COOMBE FARM,
CHEPSTOW

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

Ian Pick Associates

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Contents

1.0 Executive Summary

i. LVIA Ltd were instructed to undertake a landscape and visual impact assessment for two additional chicken sheds located at Coombe Farm, Chepstow by Ian Pick Associates Ltd in July 2022. The site and its surrounding landscape were assessed and a total of five viewpoints were selected to represent a variety of receptors in the surrounding area.

ii. The aim of this report is to provide an assessment of the potential landscape and visual effects of a proposed development upon the receiving landscape, in line with current legislation and guidance. It comprises two main assessments, the first for landscape and the second for visual effects.

iii. The assessment has been conducted in line with published best practice guidelines and includes a desk study; (review of local plan policies, published landscape character assessment and production of a computer generated Zone of Theoretical Visibility (ZTV)) and onsite observations.

iv. The site currently forms part of a field in agricultural use which is defined by hedgerows with trees field boundaries and pockets of woodland in the local landscape. The site sits adjacent to existing buildings in agricultural use and poultry sheds. The site sits in an undulating landform and slopes gently towards the south and west.

v. Due to the existing local area, the proposed scheme would not be out of character with its surroundings when considered as part of the local and wider landscape.

vi. Mitigation measures have been suggested to aid the schemes visual blending with the existing environs.

vii. Five viewpoints were considered and of these, none were considered to be subject to material visual impacts.

viii. With the implementation of a successful mitigation strategy, the overall outcomes of the proposals are considered to be a minor/negligible overall effect on the surrounding landscape character and a minor effect on the visual baseline. It should be considered that this type of development is not out of character within the receiving landscape.

2.0 Introduction

2.1.1 LVIA Ltd were commissioned by Ian Pick Associates in July 2022, to carry out a landscape and visual assessment of the proposed development site located at Coombe Farm, Chepstow.

2.1.2 The brief was to assess the likely landscape and visual impact of the development and identify the degree of change over the existing use and site conditions.

2.1.3 The field survey was carried out during August 2022, and all viewpoints were chosen from publicly accessible vantage points.

2.1.4 Particular attention was paid to the potential views of receptors of high sensitivity e.g. users of Public Rights of Way (PRoW) or byways.

2.1.5 Landscape and visual impact assessments can be defined as a mechanism by which the landscape can be assessed against its capacity to accommodate change. The aim of this report is to provide an assessment of the potential landscape and visual effects of the proposed development upon the receiving landscape, in line with current legislation and guidance.

The Site

2.1.6 The site is accessed from the existing access to Coombe Farm and the proposals are for two additional chicken sheds with feed bins and concrete apron.

2.1.7 The site currently forms part of a field in agricultural use which is defined by hedgerows with trees field boundaries and pockets of woodland in the local landscape. The site sits adjacent to existing buildings in agricultural use and poultry sheds. The site sits in an undulating landform and slopes gently towards the south and west.

3.0 Methodology

3.1.1 In conjunction with the landscape survey and assessment of the study area, a detailed visual survey has been undertaken in order to assess any potential visual impact of the development. In order to evaluate what the visual impact of the development will be and what can be done to ameliorate the impact, it is necessary to describe the existing situation to describe a basis against which any change can be assessed.

3.1.2 As a matter of best practice the assessment has been undertaken in accordance with the advisory guidelines set out in the document - "Guidelines for Landscape & Visual Impact Assessment – Third Edition", published by The Landscape Institute and Institute of Environmental Assessment (2013).

3.1.3 The landscape assessment includes a baseline study that describes, and evaluates the existing landscape and visual resources, focusing on their sensitivity and ability to accommodate change.

3.1.4 The prime objective is to minimise the potential impact of the development by minimising the potential for visual impact wherever possible.

3.1.5 Information regarding the site and surroundings was gathered from Ordnance Survey maps, aerial photographs and on-site observations.

3.1.6 In order to assist in the assessment of the potential visual effects of any development, a computer-generated Zone of Theoretical Visibility (ZTV) has been modelled. The computer ZTV is used as a working tool to inform the assessment team of the extent of the zone within which the proposed development may have an influence or effect on landscape character and visual amenity and the areas within which the study area together with site survey work should be concentrated. It should be noted that this is a topographical information based exercise with no account being taken of the potential effects of vegetation or buildings on views.

3.1.7 Landscape has two separate but closely related aspects; firstly is the impact on the character of the landscape which includes responses that are felt toward the combined effect of the development. The significance of this will depend partly on the number of people affected and also on the judgements about how much the changes will matter in relation to the human senses of those concerned. Secondly, visual impact, in contrast to landscape character, is perhaps less prone to being subjective. Visual impact may occur by means of intrusion and/or obstruction, where visual intrusion is impact on the view without blocking it and visual obstruction is impact on a view that would be hidden by the development.

Table 1: Landscape Quality (or Condition)

Landscape Quality (or Condition)	Typical Indicators
Very High	All landscape elements remain intact and in good repair. Buildings are in local vernacular and materials. No detracting elements are evident
High	Most landscape elements remain intact and in good repair. Most buildings are in local vernacular and materials. Few detracting elements are evident
Medium	Some landscape elements remain intact and in good repair. Some buildings are in local vernacular and materials and some detracting elements are evident
Low	Few landscape elements remain intact and in good repair. Few buildings are in local vernacular and materials. Many detracting or incongruous elements are evident
Very Low	No landscape elements remain intact and in good repair. Buildings are not in local vernacular and materials. Detracting or incongruous elements are much in evidence

