

Coleg Sir Gâr

Landscape and Visual Impact Assessment

CR0301-ALA-XX-XX-R-L-0002

P01

June 2025

DRAFT



Contents

1. Introduction	Page X
2. Assessment Methodology	Page X
3. Site Context	Page X
4. Proposed Development	Page X
5. Policy Context	Page X
6. Landscape Baseline and Receptor Sensitivity Assessment	Page X
7. Visual Baseline and Receptor Sensitivity Assessment	Page X
8. Future Baseline	Page X
9. Mitigation	Page X
10. Likely Residual Effects of Proposed Development	Page X
11. Significance of Likely Residual Effects on Landscape and Visual Receptors	Page X
12. Cumulative Effects	Page X
13. Summary	Page X
14. Appendices	Page X

1 Introduction

- 1.1 This assessment, which has been prepared by Ares Landscape Architects, addresses issues relating to the anticipated impacts upon the landscape character and visual amenity likely to result from the proposed Coleg Sir Gâr, Carmarthenshire. It describes and evaluates the change to the landscape and visual amenities, and the extent to which these effect perception and views of the landscape.
- 1.2 The LVIA has been prepared in accordance with the Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management & Assessment (IEMA), April 2013
- 1.3 When the term 'landscape' is referred to in this LVIA, it is done so in reference to the definitions below. The European Landscape Convention (ELC) of the Council of Europe is an international treaty, ratified by the UK in 2002, that promotes the protection, management and planning of the landscapes. The ELC (2000) definition of 'landscape' is:
- "...an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors."*
- 'Landscape' has also been defined in the Landscape Character Assessment for England and Scotland guidance (Swanwick and Land Use Consultants, 2002) as:
- "...the relationship between people and place...It results from the way that different components of our environment – both natural (...geology, soils, climate, flora and fauna) and cultural (the historical and current impact of land use, settlement, enclosure and other human interventions) – interact together and are perceived by us. People's perceptions turn land into the concept of landscape."*
- 1.4 This report must also be read with sound understanding of the importance and benefits that landscape provides. The GLVIA3 (2013) identifies the importance of landscape as:
- *'a shared resource which is important in its own right as a public good;*
 - *an environment for flora and fauna;*
 - *the setting for day to day lives – for living, working and recreation;*
 - *opportunities for aesthetic enjoyment;*
 - *a sense of place and a sense of history, which in turn can contribute to individual, local, national and European identity;*
 - *continuity with the past through its relative permanence and its role in acting as a cultural record of the past;*
 - *a source of memories and associations, which in turn may contribute to wellbeing;*
 - *inspiration for learning, as well as for art and other forms of creativity.'*
- 1.5 It is important to recognise that landscape is not a static entity and is always subject to change in response to the different pressures present at that particular time. These pressures can include climate change, population growth and economic growth. In recent years, there has been much emphasis placed on 'sustainable growth' – this being: 'development that meets the needs of the present without compromising the ability of future generations to meet their own needs' (World Commission on Environment and Development, 1987).
- 1.6 This assessment consists of two separate but related sections: landscape character assessment and visual amenity assessment.

- 1.7 Landscape character assessment is the systematic description and analysis of the features within the landscape or townscape, such as landform, vegetation cover, settlement, transport patterns, land use, building styles and historical and cultural components, and the assessment of the potential impacts of the proposed development on these features.
- 1.8 Visual amenity assessment is the description and analysis of the views of the landscape experienced by receptors from residential properties, public buildings, public open space, public rights of way, open access areas, transport corridors and places of work, and the assessment of the potential impacts of the proposed development on these receptors.

2 Assessment Methodology

General

- 2.1 This assessment has been prepared in accordance with a number of guidance and best practice documents produced by the relevant professional bodies concerned with landscape character and visual amenity assessment, these include:
- *Guidelines for Landscape and Visual Impact Assessment (GLVIA3) – Third Edition (LI/IEMA 2013);*
 - *Landscape Character Assessment – Guidance for England and Scotland (Swanick & LUC 2002) produced on behalf of the Countryside Agency and Scottish Natural Heritage;*
 - *Landscape Institute Information Note 8/15 Landscape Character Assessment; and*
 - *Landscape Institute Technical Guidance Note 06/19 Visual Representation of development proposals*
 - *Natural Resources Wales Guidance Note 46: Using LANDMAP in Landscape and Visual Impact Assessments*
- 2.2 There are two distinct components to the LVIA process: assessment of landscape effects and assessment of visual effects. When reading an LVIA, it is fundamental to understand the difference between these components:
- The assessment of landscape effects refers to assessing the impact of the proposed development on defined aspects of the landscape. These aspects are referred to as 'landscape receptors'. Examples of landscape impact assessment include assessing the effects on local landscape character, landscape designations, key landscape characteristics and key existing landscape features.
 - The assessment of visual effects refers to assessing the impact of the proposed development on the people who experience the views of the landscape. These individuals/ defined groups of people are referred to as 'visual receptors'. The process of visual impact assessment comprises assessing the effects on specific views experienced by the people who are likely to view them.
- 2.3 It is important to note that this report uses the term 'impact' and 'effect' specifically to mean different things. The two can often become interchangeable resulting in confusion. Therefore, this LVIA refers to these terms as meaning the following:
- Impact: The action being taken
 - Effect: The change caused as a result of the action
- 2.4 GLVIA3 also brings to the foreground the significance of professional judgment as an important part of the assessment process:
- “While there is some scope for quantitative measurement of some relatively objective matters, for example the number of trees lost to the construction of a new mine, much of the assessment must rely on qualitative judgments, for example about what the effect of the introduction of a new development or land use change may have on visual amenity, or the significance of change in the character of the landscape and whether it is positive or negative.” (Para 2.23, Ref 1.1)*

- 2.5 It is essential that professional and qualitative judgments are reported in a transparent and clear manner, and that any identified effects are suitably described.

Establishing Baseline Conditions

- 2.6 The purpose of identifying baseline (existing) conditions is to ensure that a sound basis is provided for the identification of the changes that may occur as a result of the proposed development.
- 2.7 The baseline information, when read in conjunction with the description of the proposed development, ensures that the likely significant effects concluded by the LVIA are in proportion with the existing conditions. This ensures that the conclusions made in the LVIA are justifiable to the reader.

Landscape Baseline

- 2.8 The landscape baseline aims to describe the overall character of the landscape, its key features, its spatial layout, its geographic extent, its condition, its value and how it is perceived by the public.
- 2.9 The landscape baseline has been identified through a combination of desktop studies and site visits, both in the immediate site area and further afield. The following sources have been used during the desktop study to identify the landscape baseline:
- LANDMAP all-Wales GIS landscape resource (Natural Resources Wales, 2025)
 - Cadw Welsh Government historic environment service (Cadw, 2025)
 - National Landscape Character Areas (Natural Resources Wales, 2014)
 - Adopted Carmarthenshire Local Development Plan 2006-2021 and associated maps (Carmarthenshire County Council, 2014)
 - Emerging Revised Carmarthenshire Local Development Plan 2018-2033 and associated maps (not adopted) (Carmarthenshire County Council, 2014)
 - Emerging Carmarthenshire Landscape Character Assessment maps (not adopted) (Land Use Consultants, 2025)
- 2.10 Refer to section 6 for the landscape baseline.

Visual Baseline

- 2.11 The baseline for the visual amenity aims to identify the area in which the proposed development may be visible from, the groups of people who are likely to experience these views, where they are likely to experience them, and the quality of the view at these locations.
- 2.12 Representative viewpoints around the site are selected and coordinated with the Planning Officer to demonstrate what these groups of people are likely to see when looking towards the

site, whether these views are likely to change as a result of the proposed development and what the effect of any change is likely to be.

- 2.13 At each representative viewpoint, photographs were taken at 1.6m AOD (eye level). The date, time of day and weather condition have also been recorded.
- 2.14 In accordance with the Landscape Institutes Technical Guidance Note 06/19 'Visual Representation of Development Proposals' the visualisations are Type 3 photomontages compiled using Vectorworks Landmark 2024, Lumion 2024 and Adobe Photoshop 2023.
- 2.15 An analysis of the baseline environmental colours of the site and surrounding context has also been considered as part of a separate Environmental Colour Assessment to further inform design and materiality selection for the proposed development (Ref. CR0301-ALA-XX-XX-R-L-00003-Environmental Colour Assessment at Appendix **X**)
- 2.16 Refer to section 7 for the visual baseline.

