Parc Pelenna Holiday Resort

ENVIRONMENTAL STATEMENT

VOLUME 1
CHAPTER 6: LANDSCAPE AND VISUAL

6.0 LANDSCAPE AND VISUAL IMPACT

1. Introduction

6.1.1 The following Chapter has been prepared by The Environmental Dimension Partnership Ltd (EDP).

6.1.2 This Chapter of the ES assesses the likely significant effects of the Proposed Development, as described in Chapter 4 of this Environmental Statement, in terms of landscape and visual amenity and it incorporates a summary of the Landscape and Visual Appraisal provided at Technical Appendix 6.1.

6.1.3 This Chapter should be read in conjunction with the following Technical Appendices:

- Technical Appendix 6.1: Landscape and Visual Appraisal with associated Plans and PVPs;
- Technical Appendix 6.2: EDP LVIA Methodology;
- Technical Appendix 6.3: Schedule of Landscape Effects;
- Technical Appendix 6.4: Schedule of Visual Effects; and
- Technical Appendix 6.5: Tree Retention and Removal Plan.

2. Assessment Methodology

6.2.1 The methodology utilised for the assessment of the landscape and visual effects is set out in full in Technical Appendix 6.2. This approach is in accordance with the following guidance:

- Guidelines for Landscape and Visual Impact Assessment – Third Edition (LI/IEMA, 2013);
- Using LANDMAP in Landscape and Visual Impact Assessments Guidance Note (GN) 46 – Natural Resources Wales (2013); and
- Visual Representation of development proposals – Landscape Institute Technical Advice Note (TGN) 06/19.

3. Significance Criteria

6.3.1 The purpose of the EIA process is to identify the likely significant environmental effects (both beneficial and adverse) arising from development proposals. Schedule 4 to the EIA Regulations specifies the information to be included in all ES', which should include a description of:

"…the likely significant effects on the factors specified in regulation 4(2) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development. ..."

6.3.2 In order to consider the likely level of any effect, the sensitivity of each landscape or visual receptor is combined with the predicted magnitude of change, with reference also made to the geographical extent, duration and reversibility of the effect within the assessment.

6.3.3 Having taken such a wide range of factors into account when assessing sensitivity and magnitude at each receptor, the level of effect can be derived by combining the sensitivity and magnitude in accordance with the matrix in Table 6.1 below:

Table 6.1: Level of Effects Matrix

Overall Sensitivity	Overall Magnitude of Change				
	Very High	High	Medium	Low	Very Low
Very High	**Substantial**	**Major**	**Major/-Moderate**	**Moderate**	**Moderate/-Minor**
High	**Major**	**Major/-Moderate**	**Moderate**	Moderate/-Minor	Minor
Medium	**Major/-Moderate**	**Moderate**	Moderate/-Minor	Minor	Minor/-Negligible
Low	**Moderate**	Moderate/-Minor	Minor	Minor/-Negligible	Negligible
Very Low	**Moderate/-Minor**	Minor	Minor/-Negligible	Negligible	Negligible/-None

6.3.4 Each effect is described and evaluated individually through the combination of all of the relevant factors, and assessed as either significant or not significant. Landscape and visual effects identified at substantial, major, major/moderate or moderate levels (bold type within the matrix above) are generally considered to be significant, whereas those effects assessed at moderate/minor, minor, minor/negligible or negligible level are considered to be not significant.

6.3.5 In certain cases, where additional factors may arise, a further degree of professional judgement may be applied when determining whether the overall change in the view will be significant or not and, where this occurs, this is explained in the assessment.

4. Legislative and Planning Policy Framework

6.4.1 Landscape-related designations and policy considerations within 3km of the site are shown on Plan EDP 2, included within Technical Appendix 6.1. In summary:

- National Landscape Designations: the site does not lie within a nationally designated landscape;
- Local Landscape Designations: the site lies within the Vale of Neath Special Landscape Area (SLA) locally designated landscape; and

- Other Landscape-related Designations: the site does not lie within any other local designation of relevance e.g. Green Belt/Green Wedge.

6.4.2 There are no National Parks or National Landscapes covering, or in proximity to the site. Bannau Brycheiniog National Park is located over 12km north-east of the site at its closest point and it has therefore been scoped out from further consideration, on the basis of distance alone.

6.4.3 Further detail on policies which are not specifically related to landscape and visual matters but have some relevance to determining the underlying sensitivity of landscape and visual receptors, is provided within Section 3 of Technical Appendix 6.1. For brevity, these are not repeated here.

5. Baseline Conditions

6.5.1 The baseline reporting is provided at Sections 4 and 5 of Technical Appendix 6.1 and this sets out an overview of the baseline character of the site and its environs, and of the existing visual resource which provides visual amenity for a range of receptors (people) from the wider landscape.

6.5.2 The critical element of these baseline considerations is the identification of the specific receptors, and groups of receptors, likely to be affected by the proposed development and their associated individual sensitivity (which then underpins conclusions on significance of effect as assessed within this ES Chapter).

6.5.3 The receptors identified, and their associated sensitivity to the development proposed, are summarised in Table 6.2 below.

Table 6.2: Landscape and Visual Receptor Sensitivity

Receptor	Sensitivity	Commentary
Landscape Receptors		
National Landscape Character Area (NLCA) 37 'South Wales Valleys'	**Medium**	Known for its industrial character, development filled valley bottoms and lower slopes set against the juxtaposition of the dramatic upland slopes with steep hillsides, open heathland and woodland. While it contains numerous sensitive receptors (including heritage assets), overall it has very low susceptibility to the development proposed due to its scale which contrasts starkly to the scale of the NLCA.
Vale of Neath Special Landscape Area	**High**	An important tourist destination with amenities such as the Neath Canal, Aberdulais National Trust, cycleways and promoted routes. Characteristics include water courses, mosaic of habitats, woodland plantations, dramatic changes in levels and prominent ridgelines.

		Landscape receptors of high value and medium/high susceptibility to the proposed development.
Neath Canal and National Cycle Route 46	**High**	A high-quality landscape with strong character, but heavily enclosed by vegetation. It sits in the valley bottom which is punctuated by existing urban development. The Neath Canal and NCN 46, which follows its alignment, has a low susceptibility to the development proposed.
Open Access Land	**High**	A high-quality remote and tranquil landscape resource with clear amenity value to recreational users of the landscape, however is subject to some visual detractors (manmade) crossing the landscape and in some cases, breaking skyline.
The site itself	**High**	The site displays an elevated and rural character with some impressive, far-reaching views over the Vale. There is a mix of habitats and built features including a farm with farm buildings, a network of gravel roads and a quarry. There is a log cabin existing on-site and power lines also cross the site in places. The site is open around the meadows, but the majority is enclosed by woodland within and in the site boundary itself. Management of landscape features is lacking. Susceptibility to the development proposed is medium to high.
Visual Receptors		
PRoW		
Users of PRoW 53/7.Ton/3 and 53/8.Ton/3	**High**	Connected on-site PRoW intersect the western edge of the site and the northern edge. Access to PRoW was not possible from New Road (B4434) (completely vegetated edge which was impassable). Reinstatement would be possible as part of the proposed development.
Users of Bridleway 51/9/1 and National Cycle Route 47	**High**	Route passes through the site for approximately 200m along the most southerly point of the site. It is flanked by Pelenna Forest and Pen-Rhiw-Angharad Round Cairns Scheduled Monument and it would remain unchanged by the proposals for the most part; however, an interpretation board is proposed for users of these routes to learn about the site's heritage. NCR 46, which follows the alignment of the Neath Canal, was not found to have any obvious intervisibility with the site; therefore no change is anticipated.

Roads and Residents		
Users of New Road (B4434) and B4242	**Medium**	See Photoviewpoint EDP 6. This view is taken opposite the proposed vehicular access point to the proposals. The view from New Road is the only close-range view identified from a road, and the view is already characterised by a driveway to an adjacent property.
Users of B4242, Clyne Terrace, and Bryn Golwg	**Medium/High**	See Photoviewpoint EDP 7. The site is located in the background, at a medium distance from the viewer. The hillside containing the site is at a considerable distance from the viewer, it is far more elevated, and any available views tend to be oblique and filtered by vegetation.
Users of Oak View and Penscynor	**Medium**	See Photoviewpoints EDP 4 and 5 which are taken to the north and north-west of the site. Oak View is elevated and views out are uninterrupted by vegetation. From this direction and elevation, long-distance views across the landscape include views towards the site and the proposals would be perceived in the distance. Other farms are also seen on the hillside.
Residents in Cilfrew and Clyne	**High**	Residents can appreciate expansive valley views from their properties.

6. Assessment of Potential Impacts

6.6.1 The development proposals for Parc Pelenna have been informed by inputs from EDP from the early stages of the project.

6.6.2 As a result of this, a range of mitigation measures are embedded as an intrinsic part of the scheme design. As such, an assessment of potential effects without these measures is unnecessary (as this will not happen) and could be misleading as it would overstate the impacts of the proposals, as compared to the actual effects which will be experienced. Residual effects at Year 1 and Year 15 are summarised herein.

7. Mitigation Measures

6.7.1 As noted above, the proposed development as described in detail at Chapter 4 of this ES, incorporates a range of primary mitigation measures which EDP have advised on, working closely with the project design team including the architects and various technical consultants.

6.7.2 These measures are set out as follows:

I. Site selection – the site has a series of historical planning consents for tourism use. The site itself sits on an elevated slope and it has a strong visual relationship with the vast valley within which it is set. Critically, the proposals sit below the ridgeline and the ‘back clothing’ effect of Pelenna Forest provides a wooded hillcrest to the site. This existing farm and associated man-made

elements desensitise the site character in part, but this is not true for all of the site. There are wooded areas that are enclosed which have a strong connection to nature and the countryside. Owing to the vegetated and elevated nature of the site, vantage points which offer views into the site are limited to areas of elevated and open moorland on the opposite side of the valley, which is at a considerable distance away from the site itself. The site is also in proximity to two national cycle routes which could provide a sustainable transport option for conscientious tourists, or those seeking to explore the Vale by bicycle as part of their holiday. The cycle route follows Neath Canal and the train station is roughly 25 minutes from the site when accessed via New Road.

II. Avoidance – EDP's advice, provided from the outset of the design process from a landscape, arboricultural and heritage perspective, has been to minimise the building footprint, work with the contours of the site, stay below the ridgeline and avoid tree removal. In addition, maintaining a sensible offset from heritage assets and avoiding the higher value areas of the site means that the focus of direct development impacts would be on the lower value areas. This has resulted in minimising the removal of vegetation and the incursion of the proposals into the more open (and more valuable in biodiversity terms) grassland and heathland areas. Built form is focused in areas where strategic buffer planting can be implemented to screen and filter the proposals. Recreational features such as nature walks and forage trails have been proposed in areas where existing tracks can be used.

III. Minimisation – the visibility of some features in some views cannot be avoided; indeed, it is not considered appropriate to try and screen/hide a tourism facility such as that proposed which is seeking to attract visitors from beyond the immediate area. Equally, given the nature of the proposals, as well as the inherent benefits of the site, it is important that views out of the site are strategically designed, allowing views out to be enjoyed, while minimising the return views. On this basis a careful balance has been struck in positioning lodges along The Lookout, including strategic tree planting, which will screen views in while still allowing framed views of the expansive Vale to be enjoyed from the site.

IV. Embedded – while the construction of the proposals would require some inevitable tree removal to facilitate development, the removal has been kept to a minimum through a lengthy and iterative design process. In addition, the number of lodges has been reduced following careful design tweaks, which have taken key sensitivities and constraints into account as and when they arose. The proposals include mitigation planting as suggested by the Illustrative Masterplan appended to Technical Appendix 6.1. This includes for replanting of disturbed areas with a range of native species, contributing to the overall enhancement of the site's landscape through the inclusion of higher value specimens/habitats than those which are lost (e.g., replacing removed poor quality coniferous plantation woodland with mixed broad-leafed woodland and additional enhanced grassland meadow planting). Buildings and structures forming part of the proposals will also be subject to structural and ornamental planting, to assist in softening their appearance and filtering/framing some views towards them.

V. Management – the current site area, as part of the wider hill, is subject to very limited management, largely just that provided by the current landowner. Within the site area, it is expected that a Landscape and Ecological Management Plan

(LEMP) would be prepared (secured via planning condition) to ensure that the landscapes/habitats within are better managed to provide greater quality, diversity and longevity.

6.7.3 As can be seen from the above points, the proposed development seeks to retain important tree specimens and avoid disturbance to valuable individuals or groups on the site, where possible. The continuous dialogue throughout the design process has sought to ensure that impacts occur in the least valuable habitat types.

6.7.4 All planting will comprise predominantly native and locally prevalent species, and mainly broadleaf trees characteristic of the local landscape and at a variety of ages to enhance the landscape and ecological value of the proposals. Where possible, grassland will contain elements of wildflower swards. The long-term replacement of the coniferous woodland (with broadleaf) will offer the potential for biodiversity to thrive at all levels within the woodland. The existing canopy currently hampers understorey growth and through careful management, woodland glades will begin to encourage this long-term transformation.

6.7.5 The assessment of the Residual Impacts set out in the next section considers the proposals 'in the round' i.e., with all the above mitigation measures included.

8. Assessment of Impacts

6.8.1 In this section, the predicted effects on landscape character and visual amenity are assessed. The assessment uses the thresholds for magnitude, sensitivity and significance defined at Technical Appendix 6.2 as a guide, but moderates these where appropriate with professional judgement. Professional judgement is an important part of the assessment process; it is neither 'pro' nor 'anti' development but acknowledges that development may result in beneficial change as well as landscape harm. The assessment also takes account of the likely effectiveness of any proposed mitigation.

6.8.2 The assessment assesses the impacts on the site at three stages; during construction and beyond Years 1 and 15. This is done to ensure that the different type/scale of effects arising from development are predicted and assessed at all points along the project timeline. As time progresses and the scheme and its impacts evolve, for example by Year 15, mitigation measures will have matured and may screen the development more so than in Year 1.

CONSTRUCTION EFFECTS

6.8.3 Construction activities, movement of site traffic, lighting, noise and sounds will be present within approved construction hours during the construction process. This is not unusual and will be carefully controlled by a conditioned construction method statement.

6.8.4 Recommendations for protection of retained trees and hedgerows, in accordance with relevant British Standards such as BS 5837, will ensure that the rooting areas of trees and hedgerows are not adversely affected by the construction process. This can also be secured through an appropriately worded planning condition requiring an Arboricultural Method Statement.

6.8.5 The construction phase is often the most disruptive stage of any project. Vehicles are required for the movement of spoil and tree felling etc. A large workforce will be required to access the site, creating additional local impact to the site, but also to local roads and access points. Site fencing will need to be erected for safety purposes throughout the construction phase. This normally alters the accessibility of the site during the construction stage; however, the PRoW network in its current condition is impassible on-site. Tranquillity and subsequent character will remain impacted whilst construction compounds and mesh/timber fencing are in place. These features will change the character and appearance of the site itself. Effects within the construction stage have been contained within Technical Appendix 6.3 and 6.4.

6.8.6 All effects arising from the construction stage specifically, are temporary and local. The predicted effects on character and visual amenity arising during the construction phase (as detailed in Technical Appendix 6.3 and 6.4), are summarised in Table 6.3 as follows:

Table 6.3: Construction Stage Effects Summary

Receptor	Significance of Effect
Landscape effects at Construction	
The site	**Major** Direct, Adverse **Significant**
National Landscape Character Area (NLCA) 37 'South Wales Valleys'	**Negligible** Direct, Adverse **Not Significant**
Vale of Neath Special Landscape Area	**Moderate/Minor** Direct, Adverse **Not Significant**
Neath Canal and National Cycle Route 46	**Minor/Negligible** Indirect, Adverse **Not Significant**
Open Access Land	**Negligible** Adverse **Not Significant**
On-site PRoW 53/7.Ton/3 and 53/8.Ton/3 (worst case assumes PRoW are currently accessible)	**Major** Direct, Adverse **Significant**
Visual Amenity Effects at Construction	
On-site PRoW 53/7.Ton/3 and 53/8.Ton/3 (worst case assumes PRoW are currently accessible)	**Major** Adverse **Significant**
Off-site PRoW Bridleway 51/9/1 and National Cycle Route 47	**Minor** Adverse **Not Significant**
PRoW 27/7.N.Lo/2 in Abergarwed Woods	**Moderate** Adverse **Significant**
Users of New Road (B4434) and B4242	**Major** (New Road) **to Minor** Adverse **Significant to Not Significant**
Road users and residents of B4242, Clyne Terrace, and Bryn Golwg	**Moderate** (at worst) Adverse **Significant**

Road users of Oak View and Penscynor	**Minor** Adverse **Not Significant**
Residents in Cilfrew and Clyne	**Moderate/Minor** Adverse **Not Significant**
National Cycle Route 47	**Negligible** Adverse **Not Significant**
Open Access Land	**Minor** Adverse **Not Significant**

PREDICTED EFFECTS ON THE CHARACTER OF THE SITE AND WIDER CONTEXT DURING OPERATION (YEAR 1 AND 15)

6.8.7 Following construction/establishment of the landscape strategy (whichever is sooner), the predicted effects take into account suitable and appropriate management of existing and proposed landscape features, undertaken in accordance with a landscape/woodland management plan or similar.

6.8.8 It is a consequence of the nature of the development proposed that the visual and sensory character of the site would change substantially, as a result of implementation. The magnitude of change is not an indication of bad design, but is to be expected as the result of the introduction of a wooden lodge development which works with the contours of the site to minimise the building footprint. The associated infrastructure exists in part, including the access track, although this would require some improvements to facilitate the proposed development. Green roofs are proposed on communal buildings and therefore once established, these should blend into the vegetated surroundings.

6.8.9 The changes in character and appearance that are predicted to occur to the site are described below and evaluated overall. Predicted effects on landscape character are structured using the same format utilised within Technical Appendix 6.3:

- The physical landscape: the site's topographic make-up will remain broadly the same, though there would be some localised and cut/fill to allow for the road alignment to meet the gradients required, and also to accommodate the sustainable drainage features proposed on-site. The proposals will have limited impact on the physical form of the existing underlying site topography on the main body of the site, aside from the addition of the various buildings and the way these are placed on-site;

- The site's visual and sensory character: the LANDMAP aspect area was evaluated as moderate by NRW and it is noted as an area containing managed forestry with numerous landscape features, exposed rock and open upland, and its edges set against the Afan and Neath Valley are noted for complementing the valleys character. Natural features of the aspect area which are present on-site won't change significantly; however the land use of the site will. The current farmland with broadleaf and conifer plantations has an existing but overgrown track, a house and outbuildings and man-made features. The proposals will include pockets of enclosed wooden lodges with retained and proposed tree planting, green space and recreational features including nature trails and natural play. Exposed rock faces are a key feature

of the site and these will be retained, as will the characteristic skyline edges of the valley, as the proposals will not break the skyline from any available public vantage points. Views out of the site will be reduced by additional tree belts which have been strategically placed in front of lodges proposed at The Meadows, The Village Green and The Lookout for example; such mitigation planting will filter views towards the proposals but it is intended that views out will be thoughtfully considered at the detailed design stage to ensure the expansive views are not lost;

- The scale of the effect upon landscape character, as a result of the proposals, is expected to be highly localised due to the containment created by the steeply sloping valley side and the existing tree cover within and bordering the site. Views from New Road, for example, would only include views of the upgraded access and access track but not the lodges themselves. Areas such as the access track will be upgraded and some vegetation clearance will be required to accommodate the upgrade. The main body of the site containing the proposed lodges has been designed to avoid woodland groups, and pockets of open space or natural clearings have been utilised to minimise vegetation removal. The meadows area, which is a plateau on-site, will be lost; however, replacement meadow grassland has been incorporated into the landscape strategy to compensate for this loss. Sustainable drainage features such as swales and ponds will be designed to incorporate marginal and aquatic planting so that each landscape feature has multiple functions to ensure ecosystem resilience is prioritised, alongside the aesthetic qualities of the site;

- The Hub is a communal building proposed at the centre of the site, which will house the reception as well as eating facilities. A biodiverse roof is proposed on this building to provide habitats for insects, birds and other small animals, whilst helping the building to bed into its surroundings. This GI feature will also help to deliver a net biodiversity gain on-site;

- The overarching character of the site, in its current state, is that of an unmanaged woodland character. Technical Appendix 6.5 illustrates the Tree Retention and Removal Plan and demonstrates that it is mostly individual self-seeded trees (rather than managed or planned woodland groups), that are required for removal to facilitate the proposals. In fact, woodland blocks will remain largely intact and areas of removal are discreet and small. Tree replacement has also been prioritised to ensure the PPW12 requirements can be met, and ample tree planting has been incorporated into the proposals as illustrated on the Illustrative Landscape Masterplan (contained in Technical Appendix 6.1);

- Landscape fabric and habitats: whilst the pockets of development will change the fabric and habitats of certain areas, the majority of the site will remain intact. Furthermore, the retained woodland would be brought into long-term management and this would futureproof the health and longevity of the on-site habitats. For the parts of the site affected during the construction phase, there will disturbance; however this will diminish with time, and new habitats will be implemented following the build to ensure that new planting will thrive. The character of the site will invariably change from a wild, unmanaged site with open grassland plateaus through the implementation of the proposals, but the built form elements proposed as part of the leisure development will be of a scale that is fitting to the site; and

- Cultural and Historic Landscape Character: the site contains earthwork remains relating to late 19th and early 20th century coal mining and these, for the most part, will be retained. The Archaeological and Heritage Assessment submitted as part of this application concluded that there would be some localised loss of earthworks and buried remains relating to the former Cefn Mawr Colliery, resulting in a minor negative impact. Otherwise, whilst the setting of the industrial remains will be altered, this is assessed as resulting in an overall neutral consequence, as a result of both positive and negative effects. Therefore the effects on the historic character, from a landscape and visual perspective are not considered significant. Additionally, the site contains one designated asset, the scheduled monument known as Pen-Rhiw-Angharad Round Cairns, thought to date from the Bronze Age, where there would be a presumption in favour of its physical retention or preservation *in situ*. An interpretation board at the Round Cairns has been proposed as part of the landscape strategy and this would provide an educational benefit and point of interest for users of the cycle route, as well as future users of the site. Overall, it is considered that the historic fabric of the site will remain largely unchanged. In terms of cultural connections, the rights of way links on-site, which are currently overgrown and impassible, would be maintained and brought into long term management as a result of the proposals.

6.8.10 The detailed impacts on character brought about from the development, for Years 1 and 15, have been summarised within Technical Appendix 6.3. All effects shown are local and permanent in nature. Table 6.4 below summarises these effects:

Table 6.4: Summary of Landscape Effects during Operation

Receptor	**Significance of Effect**	
Character Areas	***Year 1***	***Year 15***
The site	**Major/Moderate** Direct, Adverse **Significant**	**Moderate/Minor** Beneficial **Not Significant**
NLCA 37 South Wales Valleys	**Negligible** Direct, Adverse **Not Significant**	**Negligible** Beneficial **Not Significant**
Vale of Neath Special Landscape Area	**Moderate/Minor** Direct, Adverse **Not Significant**	**Minor** Neutral **Not Significant**
Neath Canal and National Cycle Route 46	**Imperceptible**	**Imperceptible**
National Cycle Route 47	**Minor** Indirect, Adverse **Not Significant**	**Minor** Beneficial **Not Significant**
Open Access Land	**Negligible** Indirect, Adverse **Not Significant**	**Negligible** Neutral **Not Significant**
On-site PRoW 53/7.Ton/3 and 53/8.Ton/3 (worst case assumes PRoW are currently accessible)	**Moderate** Direct, Adverse **Significant**	**Moderate/Minor** Beneficial **Not Significant**

PREDICTED EFFECTS ON VISUAL AMENITY OF THE SITE AND WIDER CONTEXT DURING OPERATION (YEAR 1 AND YEAR 15)

6.8.11 Visual effects relate to changes that arise in the composition of available views as a result of changes to the landscape, to people's responses to the changes and to the overall effects with respect to visual amenity. Effects on these receptors are derived through the changes to the views experienced and through this, the change to the overall visual amenity of the study area, as brought about by the proposed development.

6.8.12 Table 6.5 below provides a summary of the consideration of effects on each of the selected individual representative views, recorded through EDP's Photoviewpoints, during the operation of the site:

Table 6.5: Summary of Visual Effects during Operation

PVP No; Receptor	Sensitivity	Magnitude of Change		Level of Effect	
		Year 1	Year 15	Year 1	Year 15
PVP EDP 1 PRoW Users	High	High	Low	**Major/-Moderate**	Moderate/-Minor
PVP EDP 2 NCN/PRoW Users	High	Very Low	Very Low	Minor	Imperceptible
PVP EDP 3 Cricket club	Low-Medium	Low	Very Low	Minor to Minor/-Negligible	Imperceptible
PVP EDP 4 Residents	High	Low	Very Low	Moderate/-Minor	Minor
PVP EDP 5 Road Users	Medium	Medium	Medium	Moderate/-Minor	Moderate/-Minor
PVP EDP 6 Road Users	Medium	High	High	**Moderate**	Moderate/-Minor
PVP EDP 7 PRoW and Road Users	High (at most)	Medium	Low	**Moderate**	Moderate/-Minor
PVP EDP 8 PRoW and Road Users	High	Low	Very Low	Moderate/-Minor	Minor

6.8.13 The consideration of effects on the specific Photoviewpoints underpins a wider consideration of effects on visual receptor groups. The effects on the visual amenity of receptors within and surrounding the site, during its operation, have been assessed in detail within Technical Appendix 6.4. This assessment addresses Year 1 and 15 of operation. All effects are permanent.