Table 2: Landscape Value

Landscape Value	Typical Indicators
Very High	Areas comprising a clear composition of valued landscape components in robust form and health, free of disruptive visual detractors and with a strong sense of place. Areas containing a strong, balanced structure with distinct features worthy of conservation. Such areas would generally be internationally or nationally recognised designations, such as Areas of Outstanding Natural Beauty (AONB).
High	Areas primarily containing valued landscape components combined in an aesthetically pleasing composition and lacking prominent disruptive visual detractors. Areas containing a strong structure with noteworthy features or elements, exhibiting a sense of place. Such areas would generally be national statutorily designated areas. Such areas may also relate to the setting of internationally or nationally statutory designated areas, such as AONB.
Medium	Areas primarily of valued landscape components combined in an aesthetically pleasing composition with low levels of disruptive visual detractors, exhibiting a recognisable landscape structure. Such areas would generally be non-statutory locally designated areas such as Areas of Great Landscape Value.
Low	Areas containing some features of landscape value but lacking a coherent and aesthetically pleasing composition with frequent detracting visual elements, exhibiting a distinguishable structure often concealed by mixed land uses or development. Such areas would be commonplace at the local level and would generally be undesignated, offering scope for improvement.
Very Low	Areas lacking valued landscape components or comprising degraded, disturbed or derelict features, lacking any aesthetically pleasing composition with a dominance of visually detracting elements, exhibiting mixed land uses which conceal the baseline structure. Such areas would generally be restricted to the local level and identified as requiring recovery.

Table 3: Character Sensitivity

Character Sensitivity	Typical Indicators
Very High	**Landscape elements:** Important elements of the landscape susceptible to change and of high quality and condition. **Scale and Enclosure:** Small-scale landform/land cover/ development, human scale indicators, fine grained, enclosed with narrow views, sheltered. **Manmade influence:** Absence of manmade elements, traditional or historic settlements, natural features and 'natural' forms of amenity parkland, perceived as natural 'wild land' lacking in man-made features, land use elements and detractors **Remoteness and Tranquillity:** Sense of peace, isolation or wildness, remote and empty, no evident movement.
High	**Where, on the whole, indicators do not meet the Very High criteria but exceed those for Medium**
Medium	**Landscape elements:** Important elements of the landscape of moderate susceptibility to change and of medium quality and condition. **Scale and Enclosure:** Medium-scale landform/land cover/ development, textured, semi-enclosed with middle distance views. **Manmade influence:** Some presence of man-made elements, which may be partially out of scale with the landscape and be of only partially consistent with vernacular styles. **Remoteness and Tranquillity:** some noise, evident, but not dominant human activity and development, noticeable movement.
Low	**Where, on the whole, indicators do not meet the Medium criteria but exceed those for Very Low.**
Very Low	**Landscape elements:** Important elements of the landscape insusceptible to change and of low quality and condition. **Scale and Enclosure:** Large-scale landform/land cover/ development, Featureless, coarse grained, open with broad views. **Manmade influence:** Frequent presence of utility, infrastructure or industrial elements, contemporary structures e.g. masts, pylons, cranes, silos, industrial sheds with vertical emphasis, functional man-made land-use patterns and engineered aspects. **Remoteness and Tranquillity:** Busy and noisy, human activity and development, prominent movement.

Table 4: Landscape Visual Sensitivity

Landscape Visual Sensitivity	Typical Indicators
Very High	**Visual interruption:** Flat or gently undulating topography, few if any vegetative or built features. Nature of views: **Densely populated, dispersed pattern of small settlements, outward looking settlement, landscape focused recreation routes and/or visitor facilities, distinctive settings, gateways or public viewpoints.**
High	**Where, on the whole, indicators do not meet the Very High criteria but exceed those for Medium.**
Medium	**Visual interruption:** Undulating or gently rolling topography, some vegetative and built features. Nature of views: **Moderate density of population, settlements of moderate size with some views outwards, routes with some degree of focus on the landscape.**
Low	**Where, on the whole, indicators do not meet the Medium criteria but exceed those for Very Low.**
Very Low	**Visual interruption**: Rolling topography, frequent vegetative or built features. Nature of views: **Unpopulated or sparsely populated, concentrated pattern of large settlements, introspective settlement, inaccessible, indistinctive or industrial settings.**

Table 5: Definition of Magnitude of Landscape Impacts

Magnitude	Description
Large	Total loss of or major alteration to key valued elements, features, and characteristics of the baseline or introduction of elements considered being prominent and totally uncharacteristic when set within the attributes of the receiving landscape. Would be at a considerable variance with the landform, scale and pattern of the landscape. Would cause a high quality landscape to be permanently changed and its quality diminished.
Medium	Partial loss of or alteration to one or more key elements, features, characteristics of the baseline or introduction of elements that may be prominent but may not be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape. Would be out of scale with the landscape, and at odds with the local pattern and landform. Will leave an adverse impact on a landscape of recognised quality.
Small	Minor loss or alteration to one or more key elements, features, characteristics of the baseline or introduction of elements that may be prominent but may not be uncharacteristic when set within the attributes of the receiving landscape. May not quite fit into the landform and scale of the landscape. Affect an area of recognised landscape character
Negligible	Very minor loss or alteration to one or more key elements, features, and characteristics of the baseline or introduction of elements that are not uncharacteristic when set within the attributes of the receiving landscape. Maintain existing landscape quality, and maybe slightly at odds to the scale, landform and pattern of the landscape.

3.1.8 'Material' landscape effects would be those effects assessed to be major or major/moderate and are indicated by shading in the following table.

Table 6: Significance of Landscape Effects

Magnitude	Sensitivity				
	Very High	High	Medium	Low	Very Low
Large	Major	Major	Major/ moderate	Moderate	Moderate/ minor
Medium	Major	Major/ moderate	Moderate	Moderate/ minor	Minor/ negligible
Small	Moderate	Moderate/ minor	Minor	Negligible	Negligible
Negligible	Minor/ moderate	Minor	Minor/ negligible	Negligible	Negligible

3.1.9 The prediction and extent of effect cannot always be absolute. It is for each assessment to determine the assessment criteria and the significance thresholds, using informed and well-reasoned professional judgement supported by thorough justification for their selection, and explanation as to how the conclusions about significance for each effect assessed have been derived, as noted in GLVIA 3rd edition para 2.23-2.26 and 3.32-36.

