

LAND AT VERLON, MONTGOMERY

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## LANDSCAPE & VISUAL IMPACT ASSESSMENT



PROPOSED RESIDENTIAL SCHEME

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Prepared for: Jonathan Herbert

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# 1. INTRODUCTION

## 1.1 The Brief

- 1.1.1 Lingard Farrow Styles have been commissioned to undertake a Landscape and Visual Impact Assessment (LVIA) by Hughes Architects, on behalf of their client, Jonathan Herbert, to identify potential landscape and visual effects and their likely significance in relation to a proposed residential scheme on land at Verlon in Montgomery, Powys.
- 1.1.2 This assessment has been undertaken by Amy Plaskett, a Chartered Member of the Landscape Institute, on behalf of Lingard Farrow Styles.

## 1.2 The Site & Study Area

- 1.2.1 The site for the proposed residential scheme is located on land to the north, west and south of Verlon, to the west of the B4388, Forden Road in Montgomery, Powys, SY15 6EU.
- 1.2.2 The Site Location and Study Area are identified on Figure 1, 'Site Location Plan'. The extent of the Study Area has been informed by a Zone of Theoretical Visibility (ZTV) for the proposed development (see Figure 3), an understanding of the local topography (see Figure 1) and a visit to the site and surrounding area in May 2024. The Site and Study Area are described in more detail in Section 2 of this report.

## 1.3 The Proposed Development

### *Residential Scheme*

- 1.3.1 The proposed development is illustrated on Hughes Architects drawing entitled, 'Application Site & Proposed Development'. The proposed development consists of:
- Detached properties (proposed ridge height: 7m);
  - Semi-detached properties (proposed ridge height: 7m);
  - Apartments (proposed ridge height: 7m);
  - A central spine road which will provide vehicular access off Forden Road (B4388), with 3No. secondary access routes running from this, servicing 3 No. cul-de-sac areas;
  - Pavement access throughout the site, alongside the vehicular routes;
  - Allocated parking spaces, which consist of a mixture of off-road parking provision, as well as parallel parking spaces situated alongside the main spine road which runs through the site;
  - Greenspace augmentation to the site boundary, comprising avenue tree planting along the site frontage (to the east), and native tree and hedge planting along the sites northern, western and southern boundaries;
  - Greenspace provision along the spine road, comprising amenity grass and tree planting;
  - A number publicly accessible greenspace connections are proposed through the site, providing green links between areas of public open space present on the site, and also encouraging links with the landscape beyond the site boundary. These areas are to include a mixture of native and non-native tree planting, meadow grassland and amenity grassland;

- A naturalistic childrens play area, featuring natural materials such as rock and wood;
- To accommodate the western portion of the scheme, it is proposed that the existing stream is realigned. It is proposed to enhance the biodiversity value of this stream, and also to help 'Slow the Flow', by proposing a course which is sinuous and varied:
- A large water attenuation pool is proposed to the north of the site, with a generous landscape surround, for use as public open space; and
- Semi-private front gardens and private rear gardens. The latter are to be defined by 1.8m high close board boundary fencing and will include a paved area immediately adjacent to each property, with amenity grass beyond, and the addition of individual trees where practicable.

