



**ASSOCIATED BRITISH PORTS**

**PLASTERBOARD MANUFACTURING FACILITY, NEWPORT DOCKS**

**LANDSCAPE AND VISUAL IMPACT APPRAISAL**

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**DECEMBER 2019**

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## CONTENTS

1	INTRODUCTION .....	1
2	METHODOLOGY .....	2
3	PLANNING CONSIDERATIONS .....	5
4	BASELINE CONDITIONS .....	8
5	ASSESSMENT OF EFFECTS .....	19
6	SUMMARY AND CONCLUSIONS .....	26

## FIGURES

Figure 1	Landscape Character Plan
Figure 2	Photoview Location Plan

## APPENDICES

Appendix A	Methodology for LVIA
Appendix B	Photoviews 1 – 10 and Plates
Appendix C	Illustrative Green Infrastructure Plan (drawing CA11637-006)
Appendix D	Detailed Planting Plans





## **1 INTRODUCTION**

### **1.1 Introduction**

1.1.1 This Landscape and Visual Impact Appraisal (LVIA) has been prepared by Wardell Armstrong LLP on behalf of Associated British Ports (ABP) in relation to development proposals on land at the Port of Newport, Gwent (hereby referred to as “the Site”).

1.1.2 This Assessment accompanies a detailed planning application for a plasterboard manufacturing facility (the Proposed Development) within the Site. It considers the potential effects of the proposals upon the landscape and visual impact amenity in relation to the proposals detailed within the planning application.

### **1.2 Site Location**

1.2.1 The Site lies to the south-west of the South Dock at Newport Docks and comprises brownfield land adjacent to existing development around the Alexandra Docks. Access is proposed from Tom Lewis Way, which runs along the north-eastern boundary of the Site.

1.2.2 Figure 1 shows the location and context of the Site.

### **1.3 Description of the Development**

1.3.1 The scheme occupies a total area of approximately 4.52 hectares (Ha) and comprises a facility with associated hardstanding, and a 10m landscape buffer along the western boundary extending south to an area of land retained for ecological mitigation and enhancement.

1.3.2 The proposed facility would be just over 200m in length, with a varying roofline profile. The heights of key elements of the proposed development include the manufacturing building ridgeline at approximately 12.5m, the plant tower at approximately 18m, and the calcite building ridgeline at approximately 21m.

## **2 METHODOLOGY**

### **2.1 General Approach**

- 2.1.1 This Landscape and Visual Appraisal has been carried out in line with current good practice and methodology. The study has been prepared based upon the *Guidelines for Landscape and Visual Impact Assessment*, (Third Edition, 2013) published by the Landscape Institute and the Institute of Environmental Management and Assessment in 2013. Appendix A sets out the methodology used for undertaking the LVIA, that has been followed in this assessment.
- 2.1.2 The study area and viewpoints included in this report have been selected using OS map analysis, desk-based research and field work. During the field work, panoramic viewpoint photographs were taken using a digital SLR camera with the equivalent of a 50mm fixed l. Desktop research was carried out to understand the landscape and visual context of the proposed development in advance of the site work taking place.
- 2.1.3 Terms used in this report are derived from the Glossary of Terms, pages 155 to 159 of the *Guidelines for Landscape and Visual Impact Assessment* (Third Edition, 2013), Landscape Institute and Institute of Environmental Management & Assessment (IEMA) (GLVIA 3).<sup>1</sup>
- 2.1.4 From the 2013 guidance, the determination of landscape and visual sensitivity considers landscape value and the susceptibility of the landscape receptor to the type of change proposed; and the value of views identified and the susceptibility of visual receptors to the type of change proposed. It is advised that there should be a reliance on professional judgement rather than the results of potentially complex, pre-determined formulae and matrices. This approach has been followed in this appraisal.

### **2.2 Thresholds and criteria**

- 2.2.1 GLVIA 3 (para. 1.20) states that the guidance is “*not intended to be prescriptive, in that it does not provide a ‘recipe’ that can be followed in every situation. It is always the primary responsibility of any landscape professional carrying out an assessment to ensure that the approach and methodology adopted are appropriate to the particular circumstances.*”

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<sup>1</sup> Guidelines for Landscape and Visual Assessment (Third Edition 2013), prepared by the Landscape Institute and IEMA.

- 2.2.2 This assessment has therefore defined a set of criteria to assess the potential landscape and visual effects of the proposed development. These criteria are set out in Appendix A.
- 2.2.3 GLVIA 3 and the Statement of Clarification 1/132 make clear that for non-EIA developments the appraisal should consider all types of effects: adverse and beneficial, direct and indirect, and long and short term, as well as cumulative effects. However, none of these effects should be given a judgement involving the terms 'significant' or 'significance'. GLVIA 3 also stresses that the approach to the assessment needs to be proportionate to the scale of the development being assessed and the nature of the likely effects.
- 2.2.4 This approach has been followed for this appraisal.

### **2.3 The Study Area**

- 2.3.1 Guidance is provided by GLVIA3 on the area of landscape that needs to be covered in assessing landscape effects i.e. the "Study Area" (para. 5.2 page 70).

*"The study area should include the site itself and the full extent of the wider landscape around which the proposed development may influence in a significant manner. This will usually be based on the extent of Landscape Character Areas likely to be significantly affected either directly or indirectly. However, it may also be based on the extent of the area from which the development is potentially visible, defined as the Zone of Theoretical Visibility, or a combination of the two."*

- 2.3.2 A desk study, supported by a site visit, analysed the landscape character area descriptions of relevance to the scheme and identified the potential areas from which the proposed scheme would be visible within the surrounding landscape (Figure 2).
- 2.3.3 This was used to define the area of landscape (referred to in this appraisal as 'The Study Area') which may be influenced by the proposed development and to identify potential areas of visibility from roads, properties and Public Rights of Way (PRoWs).
- 2.3.4 Given the formerly developed nature of the Site and its surrounding urban context, the analysis established that for this scheme the study area was largely focussed around the Site and the local area, together with land extending broadly to the west / south-west along the coastal marshlands.

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<sup>2</sup> GLVIA3 Statement of Clarification 1/13, 10-06-13

## **2.4 Limitations to the study**

Access to private property is not typically available; appraisal of effects on the visual amenity of residents has therefore used publicly available areas to undertake this.

### 3 PLANNING CONSIDERATIONS

#### 3.1 National Planning Policy

##### *Planning Policy Wales*

- 3.1.1 Planning Policy Wales (PPW) (Edition 10, December 2018) is the Welsh Government's principal planning policy. PPW is supplemented by a series of Technical Advice Notes (TANs) and Mineral Technical Advice Notes (MTANs) which aim to promote sustainable development.
- 3.1.2 Paragraph 1.17 of PPW states "Legislation secures a presumption in favour of sustainable development in accordance with the development plan unless material considerations indicate otherwise to ensure that social, economic, cultural and environmental issues are balanced and integrated".
- 3.1.3 Chapter 2 – People and Places: Achieving Well-being Through Placemaking of PPW encourages the embracing of the concept of placemaking in both plan making and development management decisions to achieve the creation of sustainable places and improve the well-being of communities. It also highlights the intrinsic value of a place to people or communities; both urban and rural; for aesthetic, cultural, spiritual or historical reasons.
- 3.1.4 The PPW recognises that good design can help to ensure high environmental quality, and that landscape and green infrastructure considerations are an integral part of the design process (paragraph 3.8). It goes on to note that:
- "areas recognised for their particular landscape, townscape, cultural or historic character and value it can be appropriate to seek to promote or reinforce local distinctiveness. In those areas, the impact of development on the existing character, the scale and siting of new development, and the use of appropriate building materials (including where possible sustainably produced materials from local sources), will be particularly important." (para.3.10)*
- 3.1.5 In circumstances where the landscape has been previously developed, factors such as how the site relates to the surrounding area and any requirements for on-site open space, buffer strips and landscaped areas should be considered.

### ***Technical Advice Notes***

- 3.1.6 TAN 24; 'the historic environment' (published in 2017); provides guidance on how the planning system considers the historic environment during decision making on planning applications. This includes specific guidance on aspects such as World Heritage Sites, historic parks and gardens, and historic landscapes.
- 3.1.7 With regard to historic landscapes, this notes that such designations; recorded within the Register of Historic landscapes; should be taken into account when determining planning applications, and that *"change is accommodated without sacrificing the essential integrity and coherence of historic landscape areas"*.

### **3.2 Local planning policy**

- 3.2.1 There are a number of planning policies included within the Newport Local Development Plan 2011 – 2026 (NLDP) that are applicable to landscape and visual matters. These are summarised below.
- 3.2.2 General Policies GP2, GP5 and GP6 relating to Development Principles include requirements relating to the visual amenity of development proposals, the existing and resulting character of a site, and avoidance or mitigation of negative impacts.
- 3.2.3 GP2 (General Amenity) states that the proposed use and form of development should not adversely impact upon the visual amenity of nearby receptors or the character and appearance of the surrounding landscape.
- 3.2.4 GP5 (Natural Environment) seeks the protection of habitats and ecologically important features, the avoidance of impacts upon landscape quality, and the mitigation or enhancement of sites through green infrastructure and appropriate planting and landscape schemes.
- 3.2.5 GP6 (Quality of Design) requires careful consideration of the principles of a proposed development's design. These include the qualities of a site and positive response to the area's character, and the appropriate scale and form of proposed development.
- 3.2.6 The 'Special Landscape Area' (the Wentloog Levels) Policy boundary (SP8) include the River Ebbw where it passes the Docks. Policy CE4 applies to the landscapes registered as being of Outstanding Historic Interest (OHI), a designation which encompasses land within the Study Area across the Wentloog Levels to the west of the River Ebbw. These policies and designations adjoin, but do not extend across the Site.

### **3.3 Landscape and planning designations**

- 3.3.1 The Site does not lie within or adjacent to any designations of relevance to landscape matters, such as Areas of Outstanding Natural Beauty (AONBs), National Parks or Registered Parks and Gardens (RPGs). However, the eastern extents of the Wentloog Levels Special Landscape Area as defined within the Newport Local Development Plan (referred to above at paragraph 3.2.6) lie at short distance to the south-west of the Site; to the west of the Ebbw River.
- 3.3.2 There are two Registered Parks and Gardens within 3km. these comprise Tredegar Park (which also encompasses the Tredegar Hill Fort; as scheduled monument) at between 2.5 and 4km to the north-west, and Bellevue Park; a well-treed public park at a distance of around 3km and broadly to the north. Neither fall within the identified study area for the Site.
- 3.3.3 The Wales Coastal Path; a long-distance trail and public right of way; follows the coast to the south-west and south-east of the Site. At the docks, the trail extends north (to the west of the River Ebbw, along the A48 and through industrial estates to the north and east of the Site, and south back to the coast. At its closest to the Site it passes at a distance of approximately 200m to the south-west.

## 4 BASELINE CONDITIONS

### 4.1 Surrounding Landscape Character

4.1.1 Landscape character studies provide guidance on the physical, historical and cultural, land use and settlement patterns within an area. The following landscape character studies are of relevance to this appraisal:

- National Landscape Character (NLCA) Profile 34: Gwent Levels, as provided by Natural Resources Wales;
- LANDMAP: the landscape baseline for Wales, Natural Resources Wales;
- Gwent Levels Landscape Character Assessment (April 2017).

4.1.2 The boundary with National Landscape Character (NLCA) Profile 35: Cardiff, Brent and Newport lies just outside the Study Area boundary and is not considered further.

#### ***National Landscape Character***

#### **National Landscape Character Area (NLCA) 34: Gwent Levels**

4.1.3 The Site is in NLCA 34 (Gwent Levels), a coastal landscape which stretches from Cardiff in the west to Chepstow in the east and is divided into two distinct parts by the Usk Estuary which lies directly east of the Docks. The area is summarised as a *“distinctive, flat, lowland landscape with a geometric patchwork of watercourses that run between fertile fields.... In parts, the older patterns have changed almost beyond recognition over the past 150 years”*. Despite these changes, substantial areas of rural landscape and traditional historic features remain. Key characteristics of the NCA include:

- *“Reclaimed landscape – drained, improved, enclosed, historic, agricultural landscape*
- *Reens and willows or hedgerows*
- *Flood embankment to the sea*
- *Fertile soils and agriculture*
- *Wet pasture*
- *Archeologically important – one of the finest examples of a ‘hand crafted’ landscape, it is on the Register of Landscape of Outstanding Historic Interest*
- *Comparatively little settlement*
- *Open views between hill in Wales and England*
- *Major development on fringes”*.