6.8.14 The judgements below set out in Table 6.6 are also elaborated on in Technical Appendix 6.4. Anticipated effects are discussed, including how they are

likely to change as a result of the proposed landscape strategy. The table below summarises anticipated impacts:

Table 6.6: Summary of Operational Effects on Visual Receptor Groups

Receptor	Significance of Effect	Significance of Effect
Visual Receptor	***Year 1***	**Year 15**
PRoW (On-site)	**Moderate** Beneficial **Significant**	**Moderate/Minor** Neutral **Not Significant**
PRoW (Off-site)	**Major/Moderate** Adverse **Significant**	**Moderate/Minor** Adverse **Not Significant**
National Cycle Routes	**Minor to Imperceptible** Beneficial **Not Significant**	**Minor to Imperceptible** Beneficial **Not Significant**
Open Access Land	**Minor** Adverse **Not Significant**	**Minor/Negligible** Neutral **Not Significant**
Road Users	**Moderate to Imperceptible** Adverse **Significant to Not Significant**	**Minor to Imperceptible** Adverse **Not Significant**
Residential Dwellings/Groups	**Moderate to Imperceptible** Adverse **Significant to Not Significant**	**Moderate/ Minor to Imperceptible** Adverse **Not Significant**

9. Cumulative Effects

6.9.1 A screening opinion was received from Neath Port Talbot Council dated 02 April 2024, and due consideration for cumulative effects for a select group of sites was raised by the LPA. This section has been provided in response to the LPA queries and provides details of the extent of cumulative sites which have been considered as part of the cumulative impact assessment, as suggested.

6.9.2 The identification of sites for the purposes of consideration as part of the cumulative assessment draws upon information gathered as part of the consultation process, during which the Local Planning Authority identified the need to consider the following developments:

- P2023/0919 Rheola House Development (Pre-App Stage); and
- DNS/3255801 Mynydd Fforch Dwm Wind Farm (DNS – At Examination).

6.9.3 The cumulative assessment carried out herein does not seek to review each landscape and visual receptor; instead, professional judgement has been applied to consider the cumulative landscape and visual effects in the round and the findings are set out below.

6.9.4 The Rheola mixed use development is at the pre-app stage and a draft masterplan was available for review on the Neath Port Talbot Council's planning portal [website accessed 12 June 2024]. The development includes a host of holiday lodges, retail units and a leisure complex. It encompasses c.41 hectares (ha) of land at the Rheola

Estate and is of a much larger scale than the proposed development assessed herein. At its closest point, this cumulative site is c.5km north-east of the proposed development at Parc Pelenna. Unlike Parc Pelenna, the cumulative site is within the valley bottom but it is also within the Vale of Neath Special Landscape Area. There is not enough detail to compare the anticipated effects of each scheme, as the Rheola development is in the early stages of the planning process; however, it can be assumed that given the size of the SLA containing both sites, and the distance between the proposed development and this cumulative site, the perceptual qualities, as well as changes to the visual and sensory characteristics of the landscape receptor, are unlikely to give rise to anything greater than minor adverse cumulative landscape effects, provided the scale of the buildings at Rheola was proportionate to the receiving local landscape. Therefore, the cumulative landscape effects are not considered to be significant in EIA terms.

6.9.5 With respect to cumulative effects on visual receptors, again the distance between the proposed development and the Rheola estate is unlikely to give rise to many in combination views at all, however, it is possible that some sequential views may be experienced for users of arterial routes along the valley bottom or valley sides. Again, the likely cumulative effects on visual amenity for receptors identified within the Parc Pelenna Study Area are very low, and the magnitude of change would be no more than minor at worst, which is not significant. Road users and PRoW users, for example, show a wide range of sensitivities and experience markedly different degrees of change depending on their specific location and context. This could give rise to a wide range of effects but all are considered to be not significant, given the distance between the two sites.

6.9.6 The second cumulative site for consideration is the Mynydd Fforch Dwm Wind Farm, which comprises six wind turbines and associated infrastructure, including up to approximately 10.0ha of solar PV panels. At its closest point, the proposed development is located c.1.5km north of Mynydd Fforch Dwm Wind Farm; the two are separated by Pelenna Forest. The wind farm site is at a slightly higher elevation than the highest elevations on the proposed development site, which are, on average roughly 50m aOD lower than the elevations found on the wind farm site. There would be no intervisibility between the proposed development and Mynydd Fforch Dwm Wind Farm due to intervening landform alone, and the Pelenna Forest would further limit views of the wind farm development itself when seen in views from the north.

6.9.7 From the west hillside of the Vale however, where views of the proposed development have already been identified, such as around Cilfrew or on elevated land west of Abergarwed Woods, it's likely that the upper parts of the wind turbines could be seen in combination with the proposed development. Residual effects identified at Year 15 suggest that the proposed development, as assessed alone, would not result in significant effects. Mynydd Fforch Dwm Wind Farm includes two views from the western side of the Vale, namely VP 5 and VP 8. In both views the windfarm would be seen, to varying degrees but relatively large in scale. Given that the turbines are vastly different in scale to the development proposed at Parc Pelenna, it's reasonable to conclude that Parc Pelenna would not be a lead contributing factor in cumulative effects, as the turbines which would be seen on the horizon are up to 200m to tip height.

6.9.8 With respect to the cumulative sites considered in combination with the proposed development at Parc Pelenna, none were deemed to result in significant landscape or visual effects as a result of the variation in geographical extent, scale and type of development proposed.

10. Conclusions

6.10.1 EDP is an independent environmental consultancy and Registered Practice of the Landscape Institute, specialising the assessment of developments at all scales across the UK.

6.10.2 The Landscape and Visual Appraisal set out within Technical Appendix 6.1 has provided a baseline data trawl and field appraisal which were undertaken by EDP. The assessment of the development proposals as described within Chapter 4 in terms of their impacts on the landscape character of the site and its surroundings, and on the visual amenity of people in the study area who may experience change as a result of the proposals.

6.10.3 The appraisal concludes that the development proposed introduces a tourism and leisure facility of moderate scale into an elevated and largely vegetated hillside site. This would result in effects on the site's character and landscape fabric. The receiving landscape is large in scale however, and the type of development proposed is considered acceptable in terms of scale and use. The site is sensitive in many respects, especially in ecological and cultural terms, however the development proposed has clearly sought to respect the site's characteristics and there is a healthy balance struck between the development's scale, which is influenced by viability to develop such a site, and the site's rich ecological resources through the mosaic of habitats that supports an impressive range of biodiversity and wildlife on-site. Although it is difficult for proposals to avoid any change to the hill in respect to these sensitivities, the proposals are sympathetic in their approach to retain and enhance accessibility, protect cultural/historic amenities and provide long-term, enhanced management objectives for the habitats and wildlife on-site.

6.10.4 The site is not considered of such quality, value or sensitivity to warrant protection from the anticipated change and, indeed, without development will see change anyway given the condition of its existing woodlands. Some habitats are in decline and habitats like wet woodland could be protected with careful management.

6.10.5 The potential for increased access to the countryside via sustainable transport solutions would benefit locals as well as tourists, as rights of way could be reinstated and managed if the scheme was brought forward. Whilst the hillside has a wild character and sense of remoteness, some of these attributes could be retained whilst still making way for a change of use on the site assessed.

CONSTRUCTION STAGE

6.10.6 During the construction of the site, EDP's assessment has identified that the only significant effects on landscape character will be experienced within the site itself and immediately adjacent to the site (namely New Road and the PRoW that traverse the site). These significant effects, arising from the construction activity – excavations, vehicle movements, material movements and construction of the proposed development, restricted PRoW access – would be adverse, mostly temporary in nature and would affect only the site itself. While every effort has been made to mitigate effects through sensitive design and avoidance of key features, the impacts of the change to the site cannot be avoided nor minimised further.

6.10.7 Significant adverse visual effects during the construction stage were found beyond the bounds of the site as the construction movement, although this would be temporary, would be perceptible in what is a tranquil and still landscape. Significant visual effects at construction were found for PRoW 27/7.N.Lo/2 in Abergarwed Woods, users of New Road (B4434) and Bryn Golwg.

OPERATIONAL STAGE

6.10.8 During the operational stage, following the completion of the construction of the site and the delivery of the proposed landscaping and management regime, the effects of the scheme begin to soften further – to a limited extent at Year 1 but increasingly so by Year 15, as planting matures and management of the woodland begins to deliver a change to a broad-leafed character. Built form on the site will also begin to weather and settle into its surroundings.

6.10.9 Overall, of the visual receptor groups identified, none were found to result in a significant residual visual effect. However, of the specific viewpoints assessed, PVP 6 from New Road and the proposed new vehicular access to the site was found to have a moderate and significant effect at Year 15. The view would be short lived, given the enclosed nature of the road.

6.10.10 The residual landscape effects concluded herein were all found to be either neutral or beneficial. This is testament to a sensitive and coordinated design response, which sought to approach the site's opportunities and constraints harmoniously, as well as the appropriateness of the mitigation proposed.

6.10.11 No significant cumulative effects have been identified through a review of the cumulative sites identified.

6.10.12 The proposal development offers a great opportunity to deliver a sensitive tourism site of a relatively modest scale in a beautiful landscape, without resulting in wider adverse landscape and visual effects. The Vale of Neath would become more accessible to a greater number of people, extending the appreciation and enjoyment of its unique qualities and cultural heritage while maintaining the views across the Vale. Overall, it is considered to be a positive addition to the landscape in the longer term and would strengthen the Green Infrastructure network, as well as the PRoW network of the local area.

Parc Pelenna Holiday Resort

ENVIRONMENTAL STATEMENT

TECHNICAL APPENDIX 6.1
LANDSCAPE AND VISUAL APPRAISAL

Parc Pelenna Holiday Resort

FINAL DRAFT

Landscape and Visual Appraisal

Prepared by:
The Environmental Dimension Partnership Ltd

On behalf of:
Trivselhus UK Holdings Limited

June 2024

Report Reference
edp6556_r004b

Document Control

DOCUMENT INFORMATION

Client	Trivselhus UK Holdings Limited
Report Title	Landscape and Visual Appraisal
Document Reference	edp6556_r004b_FINAL DRAFT

VERSION INFORMATION

	Author	**Formatted**	**Peer Review**	**Proofed by/Date**
004_DRAFT	TYC	CTi	MDu	-
004a_FINAL DRAFT	TYC	-	MDu	GGi 110424
004b_FINAL DRAFT	TYC	-	MDu	CRo 120624

DISCLAIMER TEXT

Contents

APPENDICES

PLANS

Executive Summary

S1 The proposed development aims to deliver a new tourism and leisure destination in the Vale of Neath. Holiday lodges will be complemented with supporting facilities including a multi-functional central hub. The landscape strategy has shaped the design and layout of the scheme, and the focus is on maintaining a wooded landscape through retaining much of the vegetation on-site and implementing new strategic tree belts to reduce views of built form proposed, whilst simultaneously introducing designed views outward.

S2 The site is located within the Vale of Neath Special Landscape Area (SLA) which is a large-scale local landscape designation covering much of the valley. The site is surrounded by vegetation and dramatic landforms, limiting visibility within the immediate vicinity. Key receptors affected include Public Rights of Way (PRoW) users, road users, and in part some residents at a medium distance. Views experienced are often elevated and distanced, resulting in moderate to minor adverse effects and some beneficial effects with much of the local landscape remaining unaffected due to the lack of views of the site. While there may be some adverse effects on the SLA's character, they would be minor when considered in terms of the scale of the SLA, and perceptible effects would be contained to a discreet area. The presence of built form exists already on-site and in the valley, which is consistent with the rural character of the surrounding landscape. Additionally, the development proposed is not anticipated to significantly alter woodland cover or panoramic views, with efforts focused on retaining and enhancing key features to maintain the landscape character and preserve the landscape's essential qualities.

S3 The proposed landscape design and mitigation strategy emphasises sensitivity to the existing landscape and a naturalisation of the area around the lodges will be maintained. Sustainable drainage features, habitat creation, and tree planting has been incorporated as an integral part of the design and this will promote biodiversity within the site.

S4 In summary, the development proposed aims to enhance the landscape while minimising adverse effects on the surrounding environment. By prioritising sensitivity and sustainability, the holiday lodge scheme appraised herein seeks to create a harmonious balance between nature and leisure to manage the needs of people and of wildlife.

Section 1
Introduction, Purpose and Methodology

INTRODUCTION

1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Trivselhus UK Holdings Limited ('the applicant') to undertake a Landscape and Visual Appraisal (LVA) of proposals to further develop an existing tourism and visitor attraction centre at Parc Pelenna, Fairyland Road, Neath Port Talbot SA11 3QE (hereafter referred to as 'the site'). The site area is approximately 45 hectares (ha) and it is briefly described in **Section 2** of this LVA. Full site details are given in the Design and Access Statement (DAS) accompanying the outline planning application.

1.2 EDP is an independent environmental planning consultancy with offices in Cardiff, Cheltenham and Cirencester. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website (www.edp-uk.co.uk). EDP is a Registered Practice of the Landscape Institute specialising in the assessment of the effects of proposed development on the landscape.

1.3 This LVA baseline is part of a suite of documents for promotion of the proposed development summarised in **Section 6** of this report. The proposals are illustrated on the Illustrative Landscape Masterplan provided at **Appendix EDP 1**.

PURPOSE AND STRUCTURE OF THIS LVA BASELINE

1.4 The purpose of this LVA is to provide an independent, informed professional assessment of the predicted nature and significance of the changes to the landscape that may arise as a result of the proposed development.

1.5 In undertaking the assessment described in this LVA, EDP has:

- Undertaken a thorough data trawl of relevant designations and background documents, described in **Section 3**;
- Assessed the existing (baseline) condition and character of the site and its setting, described in **Section 4**;
- Assessed the existing visual (baseline) context, especially any key views to and from the site (**Section 5**). The establishment of baseline landscape and visual conditions, when evaluated against the proposed development;
- Described the landscape aspects of the proposed development that may influence any landscape or visual effects (**Section 6**);

- Provided an analysis of the likely landscape and visual effects of the proposed scheme in **Section 7**, which is determined by combining the magnitude of the predicted change with the assessed sensitivity of the identified receptors. The nature of any predicted effects is also identified (i.e. positive/negative, permanent/reversible) and assessed the landscape and visual effects in accordance with the approach described below; and

- Reached overall conclusions in **Section 8**.

METHODOLOGY ADOPTED FOR THE ASSESSMENT

1.6 The proposed development which forms the focus of this LVA is not subject to an Environmental Impact Assessment (EIA). This LVA baseline has, therefore, been undertaken in accordance with the principles embodied in *Guidelines for Landscape and Visual Impact Assessment – Third Edition* (LI/IEMA, 2013) (GLVIA3) and other best practice guidance, insofar as it is relevant to non-EIA schemes.

1.7 **Familiarisation**: EDP's study has included reviews of aerial photographs, web searches, Local Planning Authority (LPA) publications and landscape character assessments. EDP has also obtained, where possible, information about relevant landscape and other designations such as Areas of Outstanding Natural Beauty (AONBs), conservation areas and parks and gardens listed on Cadw's 'Register of Historic Parks and Gardens of Special Historic Interest' (RPG).

1.8 **Field Assessment**: EDP has undertaken a comprehensive field assessment of local site circumstances, including a photographic survey of the character and fabric of the site and its surroundings, using photography from a number of representative viewpoints (**Appendix EDP 2**). Field assessments were undertaken by a qualified landscape architect in 2023 and 2024, the dry weather conditions were variable, but visibility was fit for purpose.

1.9 **Design Inputs**: EDP's field assessment has informed a process whereby the development proposals have been refined to avoid, minimise, or compensate for landscape effects. Such measures are summarised in **Section 6**.

1.10 **Assessment methodology**: Predicted effects on the landscape resource arising from the proposed development (as detailed in **Section 7** of this LVA), have been determined in accordance with the principles embedded within published best practice guidance (GLVIA3) insofar as the assessment adopts the following well-established, structured approach:

- Likely effects on landscape character and visual amenity to be dealt with separately;

- The assessment of likely effects will be reached using a structured methodology. The definition of sensitivity, magnitude and significance is contained in **Appendix EDP 3** of this LVA. This framework is combined with professional judgement, which is an important part of the assessment process; being neither 'pro' nor 'anti' development

but acknowledging that development may result in beneficial change as well as landscape harm;

- As advised in GLVIA3, the baseline takes into account the effects of any proposed mitigation; and

- Typically, a 15-year time horizon is used as the basis for conclusions about the residual levels of effect. Fifteen years is a well-established and accepted compromise between assessing the short-term effects (which may often be rather 'raw' before any proposed mitigation has had time to take effect) and an excessively long-time period.

STUDY AREA

1.11 To establish the baseline and potential limit of material effects, the study area has been considered at two geographical scales:

1. First, a broad 3km radius 'study area' was adopted. Based mainly on desk-based study, this broad study area allowed the geographical scope of the appraisal to be defined based on the extent of views to/from the site and site's environmental planning context; and

2. Second, following initial analysis and subsequent field work, the broad study area was refined down to land which is most likely to experience landscape effects. The extent of this detailed study area is 2km from the site boundary, although occasional reference may be made to features beyond this area where appropriate. This detailed study area is illustrated on **Plan EDP 1**.

Section 2
The Site

2.1 **Plan EDP 1** illustrates the location of the site's boundaries and the study area for the LVA. The site connects to New Road (B4434) on the northern edge, between Tonna to the south-west and Clyne, to the north-east. The site is wooded along this edge.

2.2 The site's environmental planning considerations are illustrated on the aerial photograph, which is shown on **Plan EDP 2**. The site is located within the Vale of Neath SLA 3, which is covered by Local Plan Policy EN2/3 Special Landscape Areas and supporting study. Greater detail regarding the site's character is included within **Section 4**.

2.3 Pen-rhiw Angharad is a farm with a series of buildings that sits in the centre of the site. The aspect of the site is north-facing and the contours fall (sharply in places) from the southern boundary, where the site's edge meets National Cycle Route (NCR) 47, to the north towards the bottom of the valley which contains a series of linear routes including New Road (B4434) which demarcates the proposed site entrance, a railway line, a little further north is the Neath Canal and aligned NCR 46, and the A465 Heads of the Valleys Road also sits in the valley bottom. Existing development is generally concentrated in the valley bottom, with the exception of the occasional farm and terraced houses on the valley slopes to the south-west and north (Clyne Terrace).

2.4 In terms of its wider context, the landscape is expansive and **Plan EDP 1** shows the sloping nature of the site and where it sits within the Vale of Neath. Woodland plantations are characteristic of the SLA, as well as the broader landscape, and this is perceptible on-site, which contains a large amount of woodland, and on the ridgelines located beyond the extents of the site. Of note, Pelenna Forest is a managed woodland plantation (broadly conifer) which forms a natural backdrop to the site, and the site sits below the crest of the ridge in views from the wider site context. As seen within **Image EDP 2.1**, the aerial image illustrates the extent of woodland cover within and in the context of the site. This woodland tends to limit and filter views of the site, and open views into the site are difficult to discern as a result.

Image EDP 2.1: Birds eye view of the site (Image source: Google Earth, March 2024). Approximate site boundary added by EDP in red.

Section 3
Findings of EDP Data Trawl

3.1 The findings of EDP's data trawl of relevant environmental and planning designations are illustrated on **Plan EDP 2** and summarised in this section.

BACKGROUND DOCUMENTS

3.2 The following documents are relevant and will be discussed as appropriate later in this report:

- LANDMAP Landscape Character Assessment;
- Landscape and Seascape Supplementary Planning Guidance (May 2018); and
- Local Development Plan (LDP) Neath Port Talbot Council Local Development Plan 2011-2026 (adopted 2016).

FINDINGS OF EDP DATA TRAWL

Landscape-related Designations

3.3 Landscape-related designations and policy considerations within 2km of the site are shown on **Plan EDP 2**. In summary:

- National landscape designations - the site lies outside of any National Parks or National Landscapes;
- Local Landscape Designations - the site within the Vale of Neath SLA locally designated landscape; and
- Other landscape-related designations - the site does not lie within any other local designation of relevance e.g. Green Belt/Green Wedge.

Ecology Matters

3.4 A separate Ecology Assessment (prepared by Ramboll) considers the ecological assets on the site and within the study area. The following matters are relevant to the scope of this LVA:

- Neath Canal, Site of Importance for Nature Conservation (SINC), is approximately 60m north-west of entrance track at closest point.
- Sarn Helen SINC is located approximately 0.8km north-west, on the opposite side of the Neath river valley;

- Tonmawr Minewater Treatment & Surrounding Habitats SINC is approximately 1.6km south; and

- Cwm Blaen Pelenna SINC is at approximately 1.7km south-east.

Heritage Matters

3.5 Heritage assets can influence the visual character of the landscape and enrich its historic value. This LVA addresses heritage assets only insofar as they are components of the wider contemporary landscape – not in terms of their significance and value as heritage assets.

3.6 Within the wider study area, the following heritage assets are components of the contemporary landscape:

- There is a scheduled ancient monument in the south-western corner of the site, namely Pen-Rhiw-Angharad Round Cairns (GM276). Blaen-Cwmbach Camp is a large scheduled ancient monument located approximately 80m to the south-west of the site; and

- The Gnoll is a Registered Park and Garden (RPG) of Historic Interest which is located approximately 2km to the south-west of the site. There is no intervisibility with the site due to landform.

Arboricultural Matters

3.7 A separate Arboricultural Impact Assessment has been undertaken on the site in order to understand the arboricultural assets on the site and within the study area. The following matters are relevant to the scope of this LVA:

- Consultation with the LPA confirmed that no trees on-site are identified to be covered by Tree Preservation Orders (TPOs);

- There are areas of ancient woodland present within and adjacent to the site; and

- The majority of tree stock within the site appears to be in relatively good condition, and in landscape terms, provide important landscape and green infrastructure features within the site.

Public Access and Rights of Way

3.8 A review of the Neath Port Talbot definitive map identifies a number of Public Rights of Way (PRoW) within the study area, as illustrated on **Plan EDP 3**. There are three PRoW within the site, and there are relatively few within the wider context, particularly those that afford views of the site:

- The Footpaths 53/7.Ton/3 and 53/8.Ton/3 enter the site from the west then exit to the north along New Road (B4434);

- The Bridleway 51/9/1 passes through the site at the southern edge and connects to the scheduled monument, Pen-Rhiw-Angharad Round Cairns within the site; and

- The NCRs 46 and 47 run parallel to the northern and southern site boundarys respectively. The latter partially passes within the south-western edge of the site before it progresses through woodland, whilst NCR 46 follows the Neath Canal within the valley bottom and is separated from the site's edge.

Adopted Local Plan (Published)

3.9 Neath Port Talbot Local Development Plan 2011-2026 includes over-arching general development policies, to which the development proposals will be tested. Policies that are specific to the site in landscape and visual terms are:

- **Policy EN2 Special Landscape Areas**: *"Development within the designated Special Landscape Areas will only be permitted where it is demonstrated that there will be no significant adverse impacts on the features and characteristics for which the Special Landscape Area has been designated"*;

- **Policy EN6 Important Biodiversity and Geodiversity Sites**: *"Development proposals that would affect Regionally Important Geodiversity Sites (RIGS), Local Nature Reserves (LNRs), Sites of Interest for Nature Conservation (SINCs), sites meeting SINC criteria or sites supporting Local Biodiversity Action Plan (LBAP) or S42 habitats or species will only be permitted where:*

  - *They conserve and where possible enhance the natural heritage importance of the site; or*

  - *The development could not reasonably be located elsewhere, and the benefits of the development outweigh the natural heritage importance of the site.*

  Mitigation and/or compensation measures will need to be agreed where adverse effects are unavoidable"; and

- **Policy TR2 Design and Access of New Development**: "*Development proposals will only be permitted where all of the following criteria, where relevant, are satisfied:*

  - *The development does not compromise the safe, effective and efficient use of the highway network and does not have an adverse impact on highway safety or create unacceptable levels of traffic generation;*

  - *Appropriate levels of parking and cycling facilities are provided and the access arrangements for the site allow for the safe manoeuvring of any service vehicles associated with the planned use;*

  - *The development is accessible by a range of travel means, including public transport and safe cycle and pedestrian routes;*

- *Transport Assessments and Travel Plans are provided for developments that are likely to create significant traffic generation."*

Landscape and Seascape Supplementary Planning Guidance

3.10 With respect to Policy EN2 Special Landscape Areas, the following is set out in the Supplementary Planning Guidance:

"Policy EN2 [in the LDP] Development within the designated Special Landscape Areas will only be permitted where it is demonstrated that there will be no significant adverse impacts on the features and characteristics for which the Special Landscape Area has been designated."

"Outside settlements, an understanding of landscape character should be a starting point in the design process for any development. The development layout, form and detailed design should respond to the landscape and should seek to enhance it where possible. Under most circumstances, proposals that would have a significant negative landscape impact will be resisted."

"Detailed landscape character area assessments for all parts of the County Borough are provided in the ***NPT LANDMAP Landscape Assessment***[1]*. Developers should assess the impact of their development in relation to the attributes of the character area in which it is to be sited and in relation to any other character area bounding the site or from which it will be visible."*

3.11 Other policies considered relevant to this site include Policy SC1 Settlement Limits which discusses the specific circumstances in which development may be considered acceptable outside of these limits. Sustainable tourism and/or farm diversification are identified as acceptable forms of development in the countryside.

3.12 The Vale of Neath is identified as an important tourist destination, and amenities such as the Neath Canal, Aberdulais National Trust, cycleways and promoted routes, all contribute to the increased the footfall and opportunities for growth in this area. National Cycle Route 47 abuts the southern site boundary, and NCR 46 is in close proximity to the northern extent of the site. Tourism accommodation is recorded as small in scale currently, and there is likely to be further growth in tourism and the need for sustainable accommodation which further increases access to the countryside.

[1] White Consultants as commissioned by Neath Port Talbot County Borough Council Countryside Council for Wales. Report (accessed April 2024) is available here: https://www.npt.gov.uk/media/9005/spg_landmap_landscape_assessment_2004.pdf

Section 4
Existing (Baseline) Conditions: Landscape Character

4.1 This section provides an assessment of the 'baseline' (existing) conditions in respect of the character of the site and its landscape context. It summarises any relevant published landscape assessments which contribute to a better understanding of the landscape context. Such assessments provide a helpful understanding of the landscape context, but rarely deliver site-specific or up to date information to draw robust conclusions about the significance of any change proposed by the development. Accordingly, EDP has undertaken its own assessment of the site, as well as a review of national and local assessments which is also included in this section.