3.1.10 In order to determine the magnitude of impact for any critical viewpoints of the subject site, whether in the immediate locality or further afield, the assessment of visual impact takes into account the;

- Sensitivity of the views and viewers (visual receptor) affected;
- Extent of the proposed development that will be visible;
- Degree of visual intrusion or obstruction that will occur;
- Distance of the view;
- Change in character or quality of the view compared to the existing.

3.1.11 The locations from which the proposed development will be visible are known as 'visual receptors'. For the purposes of a visual assessment the visual receptors would be graded according to their sensitivity to change.

Table 7: Visual Receptor Sensitivity

Receptor Sensitivity	Description
High	Occupiers of residential properties. Users of outdoor recreational facilities, including public rights of way, whose attention or interest may be focused on the landscape Communities where the development results in changes in the landscape setting or valued views enjoyed by the community.
Medium	People travelling through or past the affected landscape in cars, on trains or other transport routes where higher speeds are involved and views sporadic and short-lived. People engaged in outdoor recreation where enjoyment of the landscape is incidental rather than the main interest.
Low	People at their place of work, Industrial facilities.

Table 8: Definition of Magnitude of Visual Impact

Magnitude	Description
Very Large	The development would result in a dramatic change in the existing view and/or would cause a dramatic change in the quality and/or character of the view. The development would appear large scale and/or form the dominant elements within the overall view and/or may be in full view the observer or receptor. Commanding, controlling the view.
Large	The development would result in a prominent change in the existing view and/or would cause a prominent change in the quality and /or character of the view. The development would form prominent elements within the overall view and/or may be easily noticed by the observer or receptor. Standing out, striking, sharp, unmistakeable, easily seen.
Medium	The development would result in a noticeable change in the existing view and/or would cause a noticeable change in the quality and/or character of the view. The development would form a conspicuous element within the overall view and/or may be readily noticed by the observer or receptor. Noticeable, distinct, catching the eye or attention, clearly visible, well defined.
Small	The development would result in a perceptible change in the existing view, and/or without affecting the overall quality and/or character of the view. The development would form an apparent small element in the wider landscape that may be missed by the observer or receptor. Visible, evident, obvious.
Very Small	The development would result in a barely perceptible change in the existing view, and/or without affecting the overall quality and/or would form an inconspicuous minor element in the wider landscape that may be missed by the observer or receptor. Lacking sharpness of definition, not obvious, indistinct, not clear, obscure, blurred, indefinite.
Negligible	Only a small part of the development would be discernible and/or it is at such a distance that no change to the existing view can be appreciated. Weak, not legible, near limit of acuity of human eye.

Table 9: Significance of Visual Effects

Magnitude	Sensitivity		
	High	Medium	Low
Very large	Major	Major	Major/moderate
Large	Major	Major/moderate	Moderate
Medium	Major/moderate	Moderate	Moderate/minor
Small	Moderate	Moderate/minor	Minor
Very Small	Minor	Minor	Negligible
Negligible	Negligible	Negligible	Negligible

(Shaded areas show material effects)

4.0 Receiving Environment

4.1 Existing Features

4.1.1 The overall landscape character of the site and its surroundings can be determined as the result of the relationship between landform, land cover, landscape elements and climate.

4.1.2 An Approach to Landscape Character Assessment which was published by Natural England in 2014 offers five key principles of Landscape Assessment at paragraph 1.4. These are given as:

- Landscape is everywhere and all landscape and seascape has character;
- Landscape occurs at all scales and the process of Landscape Character Assessment can be undertaken at any scale;
- The process of Landscape Character Assessment should involve an understanding of how the landscape is perceived and experienced by people;
- A Landscape Character Assessment can provide a landscape evidence base to inform a range of decisions and applications;
- A Landscape Character Assessment can provide an integrating spatial framework – a multitude of variables come together to give us our distinctive landscapes.

4.1.3 The Regional Landscape Character Area (Wales) area as defined by Landmap in their assessment of Wales provides an assessment of the landscapes character. The assessment covers a number of criteria which are to be considered as a whole. These topics and their general characteristics are defined as:

- Geological Landscape - (Castrogi Brook) Lowland hills and valleys. Evaluation: Moderate
- Landscape Habitats – (Wan, Llan-mere, Cuhere etc. Woods) Cry (Relatively) Terrestrial Habitats. Evaluation: High
- Visual and Sensory – (Chepstow parkland) Upland. Evaluation: High
- Historic Landscape – (Earlswood Common) Built Environment. Evaluation: High
- Cultural Landscape – (Chepstow Parkland) Upland. Evaluation: None given

4.1.4 The categories of the landscape in which the site and its context sit are given a high or moderate category. These criteria areas are relatively geographically larger, and the site forms a very small part within their extent.

4.1.5 The site currently forms part of a field in agricultural use which is defined by hedgerows with trees field boundaries and pockets of woodland in the local landscape. The site sits adjacent to existing buildings in agricultural use and poultry sheds. The site sits in an undulating landform and slopes gently towards the south and west.

4.1.6 Road noise can be heard within the site from surrounding roads and manmade elements cross the landscape in the forms of telegraph poles, having an urbanising effect on the otherwise agricultural landscape character.

4.1.7 The site would be consistent with the current landscape character of both the site and its surrounding context. With a successful mitigation strategy, the proposal would further integrate with its setting.

4.2 Limits to study Area

4.2.1 The limits to the study area have been determined by the visual envelope of the development site. This area has been adopted as the main study area, as it surrounds the site and may be considered likely to be most impacted by physical change.