### *Landscape Mitigation Plan*

- 1.3.2 A Landscape Mitigation Plan (drawing ref. 3081-001) has been developed in conjunction with the LVIA process, informing the final site layout. It has been designed to complement the surrounding landscape character, improve the biodiversity, structure, and connectivity of local vegetation resources, and provide screening/filtering of the proposed development.
- 1.3.3 As part of the LVIA process, amendments have been made to the proposed housing layout, to enable existing boundary vegetation which has been assessed as being important for screening, to be retained, as well as identifying areas where additional planting would be beneficial.
- 1.3.4 The design has also been tweaked to ensure that adverse impacts to views experienced from existing receptors are minimised wherever possible.
- 1.3.5 Key aspects of the Landscape Mitigation Plan include:
- Proposals for 3 No. bands of public open greenspace spanning east-west through the site. These will break up the visual massing of the proposals and will work with the topography of the site to provide screening;
  - Native tree & shrub planting is proposed beyond the site boundary to help visually settle the development into its wider landscape character setting and to aid screening;
  - A strong native vegetation boundary is proposed associated with the stream realignment, to help screen the site from the west;
  - An organic and gently sinuous form is proposed for the realigned stream to maximise its ecotone potential, reduce the speed of water flow and to create a water course which is natural in appearance;
  - Existing trees T05, T12, TG04, T17 & T18 are proposed for retention as part of the scheme, as well as hedgerows H01, H03, H06 & H07;
  - Planting surrounding the proposed water attenuation pool will help to provide a landscape buffer at the northern aspect of the site, and will help to screen views of the site from the north. The footprint for the boundary of public open space surrounding the pool has been designed to provide an organic continuation to existing vegetative forms located to the south of the B4388;
  - A high proportion of native vegetation is proposed, particularly at the site boundaries. These species have been informed by those found within the immediate landscape locality, to help to ensure continuity of landscape character;

- The built forms of the street-scape proposed are varied and organic in form, as such the corresponding planting proposed within the interior of the site will also be organic and varied on form. This will help to reduce the perceived scale and massing of the scheme, as well as helping to reduce adverse visual impacts; and
- As part of the design process the site layout has been amended to ensure that plots proposed on higher ground at the south of the site do not block views from the existing property, 'Bronheulwen' on Station Road.

1.3.6 The Landscape Mitigation Plan includes the following planting and seeding:

- New specimen trees of native and ornamental species;
- New native hedgerow of 6 different species;
- Gapping up of existing hedgerow, using 6 different native species;
- New native tree and shrub planting bands; and
- Grass and wildflower seeding of different species to supplement the existing pasture as required and to provide biodiversity enhancement.

1.3.7 The proposed native hedges are anticipated to establish to full height (i.e. ~2m) and density within 3-5 years.

1.3.8 A link with the adjacent community orchard to the south of the site is also proposed to enable ease of pedestrian movement between these two areas.

## 1.4 Methodology

1.4.1 This Landscape and Visual Impact Assessment (LVIA) assesses the likely effects of the proposed development on the landscape and visual resource of the site and the surrounding area.

1.4.2 The methodology applied to undertake the assessment has been informed by the Guidelines for Landscape and Visual Impact Assessment, 3<sup>rd</sup> Edition' (GLVIA3), published by the Landscape Institute, details of which are included in Appendix 4 of this report.

1.4.3 Photography has been prepared with reference to Visual Representation of Development Proposals by The Landscape Institute (Technical Guidance Note 06/19).

1.4.4 The landscape and visual baseline information has been gathered using a combination of desk based and field-based studies.

1.4.5 The desk-based study consisted of a review of national and local landscape characterisation, landscape designations and review of Zone of Theoretical Visibility (ZTV) mapping. These studies helped to inform the field-based study which consisted of site visits to key locations around the site deemed to typically represent key views of the site from within the wider landscape. A total of 10 No. Panoramic photographs were taken from the identified viewpoints and analysis of these photographs and the ZTV models was undertaken to assess the likely effects of the development on the landscape character and visual amenity of the locality.

1.4.6 Please note that where it was not possible to access private dwellings, assessment of potential impact has been arrived at as a best estimate from a representative location.

## 2. DESCRIPTION OF THE SITE & STUDY AREA

### 2.1 Site Visit

- 2.1.1 A site visit was made on 15 May 2024 to undertake the visual assessment and take photographs.

### 2.2 Study Area

- 2.2.1 The study area has been informed by the ZTV mapping, and consists of an area up to 2km from the site, as illustrated in Figure 3 of this report.