NATIONAL CHARACTER ASSESSMENT

4.2 At the national level, the character of Wales has been described and classified in the National Landscape Character Area (NLCA) profiles published by Natural Resource Wales (NRW). The site and its surroundings fall within NLCA 37,'South Wales Valleys'. The NLCA is summarised as:

"Many deep, urbanised valleys dissect an extensive upland area. Combined with industrial heritage and the distinct identity of its people, the South Wales Valleys provide some of Wales' most widely known and iconic national images.

Extensive ribbon development fills many valley bottoms and lower slopes. Their urban and industrial character is juxtaposed with dramatic upland settings with steep hillsides, open moors or forests. Networks of railways and roads connect valley settlements. Topography constrains passage between valleys, and there are only a limited number of high passes between valleys. The noise and business of many valleys contrast with the relatively remote and wild qualities of adjacent hill plateaux.

Underlying geology and mineral deposits provided the resources that fuelled a rapid spread of industrial development in the C19th. Once rail transport became possible, new coal, steel and iron industries created an extensive infrastructure of large buildings, furnaces, towers, chimneys, viaducts, spoil heaps and levels. Housing for workers resulted in the extensive and iconic rows of terraced houses that run along hillsides. Their needs in turn brought chapels, shops, schools and other facilities to create new settlements with an urban character. The way of life and harsh environment resulted in the image of a tough, rugby playing and radically minded society. But the decline of industries in the late C20th resulted in the closure, removal, abandonment or redevelopment of many former industrial sites. These changes continue today, as do the consequential social changes to the way of life and community identity. The area is now seen as part of a wider, increasingly post-industrial, 'city region', the largest in Wales. A new iconic image is at times unclear, but heritage-based activities set within a softer, greener environment are emerging as part of this.

While greenness is returning to some former industrial landscapes many of the new woodlands are coniferous. Waterways are slowly welcoming back fish, and mammals such as otters. The importance of wildlife conservation being undertaken hand-in-hand with economic regeneration is being recognised as one of the keys to the sustained revitalisation of this most iconic Welsh 'bro', in the Heads of the Valleys and Valleys Regional Park initiatives."

4.3 While the NLCA 37 is broadly representative of the site's landscape context, it is likely to be too broad a scale to reliably inform an assessment of the suitability of the proposals in landscape terms on a site of this size. Therefore, the LANDMAP evaluations and local area assessments (where available) are discussed below and cross-referenced in this report.

PUBLISHED CHARACTER ASSESSMENTS - LANDMAP

4.4 LANDMAP (Landscape Assessment and Decision Making Process) is a system managed by NRW since 1997, in conjunction with the Wales Landscape Partnership Group (WLPG). The aim is to record and make available to anyone with an interest in land, a wide range of information about the Welsh landscape.

4.5 LANDMAP is a GIS based landscape resource where landscape characteristics, qualities, and influences on the landscape are recorded and evaluated into a nationally consistent data set. Data is defined by five layers or themes, the Geological Landscape, Landscape Habitats, Visual and Sensory, Historic Landscape and Cultural Landscape, forming the key landscape guidance for Wales.

4.6 LANDMAP is a whole landscape approach that covers all landscapes, designated and non-designated. It identifies key landscape characteristics and qualities that can be used to aid planning policy and decisions. The accompanying guidance states that it is the use of all five layers of information that promotes sustainable landscape decision-making, giving all layers equal consideration.

4.7 The site is composed of a number of LANDMAP 'aspect areas', as summarised in **Table EDP 4.1**. Each LANDMAP theme/layer is described, assessed, and assigned one of four overall grades of value: low, moderate, high, or outstanding. Summary LANDMAP descriptions are provided on the NRW website.

Table EDP 4.1: LANDMAP Assessment and Evaluation

Aspect	Area Name	Classification	Evaluation
Geological Landscape	Mynydd Blaenafon. Mynydd Resolven	Undulating upland terrain and dissected plateau.	**Moderate** (Dissected slopes in Pennant (Llynfi-Brithdir Beds) sandstone succession; glacial cirques; landslips, mining.).
Landscape Habitat	Not named, within region of Neath Port Talbot	Dry (Relatively) Terrestrial Habitats.	**Moderate** (Extensive areas of semi-natural broadleaved woodland, much of it ancient; contains Gnoll Country Park.).

Aspect	Area Name	Classification	Evaluation
Visual and Sensory	Mynydd Nant y bar/ Mynydd Blaenafan	Exposed Upland/Plateau	**Moderate** (Area of forestry is consistently managed and contains numerous landscape features, exposed rock and open upland, which add to the aesthetic quality of this area. The edges and skyline against the Afan and Neath valley complement the valleys' characters.).
Historic Landscape	Vale of Neath (southern valley side)	Irregular Fieldscapes	**Outstanding** (This area presents some problems in assessment; while the appearance of the heavily-wooded valley may well superficially resemble that captured by late 18th-early 19th century landscape painters such as Hornor, it should be emphasised that much of the existing woodland represents modern coniferous plantation, not the ancient and semi-natural woodland which is shown on the OS 1st edition map. Much of the irregular fieldscape and pattern of dispersed settlement shown in this area on historic maps has survived; however, there has been limited loss of field boundaries and some farmsteads are in a ruined, derelict state or have completely vanished. However, while taking this serious loss of coherence into account, it has been decided to categorise this area as being of overall outstanding importance, in view of the presence of industrial remains of exceptional rarity and national importance, in particular the remains of the early ironworking site at Melincwrt and the remarkably well preserved remains of the Glynneath inclined plane on the Cefn Rhigos Tramroad, the second oldest steam-powered incline known to have been built in the United Kingdom.).
Cultural Landscape	Mynydd Nant y bar/ Mynydd Blaenafan	Exposed Upland/Plateau	**Unclassified** (Landscape where its scenic quality and character are moderate. Weak Welsh national identity with approx. 57% of people in the area identify as Welsh and approx. 20% of people in the area speak Welsh.).

4.8 Within LANDMAP, each aspect area is typically described, assessed, and assigned one of four overall grades of value: low, moderate, high, or outstanding. Summary LANDMAP descriptions are provided on the NRW website. With respect to the findings relevant to the

site at Parc Pelenna, all of the LANDMAP areas with evaluations were found to score an overall evaluation of moderate.

4.9 Typically, the most pertinent aspect area to landscape and visual matters is the visual and sensory theme. The 'Mynydd Nant y bar/Mynydd Blaenafan' aspect layer is evaluated as 'Moderate'. The summary for this visual and sensory area is described as a:

"Large area of undulating plateau running across the high ground between the Afan valley and Neath valley to the east of county borough. Rising from approx 50m AOD in Neath valley to 600m AOD. Numerous small valleys provide added topographical interest to this landscape which the conifers emphasise and add drama to. The area is almost entirely covered with coniferous plantation, mainly spruce, with larch which leads to a monotonous cover on the plateau tops. There are some areas of open ground and exposed rock, primarily at summits or steeper ground. There are no roads or settlements in this area although the Coed Morgannwy Way which almost dissects the area and provides access along a long distance trail. In many areas the abrupt forest edge sits uncomfortably with the surrounding open landscape. Cleared areas of forest are unsightly. Change detection 2014: Opencast mining active, and restored areas have become a feature but not particularly conspicuous from surroundings. Minor areas of broadleaf conversion."

4.10 The description of the visual and sensory aspect area is fairly consistent with the site. The site itself is on a north-facing slope within the Neath Valley. The levels on-site range from c.40m above Ordnance Datum (aOD) on the northern edge, to c.270m aOD on the southern boundary. Exposed rock faces create variation in topography and character on-site also. There is also a mix of coniferous and mixed plantations on the site. Two rights of way cross the site, but there are no promoted routes such as the Coed Morgannwy Way long distance trail. This route is over 5km to the east of the site, and due to the intervening topography, there is no intervisibility with the site from this route.

4.11 The St. Illtyd's Trail is another long-distance path that crosses the Neath Port Talbot authoritative area. The route is c.1.7km north-east of the site at its closest point, and owing to topography, the majority of the site is completely screened and there would be no open views into the site, however, there may be glimpses of the upper parts of the site if intervening coniferous plantations do not intervene in views to the south-west from this route.

EDP SITE ASSESSMENT

4.12 While the above published assessments provide a helpful contextual appreciation of the wider landscape, none provide a site-specific assessment to allow a reliable assessment to be made of the effects of the proposed development on the landscape. In particular, published assessments tend to miss more localised influences on the landscape, such as the effect of traffic or existing development on tranquillity and visual character. This requires an appropriately detailed assessment of the site itself and its immediate surroundings, which EDP has undertaken and is described below.

4.13 Site visits took place during March 2023, August 2023 and again in March 2024. Weather conditions were mostly dry and mostly clear although owning to the south-facing views required, the sun and glare made the site difficult to discern particularly from mid-morning to early afternoon. The visits were complemented by a review of aerial photography, mapping, and field assessments from publicly accessible locations (e.g. from local roads, PRoW and identified viewpoints).

4.14 A series of images has been included below to illustrate the types of landscape features on site, including the perceptual connection with the wider landscape. Photoviewpoints (PVPs) have also been captured to demonstrate viewpoints in the wider landscape and these illustrate the type and extent of views towards the site. The PVPs are contained at **Appendix EDP 2** and the PVP locations are shown on **Plan EDP 3**. The Vale of Neath broadly runs south-west to north-east. The site is due south of Clyne and east of Tonna, on a north-facing hillslope with Neath Canal in the valley bottom to the north, and woodland, namely, Pelenna Forest to the south which is located on Cwm Blaenpelenna. Existing development is generally concentrated in the valley bottom, with the exception of the occasional farm and terraced houses on the valley slopes to the south-west and north (Clyne Terrace). Wind farm development and large-scale pylons traverse the upper valley slopes in the wider site context, and these are visible in views to and from the site.

4.15 Landscape features of the site are varied and include woodland plantation, including conifer and broadleaf trees and some areas of woodland, including wet woodland. There are a number of ponds on-site, and a series of streams which naturally occur with high rainfall. There are areas of exposed rock faces and an old quarry which are visible signs of past uses on the site. On higher ground there are areas of meadow grassland and areas of improved grass, such as around the existing cabin on-site. Other man-made features include overhead powerlines, made paths/roads, and the farm buildings around Pen-rhiw Angharad.

4.16 The landform of the site is varied, and levels fall sharply in places. The more open part of the site is in the southern area around the meadows, but large proportions of the site are enclosed by trees and views outwards are framed, glimpsed and/or screened completely. Owing to the elevation and the remoteness of the site, there is a strong sense of tranquility and isolation. Outward views from the site encompass far reaching views over the Vale of Neath, with the largely wooded hills of Waun Glyn-nyd and Sarn Hirfnydd to the north and north-west, and Mynydd Resolfen further north-west; built form is sparse and the expansive and a large-scale landscape dominates. **Images EDP 4.1** to **4.3** are taken from within the site.

Image EDP 4.1: View looking north-west from an area of meadow in the southern part of the site from a right of way in Abergarwed Woods. Far reaching views of wooded hills include Abergarwed Woods and Hirfynydd to the left of the view, and Mynydd Resolven to the right. Clyne Terrace is screened by vegetation in the middle ground, however, the settlement seen in the valley bottom is Clyne.

Image EDP 4.2: View looking east from NCR 47 as it passes within the southern corner of the site and progresses off-site into Pelenna Forest and area of open access land.

Image EDP 4.3: A pond in the centre of the site near Pen-rhiw Angharad, which is enclosed by trees with powerlines overhead, and reeds and waterlily.

Image EDP 4.4: View of an existing cabin and pond on-site.

4.17 With the exception of the meadows area, open views into the site are curtailed by intervening vegetation and the site itself is mostly characterised by woodland and there are number of plantations present within the surrounding landscape seen in the context of the site. A number of vantage points were explored to investigate a range of distances, directions, and receptor groups within the study area. The most likely obtainable views of the site's interior are naturally from areas of higher ground on the opposite side of the valley. Even in these views, large proportions of the site are screened by on-site vegetation, as illustrated by **Photoviewpoint EDP 1**. There are close-range views available for users of the road network, but this is limited to users of New Road (B4434) where it meets the proposed access point (**Photoviewpoint EDP 6**).

4.18 A limited number of residential dwellings within the valley would experience views of the site also, such as from south-westerly aspects of Abergarwed and Cilfrew (**Photoviewpoints EDP 4** and **5**). The right of way network is relatively infrequent, but there are large areas of open access land in the context of the site, and due to the topographical variation of the sleep valley sides, some filtered and framed views may be available from wooded areas on the opposite of the valley.

4.19 In terms of potential impacts on the landscape character of the site, proposed development offers the opportunity to positively integrate the proposals into the site, whilst maintaining a very light footprint due to the proposed method of construction, thus retaining the characteristic elements and patterns which are prevalent across the site while also contributing towards biodiversity.

4.20 Considering the visual openness in the southern part of the site, and the site's placement within the Vale of Neath, there are mature landscape features within the site that should be positively integrated with any future proposals. The site has a strong visual connection to the wider landscape and this should be maintained through planned views which allow views out, and restrict views back towards built form.

Section 5
Existing (Baseline) Conditions: Visual Amenity

INTRODUCTION

5.1 Visual amenity is not about the visual appearance of the site, but is concerned with the number, distribution and type of views towards, from or within the site. An analysis of visual amenity allows conclusions to be reached about who may experience visual change, from where and to what degree those views will be affected by the proposed development.

5.2 This section describes the existing views; with changes to views brought by the proposed development. An analysis of existing views, and therein the visual receptors, likely to experience visual change is conducted in three steps described in turn below.

STEP ONE: DEFINING ZONES OF THEORETICAL AND ZONES OF PRIMARY VISIBILITY

5.3 The starting point for an assessment of visual amenity is a computer-generated 'Zone of Theoretical Visibility' (ZTV). The ZTV is derived using digital landform height data only, and therefore it does not account for the screening effects of intervening buildings, structures or vegetation, but it does give a prediction of the areas which, theoretically, may be able to experience visual change; it thus provides the basis for more detailed field assessment.

5.4 The ZTV is then refined by walking and driving local roads, rights of way and other publicly accessible viewpoints to arrive at a more accurate, 'field-tested' Zone of Primary Visibility (ZPV). The ZPV is where views of the proposed development would normally be close-ranging and/or open, whether in the public or private domain, on foot, cycling or in a vehicle.

5.5 Beyond the ZPV lies a zone of visibility which is less open, being either partly screened or filtered. Views from within this zone would include part or all of the proposal - it may not be immediately noticeable, but once recognised would be a perceptible addition to the view.

5.6 **Appendix EDP 2** illustrates **Photoviewpoints EDP 1-8**. From this it can be seen that, as a result of the valley formation and the site's position on a north-facing slope in the Vale of Neath, as well as the wooded nature of the site and its surroundings, the ZPV forms two areas, including:

- Medium distanced, elevated and open locations on the opposite valley side (**Photoviewpoint EDP 1**), which permits expansive views over the valley, including views in the direction of the site;

- Discreet areas in the immediate vicinity of the site, typically on, within, or adjacent to the site boundary, including the PRoW footpath crossing the western boundary via existing woodland, and NCR 47 crossing through the south-western corner of the site (**Image EDP 4.2**); and

- Clyne, a residential area to the north in the valley bottom (view of eastern extent of site available – the meadow plateaus, Pen-rhiw Angharad and the existing log cabin etc are not discernible due to vegetation and variation in landform).

STEP TWO: DEFINING RECEPTOR GROUPS

5.7 Within the ZPV and wider area, the visual receptors likely to experience change can be considered as falling into a number of discernible groups.

Public Rights of Way and Open Access Land

5.8 Recreational users of Public Rights of Way (PRoW) refers to users of bridleway, local and promoted footpath users. Public paths often cross over with areas of open access land (OAL) and these have also been considered herein in their own right. Users of right of way which are likely to have some perceptible view of the site and future development are likely to be limited to PRoW crossing the site and those, represented by **Photoviewpoints EDP 1**, **2**, **7** and **8** respectively).

5.9 Within a wider extent and for rights of way users within the Vale of Neath, there is potential for glimpsed and framed or filtered views towards the site, not all PRoW were visited to inform the appraisal, however, it is clear from the site visit that vegetation is abundant along field boundaries, arterial routes, the canal etc and there are large woodland blocks which are characteristics across the valley. Together with the stark variation in elevation, views of the site tend to be curtailed. There are no clear or obvious medium or long-reaching views of the open grassland plateaus on-site. The vegetation on-site is visible, however, Pelenna Forest creates the backdrop in views towards the site, as the site sits below the crest of the ridgeline.

5.10 Users of these PRoW routes are likely to be slow moving and using the routes for the purpose of enjoyment of the surrounding landscape (through dog-walking etc.). Given the frequency and distribution of the network and their position within the extent of the SLA designation, these routes are considered to be afforded a high level of value. Some routes are fully enclosed while others are influenced by the existing presence of farms, rural roads, or other infrastructure. Therefore, the overall sensitivity of receptors using these routes is considered to be high.

Road Users and Users of the Neath Canal

5.11 The main road users identified as having potential views of or towards the site are users of New Road (B4434) (proposed site access) and the B4242 (existing Clyne). Other residential streets, such as those in Clyne Terrace and those around Clyne (Byrn Golwg) are likely to have medium distanced views towards the site, although the proposed built form is likely to be screened by landform, retained vegetation, and the proposed mitigation planting. The extent of views from other road routes and waterways within the surrounding context are found to be filtered by intervening landform and vegetation, namely the Neath Canal and the A465.

5.12 In close proximity to the site's northern edge, **Photoviewpoint EDP 6** represents views from New Road (B4434) where the site boundary meets the road. Views are limited to the access point and a short stretch of the access before it goes out of view as it zig-zags up the hill. Only the road resurfacing and treatment required to enable vehicular access would be a noticeable change in the view (removal of field gate, scrub clearance etc). The site's interior is not visible from this location and the main part of the site is around 500m from the viewer as the crow flies. Woodland encloses the route and the boundary of the site where built form is proposed.

5.13 To the south of the site, there is an unclassified road which terminates at the entrance point to Pelenna Forest, around the 250m aOD contour. As the road enters the site area, trees are seen on the boundary and in the site's interior. There is a considerable set-back between the road (also the alignment of PRoW and NCR 47) of the development proposed. Trees and a drop in the levels, away from the route into the site results in the landform and vegetation curtailing views to the foreground.

5.14 To the north-west, views from both Cilfrew and Crynant were investigated. Firstly **Photoviewpoint EDP 4** is a view from Penscynor, a residential street c.2.8km from the main body of the site. The site is largely orientated away from the viewer, and the interior of the site (open elevated areas) is not visible due to landform and intervening vegetation. An adjacent farm (Lletty-mawr) to the right of the site is visible which is close to a pylon and a group of conifers.

5.15 **Photoviewpoint EDP 5** represents a view from a rural, minor road, namely Oak View in Crynant, taken c.3.5km from the main body of the site. Again, Lletty-mawr (adjacent farm) is identifiable in the view, however, the settlements sitting lower in the valley are not visible due to the dramatic changes in elevation. The site sits to the left of Lletty-mawr, below Pelenna Forest which is seen on the horizon, and part of the open fieldscape in the elevated part of the site is visible in the background of the view.

5.16 Given the less developed character of Oak View and Clyne Terrace, at the point where views are available, locals using these roads are likely to experience a greater level of appreciation of the surrounding landscape in comparison to the residential streets in Clyne and Cilfrew for example. Therefore, users of the Oak View and Clyne Terrace are considered to be of medium sensitivity, whereas the other roads noted herein, with the capacity for views towards the site, are likely to have a reduced sensitivity.

Residential Dwellings/Groups

5.17 Views from private residential properties, although likely to be of high to very high sensitivity to changes in the view, are not protected by national planning guidance or local planning policy. Accordingly, changes to the character, 'quality' and nature of private views are not a material planning consideration in the determination of a planning application. However, they remain relevant to this review of the predicted extent and nature of visual change.

5.18 The settlements of interest to this appraisal are Clyne (and Clyne Terrace), Ynysygerwn, Cilfrew, Crynant, Aberdulais and Abergarwed. The roads and routes discussed above and included within the photoviewpoints were selected to capture publicly accessible views from

areas where views within or adjacent to these settlement may be available. **Photoviewpoints EDP 3**, **4**, **5**, **7** and **8** are representative of views from settlements, or rural and more isolated residential receptors. There are no open or close-range views of the site from such receptors and the closest residential receptors of note, i.e. at Clyne Terrace are orientated away from the site. **Photoviewpoint EDP 8** is a view from the end of the terrace and vegetation in the foreground heavily filters views in the direction of the site. There is one farmhouse of note at Oak View (Bryncaws Farm) which would have views of the site upon exiting the property, but the front elevation of the house itself is orientated south, away from the site.

STEP THREE: DEFINING REPRESENTATIVE PHOTOVIEWPOINTS

5.19 Within the ZPV, there may be many individual points at which views towards the site are gained. EDP has selected a number of viewpoints which are considered representative of the nature of the views from each of the receptor groups. The selection of the representative viewpoints is based on the principle that the assessment needs to test the 'worst-case' scenario and, in selecting these viewpoints, EDP has sought to include:

- A range of viewpoints from the north, east and west;
- A range of viewpoints from distances at close quarters at the site boundary and up to distant viewpoints at 3km and more from the site; and
- Viewpoints from all the above receptor groups.

5.20 Eight Photoviewpoints (PVPs) have been selected, the location of which are illustrated on **Plan EDP 3**. Photographs from the selected viewpoints are contained in **Appendix EDP 2**, with **Table EDP 5.1** providing locational information and reasons for selection.

Table EDP 5.1: Summary of Representative Photoviewpoints

Photoviewpoint Number	Location	Distance and Direction of View	Reason(s) for selection and Sensitivity of Receptor
1	View from a right of way in Abergarwed Woods looking south-west towards the site.	2.27km, looking south	Users of rights of way. (Sensitivity – high)
2	View from National Cycle Route 46 and tow path along the Neath Canal looking south towards the site.	1.56km; looking south	Pedestrians, cyclists, users of waterway. (Sensitivity –high)
3	View from Ynysygerwn Cricket Club looking south-east towards the site.	1.93km; looking east	Recreational users of Cricket Club. (Sensitivity – low to medium)

Photoviewpoint Number	Location	Distance and Direction of View	Reason(s) for selection and Sensitivity of Receptor
4	View from Penscynor in the settlement of Cilfrew looking east towards the site.	2.80km; looking east	Residential receptors. (sensitivity - high)
5	View from Oak View, a rural road in Crynant looking south-east towards the site.	3.03km; looking south-east	Road users – minor road. (Sensitivity – medium)
6	View from B4434 looking towards the proposed entrance to the site.	42m; looking east	Road users – minor road. (Sensitivity – medium)
7	View from PRoW and Bryn Golwg looking north-east towards the site.	845m; looking north-east	PRoW and road users (Cul-de sac to Clyne Terrace). (sensitivity – medium – high)
8	View from Bridleway and Clyne Terrace.	555m, looking south-west	PRoW and road users (Cul-de sac to Clyne Terrace). (sensitivity – high at most)

Section 6
The Proposed Development and Mitigation

6.1 Having defined the baseline conditions in the previous two sections, this report now reviews the proposed development and (in the next section) undertakes an assessment of the likely effects in landscape terms.

THE PROPOSED DEVELOPMENT

6.2 The Illustrative Landscape Masterplan for the proposed development is contained at **Appendix EDP 1**. The DAS supporting this application provides details of the development proposals which comprise the following:

"The proposed development is primarily for private holiday lodges, on land located between the settlements of Tonna and Resolven. The proposed scheme would create a premium holiday-resort development comprising those lodges, other supporting leisure, hospitality, and service facilities, as well as a new access road and associated infrastructure".

6.3 The lodge development will have a minor vehicular access route and the area will remain naturalised with a sensitive approach to the landscape design. A series of sustainable drainage features will be incorporated with habitat creation and with tree planting to create an attractive holiday resort. In total there is c.120 lodges proposed. The southern edge of the lodge development will include a green buffer with strategic tree planting to minimise views from the south, particularly along the northern edges of The Meadows to maintain a wooded landscape view in views inwards, whilst creating designed views outwards.

PROPOSED LANDSCAPE MITIGATION

6.4 EDP's early engagement with the design process has allowed for an iterative process which has informed the design of the submitted scheme. In particular, landscape advice from EDP has informed the relationship between the proposed development and the existing vegetation and green infrastructure assets on-site. Early engagement has assisted in the minimising of impacts on the site's existing tree stock, all of which serve an important characteristic of the SLA and the character of the site. Existing woodland also serves a screening function and provides an ambiguous edge to the development, blending into the connecting woodland blocks and the patchwork of landscape types in the surrounding area.

6.5 Landscape mitigation measures which are embedded into the overall design of the proposed scheme are as follows:

- The scheme allows for the retention and enhancement of the majority of the woodland and water features;
- The proposals work with the contours of the site and will sit below the ridgeline (Pelenna Forest frames the backdrop of the view currently);

- Development has been contained to discreet pockets of suitable land within the site, and the eastern part of the site will remain development free;
- The mosaic of habitats will be retained as much as possible and mitigation planting will incorporate wildflower meadow planting to compensate for the anticipated loss in parts of the site;
- Rights of way on-site will be retained, and a connection to the network will be actively encouraged in the forthcoming scheme;
- New native tree planting of local provenance will be incorporated within the scheme and areas of suitable for natural succession will be managed to enable areas of the forest floor to become glades, which will benefit the biodiversity of the site. Tree planting will be informed by the project arboriculturist and will incorporate the replacement requirements set out in PPW12; and
- Sensitively designed foraging routes will be implemented which will benefit people and wildlife.

PROPOSED LANDSCAPE ENHANCEMENT

6.6 The final scheme would be subject to a detailed landscape design (to be provided by condition), which would provide an improvement in respect of the quality, species diversity and age diversity of tree and shrub planting across the site. Proposed areas of Sustainable Drainage System (SuDS), naturalistic Public Open Space (POS) and play features within the scheme will be balanced by the need for ecological and arboricultural mitigation.