4.2.2 In order to assist in the assessment of the potential visual effects of any development, a computer-generated Zone of Theoretical Visibility (ZTV) has been modelled. The computer ZTV is used as a working tool to inform the assessment team of the extent of the zone within which the proposed development may have an influence or effect on landscape character and visual amenity and the areas within which the study area together with site survey work should be concentrated. It should be noted that this is a topographical information based exercise with no account being taken of the potential effects of vegetation or buildings acting as a visual barrier. The ZTV is shown in Figure 3: Zone of Theoretical Visibility.

4.2.3 The initial study area was set to a radius of approximately 2.5km from the centre of the site (N51°38'00, W02°46'34) on the basis that, at this distance, this form of development, when seen by the human eye, would be hardly discernible or not legible.

4.2.4 Viewpoints have been detailed in table 10: Viewpoint Details which outlines location and rationale for selection.

Table 10: Viewpoint Details

No	Location	Distance and direction of view	Northing	Westing	Rationale for selection
1	Junction of PRoW 380/72/1 and 380/73/1	0.06km, N	51°37'55	02°46'36	Users of PRoW
2	PRoW 380/72/1	0.14km, SW	51°38'05	02°46'23	Users of PRoW
3	PRoW 380/73/1	0.35km, NW	51°37'58	02°46'12	Users of PRoW
4	Red House Lane	0.30km, W	51°38'03	02°46'13	Road users
5	PRoW 380/71/1	0.39km, S	51°38'15	02°46'35	Users of PRoW

4.3 Views to the site

4.3.1 It is clear that, despite the study area being potentially visible from a wide variety of locations, at varying distances and from a limited number of private and public areas, that the visual envelope is actually quite limited.

4.3.2 The visibility of the site is dependent on a range of factors, including location of viewpoint, distance of view, the angle of the sun, time of year and climatic conditions. Of equal importance will be whether the site is seen completely or in part of the skyline, where land provides a backcloth and where there is a complex foreground or an expansive landscape surrounding the view. The aspect of dwellings and whether it is a main view or one from a secondary window less frequently used is also a consideration.

4.3.3 A photographic study of the site has been undertaken. The viewpoints are at varying distances from the site and have been selected to represent potential views seen by the most sensitive receptors from around the site.

4.3.4 The site visit has been undertaken during months when vegetation has its foliage and is acting as denser visual barriers. In months when vegetation has lost its foliage, it will act as less dense visual barriers.

4.3.5 The sensitivity of most of the local receptors is assessed as either high or medium as shown in table 7: Visual Receptor Sensitivity.

4.3.6 For the field assessment, a Canon EOS 500D camera with an 18-55mm lens was used, set at 35mm focal length. This is in line with best practice as shown in the Visual Representation of Development Proposals technical guidance note issued by the Landscape Institute (Technical Guidance Note 06/19).

4.3.7 The site was visited on the 5th of August 2022; the weather was bright and clear.

Viewpoint 1: View from junction of PRoW 380/72/1 and 380/73/1

Vp1	Panoramic View	***(Distance 0.06km looking north)***
Baseline Description	This is a view from the junction of PRoW 380/72/1 and 380/73/1 looking north towards the proposed site. The existing agricultural built form that is situated at Coombe Farm can be seen set within a landscape formed by fields that are defined with hedgerows with intermittent trees. The local landform rises steadily to the north where Stoneycroft Wood forms a wooded backcloth to views. Telegraph poles and a wind turbine cross the landscape forming manmade elements with a vertical emphasis on the view.	
Predicted change	From this viewpoint, the proposals will be visible and will sit between the viewer and the Coombe Farm buildings. However, the buildings will appear similar to the existing context of agricultural built form.	
Type of effect	The introduction of the proposed building would be comparable to the type of agricultural development that already exists in the local landscape.	
Magnitude of Change	The development would result in a perceptible change that would be visible to an observer but will not affect the overall quality or character of the view.	
Assessment	Sensitivity	Users of PRoW – High
	Magnitude	Small
Significance of Effect		*Moderate – Not a material change*

Viewpoint 2: View from PRoW 380/72/1

Vp2	Panoramic View	***(Distance 0.14km looking south west)***
Baseline Description	This is a view from PRoW 380/72/1 looking south west towards the proposed site. The existing agricultural built form that is situated at Coombe Farm can be seen set within a landscape formed by fields that are defined with hedgerows with intermittent trees. The local landform rises steadily to the north. A wind turbine forms a manmade element with a vertical emphasis on the view.	
Predicted change	From this viewpoint, the proposals will be partly visible and will sit to the south of the Coombe Farm buildings. However, the buildings will appear similar to the existing context of agricultural built form.	
Type of effect	The introduction of the proposed building would be comparable to the type of agricultural development that already exists in the local landscape.	
Magnitude of Change	The development would result in a perceptible change that would be visible to an observer but will not affect the overall quality or character of the view.	
Assessment	Sensitivity Magnitude	Users of PRoW – High Small
Significance of Effect		*Moderate – Not a material change*

Viewpoint 3: View from PRoW 380/73/1

Vp3	Panoramic View	***(Distance 0.35km looking north west)***
Baseline Description	This is a view from PRoW 380/73/1 looking north west towards the proposed site. The existing agricultural built form that is situated at Coombe Farm can be seen set within a landscape formed by fields that are defined with hedgerows with intermittent trees. The local landform rises steadily to the north and a handful of mature oak trees sit within the fields. Telegraph poles and a wind turbine cross the landscape forming manmade elements with a vertical emphasis on the view. Well wooded hills sit beyond the site and form enclosure to potential longer range views.	
Predicted change	From this viewpoint, the proposals will be partly visible and will sit to the south of the Coombe Farm buildings. However, the buildings will appear similar to the existing context of agricultural built form.	
Type of effect	The introduction of the proposed building would be comparable to the type of agricultural development that already exists in the local landscape.	
Magnitude of Change	The development would result in a perceptible change that would be visible to an observer but will not affect the overall quality or character of the view.	
Assessment	Sensitivity	Users of PRoW – High
	Magnitude	Small
Significance of Effect		*Moderate – Not a material change*