### 2.3 Description of the Site & Its Immediate Setting

#### Site Location

- 2.3.1 The site is located approximately 0.5km from the centre of the town of Montgomery in Wales. It is positioned immediately to the west of an existing property with outbuildings known as Verlon, which is situated to the west of Forden Road (B4388). To the north and south of this property, the site extends eastwards, and bounds the B4388 road.
- 2.3.2 The site is located within the administrative area of Powys County Council.
- 2.3.3 The site location is illustrated in Figure 1 of this report.

#### Site Access

- 2.3.4 The site is accessed via an existing field gateway off the B4388, Forden Road, located along the site's eastern boundary.

#### Site Description

- 2.3.5 The site covers an area of approximately 2.27 ha. At the time of the visit the site was subdivided by temporary fencing, and was being grazed by horses, on a rotational basis.
- 2.3.6 To the north, the site is bounded by a combination of mature mixed native hedgerow and trees.
- 2.3.7 The central portion of the site's eastern boundary flanks the western edge of an existing property known as Verlon. The boundary between the site and this property is mixed, and at its northern and southern extents consists of tall, mixed native hedgerow, approximately 4m in height, and to the west is a combination of farm curtilage buildings/structures.
- 2.3.8 Further north and south of Verlon, the sites eastern boundary is defined by existing native hedgerow with runs along the B4388 road.
- 2.3.9 The site's southern boundary is defined by the northern extent of the gardens of properties situated along Station Road and includes a mix of hedgerow types (including both native and ornamental species), as well as wooden post and rail fencing. Further west of these properties, the site bounds a community orchard which is accessed off the B4388 road. The boundary here features an overgrown, unmanaged native hedgerow.
- 2.3.10 To the west, the site boundary is defined by an existing watercourse, with associated vegetation comprising mixed native hedgerow/shrubs at its southern extent, and taller shrubs/trees at its northern extent.

2.3.11 The topography on site gradually falls from south to north, across the entirety of the site area. The fall is steeper and more pronounced at the south of the site, becoming gentler from the centre of the site, and further north. The levels on site also fall away from the site's eastern boundary, from east to west. This is illustrated by the position of the existing property known as Verlon, as shown on Photomontage Viewpoint 4b, which shows the property at a lower level compared with that of the B4388 road. This drop in level is representative of the fall across the site itself, from east to west.

2.3.12 The site is within a Registered Historic Landscape.

## 2.4 Landscape Designations

2.4.1 Figure 2 illustrates designations within the study area, which include the following:

- Montgomery Castle Scheduled Ancient Monument (CADW Legacy ID: MG022);
- Montgomery Conservation Area;
- Bro Trefaldwyn Registered Historic Landscape (ref. HLW(P)2);
- 'Castle Rock' Regionally Important Geodiversity Site (RIGS);
- Offas Dyke National Trail;
- Listed Buildings;
- Footpaths; and
- Bridleways.

2.4.2 Designations identified which are present within the ZTV include the following:

- Offa's Dyke National Trail;
- Footpaths (252/19/5, 252/15/2, 252/7/1, 252/3/1, including: 0515/96/1, 0515/94/3, 0515/94/4, 0515/94/1, 0515/92/5 which are located within the administrative area of Shropshire. As well as footpaths 252/1/1, 212/34/1, 212/33/1, 212/31/2, which are located >2km from the site;
- Bridleways (associated with the route of the National Trail);
- Registered Historic Landscape;
- Scheduled Ancient Monuments including 'Montgomery Castle' (MG022), Town Bank & Ditches (MG023), 'Ffndd Faldwyn Fort (MG015)', and 'Hen Domen Motte & Bailey (MG170)';
- Montgomery Conservation Area;
- Ancient Woodland north of Ffndd Faldwyn Fort'; and
- Listed Buildings, including No. 2 Rock Cottages (87262), The Pigginn (7986), Montgomery Castle (7947/MG022), Milestone (87246), Clift Cottage (7992), The Toll Cottage (8001).