- 4.1.4 The landscape rarely rises above 10 metres above sea level which *“affords extensive views of the southern edge of the coalfield valleys and Usk valley inland, and from slightly higher ground or along the sea wall, long views across the Severn Estuary and the Bristol Channel”*.
- 4.1.5 The distinctive flat landscape contrasts with the massive bulk of the Llanwern Steelworks site and the Usk Mouth Power Station at Newport. Large factory units and warehouses on the outskirts of Cardiff and Newport appear *“out of scale”* within the landscape, even when seen at some distance from the rural areas.
- 4.1.6 The NCLA also notes that *“Radiating from the [Usk Mouth Power Station] are towering electricity pylon lines, that fence the skyline and dwarf the surrounding fields and grazing livestock”*.

#### ***Gwent Levels Landscape Character Assessment***

- 4.1.7 Through assessment of the distinctive character and qualities of the area this study aims to help bring together stakeholders and communities to positively manage, protect, conserve and enhance the Gwent Levels. The area is divided into Landscape Character Types, composite Landscape Character Areas, and further into Sub-Areas.
- 4.1.8 According to the characterisation, the Site and its immediate setting sit within Landscape Character Type (LCT) E: ‘Built-up Land’ and adjacent to LCA C2: Lower River Usk. The remainder of the Study Area lies within LCA A3: ‘Wentlooge Level’ and partially extends into B1: ‘Estuary’.
- 4.1.9 LCT E ‘Newport’ states that:

*the southern and eastern edge of the City of Newport is steeped in a rich industrial heritage. During the industrial revolution of the late 18th and 19th Centuries, Newport grew substantially, with the development of the canal network and railways enabling vast quantities of coal to be exported, along with iron and steel products. Many of the fine Victorian buildings constructed in this period remain to this day.... In more modern times, steelmaking was a mainstay of the economy through the 20th Century, along with its port. However, much of the heavy industry in Newport went into decline. Steelmaking at the Llanwern Steelworks ceased in 2001, and the regeneration of this site is a key focus of Newport’s Local Development Plan. Over the centuries parts of the historic Gwent Levels around Newport have been lost to industrial development associated with the port and steelworks.*

4.1.10 Key qualities of LCA C2 include the strong sense of place by virtue of the industrial heritage of the disused riverside docks, the contrasting character of the riverscape from high to low tide, and riverine habitats.

4.1.11 LCA C2 'Lower River Usk:

*"The river is an important natural, linear feature within the urban area of Newport. With its deep and wide navigable course, the River Usk has allowed for centuries of use since Roman times. In the 19th Century, the town docks of Newport evolved to become the primary port to the South Wales valleys, handling coal exports from Wales to the world. Wide and powerful and full of sediment, the river has a modified, straightened course in places. It has wide grey muddy banks with stone and "beaches" on inside bends at lower levels exposed at low tide, indicating a large tidal range.*

*... Much development does not address the river or use it in a positive way."*

4.1.12 Key qualities of LCA B1 include a strong visual connection with the Gwent Levels to the north, vast open and exposed seascape contrasting with the agricultural levels and coastal development and road bridges, and 'gateway' views from road bridges towards the Gwent Levels.

4.1.13 B1.2 'The Usk Estuary Sub-Area':

*"The sub-area is an extensive area of intertidal mud around the mouth of the River Usk. It includes the Newport navigation channel that connect the River Usk to the wider Severn Estuary. The Usk Estuary sub-area is very exposed, covered with water at high tide and forms a distinctive area within the Severn Estuary. Relict structures relating to traditional putcher fishing are evident in the foreshore. Extensive views are possible across the Severn Estuary. Lighthouses on both sides of the Usk Estuary guide shipping into the docks at Newport."*

4.1.14 Key qualities of LCA A3 include the open exposed and windswept character with views towards the Severn Estuary, a 'typical' agricultural Gwent Levels landscape with narrow fields, drains and hedgerows, and sparse settlement.

4.1.15 A3.1 'Eastern St. Brides Sub Area':

*"This sub-area relates to a complex "irregular landscape" on higher coastal area. This landscape has formed over a long period of time; the higher coastal areas were probably recolonized in the late eleventh centuries..."*

*The integrity and coherence of the area are high. This is an area of landscape typical of the higher coastal lands throughout the Gwent Levels. The early settlement site at St. Brides, lines of former fen-banks, and 18th-century reclamation of St. Brides Wharf, are components of a complex and diverse landscape, which has a high group value."*

#### **LANDMAP Landscape Character**

- 4.1.16 The LANDMAP information system evaluates the landscapes within Wales down to a local scale. It maps and classifies the landscape from the perspective of five, nationally consistent, datasets; Geological Landscape, Landscape Habitats, Visual and Sensory, Historic Landscape and Cultural Landscape. Each of these is divided into 'Areas' and assigned a Unique ID which describe key characteristics, qualities and components of a landscape, and present matrices of evaluation and management recommendations.
- 4.1.17 LANDMAP's aspect of greatest relevance to the character of the Site and study area landscapes is the 'Visual and Sensory'. The Visual and Sensory LANDMAP aspects in the Study Area have been illustrated on Figure 2.
- 4.1.18 The Site lies within Aspect Area 'Docks and Level of Mendalgrief' (code NWPRT VS040). The classification is 'Development / Built Land / Urban'. Within the Study Area are also VS041 'Eastern Usk Industrial Area', VS006 'Estuary Saltmarsh', VS001 'Wentloog Level', VS009 'St. Brides Estuary Grassland', VS022 'Ebbw River Corridor', VS010 Lower River Usk' and VS005 Nash Wetlands'.

#### **'Docks and Level of Mendalgrief' (code NWPRT VS040)**

- 4.1.19 The Site is located within this Aspect Area, which includes the docks themselves, land in close proximity between the Usk and Ebbw Rivers, and mixed-use development north of the A48 but south of the city centre; broadly defined by the B4237.
- 4.1.20 LANDMAP defines the area as large-scale, developed and open, with a discordant and disunited character. It is described as unattractive, threatening and noisy but with a strong sense of place. The tip is identified as a major landmark. There are no identifies attractive views, neither in nor out of the Area.

It is stated to be of 'Low' value but 'Poor' condition and showing a generally improving trend due to new development and some restoration despite the decline of older industrial areas. It has an overall evaluation of 'Low' due to a moderate sense of place on balance and the presence of many detracting features. The character is ascribed to be 'Moderate', with 'Low' integrity and scenic quality.

- 4.1.21 Recommendations for an immediate-term strategy of major landscape infrastructure include the conservation of remaining tree belts, and the introduction of screening. Reclamation and recreation / access are medium-term objectives.

'Eastern Usk Industrial Area' (code NWPRT VS041)

- 4.1.22 This Aspect Area comprises land to the east of the Usk, and south of the A48 ring road passing to the south of much of Newport city. It is predominantly industrial and commercial or disturbed land, with pockets of residential and open space.

- 4.1.23 LANDMAP defines the area as large-scale, developed and enclosed, and discordant and disunited in nature. It is described as unattractive, noisy and ordinary with a weak sense of place. Views out towards the levels are considered attractive where possible, however generally are detractive, focussing on buildings, warehouses and pylons.

It is stated to be of 'Low' value but 'Poor' condition and showing a declining trend due to the decline of older industrial areas. It has an overall evaluation of 'Low' due to the weak sense of place and the presence of many detracting features. The Area has 'Low' assessed scenic quality, character and integrity.

- 4.1.24 Recommendations include the planting / replacement of roadside and boundary trees, the implementation of guidelines to minimise visual impact on adjacent areas, and proposals for future river frontage access and nature conservation management.

'Estuary Saltmarsh' (code NWPRT VS006)

- 4.1.25 This Aspect Area can be found distributed along various section of the coast to the east and west of the Site. The portion within the Study Area sits at the mouth of the River Ebbw where it meets the Estuary.

- 4.1.26 LANDMAP describes the area as exposed, generally inaccessible and covered at the highest tides. Although there are superb views across the Severn Estuary, views towards Newport are detracted by industry and the power station.

It is stated to be of 'High' value but 'Fair' condition and has an overall evaluation of 'High' due to the estuary views, its semi-natural landscape / seascape and strong sense of place unspoilt by intrusive development. The Area has 'High' integrity, character and scenic quality due to its consistency, sense of place, and lack of intrusive elements.

- 4.1.27 Recommendations include the retention of the natural character and minimisation of the visual impact of flood defences.

'Wentlooge Level' (code NWPRT VS001)

- 4.1.28 This is a comparatively extensive Aspect Area, encompassing much of the west of the Study Area and the lowland coastal farmed landscape between Newport and Cardiff.
- 4.1.29 LANDMAP describes the landscape as open, extensive, large-scale and primarily pastoral with recreational uses, and the drainage network forming a distinctive feature. It notes the limited settlement; focussed largely along the few minor roads, and occasional industrial development. Breaks in the character come in the form of the Swansea-London Railway and pylon lines. Visually the area is separated from the estuary by the flood embankment, with the hills to the north providing a backdrop where views are possible. Detracting visual elements include Newport, the power station and industrial premises.
- 4.1.30 It is stated to be of 'High' value but 'Fair' condition and showing a declining trend due to degradation of the landscape by urban fringe activities. It has an overall evaluation of 'High' due to its strong sense of place derived from the rare and distinctive nature of the landscape, however the evident degradation prevents it from being classed as 'Outstanding'. Consequently, the integrity is assessed as 'Moderate' and the scenic quality and character are 'High'.
- 4.1.31 Recommendations include the conservation of existing features including the drainage network and agricultural land uses, avoiding suburbanisation, improving pedestrian access and replanting of hedgerows.

'St. Brides Estuary Grassland' (code NWPRT VS009)

- 4.1.32 This is small Aspect Area, occupying a narrow tract of land along the coast between the West Coast Path and the water's edge near St Brides.
- 4.1.33 LANDMAP describes the area as an open, exposed area of saline tolerant grasses, uniform in quality and with a sense of tranquillity. Although there are superb views across the Severn Estuary detracting elements within views comprise Newport and the power station.
- 4.1.34 It is stated to be of 'High' value but 'Fair' condition and has an overall evaluation of 'High' due to the estuary views, edge landscape / seascape with strong sense of place unspoilt by intrusive development but with some signs of wear due to recreational access. The Area has 'High' integrity, character and scenic quality due to its consistency, sense of place, and lack of intrusive elements despite signs of wear.

4.1.35 Recommendations include the conservation of existing waterbodies and semi-natural grassland and minimisation of the visual impact of flood defences.

‘Ebbw River Corridor’ (code NWPRT VS022)

4.1.36 The Ebbw River meets the estuary to the west of the Site. From here, this Aspect Area extends north passing through the western limits of Newport.

4.1.37 LANDMAP describes the area as a simple, enclosed and with a sense of place that is definite but has been highly modified in parts. It is described as having very attractive stretches where the watercourse is natural and accompanied by riparian vegetation, although the character is variable due to modification or adjacent detracting features. Views in are considered attractive both in and out where the river has not be subject to canalisation and looking towards parks and countryside, although detractive views are found looking outwards where industrial parks and the docks are present.

4.1.38 It is stated to be of ‘Moderate’ value and ‘Poor’ condition and has an overall evaluation of ‘Moderate’ due to the natural vegetated sections of the watercourse with attractive views, balanced against modified stretches and adjacent development. The Area is judged to have ‘High’ scenic quality (although there are parts with detracting features), ‘moderate’ character (due to the strong sense of place but lack of visual unity), and ‘low’ integrity.

4.1.39 Recommendations include the conservation of existing riparian vegetation and natural riverbanks and removal of knotweed. In the medium-term management should seek not only to focus on flood protection (which inhibits access, recreation and improvements to landscape character) but also on providing access to one side in public parks and open spaces.

‘Low River Usk’ (code NWPRT VS010)

4.1.40 The Aspect Area passes to the east of the Newport Docks, from the River’s mouth to the south-east of the Site, north through the city past the power station and industrial estates.

4.1.41 LANDMAP describes the area as a simple, enclosed and with a strong sense of place with its distinctive tidal mud banks. It is described as an important linear feature in the centre of Newport although there is evidence of neglect, its course and banks are much modified, and urban influence is evident; both positive and negative in nature. Views in are considered attractive, although views out of Newport are detractive.

4.1.42 It is stated to be of 'Moderate' value and 'Fair' condition and has an overall evaluation of 'Moderate' due to the distinct riparian character and focus it offers to Newport, and the moderate condition and often intrusive adjacent development. Although the character criteria is considered 'High' (due to its distinctiveness and focus of the city), the scenic quality and integrity is 'Moderate'; due to the consistent character and moderate condition due intrusive development.