Viewpoint 4: View from Red House Lane

Vp4	Panoramic View	***(Distance 0.30km looking west)***
Baseline Description	This is a view from Red House Lane looking west towards the proposed site. The existing agricultural built form that is situated at Coombe Farm can be seen set within a landscape formed by fields that are defined with hedgerows with intermittent trees. The local landform rises steadily to the north. A wind turbine forms a manmade element with a vertical emphasis on the view.	
Predicted change	From this viewpoint, the proposals will be partly visible and will sit to the south of the Coombe Farm buildings. However, the buildings will appear similar to the existing context of agricultural built form.	
Type of effect	The introduction of the proposed building would be comparable to the type of agricultural development that already exists in the local landscape.	
Magnitude of Change	The development would result in a perceptible change that would be visible to an observer but will not affect the overall quality or character of the view.	
Assessment	Sensitivity	Road users – Medium
	Magnitude	Small
Significance of Effect		*Moderate/minor – Not a material change*

Viewpoint 5: View from PRoW 380/71/1

Vp5	Panoramic View	***(Distance 0.39km looking south)***
Baseline Description	This is a view from PRoW 380/71/1 looking south towards the proposed site. The roofs of the existing agricultural built form situated at Coombe Farm can be seen set within a landscape formed by fields that are defined with hedgerows with intermittent trees. The local landform falls towards the site from the north. Telegraph poles and a wind turbine cross the landscape forming manmade elements with a vertical emphasis on the view. Distant views of the River Severn are available due to the relatively elevated position of the viewpoints, but woodland sits in the landscape to the south of the site that forms local enclosure.	
Predicted change	From this viewpoint, the proposals will be partly visible to the south of the Coombe Farm buildings. However, the buildings will appear similar to the existing context of agricultural built form and will not prevent the longer-range view to the south.	
Type of effect	The introduction of the proposed building would be comparable to the type of agricultural development that already exists in the local landscape.	
Magnitude of Change	The development would result in a perceptible change that would be visible to an observer but will not affect the overall quality or character of the view.	
Assessment	Sensitivity	Users of PRoW – High
	Magnitude	Small
Significance of Effect		*Moderate – Not a material change*

5.0 Characteristics of Proposal

5.1.1 The proposed development is for two additional chicken sheds with feed bins and concrete apron.

5.1.2 The construction of building elements, together with associated traffic, parking, lighting and security fencing can temporarily but substantially change the landscape character of an area and impact upon its existing visual and/or recreational amenity.

5.1.3 In order to minimise potential impacts, together with the optimum benefit for landscape character and visual amenity the proposals should provide environmental enhancement and make a positive contribution to the landscape, not only of the development itself, but to its wider setting. This should include visual barriers as close to the viewer as possible. Its principal objectives are to:

- Minimise views from residential areas
- Assist visual integration of the development
- Provide an internal site landscape structure and enhance internal road corridors
- Reinforce the opportunity to maintain wildlife corridors at the site boundaries.

5.1.4 The initial construction phase will give rise to temporary, short term impacts. Any modifications or extensions that occur from time to time in the future will also give rise to this short term construction impact.

5.1.5 The site and its context has an overall weighted medium landscape character sensitivity. This conclusion was reached in line with the definitions of landscape impact shown in tables 1 to 4 within this document.

5.1.6 The scale and nature of the proposal and its juxtaposition to other built form will have an overall weighted landscape impact that could be considered small as they are not uncharacteristic when set within the attributes of the existing landscape. This conclusion was reached in line with the definitions of landscape impact shown in table 5 within this document.

5.1.7 The overall weighted level of landscape effect can be considered minor (i.e. not a material change).

5.1.8 The visual impact and the significance of the impacts of the development on the open countryside have been assessed as potentially moderate without mitigation. This is due to the change being visible in a limited geographic area but seen in the context of the existing Coombe Farm built form. Measures have been recommended to reduce these impacts and these are located in section 6.0; Conclusion.

6.0 Conclusion

6.1.1 The scale and nature of the development and its juxtaposition to other agricultural development will have a medium landscape character sensitivity and the magnitude of change is small; therefore resulting in a level of landscape effect of minor (i.e. not a material change).

6.1.2 The visual effects are minimal due in most part to dense intervening vegetation between the viewer and site, the topography in the area and the similar agricultural setting of the proposed scheme.

6.1.3 For the proposed site and the surroundings during construction, an increase of delivery vehicles and people travelling to the works can be expected. These effects will be short lived however, and will not require mitigation during the construction process.

6.1.4 The viewpoints assessed showed that the site is at least partly visible from all of the five assessed and that none of these views can be considered subject to material change. The majority of receptors in the local area can be considered high or medium, (users of PRoW or road users). The visual impact of the development on the open countryside has been assessed, at worst case scenario, as moderate (i.e. not a material change).

6.1.5 Mitigation measures would include:

- Native tree and hedgerow planting to the site boundaries;
- Management and maintenance of existing surrounding hedgerow and trees;
- The use of materials for the external envelope of the buildings which minimise potential visual intrusion and follow the local vernacular to aid visual blending, for example green metal sheeting.

6.1.6 With suitable mitigation measures, the development will have a minor visual impact and a minor/negligible landscape impact (i.e. not a material change).