### Bro Trefaldwyn Registered Historic Landscape (ref. No. 35)

2.4.3 The Register of Historic Landscapes is compiled by Cadw and includes 58 landscapes of outstanding or special historic interest, considered to be the best examples of historic landscapes in Wales. Its primary aim is to *'recognise the value of historic landscapes and to raise awareness of their importance.'*<sup>1</sup>

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<sup>1</sup> <https://cadw.gov.wales/advice-support/historic-assets/conservation-areas-and-other-historic-assets/other-historic-assets-0>

- 2.4.4 The Bro Trefaldwyn Registered Historic Landscape (ref. HLW(P)2) is split into 19 No. sub character areas. The site is located within area 'HLCA 1070 'Trefaldwyn' Extracts from its listing are noted below.
- 2.4.5 *'The land within the character area falls from the steep cliffs near the castle, at about 210m above OD, down to the more gently sloping fields north of the Camlad, at about 80m OD, and faces predominantly towards the north-east'.*
- 2.4.6 *'The medieval town of Montgomery was built on the lower ground below the castle [and] ... was determined by the defensive position occupied by the castle, [] although much of it was unsuited to a regular layout it nevertheless proved possible to establish a substantial borough on the sloping ground below the castle, and is the best preserved of the medieval towns of mid Wales, the medieval road pattern being dictated by a slight valley below Castle Rock and the spur beyond it, below the church.'*
- 2.4.7 *'Modern land-use in the fields outside the town is predominantly pasture with occasional arable. The present-day field pattern shows little change from the mid-19th century, apart from the loss of some field boundaries, and seems to largely represent early post-medieval enclosure of the original open fields belonging to the medieval town of Montgomery. These consist of long rectangular strip fields running along the contour, with lanes in hollow ways and green lanes running between medieval arable open fields. There are numerous low lynchets on sloping ground, with remnant medieval and earlier ridge and furrow in places. Generally low-cut multi-species hedges, predominantly hazel and hawthorn, with some blackthorn, holly and elder, some former and some more recent hedge-laying, and some low hedge banks. Gorse scrub appears on the steeper slopes'.<sup>2</sup>*

### 3. LANDSCAPE CHARACTER BASELINE

#### 3.1 Introduction

- 3.1.1 The character of a landscape is a combination of geology, landform, soils, vegetation, land use and human activities.
- 3.1.2 A description of the landscape character within the identified study area has been undertaken at a National, Regional and Local Scale.
- 3.1.3 This information provides the baseline for assessment of the landscape character of the area, and determination of the ability of this landscape to accommodate change.

#### 3.2 National Character Areas

- 3.2.1 National Landscape Character Areas (NLCA's) are defined by Natural Resources Wales (NRW) and divide Wales into 48 No. broad scale character areas. NRW describes the character areas in the following way: *'The descriptive profiles for the 48 individual character areas highlight what distinguishes one landscape from another, with reference to their regionally distinct natural, cultural and perceptual characteristics.'*<sup>3</sup>

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<sup>2</sup> <https://www.cpat.org.uk/projects/longer/histland/montgom/1070.htm>

<sup>3</sup> <https://naturalresources.wales/evidence-and-data/maps/nlca/?lang=en>