Assessment of Landscape Effects

- 2.17 As stated in the GLVIA3, the process of assessing the likely significance of the landscape effects has been carried out in the following format:
- Step 1: Collection of data through desktop studies and site visits.
 - Step 2: Description of the landscape baseline conditions. This includes the identification of the landscape receptors.
 - Step 3: Assessment of each receptor's value and its susceptibility to change. These assessments have been combined to determine the receptor's **sensitivity** (nature of the receptor likely to be affected).
 - Step 4: Identification of the likely effects, caused by the proposed development, on the landscape receptors.
 - Step 5: Assessment of each likely effect's size/ scale/ geographic extent, its duration and its reversibility. These assessments have been combined to determine the likely effect's **magnitude** (nature of the effect likely to occur).
 - Step 6: Assessment of the significance of each likely effect. The receptor's **sensitivity** has been combined with the likely effect's **magnitude** to determine the **likely significance** of the effect.

Assessing landscape receptor sensitivity: Value and susceptibility to change

- 2.18 The value of the landscape receptors is generally, but not exclusively, indicated by the following factors:
- Local, national and international designations
 - Inclusion in planning policy (i.e. designated open green space)
 - Landscape features of particular prominence within the community (i.e. a street tree that holds a key part in the perception of the street)
 - Landscape features of high aesthetic quality or those that are distinct to the landscape in question (i.e. mature hedgerows that line existing roadways)

2.19 A receptor's susceptibility to change is defined as its ability to accommodate the proposed development without undue consequences on the baseline condition and/or the achievement of landscape planning policies.

2.20 Generally, landscape receptors will have a higher susceptibility to change if:

- The landscape receptor is designated (e.g. National Park, National Landscape, Historic Landscape, Special Landscape Areas, Ancient Woodland, Conservation Area, Tree Preservation Order).
- The landscape receptor is deemed to be a key feature of the existing landscape (e.g. a large, old tree at the end of a street).
- The site takes up a large proportion of the existing landscape character area identified.
- The site is located on the border of two (or more) landscape character areas, thus causing the reduction and expansion of the respective character areas.

Assessing the likely landscape effect's magnitude: Size / scale / geographic extent, duration and reversibility

2.21 When assessing the magnitude of the likely landscape effects, the size/ scale/ geographic extent, duration and reversibility of the effect is considered. This includes judgements regarding the following:

- The extent of existing landscape elements that will be lost and the proportion that this represents.
- The level of contribution made by the landscape elements to be lost to the overall character.
- The degree to which the landscape elements that are lost, added or amended change the perception or aesthetic qualities of the existing landscape (i.e. the removal of a line of trees may result in the creation of a much more open landscape)
- The geographic extent of the area affected by the change (i.e. there may be minor changes affecting a large area or a major change affecting only a small area)
- The duration over which the effects are likely to be present

2.22 The tables below summarise the terminology and matrixes used to assess the receptor's sensitivity and the predicted likely effect's magnitude.

		Receptor's susceptibility to change		
		High (Little ability to accommodate the proposed development without undue consequences to the baseline)	Medium (Some ability to accommodate the proposed development without undue consequences to the baseline)	Low (Good ability to accommodate the proposed development without undue consequences to the baseline)
Receptor's value (importance)	High Receptor possesses/ creates a distinct sense of place/character, is in good condition; and/or highly contributes to scenic quality/ achievement of planning policy	High	High	Medium
	Medium Receptor possesses/ creates a defined sense of place/character, is in moderate condition; and/or somewhat contributes to scenic quality/ achievement of planning policy	High	Medium	Low
	Low Receptor possesses/ creates a weak sense of place/character, is in poor condition; and/or detracts from scenic quality/ achievement of planning policy	Medium	Low	Negligible

Table 1: Landscape receptor sensitivity terminology matrix

		Likely effect's size/ scale				
		Major (effect results in an extreme change in the baseline)	Moderate (effect results in a considerable change in the baseline)	Minor (effect results in a discernible change in the baseline)	Negligible (effect results in almost no change in the baseline)	No effect
Likely effect's	Long term (21+ years post construction)	High	High	Medium	Low	N/A
	Medium term (between 6-20 years post construction)	High	Medium	Low	Negligible	N/A
	Short term (1-5 years post construction)	Medium	Low	Low	Negligible	N/A
	Temporary (during construction)	Low	Low	Negligible	Negligible	N/A
	No effect	N/A	N/A	N/A	N/A	None

Table 2: Magnitude of likely landscape effect terminology matrix

Assessment of Visual Effects

2.23 As stated in the GLVIA3, the process of assessing the likely significance of the visual effects is carried out in the following format:

- Step 1: Collection of data to define the scope of the study area.
- Step 2: Description of the visual baseline conditions. This includes the identification of visual receptors and landscape receptors.
- Step 3: Assessment of each receptor's value of the view and their susceptibility to observe change in that view. These assessments are combined to determine the receptor's **sensitivity** (nature of the receptor likely to be affected).
- Step 4: Identification of the likely effects on the visual receptors. This includes creating predicted views of how the baseline views will change as a result of the proposed development. The predicted views prepared within this assessment depict the proposed development in a mix of 'wireline' and 'rendered' graphics. Wireline graphics show the outline of proposed development based on the highest elevations in the proposals, e.g. proposed building roof levels. Wirelines have been used in predicted views where the site is in the distance of the view and/ or where it cannot be seen. Rendered graphics show the proposed development in a realistic way where proposed materials, planting etc. are depicted. This graphic style has been used in predicted views where the site is clearly visible in the view.
- Step 5: Assessment of each likely effect's size/ scale/ geographic extent, its duration and its reversibility. These assessments are combined to determine the effect's **magnitude** (nature of the effect likely to occur).
- Step 6: Assessment of the significance of the likely effect. The receptor's **sensitivity** is combined with the likely effect's **magnitude** to determine the **likely significance** of the effect.

Assessing visual receptor sensitivity: Value and susceptibility to change

2.24 A visual receptor's susceptibility to observe change is defined as the person's ability to observe the proposed development without undue consequences on the baseline condition. The susceptibility of the visual receptors to observe change depends on:

- The activity being undertaken by the people experiencing the view at the particular location
- The extent to which their attention is focused on the particular view

2.25 The visual receptors most susceptible to observe change are likely to include:

- People engaged in recreation whose attention is focused on the landscape (e.g. users of Public Rights of Way and other walking routes)
- Visitors to heritage assets whose perception and enjoyment of the asset is influenced by its setting
- Local residents who enjoy certain views on a daily basis

2.26 The visual receptors least susceptible to observe change include:

- People engaged in recreation whose attention is not focused on the landscape (e.g. sports activities)

- People at their work place whose attention is not focused on their surroundings
- 2.27 People travelling by road, rail etc. tend to fall into an intermediate category of susceptibility to observe change. This is because they are likely to experience the landscape at a higher speed and, where car travel is concerned, those driving are focused on the road rather than the surroundings. People travelling on some routes may have a higher susceptibility to observe change than others, for example, a person travelling on a minor road through the countryside with a low speed limit is likely to have a higher susceptibility to observe change than if they were travelling on a major road with a high speed limit through an urban environment.
- 2.28 The value of the views experienced by the visual receptors can depend on whether the view contains heritage assets or landscape designations. It can also depend on the popularity of the landscape from which the view is being experienced, for example, a tourist attraction or parks. Generally, the more valued the landscape, the more valued the view.

Assessing the likely visual effect's magnitude: Size/ scale/ geographic extent, duration and reversibility

- 2.29 When assessing the magnitude of the likely visual effects, the size/ scale/ geographic extent, duration and reversibility of the effect is considered. This includes judgements regarding the following:
- The scale of change in the view, including features that are lost and/ or added and changes in composition.
 - The way in which any new features either contrast or integrate with the existing view in terms of their form, mass, height and colour.
 - Whether or not the view is experienced all year round and for how long e.g. a full view or a glimpse
 - The distance of the viewpoint from the proposed development
 - The geographic extent of the area over which the changes would be visible
 - The duration over which the effects are likely to be present (i.e. temporary during construction or medium term until a newly planted vegetative buffer matures)
- 2.30 In order to estimate the changes to the existing views caused by the proposed development, the site, the proposed development and its surrounding context have been accurately modelled using Vectorworks and Lumion. This model has then been used to position virtual cameras to correspond with the location, height and orientation of the camera used to take the original photographs. The virtual camera's field of view (focal length) was matched in Lumion to that used on site. Rendered or wireline visualisations have then been prepared. (ref. to Appendix 'X')
- 2.31 The tables below summarises the terminology and matrixes used to assess the receptor's sensitivity and the predicted likely effect's magnitude.