7.0 Appendices

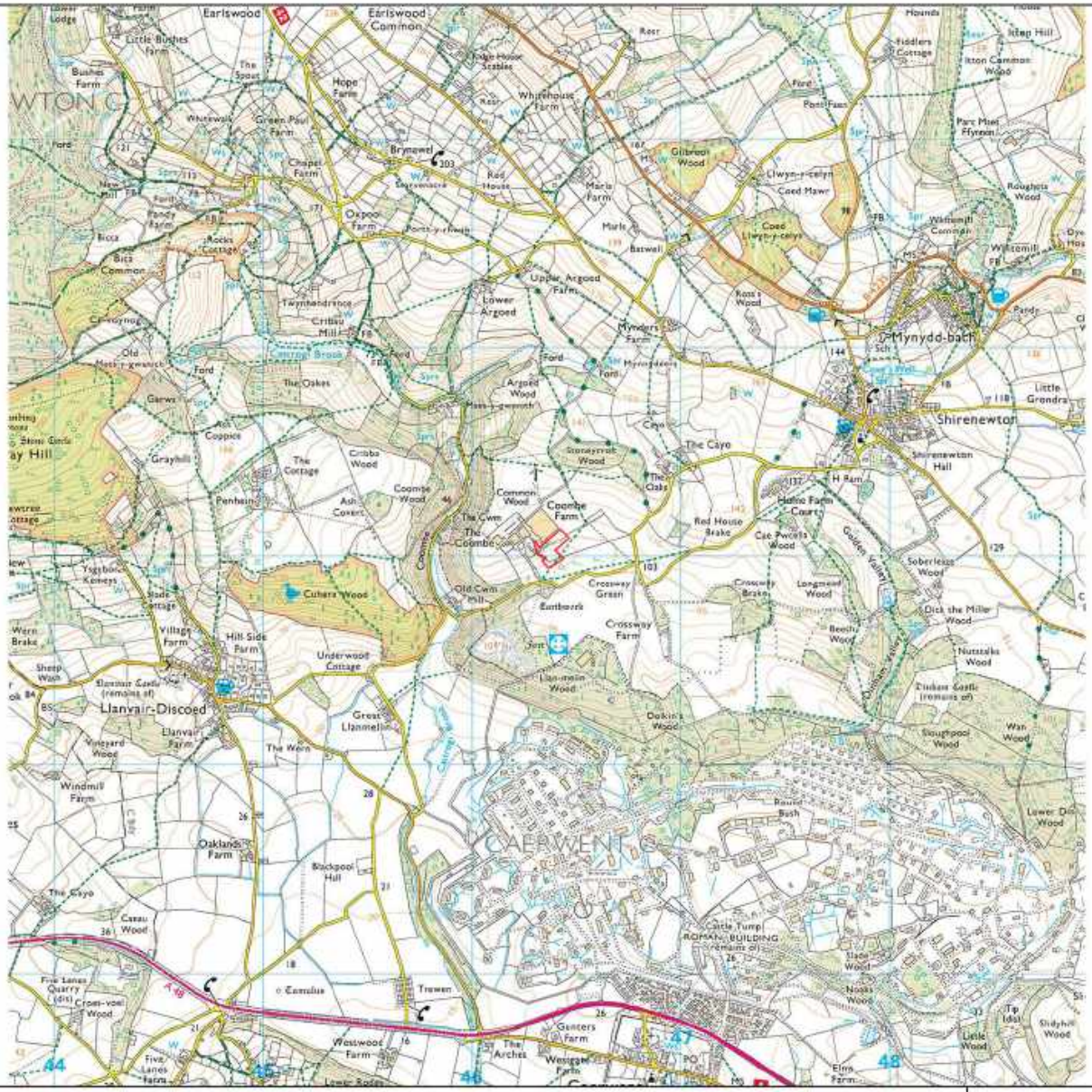
Figure 1: Ordnance Survey Map

Figure 2: Aerial Photograph

Figure 3: Zone of Theoretical Visibility

Figure 4: Viewpoint Location Plan

Figure 5: Designation Plan



LEGEND

Site boundary

N

For ordnance survey map legend, refer to:
https://www.ordnancesurvey.co.uk/docs/legends/25k-raster-legend.pdf

Client: Ian Pick Associates		
Scheme: Coombe Farm, Chepstow		
Drawing: Ordnance Survey Plan		Figure No: 1
LVIA ltd Ref: IPA1287		
Scale: NTS@A3	Drawn: JPF	Checked: JPF

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LEGEND

Site boundary

N

Image supplied by Google Maps
https://maps.google.co.uk/
Accessed 02/07/22

Client: Ian Pick Associates		
Scheme: Coombe Farm, Chepstow		
Drawing: Aerial Photograph		Figure No: 2
LVIA ltd Ref: IPA1287		
Scale: NTS@A3	Drawn: SC	Checked: JPF