Section 7
Predicted Landscape and Visual Effects

INTRODUCTION

7.1 In this section, the predicted effects on landscape character and visual amenity are summarised. The assessment uses the thresholds for magnitude, sensitivity, and significance, defined at **Appendix EDP 3** as a guide, but moderated where appropriate with professional judgement. Professional judgement is an important part of the assessment process; it is neither 'pro' nor 'anti' development but acknowledges that development may result in beneficial change as well as landscape harm. The assessment also takes account of the likely effectiveness of any proposed mitigation.

PREDICTED EFFECTS ON THE CHARACTER OF THE SITE

7.2 The landscape character of the site itself will, inevitably, change distinctly as a result of its conversion from its current green-field state to that of newly developed lodges. However, the site is currently in a relatively 'unkempt' condition and is likely to deteriorate further without intervention. Landscape features such as boundary vegetation and internal tree lines are considered to be in good condition and have been identified for retention and enhancement within proposals. Overall, the site's existing use and the current site condition, as well as the local landscape designation within which the site lies indicates that it is of high sensitivity to development of this nature.

7.3 This high sensitivity, coupled with the high magnitude of change, implies that the effect on the character of the site itself will be **major/moderate** with both adverse and beneficial effects. Despite this, the proposal is considered sensitive to existing site landscape features by allowing for the retention and enhancement of existing vegetation on-site through habitat creation - making the change from farm and woodland to tourism the greatest adverse impact.

PREDICTED EFFECTS ON THE CHARACTER OF THE SITE'S SURROUNDINGS

7.4 The site area itself is considered to be subject to the greatest change to the defined LANDMAP aspect areas. Perceived change to the immediate surrounds is likely to be limited to the northern access point as reprofiling is likely to be required to accommodate an upgrade to the access. A planning application (reference: P2017/0628) was submitted previously to Neath Port Talbot Council for the access road to the north of the site. This application was approved on 20 August 2017. For the wider effects on the surrounding character (indirect landscape effects), the level of change is predicted to diminish starkly in scale due to distance and intervening landform and features. Effects on the immediate surroundings and the wider area are described below:

- The scale of the effect upon landscape character as a result of proposals is expected to be highly localised as a result of containment created by steep sloping valley sides, existing built form and mature vegetation within or surrounding the site;

- The site forms a relatively minor constituent of the overall extent of the host LANDMAP aspect areas and, though it presents a number of notable character features mentioned within the aspect area descriptions such as woodland;

- Of course, the development of the site would change the degree to which it is perceived from outside its bounds, however, in all instances the site is mostly enclosed by vegetation that would be retained and where the more exposed areas are proposed to be built on, strategic tree planting has been embedded within the design to reduce visual effects (which may only be perceived in medium and long distance views from elevated and exposed areas). The lodges proposed would be built into the landscape, rather than sitting on top of and the colour palette proposed means that the receiving landscape (which is large-scale) is capable of accommodating this type of development in the layout it is proposed; and

- The proposals take into account the wooded nature of the SLA and aspect area and, through retention of existing vegetation and proposed new planting, continues to incorporate this characteristic feature of the area within itself. Proposed development would not be perceived to create an urbanised development, the scheme has been thoughtfully placed to be in harmony with the key features of the site, protecting these features is a key design principle employed by the scheme appraised herein.

7.5 Given the placement within the Vale of Neath, a truly vast and rural landscape, the value of the SLA which encompasses the site and the wider landscape surrounding the site is undoubtedly high. However, there are man-made features which detract slightly, such as infrastructure and existing built form (including existing built form currently on-site).

7.6 The magnitude of change within this immediate landscape resulting from the scheme is limited by the relative scale of the development proposed, and the enclosure offered by existing (and largely retained) vegetation of the site. The wider landscape and the valley sides which surround the site also limited the extent of potential visibility. This is considered to create a low magnitude of change and, thereby, a **moderate** to **minor** adverse level of effect on the SLA and wider landscape area.

PREDICTED EFFECTS ON VISUAL AMENITY

7.7 The baseline assessment of visual amenity identified three receptor groups – PRoW users, road users, and residential receptors. Effects on each of these are considered as follows.

Users of Open Access Land and the PRoW Network

7.8 As mentioned within **Section 5** above, pedestrian PRoW users and recreational users of open access land within the context of the appraisal site, were identified as having a high sensitivity to development.

PRoW 53/7.Ton/3 and 53/8.Ton/3

7.9 These connected routes intersect the western edge of the site before progressing towards the centre and then to the north where they intersect with the proposed access road. Access to this PRoW was not obvious from New Road (B4434) (completely vegetated edge) and the route does not currently appear be in use.

7.10 If the path was reinstated, the proposed development is likely to result in no more than a medium magnitude of change which gives an overall **moderate** level of effect upon footpath users upon this route, likely to be considered beneficial as the route is largely unpassable on-site in its current state, and off-site the connection to the road network appears to be missing.

Bridleway 51/9/1 and National Cycle Route 47

7.11 This route passes through the site for approximately 200m along the most southerly point of the site's extent and it is flanked by Pelenna Forest and Pen-Rhiw-Angharad Round Cairns Scheduled Monument. **Appendix EDP 1** includes the Illustrative Landscape Masterplan, and this route will remain unchanged by the proposals for the most part. The built form would be screened, largely by localised changes in the landform, as well as vegetation on-site. There is an interpretation board proposed around the scheduled monument though, and cyclists and users of the bridleway will be encouraged to stop and read about the Cairns and the connection of the scheduled monument to other heritage features of interest in the wider landscape.

7.12 Overall, the addition of the proposed development is expected to form a very low magnitude of change to the baseline condition which, when combined with the high sensitivity of such receptors, results in no more than a **minor** beneficial level of effect upon PRoW users traveling along this route as it passes within the bounds of the site.

7.13 NCR 46 which follows the alignment of the Neath Canal was not found to have any obvious intervisibility with the site, therefore the no change is anticipated.

Road Users

7.14 Minor road users are generally considered to have low to medium sensitivity to change in the context of this site, and combined with the transitory nature of the experience, the speed at which they may be travelling and the fact that they often aren't driving simply to enjoy the view.

New Road (B4434) and B4242 and Residential Streets in Clyne

7.15 Given the provision of access into the site at this point from New Road (B4434), and the required changes to facilitate this, it is anticipated that the proposals would create a high magnitude of change to road receptors passing the new access road at close range (represented by **Photoviewpoint EDP 6**), where the field gate and scrub would be removed and a hard surface and potential widening into a newly visible area of countryside would be seen. The changes would only be noticeable for a very short stretch of New Road (B4434) as it passes the new entrance, beyond this, existing roadside vegetation tends to completely enclose the road. Therefore, the anticipated magnitude of change for wider receptors using

this road route would be low (fleeting change for road users travelling at a considerable speed). With this in mind, and the medium sensitivity of road receptors here, at most, a **moderate/minor** neutral level of effect is anticipated as a result of proposed development. There is already an adjacent access to a neighbouring property, so the change proposed is not uncharacteristic in the view.

7.16 The B4242, Clyne Terrace, and Bryn Golwg are represented by **Photoviewpoints EDP 7** and **8**. In these views, the site is located in the background at a medium distance from the viewer. The hillside containing the site is at a considerable distance from the viewer, it is far more elevated, and all available views were oblique and filtered by vegetation. Pylons tend to detract from the view also. With a medium sensitivity of road receptors here, a **moderate/minor** adverse level of effect at most is anticipated as a result of the proposed development. There may be glimpses of the tops of lodges on the highest elevations on-site, however, with the proposed mitigation planting, views are likely to be negligible once the vegetation establishes (within 10-15 years).

Oak View and Penscynor

7.17 Roads such as Oak View and Penscynor (**Photoviewpoints EDP 4** and **5**) are located to the north and north-west of the site, the majority of views towards the site from these aspects are at a considerable distance owning to the expansive nature of the valley containing the site. For Oak View, the road is elevated and views out are uninterrupted by vegetation in the foreground. Long distance views across the landscape include views towards the site and the proposals would be perceived in the distance. Other farms are seen on the hillside in the far distance, such as Lletty-mawr and the proposals would be less visible than those due to the materiality used (darker materials). In addition, the proposed structural landscape around the most elevated locations on the site would minimise views of the proposals once established. With this in mind, a low magnitude of change is expected for road receptors travelling along these routes, giving an overall **minor** adverse level of effect when combined with the receptor's medium sensitivity.

Residential Receptors

7.18 Residential receptors are generally considered to be of high to very high sensitivity to changes in the view, but their rights to any particular view, or quality of view, is not protected in planning policy at any level. In this instance, residential receptors are located adjacent to the site to the south and west and, as a result of rear fencing, side-on property elevations and associated garden vegetation of existing properties would predominantly have views from upper floors only (typically considered less sensitive than lower floors).

7.19 Of the settlements and farmsteads investigated, no properties were found to directly overlooking the site. The elevated and isolated nature of the site, in combination with the wooded nature and the landscape scheme proposed means that views of the site, particularly for residential properties in the valley bottom means that views from ground or first floor windows seem highly unlikely. From the property grounds, such as front and back gardens in settlements around Cilfrew and Clyne, there would be no more than a medium magnitude of change at most resulting from the proposals upon properties within these settlements with available views directly toward the site. As such, combined with the

sensitivity of the viewers, the effect on visual amenity for these residential receptors would be no greater than **moderate** and generally perceived to be adverse by these residents who no doubt appreciates expansive valley views.

7.20 It should be noted that while visual amenity of residents within their private dwellings/curtilage is not protected, their 'residential amenity' generally is. This relates to issues such as privacy, noise and light and, in this sense, it doesn't appear that residential amenity is likely to be affected by the scheme proposals, with plenty of space between properties proposed, together with careful plot orientation to avoid overlooking.

PREDICTED EFFECT ON VALE OF NEATH SLA

7.21 From a character perspective, the SLA is considered a highly sensitive landscape receptor which is reinforced by the local level protection afforded to it. The site itself is within the SLA boundary and the landscape around the site is similar in character, possessing a highly wooded rural character as a result. This is demonstrated through **Photoviewpoints EDP 1**, **4**, and **5**, which represent views from within the surrounding SLA towards the site. As such, it is considered that the SLA presents a high sensitivity to development.

7.22 Owning to the type of development proposed, the magnitude of change of the proposed development on the character and appearance of SLA would be low overall given the scale of development proposed in proportion to the scale of the SLA. Through the visual appraisal above, there is found to be a limited extent of clear intervisibility available between the site and the SLA and, where intervisibility does exist sensitive mitigation measures incorporated into the proposals ensure that the majority of existing landscape features on-site are retained and enhanced. Through consideration of available views from the SLA to the site, it is felt that the addition of the proposed scheme would be in keeping with the existing baseline condition and, despite the change of site from farmland to tourism, would not accentuate the presence of the existing settled character such as that which is found in the valley bottom.

7.23 With the above sensitivity and magnitude of change in mind a resulting overall **moderate/minor** adverse level of effect upon a localised area of the SLA and its setting is anticipated as a result of the proposed scheme.

Section 8
Summary and Conclusions

8.1 EDP is an independent environmental consultancy and Registered Practice of the Landscape Institute specialising the assessment of developments at all scales across the UK.

8.2 This report has summarised the findings of a comprehensive landscape data trawl and field appraisal undertaken by EDP's landscape team (**Sections 2**, **3**, **4** and **5**). In **Section 6** the proposed development is described with any proposed mitigation. **Section 7** undertakes an appraisal of the likely landscape effects having regard to the above and based on a combination of the thresholds set out in **Appendix EDP 3** coupled with professional judgement.

8.3 The anticipated landscape and visual effects are summarised as follows.

ON THE CHARACTER OF THE SITE ITSELF

8.4 The landscape features of the site are suffering from a lack of management which has resulted in some natural succession and extensive encroachment of scrub.

8.5 The development of the site for residential would undoubtedly change its physical and perceived character, although the influence of existing buildings on site somewhat reduces its sensitivity to development. The development proposed is relatively small-scale in the context of the existing valley and, subject to appropriate detailed architectural proposals and landscape design, should be able to readily assimilate itself into the settlement boundary of Parc Pelenna. Effects on the character of the site itself are therefore considered to be **major/moderate** at most but, in the round, beneficial.

ON THE SITE'S IMMEDIATE SURROUNDINGS

8.6 The site's location on the hillside and within the largely wooded area in which it is already perceived the likely visibility is reduced even before mitigation planting is considered. The enclosure of the site and the relationship between the proposed development and the vantage points from which it may be experienced suggest that the magnitude of change would be limited, especially with the retention of landscape features which contribute to the overall LANDMAP assessment. With this in mind, the overall level of effect of the proposal is likely to be **minor** adverse.

ON VISUAL AMENITY

8.7 The site is well-enclosed by a combination of vegetation and surrounding elevated landform. This results in a limited ZPV encompassing the immediate vicinity of the site and a contained area upon apposing sloping ground on the opposite side of the valley.

8.8 The baseline section of this report identified the key receptors to be PRoW users, road users and residents. Those identified as being most notably affected by the development of the site are located north-west and north-east of the site (views experienced tend to be elevated and distanced). Effects range from moderate to minor adverse effects with some beneficial effects reported. The type of views experienced by receptors are often filtered or screened by vegetation, some are open and interrupted, and on occasion, they are influenced by the presence of existing settlement (**Photoviewpoint EDP 4**).

8.9 Generally, however, the lack of views of the site means that receptors in much of the local landscape would be completely unaffected.

EFFECTS ON THE SLA

8.10 Given the consideration of all the above effects and the contained nature of the development proposed, the effects of the site on the character of the Vale of Neath SLA is considered to be at most **moderate/minor** adverse – though contained to a very small extent of the overall SLA designation. The presence of built form is not uncharacteristic and already gives the site and land beyond the designation a rural but partially settled character, and this will continue to be the case post-development; this is clearly not a proposal which results in 'urbanisation'.

8.11 Proposed development would not alter the perceived level and extent of woodland cover or the panoramic views available from the surrounding SLA, both identified to be key features, and retention and enhancement of key features on-site would maintain the treed character that the site currently possesses.

OVERALL CONCLUSIONS

8.12 The SLA is an important local landscape designation, and a considerable degree of protection and conservation should be given 'weight' in decision making. However, the proposals appraised herein have offered a sensitive and considered approach to design by minimising vegetation removal and working with the natural features of the site, including the habitats and watercourses which make up the character of the site. Furthermore, the site's cultural heritage and interesting history will be honoured through the sensitive landscape scheme proposed, and this will connect visitors of the site to the wider landscape and the rich history of the Vale of Neath. The appraisal conclusions presented herein have demonstrated that overall, there would be limited effects (to landscape character or visual amenity) as a result of the proposals assessed.

8.13 Overall, although some moderate/minor effects have been identified, the extent over which these are experienced (and the number of receptors experiencing them) is localised, and on this basis, no significant adverse impacts have been found on the features and characteristics for which the SLA has been designated.

8.14 EDP sees no reason why the development appraised herein would be considered unacceptable from a landscape and visual perspective, and furthermore, there would be

beneficial effects in many ways to the character of existing landscape features which are worthy of long-term management and enhancement for people and for wildlife.

Appendix EDP 1
Illustrative Landscape Masterplan
(edp6556_d008b 05 April 2024 NWa/MDu)

LEGEND:

1 WOODLAND MANAGEMENT
Targeted tree and scrub removal from mixed woodland areas will create glades where wildflowers can flourish, encouraging pollinator species and promoting biodiversity. Areas of shaded wet woodland will also be enhanced; the creation of new ponds and ditches will provide attractive habitats for invertebrates. Ultimately, a sensitive woodland management scheme will promote ecosystem resilience and biodiversity on site.

2 ENHANCED GRASSLAND MEADOWS
Existing species-rich grassland will be retained and enhanced with locally native wildflowers. Areas of new grassland will be provided through the creation of small clearings around lodges; these areas will support low-intensity recreational activity. Open areas of grassland will also provide an attractive habitat for brown hares on site; helping to provide a net biodiversity gain.

3 STRATEGIC TREE PLANTING
Scattered tree and woodland planting will be implemented across the site to help reduce the visual impact of the development from the wider landscape context. Species selection will be of local provenance; native tree stock will be prioritised. Replacement tree planting will be applied as required in accordance with PPW12, the replacement trees will be sensitively incorporated into the design.

4 POND ENHANCEMENT
Six ponds are present on the site, these will be retained, protected, and enhanced. The existing ponds will be planted with marginal species to provide habitats for a variety of aquatic and terrestrial wildlife; helping to a acheive a net biodiversity gain on site. The ponds will also provide amenity value for visitors.

5 WILD FORAGING TRAIL
Foraging species such as Bramble and Wild Strawberry will be introduced to encourage wild foraging through the site. Interpretative signage along the existing trails will provide valuable information about edible species whilst promoting a deeper appreciation for the natural world and encouraging responsible harvesting. The introduction of fruiting trees and shrubs will also provide foraging and nesting opportunities for birds, helping to deliver a net biodiversity benefit on site.

6 BIRDWATCHING TRAIL
This informal track will be enhanced and promoted as a birdwatching trail with open vistas across the wild landscape ideal for observing both common and rare bird species from barn owls to honey buzzards. Boxes suitable for a variety of birds will be positioned across the site, encouraging nesting, and providing mitigation for any loss of habitat.

7 NATURE PLAY SPACES
Natural play spaces incorporating the surrounding landscape and vegetation will provide spaces for both children and adults to connect, play and learn in nature. Informal play throughout the site will include tree trunks for balancing, boulders for climbing, streams to dam and ponds for dipping. Across the site a number of formal play spaces will incorporate sustainably sourced timber equipment from climbing frames to tree swings.

8 SUSTAINABLE DRAINAGE
Designed to work with the natural topography, a Sustainable Drainage System (SuDS) will incorporate vegetated swales, roadside filter drains and landscaped retention ponds to manage rainfall and storm water runoff on site.

9 NATIONAL CYCLE ROUTES AND PUBLIC RIGHTS OF WAY
The site provides direct access to a National Cycle Route and PRoW; connecting visitors to the surrounding towns and villages, encouraging them to explore the wild and beautiful Welsh landscape on-foot and by bike.

10 BIODIVERSE ROOFS
Biodiverse roofs will help deliver a net biodiversity gain on site, providing habitats for insects, birds and other small animals whilst reducing the visual impact of development on site.

11 HEDGEHOG PROTECTION
Hedgehog boxes will be implemented throughout the site, providing safe nesting sites and protection from predators. Signage will alert visitors of hedgehogs on roads helping to reduce the risk of mortality presented by increased traffic throughout the site.

12 HIBERNACULAR
The retention of large woody material from felled trees will provide valuable habitats across the site. Artificial stone and rubble piles as well as bee and insect 'hotels' will be sensitively positioned to provide habitats for amphibians, reptiles and insects.

13 ANCIENT MONUMENT & SITE HERITAGE
The scheduled monument, Pen-Rhiw-Angharad Round Cairns, in the south-western corner of the site is of national importance. The cairns are located within a dense stand of trees and shrubs and thus the lack of direct access will protect them, as it does presently. An informative interpretation board is proposed to educate visitors on the monument's significance within the wider historic landscape. The site also has a compelling industrial past; there will be points of interest that discuss this throughout the site. Ultimately, educating visitors on the site's heritage and its setting within the wider landscape will help to create a unique sense of place.

GRAPHIC KEY:

EXISTING WOODLAND AND VEGETATION
PROPOSED SWALE
PROPOSED TREES
INFORMAL NATURAL PLAY FEATURE

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N

date	**05 APRIL 2024**
drawing number	**edp6556_d008b**
scale	**Refer to scale bar @ A0**
drawn by	**NWa**
checked	**MDu**
QA	**RBa**

client
Trisvelhaus UK Holding Limited

project title
Parc Pelenna Holiday Resort

drawing title
Illustrative Landscape Masterplan

Appendix EDP 2
Photoviewpoints
(edp6556_d016a 12 April 2024 GYo/MDu)

Photoviewpoint EDP 1: View from a right of way in Abergarwed Woods looking south-west towards the site

To be viewed at comfortable arm's length

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Grid Coordinates:	**280652, 201919**	Horizontal Field of View:	**39.6°**	Direction of View:	**S**	date	**12 APRIL 2024**
Date and Time:	**22/03/2023 @ 15:56**	Height of Camera:	**1.6m**	Distance:	**2.27km**	drawing number	**edp6556_d016a**
Projection:	**Planar**	Make, Model, Sensor:	**Canon 6D MK1, FFS**	aOD:	**143m**	drawn by	**GYo**
Visualisation Type:	**1**	Enlargement Factor:	**100% @ A3**	Focal Length:	**50mm**	checked	**MDu**
						QA	**DJo**

client	**Trivselhus UK Holdings Limited**
project title	**Parc Pelenna Holiday Resort, Fairyland Road, Neath Port Talbot**
drawing title	**Photoviewpoint EDP 1**

Photoviewpoint EDP 2: View from National Cycle Route 46 and tow path along the Neath Canal looking south towards the site

To be viewed at comfortable arm's length

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Grid Coordinates:	**280306, 201225**	Horizontal Field of View:	**39.6°**	Direction of View:	**S**	date	**12 APRIL 2024**
Date and Time:	**22/03/2023 @ 12:52**	Height of Camera:	**1.6m**	Distance:	**1.56km**	drawing number	**edp6556_d016a**
Projection:	**Planar**	Make, Model, Sensor:	**Canon 6D MK1, FFS**	aOD:	**16m**	drawn by	**GYo**
Visualisation Type:	**1**	Enlargement Factor:	**100% @ A3**	Focal Length:	**50mm**	checked	**MDu**
						QA	**DJo**

client	**Trivselhus UK Holdings Limited**
project title	**Parc Pelenna Holiday Resort, Fairyland Road, Neath Port Talbot**
drawing title	**Photoviewpoint EDP 2**

Photoviewpoint EDP 3: View from Ynysygerwn Cricket Club looking south-east towards the site

To be viewed at comfortable arm's length

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Grid Coordinates:	**277806, 199760**	Horizontal Field of View:	**39.6°**	Direction of View:	**E**	date	**12 APRIL 2024**
Date and Time:	**22/03/2023 @ 12:33**	Height of Camera:	**1.6m**	Distance:	**1.93km**	drawing number	**edp6556_d016a**
Projection:	**Planar**	Make, Model, Sensor:	**Canon 6D MK1, FFS**	aOD:	**34m**	drawn by	**GYo**
Visualisation Type:	**1**	Enlargement Factor:	**100% @ A3**	Focal Length:	**50mm**	checked	**MDu**
						QA	**DJo**

client	**Trivselhus UK Holdings Limited**
project title	**Parc Pelenna Holiday Resort, Fairyland Road, Neath Port Talbot**
drawing title	**Photoviewpoint EDP 3**

Photoviewpoint EDP 4: View from Penscynor in the settlement of Cilfrew looking east towards the site

To be viewed at comfortable arm's length

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Grid Coordinates:	**276937, 199789**	Horizontal Field of View:	**39.6°**	Direction of View:	**E**	date	**12 APRIL 2024**
Date and Time:	**22/03/2023 @ 15:00**	Height of Camera:	**1.6m**	Distance:	**2.80km**	drawing number	**edp6556_d016a**
Projection:	**Planar**	Make, Model, Sensor:	**Canon 6D MK1, FFS**	aOD:	**62m**	drawn by	**GYo**
Visualisation Type:	**1**	Enlargement Factor:	**100% @ A3**	Focal Length:	**50mm**	checked	**MDu**
						QA	**DJo**

client	**Trivselhus UK Holdings Limited**
project title	**Parc Pelenna Holiday Resort, Fairyland Road, Neath Port Talbot**
drawing title	**Photoviewpoint EDP 4**

Photoviewpoint EDP 5: View from Oak View, a rural road in Crynant looking south-east towards the site

To be viewed at comfortable arm's length

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Grid Coordinates:	**277342, 201890**	Horizontal Field of View:	**39.6°**	Direction of View:	**SE**	date	**12 APRIL 2024**
Date and Time:	**22/03/2023 @ 14:51**	Height of Camera:	**1.6m**	Distance:	**3.03km**	drawing number	**edp6556_d016a**
Projection:	**Planar**	Make, Model, Sensor:	**Canon 6D MK1, FFS**	aOD:	**191m**	drawn by	**GYo**
Visualisation Type:	**1**	Enlargement Factor:	**100% @ A3**	Focal Length:	**50mm**	checked	**MDu**
						QA	**DJo**

client	**Trivselhus UK Holdings Limited**
project title	**Parc Pelenna Holiday Resort, Fairyland Road, Neath Port Talbot**
drawing title	**Photoviewpoint EDP 5**

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Grid Coordinates:	**279471, 199741**	Horizontal Field of View:	**90°**	Direction of View:	**E**
Date and Time:	**07/03/2024 @ 12:03**	Height of Camera:	**1.6m**	Distance:	**42m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 6D MK1, FFS**	aOD:	**47m**
Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**12 APRIL 2024**
drawing number	**edp6556_d016a**
drawn by	**GYo**
checked	**MDu**
QA	**DJo**

client	**Trivselhus UK Holdings Limited**
project title	**Parc Pelenna Holiday Resort, Fairyland Road, Neath Port Talbot**
drawing title	**Photoviewpoint EDP 6**

Photoviewpoint EDP 7: View from PRoW and Bryn Golwg looking north-east towards the site

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Grid Coordinates:	**280491, 200535**	Horizontal Field of View:	**90°**	Direction of View:	**NE**
Date and Time:	**07/03/2024 @ 11:32**	Height of Camera:	**1.6m**	Distance:	**845m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 6D MK1, FFS**	aOD:	**41m**
Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**12 APRIL 2024**
drawing number	**edp9556_d016a**
drawn by	**GYo**
checked	**MDu**
QA	**DJo**

client	**Trivselhus UK Holdings Limited**
project title	**Parc Pelenna Holiday Resort, Fairyland Road, Neath Port Talbot**
drawing title	**Photoviewpoint EDP 7**

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Grid Coordinates:	**280676, 200331**	Horizontal Field of View:	**90°**	Direction of View:	**S**
Date and Time:	**07/03/2024 @ 11:40**	Height of Camera:	**1.6m**	Distance:	**555m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 6D MK1, FFS**	aOD:	**70m**
Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**12 APRIL 2024**
drawing number	**edp6556_d016a**
drawn by	**GYo**
checked	**MDu**
QA	**DJo**

client	**Trivselhus UK Holdings Limited**
project title	**Parc Pelenna Holiday Resort, Fairyland Road, Neath Port Talbot**
drawing title	**Photoviewpoint EDP 8**

Appendix EDP 3
Tables Defining the Thresholds and Definitions of Terminology used in this Appraisal

Table EDP A3.1: Defining the Sensitivity of the Landscape Baseline

EDP Assessment Terminology and Definitions	
Landscape Baseline - Overall Sensitivity	
Very High	***Value***: Nationally/Internationally designated/valued countryside and landscape features; strong/distinctive landscape characteristics; absence of landscape detractors.
	Susceptibility: Strong/distinctive landscape elements/aesthetic/perceptual aspects; absence of landscape detractors; landscape receptors in excellent condition. Landscapes with clear and widely recognised cultural value. Landscapes with a high level of tranquillity.
High	***Value***: Locally designated/valued countryside (e.g. Areas of High Landscape Value, Regional Scenic Areas) and landscape features; many distinctive landscape characteristics; very few landscape detractors.
	Susceptibility: Many distinctive landscape elements/aesthetic/perceptual aspects; very few landscape detractors; landscape receptors in good condition. The landscape has a low capacity for change as a result of potential changes to defining character.
Medium	***Value***: Undesignated countryside and landscape features; some distinctive landscape characteristics; few landscape detractors.
	Susceptibility: Some distinctive landscape elements/aesthetic/perceptual aspects; few landscape detractors; landscape receptors in fair condition. Landscape is able to accommodate some change as a result.
Low	***Value***: Undesignated countryside and landscape features; few distinctive landscape characteristics; presence of landscape detractors.
	Susceptibility: Few distinctive landscape elements/aesthetic/perceptual aspects; presence of landscape detractors; landscape receptors in poor condition. Landscape is able to accommodate large amounts of change without changing these characteristics fundamentally.
Very Low	***Value***: Undesignated countryside and landscape features; absence of distinctive landscape characteristics; despoiled/degraded by the presence of many landscape detractors.
	Susceptibility: Absence of distinctive landscape elements/aesthetic/perceptual aspects; presence of many landscape detractors; landscape receptors in very poor condition. As such landscape is able to accommodate considerable change.