	Receptor's susceptibility to observe change
--	---

		High (Viewers likely to have little ability to observe the proposed development without undue consequences to the baseline)	Medium (Viewers likely to have some ability to observe the proposed development without undue consequences to the baseline)	Low (Viewers likely to have good ability to observe the proposed development without undue consequences to the baseline)	Receptor unable to observe proposed Development
Receptors value of the view	High Viewers have proprietary interest, prolonged viewing opportunities and/or particular interest in their environment, the view may be open to many viewers, e.g. visitors to landmarks or users of special PRoW	High	High	Medium	None
	Medium Viewers have moderate interest in their environment, e.g. users of local parks and open space. Motorists may also fall into this category depending on road type and speed limit	High	Medium	Low	None
	Low Viewers have passing/momentary interest in their surroundings, e.g. Motorists	Medium	Low	Low	None
	Negligible Viewers are predominantly focused on other things, e.g. work or a recreational activity and/or have infrequent views	Low	Low	Negligible	None

Table 3: Visual receptor sensitivity terminology matrix

		Likely effect's size/ scale				
		Major (effect results in an extreme change in the baseline)	Moderate (effect results in a considerable change in the baseline)	Minor (effect results in a discernible change in the baseline)	Negligible (effect results in almost no change in the baseline)	No effect
Likely effect's duration	Long term (21+ years post construction)	High	High	Medium	Low	N/A
	Medium term (between 6-20 years post construction)	High	Medium	Low	Negligible	N/A
	Short term (1-5 years post construction)	Medium	Low	Low	Negligible	N/A
	Temporary (during construction)	Low	Low	Negligible	Negligible	N/A
	No effect	N/A	N/A	N/A	N/A	None

Table 4: Magnitude of likely visual effect terminology matrix

Assessment of the Significance of the Likely Effects

- 2.32 The table below summarises the terminology used to assess the significance of the likely landscape and visual effects by combining the results from the 'receptor sensitivity' and 'magnitude of likely effects' matrixes.

		Magnitude of likely effect				
		High	Medium	Low	Negligible	None
Sensitivity of receptor	High	Very substantial	Substantial	Moderate	Minor	None
	Medium	Substantial	Moderate	Minor	Negligible	None
	Low	Moderate	Minor	Minor	Negligible	None
	Negligible	Minor	Minor	Negligible	Negligible	None
	None	None	None	None	None	None

Table 5: Significance of likely effects

- 2.33 The categorisation of the likely significant effects can be both beneficial (positive) and adverse (negative). An explanation of the category of terms is given in the table below.

Significance of likely effect	Nature
Very substantial adverse effect	Where the proposed development would result in an extreme variance from the existing character/ visual amenity of the landscape and cause its quality to become completely diminished .
Substantial adverse effect	Where the proposed development would result in a large variance from the existing character/ visual amenity of the landscape and cause its quality to become largely diminished .
Moderate adverse effect	Where the proposed development would result in some variance from the existing character/ visual amenity of the landscape and cause its quality to become somewhat diminished .
Minor adverse effect	Where the proposed development would result in a small variance from the existing character/ visual amenity of the landscape and cause its quality to become slightly diminished .
Negligible effect	Where the proposed development neither improves or diminishes the existing landscape character/ visual amenity of the area and has no discernible effect on the quality of the landscape.
Minor beneficial effect	Where the proposed development would mostly fit in with the existing character/ visual amenity of the landscape and slightly improve its quality.
Moderate beneficial effect	Where the proposed development would fit in with the existing character/ visual amenity of the landscape and somewhat improve its quality.
Substantial beneficial effect	Where the proposed development would fit in well with the existing character/ visual amenity of the landscape, and greatly improve its quality.
Very substantial beneficial effect	Where the proposed development would fit in very well with the existing character/ visual amenity of the landscape, and extremely improve its quality.

- 2.34 The GLVIA3 states that when determining the likely significant effects, the approach must be consistent and proportionate to the scale of the project that is being discussed.

Mitigation Measures

- 2.35 GLVIA3 states that:

“The purpose of mitigation is to avoid, reduce and where possible remedy or offset, any significant negative (adverse) effects on the environment arising from the proposed development”. (Page 43, Paragraph 5.1, Ref 1.1)

- 2.36 Boundary mitigation planting measures developed to minimise the visual impact of the proposed development will contribute to the LPA's review and consultation response requirement to retain tree screening where possible.

- 2.37 The location of mitigation measures to be recommended should aim to:

- Get the best 'fit' with the surrounding landform or townscape;
- Retain and make best use of existing landscape features;
- Optimise protection and screening for visual amenity receptors; and
- Avoid loss or damage to landscape/townscape features such as woodland, hedges, water features and field systems, street patterns or open spaces, including designated sites or areas.

- 2.38 Mitigation planting will take time to establish: the impacts of the development are therefore assessed at year 0 (post completion).

Desk Study

LANDMAP and other landscape character assessments

- 2.39 Following the Welsh government's approach of a tiered method of landscape character assessment and analysis, reference has been made to previously published landscape assessments. The Natural Resource Wales, National Landscape Character Area Map of Wales was referred to for a broad understanding of landscape character at a national scale. The emerging Carmarthenshire Landscape Character Assessment was referred to for an understanding of landscape character at a local landscape scale.

- 2.40 LANDMAP is an all-Wales landscape resource which provides a comprehensive and integrated landscape data to help determine a baseline from which change can be monitored. PPW recognises its importance as an information resource, methodology and monitoring baseline for the landscapes of Wales and advocates its for all landscape assessments. LANDMAP data was reviewed to evaluate landscape characteristics, qualities and key features including designations.

- 2.41 An Ordnance Survey Map of the study area of Scale 1:25,500 were studied to gain an understanding of landform, location of public rights of way and national cycle network routes, areas of open access land, and the extent and type of vegetation and land use. This stage also enabled the identification of potential visual receptors.

- 2.42 No digital visibility mapping techniques have been utilised as part of this assessment, however the visual envelope of the site has been considered through desktop analysis of topographical

data combined with field surveys to investigate visual enclosure arising from landform, vegetation and built form.

Site Survey

- 2.43 A Landscape Architect undertook the site survey in March 2025. The survey was undertaken from public highways, selected location adjacent to the site and public rights of way. The survey helped gain an understanding of existing landscape character and visual amenity receptors, and in addition supplemented the available information collected during the desk study. The surveys also established the likely impacts of the proposed development and possible mitigation.
- 2.44 A series of photographs were taken during the site visits. These are presented as a series of viewpoints to inform the assessment. Photographs illustrating views from a selected series of viewpoints were taken using a standard digital SLR camera at approximately 1.8m in height. Photographs were taken with a fixed focal length lens which is equivalent to a 50mm lens for a 35mm format camera. The panoramic views consist of single photographic frames which have not been digitally merged together.

Scoping and Consultation

- 2.45 The scoping process for determining the visual receptors, and the representative viewpoints, was carried out in consultation with Planning Officers at Carmarthenshire County Council and Ares Landscape Architects. Fourteen viewpoints were selected and agreed by these parties for assessment during a meeting in early March 2025.

3 Site Context

- 3.1 The site is located in Pibwrlwyd in the county of Carmarthenshire, to the south of Carmarthen Town and falls within Carmarthenshire Country Council's district.
- 3.2 The context around the site comprises the following:
- The town centre of Carmarthen is approx. 1.8km north of the site. The site is located on Pibwrlwyd Lane which forms the southern boundary, with the A484 immediately to the west and Ysgol Gyfun Gymraeg Bro Myrddin school within 0.5km southwest of the site.
 - The site is accessed from Pibwrlwyd Lane separates the northern and southern campuses of the existing College. A small number of residential buildings are cited south of the east parcel of the site and immediately west of the western site boundary.
 - Further to the west the main railway line connecting Carmarthen to towns and cities north and south runs adjacent to the River Tywi (a designated SLA, SAC and SSSI) which lies within 1km of the site.
 - The site is bound by agricultural fields to the north and an area of mixed woodland and undeveloped land to the east. Mature hedgerow and trees form the south and east perimeters of the site, with more recently planted hedgerow to the south and west site boundary. A number of existing trees are located to the north west perimeter. The northeast parcel of the site has no formal delineation from the farmland to the north.
 - Beyond this, a mixed-use estate comprising retail and industrial units lies within 1km north of the site and the A40 running east-west serves Carmarthen town within 1.5km.
- 3.3 The site comprises a west and east parcel, currently delineated by a vegetated dry ditch and access track running north south. The west parcel envelopes the northern campus of the existing Coleg Sir Gar Pibwrlwyd and the eastern parcel contains open farmland currently used for livestock grazing. The southern campus cited immediately south of Pibwrlwyd Lane. There are currently no designated pedestrian crossings connecting the north and southern campuses. The college as a whole is fully operational and provides for a variety of educational and vocational courses including animal science and equine, business, finance and management, catering and hospitality, motor vehicle mechanical, art and design and automotive (GSA).
- 3.4 The existing buildings within the site have different architectural styles and elevations and comprise several modern brick teaching blocks, a single modern brick residential dwelling (currently used by staff) and a pavilion building currently used for hospitality, typical of 1950s architecture. There are a small number of ancillary (temporary) units comprising shipping containers. Buildings to the south, primarily used of the vocational courses include stone barns/stable blocks and workshops of a more industrial nature. The buildings vary in height and range from 1 to 4 stories. Due to the sloped topography of the site, the existing buildings are cited at different levels and are primarily concentrated to the western part of the site with the main open car park covering the remaining part of the western parcel.
- 3.5 The site sits in a sloped plain between 10-30m AOD and falls steeply approximately 12 to 15m from north to south.
- 3.6 The site contains few key landscape features beyond scattered mature trees and established mature native hedgerow along the southeast boundary.
- 3.7 Refer to Appendix 'X' for site context maps