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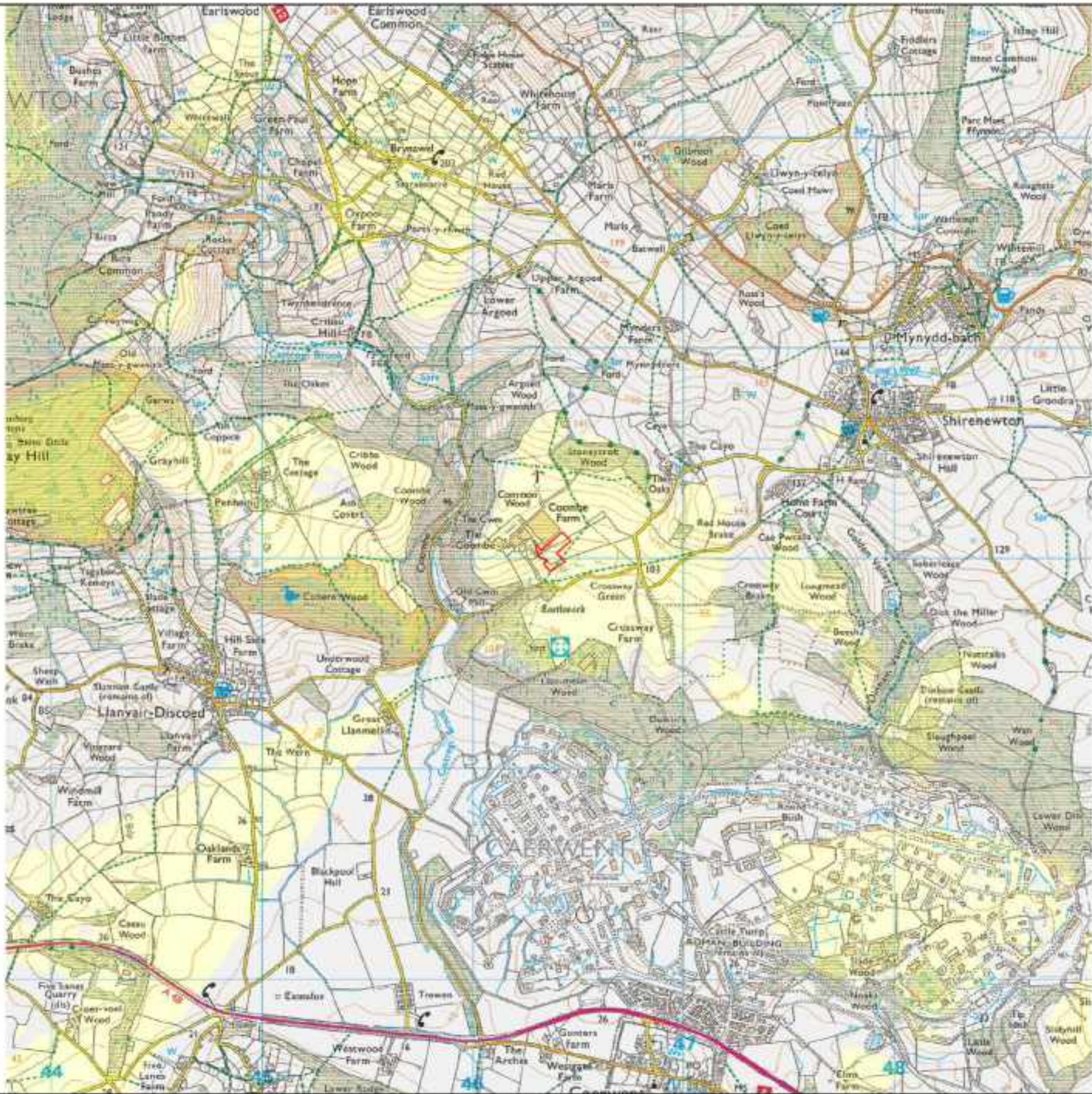


LEGEND

Site boundary

Zone of theoretical visibility

Yellow wash - Potential view

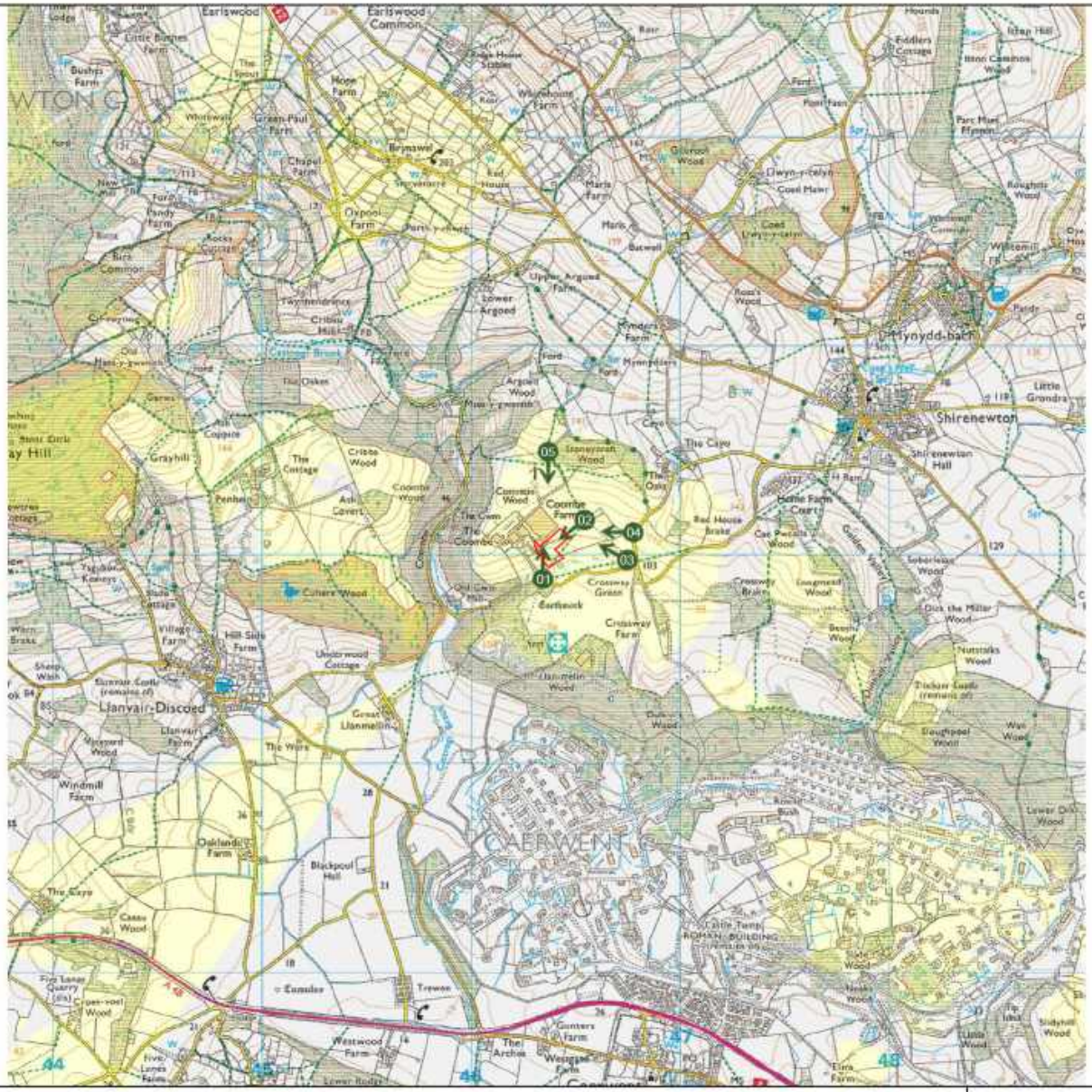
Grey wash - No potential view

NB: Viewshed analysis run with 1.6m viewer height and buildings at a 6.437m height with mapinfo and represents surface topography, without taking into account potential visual barriers in the form of trees, hedgerows, woodland, buildings and other manmade elements.