## NLCA 18: Shropshire Hills (outliers)

- 3.2.2 The site is located within NLCA 18, entitled, 'Shropshire Hills (outliers)'. It is an irregularly shaped area which includes hills and vales at its southwest/northeastern extent which lie within the county of Shropshire, in England. The section of the character area which is situated in Wales includes a small area of hills on the eastern side of the Severn Valley, as well as intermediate vales, including the Vale of Montgomery.<sup>4 5</sup>
- 3.2.3 The description notes that this is an 'agricultural landscape'. *'It has fertile lowlands with neat hedgerows, mature trees and a number of woodland plantations.'* *'Offa's Dyke runs through the area and there are prehistoric and medieval fortifications, field systems, quarries and small gentry houses and hamlets.'* It notes that, *'The main settlement is the village of Montgomery, whose elevated location and castle occupy historically important vantage points, notably north, north east and south-east. Today it is a peaceful, rural place, retaining much distinctive vernacular architecture.'*<sup>6</sup>
- 3.2.4 Key Characteristics of NLCA 18 include:
- 'Outlying hills'
  - 'Hills, scarps'
  - 'Vales and lower hills'
  - 'Upland hill tops'
  - 'Dramatic and abrupt elevation of Breiddon Hills'
  - 'Hilltop and defensive sites' (including Montgomery castle)
  - 'Montgomery town and castle'
  - 'Settlement generally confined to the vale'
  - 'Open views across the vale'
  - 'Field pattern'
  - 'Very rural'
- 3.2.5 The Visual and Sensory Profile of the NLCA notes, *'The main vale of Montgomery is a broad, flat, mixed agricultural landscape. There is a regular pattern of medium to large sized fields, managed hedgerows with many hedgerow trees. There are many clear views of the hills and scarps to the north and south and to adjacent higher landscapes in the east and west. Settlements provide enclaves of historic and architectural interest within the predominantly rural landscape, the townscape of Montgomery being particularly notable, elevated above the vale yet under the ruined walls of its castle. The generally quiet, rural atmosphere of the area is notable.'*<sup>7</sup>
- 3.2.6 The Historic Landscape Influences section of the NLCA notes that, *'Offa's dyke, the 8<sup>th</sup> - 9<sup>th</sup> century's frontier work of the Saxon kingdom of Mercia, crosses the area north to south. It is an evident symbol of past efforts at territorial control but today forms a distinctive linear landscape feature within the Vale of Montgomery, where it still forms part of the national boundary with England and part of a National Trail.'* With specific reference to Montgomery

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<sup>4</sup> <https://cdn.cyfoethnaturiol.cymru/media/682580/nlca18-shropshire-hills-outliers-description.pdf?mode=pad&rnd=131550583936870000>

<sup>5</sup> The Vale of Montgomery: an area of low land straddling the border between England and Wales.

<sup>6</sup> <https://cdn.cyfoethnaturiol.cymru/media/682580/nlca18-shropshire-hills-outliers-description.pdf?mode=pad&rnd=131550583936870000>

<sup>7</sup> <https://cdn.cyfoethnaturiol.cymru/media/682580/nlca18-shropshire-hills-outliers-description.pdf?mode=pad&rnd=131550583936870000>

Castle, it notes, *'The strongly sited Montgomery Castle built in the 1230's during Henry III's campaign against Llywelyn ab Iorwerth [also known as Llywelyn the Great], overlooks its planned walled town and hinterland in the southwest.'*<sup>8</sup>

3.2.7 Please note that whilst useful for context, the National Landscape Character Area (NLCA 18: Shropshire Hills (outliers)) hasn't been taken through to the landscape assessment stage – instead the Local Landscape Character information and detailed LANDMAP aspect areas have been assessed because this detailed information better represents the scale defined for the study area.

### 3.3 Local Landscape Character Areas

3.3.1 Local Landscape Character Areas (LCA's) are more detailed, smaller scale character classifications than the larger scale NLCA's, and are published by Local Authorities in the form of Landscape Character Assessment Profiles.<sup>9</sup>

#### LCA 8: Severn Farmlands

3.3.2 The site is located within the administrative area of Powys County Council. The LCA within which the site is located within is LCA 8 'Severn Farmlands'.