4 Proposed Development

- 4.1 The proposal is to demolish and redevelop the existing Coleg Sir Gâr Pibwrylyd northern campus to provide a new 'state of the art' vocational training centre. The new development will sit alongside existing animal science and automotive facilities already at Pibwrlwyd, bringing curriculum areas from other campuses across Carmarthen into a single flagship Skills Centre. The new development will offer specialist facilities for teaching construction, hair & beauty, art & design, ILS, catering and hospitality, alongside classroom facilities to support classroom-based subjects including teacher training, business and Welsh language.
- 4.2 Coleg Sir Gâr will provide facilities for predominantly post-16yrs students with some 14-16yrs; the purpose-built campus including several proposed buildings strategically placed to work with and complement the existing site topography and landscape features.
- 4.3 The new development should enhance the connection between the northern campus and the existing retained facilities south of Pibwrlwyd Lane, making the most of the external environment.
- 4.4 The total site area is approximately 5.25 hectares. The proposal is for the construction of a new two-storey main block and four separate teaching/practical workshops with associated hard and soft landscaping, sustainable urban drainage systems (SuDS), car parking and infrastructure on site.
- 4.5 The proposed main building is split level and two storeys and up to 'X'm high, with the higher northern wing and lower southern wing adjoined by a central hall space at the lower level. Four single storey teaching workshops to accommodate construction-related teaching will be 'x' high, cited at varying levels relative to the existing site topography. Drawings CR0301-ALA-ZZ-ZZ-D-L-00001-Illustrative Masterplan, CR0301-ALA-ZZ-ZZ-D-L-00002-Landscape General Arrangement 1 of 2 and CR0301-ALA-ZZ-ZZ-D-L-00003-Landscape General Arrangement 2 of 2 convey the proposals in more detail.
- 4.6 The buildings have been designed with the existing landscape and successful operation of the college in mind. A complementary palette of materials has been used which helps reduce the impact of the building from the surrounding roads but maintains the school's existing identity with the use of feature colours. The masterplan has been developed to maximise the current opportunities the site offers, retaining and enhancing areas of high landscape quality, while preserving existing vegetation wherever possible, through careful built form placement and the creation of key routes and spaces. The main organising element of the Masterplan is a central plaza space which forms the campus 'heart'.
- 4.7 The built form has been positioned to step up the slope and work with the existing topography whilst assisting with the legibility of the spaces and minimising the visual impacts from the surrounding area. This creates a series of teaching buildings with associated public facing front terraces and private rear practical learning and recreation spaces.
- 4.8 The proposals account for 130 relocated parking spaces, 120 additional parking spaces, coach drop off provision for up to 9 coaches, a series of hard informal external spaces, bicycle parking spaces and a soft informal MUGA. The proposed planting strategy has been developed to create an attractive learning and social environment for the pupils, and to create a cohesive setting for the new buildings for a modern campus whilst critically providing for SuDS. Proposed native, less-formal vegetation around the perimeter, grounds site into its rural context. Where possible the existing boundary vegetation has been retained to maintain the existing field pattern and provide a visual and acoustic screen from neighbouring properties and surrounding roads. This existing vegetation, along with additional proposed planting seeks to strengthen the vegetated margins as both local vernacular features, and strong ecological corridors. Additional tree and hedgerow planting is proposed to enhance and replace vegetation removed within the site.

5 Planning Policy

5.1 Prior to carrying out the assessment of the landscape and visual effects it is important to understand the statutory and non-statutory landscape designations and policies at a national and local government level which apply to the site and 3.5km study area.

5.2 The site is not directly subject to any of the following designations:

- Ecological designations including Ramsar site, Sites of Special Scientific Interest (SSSI), Special Areas of Conservation (SACs) or Special Protection Areas (SPAs)
- Landscape designations such as Local and National nature Reserves, National Parks, National Landscapes, Special Landscape Areas or Public Rights of Way
- Historic Designations such as Registered Landscape of Outstanding Historical Interest, Conservation Areas, Scheduled Monuments, Registered Parks and Gardens

5.3 The site is located within 500m of the following designations:

- Ecological designation *Afon Tywi* Site of Special Scientific Interest (SSSI)
- Landscape designation Special Landscape Area *EQ6: Teifi Valley (SP14)*
- Historic Designation Registered Landscape of Outstanding Historical Interest *HLW (D) 5: Tywi Valley* and Listed Building *Pibwr Lwyd Farmhouse*

National Policy: Future Wales: The National Plan 2040

5.4 Future Wales was adopted in February 2021 and sets out the framework and direction of development in Wales for the next 20 years. It notes that Wales's natural resources, including its landscapes, support a range of activities and sectors and are assets of great value in their own right. Policies of relevance to the application site and proposals are summarised below:

- Policy 4 'Supporting Rural Communities' refers to mitigating against rural depopulation, age imbalance, deprivation, inequality or social isolation by improving access to employment, key services and infrastructure, including places of education.
- Policy 5 'Supporting the rural economy' states rural areas should develop a broad economic base which supports a strong foundational sector, agricultural and forestry industry, innovative and emerging technology based enterprise.
- Policy 9 'Resilient Ecological Networks and Green Infrastructure' notes the importance of enhancing ecosystems, biodiversity and green infrastructure when considering approaches to development proposals through nature-based methods.
- Policy 12 'Regional Connectivity' refers to improving the connectivity in urban areas by integrating active and sustainable travel and public transport. Active travel is encouraged in all new developments in the form of walking and cycling to promote a reduction in the reliance of the private car.

National Policy: Planning Policy Wales (PPW) (Edition 12, 2024)

5.5 Planning Policy Wales (PPW) Edition 12 sets out the national land use planning policies of the Welsh Government.

5.6 The PPW is supplemented with a series of Technical Advice Notes (TANs), Welsh Government Circulars and policy clarification letters which together with the PPW provide the national planning framework in Wales. PPW is used by for Local Planning Authorities (LPAs)

to develop Strategic Development Plans (SDPs) and Local Development Plans (LDPs). This in turn aids the decision-making process when determining planning applications.

5.7 The PPW (and associated guidance documents) aim to:

- *‘maximise the contribution of planning to the achievement of the goals set out in the Well-being of Future Generations Act, places a duty on public bodies to carry out sustainable development. The concept of sustainable development has been expanded under the Well-being Act and it requires an improvement in the delivery of all four aspects of well-being: social, economic, environmental and cultural’.*
- *‘The Well-being Act has established seven well-being goals which are intended to shape the work of all public bodies in Wales. In order to demonstrate that appropriate consideration has been given to the seven well-being goals and sustainable development principle in the decision making process, public bodies are required to have regard to the ‘five ways of working’ contained in the Well-being Act. These require consideration of: involvement; collaboration; integration; prevention; and long term factors’.*

5.8 These objectives help LPAs to apply the sustainable development principle when determining planning applications.

5.9 Part 6 of the PPW ‘Distinctive and Natural Place’.

- *6.01 The Distinctive and Natural Places theme of planning policy topics covers historic environment, landscape, biodiversity, geodiversity and habitats, coastal characteristics, air quality, soundscape⁹⁹, water services, flooding and other environmental (surface and sub-surface) risks.*
- *6.0.2 The special and unique characteristics and intrinsic qualities of the natural and built environment must be protected in their own right, for historic, scenic, aesthetic and nature conservation reasons. These give places their unique identity and distinctiveness and provide for cultural experiences and healthy lifestyles.*
- *6.0.3 As well as those characteristics regarded as special or unique there are other, environmental qualities of places which are ubiquitous. Environmental components of places, such as clean air, access to open spaces and water quality, are linked to the quality of the built and natural environment. The environmental components of places influence and shape health and wellbeing as well as playing a role in sustaining and creating places which are adaptable and resilient to change. Distinctive and Natural places must maintain or incorporate green infrastructure, recognising the wide ranging role it can play, as key components of their natural and built fabric. Doing so will maximise health and well-being of communities and the environment.*
- This section is subdivided to cover recognising the Special Characteristics of Places:
 - a) *The Historic Environment*
 - b) *Green Infrastructure*
 - c) *Landscape*
 - d) *Biodiversity and Ecological Networks*

which are considered in the overall landscape proposals.