Table EDP A3.2: Defining the Sensitivity of the Visual Baseline

Visual Baseline - Overall Sensitivity	
Very High	***Value/Susceptibility***: View is designed/has intentional association with surroundings; is recorded in published material; from a publicly accessible heritage asset/designated/promoted viewpoint; national/internationally designated right of way; protected/recognised in planning policy designation.
	Examples: May include views from residential properties, National Trails; promoted holiday road routes; designated countryside/landscape features with public access; visitors to heritage assets of national importance; Open Access Land.
High	***Value/Susceptibility***: View of clear value but may not be formally recognised e.g. framed view of scenic value or destination/summit views; inferred that it may have value for local residents; locally promoted route or PRoW.
	Examples: May include from recreational locations where there is some appreciation of the visual context/landscape e.g. golf, fishing; themed rights of way with a local association; National Trust land; panoramic viewpoints marked on OS maps; road routes promoted in tourist guides and/or for their scenic value.
Medium	***Value/Susceptibility***: View is not widely promoted or recorded in published sources; may be typical of those experienced by an identified receptor; minor road routes through rural/scenic areas.
	Examples: May include people engaged in outdoor sport not especially influenced by an appreciation of the wider landscape e.g. pitch sports; views from minor road routes passing through rural or scenic areas.
Low	***Value/Susceptibility***: View of clearly lesser value than similar views from nearby visual receptors that may be more accessible.
	Examples: May include major road routes; rail routes; receptor is at a place of work, but visual surroundings have limited relevance.
Very Low	***Value/Susceptibility***: View may be affected by many landscape detractors and unlikely to be valued.
	Examples: May include people at their place of work, indoor recreational or leisure facilities or other locations where views of the wider landscape have little of no importance.

Table EDP A3.3: Defining the Magnitude of Change to the Landscape and Visual Baseline

Magnitude of Change	
(Considers Scale of Proposal/Geographical Extent/Duration and Reversibility/Proportion)	
Very High	***Landscape***: Total loss/major alteration to key receptors/characteristics of the baseline; addition of elements that strongly conflict or integrate with the baseline.
	Visual: Substantial change to the baseline, forming a new, defining focus and having a defining influence on the view.
High	***Landscape****:* Notable loss/alteration/addition to one or more key receptors/characteristics of the baseline; or, addition of prominent conflicting elements.
	Visual*:* Additions are clearly noticeable, and part of the view would be fundamentally altered.
Medium	***Landscape****:* Partial loss/alteration to one or more key receptors/characteristics; Addition of elements that are evident but do not necessarily conflict with the key characteristics of the existing landscape.
	Visual*:* The proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor.
Low	***Landscape****:* Minor loss or alteration to one or more key landscape receptors/characteristics; Additional elements may not be uncharacteristic within existing landscape.
	Visual*:* Proposed development will form a minor constituent of the view being partially visible or at sufficient distance to be a small component.
Very Low	***Landscape****:* Barely discernible loss or alteration to key components; addition of elements not uncharacteristic within the existing landscape.
	Visual*:* Proposed development will form a barely noticeable component of the view, and the view whilst slightly altered would be similar to the baseline.
Imperceptible	*In some circumstances, changes at representative viewpoints or receptors will be lower than 'Very Low' and changes will be described as 'Imperceptible'. This will lead to negligible effects.*

Table EDP A3.4: Determining the Predicted Levels of Effects to the Landscape and Visual Baseline

Overall Sensitivity	**Overall Magnitude of Change**				
	Very High	**High**	**Medium**	**Low**	**Very Low**
Very High	Substantial	Major	Major/ Moderate	Moderate	Moderate/ Minor
High	Major	Major/ Moderate	Moderate	Moderate/ Minor	Minor
Medium	Major/ Moderate	Moderate	Moderate/ Minor	Minor	Minor/ Negligible
Low	Moderate	Moderate/ Minor	Minor	Minor/ Negligible	Negligible

Overall Sensitivity	Overall Magnitude of Change				
	Very High	High	Medium	Low	Very Low
Very Low	Moderate/ Minor	Minor	Minor/ Negligible	Negligible	Negligible/ None

Table EDP A3.5: Definition of Effects

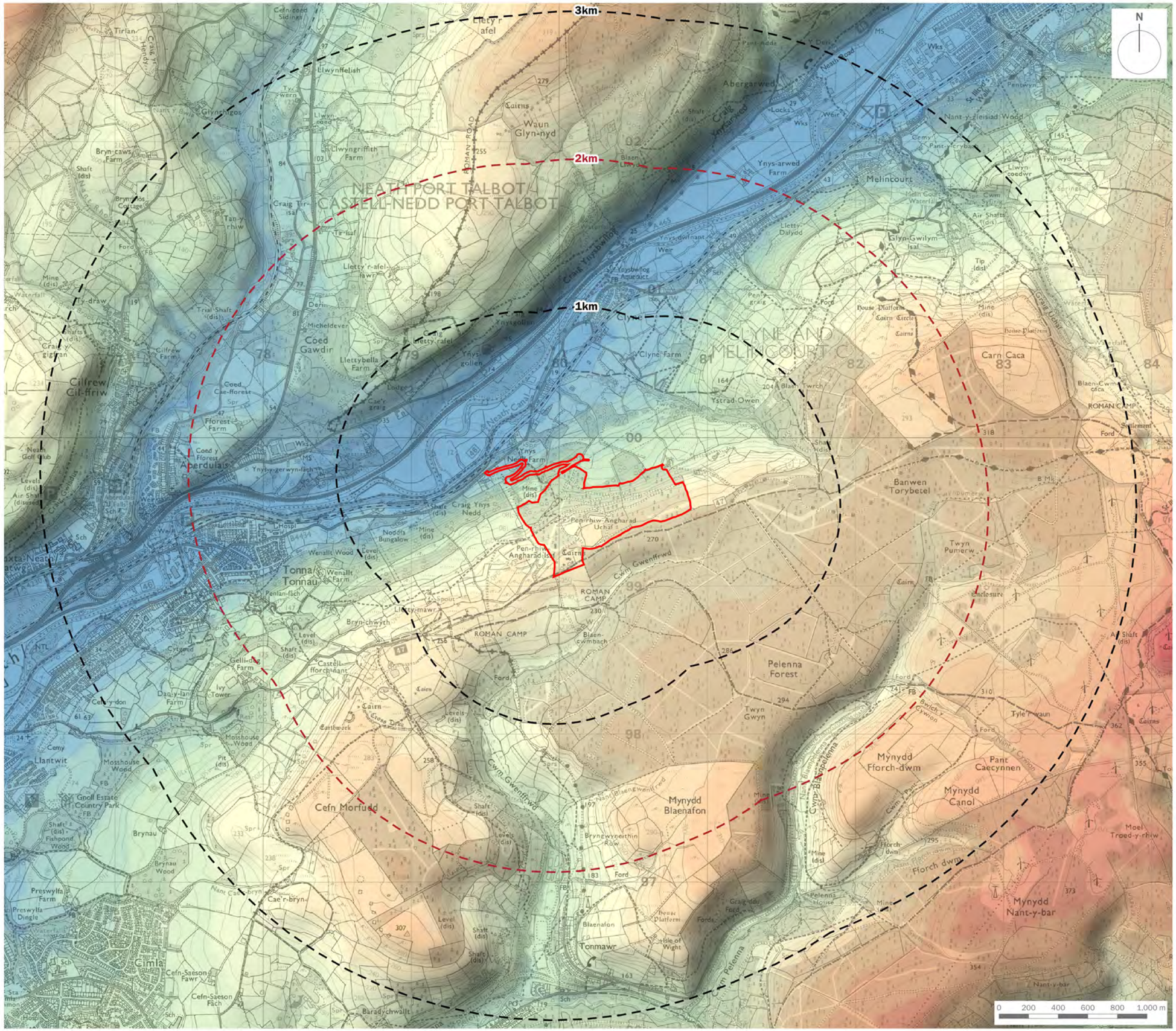
Definition of Effects	
Substantial:	Effects which are in complete variance to the baseline landscape resource or visual amenity.
Major:	Effects which result in noticeable and fundamental alterations to the landscape resource or visual amenity.
Moderate:	Effects which result in noticeable but non-fundamental alterations to the baseline landscape resource or visual amenity.
Minor:	Effects which result in slight alterations to the landscape resource or visual amenity.
Negligible:	Effects which result in barely perceptible alterations to the landscape resource or visual amenity.
None:	No detectable alteration to the landscape resource or visual amenity.
Consequence:	Effects can be positive, adverse or neutral i.e. if no change arises.
Duration:	Long term (20+ years); Medium-long term (10-20 years;) Medium term (5-10 years); Short term (1 – 5 years); Temporary (>12 months); Construction.

Plans

Plan EDP 1: Site Boundary
(edp6556_d010a 12 April 2024 GYo/TYC)

Plan EDP 2: Environmental Planning Considerations
(edp6556_d011a 12 April 2024 GYo/TYC)

Plan EDP 3: Findings of Visual Appraisal
(edp6556_d012a 12 April 2024 GYo/TYC)



client
Trivselhus UK Holdings Limited

project title
Parc Pelenna Holiday Resort

drawing title
Site Boundary

date	**12 APRIL 2024**	drawn by	**GYo**
drawing number	**edp6556_d010a**	checked	**TYC**
scale	**1:25,000 @ A3**	QA	**DJo**

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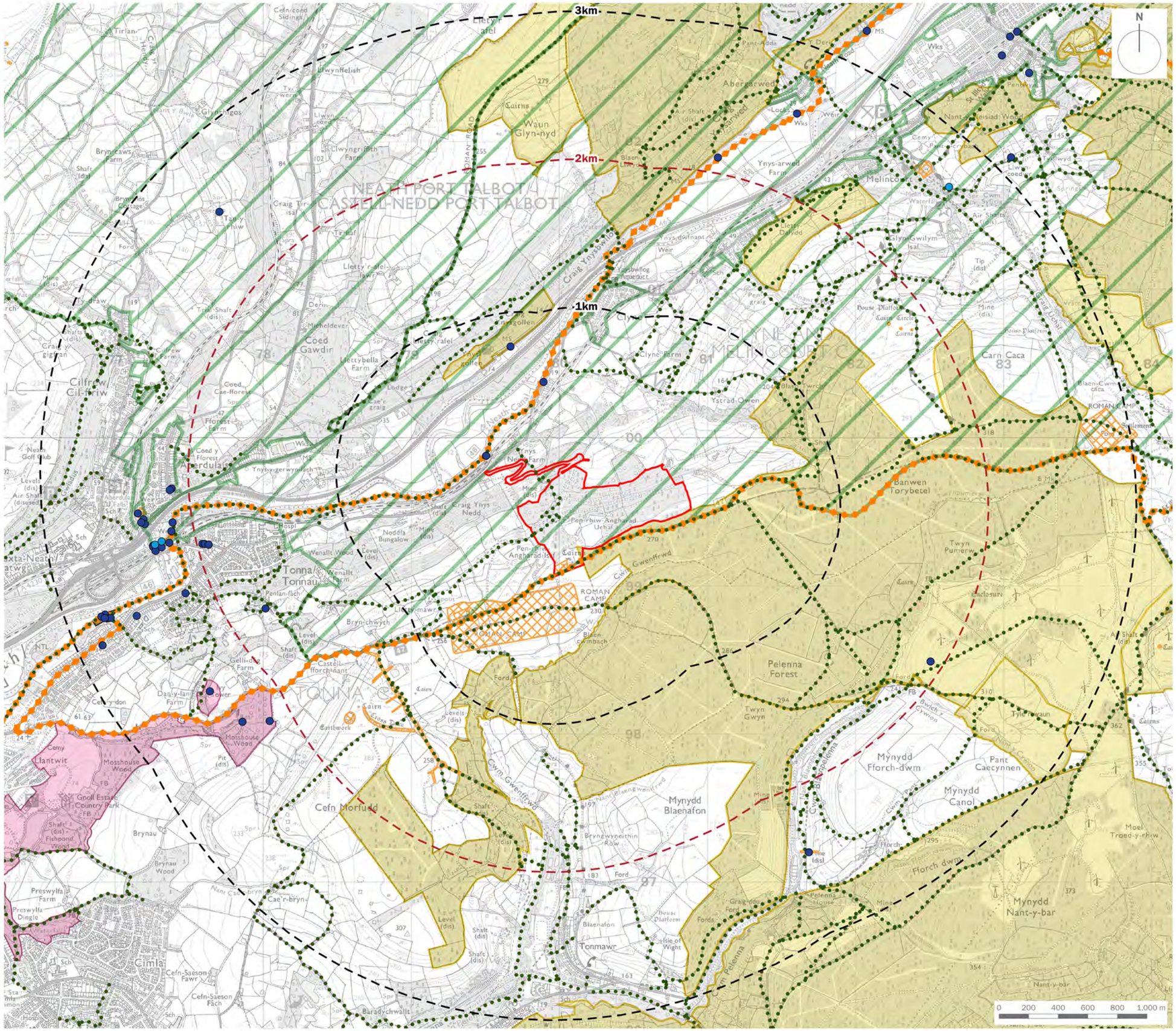

Site Boundary

Range Rings (at 1km intervals)

2km Detailed Study Area

Public Right of Way

National Cycle Network

Open Access Land

Special Landscape Area

Scheduled Monument

Registered Park and Garden

Conservation Area

Grade II* Listed Building

Grade II Listed Building

client

Trivselhus UK Holdings Limited

project title

Parc Pelenna Holiday Resort

drawing title

Environmental Planning Considerations

date	**12 APRIL 2024**	drawn by	**GYo**
drawing number	**edp6556_d011a**	checked	**TYC**
scale	**1:25,000 @ A3**	QA	**DJo**

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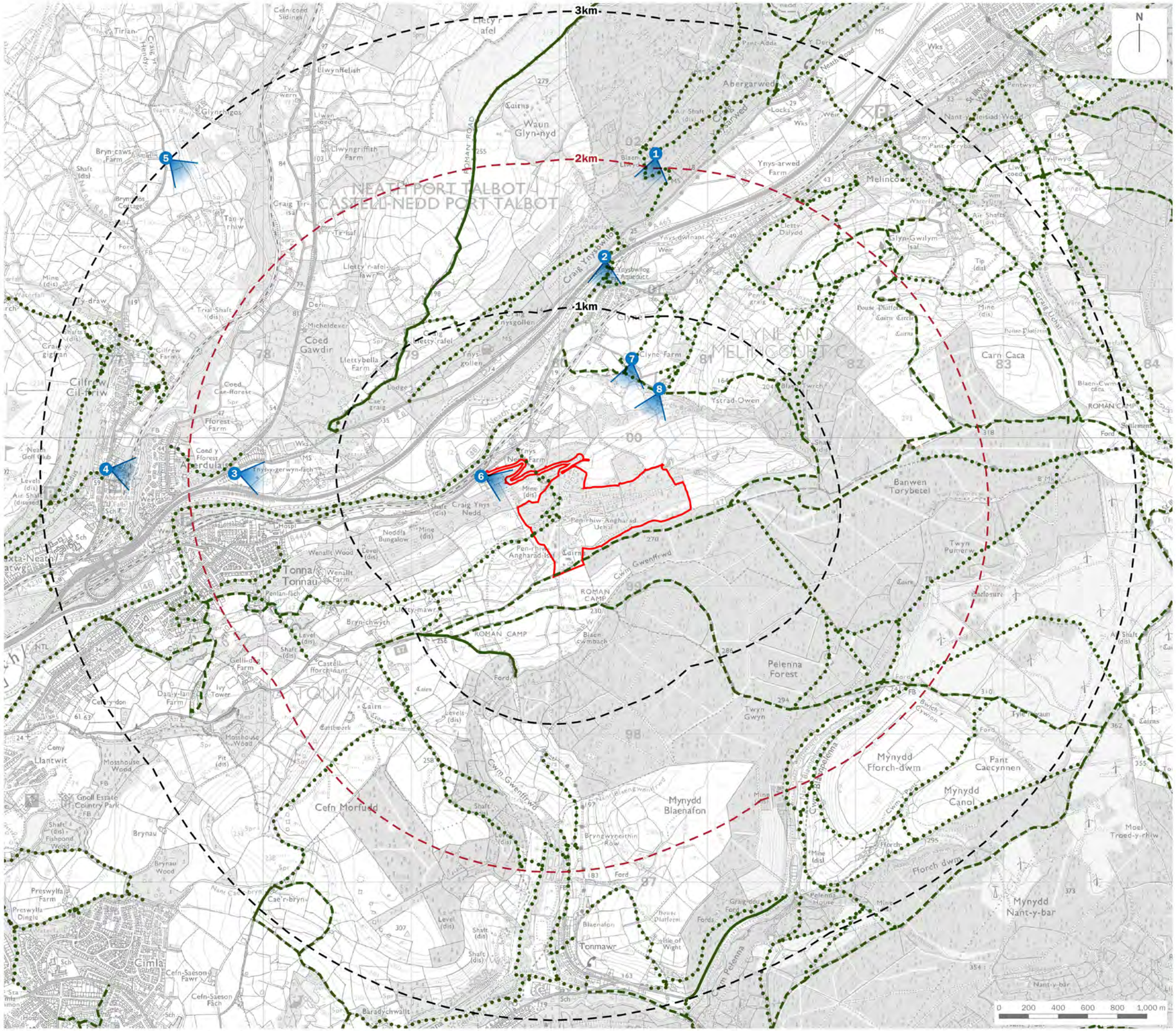

Site Boundary

Range Rings (at 1km intervals)

2km Detailed Study Area

Photoviewpoint Location

Public Rights of Way

Footpath

Bridleway

Byway

client

Trivselhus UK Holdings Limited

project title

Parc Pelenna Holiday Resort

drawing title

Findings of Visual Appraisal

date	**12 APRIL 2024**	drawn by	**GYo**
drawing number	**edp6556_d012a**	checked	**TYC**
scale	**1:25,000 @ A3**	QA	**DJo**

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IEMA CORPORATE PARTNER

Landscape Institute
Registered practice

Parc Pelenna Holiday Resort

ENVIRONMENTAL STATEMENT

TECHNICAL APPENDIX 6.2
EDP LVIA METHODOLOGY

Technical Appendix 6.2
EDP LVIA Methodology

Introduction

A6.2.1 This section provides a methodology for Landscape and Visual Impact Assessment, as used by EDP.

Methodology

A6.2.2 The assessment methodology for assessing landscape and visual effects prepared by EDP is based on the following best practice guidance:

- *Guidelines for Landscape and Visual Impact Assessment – Third Edition* (LI/IEMA, 2013);
- *Using LANDMAP in Landscape and Visual Impact Assessments Guidance Note (GN) 46* – Natural Resources Wales (2013); and
- Landscape Institute *Technical Guidance Note (TNG) 06/19 Visual Representation of Development Proposals* (17 September 2019).

A6.2.3 Other reference documents used to understand the baseline position in landscape terms comprise published Landscape Character Assessments appropriate to the site's location and the nature of the proposed development.

A6.2.4 The nature of landscape and visual assessment requires both objective analysis and subjective professional judgement. Accordingly, the following assessment is based on the best practice guidance listed above, information and data analysis techniques. It uses quantifiable factors wherever possible and subjective professional judgement where necessary, and is based on clearly defined terms.

Landscape Assessment

A6.2.5 Landscape effects derive from changes in the physical landscape fabric that may give rise to changes in its character and how this is experienced. These effects need to be considered in line with changes already occurring within the landscape and which help to define the character of it.

A6.2.6 Effects upon the wider landscape resource, i.e. the landscape surrounding the development, requires an assessment of visibility of the proposals from adjacent Landscape Character Areas, but remains an assessment of landscape character and not visual amenity.

Visual Assessment

A6.2.7 The assessment of effects on visual amenity draws on the predicted effects of the development, the landscape and visual context, and the visibility and viewpoint analyses, and considers the significance of the overall effects of the proposed development on the visual amenity of the main visual receptor types in the study area.

Identifying Landscape and Visual Receptors

A6.2.8 This assessment has sought to identify the key landscape and visual receptors that may be affected by the changes proposed.

A6.2.9 The assessment of effects on landscape, as a resource in its own right, draws on the description of the development, the landscape context and the visibility and viewpoint analysis to identify receptors, which, for the proposed development may include, but not be limited to, the following:

- The landscape fabric of the development site;
- The key landscape characteristics of the local context;
- The 'host' Landscape Character Area that contains the proposed development;
- The 'non-host' Landscape Character Areas surrounding the host character area that may be affected by the proposals (where relevant); and
- Landscape designations on a national, regional or local level (where relevant).

A6.2.10 The locations and types of visual receptors within the defined study areas are identified from Ordnance Survey maps and other published information (such as walking guides), from fieldwork observations and from local knowledge provided during the consultation process. Examples of visual receptors may include, but not be limited to, the following:

- Settlements and private residences;
- Users of National Cycle Routes and National Trails;
- Users of local/regional cycle and walking routes;
- Those using local rights of way – walkers, horse riders, cyclists;
- Users of open spaces with public access;
- People using major (motorways, A and B) roads;
- People using minor roads; and

- People using railways.

Assessment of Landscape and Visual Effects

A6.2.11 The assessment of effects on the landscape resource includes consideration of the potential changes to those key elements and components that contribute towards recognised landscape character or the quality of designated landscape areas; these features are termed landscape receptors. The assessment of visual amenity requires the identification of potential visual receptors that may be affected by the development. As noted, following the identification of each of these various landscape and visual receptors, the effect of the development on each of them is assessed through consideration of a combination of:

- Their overall sensitivity to the proposed form of development, which includes the susceptibility of the receptor to the change proposed and the value attached to the receptor; and

- The overall magnitude of change that will occur - based on the size and scale of the change, its duration and reversibility.

Defining Receptor Sensitivity

A6.2.12 A number of factors influence professional judgement when assessing the degree to which a particular landscape or visual receptor can accommodate change arising from a particular development. Sensitivity is made up of judgements about the 'value' attached to the receptor, which is determined at baseline stage, and the 'susceptibility' of the receptor, which is determined at the assessment stage when the nature of the proposals, and therefore the susceptibility of the landscape and visual resource to change, is better understood.

A6.2.13 Susceptibility indicates *"the ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences"*[1]. Susceptibility of visual receptors is primarily a function of the expectations and occupation or activity of the receptor. A degree of professional judgement applies in arriving at the susceptibility for both landscape and visual receptors and this is clearly set out in the technical appendices to this assessment.

A6.2.14 A location may have different levels of sensitivity according to the types of visual receptors at that location, and any one receptor type may be accorded different levels of sensitivity at different locations.

A6.2.15 With reference to Box 5.1 within GLVIA3 (Page 84), **Table EDP A6.2.1** provides an indication of the criteria by which the overall value of a landscape receptor may be judged. Within the assessment, further reference to the Landscape Institute's *TGN 02-21: Assessing Landscape Value Outside National Designations* may be applied where

[1] Landscape Institute and Institute of Environmental Management and Assessment (2013). *Guidelines for Landscape and Visual Impact Assessment, Third Edition*. Page 158.

appropriate. **Table EDP A6.2.2** provides an indication of the criteria by which the overall susceptibility of the landscape is assessed, in relation to the type of development proposed.

