edge to link with existing stream corridor, helping to soften views from the west.
3. Allow roadside hedge [Hedge 3] to grow on to a maximum height of 3-4m to help screen views from the road and views from the north and west [tree planting is restricted by presence of overhead BT cable].
4. Allow roadside hedge to grow on to a maximum height of 3-4m to help screen views from the road and views from the south [tree planting is restricted by presence of overhead BT cable].
5. New hedgerow trees at 10m centres to help screen views from the south.
6. Allow field hedge [Hedge 1] to grown on to a maximum height of 3-4m to help screen views from the south.
7. Ensure adequate construction exclusion zone [minimum 1.5m] from centre-line of all hedges surrounding the field parcel for any excavation work or storage of materials to ensure no impact on hedge health and longevity.
8. Hedge 2 : continue existing maintenance regime or relax and allow to grow to maximum height of 3-4m as views from east are already screened by topography and hedges.
9. Hedge 5 : new hedgerow trees at 20m centres to help screen views from the south where overhead BT cable permits.
10. Hedge 5 : allow to grow on to a maximum height of 3-4m to help screen views from the south.
11. Work to improve kerb radius and visibility splay onto the A40 : replace ornamental hedge with native hedge mix in new location [ref Acstro Transport Statement], taking care not to disturb ornamental garden trees.
12. Hedge 4 : allow to grow on to a maximum height of 3-4m to help screen views from the south.
13. Habitat creation : allow natural regeneration of the verge between existing hedge and proposed hardstanding to encourage an ecological gradient from hedgerow, through scrub to grass which will also help reduce visual impact from road of the hardstanding.
14. New woodland copse planting with shrub edge on high ground to help screen views from the south.
15. Hedge 1 : plant up gaps left by gate and relocated water trough.

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16. The coloured steel cladding to be a dark recessive colour.

17. Alignment of any new service trenches to ensure no impact on existing hedges.

Mitigation measures during the Construction Phase:

Construction period will be kept to a minimum

Construction compound and storage of materials will be carefully located away from the hedge protection zone

Re-seeding of damaged grass areas will be undertaken on completion of works

Planting will be undertaken in the first planting season in line with the outline specification and planting schedule

Mitigation measures during the Operational Phase:

New planting will be maintained for five years and any failures replaced the following planting season.

10.0 CONCLUSION

10.1 The proposal is for erection of a 73.7 x 20.3 x 7.5m (max height to ridge line) free-range chicken unit with associated feed silos and hard standing on land to the north of Glanmyddyfi, Pentrefelin, Llandeilo.

10.2 The proposed location is a sloping field contained by maintained hedgerows with the building 'cut' into the slope. Ranging pasture for the chickens will extend to the east and south.

10.3 The proposed materials are typical of agricultural buildings, the footprint is larger in scale than other older generation examples in the area.

10.4 Trees on the applicants and adjacent landholdings, retention of existing hedgerows, and the use of cut and fill will help 'visually anchor' the building into the landscape and screen or soften views of the elevations from day one. There is good scope to mitigate any visual impacts by allowing existing hedges to grow on, and through new tree planting.

10.5 The landscape at the site is not designated although it is recognised that some mitigation measures and visual impacts lie within the Tywi Valley Special Landscape Area. The proposal will not impact on the key landscape characteristics of the landscape and will be enclosed within an existing field parcel ie. will not affect the field pattern. The overall **landscape effects** from the proposal are assessed to be **adverse Minor**, reflecting a small change proposed in a moderately sensitive landscape.

10.6 The building will be visible to varying degrees from a very few, scattered properties to the north, west and south, but located in a natural 'dip', the building will not break the skyline and will be seen against a backdrop mosaic of pasture, field hedges and trees.

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10.7 Views will also be possible from a short section of the adjacent public unclassified road, a dead-end road serving two properties that does not link onto any further public access.

10.8 Views from or near to key heritage assets of the area have been assessed as not visible, mainly due to the intervening topography but also due to tree cover.

10.9 Overall the visual effects from the proposal from a limited number of viewing points are assessed as **adverse Minor** with impacts decreasing as hedgerow management and planting mitigation takes effect.

APPENDIX 1 : POLICIES FROM CARMARTHENSHIRE LOCAL DEVELOPMENT PLAN

Policy GP1 Sustainability and High Quality Design

Development proposals will be permitted where they accord with the following:

- a. It conforms with and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing, elevation treatment, and detailing;
- b. It incorporates existing landscape or other features, takes account of site contours and changes in levels and prominent skylines or ridges;
- c. Utilises materials appropriate to the area within which it is located;
- d. It would not have a significant impact on the amenity of adjacent land uses, properties, residents or the community;
- e. Includes an integrated mixture of uses appropriate to the scale of the development;
- f. It retains, and where appropriate incorporates important local features (including buildings, amenity areas, spaces, trees, woodlands and hedgerows) and ensures the use of good quality hard and soft landscaping and embraces opportunities to enhance biodiversity and ecological connectivity;
- g. It achieves and creates attractive, safe places and public spaces, which ensures security through the 'designing-out-crime' principles of Secured by Design (including providing natural surveillance, visibility, well lit environments and areas of public movement);
- h. An appropriate access exists or can be provided which does not give rise to any parking or highway safety concerns on the site or within the locality;
- i. It protects and enhances the landscape, townscape, historic and cultural heritage of the County and there are no adverse effects on the setting or integrity of the historic environment;
- j. It ensures or provides for, the satisfactory generation, treatment and disposal of both surface and foul water;
- k. It has regard to the generation, treatment and disposal of waste.
- l. It has regard for the safe, effective and efficient use of the transportation network;
- m. It provides an integrated network which promotes the interests of pedestrians, cyclists and public transport which ensures ease of access for all;
- n. It includes, where applicable, provision for the appropriate management and eradication of invasive species.

Proposals will also be considered in light of the policies and provisions of this Plan and National Policy (PPW: Edition 7 and TAN12: Design (2014)).

Strategic Objectives Supported: SO1, SO2, SO3, SO4, SO5, SO7, SO9, SO10, SO11, SO13 and SO14

<i>This policy should be read in conjunction with other relevant policies and proposals of this LDP.</i>
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- 6.1.2 This policy provides the overarching framework for high design quality in development, conservation and enhancement proposals within the County.
- 6.1.3 The Plan aspires to design-led regeneration through high quality, sustainable construction which protects and modernises local distinctiveness, raises energy efficiency, minimises waste and protects the natural environment.
- 6.1.4 The planning system can play an important part in improving the sustainability of new developments whilst also tackling climate change. As set out in PPW the planning system must provide for new homes and buildings in a way which is consistent with sustainability principles. Reference should be made to REC 2 – Open Space Provision and new Developments, which emphasises the importance of considering open space and recreation provision as an integral component of design from the outset.
- 6.1.5 Carmarthenshire has a rich historic and cultural heritage. The County's historic buildings, townscape and landscape should be treated as an asset and positively conserved and enhanced for the benefit of residents and visitors alike. Further guidance on the development and preservation of historic and cultural identities can be found within Policy SP13 – Protection and Enhancement of the Built and Historic Environment and the Built Environment section of this Plan.
- 6.1.6 Proposals should reflect the need to protect the amenity of those who work in, live in and visit the area. The siting and nature of uses should be considered in the light of their potential to cause an unacceptable nuisance. Considerations of amenity can relate to all forms of development across the County. The policy seeks to protect the amenity of existing residents, whilst also ensuring that proposed developments reflect the existing uses. Regard should be had to the content of PPW: Edition 7 Para. 9.3.2 in relation to the siting of new residential proposals adjacent to existing employment activities and the potential for curtailment of the existing use.
- 6.1.7 The siting, layout and detailed design of development will often be critically important to the success of efforts to provide genuine alternatives to car travel. Good site locations and well designed layout can reduce the amount of car traffic and speeds, whilst encouraging sustainable modes of travel. The County has an opportunity to ensure that new developments achieve social, economic and environmental sustainability to create socially inclusive places which reinforce local identity.
- 6.1.8 Innovatively designed development is encouraged, which allows for natural surveillance and improving a community or individuals' safety by promoting a sense of ownership and responsibility.
- 6.1.9 In line with national policy, the Council will require a Design and Access Statement (DAS) to be submitted to accompany all planning applications except those highlighted in Article 4D of the Town and Country Planning (General Development Procedure) Order 1995. The DAS provides an opportunity for the applicant to demonstrate how design principles have been considered, and to show how the proposals design has responded to the context of its surroundings through inclusive design.
- 6.1.10 Proposals for large mixed tenure developments or apartments should incorporate waste segregation areas.
- 6.1.11 Further guidance on design principles will be provided in Supplementary Planning Guidance. This SPG will also seek to provide guidance on water efficiency in new development. Reference should be made to Policy EP1 – Water Quality and Resources, and further guidance on the approach to culverting and their consideration in new developments.

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SP13 Protection and Enhancement of the Built and Historic Environment

Development proposals should preserve or enhance the built and historic environment of the County, its cultural, townscape and landscape assets (outlined below), and, where appropriate, their setting. Proposals relating to the following will be considered in accordance with national guidance and legislation.

- a. Sites and features of recognised Historical and Cultural Importance;
- b. Listed buildings and their setting;
- c. Conservation Areas and their setting;
- d. Scheduled Ancient Monuments and other sites of recognised archaeological importance.

Proposals will be expected to promote high quality design that reinforces local character and respects and enhances the local setting and the cultural and historic qualities of the plan area.

Strategic Objectives Supported: SO1, SO4 and SO7

<i>This policy should be read in conjunction with other relevant policies and proposals of this LDP.</i>
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Policy EQ1 Protection of Buildings, Landscapes and Features of Historic Importance

Proposals for development affecting landscapes, townscapes buildings and sites or features of historic or archaeological interest which by virtue of their historic importance, character or significance within a group of features make an important contribution to the local character and the interests of the area will only be permitted where it preserves or enhances the built and historic environment.