Technical Advice Note 12 (2016)

Local Policy: Carmarthenshire Local Development Plan (adopted 2014)

- 5.10 The Carmarthenshire Local Development Plan, adopted in 2014, provides the framework for all future development within the county until 2021. This is presently used for determining applications. A replacement LDP 2018-2033 is currently being prepared but is not yet adopted.
- 5.11 The site is allocated in the LDP as a Mixed-use site under the provision of Policies SP4: Strategic Sites) and EMP5: Mixed Use Sites. The LDP describes the acceptable uses on the site as follows:
- *“The proposed use for the site is for a business park centred around employment uses (Use Classes B1, B2 and B8), with uses associated with, and ancillary to the existing Coleg Sir Gâr.*
 - *A development brief in the form of SPG has been prepared and adopted. This in setting out appropriate uses under Use Classes B1, B2 and B8 for the employment element of the site also explores other compatible uses. Residential use on this site is not considered appropriate”.*
- 5.12 The following Strategic Policies (SP) have been extracted from the LDP which apply to the site both directly and indirectly, have been extracted below. Appendix A includes a map of policy areas that are applicable to the site.
- 5.13 Policy SP1: Sustainable Place and Space
- *‘Proposals for development will be supported where they reflect sustainable development and design principles by:*
 - a) *Distributing development to sustainable locations in accordance with the settlement framework, supporting the roles and functions of the identified settlements;*
 - b) *Promoting, where appropriate, the efficient use of land including previously developed sites;*
 - c) *Integrating with the local community, taking account of character and amenity as well as cultural and linguistic considerations;*
 - d) *Respecting, reflecting and, wherever possible, enhancing local character and distinctiveness;*
 - e) *Creating safe, attractive and accessible environments which contribute to people’s health and wellbeing and adhere to urban design best practice;*
 - f) *Promoting active transport infrastructure and safe and convenient sustainable access particularly through walking and cycling;*
 - g) *Utilising sustainable construction methods where feasible;*
 - h) *Improving social and economic wellbeing;*
 - i) *Protect and enhance the area’s biodiversity value and where appropriate, seek to integrate nature conservation into new development.*
- 5.14 Policy SP4: Strategic Sites
- *‘Certain sites have been identified in the Carmarthenshire LDP as making a significant contribution to the delivery of the Strategy.*

- *'These sites are deemed important, either individually or cumulatively, to the implementation of the planning and regeneration proposals of the Council, and to meet the strategic, sustainable objectives of the Plan'*
- *'Proposals on strategic sites should consider the potential opportunity for incorporating higher sustainable building standards.'*
- The site is allocated as a Strategic Site: *Site 2 – Pibwrlwyd, Carmarthen (Site Reference: GA1/MU2)*. Development Briefs in the form of Supplementary Planning Guidance (SPG) have been prepared to assist the delivery of the strategic sites. The following extracts have been taken from the SPG (Refer to 5.20 Supplementary Planning Guidance):
 - a) *'Strategically, the site represents a key area for future employment growth for Carmarthen, consolidating and enhancing the status of Carmarthen regionally by delivering sustainable growth.'*
 - b) *'The proposed use for the site is for a business park centred around employment uses (Use Classes B1, B2 and B8), with uses associated with, and ancillary to the existing Coleg Sir Gar.'*
 - c) *Residential use on this site is not considered appropriate.*

5.15 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))*

5.16 Policy GP3 Planning Obligations

- *'Where proposals directly result in additional requirements on existing infrastructure, community facilities and services (including schools, life-long learning, open space, community halls, health care, environmental projects, highway works and other facilities) or are likely to require offsite mitigation for the loss of facilities or features they will, where appropriate, be supported where contributions, suitable provision or other arrangements have been made for improvement, provision or mitigation either on and/or off-site.'*

5.17 Policy EMP5: Mixed Use Sites

- *'GA1/MU2 Pibwrlwyd: Mix of uses consisting of residential (allowance for 1,100 units), employment, community facilities and amenity. Reference should be made to policy SP4 Strategic Sites.*

5.18 Policy EP2: Pollution

- *Proposals for development should wherever possible seek to minimise the impacts of pollution. New developments will be required to demonstrate that they:*
 - a) *Do not conflict with National Air Quality Strategy objectives, or adversely affect to a significant extent, designated Air Quality Management Areas (permitted developments may be conditioned to abide by best practice);*
 - b) *Do not cause a deterioration in water quality;*
 - c) *Ensure that light and noise pollution are where appropriate minimised;*
 - d) *Ensure that risks arising from contaminated land are addressed through an appropriate land investigation and assessment of risk and land remediation to ensure its suitability for the proposed use.*

5.19 Policy EP3: Sustainable Drainage

- *Proposals for development will be required to demonstrate that the impact of surface water drainage, including the effectiveness of incorporating Sustainable Drainage Systems (SUDS), has been fully investigated.*
- *The details and options resulting from the investigation must show that there are justifiable reasons for not incorporating SUDS into the scheme in accordance with section 8 of TAN 15*

Local Policy: Carmarthenshire Council Supplementary Planning Guidance: Pibwrlwyd (2014)

- 5.20 Carmarthenshire Council published Supplementary Planning Guidance (SPG) in 2014 to further inform development proposals at Pibwrlwyd, Carmarthen. The SPG provides guidance by elaborating on the policies and proposals of the adopted Carmarthenshire Local Development Plan (LDP), and seeks to achieve a deliverable, high quality development that is sympathetic to the character of the surrounding area.
- 5.21 The following guidance articles from the SPG which apply to the site both directly and indirectly, have been extracted below.
- 5.22 Section 5 Site Considerations: 'Design' notes the following:
- *Due to the strategic nature of the site and it's prominence on the southern gateway to Carmarthen, high quality design will be of great importance. Quality design will play a key part in ensuring the success of the Business Park and will encourage further investment. Development should be sensitive to the existing environment and incorporate the contours of the site.*
 - *Proposals will be encouraged to embrace climate responsive design to create sustainable buildings. Encouragement will be given to incorporate renewable forms of energy into the development, along with measures to reduce energy demand from within the buildings.*
 - *Consideration should be given to the character and appearance of the wider area in terms of design. Servicing and storage areas in developments are often the least attractive and as such, must be adequately incorporated into the building design or enclosed behind screen walls. Storage will not be permitted outside of units'*
- 5.23 Section 5 Site Considerations: 'Landscape and Biodiversity' notes the following:
- *The site can be split into two character areas: the northern and southern parts.*
 - *The southern part of the site is made up of a number of agricultural fields and has a predominately rural ambience and character. A number of the fields have mature hedgerows, which should be incorporated into development schemes. Development on the site should respect the contours of the site. As well as providing a degree of landscape mitigation, this provision should ensure habitat connectivity throughout the site and into the surrounding countryside.*
 - *The northern part of the site has a more urban, built up character. This area has been regraded and an access road constructed to serve this part of the site in recent years. There are a couple of areas within this area made up of scrub and conifers which offer some biodiversity interest and should be respected, maintained and enhanced where possible*

Local Policy: Carmarthenshire Council Supplementary Planning Guidance

- 5.24 Other relevant Supplementary Planning Guidance (SPG) of relevance to the site and proposed development have been referred to assess the baseline are listed below:
- Supplementary Planning Guidance: Planning Obligations (2016)
 - Supplementary Planning Guidance: Pibwrlwyd (2014)
 - Supplementary Planning Guidance: Placemaking and Design (2016)
 - Supplementary Planning Guidance: Rural Development (2016)
 - Supplementary Planning Guidance: Natural Environment and Biodiversity (2016)

6 Baseline Conditions

Study Area

- 6.1 A study area of 3.5km centered from the middle of the proposed development for the LVIA has been adopted. This is based on the ZTV and field-based survey. It is also based on experience assessing this type of development and the context in which the proposed development is located.
- 6.2 The study area for the baseline assessment includes the Site and the wider context that the proposed development may influence. The extent of the study area also enables a good understanding of the overall landscape character with the purpose of establishing place specific mitigation measures and aid in the environmental design.
- 6.3 The existing baseline conditions of the Site and its wider setting have been reviewed using a combination of desktop assessment and field survey. These are set out below:

Zone of Theoretical Visibility

- 6.4 A Zone of Theoretical Visibility (ZTV) has been generated (based on single Storey residential buildings at a median FFL of 21m AOD) to show the extent of theoretical visibility of the proposed development and the landscape areas that might be affected within the study area.