4.1.43 Recommendations include the conservation of existing riparian vegetation and natural southerly riverbanks. Existing management is considered to be 'inappropriate' with improvement needed including river walks and city centre frontage access.

'Nash Wetlands' (code NWPRT VS005)

4.1.44 The Aspect Area lies to the south-east beyond the power station, on the opposite side of the River Usk and comprises the Newport Wetlands National Nature Reserve.

4.1.45 LANDMAP describes the area as simple and open with a strong sense of place derived from the tranquil waterbodies close to the Severn Estuary. This area of lagoons with reedbeds and wet grassland offers a series of walks, parking and some interpretation boards for visitors. Views are dominated by the power station and pylons.

4.1.46 It is stated to be of 'High' value and 'Good' condition and has an overall evaluation of 'High'. These are considered to be an attractive series of lagoons fringed by reedbeds to form a distinctive landscape / waterscape feature in the context of the wider levels.

4.1.47 Recommendations include the conservation of the sense of tranquillity and the reed beds and lagoons. Key elements to change and enhance focus on encouraging visitors through enhancement of the site access, parking and interpretation.

## **4.2 Site and its immediate setting**

4.2.1 The Site is situated adjacent to the South Dock within the south-west of the Alexandra Docks, Newport, and comprises a total of approximately 5.42 hectares of land which is open. The Site is currently unoccupied with the majority of land comprising vegetation. There is a small area of hardstanding located within the north of the site and former pathways traverse the site.

4.2.2 To the north lies industrial units and port related land. The east of the site is bound by a sand and gravels supplier and industrial works. The Ebbw River bounds the south western boundary, beyond which lies fields and agricultural land of the Wentlooge Levels. To the south of the site is the mouth of the River Usk and the Severn Estuary.



- 4.2.3 Topographically the Site is 9m above ordnance datum (AOD) at its highest within the northern corner of the site. Much of the land extending to the estuary is flat, including the Levels to the west and east which lie at under 10m AOD.
- 4.2.4 Given the previously developed nature of the Site and its extensive alteration due to industrial and development activities, and taking into consideration the development proposals, the susceptibility to change of the Site and its immediate setting is assessed as Low.
- 4.2.5 Landscape value of the Site and its immediate setting is examined against factors set out in GLVIA3 Box 5.1:

Table 1: Components Contributing to Landscape Value		
Landscape Components / Receptors	Comments	Landscape Value
Landscape Designations	The Site does not lie within or adjacent to any landscapes designated for reasons of character, e.g. National Parks or AONBs. To the west much of the landscape is designated as Landscape of Outstanding Historical Interest.	Low / Medium
Landscape Quality/Condition	The site is part of the docks and is disturbed. Elements such as character and topography have been extensively altered as a result.	Low
Scenic Quality	There are some attractive views across the landscape to the west of the Site along the coast, however the majority of views towards and away from the site itself are notably detractive due to the dominating industrial and commercial development surrounding the site, together with transport infrastructure.	Low
Rarity	The Site itself does not contain any rare elements or features.	N/A
Representativeness	The site and its immediate setting are industrial. This is typical of much of the local landscape both to the north and east although to the west the levels are agricultural in nature.	Low
Conservation Interest	There is not considered to be any particular conservation interest within the Site.	Low
Recreation Value	The site is not accessible to the public.	Low
Perceptual Aspects and Associations	The Site has no notable perceptual qualities or associations.	Low
Overall Landscape Value		Low

- 4.2.6 The overall sensitivity of the Site and its immediate setting to the type of development proposed is therefore assessed to be Low.



### **4.3 Visual context**

- 4.3.1 The visual appraisal has explored the nature of the existing visual amenity of the area, seeking to establish the approximate visibility of the Site from surrounding locations and receptors.
- 4.3.2 A representative series of photo viewpoints illustrating these views are included to support this analysis. Photoviews 1 – 10 can be found at Appendix 1. The site visit was carried out in August 2019, and photos were taken with a DSLR camera with the equivalent of a 50mm lens.
- 4.3.3 Each Photoview is accompanied by a table which describes the location and details of each viewpoint, the existing components of the view within the photograph shown, the view during construction, and view following completion of works. A context view has been produced for each Photoview to illustrate the extent of the view as described.
- 4.3.4 The Site is situated at the Newport Docks, and its setting is heavily influenced by the docks immediately to the north-east, industrial context to the east of the River Usk, the power station to the south east and the southern edge of Newport to the north / north-east. The extent of visibility to and from the Site is primarily controlled by the Dock's situation on the flat, low-lying Levels adjoining the Mouth of the Severn, together with the screening effects of surrounding built form.
- 4.3.5 The visual envelope as a result is largely confined to the local area; in broad terms to the east and south-east as far as the eastern banks of the Usk, by the docks themselves to the north and by settlement and the railway line to the north-west; although it extends in part across the Levels to the west and south-west where the landscape is more open. The land rises to the north beyond the M4, and there are very select areas of higher ground that is undeveloped to the north-west.
- 4.3.6 Receptors are largely confined to people at places of work in and around the docks and along the eastern banks of the River Usk, plus recreational users along public rights of way including the Wales Coast Path long distance trail and around the Newport Wetlands National Nature Reserve. Residential receptors are limited due to the level topography to the north and west and structural landscaping along transport infrastructure between the settled edge of Newport and the Docks.

4.3.7 A summary of the visual context of the Site is provided below:

- The site comprises brownfield land at Newport Docks and is situated on low-lying flat ground near the Mouth of the Severn with estuarine wetland (the Wentloog and Caldicot Levels) extending to the south-west and east.
- There is no public access to the Docks or within the Site itself.
- Views in the immediate vicinity are controlled by existing built form within the Docks to the north and industrial development and the power station along the eastern banks of the River Usk.
- Views from the wider area are typically controlled by the level local landscape in combination with settlement in the south of Newport and / or field boundary or settlement edge vegetation
- Longer views are possible from some elevated locations to the west looking across the levels beyond the sea wall, and from areas where views are unrestricted close to the coastline to the south-west
- Views generally from the settled area of Newport towards the Site are limited by the Docks from the north and by railway embankment and vegetation associated with road and rail infrastructure corridors from the west.
- Short distance receptors are confined to people at places of work at the docks
- Beyond the short distance, visual receptors potentially subject to effects are primarily confined to users at limited points along the Wales Coast Path where intervening earthworks, built form and vegetation allow. This includes potential mid and longer-distance views from the west, south-west and south-east.
- There may be limited opportunities for residential views from developed localised points of elevation to the north-west, subject to dwelling orientation and intervening elements and development

## **5 ASSESSMENT OF EFFECTS**

- 5.1.1 The proposed development comprises a plasterboard facility with associated hardstanding. The built dimensions are a maximum of approximately 21m height (to the Calcite Building ridge) and over 200m in length.
- 5.1.2 The scheme includes a 10m landscape buffer along the western boundary extending south to an area of land retained for ecological mitigation and enhancement.
- 5.1.3 Removal of vegetation to facilitate this will be minimal, restricted to the clearance of self-colonised area of scrub within the footprint of the hardstanding areas and built form.
- 5.1.4 Green Infrastructure proposals include the retention of existing habitat in the south of the Site with the intention of managing the scrub this according to a regime that encourages the increase of open mosaic habitats, retained scrub within a 10-metre wildlife corridor along the south-west to be supplemented with meadow grass seeding and linear tree / shrub planting, and boundary structural landscape planting along the north-western boundary. These are shown on the Illustrative Green Infrastructure Plan at Appendix C.

### **5.2 Policy and Designations**

- 5.2.1 Given the Site's formerly brownfield nature, developed context and industrial influences, and the retention and enhancement of habitats within and bordering the Site, the proposals are not considered to be contrary to Policies GP2, 5 or 6.
- 5.2.2 With regard to Policy CE4, the Site does not lie within the registered landscape of Outstanding Historic Interest (OHI), but forms part of its setting. This existing setting includes the docks and associated built form in the vicinity of the Site. As the development proposals are of a comparable nature and scale to existing development at the docks there are not considered to be any material changes to the setting of the OHI as a result of the scheme.
- 5.2.3 The Site does not lie within or adjacent to any designations of relevance to landscape matters, such as Areas of Outstanding Natural Beauty (AONBs), National Parks or Registered Parks and Gardens (RPGs). The Tredegar Park RPG lies beyond the study area, however, land within the park rises to a prominent high point from which extensive views are possible, subject to screening by woodland. Given the Park's well-developed context and distance to the Site no notable effects are predicted.

### 5.3 Landscape Character

#### *The Site and the Immediate Setting*

- 5.3.1 All three of the character studies applicable to the Site and its setting recognise the degree of influence of historical and current industrial development on landscape around Newport. This includes the visual intrusion brought about by this development, which is commonly out of scale with its surroundings, and the presence of energy infrastructure and the associated power station.
- 5.3.2 According to the LANDMAP assessment, this appraisal notes the following regarding the Site and its immediate setting:
- The 'Geological Landscape' character notes the engineered nature and intensive development of the area with few remaining natural features.
  - The 'Landscape Habitat' element identifies the area as largely comprising buildings, refuse disposal, standing water and bare ground. Unusual ruderal species have been identified on some areas of bare ground of value.
  - 'Visual and Sensory' elements describe the area as large-scale, developed and open, with a discordant and disunited character. It is described as unattractive and noisy but with a strong sense of place. The tip is identified as a major landmark. There are no identifies attractive views, neither in nor out of the Area.
  - 'Historic Landscape' elements recognise the area as having high integrity derived from its relatively coherent industrial maritime character, including surviving mid to late 19<sup>th</sup> century docks remains, although there is encroachment from modern development and housing.
  - The applicable 'Cultural Landscape' elements are wholly focussed on the tip, which is stated as having weak local distinctiveness and sense of place. The eastern two-thirds of the tip (designated as a Landscape of Outstanding Historic Interest in Wales) does not form part of the Site nor would it be affected by the proposals.
- 5.3.3 Given the formerly developed nature of the Site and its industrial context (including disturbance of original ground levels to create building platforms etc), impacts would primarily arise from the introduction of a new built form. There would be a small loss of scrub during the construction period to construct the hardstanding and building platform and there would also be an increase in vehicular activity within the Site.

- 5.3.4 Overall, the magnitude of impact during construction is assessed to be Low. With the Site's Low sensitivity to development of this nature, the level of effect upon the Site and its immediate setting is Slight Adverse. On completion; in addition to the built form; the Site will include new planting to the north-west and south-west, and retention and management of existing scrub. Operational Effects are considered on balance to be greater than Negligible to Slight Beneficial.

***The Study Area***

- 5.3.5 Within the Gwent Levels LCA, the Site is in LCT E 'Built-up Land' around Newport. An area of rich industrial heritage, including the port. The Site does not include any of the identified features such as the canal or Victorian buildings and the proposed development does not result in the further loss of undeveloped land on the Gwent Levels. Effects during construction therefore arise from activity within the Site. Given the existing structures at the Docks and presence of activity and nearby infrastructure such as the A48, these are not considered to be greater than Negligible Adverse. Completion of the scheme will see new built form on the Site, together with new landscape proposals and managed ecological habitat. On balance, the effect on the Newport LCT is assessed as Negligible Beneficial.
- 5.3.6 LCA C2 and LCA A3 lie beyond the Site, and the Docks as existing form part of their immediate context. Given the developed and industrial nature of the Docks and land to the north and east, no indirect effects are predicted on these LCAs.
- 5.3.7 With regard to Visual and Sensory LANDMAP characterisation, the only Aspect Area directly affected by the proposals would be the 'Docks and Level of Mendalgrief'. Based upon the description and analysis provided, this assessment determined the Area to be of low sensitivity. It is considered that the scheme would not negatively impact upon the Area's already 'unattractive and discordant' views and character, and built form on the brownfield site would strengthen the industrial developed character of the docks. Other beneficial effects would be derived from the proposed perimeter structural landscaping and ecological management within the Site. Effects during construction are considered to be Negligible Adverse, with Slight Beneficial effects predicted during operation.
- 5.3.8 The following table sets out the sensitivities of the Visual and Sensory Aspect Areas identified within the Study Area:

Table 2: Character Area Sensitivity	
Visual and Sensory Aspect Area	Landscape Sensitivity
Docks and Level of Mendalgrief	Low
Eastern Usk Industrial Area	Low
Estuary Saltmarsh	Medium to High
Wentloog Level	Medium
St Brides Estuary Grassland	Medium to High
Ebbw River Corridor	Low to Medium
Lower River Usk	Medium
Nash Wetlands	High

5.3.9 Given the existing and often notable presence of the docks; including its buildings and structures; and the nature of the proposals; which would see the introduction of a new built facility on a formerly developed site; the indirect effects upon adjacent Aspect Areas are considered to be minimal. This is particularly pertinent with reference to other developed Aspect Areas within the Study Area deemed to be of lower sensitivity, however, even with reference to those of higher sensitivity, it is acknowledged that industrial development, the docks, Newport and the power station all already influence their visual context. Furthermore, in some cases, this existing development physically and visually separates the 'Docks and Level of Mendalgrief', such as with the 'Estuary Saltmarsh' and 'Nash wetlands'. In general, therefore, no material indirect impacts are predicted upon the settings of the majority of these Aspect Areas. The landscape planting and habitat management proposed is considered provide some reinforcement of and enhancement to existing riparian habitats in close proximity to the River Ebbw, and as such there is assessed to be an indirect Negligible Beneficial effect upon the 'Ebbw River Corridor' Aspect Area.