3.3.3 The Landscape Character Assessment Profile relating to LCA 8 notes that, *'The Severn Farmlands [] LCA incorporates the valleys of the Severn and Vyrnwy rivers, with settlements of various sizes including Newtown and Welshpool.'*<sup>10</sup>

3.3.4 It notes that *'The LCA is an extensive open valley landscape along the Severn and Vyrnwy rivers and their tributaries.'* And that, *'The LCA is settled and domestic in character. The combination of broad, flat farmed floodplain, enclosing wooded valley sides (in neighbouring LCAs) and historic settlements gives this LCA a sense of place. Views across the valley are wide but views out of the LCA tend to be restricted by the enclosing valley sides. There are some expansive views across the LCA from elevated locations including Llanmynech Hill and Montgomery Castle.'*

3.3.5 Key Characteristics of the LCA (where relevant to the site) include:

- *'Expansive, open and Low-lying valley'*
- *'The valleys have a distinctive wide floodplain'*
- *'Hedgerows and mixed broadleaved woodland... contribute to a strong landscape structure'*
- *'A combination of improved grassland and arable land, with fields varying in scale from small to large with well-defined boundaries of managed hedgerows or post and wire fencing.'*
- *'Important habitats present are lowland hay meadows, ancient/species-rich hedgerows, eutrophic standing waters, lowland mixed deciduous woodland and aquatic communities.'*
- The LCA *'Forms part of the Vale of Montgomery Registered Historic Landscape'* <sup>11</sup> [as defined by the Clwyd-Powys Archaeological Trust – CPAT] *'with notable features including part of Offa's Dyke early medieval political boundary, Forden*

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<sup>8</sup> <https://cdn.cyfoethnaturiol.cymru/media/682580/nlca18-shropshire-hills-outliers-description.pdf?mode=pad&rnd=131550583936870000>

<sup>9</sup> <https://en.powys.gov.uk/article/13413/Landscape-Character-Assessment-Profiles>

<sup>10</sup> [file:///C:/Users/AmyPlaskett/Downloads/Landscape Character Area 8 - Severn Farmlands-1.pdf](file:///C:/Users/AmyPlaskett/Downloads/Landscape%20Character%20Area%208%20-%20Severn%20Farmlands-1.pdf)

<sup>11</sup> <https://www.cpat.org.uk/projects/longer/histland/montgom/montgom.htm>

*Gaer Roman Site and the medieval town of Montgomery, with its 13<sup>th</sup> century Grade I Listed Castle.*

- *'The town of Montgomery occupies a prominent position on a hilltop above the Vale of Montgomery, and has a medieval street layout, imposing Town Hall and mix of Georgian, Victorian and timber framed buildings.'*
- *'The Severn and Vyrnwy Valleys contain several major transport routes and a well-developed network of PRowS and Long-Distance Walking and Cycling routes, including part of the Severn Way Long Distance Train, Offa's Dyke National Trail and National Cycle Network (NCN) Route 81.'*
- *'Sense of place resulting from the broad, flat farmed floodplain, enclosing wooded valley sides (in neighbouring LCAs) and historic settlements.'*
- *'Wide views across the valley are available although outwards views from the LCA are contained by the enclosing wooded valley sides in neighbouring LCAs including Long Mountain/Breidden Hills LCA to the south-east'*
- *'Occasional elevated and expansive views across the Severn Valley including from Llanmynech Hill and Montgomery Castle.'*

3.3.6 The LCA notes that future forces for change (relating to the site) include:

- *'Intensification of agriculture: [including a] decline in traditional field boundary hedgerows, including their replacement with post and wire fencing'*
- *'Farm Buildings: Replacement of traditional farm buildings with larger modern structures, with unsympathetic siting, form and appearance.'*
- *'Environmental Improvements: Opportunities for environmental improvements and enhanced management of hedgerows, hedgerow trees and woodland [] could result in positive landscape change'*
- *'Climate Change': Changes brought about associated with 'increased rainfall', leading to changes in groundwater conditions 'which could exacerbate flooding'; and change in woodland/tree species composition [] in part associated with presence of 'species intolerant of water level extremes'.*
- *'Development: Pressures for housing in settlements and pressures for tourism and agricultural development in rural areas'.*