7 Landscape Baseline and Receptor Sensitivity Assessment

- 7.1 The description of the landscape baseline, and therefore the identification of landscape receptors, have been identified within the following categories: Landscape Character Areas and Landscape Elements.

Landscape Character

- 7.2 Landscape character assessment encompasses an appraisal of physical, aesthetic and intangible attributes including sense of place, rarity or representativeness, and unspoilt appearance. The combination of landscape elements (trees, hedgerows, woodlands, settlement and buildings, their architecture and fabric) and their arrangement give the different areas a unique sense of place, or 'character'. These aspects, together with scale and character of surrounding landscapes, patterns and scale of landform, landcover and built development, need to be considered when assessing the landscape effects.

Natural Resources Wales (NRW) National Landscape Character Areas (NLCAs)

- 7.3 Natural Resources Wales have developed National Landscape Character Areas (NLCAs) to provide high level guidance that helps inform decision making in regard to the planning of conservation initiatives and the management of land and how it can change.
- 7.4 The Site is categorised as NLCA 41: Dyffryn Tywi / Tywi Valley. Key characteristics of this area include but are not limited to:
- *From Llandovery to Carmarthen, this lowland river meanders on a wide but contained, active flood plain. There is a regular pattern of fields, enclosed by hedgerows with many hedgerow trees. The valley has been used as a transport corridor since prehistoric times. There are a number of historic towns at bridging points and a larger county town, Carmarthen, with associated busy roads and modern expansions.*
 - *Meandering River Tywi and it's active flood plain – westward flowing and joined by many tributaries from nearby upland areas.*
 - *Fertile grazing pastures – helped by alluvium-rich soils. Dairy cattle and sheep with occasional cereal cropping.*
 - *Wooded slopes to valley sides - Broadleaved woodlands cover some slopes but cover is not continuous*
 - *Regular pattern of medium to large rectilinear fields enclosed by hedgerows and hedgerow trees – including species rich hedgerows with frequent hedgerow oaks. Higher ground to the east is enclosed by hedgebanks.*
 - *Historic towns - The main town of Carmarthen lies to the west of the area, with the smaller settlements of Llandeilo, Llangadog and Llandovery located at river crossing points. Elsewhere, settlements are dispersed with individual whitewashed farmsteads being key features. Modern urban developments spread from Carmarthen.*
 - *Road and rail corridor - Strategic road and rail routes follow the course of the river, adding urban infrastructure to an otherwise rural landscape.*

This National Landscape Character Area information gives good background and over-arching information about the landscape character of the area with some relevance that applies to the Site. It is a useful tool for those determining planning applications. However, it is too broad and at too large a scale to be usefully included as a landscape receptor of the proposed development in this assessment.

Carmarthenshire Landscape Character Assessment (2025) [under consultation]

Note, the LCA is currently being prepared and is not yet adopted. The information below has been used as guidance to inform the baseline of the site.

- 7.5 Land Use Consultants (LUC) on behalf of Carmarthenshire County Council have produced a county wide landscape character assessment to form Supplementary Planning Guidance (SPG) to elaborate on the revised Carmarthenshire LDP (Refer to Appendix C). Its objective is to 'ensure that any change or development does not undermine whatever is valued or characteristic in a particular landscape and help guide positive change that conserves, enhances, restores, or creates local character'
- 7.6 The site is assessed as primarily being within Landscape Character Area (LCA) Tywi southern slopes, Gwendraeth Fach, and Crwbin-Carmel ridge (LCA 19). This LCA comprises lowland hills and valleys centred on Afon Gwendraeth Fach located in south of Carmarthenshire.
- 7.7 Relevant key characteristics of this LCA to the site and its surroundings have been summarised from the character assessment as follows (Refer to p.295 of LUC Carmarthenshire Character Assessment): **[add table]**
- Farmland, including pasture and arable land, dominates, interspersed with semi-natural habitats and ancient woodlands, giving rise to a scenic, rural landscape
 - Improved grassland is the dominant habitat across the landscape, providing grazing pastures
 - Rolling lowland hills and shallow valleys carved by the Afon Gwendraeth Fach and its tributaries flanked by a narrow limestone ridge, creating a varied topography.
 - Attractive agricultural landscape, with a mix of pasture and arable land, with scattered farmsteads and irregular enclosures.
 - Long-standing history of human activity, from pre-historic standing stones and cairns to medieval castle like Kidwelly, and industrial limekilns, all designated as Scheduled Monuments.
 - Semi-natural purple moor-grass meadows and grazing marshes, interspersed with improved grassland, add ecological value to the area.
 - The upland ridge features a diverse mosaic of habitats including blanket bog, lowland heath, offering seasonal bursts of colour from the seminatural vegetation.
 - Views from the southern areas stretch across the Tywi estuary and coast, while the northern extent offers views of rolling farmland towards the Tywi Valley.
 - A rural and tranquil landscape, with opportunity to experience dark night skies, in the more remote areas away from settlements and roads.

- 7.8 Due to the fact that the site does not currently contribute to the areas characteristics it is considered to have a 'Low' susceptibility to change
- 7.9 Over time the historic value of this landscape character area has degraded, and the existing site and its built form, as well as its immediate surroundings do not contribute and there for has been classified as having 'Low' value.
- 7.10 Based on a 'Low' susceptibility to change and a 'Low' receptor value, Character Area 19 Tywi southern slopes is considered to have 'Negligible' sensitivity.

Site Landscape Character

- 7.11 The landscape character of the site is split into the existing college parcel and an undulating greenfield parcel. The site is sloping, with the northern section of the site having been regraded and levelled in recent years. The existing college campus is typical of an educational campus of combined 1970s and agri-industrial buildings associated with the course provided. Ancillary buildings, access roads and car parking on site has resulted in a large extent of hard-standing and buildings on site, ranging up to 3 storeys, that are of a low-quality architectural style.
- 7.12 In addition to the built form and hardstanding, the site contains a central belt and pockets of mature trees along with mature hedgerow to the south and east and new hedgerow boundary planting to the south and west which create an enclosed character. It also helps screen immediate views into the site from the bordering roads and residential dwellings. The area of greenfield remains open and unbound by any vegetation.
- 7.13 The overarching character of the site is predominantly semi-rural (or urban fringe), with a mix of open grassland, modern educational facilities and associated hardstanding, interspersed with a mix of mature trees and hedgerow, newly planted shrubs/hedgerow and scrub of low ecological or amenity value. As a result, the site landscape character is considered to have 'Medium' value.
- 7.14 The proposed development will replace the built form and hardstanding on site with a greater overall footprint area of built form and hardstanding. The proposed development will introduce new boundary planting to the northern boundary and open grassland parcel.
- 7.15 Given this, the semi-rural nature of the site and poor architectural quality of existing built form the site has a good ability to accommodate the proposed development without undue consequences on the baseline and is classified as having a 'Low' susceptibility to change.
- 7.16 Based on a 'Medium' receptor value and 'Medium' susceptibility to change, the Site's landscape character is considered to have 'Low' sensitivity.

Landscape Elements

Structural Vegetation

- 7.17 Existing structural vegetation is defined as vegetation that has the ability to significantly affect landscape character, for example, tree planting, shrub buffers, and woodland belts.
- 7.18 The site is bound to the southeast and east by mature hedgerow which is crucial to integrating the site with its surrounding, more rural context and helps to screen the site from existing residential buildings south of Pib. Lane. To the west of the site, the residential building relies on an existing vegetated buffer to contribute to their vegetated and more enclosed character. To the north, scattered vegetation helps to screen existing buildings in the area t the north. (Refer to Appendix 'x' for CR0301-ALA-ZZ-ZZ-D-L-2004 Zone of Theoretical Visibility Plan).

- 7.19 Therefore, the structural vegetation is considered to have an overall value of 'Medium'.
- 7.20 The siting of the built form in the proposed development allows the majority of the boundary vegetation to be retained. However, small amounts of existing vegetation that is located towards the centre of the site is to be removed to accommodate the construction of new buildings and associated hard landscape areas.
- 7.21 The storey heights of the proposed buildings are also taller than the existing buildings in some locations which causes the existing retained vegetation to be less effective in some locations at screening the built form.
- 7.22 As a result, the structural vegetation on site has some ability to accommodate the proposed development without undue consequences on the baseline and is classified as having a 'Medium' susceptibility to change.
- 7.23 Based on a 'Medium' receptor value and 'Medium' susceptibility to change, the site's structural vegetation is considered to have 'Medium' sensitivity.