## 5.4 Visual Amenity

5.4.1 A site visit was undertaken in August 2019. This identified residential properties, public highways, footpaths and other public amenity areas from which the development may potentially be visible. A series of representative photographs were taken (see Appendix 1), which illustrate the existing visual context of the site and have been used as the basis of the visual impact assessment.

### ***Visual Impact upon Public Rights of Way***

- 5.4.2 There is one designated PRoW within the study area, this being the Wales Coast Path long distance trail. Receptors using PRoWs are considered to be of high sensitivity.
- 5.4.3 For the majority of the length of the footpath in the proximity of the Site it is assessed that there would be No Effects. Views from the Wales Coast Path to the north and east are controlled by the railway embankment, vegetation, industrial development, existing built form in the docks and the power station (photoviews 1 to 4). Identified potential effects were limited to the short section of the path along the eastern bank of the River Usk (photoview 4) but given the heavily industrial context of existing views these are not predicted to be any greater than Negligible.
- 5.4.4 Opportunities for views from the Wales Coastal Path may be intermittently present from along a section of the path to the west, from the point where the route crosses the railway away from Duffryn, to Lighthouse Park; south-east of St Brides. Views towards the Proposed development will first be apparent from the railway bridge due to its elevated situation (photoview 6). From here, construction activity and the completed building during operation may be discerned on the horizon, seen in front of (and in the context of) existing built form within the docks and on the eastern banks of the Usk. Effects are not predicted to be greater than Slight Adverse during construction and operation.
- 5.4.5 Views are likely to diminish rapidly away from the bridge, controlled by hedgerows immediately alongside the path, until receptors are in closer proximity (photoview 7 and 8). Depending upon the degree of screening (largely from the sea wall, but also from existing vegetation adjoining the Site's south-western boundary) effects are predicted to be up to Slight to Moderate Adverse during construction and during operation where seen from sections of the path in closest proximity and from marginally elevated positions along the path.
- 5.4.6 Continuing along the path; as the Site recedes into the distance and intervening elements provide some screening (such as the planting around the recycling centre); effects would reduce to Negligible Adverse just east of Lighthouse Park (photoview 9) before vegetation bounding fields and flanking the path are likely to rapidly obscure views towards the Site (Plate 2).

### ***Visual Impact upon Properties***

- 5.4.7 The desk study followed by the site visit established that residential receptors identified to be subject to visual effects were considered to be restricted to dwellings at long distance on elevated ground where properties were orientated towards the Site and not visually impeded by other intervening built form. Such areas were limited to select locations to the northwest of the Site around Gaer. From here views would be very distant and seen in the context of an immediately residential context and a distant industrial context. Any effects would be no greater than Negligible during construction and at operation but are considered generally to be none.

### ***Visual Impact on Public Highways***

- 5.4.8 All views from public highways will be transient and are assessed as being of medium sensitivity. From the majority of the roads in the vicinity, including those in closest proximity to the Site, the proposed development will either be screened by surrounding built form or vegetation, particularly where receptors are at a relative elevation compared to the Site within the flat surrounding landscape (plate 1).
- 5.4.9 The only road identified which may be subject to effects would be users of the A48 in closest proximity passing the Site to the north. Views from along it are heavily influenced by existing development, particularly existing the docks, and intermittent vegetative screening is also in evidence. Any views of construction within the Site would be fleeting, intermittent, marginal, possible only where the road is elevated bridging other transport infrastructure, and seen in the context of activity and buildings at the docks in the immediate foreground and beyond. Effects would be difficult to discern and of a Negligible level during construction, but during operation the proposed facility (set beyond existing buildings at the docks) is not considered to be perceived within these brief views, if seen at all.

### ***Visual Impact upon Other Users***

- 5.4.10 There may be views from the highest parts of Tredegar Park (also the site of the Tredegar Hill Fort scheduled monument), over which the Sirhowy Valley Walk long distance trail also passes. As illustrated in Photoview 10, these would be very distant, heavily filtered by woodland within the park, with the Proposed Development seen beyond the settled context the west of Newport and together with existing industrial development around the docks. The scheme is likely to be intermittently discernible but would not alter the nature of the existing views which include the docks.



- 5.4.11 People at their place of work at the Docks and within industrial estates to the east of the River Usk are heavily influenced by the well-developed context in which they sit. Many views towards the Site would either be wholly or at least partially screened by built form within the docks. Receptors would see scrub and open brownfield land cleared and redeveloped to include the new plasterboard manufacturing facility. Given places of work are predominantly warehouses and industrial premises; with associated activity and vehicular movement; even from sites in closest proximity to the Site, the magnitude of impact is considered to be no greater than low, with a Slight Adverse effects during construction, and a Negligible to Slight Adverse effect on completion taking into consideration the proposed structural landscape planting.
- 5.4.12 The site of the Newport Wetlands National Nature Reserve (NNR) was formerly ash covered wasteland from the Uskmouth Power Station; directly to the north-west and situated between the NNR and the Proposed Development. The wetlands are well vegetated, and views are relatively enclosed within the reserve itself and to the west, north and east, with outward views primarily focussed to the south across the estuary. As noted above, views towards the Site are screened by both vegetation and the power station (photoviews 1 and 2). The Proposed Development is not considered to impact upon the recreational experience of visitors to the NNR.

## **6 SUMMARY AND CONCLUSIONS**

### **6.1 Introduction**

- 6.1.1 The scheme occupies an area of land of approximately 4.52 hectares (Ha) in the south-west of Newport Docks. It comprises brownfield land adjacent to existing development around the Alexandra Docks.
- 6.1.2 The proposed development comprises a facility with associated hardstanding, and a 10m habitat corridor along the south-western boundary extending south to an area of land retained for ecological mitigation and enhancement.

### **6.2 Landscape and Visual Baseline**

- 6.2.1 At a National level, the Site and Study Area are within NLCA34, the Gwent Levels, a drained and fertile lowland landscape reclaimed for agriculture with flood embankments along the coast, which contrasts with the large-scale industrial development around the Usk mouth that is visible at long distances from rural areas.
- 6.2.2 Within the Gwent Levels LCA the Site falls within “Built-up land” at Newport (of rich industrial heritage with a strong sense of place but with evidence of decline) and lies adjacent to LCA C2: ‘Lower River Usk’ (a deep navigable watercourse with a historically important port but with often insensitive riverside development).
- 6.2.3 LANDMAP sets out a detailed analysis of the landscape of Wales, including division into ‘Visual and Sensory’ Aspect Areas. There are 8 identified such Aspect Areas within the Study Area and the Site and is within the ‘Docks and Level of Mendalgrief’.
- 6.2.4 The Site’s setting is heavily influenced by the docks immediately to the north-east, industrial context to the east of the River Usk, the power station to the south east and the southern edge of Newport to the north / north-east. The extent of visibility to and from the Site is consequently well controlled by the Dock’s situation on the flat, low-lying Levels adjoining the Mouth of the Severn, together with the screening effects of surrounding built form and vegetation.
- 6.2.5 Receptors are largely confined to people at places of work in and around the docks and along the eastern banks of the River Usk, plus recreational users along public rights of way including the Wales Coast Path long distance trail and around the Newport Wetlands National Nature Reserve. Residential receptors are limited due to the level topography to the north and west and structural landscaping along transport infrastructure between the settled edge of Newport and the Docks.

6.2.6 The Site does not lie within or adjacent to any designations of relevance to landscape matters, such as Areas of Outstanding Natural Beauty (AONBs), National Parks or Registered Parks and Gardens (RPGs). However, the Wentloog Levels Special Landscape Area (a landscape registered as being of Outstanding Historic Interest) lies at short distance to the south-west of the Site; to the west of the Ebbw River. The Wales Coastal Path; a long-distance trail and public right of way; follows the coast but extends inland around the docks area: at its closest to the Site it passes approximately 200m to the south-west.

### **6.3 Summary of Effects**

#### ***Landscape Effects***

- 6.3.1 Given the disturbed nature of the site and its industrial context, impacts would arise from the introduction of a new built form. There would be a small loss of scrub during the construction period to construct the hardstanding and building platform and there would also be an increase in vehicular activity within the Site
- 6.3.2 The magnitude of impact on the Site and its immediate setting during construction is assessed to be Low. With the Site's Low sensitivity to development of this nature, the level of effect is Slight Adverse. During operation, with the retention of a corridor of scrub habitat supplemented with proposed structural landscape planting, effects are considered to be Negligible to Slight Beneficial.
- 6.3.3 Within the Gwent Levels LCA, the Site is in LCT E 'Built-up Land' around Newport. Given the existing structures at the Docks and presence of activity and nearby infrastructure such as the A48, these effects during construction are not considered to be greater than Negligible Adverse. Completion of the scheme will see new built form on the Site, together with retained and managed ecological habitat supplemented with some new planting. On balance, the landscape effect on the Newport LCT is assessed as Negligible Beneficial.
- 6.3.4 LCA C2 and LCA A3 lie beyond the Site, and the Docks as existing form part of their immediate context. Given the developed and industrial nature of the Docks and land to the north and east, no indirect effects are predicted on these LCAs.
- 6.3.5 The only LANDMAP Aspect Area directly affected by the proposals would be the 'Docks and Level of Mendalgrief'. It is considered that the scheme would not negatively impact upon the Area and built form on the brownfield site would strengthen the

industrial developed character of the docks, with beneficial effects would be derived from the landscape and ecological proposals. Effects during construction are assessed to be Negligible Adverse, with Slight Beneficial effects predicted during operation.

- 6.3.6 Given the landscape planting and habitat management proposed, this is considered provide some reinforcement of and enhancement to existing riparian habitats in close proximity to the River Ebbw, and as such a Negligible Beneficial effect is predicted upon the 'Ebbw River Corridor'. No indirect change to the character of the setting of any other Aspect Areas is predicted.
- 6.3.7 The Site does not lie within the registered landscape of Outstanding Historic Interest (OHI), but forms part of its setting. This existing setting includes the docks and associated built form in the vicinity of the Site. As the development proposals are of a comparable nature and scale to existing development at the docks there are not considered to be any material changes to the setting of the OHI as a result of the scheme

### ***Visual Effects***

- 6.3.8 There is one designated PRoW within the study area, this being the Wales Coast Path long distance trail. For the majority of the length of the footpath in the proximity of the Site it is assessed that there would be No Effects as views from the Wales Coast Path to the north and east are controlled by the railway embankment, vegetation, industrial development, existing built form in the docks and the power station. Identified potential effects were limited to Negligible effects along the short section of the path along the eastern bank of the River Usk, and no greater than Slight to Moderate Adverse from the west.
- 6.3.9 In general, it was considered that there would not typically be any residential receptors within the Study Area. However, there may be some select areas of dwellings at long distance on elevated ground and / or where properties were orientated towards the Site and not visually impeded by other intervening built form. Any such effects are predicted in general to be no greater than Negligible during construction and at operation.
- 6.3.10 From the majority of the roads in the vicinity, including those in closest proximity to the Site, the proposed development will either be screened by surrounding built form or vegetation. The only road identified which may be subject to effects would be users of the A48 in closest proximity passing the Site to the north. Any views would be

fleeting, intermittent, marginal, and possible only where the road is elevated bridging other transport infrastructure. Effects would be difficult to discern and of no greater than a Negligible level during construction with No effects predicted during operation.

6.3.11 There may be views from the highest parts of Tredegar Park, although these would be fleeting, very distant, and heavily filtered by woodland within the park. Although potentially discernible from highest areas unimpeded by screening the scheme would not alter the nature of the existing views which already include the docks.

6.3.12 People at their place of work at the Docks and within industrial estates to the east of the River Usk are heavily influenced by the well-developed context in which they sit. Even from sites in closest proximity to the Site, the level of effect is considered to be Slight Adverse during construction, and Negligible to Slight Adverse on completion.