Table EDP A6.2.1: Assessment of Landscape Value

Landscape Character Area Value				
Very Low	**Low**	**Medium**	**High**	**Very High**
Undesignated countryside and landscape features; absence of distinctive landscape characteristics; despoiled/-degraded by the presence of many landscape detractors.	Undesignated countryside and landscape features; few distinctive landscape characteristics; presence of landscape detractors.	Undesignated countryside and landscape features; some distinctive landscape characteristics; few landscape detractors.	Locally designated/valued countryside (e.g. Areas of High Landscape Value, Regional Scenic Areas) and landscape features; many distinctive landscape characteristics; very few landscape detractors.	Nationally/internationally designated/valued countryside and landscape features; strong/distinctive landscape characteristics; absence of landscape detractors.
Consideration of Other Value Criteria				
Condition/Quality				
A landscape with no or few areas intact and/or in poor condition.	A landscape with few areas that are intact and/or in a reasonable condition.	A landscape with some areas that are intact and/or in reasonable condition.	A landscape with many areas that are intact and/or in a reasonable condition.	A landscape with most areas intact and/or in good condition.
Scenic Quality				
A landscape of little or no aesthetic appeal.	A landscape of low aesthetic appeal.	A landscape of some aesthetic appeal.	A landscape of high aesthetic appeal.	A landscape of very high aesthetic appeal.
Rarity and Representativeness				
A landscape that does not contain rare landscape types or features.	A landscape that contains few distinct landscape types or features.	A landscape that contains distinct but not rare landscape types or features.	A landscape that contains one or more rare landscape types or features.	A landscape that is abundant in rare landscape types or features.
Conservation Interests				
A landscape with no or very limited cultural, geological and/or nature conservation content.	A landscape with limited cultural, geological and/or nature conservation content.	A landscape with some cultural, geological and/or nature conservation content.	A landscape with rich cultural, geological and/or nature conservation content.	A landscape with abundant cultural, geological and/or nature conservation content.
Recreation Value				
A landscape with no or very limited contribution to recreational experience.	A landscape with no or limited contribution to recreational experience.	A landscape that provides some contribution to recreational experience.	A landscape that provides a good contribution to recreational experience.	A distinct landscape that forms a strong contribution to recreational experience.

Landscape Character Area Value				
Perceptual Aspects				
A landscape with prominent detractors, probably part of the key characteristics.	A landscape with landscape detractors, and is not particularly wild, tranquil or unspoilt.	A landscape with few detractors that also retains some perceptual values.	A landscape with very few detractors that has a relatively wild, tranquil or unspoilt landscape.	A wild, tranquil or unspoilt landscape without noticeable detractors.
Cultural Associations				
A landscape without recorded associations.	A landscape with few recorded associations.	A landscape with some and/or moderately valued associations.	A landscape with numerous and/or highly valued associations.	A landscape of rich and/or very highly valued associations.
Overall Judgement of Landscape Value				
Very Low value – receptor largely reflects very low value criteria above.	**Low value** – receptor largely reflects low value criteria above.	**Medium value** – receptor largely reflects medium value criteria above.	**High value** – receptor largely reflects high value criteria above.	**Very High value** – receptor largely reflects very high value criteria above.

Table EDP A6.2.2: Assessment of Landscape Susceptibility

Very Low Susceptibility to Change	**Low Susceptibility to Change**	**Medium Susceptibility to Change**	**High Susceptibility to Change**	**Very High Susceptibility to Change**
Pattern, Complexity and Physical Susceptibility to Change to the Proposed Development				
A simple, monotonous and/or degraded landscape with common/indistinct features and minimal variation in landscape pattern.	A landscape with an occasionally intact pattern and/or with a low degree of complexity and with few features in reasonable condition.	A landscape with some intact pattern and/or with a degree of complexity and with features mostly in reasonable condition.	A landscape with mostly patterned/textured or a simple but distinctive landscape and/or with high value features and essentially intact.	A strongly patterned/-textured or a simple but distinctive landscape and/or with high value features intact.

Very Low Susceptibility to Change	Low Susceptibility to Change	Medium Susceptibility to Change	High Susceptibility to Change	Very High Susceptibility to Change
Visual Susceptibility to Change to the Proposed Development				
A very enclosed landscape that contains or strongly filters views, with an absence of visual landmarks and a lack of intervisibility with designated landscapes.	A predominantly enclosed landscape that contains or filters most views, with very few views of visual landmarks or intervisibility with designated landscapes.	A partially enclosed landscape with some visual containment and filtering, possible limited intervisibility with visual landmarks and designated landscapes.	An open landscape with intervisibility and limited visual filtering or enclosure. Prominent visual landmarks may be present, and/or intervisibility with designated landscapes may occur.	An open or exposed landscape with extensive intervisibility and no or very limited visual filtering or enclosure. Prominent visual landmarks are present, and/or intervisibility with designated landscapes occurs.
Experiential Susceptibility to Change to the Proposed Development				
A landscape with prominent visual and/or aural intrusion and close relationship with large-scale built development/-infrastructure. A landscape that contains many light sources and essentially suffers from widespread light pollution.	A busy landscape with frequent visual and/or aural intrusion and nearby relationship with large-scale built development/-infrastructure. A landscape that contains frequent light sources and suffers from light pollution.	A partially tranquil landscape with limited visual and/or aural intrusion, some relationship with built development/-infrastructure may be present. A landscape that contains some light sources.	A tranquil landscape with limited visual and/or aural intrusion, some relationship with built development/-infrastructure may be present. A landscape that contains few light sources.	A very tranquil, wild or remote landscape with little or no sense of visual or aural intrusion. A landscape that contains very few light sources and provides dark skies.
Overall Judgement of Susceptibility to Change to the Proposed Development				
Very Low Susceptibility – receptor largely reflects very low value criteria above.	**Low Susceptibility** – receptor largely reflects low value criteria above.	**Medium Susceptibility** – receptor largely reflects medium value criteria above.	**High Susceptibility** – receptor largely reflects high value criteria above.	**Very High Susceptibility** – receptor largely reflects very high value criteria above.

A6.2.16 **Table EDP A6.2.3** provides an indication of the criteria by which the overall sensitivity of the landscape resource is judged within this assessment, and considers both value and susceptibility independently.

Table EDP A6.2.3: Assessment of Landscape Sensitivity

		Susceptibility of Landscape Receptor				
		Very High	**High**	**Medium**	**Low**	**Very Low**
Receptor Value	**Very High**	Very High	Very High/High	High	High/Medium	Medium
	High	Very High/High	High	High/Medium	Medium	Medium/Low
	Medium	High	High/Medium	Medium	Medium/Low	Low
	Low	High/Medium	Medium	Medium/Low	Low	Low/Very Low
	Very Low	Medium	Medium/Low	Low	Low/Very Low	Very Low

A6.2.17 For visual receptors, judgements of susceptibility and value are closely interlinked considerations. For example, the most valued views are those that people go and visit because of the available view, and it is at those viewpoints that their expectations will be highest and thus most susceptible to change.

A6.2.18 **Table EDP A6.2.4** provides an indication of the criteria by which the overall sensitivity of a visual receptor is judged within this assessment, and considers both value and susceptibility independently.

Table EDP A6.2.4: Visual Receptor Sensitivity

Category	Visual Receptor Criteria
Very High	Designed view (which may be to or from a recognised heritage asset or other important viewpoint), or where views of the surroundings are an important contributor to the experience. Key promoted viewpoint, e.g., interpretative signs. References in literature and art and/or guidebooks, tourist maps. Protected view recognised in planning policy designation. Visual receptors with a very high susceptibility to change, may include those with views from residential properties, especially from rooms normally occupied in waking or daylight hours; national public rights of way, e.g., National Trails and nationally designated countryside/landscape features with public access, which people might visit purely to experience the view; and visitors to heritage assets of national importance.
High	View of clear value but may not be formally recognised, e.g. framed view of high scenic value, or destination hill summits. It may also be inferred that the view is likely to have value, e.g. to local residents. Visual receptors with a high susceptibility to change are considered to be those whose attention or interest is focused on their surroundings and may include those with views from recreational receptors where there is some appreciation of the landscape, e.g., golf and fishing; local public rights of way, access land and National Trust land, also panoramic viewpoints marked on maps; road routes promoted in tourist guides for their scenic value.

Category	Visual Receptor Criteria
Medium	View is not promoted or recorded in any published sources and may be typical of the views experienced from a given receptor. Visual receptors with a medium susceptibility to change may include people engaged in outdoor sport other than appreciation of the landscape, e.g. football and rugby, or road users on minor routes passing through rural or scenic areas.
Low	View of clearly lesser value than similar views experienced from nearby visual receptors that may be more accessible. Visual receptors with a low susceptibility to change may include road users on main road routes (motorways/A roads) and users of rail routes or people at their place of work (where the place of work may be in a sensitive location). Also views from commercial buildings where views of the surrounding landscape may have some limited importance.
Very Low	View affected by many landscape detractors and unlikely to be valued. Visual receptors with a very low susceptibility to change may include people at their place of work, indoor recreational or leisure facilities or other locations where views of the wider landscape have little or no importance.

A6.2.19 The tables above offer a template for assessing overall sensitivity of any landscape or visual receptor, as determined by combining judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape, as set out at paragraph 5.39 of GLVIA3. However, the narrative in this report may demonstrate that assessment of overall sensitivity can change on a case-by-case basis.

A6.2.20 For example, a high susceptibility to change and a low value may result in a medium overall sensitivity, unless it can be demonstrated that the receptor is unusually susceptible or is, in some particular way, more valuable. A degree of professional judgement applies in arriving at the overall sensitivity for both landscape and visual receptors.

Magnitude of Change

A6.2.21 The magnitude of any landscape or visual change is determined through a range of considerations particular to each receptor. As set out within GLVIA3 (Page 39), the following steps are considered in defining the magnitude of change:

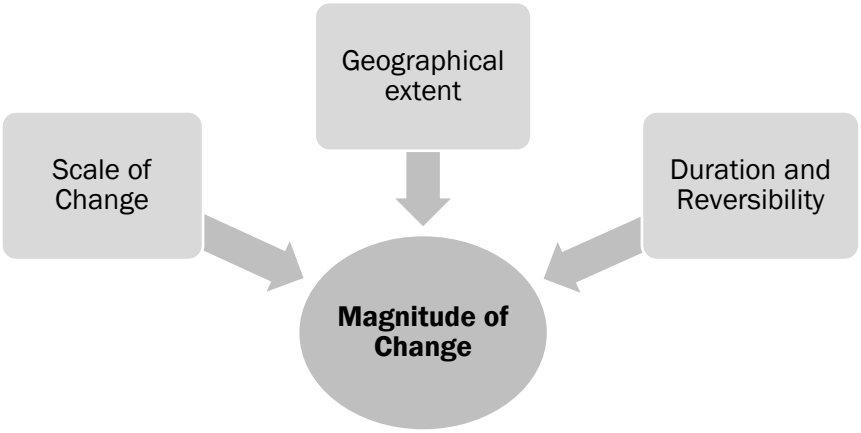


Figure EDP A6.2.1: Assessing the Magnitude of Change

A6.2.22 Receptor locations from which views of the proposed development are not likely to occur will receive no change and therefore no effect. With reference to the ZTV and site survey, the magnitude of change is defined for receptor locations from where visibility of the proposed development is predicted to occur.

A6.2.23 **Table EDP A6.2.5** provides an indication of the criteria by which the size/scale of change at a landscape or visual receptor is judged within this assessment.

Table EDP A6.2.5: Landscape and Visual Receptor Size/Scale of Change Criteria

Category	Landscape Receptor Criteria	Visual Receptor Criteria
Large Scale ↕ **Small Scale**	Total loss of or major alteration to key elements/features/characteristics of the baseline condition. Addition of elements which strongly conflict with the key characteristics of the existing landscape.	There would be a substantial change to the baseline, with the proposed development creating a new focus and having a defining influence on the view.
	Notable loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that are prominent and may conflict with the key characteristics of the existing landscape.	The proposed development will be clearly noticeable, and the view would be fundamentally altered by its presence.
	Partial loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that may be evident but do not necessarily conflict with the key characteristics of the existing landscape.	The proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor.
	Minor loss or alteration to one or more key elements/features/characteristics of the baseline landscape. Addition of elements that may not be uncharacteristic within the existing landscape.	The proposed development will form a minor constituent of the view, being partially visible or at sufficient distance to be a small component.
	Barely discernible loss or alteration to key elements/features/characteristics of the baseline landscape. Addition of elements not uncharacteristic within the existing landscape.	The proposed development will form a barely noticeable component of the view, and the view, whilst slightly altered, would be similar to the baseline situation.

A6.2.24 **Table EDP A6.2.6** provides an indication of the criteria by which the geographical extent of the area affected is judged within this assessment.

Table EDP A6.2.6: Geographical Extent Criteria

	Landscape Receptors	**Visual Receptor Criteria**
Largest ↕ **Smallest**	Large scale effects influencing several landscape types or character areas.	Direct views at close range, with changes over a wide horizontal and vertical extent.
	Effects at the scale of the landscape type or character areas within which the proposal lies.	Direct or oblique views at close range, with changes over a notable horizontal and/or vertical extent.
	Effects within the immediate landscape setting of the site.	Direct or oblique views at medium range, with a moderate horizontal and/or vertical extent of the view affected.
	Effects at the site level (within the development site itself).	Oblique views at medium or long range, with a small horizontal/vertical extent of the view affected.
	Effects only experienced on parts of the site at a very localised level.	Long range views with a negligible part of the view affected.

A6.2.25 The third, and final, factor, in determining the predicted magnitude of change is duration and reversibility. Duration and reversibility are separate but linked considerations. Duration is judged according to the defined terms set out below, whereas reversibility is a judgement about the prospects and practicality of the particular effect being reversed in, for example, a generation. The categories used in this assessment are set out below.

Duration

- Long-term (15 years+);
- Medium to long-term (10 to 15 years);
- Medium-term (5 to 10 years);
- Short-term (1 year to 5 years); or
- Temporary (less than 12 months).

Reversibility

- Permanent with unlikely restoration to original state, e.g. major road corridor, power station, urban extension, etc.;
- Permanent with possible conversion to original state, e.g. agricultural buildings, retail units;
- Partially reversible to a different state, e.g. mineral workings;

- Reversible after decommissioning to a similar original state, e.g. wind energy development; or

- Quickly reversible, e.g. temporary structures.

A6.2.26 With consideration of the judgements set out above, **Table EDP A6.2.7** combines these judgements to provide the overall criteria by which the magnitude of change may be judged. While not all of the criteria may apply, the size/scale, geographical extent criteria and the duration/reversibility of effects on receptors are taken together, to form a reasoned assessment of the magnitude of change. The overall magnitude of change is derived using professional judgement.

Table EDP A6.2.7: The Assessment of the Overall Magnitude of Change

Category	Receptor Criteria
Very High	Total loss of, or major alteration to key elements/features/characteristics of the baseline condition. Addition of elements which strongly conflict with the key characteristics of the existing landscape. The proposed development would create a new focus and have a defining influence on the view. Landscape and visual effects are typically large in scale, resulting in a permanent and irreversible change, influencing several landscape types or character areas. Visual changes would be experienced in direct, close ranging views, with changes over a wide horizontal and vertical extent.
High	Notable loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that are prominent and may conflict with the key characteristics of the existing landscape. The proposed development would be clearly noticeable, and the view would be fundamentally altered by its presence. Direct or oblique views at close range, with changes over a notable horizontal and/or vertical extent. Notable landscape and visual effects may be experienced in the medium to long-term, with possible conversion to original state, at the scale of the landscape type or character area/s within which the proposal lies.
Medium	Partial loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that may be evident but do not necessarily conflict with the key characteristics of the existing landscape within the immediate setting of the site. The proposed development would form a new and recognisable element within the view which is likely to be recognised by the receptor. Visual change would be experienced in direct or oblique views at medium range, with a moderate horizontal and/or vertical extent of the view affected. Effects may be partially reversible to a different state, being experienced in the medium term.
Low	Minor loss or alteration to one or more key elements/features/characteristics of the baseline landscape. Addition of elements, largely at the site level, that may not be uncharacteristic within the existing landscape. The proposed development would form a minor constituent of an oblique view, being partially visible or at sufficient distance to be a small component at medium or long range, and with a small horizontal/vertical extent of the view affected. The duration of the change may be short-term, being reversible to a similar original state.

Category	Receptor Criteria
Very Low	Barely discernible loss or alteration to key elements/features/characteristics of the baseline landscape. Addition of elements, experienced on parts of the site at a very localised level, not uncharacteristic within the existing landscape. The proposed development would form a barely noticeable component of the view, often being seen as a small component in a long-range view where, although slightly altered, the change would be similar to the baseline situation. Effects may be temporary and quickly reversible to the original state of the baseline context.

Significance of Effect

A6.2.27 The purpose of the EIA process is to identify the significant environmental effects (both beneficial and adverse) of development proposals. Schedule 4 to the *EIA Regulations* specifies the information to be included in all environmental statements, which should include a description of:

"The description of the likely significant effects …should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development."

A6.2.28 In order to consider the likely significance of any effect, the sensitivity of each receptor is combined with the predicted magnitude of change to determine the significance of effect, with reference also made to the geographical extent, duration and reversibility of the effect within the assessment. Having taken such a wide range of factors into account when assessing sensitivity and magnitude at each receptor, the significance of effect can be derived by combining the sensitivity and magnitude in accordance with the matrix in **Table EDP A6.2.8**.

Table EDP A6.2.8: Level of Effects Matrix

Overall Sensitivity	Overall Magnitude of Change				
	Very High	**High**	**Medium**	**Low**	**Very Low**
Very High	**Substantial**	**Major**	**Major/-Moderate**	**Moderate**	**Moderate/-Minor**
High	**Major**	**Major/-Moderate**	**Moderate**	Moderate/-Minor	Minor
Medium	**Major/-Moderate**	**Moderate**	Moderate/-Minor	Minor	Minor/-Negligible
Low	**Moderate**	Moderate/-Minor	Minor	Minor/-Negligible	Negligible
Very Low	**Moderate/-Minor**	Minor	Minor/-Negligible	Negligible	Negligible/-None

A6.2.29 In certain cases, where additional factors may arise, a further degree of professional judgement may be applied when determining whether the overall change in the view will be significant or not. For example, in cases where a moderate/minor effect is experienced by a high or very high sensitivity receptor, this may be considered to be significant. Similarly, where a moderate/minor effect is experienced by a very low sensitivity receptor, this may not be considered significant. Where this occurs, further explanation is given within the assessment.

Definition of Effects

A6.2.30 Taking into account the levels of effect described above, and with regard to effects being either adverse or beneficial, the following table represents a description of the range of effects likely at any one receptor.

Table EDP A6.2.9: Definition of Effect

Category	Definition of Adverse Effects	Definition of Beneficial Effects
Very Substantial	Typically, the landscape or visual receptor is very highly sensitive, with the proposals representing a very high adverse magnitude of change. The changes would be at complete variance with the landscape character and would permanently diminish the integrity of a valued landscape or view.	The removal of substantial existing incongruous landscape or visual elements and the introduction or restoration of highly valued landscape elements or built form, which would reinforce local landscape character and substantially improve landscape condition and visual amenity.
Substantial	Typically, the landscape or visual receptor has a very high to high sensitivity, with the proposals representing a very high to high adverse magnitude of change to the view or landscape resource. Changes would result in a fundamental change to the landscape resource or visual amenity.	The removal of existing incongruous landscape/visual elements and the introduction or restoration of some valued landscape or visual elements would complement landscape character and improve landscape condition and the local visual amenity.
Major	Typically, the landscape or visual receptor has a high to medium sensitivity, with the proposals representing a high to medium magnitude of change. The proposals would represent a material but non-fundamental change to the landscape resource or visual amenity.	The removal of some existing incongruous landscape elements and/or the introduction or restoration of some potentially valued landscape elements which reflect landscape character and result in some improvements to landscape condition and/or visual amenity.
Moderate	Typically, the landscape or visual receptor has a medium sensitivity, with the proposals representing a medium magnitude of change. The proposals would result in a slight but non-material change to the landscape resource or visual amenity.	Some potential removal of incongruous landscape features or visual amenity, although more likely the existing landscape and/or resource is complemented by new landscape features or built features compliant with the local landscape and published Landscape Character Assessments.

Category	Definition of Adverse Effects	Definition of Beneficial Effects
Minor	Typically, the landscape or visual receptor has a low sensitivity, with the proposals representing a low magnitude of change. There would be a detectable but non-material change to the landscape resource of visual amenity.	The proposals would result in minimal positive change to the landscape or visual resource, either through perceptual or physical change, and any change would not be readily apparent but would be coherent with ongoing change and process, and coherent with published Landscape Character Assessments.
Negligible	Typically, the landscape receptor has a very low sensitivity, with the proposals resulting in very limited loss or alteration to the landscape resource or change to the view. There would be a barely perceptible change to the landscape resource or visual amenity.	There would be a barely perceptible positive or negative change to the landscape resource or visual amenity.

A6.2.31 Effects can be adverse (negative), beneficial (positive) or neutral. The landscape effects will be considered against the landscape baseline, which includes published landscape strategies or policies if they exist. Changes involving the addition of large-scale, man-made objects are typically considered to be adverse as they are not usually actively promoted as part of published landscape strategies. Accordingly, the assessment of landscape effects as a result of these aspects of the proposed development will be assumed to be adverse, unless otherwise stated within the assessment.

A6.2.32 Visual effects are more subjective as people's perception of development varies through the spectrum of negative, neutral and positive attitudes. In the assessment of visual effects, the assessor will exercise objective professional judgement in assessing the level of effects and, unless otherwise stated, will assume that all effects are adverse, thus representing the worst-case scenario.

Parc Pelenna Holiday Resort

ENVIRONMENTAL STATEMENT

TECHNICAL APPENDIX 6.3
SCHEDULE OF LANDSCAPE EFFECTS

Landscape Receptor	Sensitivity	Description of Current View/Resource	Change to View/Resource	Construction Effects	Operational Effects	
					Year 1	Year 15
The Site	**High**	The site is large scale and on a north-facing slope. The landscape fabric of the site comprises a varied mosaic of habitats and together with natural features found on site such as the woodland blocks, exposed rock faces and areas of wet woodland and meadow grassland, the site's existing use, as well as the local landscape designation within which the site lies, indicates that it is of high sensitivity to development. The condition of most features is relatively good, however, the main and most prominent landscape component which is characteristic of the site and the broader hillside, is the woodland blocks and these appear to be suffering from lack of management in parts. There are also some manmade features on-site which desensitise it slightly to development.	The landscape character and land use of the site will change distinctly as a result of the conversion from a farm which is largely wooded and in a green-field state to that of newly developed holiday lodge development. However, the landscape features proposed to be retained are likely to deteriorate further without intervention. Proposed sustainable drainage features will be naturalistic in appearance and slow the run-off of water down the hillside, which will help with soil stabilisation, nutrient run-off and pressure on water courses in the valley bottom. All proposed green and blue infrastructure would have a multifunctional role on-site. Wherever possible, landscape features such as boundary vegetation and woodland in good condition have been identified for retention and enhancement within proposals. The landscape strategy will be implemented at year 1 but the larger scale features such as the new swathes of tree planting will take time to establish and their impact would not be felt until 5-7 years of growth. At year 15, the proposals would have embedded themselves into the landscape and tree planting would be established and would break up the quantum of built form on-site.	The magnitude of change would be very high and the overall effect direct, adverse, temporary, **major** and **significant**.	The magnitude of change would be high and the overall effect direct, adverse overall, permanent, **major/moderate** and **significant**.	The magnitude of change would be low and the overall effect direct, beneficial, **moderate/minor** and not significant.
NLCA 37 South Wales Valleys	**Medium**	Vast area known for its industrial character, settled valley bottoms and lower slopes set against the dramatic upland slopes with steep hillsides, open heathland and woodland. While it contains numerous sensitive receptors but it has very low susceptibility to the development proposed due to its scale which contrasts starkly to the scale of the NLCA.	A nominal geographical extent of the NLCA would be affected by the proposals, at the construction stage and at operation.	The magnitude of change would be very low and the overall effect direct, adverse, temporary, **negligible** and not significant.	The magnitude of change would be very low and the overall effect direct, adverse, permanent, **negligible** and not significant.	The magnitude of change would be very low and the overall effect direct, adverse, permanent, **negligible** and not significant.
Vale of Neath Special Landscape Area	**High**	A large scenic area comprising a large scale landscape. An important tourist destination with amenities (Neath Canal, Aberdulais National Trust, cycleways and promoted routes). Characteristics include water courses, mosaic of habitats, woodland plantations, dramatic changes in levels and prominent ridgelines. Landscape receptors of high value and medium/high susceptibility to the proposed development.	The scheme is within the SLA therefore direct effects are ascribed. The wider SLA would not experience significant effects during construction or at operation. The development proposed is contained to a very small extent of the overall SLA designation. The visual and sensory character of the wider SLA would not experience widespread effects. The presence of built form is not uncharacteristic on-site and already gives the site and land beyond the designation of a rural but occupied (rather than strictly remote) character.	The magnitude of change would be low and the overall effect direct, adverse, temporary, **moderate/minor** and not significant.	The magnitude of change would be low and the overall effect direct and indirect adverse, permanent, **moderate/minor** and not significant.	The magnitude of change would be very low and the overall direct and indirect effect **minor**, neutral and not significant.

Landscape Receptor	Sensitivity	Description of Current View/Resource	Change to View/Resource	Construction Effects	Operational Effects	
					Year 1	Year 15
			At year 15, the proposals would have embedded themselves into the landscape and tree planting would be established and would break up the quantum of built form on-site.			
Neath Canal and National Cycle Route 46	**High**	Two aligned recreational routes in the valley bottom forming a strong character and connection with their surroundings, but heavily enclosed by vegetation as they near the site. Both are considered to have a low susceptibility to the development proposed.	Unlikely to experience any notable effects after construction, as the entrance point to the site is closest to the landscape receptors, there may be some rural effects, however, the routes are separated from the site road and railway routes which are flanked by vegetated embankments. The routes progress north-east further away from the site, due to the vegetated nature of the routes, which are set in the lowest parts of the valley, its unlikely that recreational users of these routes would perceive the proposals at operation given the vast change in elevation and the obliqueness of views likely to be available when travelling south-west.	The magnitude of change would be very low and the overall effect indirect adverse, temporary, downgraded to **minor/negligible** and not significant.	**Imperceptible**	**Imperceptible**
National Cycle Route 47	**High**	The 121.4 mile route passes through the site for approximately 200m along the most southerly point of the site. It's flanked by Pelenna Forest and Pen-Rhiw-Angharad Round Cairns Scheduled Monument (SM), the latter is also in the southern part of the site boundary.	The main changes for users of this route would be the introduction of an interpretation board which would be in place at year 1 of operation. Users of the route will have an opportunity to stop and learn about the site's heritage as well as its connection to the wider landscape which contained related heritage assets of interest. The lodges proposed on-site are unlikely be visible from this location as it is set back from the SM and the southern edge of the site that contains the cycle route.	The magnitude of change would be very low and the overall effect indirect adverse, temporary, downgraded to **negligible** and not significant.	The magnitude of change would be very low and the overall effect indirect beneficial, permanent, **minor** and not significant.	The magnitude of change would be very low and the overall effect indirect beneficial, permanent, **minor** and not significant.
Open Access Land	**High**	The majority of OAL in the study area is wooded and located south of the site – the majority of OAL users in the study area would remain completely unaffected by the proposals as a result of vegetation and landform. More open elevated areas to the north of the site would have a perceptual connection to the site, but at a clear distance, and in a vast landscape.	Only one aspect 'visual and sensory' of the OAL likely to have a visual connection to the site would experience indirect effects as a result of the proposals. The receiving landscape is large scale and the proposals would only form a nominal amount of any available view due to the nature of the scheme proposed.	The magnitude of change would be very low and the overall effect indirect, adverse, temporary, **negligible** and not significant.	The magnitude of change would be low and the overall effect indirect, adverse, permanent, **negligible** and not significant.	The magnitude of change would be low and the overall effect indirect, adverse, permanent, **negligible** and not significant.