Topography

- 7.24 The Proposed Development will impact the topography due to the manipulation of existing levels to accommodate building finish floor levels and access across the sloped site.
- 7.25 The impact of the proposed development on topography will result in a more stepped topography as different elements of the development are cited at varying finished floor levels up across the slope.
- 7.26 Whilst the proposed development manipulates the existing levels in places, these changes are not considered to be detrimental to the overall condition of the topography and therefore the topography is considered to have an overall value of 'Medium'.
- 7.27 As a result, the topography on site has some ability to accommodate the proposed development without undue consequences on the baseline and is classified as having a 'Medium' susceptibility to change.
- 7.28 Based on a 'Medium' receptor value and 'Medium' susceptibility to change, the site's topography is considered to have 'Medium' sensitivity.

Summary of Receptors

- 7.29 The landscape receptors and their sensitivity identified as part of this assessment, as discussed above, has been collated and summarised in the table below. These receptors have the potential to be affected by the likely effects arising from the proposed development. The likely effects are outlined in more detail in section 10. The findings of section 10 are then combined with the sensitivity of the landscape receptors identified in this section in order to establish the significance of the likely effects of the proposed development on the landscape and visual amenity of the area.

Landscape Receptor	Receptor Value	Receptor Susceptibility to Change	Receptor Sensitivity
Landscape Character			
Character Area 19 Tywi southern slopes	Low	Low	Negligible
Site Landscape Character	Low	Medium	Low
Landscape Elements			
Structural Vegetation	Medium	Medium	Medium
Topography	Medium	Medium	Medium

Table 7: Summary of the landscape receptors and their sensitivity

8 Visual Baseline and Receptor Sensitivity Assessment

- 8.1 The visual baseline is assessed through identifying visual receptors (people living, working, visiting or passing through the area) and subsequently selecting viewpoints which best represent the views that they will experience.
- 8.2 A Zone of Theoretical Visibility (ZTV) has been generated to show the extent of theoretical visibility of the proposed development and the landscape areas that are anticipated to be affected within the study area.
- 8.3 Viewpoints selected for inclusion in the assessment are for illustration of the visual effect and are representative views from each location. Viewpoint selection has taken account of the following range of factors:
- public accessibility;
 - the potential number and sensitivity of viewers who may be affected;
 - viewing direction, distance (i.e. short-, medium-, and long-distance views) and elevation;
 - the nature of the viewing experience (for example static views, views from settlements and views from sequential points along routes);
 - the view type (for example panoramas, vistas and glimpses); and
 - the potential for cumulative views of the proposed development in conjunction with other developments.
- 8.4 As noted, the viewpoints selected were agreed with Carmarthenshire Country Council. The locations of the selected viewpoints are shown on drawing CR0301-ALA-ZZ-ZZ-D-L-20001 Viewpoint Location Plan and listed in Table 8 below. 14no. viewpoints have been selected to represent views within the Study Area (Refer to Appendix B)

View no.	Description of existing view	Receptor	Receptor's value of view	Receptor's susceptibility to observe change	Sensitivity of Receptor
1	View taken from residential properties on Pibwrlwyd Lane southeast of the site boundary looking south west. The lane is typical of a narrow country lane. The view is representative of property owners of Pibwrlwyd Cottages. The houses range from 1 - 3 storey. The view comprises of existing mature trees and mature hedgerow along the site boundary. The north campus is set beyond the east field parcel and central tree belt and glimpses of the existing college buildings are visible.	Residents, people travelling on the lane in vehicles	High	High	High
2	View taken from the southern campus adjacent to the listed building Pibwr Lwyd Farmhouse. The building itself has been enclosed with newer buildings and views to north campus are limited. The view is representative of visitors and college users accessing the building. The view comprises some	A medium number of users of the southern campus facilities	Low	High	Low

	existing south side college buildings which an access road onto Pibwrlwyd Lane. Views into the northern campus are largely obscured by existing mature trees and hedgerow within the site boundary. Glimpses of the existing college building within the site boundary are still visible.				
3	View looking north east taken from West Coast Path adjacent to residential properties on A484. A view representative of recreational view from the walking / cycle route. The view comprises of road infrastructure; the bus stop and mature trees in the foreground. An existing residential property is visible behind the trees. The existing college building is visible to the north of the private property.	Residents of properties to the south west of the site	High	High	High
4	View looking southeast taken from cycleway/footway on A484 adjacent to west boundary. A view representative of a cyclist and pedestrian users of the cycleway/footway and bus stop on the A484. The view looks directly into the site, with mature trees, more recently planted hedgerow and slight banking largely screening views into the site.	A low number of cyclists and pedestrians using the footway / cycleway and a high number of road users travelling through without the intention of visiting the site	Low	High	Low
5	View looking northeast taken from A484 approx. 400m south of the site. A view representative of vehicular and pedestrian users from the A484. The view comprises the existing school building and mature trees located on the southern site boundary along Pibwrlwyd Lane. The rest of the view is blocked by mature trees and hedgerow.	A high number of people travelling through without the intention of visiting the site	Low	High	Low
6	View looking northeast from Ysgol Gyfun Gymraeg Bro Myddin school Entrance. The view is representative of residential and educational users. The view consists of a large area of wild grassland, mature trees, hedgerow. The majority of existing college buildings are obstructed by the existing tree line within the site boundary as well as surrounding vegetation.	A low number of people travelling to and from the school and dwelling at the school entrance	Medium	Low	Low
7	View looking northwest, taken from A484 between Cwmffrwd and Pensarn approx. 1km south of the site. The view is representative of vehicular and pedestrian views on	A high number of people travelling through	Low	Medium	Low

	the A484. The view comprises road verges mature trees, hedges and scrub lining the road and occupying the area to the south of the site. Some partially obscured views can be afforded into the site in winter.	without the intention of visiting the site			
8	View looking northwest from listed bridge over Nant Pibwr approx. 650m south of the site on A484. The view is representative of the view from the A484 by the listed bridge over Nant Pibwr, by a pedestrian. The view comprises of the railing across the Bridge and a row of trees/scrub lines the east side of the road. The southern existing college buildings are visible beyond the trees in the winter.	A low number of pedestrians using the bridge and high number of road users travelling through without the intention of visiting the site	Low	Low	Low
9	View taken from at residential property entrance on access lane between Croesyceiliog and Gyfun Gymraeg Bro Myddin school, approx. 2km from the site. The view is indicative of a view from unnamed road by road users and the residential property. The view comprises of hedgerows and a urban area in the distance beyond the site. The midground comprises mixed business and residential units, interspersed with mature trees and hedgerows. The site is obscured by mature trees and other buildings.	Residents of Ardwyn (residential property) and a low number of people travelling through without the intention of visiting the site	High	Low	None
10	View taken from St Annes Road looking northwest, 2.3km from site. The view is representative of the recreational views from St Annes Road adjacent to a farm. The view is due northwest from an access gate into the adjacent field. The view comprises of and open grass field. The existing college is visible in the midground as the land slopes south.	Residents on St Annes Road and a low number of road users travelling through	Medium	High	High
11	View from Carmarthen Castle looking directly south, approx 3.3km from site. The view is representative of both recreational and residential views from Camarthen Castle situated in a high elevation in the town. The view comprises of industrial buildings, residential buildings and mature trees interspersed within the built environment. Undulating topography and a row of mature trees obscure views into the site.	Visitors to the castle and surrounding businesses	Medium	None	None
12	View looking southeast from Public Right of Way on Afon Tywu SSSI/PROW. The view is representative of recreational views from the SSSI site. The view	Low number of pedestrians using the public right	High	Low	Medium

	comprises a large flat open area of floodplain, with mature trees and hedgerows in the midground and higher topography largely obscuring views of the site on the horizon. The highest points of the site can be seen behind the trees in winter.	of way			
13	View from Heol Drindod urban area looking east. The view is representative of the residential area at one of the highest points in Johnstown. The view comprises of residential buildings in the forefront, with the topography sloping down in the midground. The density of residential buildings and mature trees largely obscure views into the site.	Residents of Heol Drindod	Low	Low	Low
14	View looking east from PROW at Ystrad Woodd. The view is representative of recreational users of the Ystrad Wood public right of way next to Johnstown residential area. The view looks southeast over to the site and comprises of residential buildings within Johnstown and surrounding tree. The existing college buildings are partially visible in the distance.	Low number of pedestrians using the public right of way	Medium	Medium	Medium

Table 8: Summary of the visual receptors and their sensitivity

9 Future baseline

- 9.1 The future baseline is the likely future conditions of the site in the absence of the proposed development.
- 9.2 In the absence of the Proposed Development, the baseline is likely to be subject to the following changes:
- Summary TBC.