6.3.13 The Proposed Development is not considered to impact upon the recreational experience of visitors to the NNR. The wetlands are well vegetated, creating visual enclosure, and views towards the Site are curtailed by the power station.

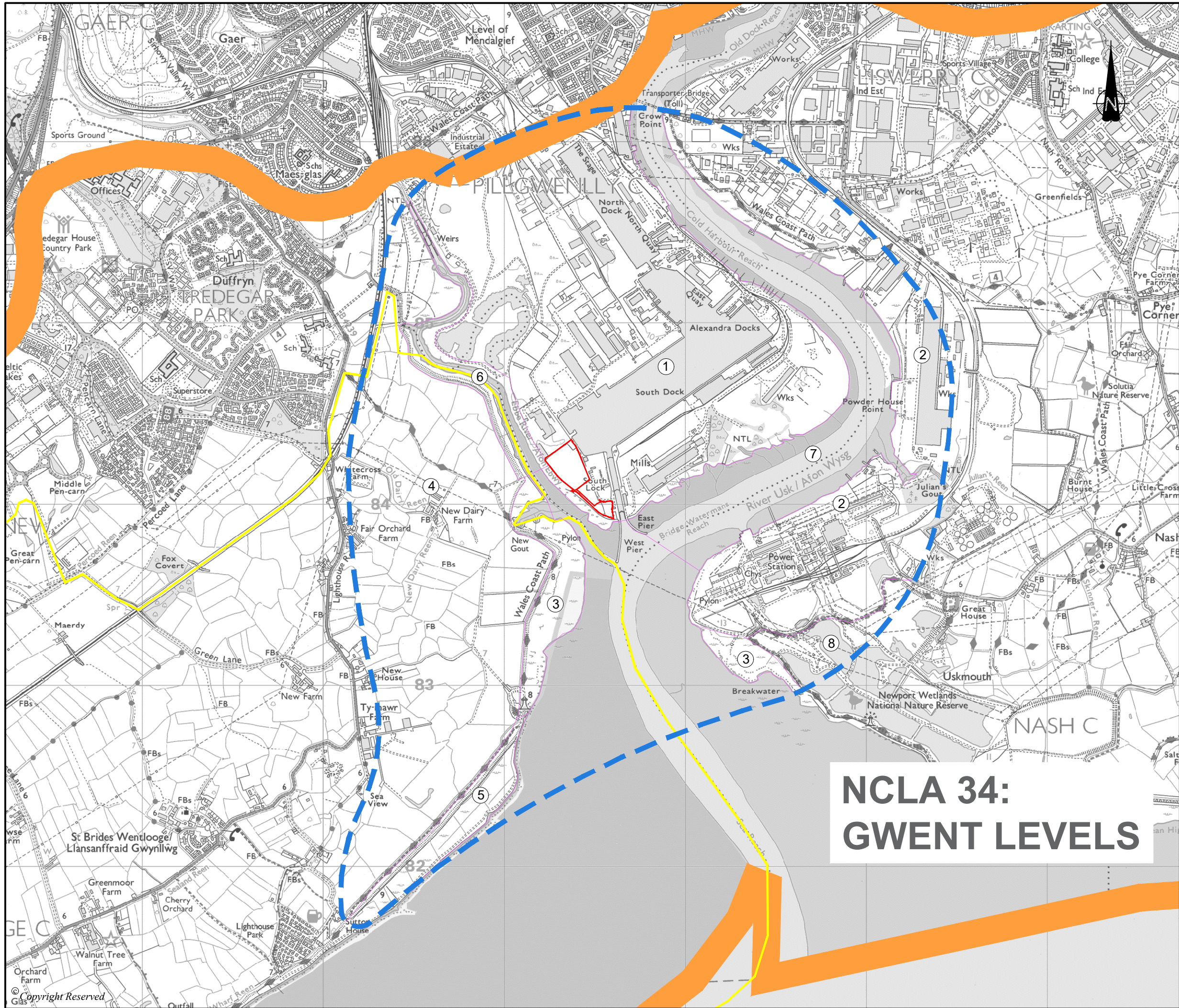
## **6.4 Conclusions**

6.4.1 Whilst there would inevitably be some adverse landscape and visual effects arising from the scheme, in broad terms the Site sits within a largely developed and typically industrial context. Proposed Development within the Site comprises built elements occupying brownfield land, together with proposed ecological enhancement areas focused on areas of scrub land and along the boundary adjacent to existing vegetation along the Ebbw River corridor. As such, it is judged that these effects would be localised and limited in their extent.

6.4.2 In conclusion, it is assessed that the Site's landscape character has the ability to absorb change. The effects as a result of the proposed development would not give rise to any unacceptable landscape and visual harm.

## **FIGURES**





DO NOT SCALE FROM THIS DRAWING

**Key**

- Site Boundary
- Extent of Study Area
- NCLA
- Landscape of Outstanding Historic Interest
- LANDMAP Visual and Sensory Aspect boundaries

- ① NWPRT VS040 Docks and Level of Mendalgrief
- ② NWPRT VS041 Eastern Usk Industrial Area
- ③ NWPRT VS006 Estuary Saltmarsh
- ④ NWPRT VS001 Wentlooge Level
- ⑤ NWPRT VS009 St. Brides Estuary Grassland
- ⑥ NWPRT VS022 Ebbw River Corridor
- ⑦ NWPRT VS010 Lower River Usk
- ⑧ NWPRT VS005 Nash Wetlands

REVISION	DETAILS	DATE	DRN	CHKD	APPD

CLIENT  
**Associated British Ports**

PROJECT  
**Plasterboard Manufacturing Facility  
Newport Docks**

DRAWING TITLE  
**Figure 1  
Landscape Character Areas**

DRG No.	CA11637-002	REV	A
DRG SIZE	A3	SCALE	1:20,000
DATE	Jan 2020	APPROVED BY	LD
DRAWN BY	YK	CHECKED BY	KS

**wardell armstrong**

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DO NOT SCALE FROM THIS DRAWING

**Key**

- Site Boundary
- Extent of Study Area
- Photoview Location
- Plate location

REVISION	DETAILS	DATE	DRN	CHKD	APPD

CLIENT  
**Associated British Ports**

PROJECT  
**Plasterboard Manufacturing Facility  
Newport Docks**

DRAWING TITLE  
**Figure 2  
Viewpoint Locations**

DRG No.	CA11637 - 001	REV	A
DRG SIZE	A3	SCALE	1:20,000
DRAWN BY	YK	CHECKED BY	KS
		APPROVED BY	LD

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## **Appendix A**

### **Methodology for LVIA**

## APPENDIX A - LVIA METHODOLOGY

### 1 GUIDANCE ON LANDSCAPE AND VISUAL IMPACT APPRAISAL

1.1.1 This Landscape and Visual Appraisal has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013.

1.1.2 In summary, the GLVIA3 states:

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

1.1.3 GLVIA 3 states that when undertaking an LVIA, this should consider:

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

1.1.4 It goes on to note that:

*“LVIA must deal with both and should be clear about the difference between them”.*  
(GLVIA 3 para 2.22 page 21)

1.1.5 The guidelines explain that both landscape and visual effects are dependent upon the sensitivity of the landscape resource or visual receptors and the magnitude of impact.

## **2 METHODOLOGY FOR THE APPRAISAL OF LANDSCAPE EFFECTS**

### **2.1 General approach**

- 2.1.1 The level of the effects on landscape character identified as part of the appraisal is determined by a consideration of the sensitivity of the landscape receptors and the magnitude of the impacts (change) on the landscape.
- 2.1.2 The nature or sensitivity of a landscape receptor combines judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape, as defined in the GLVIA<sup>1</sup> glossary and in paragraph 5.39 of GLVIA 3. Paragraph 5.39 of GLVIA 3 also states that LVIA sensitivity is similar to the concept of landscape sensitivity used in landscape planning, but is not the same, as it is specific to the particular project or development proposed and the location in question. Thus, appraisal of sensitivity is not strictly part of the initial baseline study of landscape character; it is considered as part of the appraisal of the effects of the development.
- 2.1.3 The nature or magnitude of the impacts on the landscape receptors depends upon the size or scale of the changes, the geographical extent of the area influenced, and the duration and reversibility of the impacts.

### **2.2 Landscape receptors**

- 2.2.1 The landscape receptors include the constituent elements of the landscape, its specific aesthetic or perceptual qualities, any identified and described landscape character studies applicable to the site or its study area, and the designated landscapes within the study area; this includes the impact on the landscape character of any designated landscapes within the study area. The impacts on the visual amenity of visitors to formally designated areas (such as Registered Parks and Gardens and Scheduled Monuments) which are open to the public, are addressed in the visual impact appraisal section of the chapter or report. The impacts on the sites and settings of such designations as heritage assets would typically be addressed by any Cultural Heritage appraisal.
- 2.2.2 For smaller scale developments such as housing sites, typically, Natural England's National Character Areas will not provide an adequate representation of the landscape character of the site or the variations in landscape character in the vicinity

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<sup>1</sup> Guidelines for Landscape and Visual Impact Assessment, Third Edition, by the Landscape Institute and Institute of Environmental Management and Assessment (2013)

of the site. As such, the LVIA will typically include a regional, county or district / borough Landscape Character Assessment, carried out by the specialist assessor if a local authority assessment is not available at the local level. Such Landscape Character Assessments may identify local landscape typologies or discrete areas, or both, as appropriate. These are also landscape receptors considered as part of the appraisal of landscape effects; these will be described within the overall document.

2.2.3 The effects of the development on landscape character can therefore be appraised at three scales of landscape character, as applicable:

- the landscape character of the site itself and its immediate setting;
- any local, borough or district Landscape Character Assessments; and
- any County or regional Landscape Character Assessments.

2.2.4 The effects on any designated landscapes within the study area are considered separately as they may often cross character type boundaries; therefore, to understand the overall effects, the total area of the designation needs to be considered as a whole.

## **2.3 Susceptibility to change**

2.3.1 This is defined as the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or particular aesthetic and perceptual aspects) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies (see paragraph 5.40 of GLVIA 3).

2.3.2 Susceptibility is combined with landscape value (see below) to determine the overall sensitivity of a landscape receptor / receptor landscape to the type of change proposed. Susceptibility and sensitivity are not the same, therefore, in the context of LVIA.

2.3.3 Table 1, below, explains how criteria are applied to arrive at an assessment of susceptibility to change, in this appraisal.

Table 1: Criteria for the Assessment of Susceptibility to Change	
Level	Typical Criteria
High	Key characteristics of the landscape are highly vulnerable to change. The nature of the development would result in a significant change in character.
Medium	Some of the key characteristics of the landscape are vulnerable to change. Although the landscape may have some ability to absorb some development, it is likely to cause some change in character.
Low	Few of the key characteristics of the landscape are vulnerable to change. The landscape is likely to be able to accommodate development with only minor change in character.
Negligible	Key characteristics of the landscape are robust and would not be adversely affected by development.

2.3.4 Factors influencing the susceptibility of the landscape to change of the sort associated with a proposed development include:

- 1 Scale: whether or not the landscape includes human scale elements, and the presence or absence of enclosing features. The presence of human scale elements may suggest a lower susceptibility.
- 2 Landform: Landform may be undulating, rolling or flat, with more or less variation in form / gradient. Featureless, convex or flat landscapes with an absence of strong topographical variety suggests a lower susceptibility, with very complex landforms exhibiting strong topographical variety at the other end of the scale.
- 3 Landscape pattern and complexity: including presence or absence of cultural pattern; time depth; landscape structure/fabric; enclosure patterns; and interplay of colour and texture. Simple, large-scale patterns (such as plantations or arable fields), and/or regularly disturbed, fragmented land covers are less susceptible to change. Intricate, varied patterns, and undisturbed consistent patterns of land cover or land use, and historic field patterns are more susceptible to change.
- 4 Settlement and human influence: including time depth, age, nature, form and level of settlement. The following tend to indicate a lower susceptibility to change: concentrated settlement pattern, presence of contemporary structures e.g. utility, infrastructure or industrial elements, and hard or eroded settlement edges. A higher susceptibility to change may be indicated by: dispersed settlement pattern; absence of modern development; presence of small scale, historic or vernacular settlement; and a porous / soft landscape edge with settlement well integrated with the landscape.