Strategic Objectives Supported: SO1, SO4, SO7 and SO12

<i>This policy should be read in conjunction with other relevant policies and proposals of this LDP.</i>
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- 6.6.5 Strategic Policy SP13 identifies that historical and cultural features of recognised importance, including Scheduled Ancient Monuments (SAM) will be protected as a reflection of national policy. However, not all nationally important remains which may merit preservation will necessarily be scheduled. Such remains and, in appropriate circumstances, other unscheduled archaeological remains of local importance and their setting may also be worthy of protection (PPW: Edition 7 Para 6.4.2). In this regard, the above policy seeks to reflect their significance either as locally important sites or as currently un-designated sites worthy of potential national designation.
- 6.6.6 Reference should be made to the content of PPW: Edition 7 in respect of SAMs. The locations of SAMs are shown on the Proposals Map.
- 6.6.7 Listed buildings are determined on the basis of their importance to the nation, either for their architecture or built quality, or for their historic associations. However, there are a large number of other buildings, which whilst not of sufficient quality or importance to be listed, nevertheless make a significant local contribution. In Carmarthenshire, there are potentially large numbers of buildings which could fall into this category. Therefore, whilst it would be inappropriate to afford these buildings the same protection as listed buildings, it is still desirable to afford them some protection, for example when they are within Conservation Areas, or affected by development proposals. In this regard, reference is made to appendix 3 and the commitment to prepare SPG on Locally Important Buildings.
- 6.6.8 Proposals for the alteration or extension of a building of local importance will be expected to retain and conserve features of historic or architectural interest. Proposals impacting on, or affecting the setting of a building of local importance will be expected to respect its character. In those instances where demolition is granted the council may seek the recording of architectural features and the re-use and recycling of materials in any new development on the site.
- 6.6.9 Due regard should be had to the impact of any proposal on the distinctiveness, integrity or setting of the feature, landscape, townscape or building.
- 6.6.10 Regard should be had to paragraph 6.6.20 and the effect of proposals on European protected species.

Policy EQ6 Special Landscape Areas

Special Landscape Areas are designated in the following locations and as identified on the Proposals Map:

Tywi Valley
Carmarthenshire Limestone Ridge
Teifi Valley
Drefach Velindre
Bran Valley (North of Llandovery)
Mynydd Mallaen
Llanilwni Mountain
North Eastern Uplands
Mynydd y Betws
Gwendraeth Levels
Pembrey Mountain
Swiss Valley
Talley
Lwchwr Valley
Lower Taf Valley
Cwm Cathan
Cothi Valley
Carmarthen Bay and Estuaries

Proposals for development which enhance or improve the Special Landscape Areas through their design, appearance and landscape schemes will be permitted (subject to the policies and proposals of this Plan).

Strategic Objectives Supported: SO1, SO4, SO5, SO6, SO7, SO8 and SO12
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<i>This policy should be read in conjunction with other relevant policies and proposals of this LDP.</i>
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- 6.6.35 Special Landscape Areas (SLAs) represents a non-statutory designation which were identified following a formal assessment of the landscape qualities of the County. Their designation utilised the former CCW's Guidance Note in applying the results from the LANDMAP data. In this regard their designation reflects the aspect areas defined within LANDMAP and seeks to utilise 'outstanding' categorisations supported where appropriate by those classified as 'high'.
- 6.6.36 LANDMAP is a Wales wide approach to landscape assessment which describes and evaluates aspects of landscapes and can be used by authorities in informing policy and decision making. It identifies five 'aspect areas': geological landscape, visual and sensory, landscape habitat, cultural landscape, and historic landscape.
- 6.6.37 Whilst not intended to necessarily preclude development, it is intended to reflect the emphasis placed upon the term 'special' in their definition. The design of developments should be sensitive enough to ensure that the scheme makes a positive contribution to the landscape. In this regard, proposals will be expected to show that they will not have an unacceptable impact on their specific distinctive features or characteristics of the SLA. Development proposals adjoining, or which impact upon a SLA will also be considered in accordance with the provisions of this policy.
- 6.6.38 Those settlements defined as part of a SC, where surrounded by an SLA, are considered to form part of the designation. Those Growth Areas, Service Centres and Local Service Centres within a SLA will not be considered part of the designation, however their potential impacts will be duly considered in line with the above statement in relation to development proposals adjoining or which impact upon an SLA.
- 6.6.39 The Council will, in determining appropriate planning applications, have regard to the LANDMAP information system as a material planning consideration in considering the impact of any proposal on the County's landscape qualities. Consideration should be given to the enhancement of quality by means such as character creation and restoration as and where appropriate.
- 6.6.40 A description of each SLA identifying its characteristics and landscape features is set out within Appendix 4. SPG will be prepared in respect of management considerations within SLA's and general design advice. The use of the SLA policy will be monitored within the LDP monitoring framework.