10 Mitigation

- 10.1 A Landscape and Visual Impact Assessment should always be an iterative process whereby the findings of the assessment process inform the design proposals to ensure that any likely adverse effects are kept to a minimum and any likely beneficial effects are enhanced.
- 10.2 *Landscape Character Assessment states that damaged landscapes should be restored and repaired, particularly in urban-rural fringe locations, where erosion of rural character and loss of local distinctiveness is most threatened. The Proposed Development and mitigation proposals have aimed to respond to this where possible in order to restore and repair the existing rural-urban fringe landscape.*
- 10.3 It is typical for an LVIA chapter to include two assessments of the likely effects; one prior to the inclusion of mitigation and then one after the inclusion of mitigation. However, in this case, given that the inclusion of mitigation in the proposals has been embedded into the design, it would not be possible to split the assessment into the two elements of 'pre' and 'post' mitigation. Therefore, this LVIA only assesses the likely effects of the proposed development, after the inclusion of mitigation discussed above.
- 10.4 Summary TBC.

11 Likely Effects of Proposed Development

Effects on Landscape Receptors

- 11.1 Effects of the proposed development, after the implementation of mitigation measures described in the previous section.

Landscape Character Area 19

Site Landscape Character

Structural Vegetation

Topography

Summary of Residual Effects on Landscape Receptors

Landscape Receptor	Likely Residual Landscape Effect	Duration	Size/ Scale	Magnitude of likely residual effect
Landscape Character				
Landscape Character Area 19				
Site Landscape Character				
Landscape Elements				
Structural Vegetation				
Topography				

Table 9: Summary of the likely effects and their magnitude on the landscape receptors

Effects on Visual Receptors

11.2 The assessments of the magnitude of the likely visual effects below have been based on the computer-generated visualisations and should be read in conjunction with Appendix B.

Viewpoint 1:

11.3 TBC.

Viewpoint 2:

11.4 TBC.

Viewpoint 3:

11.5 TBC.

Viewpoint 4:

11.6 TBC.

Viewpoint 5:

11.7 TBC.

Viewpoint 6:

11.8 TBC.

Viewpoint 7:

11.9 TBC.

Viewpoint 8:

11.10 TBC.

Viewpoint 9:

11.11 TBC.

Viewpoint 10:

11.12 TBC.

Viewpoint 11:

11.13 TBC.

Viewpoint 12:

11.14 TBC.

Viewpoint 13:

11.15 TBC.

Summary of Residual Effects on Visual Receptors

Visual Receptor	Predicted Residual Landscape/ Visual Effect	Duration	Size/ Scale	Magnitude of likely residual effect
Viewpoint 1:	Visual effect:			
Viewpoint 2:	Visual effect:			
Viewpoint 3:	Visual effect:			
Viewpoint 4:	Visual effect:			
Viewpoint 5:	Visual effect:			
Viewpoint 6:	Visual effect:			
Viewpoint 7:	Visual effect:			
Viewpoint 8:	Visual effect:			
Viewpoint 9:	Visual effect:			
Viewpoint 10:	Visual effect:			
Viewpoint 11:	Visual effect:			
Viewpoint 12:	Visual effect:			
Viewpoint 13:	Visual effect:			
Viewpoint 14:	Visual effect:			

Table 10: Summary of the likely effects and their magnitude on the visual receptors

12 Significance of Likely Effects on Landscape and Visual Receptors

- 12.1 As described in section 2, each receptor's sensitivity has been combined with the likely effect's magnitude to determine the significance of the likely effects.

Receptor	Receptor value of view	Receptor susceptibility to observe change	Sensitivity of receptor	Likely residual visual effect	Duration of likely effect	Size/ scale of likely effect	Magnitude of likely effect	Significance of likely effect	Level of certainty (high, medium, low)
VISUAL RECEPTORS									
Viewpoint 1:	Low	Low		Visual effect:	Long term	Negligible	Low	Minor beneficial	High
Viewpoint 2:	Medium	Medium		Visual effect:	Long term	Minor	Medium	Moderate adverse	High
Viewpoint 3:	Low	Low		Visual effect:	Long term	Minor	Medium	Minor beneficial	High
Viewpoint 4:	Medium	None		Visual effect:	No effect	No effect	None	None	High
Viewpoint 5:	High	None		Visual effect:	No effect	No effect	None	None	Medium
Viewpoint 6:	High	None		Visual effect:	No effect	No effect	None	None	Medium
Viewpoint 7:	High	None		Visual effect:	No effect	No effect	None	None	Medium
Viewpoint 8:	Medium	None		Visual effect:	No effect	No effect	None	None	High
Viewpoint 9:	Medium	Medium		Visual effect:	Long term	Minor	Medium	Moderate adverse	High
Viewpoint 10:	Medium	Medium		Visual effect:	Long Term	Moderate	High	Substantial adverse	High
Viewpoint 11:	Low	Low		Visual effect:	Long term	Negligible	Low	Minor beneficial	High
Viewpoint 12:	Medium	Medium		Visual effect:	Long term	Minor	Medium	Moderate adverse	High
Viewpoint 13:	Low	Low		Visual effect:	Long term	Minor	Medium	Minor beneficial	High
Viewpoint 14:	Medium	None		Visual effect:	No effect	No effect	None	None	High

Receptor	Receptor value	Receptor susceptibility to change	Sensitivity of receptor	Likely residual landscape effect	Duration of likely effect	Size/ scale of likely effect	Magnitude of likely residual effect	Significance of likely residual effect	Level of certainty (high, medium, low)
				Landscape effect:					
				Landscape effect					
				Landscape effect:					
Landscape Elements									
Structural Vegetation									

Table 11: Significance of Likely Effects on Landscape and Visual Receptors

13 Cumulative Effects

- 13.1 Cumulative effects consider the proposed development alongside other schemes that are in the process of being constructed, are consented or for which planning permissions are being sought.
- 13.2 Summary TBC.

14 Summary

14.1 This Landscape and Visual Impact Assessment has been prepared in order to assess the impact of proposed development on the landscape and visual receptors that have been identified in earlier sections.

14.2 In the context of this assessment, it is deemed that....Summary TBC

Summary of Visual Effects

14.3 Fourteen viewpoints have been re-assessed as part of this LVIA to assess the representative visual effects that would likely be experienced by people in the area around the site.

14.4 Final Summary TBC.

Summary of Landscape Effects

14.5 The assessment of the likely landscape effects on the landscape receptors was undertaken by identifying two categories of receptors in line with the receptors identified by Veridian Landscape Planning; those being, Landscape Character Areas and Landscape Elements.

14.6 Landscape effects have been identified within these categories and are as follows:

- TBC.
- TBC.
- TBC.

14.7 Final summary TBC.

Appendices and Figures

- Appendix A: Planning Designations and Landscape Character
- Appendix B: Photograph Viewpoints
- Figure 1: Study Area
- Figure 2: Topography
- Figure 3: Viewpoint Location Plan
- Figure 4: Existing Site
- Figure 5: Structural Vegetation – Existing and proposed
- Appendix C: LUC Character Assessment

References

- Carmarthenshire County Council (2014) Local Development Plan 2006-2021
- Carmarthenshire County Council (2014) Supplementary Planning Guidance: Planning Obligations
- Carmarthenshire County Council (2014) Supplementary Planning Guidance: Pibwrlwyd
- Carmarthenshire County Council (2016) Supplementary Planning Guidance: Placemaking and Design
- Carmarthenshire County Council (2016) Supplementary Planning Guidance: Rural Development
- Carmarthenshire County Council (2016) Supplementary Planning Guidance: Natural Environment and Biodiversity
- Carmarthenshire County Council (2025) Revised Local Development Plan 2018-2033
- Council of Europe. (2000). European Landscape Convention. Strasbourg.
- Land Use Use Consultants (2025) Carmarthenshire Landscape Character Assessment
- Landscape Institute (2019) Technical Guidance Note 06/19 Visual Representation of Development Proposals
- Landscape Institute and Institute of Environmental Management & Assessment. (2013). Guidelines for Landscape and Visual Impact Assessment. [3rd Edition]. Oxon: Routledge.
- Natural Resources Wales (2013) National Landscape Character Areas (NLCA)
- Natural Resources Wales (2014) National Landscape Character Area Profile NLCA41 Tywi Valley
- Natural Resources Wales (2025) LANDMAP
- Welsh Government (2019) Future Wales: the national plan 2040
- Welsh Government (2024) Planning Policy Wales [Edition 12]