- 5 Condition: Landscapes with a low level of intactness with landscape elements in poor state of repair are considered to have a lower susceptibility to change; with, on the other hand, landscapes having a high level of intactness and a very good state of repair having a higher susceptibility to change.
- 6 Typicality and Rarity: A lower susceptibility to change is associated with areas which have no rare features or a weak association with the key characteristics of the landscape. Conversely, a higher susceptibility to change is associated with areas which have rare features of importance to a particular area or region, or a very strong correspondence with the key characteristics of the landscape.
- 7 Perceptual aspects (such as tranquillity and sense of remoteness): Presence or greater proximity to human activity, noise and light, modern development or industrial structures (e.g. utilities, infrastructure) decreases susceptibility, and vice versa. Areas having a strong sense of remoteness; being either physically remote or having a perception of being remote; are considered to have a higher susceptibility to change.
- 8 Skylines: A visual component of landscape character but interdependent with topography. Where the development has no relationship to the skyline, or the skyline is either not prominent / screened, or developed and/or otherwise cluttered the susceptibility to change is lower. Where there is a strong relationship to prominent, simple and undeveloped skylines, or a skyline with important historic landmarks the opposite is the case.
- 9 Intervisibility: A visual component of landscape character but interdependent with enclosure. Landscapes which are self-contained with restricted intervisibility have a lower susceptibility to change than landscapes which are extensively intervisible and part of a wider landscape.
- 10 Views and Landmarks: A visual component of landscape character but has some relationship to typicality and rarity. An area which contains no landmarks and is not a feature in local views is considered to have a lower susceptibility. On the other hand, a landscape which includes important landmarks or is important in views across a wide area has a higher susceptibility.
- 11 Visual Receptors: A visual component of landscape character. Locations with greater opportunities for visibility from transport routes or larger numbers of properties are considered to have a higher susceptibility to change (depending

on the nature and extent of the change), whereas areas with a low number of viewers would have a lower susceptibility.

## 2.4 Landscape value

2.4.1 Assessment of value is concerned with the relative value attached to different landscapes by society. A consideration of value at the baseline stage informs judgements on the level of effects. Landscapes can be valued by different people for different reasons connected to a range of factors including landscape quality (condition), scenic quality, rarity, representativeness, conservation interests, recreation value, perceptual aspects and associations (see GLVIA 3 Box 5.1 for definitions). This consensus can be recognised at a local, regional or national or international scale. Table 2 explains how criteria are applied to arrive at an appraisal of landscape value for this project. It is derived from GLVIA 3.

<b>Table 2</b> <b>Criteria for the assessment of landscape value</b>			
<b>Value</b>	<b>Typical criteria</b>	<b>Typical scale</b>	<b>Typical examples</b>
High	<ul style="list-style-type: none"> <li>• Very good or excellent condition, high importance, scenic quality, rarity</li> <li>• No or very limited potential for substitution</li> </ul>	International / National	World Heritage site, National Park, Area of Outstanding Natural Beauty (AONB), Registered Parks and Gardens
Medium	<ul style="list-style-type: none"> <li>• Reasonably good condition, medium importance, scenic quality, rarity</li> <li>• Some potential for substitution</li> </ul>	Regional / local	Registered Parks and Gardens, undesignated landscapes but valued for example for the high occurrence or number of important / protected features present therein, or in demonstrable use.
Low	<ul style="list-style-type: none"> <li>• Poor or very poor condition, low importance, scenic quality, rarity</li> </ul>	Local	Areas identified as having some redeeming feature or features and possibly identified for improvement, or Areas identified for recovery

## 2.5 Landscape sensitivity

2.5.1 As noted above, landscape sensitivity combines judgements on the susceptibility of landscape receptors to change of the type proposed, with the value attached to the landscape. Generally, a higher sensitivity will be ascribed to landscapes which have a high value, and which are highly susceptible to change, and vice versa. However, as GLVIA 3 (para. 5.46) recognises, these relationships are complex, particularly when considering change within or adjacent to designated landscapes.

2.5.2 Para. 5.46 states:

*“For example:*

- An internationally, nationally, or locally valued landscape does not automatically, or by definition, have a high susceptibility to all types of change;*
- It is possible for an internationally, nationally or locally important landscape to have relatively low susceptibility to change resulting from the particular type of development in question, by virtue of both the characteristics of the landscape and the nature of the proposal;*
- The particular type of change or development proposed may not compromise the specific basis for the value attached to the landscape.”*

2.5.3 For the purposes of this appraisal, landscape sensitivity is defined through the application of the typical criteria set out in Table 3, below.

Table 3: Criteria for the assessment of sensitivity of landscape receptors	
Level	Typical criteria
High	Many of the key characteristics and qualities of the landscape are susceptible to change from the type of development being assessed and/or the value ascribed to the landscape is high.
Medium	Some of the key characteristics and qualities of the landscape are susceptible to change from the type of development being assessed and/or the value ascribed to the landscape is medium
Low	The key characteristics and qualities of the landscape are robust and are less likely to be adversely affected by the type of development being assessed and/or the value ascribed to the landscape is low.

2.5.4 Planning policy is important and relevant to LVIA when it reflects a recognition of the value placed upon a particular landscape, or its attributes, by society. Thus, designations such as National Parks and Areas of Outstanding Natural Beauty (AONB) have relevance, since they identify a consensus about this aforesaid value. Reference to planning policy can therefore assist in an appraisal, in identifying sensitive receptors.

## 2.6 Magnitude of landscape impacts

2.6.1 Table 4 explains how criteria are applied to determine the magnitude of impacts; this has been developed specific to this LVIA and is derived from GLVIA 3.



<b>Table 4</b> <b>Criteria for the assessment of magnitude of landscape impacts</b>	
<b>Level</b>	<b>Typical Criteria</b>
High	<ul style="list-style-type: none"> <li>• Total loss of or major alteration to key features or perceptual aspects of the baseline and/or the addition of new features considered to be totally uncharacteristic when set within the attributes of the receiving landscape</li> <li>• The impacts would be of a large scale influencing several landscape character types/areas</li> <li>• The impacts would be long term and/or irreversible</li> </ul>
Medium	<ul style="list-style-type: none"> <li>• Partial loss of or alteration to key features or perceptual aspects of the baseline and/or the addition of new features that may be prominent but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape</li> <li>• The impacts would be at the scale of the landscape character type/area within which the proposal lies</li> <li>• The impacts would be medium term and/or partially reversible</li> </ul>
Low	<ul style="list-style-type: none"> <li>• Minor loss of or alteration to key features or perceptual aspects of the baseline and/or the addition of new features that may not necessarily be considered to be uncharacteristic when set within the attributes of the receiving landscape</li> <li>• The impacts would be at the level of the immediate setting of the site</li> <li>• The impacts would be short term and/or reversible</li> </ul>
Negligible	<ul style="list-style-type: none"> <li>• Very minor loss of or alteration to key features or perceptual aspects of the baseline and/or the addition of new features that are not uncharacteristic with the surrounding landscape - approximating the 'no change' situation</li> <li>• The impacts would be at the site level, within the development site itself</li> <li>• The impacts would be very short term and/or reversible</li> </ul>
None	<ul style="list-style-type: none"> <li>• No loss or alteration to the key characteristics/ features, representing 'no change'.</li> </ul>

## 2.7 Level of landscape effects

2.7.1 A consideration of the sensitivity of the landscape receptors to the development and the magnitude of the impact resulting from the development, determines the level of the predicted effect.

2.7.2 The relationship between sensitivity and magnitude of impact to reach the level of effect is sometimes presented in the form of a matrix. However, such a matrix may lead to the same weighting of each criterion, which might not always be appropriate and may lead to a formulaic approach, therefore descriptions of how overall effects have been determined are provided and a conclusion is given on whether or not an effect is considered to be highly adverse or not (see paragraphs 3.34 and 3.35 of GLVIA 3).

- 2.7.3 Overall, effects may be adverse, neutral or beneficial, and are assigned a level on the scale: None-Negligible-Slight-Moderate-Substantial-Very Substantial, taking into account mitigation measures, and different stages of the project lifecycle.
- 2.7.4 Table 5 assigns typical criteria to each level, as applied in this appraisal; however, it should be noted that various different scenarios of susceptibility to change, landscape value, the size or scale, geographical extent and/or duration and reversibility of impacts could apply to result in highly adverse effects as described in the appraisal. The criteria in Table 5 are therefore provided as typical examples.
- 2.7.5 Intermediate levels, such as slight - moderate and moderate - substantial, may also apply.

Table 5 Criteria for determining the level of landscape effects	
Level	Typical criteria
Very Substantial	The proposals are wholly out of character with the existing situation, both locally and on the wider scale, and/or the landscape receptors are of high sensitivity
Substantial	The proposals have a large and prominent impact within the context of the wider area or are wholly out of character with the existing situation, and/or the landscape receptors are of high sensitivity
Moderate	The proposals have a noticeable impact within the context of the wider area, and/or the landscape receptors are of medium sensitivity
Slight	The proposals have some, but only a limited impact within the mainly local context, and/or the landscape receptors are of low sensitivity
Negligible	The degree of change is so small as to have little or no impact, and/or the landscape receptors are of low sensitivity

- 2.7.6 It is relevant to note that the assessed levels of effect merely form one element of the way in which a proposed development is determined. Other factors (e.g. environmental, economic, societal) will also play a role in the decision-making process.

## 2.8 Approach to the Appraisal

- 2.8.1 To understand the potential impacts upon the landscape receptors, the sensitivity of the area with respect to the proposed development is considered. The appraisal of sensitivity of the landscape to the development considers whether the key physical and perceptual characteristics of the development site could be materially affected by the proposed development. This is then combined with an appraisal of landscape value to determine the overall sensitivity of the landscape to the proposed development.

- 2.8.2 Visual sensitivity is not included in the landscape appraisal, as visual effects are considered separately, in accordance with GLVIA3.
- 2.8.3 It is important to remember that sensitivity to any development constructed within a landscape receptor area depends on the defining characteristics of that area, and of the development. The defining characteristics of a receptor area which is not the host area can only be greatly affected if one of its defining characteristics is views of the host area.
- 2.8.4 The extent of the potential effects over the wider landscape receptor areas is considered spatially, by reviewing how much of the area would be influenced by the development.
- 2.8.5 However, sequential experience of change could also amount to a change of the experience of parts of a landscape receptor area outside the immediate ZTV of the development. If a large proportion of an area was to be adversely affected, then this would be likely to lead to loss of character over the whole of the area. The converse is also true.
- 2.8.6 The impacts on each landscape receptor area were appraised by a consideration of the susceptibility to change of the area to the development, the value of the landscape, and the magnitude of change as a result of the proposed development, all taken together.
- 2.8.7 The appraisal of effects upon landscape character in general cannot therefore just be carried out by considering discrete viewpoints alone, however representative they may be.
-

### 3 METHODOLOGY FOR THE APPRAISAL OF VISUAL EFFECTS

#### 3.1 General approach

3.1.1 As with landscape effects, a consideration of the sensitivity of visual receptors (people) and the magnitude of the impact determines the level of the predicted effect on views and visual amenity. The nature or sensitivity of visual receptor considers their susceptibility to the type of change or development proposed and the value people attach to the affected views (GLVIA 3, paragraph 6.31).

#### 3.2 Sensitivity of visual receptors

3.2.1 Visual receptors include the public or community at large, residents, visitors, workers and people travelling through the landscape. The types of viewers, the numbers, the duration of the view and the importance of the view or views of and from valued areas contribute to defining the sensitivity of a visual receptor.

3.2.2 In the context of this development, the scale of the sensitivity of the visual receptors is as outlined in Table 6 and is derived from the GLVIA 3.

Table 6 Criteria for the assessment of sensitivity of visual receptors	
Level	Typical criteria
High	<ul style="list-style-type: none"> <li>Public views within areas of protected landscapes such as National Parks and Areas of Outstanding Natural Beauty (AONBs)</li> <li>Users of outdoor recreational facilities including public rights of way, or visitors to heritage assets or other attractions whose attention or interest is focused on the landscape and where tolerance to change is likely to be low</li> <li>Occupiers of residential properties with views affected by the development</li> <li>users travelling through or past the affected landscape on recognised scenic routes</li> </ul>
Medium	<ul style="list-style-type: none"> <li>Users travelling through or past the affected landscape by road, rail or other transport routes</li> <li>Users of public rights of way/ footways where attention or interest is not primarily focussed on the landscape and/ or particular views</li> <li>Users of outdoor recreation facilities whose attention or interest will include some views of the wider landscape and where there is some tolerance of change</li> </ul>
Low	<ul style="list-style-type: none"> <li>People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape so that the tolerance to change is high</li> <li>People at their place of work, or engaged in similar activities, whose attention may be focused on their work or activity, not their surroundings, and where setting is not important to the quality of working life</li> <li>Views from roads, footways, railways and industrial areas whose attention may be focused away from the landscape and where tolerance to change is likely to be high</li> </ul>

### 3.3 Magnitude of visual impacts

3.3.1 The nature or magnitude of the impacts on visual receptors depends upon the size or scale of the changes, the geographical extent of the area influenced, and the duration and reversibility of the impacts. In visual appraisal, the magnitude is also determined by the distance from the viewer, the extent of change in the field of vision or visibility of the proposed development, the proportion or number of viewers affected and the permanence or transience within the view.