N

Client: Ian Pick Associates		
Scheme: Coombe Farm, Chepstow		
Drawing: Zone of Theoretical Visibility		Figure No: 3
LVIA ltd Ref: IPA1287		
Scale: NTS@A3	Drawn: SC	Checked: JPF

LVIA Ltd



LEGEND

Site boundary

Viewpoint location

Zone of theoretical visibility

Yellow wash - Potential view

Grey wash - No potential view

NB: Viewshed analysis run with 1.6m viewer height and buildings at a 6.437m height with mapinfo and represents surface topography, without taking into account potential visual barriers in the form of trees, hedgerows, woodland, buildings and other manmade elements.

N

Client: Ian Pick Associates		
Scheme: Coombe Farm, Chepstow		
Drawing: Viewpoint Location Plan		Figure No: 4
LVIA ltd Ref: IPA1287		
Scale: NTS@A3	Drawn: SC	Checked: JPF

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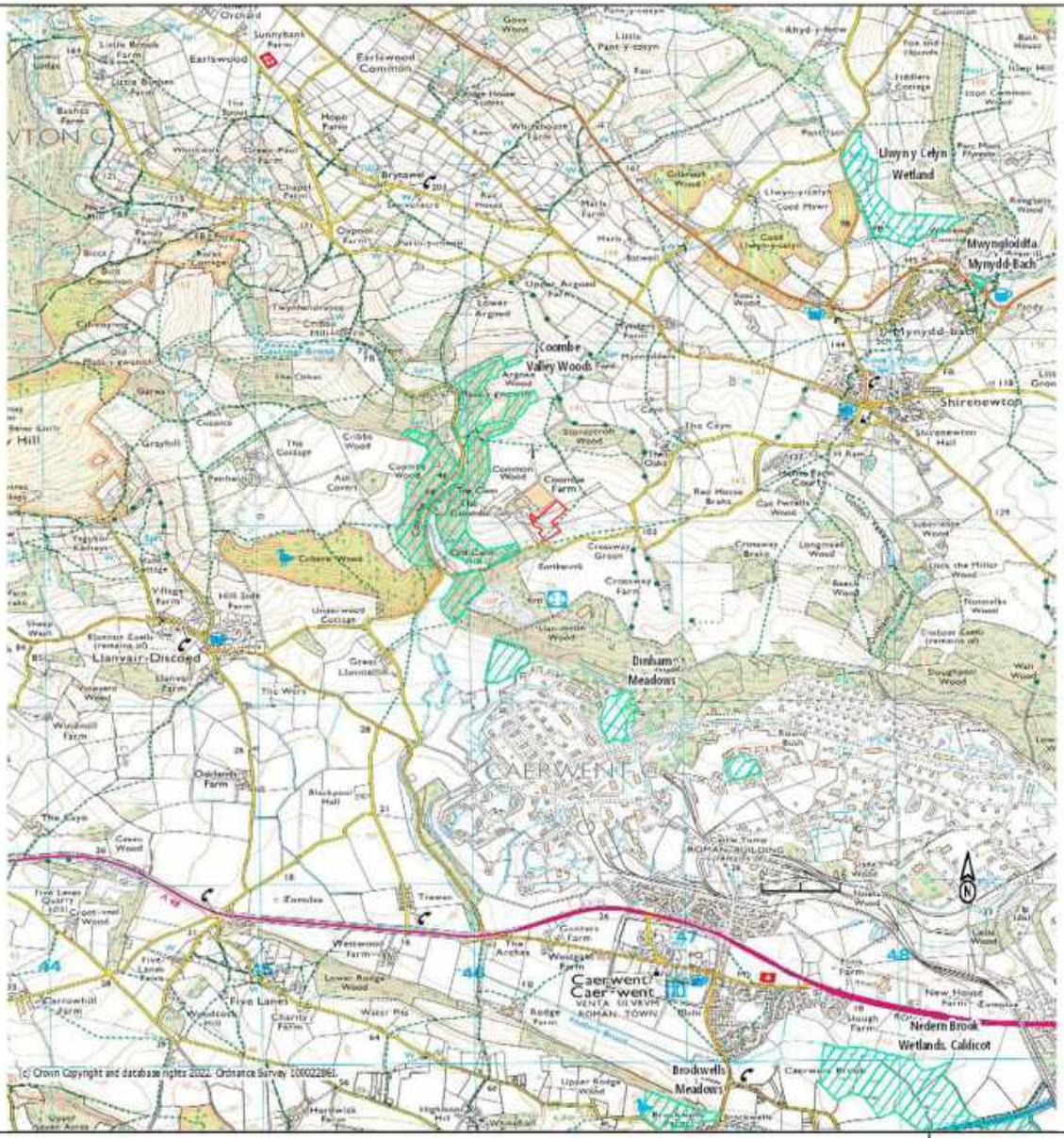

LEGEND

Site Boundary

Sites of Special Scientific Interest (Wales)

N

Client: Ian Pick Associates		
Scheme: Coombe Farm, Chepstow		
Drawing: Designations Plan		Figure No: 5
LVIA ltd Ref: IPA1287		
Scale: NTS@A3	Drawn: SC	Checked: JPF

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LANDSCAPE / TOWNSCAPE & VISUAL IMPACT ASSESSMENT | GREEN BELT ANALYSIS
PROJECT MANAGEMENT | EXPERT WITNESS | LANDSCAPE DESIGN & PLANNING
LANDSCAPE MANAGEMENT