Landscape Receptor	Sensitivity	Description of Current View/Resource	Change to View/Resource	Construction Effects	Operational Effects	
					Year 1	Year 15
On-site PRoW 53/7.Ton/3 and 53/8.Ton/3	**High**	Worst case assumed as PRoW are currently accessible. These routes are connected on-site, PRoW 53/7.Ton/3 and 53/8.Ton/3 intersect the western edge of the site and the northern edge respectively. Access to PRoW was not possible from New Road (B4434) at the time of the site surveys as the path was overgrown and impassable.	Rights of way have been considered in the design and their reinstatement and long-term management could be secured if the scheme was brought forward. The effects reported have been considered as follows: • Routes would need to be redirected or restricted for some or all of the construction phase for health and safety reasons – the effects of this would be considered adverse if the paths were in a usable state at present; • At year 1, the routes would be open and vegetation cut back to ensure suitability for all users. The routes, however, would be seen progressing through part of a newly build holiday resort, and the initial effects due to the change in use is considered adverse; and • At year 15, the paths would be well embedded into the scheme which would no longer be considered a new feature in the landscape - use of the routes for the general public as well as future users of the site is considered beneficial as it promotes access to the countryside and increases accessibility across a vast and largely inaccessible landscape.	The magnitude of change would be high and the overall effect direct, adverse, temporary, **major** and **significant**.	The magnitude of change would be medium and the overall effect direct, adverse, permanent, **moderate** and **significant.**	The magnitude of change would be low and the overall effect neutral, permanent, **moderate/minor** and not significant.

Parc Pelenna Holiday Resort

ENVIRONMENTAL STATEMENT

TECHNICAL APPENDIX 6.4
SCHEDULE OF VISUAL EFFECTS

Visual Receptor	Sensitivity	Description of Current View/Resource	Change to View/Resource	Construction Effects	Operational Effects	
					Year 1	Year 15
Photoviewpoint 1 (**Appendix EDP 2 of Technical Appendix 6.1**): View from a right of way in Abergarwed Woods looking south-west towards the site.						
	High	The baseline view is taken from the western side of the valley. This view illustrates the rise and the fall in the land in combination with built form characterising the valley bottom, scattered farms on the hillside and woodland at Pelenna Forest forming the backdrop of the view.	There would be medium distanced views towards the site from this perspective. Woodland beyond the site would remain the focus of the skyline and below the crest, the development would be seen to the right of the view. The colours of the lodges are likely to blend better into the receiving landscape than the rendered built form seen in the middle ground. Vegetation would not be established at year 1 however, and the lodges would be a new addition to the view. At year 15, the proposals would have embedded themselves into the landscape and new tree planting would be established and minimise views of built form.	The magnitude of change would be high and the overall effect adverse, temporary, **major/moderate** and **significant**.	The magnitude of change would be high and the overall effect adverse, permanent, **major/moderate** and **significant**.	The magnitude of change would be low and the overall effect adverse, permanent, **moderate/minor** and not significant.
Photoviewpoint 2 (**Appendix EDP 2 of Technical Appendix 6.1**): View from National Cycle Route 46 and tow path along the Neath Canal looking south towards the site.						
	High	The heavily filtered view looks to the south towards the site. The canal and the A465, dual carriageway are seen in the foreground. Vegetation on the road embankment screens views towards the site, even in winter views.	The scheme is unlikely to be easily discernible once in operation at year 1 and certainly at year 15. During construction, some machinery movement may be detected from this vantage point however the site is at a considerable distance from the viewer nonetheless so aural impacts are unlikely to be detected above the sound of the road network.	The magnitude of change would be very low and the overall effect adverse, temporary, **minor** and not significant.	The magnitude of change would be very low and the overall effect adverse, permanent, **minor** and not significant.	The magnitude of change would be very low and the overall effect reduced to Imperceptible.
Photoviewpoint 3 (**Appendix EDP 2 of Technical Appendix 6.1**): View from Ynysygerwn Cricket Club looking south-east towards the site.						
	Low-Medium	The view shows a sports field in the foreground which is largely enclosed by large trees on its boundary. The site is in the background off centre, to the right of the view and it is mostly screened by the intervening tree canopies.	The scheme is unlikely to be easily discernible once in operation at year 1 and certainly at year 15. During construction, some machinery movement may be detected from this vantage point, however, the site is at a considerable distance from the viewer, and the main receptors will be engaged in sport therefore aural impacts are unlikely to be detected above the sound of the road network.	The magnitude of change would be low and the overall effect adverse, temporary, **minor** to **minor/negligible** and not significant.	The magnitude of change would be low and the overall effect adverse, permanent, **minor** to **minor/negligible** and not significant.	The magnitude of change would be very low and the overall effect Imperceptible.

Visual Receptor	Sensitivity	Description of Current View/Resource	Change to View/Resource	Construction Effects	Operational Effects	
					Year 1	Year 15
Photoviewpoint 4 (**Appendix EDP 2 of Technical Appendix 6.1**): View from Penscynor in the settlement of Cilfrew looking east towards the site.						
	High	The foreground of the view shows the settlement of Cilfrew which is located on the western side of the Vale. The valley formation is legible from the middle ground as the land sweeps up the eastern side and the site is on this hill in the background of the view. The interior of the site (open elevated areas) is not visible due to landform and intervening vegetation. An adjacent farm (Lletty-mawr) to the right of the site is visible which is close to a pylon and a group of conifers.	The proposals are at a distance of approximately 2.8km from the viewpoint and the aspect of the site itself is not orientated towards this vantage point, rather it is facing a more northerly direction, up the valley. The development is unlikely to form a recognisable new feature due to the intervening vegetation contained within the site, particularly once the proposed landscape on-site establishes.	The magnitude of change would be low and the overall effect adverse, temporary, **moderate/minor** and not significant.	The magnitude of change would be low and the overall effect adverse, permanent, **moderate/minor** and not significant.	The magnitude of change would be very low and the overall effect adverse, permanent, **minor** and not significant.
Photoviewpoint 5 (**Appendix EDP 2 of Technical Appendix 6.1**): View from Oak View, a rural road in Crynant looking south-east towards the site.						
	Medium	A view from a rural, minor road, taken c.3.5km from the main body of the site. Again, Lletty-mawr (adjacent farm) is identifiable in the view, however, the settlements sitting lower in the valley are not visible due to the dramatic changes in elevation. A windfarm is visible beyond the ridgeline in the distance. The site sits to the left of Lletty-mawr, below Pelenna Forest which is seen on the horizon. Buildings on-site as well as part of the open fieldscape in the elevated part of the site is visible in the background of the view.	The proposals would be discernible on the more open parts of the site particularly before the strategy tree planting establishes and takes effect. The scale of the proposals would appear small, however, smaller than a two-storey house for example. The development is more likely to form a recognisable new feature in the view due to the largely rural setting, and absence of settled valley views. At year 15, the scheme would become embedded into the landscape (no longer a new addition) and the visual effects would be minimised as the proposed landscape on-site becomes established, although the elevation of the viewer is comparable to the midpoint of the site, therefore some development may still be perceptible after year 15, therefore the operational effects in this instance remain unchanged from year 1.	The magnitude of change would be medium (part of the new development is likely clearly noticeable under construction due to the movement and disturbance anticipated but this will be at a considerable distance from the viewer) and the overall effect adverse, temporary, **moderate** and **significant**.	The magnitude of change would be medium and the overall effect adverse, permanent, **moderate/minor** and not significant.	The magnitude of change would be medium and the overall effect adverse, permanent, **moderate/minor** and not significant.

Visual Receptor	Sensitivity	Description of Current View/Resource	Change to View/Resource	Construction Effects	Operational Effects	
					Year 1	Year 15
Photoviewpoint 6 (**Appendix EDP 2 of Technical Appendix 6.1**): View from B4434 looking towards the proposed entrance to the site.						
	Medium	Close-range view from New Road (B4434) looking towards the proposed access point on the northern tip of the site. The field gate in the foreground marks the access point, and the concrete access in front of this is an access to an adjacent property. The road users here are ascribed a medium sensitivity at most.	Views are limited to the access point and a short stretch of the access before it goes out of view as it zig-zags up the hill. Only the road resurfacing and treatment required to enable vehicular access would be a noticeable change in the view (removal of field gate, scrub clearance etc). The site's interior would not be visible from this location and the main part of the site is around 500m from the viewer as the crow flies. Woodland encloses the route and the boundary of the site where built form would be located. Construction effects are likely to be most apparent given that this is the point of vehicular access to the site. Machinery and resurfacing works would be seen at close range. At year 1 the appearance of the entrance would be markedly different and notable change to the existing baseline, however, at year 15, the magnitude of change would reduce as the development entrance becomes a familiar part of the character experienced by road users and is no longer a new feature, the entrance and the vegetation surrounding it would be managed and the change is considered beneficial.	The magnitude of change would be high and the overall effect adverse, temporary, **moderate** and **significant**.	The magnitude of change would be high and the overall effect adverse, permanent, **moderate** and **significant**.	The magnitude of change would be medium and the overall effect beneficial, permanent, **moderate**/**minor** and not significant.
Photoviewpoint 7 (**Appendix EDP 2 of Technical Appendix 6.1**): View from PRoW and Bryn Golwg looking north-east towards the site.						
	High (at most)	Direct view towards the site from a PRoW that adjoins Bryn Golwg/Clyne Terrace, taken c.845m from the site at its closest point. The foreground shows a field in the valley bottom, bordered by broadleaf vegetation in the middle ground. The site is located on the elevated land in the background, in the centre of the view. The hillside looks largely wooded and the site's open meadows on the plateau are not obvious from this perspective.	Medium distanced, filtered views of the proposals would be glimpsed through retained vegetation on site. It's anticipated that during construction, machinery would be perceived in this rural view with little movement detected from the road network or the windfarm on the opposite site of the hill. At year 1 the rooflines of lodges are likely to be a noticeable addition to the view. Although three are detractors in the view, the land use change from rural hillside to naturalistic holiday resort would be remarkable. At year 15, the magnitude of change would reduce as landscape strategy would have a significant impact on reducing views of the built form from this angle (low in the valley, looking up towards the ridge). The tree belts proposed would be in keeping with the species mix already found on-site also. The retained and proposed vegetation would be managed to keep the character of the wooded hillside intact.	The magnitude of change would be medium and the overall effect adverse, temporary, **moderate** and **significant**.	The magnitude of change would be medium and the overall effect adverse, permanent, **moderate** and **significant**.	The magnitude of change would be low and the overall effect adverse, permanent, **moderate/minor** and not significant.

Visual Receptor	Sensitivity	Description of Current View/Resource	Change to View/Resource	Construction Effects	Operational Effects	
					Year 1	Year 15
Photoviewpoint 8 (**Appendix EDP 2 of Technical Appendix 6.1**): View from Bridleway and Clyne Terrace.						
	High	Heavily filtered view from PRoW which is taken from the highest elevation on Clyne Terrace, roughly 550m from the site at its closest point.	A change to the view would be difficult to discern due to the immediate intervening vegetation in the foreground. PVP 8 is at a higher elevation to PVP 7 also, which changes the perspective of the view and the juxtaposition of the site in relation to the viewer. Some auditory effects may be perceived across the valley during the construction period, although the closest built form proposed is likely to be over 850m from this PVP as the crow flies.	The magnitude of change would be low and the overall effect adverse, temporary, **moderate/minor** and not significant.	The magnitude of change would be low and the overall effect adverse, permanent, **moderate/minor** and not significant.	The magnitude of change would be very low and the overall effect adverse, permanent, **minor** and not significant.

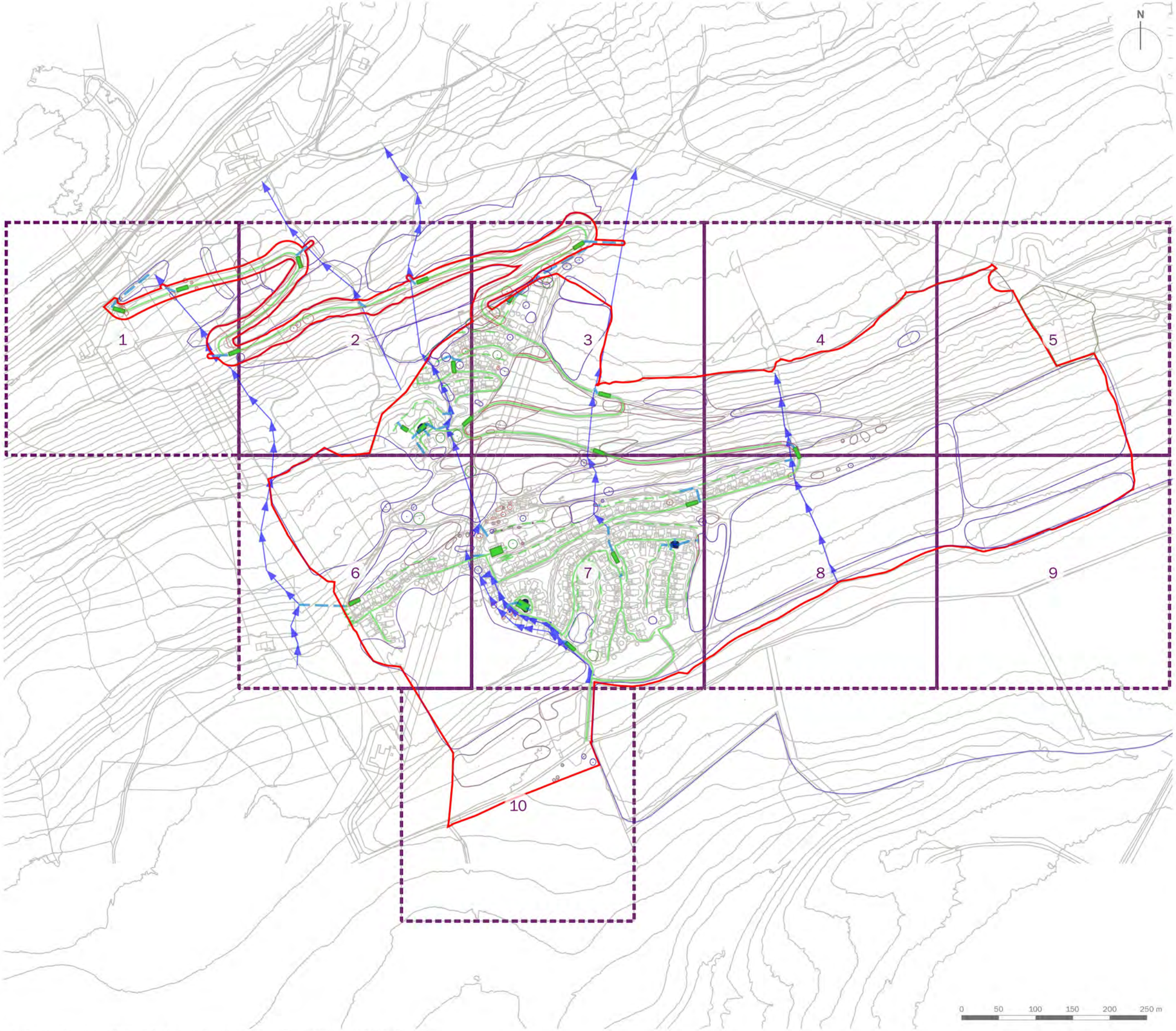
Landscape/Visual Receptor	Sensitivity	Description of current view/resource	Change to view/resource	Construction Effects	Operational Effects	
					Year 1	Year 15
Public Rights of Way:						
On-site PRoW users	**High**	Paths on site (if passible) would have access restricted during part of the construction phase for safety reasons. Paths would also undergo scrub removal at a suitable time of year.	Restricted use for a temporary period during construction. Year 1 and year 15 of operation would see usable paths with scrub cut back to enable continued access to the countryside. The nature of the effect would change from beneficial to neutral.	Very high magnitude of change. Effect adverse, temporary, **major** and **significant**.	High magnitude of change. Effect beneficial, permanent, **moderate** and **significant.**	High magnitude of change. Effect neutral, permanent, **moderate** and not significant.
Off-site PRoW Users	**High**	Worst case views are illustrated by **Photoviewpoint 1** and **7** of **Appendix 6.1.**	See tabulated comments for **Photoviewpoint 1** and **7** above.	High magnitude of change. Adverse, temporary, **major/moderate** (at most) and **significant** effect.	High magnitude of change. Adverse, permanent, **major/moderate** (worst case) and **significant** effect.	Low magnitude of change. Adverse, permanent, **moderate/minor** (at worst case) and not significant effect.
Roads and Residents						
Users of New Road (B4434)	**Medium**	Worst case see representative view **Photoviewpoint EDP 6** of **Technical Appendix 6.1**.	See tabulated comments for **Photoviewpoint 6** above.	The magnitude of change would be high at most and the overall effect adverse, temporary, **moderate** and **significant**.	The magnitude of change would be high and the overall effect adverse, permanent, **moderate** at most and **significant**.	The magnitude of change would be medium and the overall effect beneficial, permanent, **moderate/minor** at most and not significant.

Landscape/Visual Receptor	Sensitivity	Description of current view/resource	Change to view/resource	Construction Effects	Operational Effects	
					Year 1	Year 15
Users of B4242, Clyne Terrace, and Bryn Golwg	**Medium to High**	Worst case see representative view **Photoviewpoint EDP 7** of **Technical Appendix 6.1**.	See tabulated comments for **Photoviewpoint 7** above.	The magnitude of change would be medium and the overall effect adverse, temporary, **moderate** and **significant**.	The magnitude of change would be medium and the overall effect adverse, permanent, **moderate** at most and **significant**.	The magnitude of change would be low and the overall effect adverse, permanent, **moderate/minor** at most and not significant.
Users of Oak View and Penscynor	**Medium**	Worst case see representative **Photoviewpoints EDP 4** and **5** of **Technical Appendix 6.1.**	See tabulated comments for **Photoviewpoint 4** and **5** above.	The magnitude of change would be medium and the overall effect adverse, temporary, **moderate** and **significant**.	The magnitude of change would be medium and the overall effect adverse, permanent, **moderate/minor** at most and not significant.	The magnitude of change would be medium and the overall effect adverse, permanent, **moderate/minor** at most and not significant.
Residents in Cilfrew and Clyne	**High**	See representative **Photoviewpoints EDP 3** and **7** of **Technical Appendix 6.1**.	See tabulated comments for **Photoviewpoint 3** and **7** above.	The magnitude of change would be medium and the overall effect adverse, temporary, **moderate** and **significant**.	The magnitude of change would be medium and the overall effect adverse, permanent, **moderate** at most and **significant**.	The magnitude of change would be low and the overall effect adverse, permanent, **moderate/minor** at most and not significant.

Parc Pelenna Holiday Resort

ENVIRONMENTAL STATEMENT

TECHNICAL APPENDIX 6.5
TREE RETENTION AND REMOVAL PLAN



Site Boundary

T1 Tree/Group Number
Tree/Group Canopy
Tree Stem
Root Protection Area

Category A: Trees of high quality and value

Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

Category U: Trees of poor quality and value

Trees to be Removed

purpose of issue **PLANNING**

rev	description	date	by
b	Updated site masterplan and removals along access road. QA	10/04/2024	DJo
a	Updated site boundary	03/04/2024	DJo
-	Original	06/03/2024	PDr

client

Trivselhus UK Holdings Limited

project title

Parc Pelenna Holiday Resort

drawing title

Tree Retention and Removal Plan (Overview)

date	**10 APRIL 2024**	drawn by	**PDr**
drawing number	**edp6556_d013b**	checked	**DGa**
scale	**1:5,000 @ A3**	QA	**RBa**

the environmental dimension partnership

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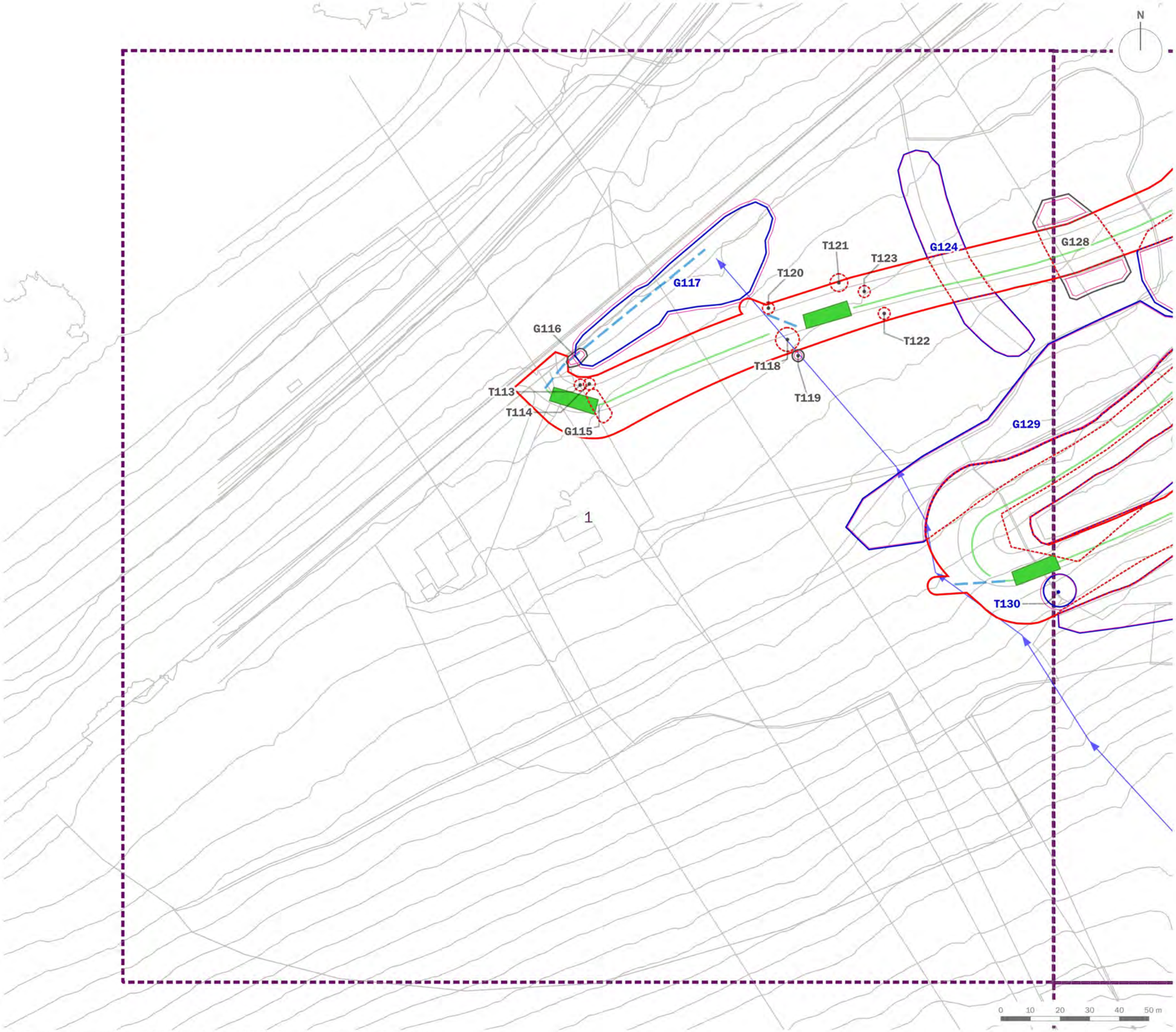


Site Boundary

T1 Tree/Group Number
Tree/Group Canopy
Tree Stem
Root Protection Area

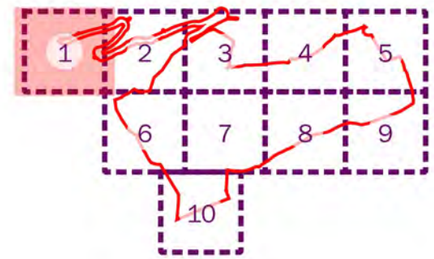
Category A: Trees of high quality and value

Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

Category U: Trees of poor quality and value

Trees to be Removed



client

Trivselhus UK Holdings Limited

project title

Parc Pelenna Holiday Resort

drawing title

Tree Retention and Removal Plan (Sheet 1 of 10)

date	**10 APRIL 2024**	drawn by	**PDr**
drawing number	**edp6556_d013b**	checked	**DGa**
scale	**1:1,250 @ A3**	QA	**RBa**

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N

W140

G125

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T7

T29

G23

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G5

T31

T4

T21

G34

W35

2

0 10 20 30 40 50 m

Site Boundary

T1 Tree/Group Number

Tree/Group Canopy

Tree Stem

Root Protection Area

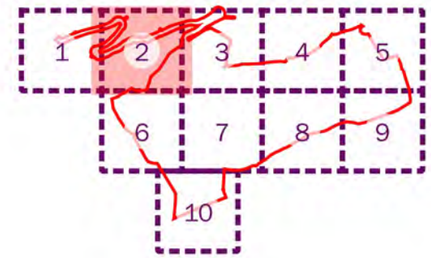
Category A: Trees of high quality and value

Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

Category U: Trees of poor quality and value

Trees to be Removed



client

Trivselhus UK Holdings Limited

project title

Parc Pelenna Holiday Resort

drawing title

Tree Retention and Removal Plan (Sheet 2 of 10)

date	10 APRIL 2024	drawn by	PDr
drawing number	edp6556_d013b	checked	DGa
scale	1:1,250 @ A3	QA	RBa

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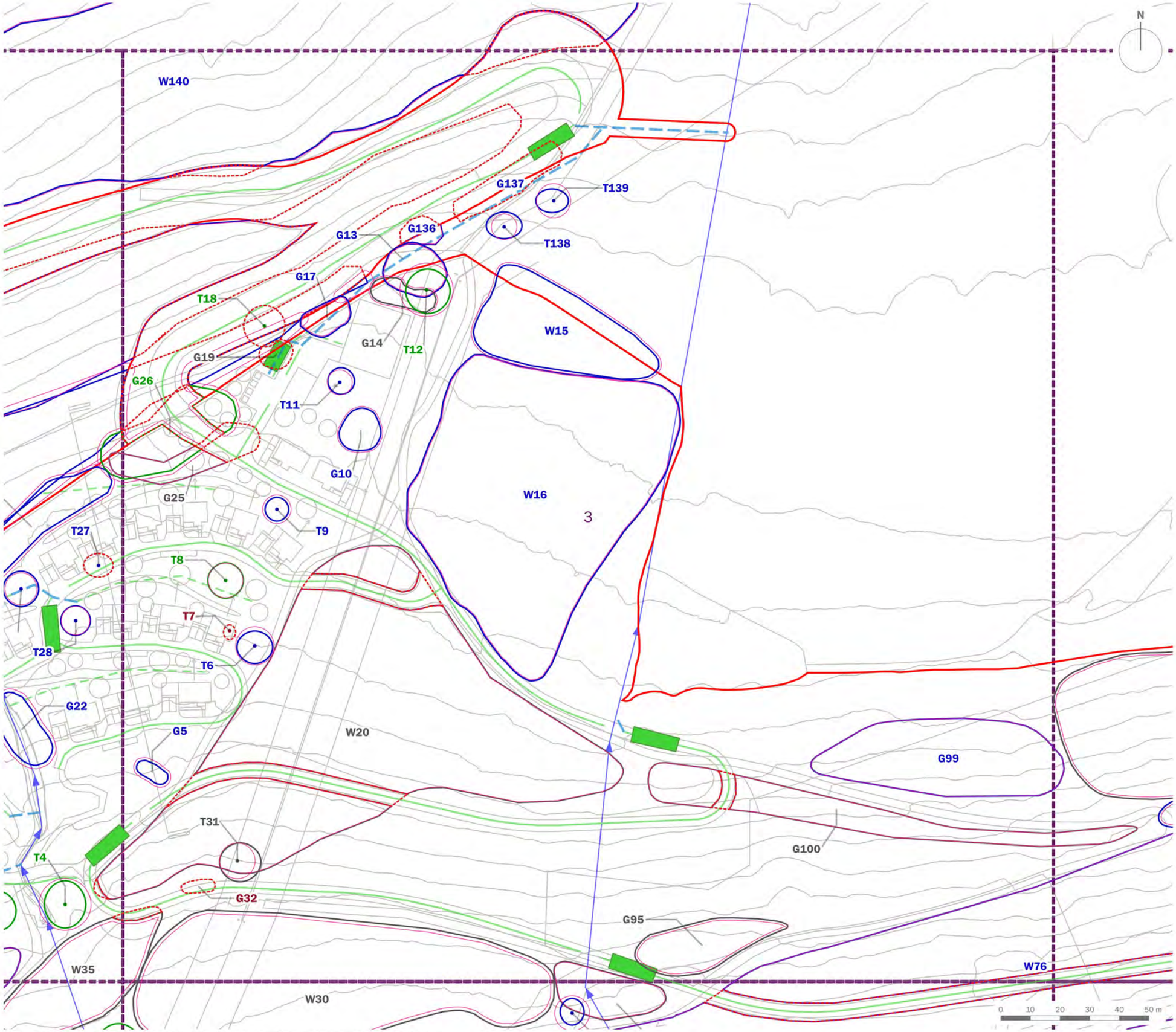


Site Boundary

T1 Tree/Group Number
Tree/Group Canopy
Tree Stem
Root Protection Area

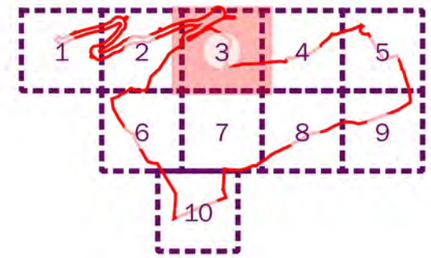
Category A: Trees of high quality and value

Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

Category U: Trees of poor quality and value

Trees to be Removed



client

Trivselhus UK Holdings Limited

project title

Parc Pelenna Holiday Resort

drawing title

Tree Retention and Removal Plan (Sheet 3 of 10)

date	**10 APRIL 2024**	drawn by	**PDr**
drawing number	**edp6556_d013b**	checked	**DGa**
scale	**1:1,250 @ A3**	QA	**RBa**

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N

4

W96

G98

G99

G97

W76

T92

G89

G90

G91

T86

T85

G83

T84

0 10 20 30 40 50 m

Site Boundary

T1 Tree/Group Number

Tree/Group Canopy

Tree Stem

Root Protection Area

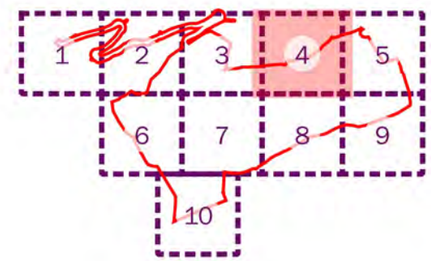
Category A: Trees of high quality and value

Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

Category U: Trees of poor quality and value

Trees to be Removed



client

Trivselhus UK Holdings Limited

project title

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drawing title

Tree Retention and Removal Plan (Sheet 4 of 10)

date	10 APRIL 2024	drawn by	PDr
drawing number	edp6556_d013b	checked	DGa
scale	1:1,250 @ A3	QA	RBa

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N

W88

5

W87

0 10 20 30 40 50 m

Site Boundary

T1 Tree/Group Number

Tree/Group Canopy

Tree Stem

Root Protection Area

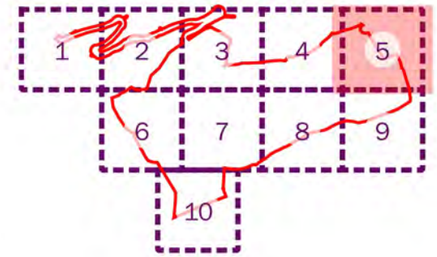
Category A: Trees of high quality and value

Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

Category U: Trees of poor quality and value

Trees to be Removed



client

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project title

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Tree Retention and Removal Plan (Sheet 5 of 10)

date	**10 APRIL 2024**	drawn by	**PDr**
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scale	**1:1,250 @ A3**	QA	**RBa**

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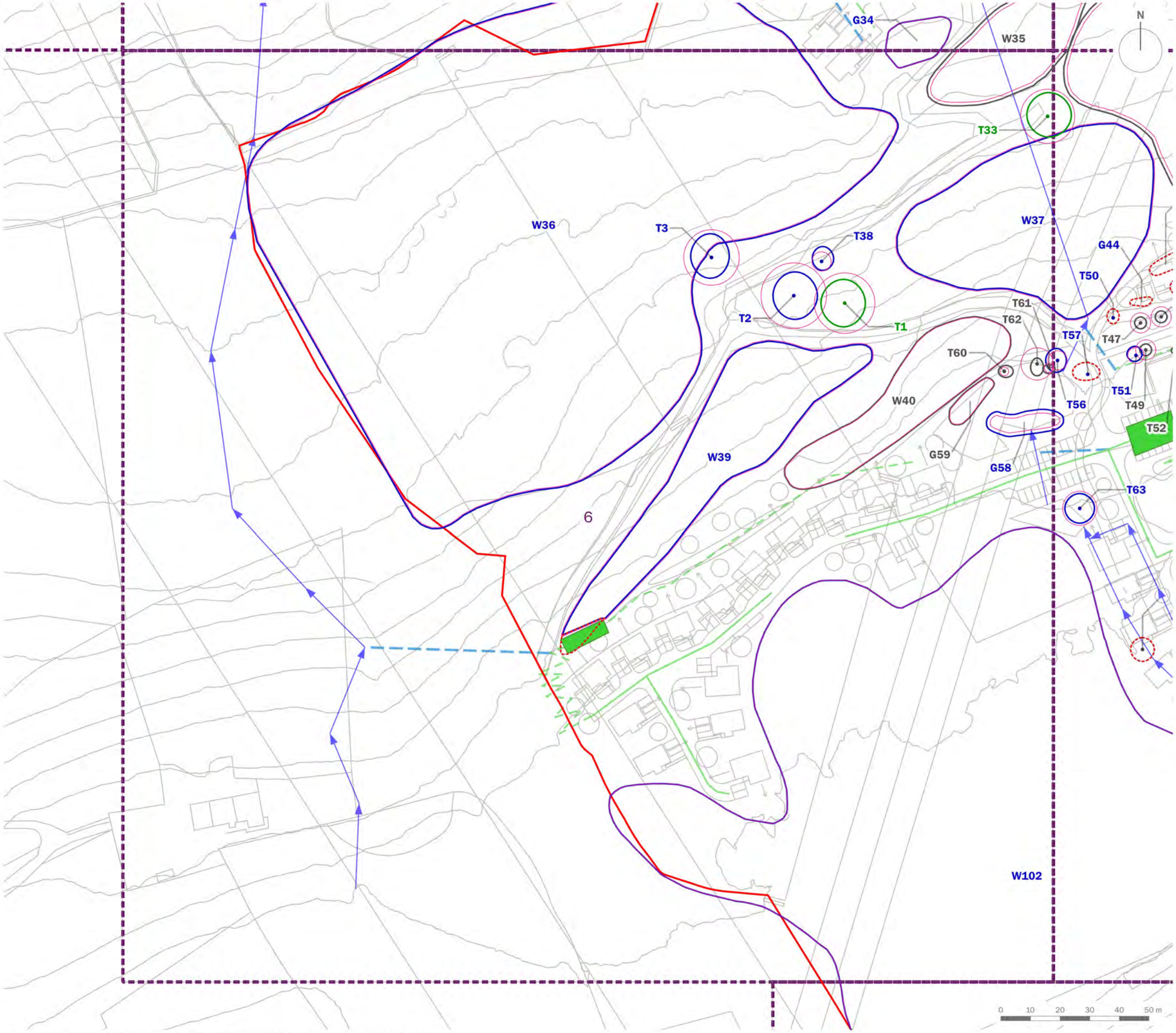


Site Boundary

T1 Tree/Group Number
Tree/Group Canopy
Tree Stem
Root Protection Area

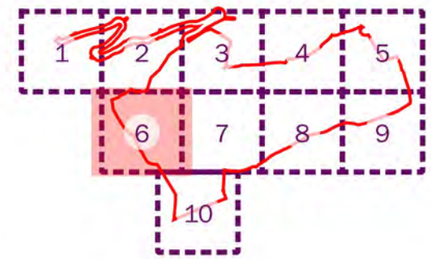
Category A: Trees of high quality and value

Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

Category U: Trees of poor quality and value

Trees to be Removed



client

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Tree Retention and Removal Plan (Sheet 6 of 10)

date	**10 APRIL 2024**	drawn by	**PDr**
drawing number	**edp6556_d013b**	checked	**DGa**
scale	**1:1,250 @ A3**	QA	**RBa**

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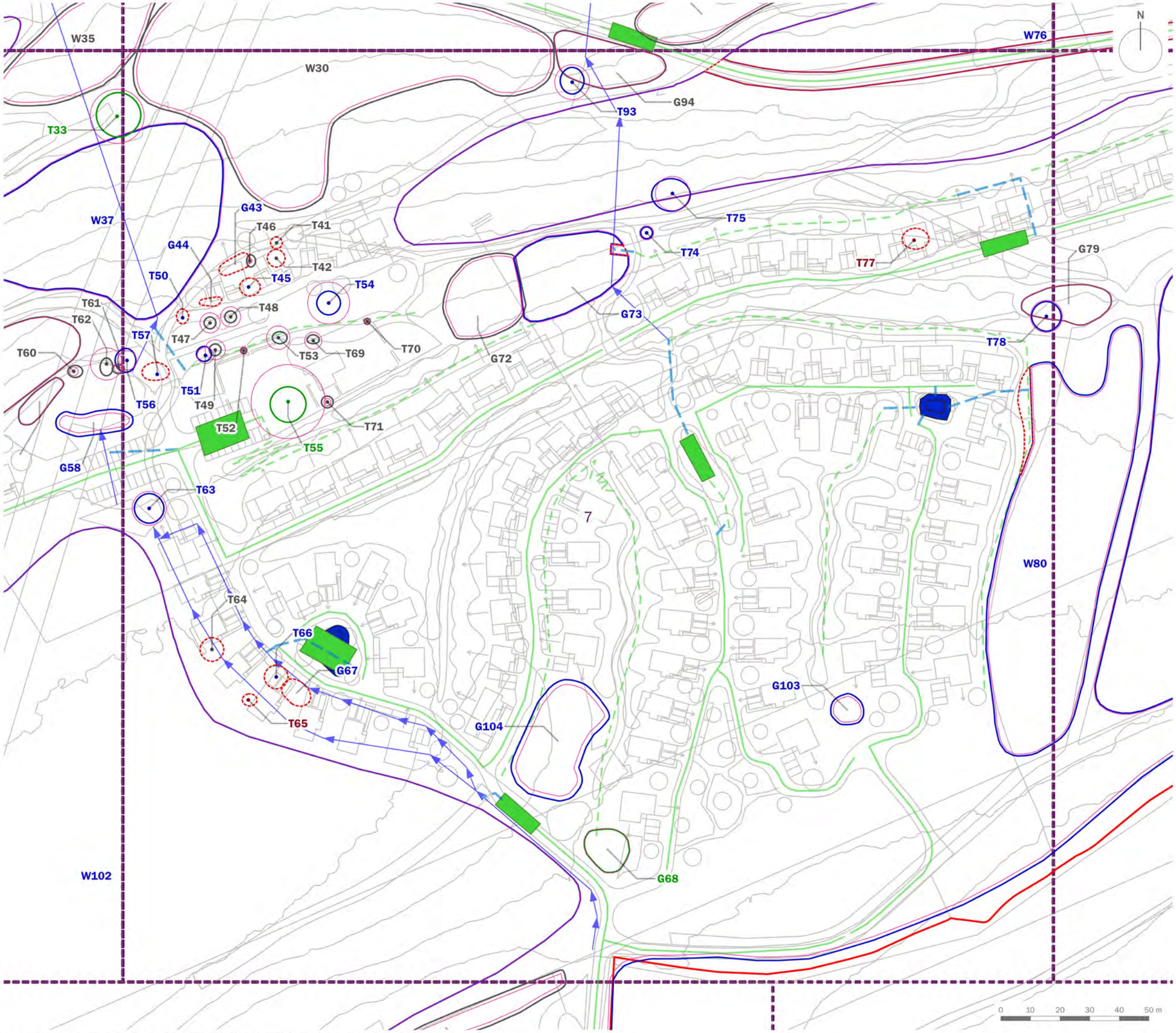


Site Boundary

T1 Tree/Group Number
Tree/Group Canopy
Tree Stem
Root Protection Area

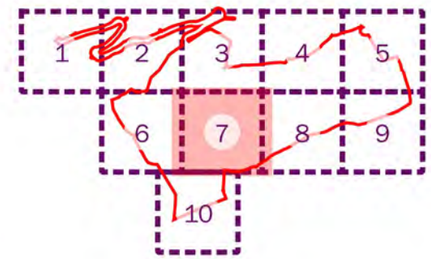
Category A: Trees of high quality and value

Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

Category U: Trees of poor quality and value

Trees to be Removed



client

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Tree Retention and Removal Plan (Sheet 7 of 10)

date	**10 APRIL 2024**	drawn by	**PDr**
drawing number	**edp6556_d013b**	checked	**DGa**
scale	**1:1,250 @ A3**	QA	**RBa**

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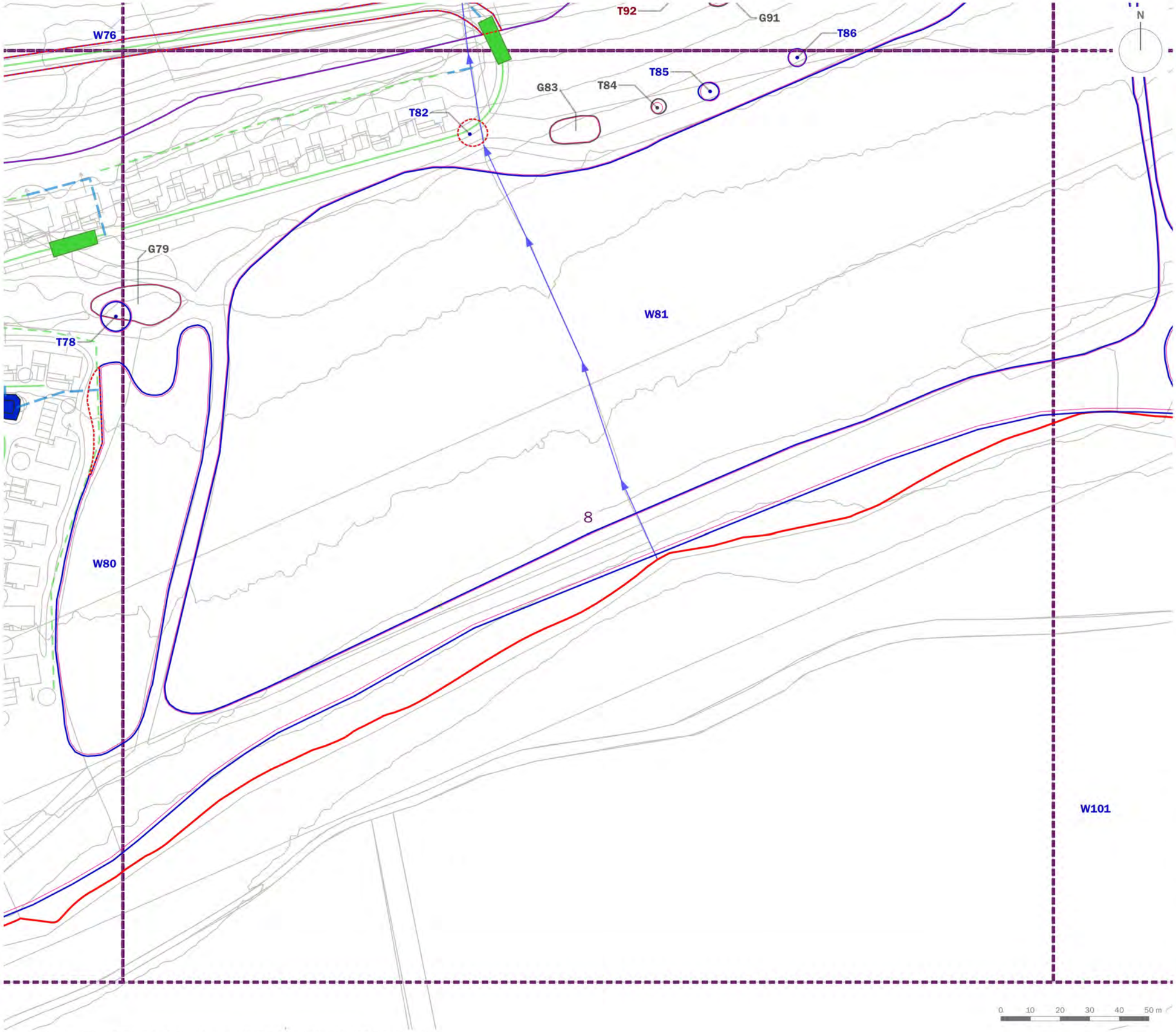


Site Boundary

T1 Tree/Group Number
Tree/Group Canopy
Tree Stem
Root Protection Area

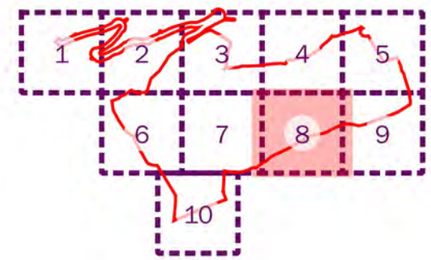
Category A: Trees of high quality and value

Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

Category U: Trees of poor quality and value

Trees to be Removed



client

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Tree Retention and Removal Plan (Sheet 8 of 10)

date	**10 APRIL 2024**	drawn by	**PDr**
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W87

W105

W101

9

N

Site Boundary

T1 Tree/Group Number

Tree/Group Canopy

Tree Stem

Root Protection Area

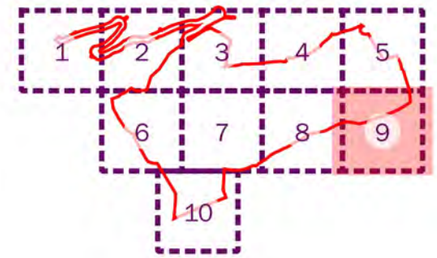
Category A: Trees of high quality and value

Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

Category U: Trees of poor quality and value

Trees to be Removed



0 10 20 30 40 50 m

client

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Tree Retention and Removal Plan (Sheet 9 of 10)

date	**10 APRIL 2024**	drawn by	**PDr**
drawing number	**edp6556_d013b**	checked	**DGa**
scale	**1:1,250 @ A3**	QA	**RBa**

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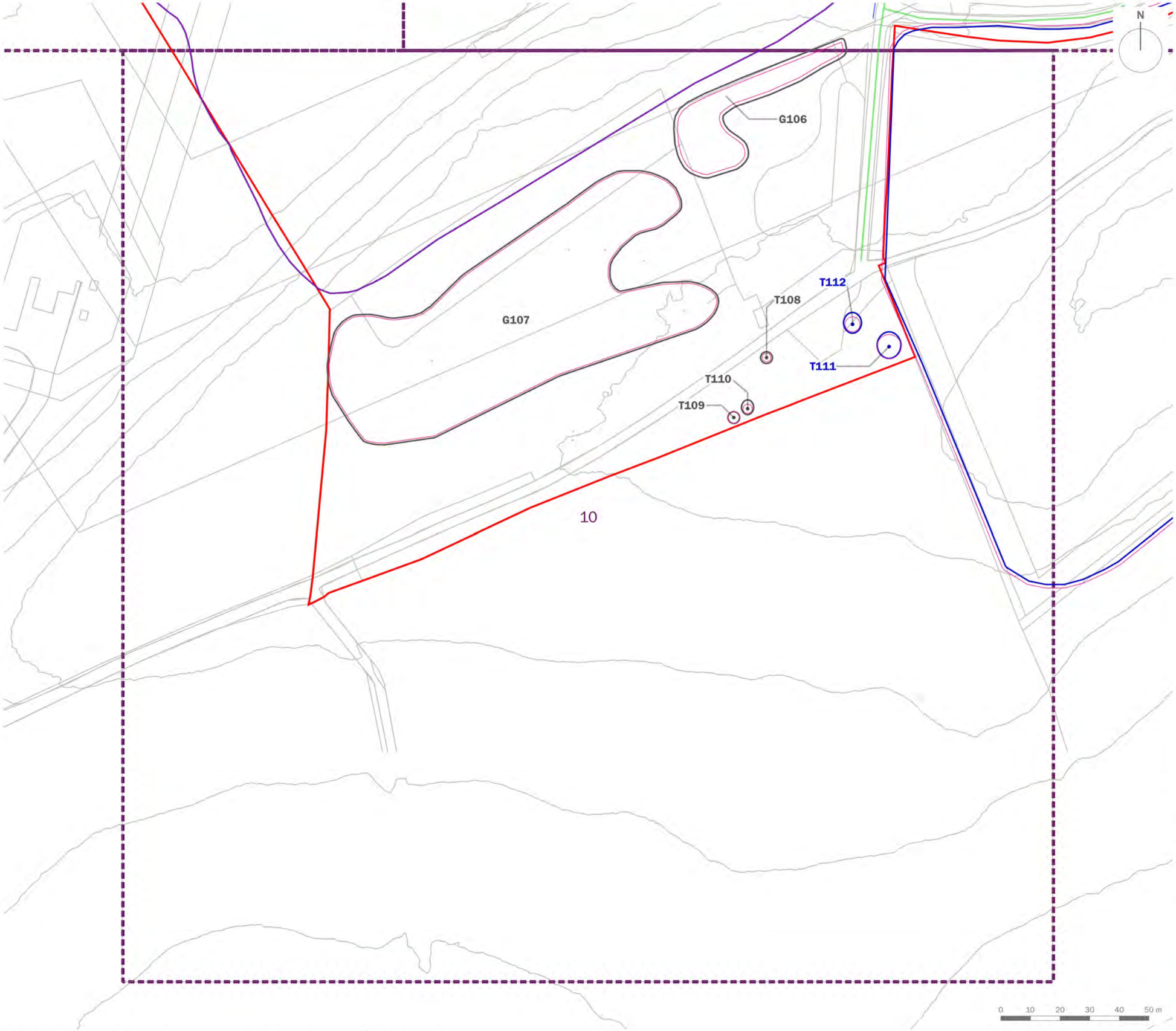


Site Boundary

T1 Tree/Group Number
Tree/Group Canopy
Tree Stem
Root Protection Area

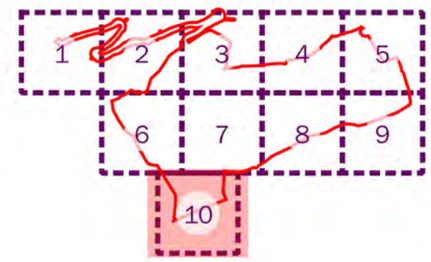
Category A: Trees of high quality and value

Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

Category U: Trees of poor quality and value

Trees to be Removed



client

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project title

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Tree Retention and Removal Plan (Sheet 10 of 10)

date	**10 APRIL 2024**	drawn by	**PDr**
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