3.3.2 Table 7 explains how criteria are applied in the assessment of magnitude and is derived from GLVIA 3.

<b>Table 7</b> <b>Criteria for the assessment of magnitude of visual impacts</b>	
<b>Level</b>	<b>Typical Criteria</b>
High	<ul style="list-style-type: none"> <li>• Total loss of or major alteration to views and/or the addition of new features that would be incongruous, very prominent, and/or would greatly contrast with the existing view</li> <li>• Full, open views, experienced at a location or for the majority of a journey</li> <li>• The views would be close, direct and/or totally occupied by the proposed development</li> </ul>
Medium	<ul style="list-style-type: none"> <li>• Partial loss of or alteration to views and/or the addition of new features that would be prominent, and/or would contrast with the existing view</li> <li>• Partial views, experienced for part of a journey or activity</li> <li>• The views would be middle distance, partially oblique and/or partially occupied by the proposed development</li> </ul>
Low	<ul style="list-style-type: none"> <li>• Minor loss of or alteration to views and/or the addition of new features that would not be prominent, and/or would not contrast with the existing view</li> <li>• Glimpsed views, experienced for a small part of a journey or activity</li> <li>• The views would be distant, oblique and/or only a small part of the view would be occupied by the proposed development</li> </ul>
Negligible	<ul style="list-style-type: none"> <li>• Very minor loss of or alteration to views and/or the addition of new features that are unlikely to be readily perceived</li> <li>• Very brief glimpsed views</li> <li>• The views would be very distant, very oblique and/or only a tiny part of the view would be occupied by the proposed development</li> </ul>
None	<ul style="list-style-type: none"> <li>• Barely discernible alteration to views and/or the addition of new features that would be almost imperceptible - approximating the 'no change' situation</li> <li>• Views are not possible</li> </ul>

3.3.3 The level of magnitude also takes into consideration the scheme's permanence and / or reversibility (i.e. whether the site could be returned to its current/ former use).

3.3.4 Magnitude at some viewpoint positions can vary greatly due to differing seasonal or weather conditions, changes in light at different times of the day, and whether a development is seen against the background of the sky or the landscape. The appraisal takes into account a worst-case scenario.

### 3.4 Level of visual effects

3.4.1 As with landscape effects, a consideration of the sensitivity of the visual receptors to the development and the magnitude of the impact resulting from the development, determines the overall level of the predicted effect. Again, a matrix is not used; descriptions of how the level of effect has been determined are provided.

3.4.2 Table 8 assigns examples of typical criteria to each level for visual effects, as applied in this appraisal; however, it should be noted that various different scenarios of susceptibility to change, the value of views, the size or scale, geographical extent and/or duration and reversibility of impacts could apply to result in highly adverse levels of effects as described in the appraisal.

3.4.3 Intermediate levels, such as slight-moderate and moderate-substantial, may also apply.

<b>Table 8</b>	
<b>Criteria for determining the level of visual effects</b>	
<b>Level</b>	<b>Typical criteria</b>
Very Substantial	The proposals would dominate views and would be wholly out of character with the existing situation, the changes would be experienced by a very large number of people, and/or the visual receptors would be of high sensitivity to the changes.
Substantial	The proposals would be out of character with the existing situation or prominent and contrasting with the existing views, the changes would be experienced by a large number of people, and/or the visual receptors would be of high sensitivity to the changes.
Moderate	The proposals would be noticeable in views but not dominating, the changes would be experienced by a medium number of people, and/or the visual receptors would be of medium sensitivity to the changes.
Slight	The proposals would result in small changes to the views, the changes would be experienced by a small number of people, and/or the visual receptors would be of low sensitivity to the changes.
Negligible	The proposals would be not be readily perceived in views, the changes would be experienced by a very small number of people, and/or the visual receptors would be of low sensitivity to the changes.
None	The proposals would be difficult to perceive, or would not be visible.

**Appendix B**  
**Photoviews 1 – 8**





CLASSIFICATION OF RECEPTOR	COMPONENTS OF EXISTING VIEW		COMPONENTS OF PROPOSED VIEW:	
			DURING CONSTRUCTION	FOLLOWING COMPLETION OF WORKS
<p><b>Angle of View:</b> 90°</p> <p><b>View Looking from:</b> Newport Wetlands National Nature Reserve</p> <p><b>Classification of Receptor:</b> Recreational visitor and Public Right of Way user (Wales Coastal Path long distance trail)</p> <p><b>Distance from Scheme (nearest point):</b> 1.50km</p> <p><b>Elevation:</b> 10m</p> <p><b>Sensitivity:</b> High</p>	<p><b>Foreground:</b> Rough grassland, scrub and vegetation on the north western edge of the Nature Reserve.</p> <p><b>Middle Distance:</b> Buildings associated with the power station, pylons and overhead lines.</p> <p><b>Long Distance:</b> Long distance views are screened by the Nature Reserve's perimeter vegetation. Existing development at the docks is not visible.</p>	DESCRIPTION OF VIEW	<p><b>As existing with:</b> Views of construction will be generally screened by intervening vegetation and development.</p>	<p><b>As existing with:</b> Views of the proposed development will be screened by intervening vegetation and development.</p>
			None	None
			None	None

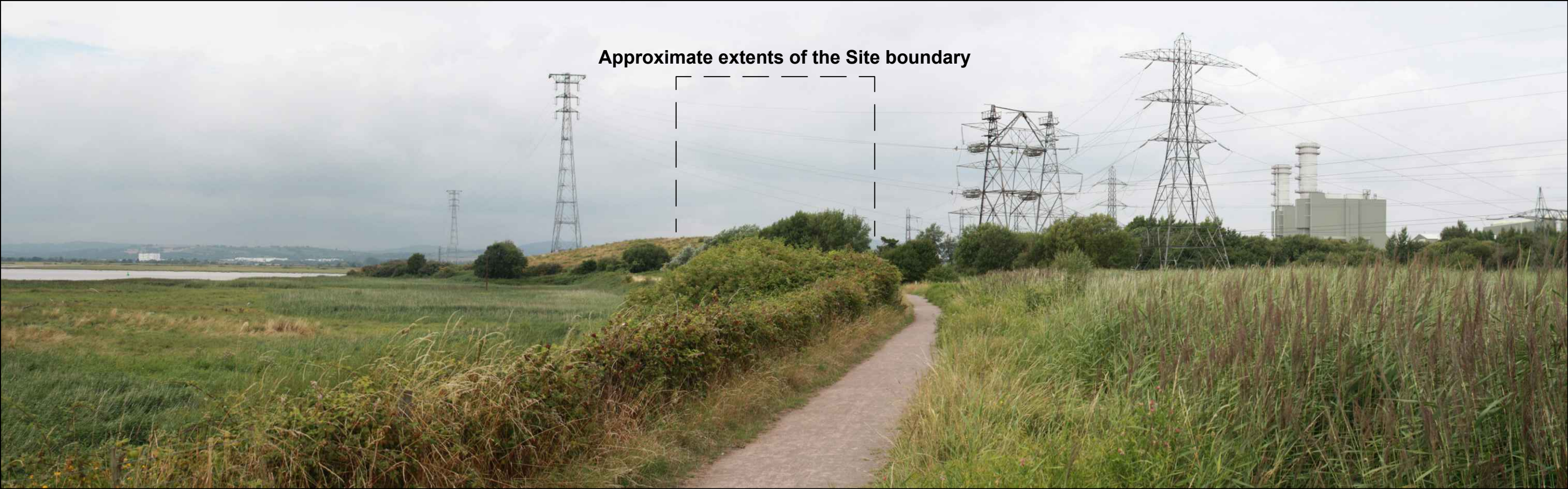
LOCATION OF PHOTOVIEW

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CLASSIFICATION OF RECEPTOR	COMPONENTS OF EXISTING VIEW		COMPONENTS OF PROPOSED VIEW:	
			DURING CONSTRUCTION	FOLLOWING COMPLETION OF WORKS
<p><b>Angle of View:</b> 90°</p> <p><b>View Looking from:</b> Newport Wetlands National Nature Reserve</p> <p><b>Classification of Receptor:</b> Recreational visitor and Public Right of Way user (Wales Coastal Path long distance trail)</p> <p><b>Distance from Scheme</b> (nearest point): 1.27km</p> <p><b>Elevation:</b> 10m</p> <p><b>Sensitivity:</b> High</p>	<p><b>Foreground:</b> The footpath around the Nature Reserve, reedbeds to the north and wetland vegetation extending to the shoreline to the south.</p> <p><b>Middle Distance:</b> Vegetation on the north western edge of the Nature Reserve and a bund to the south-west to the power station. The power station buildings can be seen beyond the vegetation and pylons and overhead power lines cross the fore to mid ground.</p> <p><b>Far Distance:</b> There are very long distance views across to the Wentloog Levels, to development on the south-western limits of Newport, and rising ground to the west of Newport. Existing development at the docks is not visible.</p>	DESCRIPTION OF VIEW	<p><b>As existing with:</b> Views of construction will be generally screened by intervening vegetation and earthworks.</p>	<p><b>As existing with:</b> Views of the proposed development will be screened by intervening vegetation and earthworks.</p>
			None	None
			None	None

LOCATION OF PHOTOVIEW

A detailed map of the Newport area, showing the River Usk, the docks, and the surrounding urban and natural landscape. A green circle with a number '2' inside indicates the specific location of the photoview. Various landmarks like the power station, docks, and wetlands are labeled. A north arrow is present in the top right corner.

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CLASSIFICATION OF RECEPTOR	COMPONENTS OF EXISTING VIEW		COMPONENTS OF PROPOSED VIEW:	
			DURING CONSTRUCTION	FOLLOWING COMPLETION OF WORKS
<p><b>Angle of View:</b> 90°</p> <p><b>View Looking from:</b> Footpath north of Burnt House</p> <p><b>Classification of Receptor:</b> Public Right of Way user (Wales Coastal Path long distance trail)</p> <p><b>Distance from Scheme</b> (nearest point): 2.70km</p> <p><b>Elevation:</b> 7m</p> <p><b>Sensitivity:</b> High</p>	<p><b>Foreground:</b> Meadow grassland / pasture and field edge vegetation.</p> <p><b>Middle Distance:</b> Buildings associated with the power station, steel works along the River Usk and a wind turbine can be seen just beyond the foreground vegetation.</p> <p><b>Long Distance:</b> Long distance views are screened by the Nature Reserve's perimeter vegetation. Existing development at the docks is not visible.</p>	<p><b>DESCRIPTION OF VIEW</b></p>	<p><b>As existing with:</b> Views of construction will be generally screened by intervening vegetation and the steelworks.</p>	<p><b>As existing with:</b> Views of proposed development will be screened by intervening vegetation and the steelworks building.</p>
			None	None
			None	None

LOCATION OF PHOTOVIEW

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CLASSIFICATION OF RECEPTOR	COMPONENTS OF EXISTING VIEW		COMPONENTS OF PROPOSED VIEW:	
			DURING CONSTRUCTION	FOLLOWING COMPLETION OF WORKS
<p><b>Angle of View:</b> 90°</p> <p><b>View Looking from:</b> Footpath along the River Usk</p> <p><b>Classification of Receptor:</b> Public Right of Way user (Wales Coastal Path long distance trail)</p> <p><b>Distance from Scheme</b> (nearest point): 1.69km</p> <p><b>Elevation:</b> 7m</p> <p><b>Sensitivity:</b> High</p>	<p><b>Foreground:</b> The vegetated and silted eastern and western river banks of the Usk. The majority of the footpath is largely screened / filtered south of this point by built form and vegetation.</p> <p><b>Middle Distance:</b> Built form, ancillary structures and wind turbines at the docks.</p> <p><b>Far Distance:</b> Mainly screened by mid-distance built development at the docks, but there are glimpses of pylons and power lines beyond.</p>	DESCRIPTION OF VIEW	<p><b>As existing with:</b> Views of construction may be perceived if possible through buildings at the docks although these are unlikely to be readily discerned due to existing structures and activity within the docks.</p>	<p><b>As existing with:</b> Views of the proposed development may be marginally glimpsed and would be seen in the context of the intervening existing docks development. Any glimpses would not alter the nature of the current views.</p>
			Negligible	Negligible / None
			Negligible / Slight Adverse	Negligible Adverse

LOCATION OF PHOTOVIEW

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CLASSIFICATION OF RECEPTOR	COMPONENTS OF EXISTING VIEW		COMPONENTS OF PROPOSED VIEW:	
			DURING CONSTRUCTION	FOLLOWING COMPLETION OF WORKS
<p><b>Angle of View:</b> 90°</p> <p><b>View Looking from:</b> Recreation ground, Duffryn</p> <p><b>Classification of Receptor:</b> Recreation user</p> <p><b>Distance from Scheme</b> (nearest point): 1.53km</p> <p><b>Elevation:</b> 8m</p> <p><b>Sensitivity:</b> Medium</p>	<p><b>Foreground:</b> The recreation ground, rough grassland / scrub areas, the railway embankment and vegetation along it.</p> <p><b>Middle Distance:</b> Pylons and power lines on the opposite side of the railway and a bund to the east of the River Ebbw.</p> <p><b>Long Distance:</b> Glimpses of turbines, cranes and the ridgelines of buildings at the docks</p>	DESCRIPTION OF VIEW	<p><b>As existing with:</b> Views of construction will be generally screened by all intervening landscape elements. There may be marginal glimpses of construction activity, but given the existing presence of cranes at the docks, additional structures during construction are not considered to materially change the existing nature of the view.</p>	<p><b>As existing with:</b> Views of the proposed development will be screened by elements within the intervening landscape.</p>
			Negligible	None
			Negligible	None

LOCATION OF PHOTOVIEW

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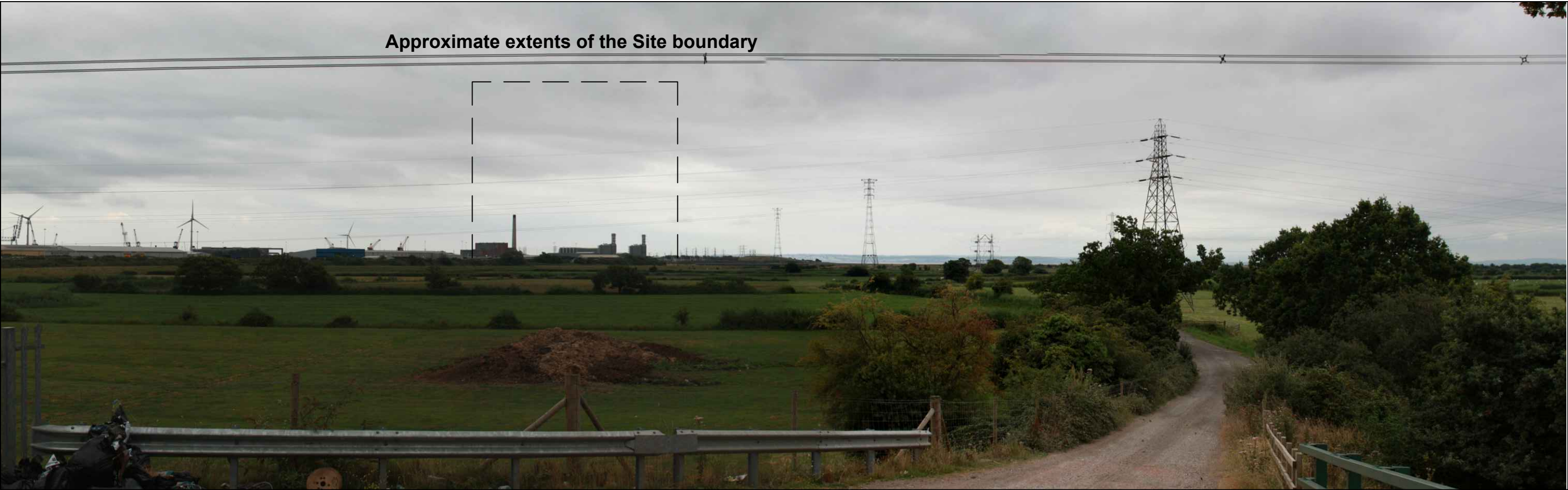
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N: 185195m

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CLASSIFICATION OF RECEPTOR	COMPONENTS OF EXISTING VIEW		COMPONENTS OF PROPOSED VIEW:	
			DURING CONSTRUCTION	FOLLOWING COMPLETION OF WORKS
<p><b>Angle of View:</b> 90°</p> <p><b>View Looking from:</b> Footpath (over a railway bridge)</p> <p><b>Classification of Receptor:</b> Public Right of Way user (Wales Coastal Path long distance trail)</p> <p><b>Distance from Scheme</b> (nearest point): 1.10km</p> <p><b>Elevation:</b> 10m</p> <p><b>Sensitivity:</b> Highway (medium)</p>	<p><b>Foreground:</b> Farm access track with pastoral fields and intermittent boundary vegetation to either side.</p> <p><b>Middle Distance:</b> Pastoral farmland.</p> <p><b>Far Distance:</b> Development at the docks, wind turbines and the power station beyond. Pylons and powerlines cross the view and horizon. There are very distant glimpses of land on the opposite side of the Bristol Channel.</p>	<p><b>DESCRIPTION OF VIEW</b></p>	<p><b>As existing with:</b> Construction activity would be directly in front of buildings at the docks within the view and seen in the context of existing development.</p>	<p><b>As existing with:</b> Views of the proposed development will sit in front of existing buildings at the docks, and partially behind existing vegetation adjoining the Site's western boundary. Views towards the Site will see the proposed built form sitting directly in front of the power station to the south-west of the Site, with some additional screening from planting within the proposed habitat corridor on the western boundary.</p>
			Negligible / Low	Negligible / Low
			Slight Adverse	Slight Adverse

**LOCATION OF PHOTOVIEW**

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**GRID REF**

E: 330210m  
N: 184636m

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CLASSIFICATION OF RECEPTOR	COMPONENTS OF EXISTING VIEW		COMPONENTS OF PROPOSED VIEW:	
			DURING CONSTRUCTION	FOLLOWING COMPLETION OF WORKS
<b>Angle of View:</b> 90°  <b>View Looking from:</b> Wales Coastal Path (long distance trail)  <b>Classification of Receptor:</b> PRow  <b>Distance from Scheme</b> (nearest point): 340m  <b>Elevation:</b> 7m  <b>Sensitivity:</b> High	<b>Foreground:</b> Dairy pasture and sea wall.  <b>Middle Distance:</b> Vegetation adjacent to the Site's west boundary, partial views beyond of cranes, wind turbines and buildings at the port and of the power station.  <b>Far Distance:</b> The sea wall and flat topography of the levels; together with vegetation and development along the Ebbw River; limits long distance views.	<b>DESCRIPTION OF VIEW</b>	<b>As existing with:</b> Views of construction activity will be generally screened at a lower levels by the sea wall and vegetation along the Site boundary. Some activity may be perceived.	<b>As existing with:</b> Views of the proposed development will be well filtered by trees and vegetation adjacent to the west of Site boundary, although there are likely to be glimpses of the roofline of the proposed building. These may appear just above the canopy but would replace existing glimpses of built form further north-east within the docks.
			Negligible	Negligible / Slight
			Slight Adverse	Slight / Moderate Adverse

**LOCATION OF PHOTOVIEW**

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**GRID REF**

E: 330945m  
N: 184064m

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CLASSIFICATION OF RECEPTOR	COMPONENTS OF EXISTING VIEW		COMPONENTS OF PROPOSED VIEW:	
			DURING CONSTRUCTION	FOLLOWING COMPLETION OF WORKS
<b>Angle of View:</b> 90°  <b>View Looking from:</b> Wales Coastal Path (long distance trail)  <b>Classification of Receptor:</b> PRoW  <b>Distance from Scheme</b> (nearest point): 280m  <b>Elevation:</b> 8m  <b>Sensitivity:</b> High	<b>Foreground:</b> Shoreline wet grassland, the east and west pier structures into Newport Docks and the confluence of the River Ebbw with the River Usk.  <b>Middle Distance:</b> Existing buildings, structures, wind turbines and peripheral vegetation at the docks, plus the power station, bund, pylons and power lines.  <b>Far Distance:</b> Long distance views are not a feature of the view; screened by mid-ground features; although there are very distant glimpsed views of rising ground to the north of Newport.	DESCRIPTION OF VIEW	<b>As existing with:</b> Views of construction seen partially beyond the vegetation adjoining the Site boundary. Construction seen to the south of this vegetation would be viewed against the backdrop of existing activity, cranes and built form at the docks.	<b>As existing with:</b> The proposed built form may be seen just above the canopy of the existing vegetation just outside the west of the Site. Development not screened by this vegetation would sit directly in front of existing development in the docks. Areas of the Site closest within the view comprise the habitat corridor and the Habitat Enhancement Area, which are to be retained. There may be some additional softening within the view from proposed planting within the habitat corridor, although this would largely comprise scrub planting.
			Low	Low
			Slight to Moderate Adverse	Slight to Moderate Adverse

LOCATION OF PHOTOVIEW

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GRID REF

E: 331297m  
N: 183762m

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CLASSIFICATION OF RECEPTOR	COMPONENTS OF EXISTING VIEW		COMPONENTS OF PROPOSED VIEW:	
			DURING CONSTRUCTION	FOLLOWING COMPLETION OF WORKS
<b>Angle of View:</b> 90°  <b>View Looking from:</b> Wales Coastal Path (long distance trail)  <b>Classification of Receptor:</b> PRoW  <b>Distance from Scheme</b> (nearest point): 2.40km  <b>Elevation:</b> 9m  <b>Sensitivity:</b> High	<b>Foreground:</b> The sea wall and a ditch running in parallel, with the footpath in between. to the north is pasture, and to the south is estuary grassland.  <b>Middle Distance:</b> the Severn Estuary to the south, and pasture with field boundaries which are variably defined by fencing and vegetation to the north. The earthworks around a recycling facility can be seen to the north-east.  <b>Far Distance:</b> Structures, buildings and wind turbines at and associated with the docks and power station, including wind turbines and pylons. The far distant horizon is formed by settlement in the north of Newport rising to the hills beyond, and elevated ground on the southern side of the Severn Estuary.	<b>DESCRIPTION OF VIEW</b>	<b>As existing with:</b> distant views of construction will be largely screened vegetation around the recycling centre and along the Ebbw River, seen between buildings and structures to the north and south of the Site at the docks.	<b>As existing with:</b> The proposed building may be partially visible beyond intervening trees, seen at long distance in the context of existing large-scale built form at the docks and nearby at the power station.
			Negligible	Negligible
			Negligible Adverse	Negligible Adverse

**LOCATION OF PHOTOVIEW**

**GRID REF**

E: 330323m  
N: 181893m

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CLASSIFICATION OF RECEPTOR	COMPONENTS OF EXISTING VIEW		COMPONENTS OF PROPOSED VIEW:	
			DURING CONSTRUCTION	FOLLOWING COMPLETION OF WORKS
<p><b>Angle of View:</b> 90°</p> <p><b>View Looking from:</b> The Gaer (Iron age hill fort site)</p> <p><b>Classification of Receptor:</b> PRow (Sirhowy Valley Walk long distance trail)</p> <p><b>Distance from Scheme</b> (nearest point): 3.74km</p> <p><b>Elevation:</b> 86m</p> <p><b>Sensitivity:</b> High</p>	<p><b>Foreground:</b> Recreational space surrounded by bracken, trees and scrub. Some properties in Gaer visible to the east adjacent to open space.</p> <p><b>Middle Distance:</b> Screened by peripheral vegetation and the steep nature of the hill slopes.</p> <p><b>Far Distance:</b> Distant views of Newport docks, housing and development in the south of Newport. Very distant horizon formed by land on the opposite side of the Bristol Channel</p>	DESCRIPTION OF VIEW	<p><b>As existing with:</b> Views of construction will not be visible from much of this open space due to vegetation, although there may be intermittent views from the most elevated, least visually impeded parts; such as is illustrated by this photoview. construction activity is unlikely to be discerned at this distance and given the existing well developed immediate context.</p>	<p><b>As existing with:</b> Views of the proposed development will not be visible from much of this open space due to vegetation. It is unlikely that any change to these views following development would be identified given the distance and their intermittent nature.</p>
		MAGNITUDE OF IMPACT	None / Negligible	None / Negligible
		SIGNIFICANCE OF IMPACT	None / Negligible Adverse	None / Negligible Adverse

LOCATION OF PHOTOVIEW

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GRID REF

E: 328930m  
N: 186866m

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