3.3.7 The LCA notes that Key Landscape Qualities and Sensitivities include:

- *'Valued semi-natural habitats including lowland hay meadows, ancient/species-rich hedgerows, eutrophic standing waters, lowland mixed deciduous woodland and aquatic communities'.*
- *'The Vale of Montgomery Registered Historic [Landscape], encompassing part of Offa's Dyke ... and the medieval town of Montgomery, with its ... Grade I Listed Castle.'*
- *'Recreational value and views from PRowS, the Severn Way Long Distance Trail, Offa's Dyke National Trail and NCN Route 81.'*
- *'Elevated and expansive views across the Severn Valley from local hilltops'*

3.3.8 The LCA identifies Development Management Guidelines, the following of which may apply to the site:<sup>12</sup>

- *'Conserve and enhance lowland mixed deciduous woodland'*
- *'Increase biodiversity and visual diversity in the landscape through expansion (and linking) of native woodland and other valued habitats'*

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<sup>12</sup> [file:///C:/Users/AmyPlaskett/Downloads/Landscape Character Area 8 - Severn Farmlands-1.pdf](file:///C:/Users/AmyPlaskett/Downloads/Landscape%20Character%20Area%208%20-%20Severn%20Farmlands-1.pdf)

- *'Conserve and manage ... hedgerows as important wildlife habitats and landscape features. Enhance and augment fragmented field boundary hedgerows with native species and put in place a programme of hedgerow tree replacement.'*
- *'Ensure new development in settlements complements the existing settlement character, in terms of siting, form, scale/massing, materials and relationship with surrounding landscape.'*
- *'Minimise visual intrusion arising from development on skylines to conserve the character of the wooded enclosing hillsides.'*

### 3.4 LANDMAP

3.4.1 LANDMAP is the formally adopted five-tiered landscape classification system developed by the Countryside Council for Wales (now Natural Resources Wales - NRW) and forms the basis of the landscape evaluation for this assessment.

3.4.2 The LANDMAP system has created geographically defined datasets called Aspect Areas for each of the following criteria:

1. Cultural Landscape Services (supersedes LANDMAP Cultural Landscape)
2. Geological Landscapes
3. Historical Landscapes
4. Landscape Habitats
5. Visual & Sensory Landscapes

3.4.3 For each Aspect Area in each criterion, a pre-defined set of questions has been answered by a LANDMAP assessor, which creates the characterisation and evaluation of the area. These are recorded on a pro forma.

3.4.4 The Overall Evaluation of the Aspect Area is key to understanding its value in terms of sensitivity, rarity or importance (depending on which criteria is considered). The Overall Evaluation used by LANDMAP (except for Cultural Landscape Services) is as follows:

- Low: of little or no importance.
- Moderate: of local importance.
- High: of regional or county importance.
- Outstanding: of national or international importance.

3.4.5 In addition to the Overall Evaluation classification, other questions which are relevant to each landscape criteria (Cultural landscape Services, Geological Landscapes, Historical Landscapes, Landscape Habitats, Visual & Sensory), require specific consideration as part of the Landscape Assessment.<sup>13</sup> These are noted below (definitions/explanations are

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<sup>13</sup> <https://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/evidence-to-inform-development-planning/using-landmap-in-landscape-and-visual-impact-assessments-gn46/?lang=en>

italicised and are extracts from the LANDMAP Methodology documents which relate to each of the criteria, and are produced by NRW):

#### Cultural Landscape Services

3.4.6 Please note that this category does not include landscape evaluation information.

#### Geological Landscapes

3.4.7 See 'LANDMAP Methodology Geological Landscape 2016', <sup>14</sup> produced by NRW. The following landscape survey questions have been considered in relation to the Geological Landscapes criteria:

- 31 = Rarity/Uniqueness
- 33 = Overall Landscape Evaluation
- 34 = Justification of Overall Evaluation

#### Historical Landscapes

3.4.8 See 'LANDMAP Methodology Historic Landscape 2016', <sup>15</sup> produced by NRW. The following landscape survey questions have been considered in relation to the Historical Landscapes criteria:

- 40 = Overall Landscape Evaluation  
*'Calculated from an addition of the above matrix values'* (which comprise Evaluation Matrix Integrity, Survival, Condition, Rarity, and Potential)
- 41 = Justification of Overall Evaluation. 'Used to express opinion on the overall reliability of the evaluation result for an Aspect Area'

#### Landscape Habitats

3.4.9 See 'LANDMAP Methodology Landscape Habitats 2016', <sup>16</sup> produced by NRW. The following landscape survey questions have been considered in relation to the Landscape Habitats criteria:

- 42 = Connectivity/Cohesion. 'Describe how well the Aspect Area functions in terms of interconnection networks and corridors for native habitats, which will allow for species movements and protect and enhance biodiversity'
- 45 = Overall Landscape Evaluation. 'This should be an overall assessment of how important the area is for both Habitats and species'
- 45a = Justification of Overall Evaluation

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<sup>14</sup> <https://cdn.cyfoethnaturiol.cymru/media/677810/geological-landscape-landmap-methodology-2016.pdf?mode=pad&rnd=131472695526170000>

<sup>15</sup> <https://cdn.cyfoethnaturiol.cymru/media/677812/historic-landscape-landmap-methodology-2016.pdf?mode=pad&rnd=131471903455730000>

<sup>16</sup> <https://cdn.cyfoethnaturiol.cymru/media/677814/landscape-habitats-landmap-methodology-2016.pdf?mode=pad&rnd=131472677220470000>

## Visual & Sensory Landscapes

3.4.10 See: 'LANDMAP Methodology Visual & Sensory 2016',<sup>17</sup> Produced by NRW. The following landscape survey questions have been considered in relation to the Visual & Sensory criteria:

- 46 = Scenic Quality: 'The extent to which the area has scenes which are of a picturesque quality, demonstrating aesthetically pleasing elements in composition'.
- 48 = Character: 'The extent to which a distinct and recognisable pattern of elements, features and qualities occurs within the Aspect Area, to give a clear sense of place'; and
- 50 = Overall Landscape Evaluation: 'This summary brings all the criteria text explanations together. This can either be a composite of all four justifications or a précis bringing out the key points. This will be used by various parties in the planning process and may be subject to close scrutiny'.
- 51 = Justification of Overall Evaluation: 'The justification of overall evaluation brings together the four criteria evaluations (46-49) and justifies the overall evaluation level. This is often a mathematical calculation, but not always. For instance, all high or 3 high evaluations and one moderate evaluation is likely to lead to an overall evaluation of high. This is explanation enough. However, if there are two highs and two moderates a brief justification of why the overall evaluation is high or moderate is needed. This depends on the relative importance and weighting of criteria in an Aspect Area which is an issue of expert judgement'.

3.4.11 The following paragraphs set out the LANDMAP Aspect Area Assessment for each criterion as relevant to the identified site study area:

### LANDMAP Cultural Landscape Aspect Areas

3.4.12 Cultural Landscape Services Aspect Areas (CLSAAAs) within the Study Area are shown on Figure 7 and detailed below. Please note that information provided by NRW states that 'Cultural Landscape Services does not include landscape evaluation information.'<sup>18</sup>

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<sup>17</sup> <https://cdn.cyfoethnaturiol.cymru/media/677816/visual-sensory-landmap-methodology-2016-v2.pdf?mode=pad&rnd=131472708504000000>

<sup>18</sup> <https://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/evidence-to-inform-development-planning/using-landmap-in-landscape-and-visual-impact-assessments-gn46/?lang=en>

3.4.13 Table 1 Cultural Landscape Aspect Areas

LANDMAP Unique ID	LANDMAP Area Name	Taken through to assessment stage?
MNTGMCLS052	Montgomery Mosaic Rolling Farmland	Yes (covers Site)
MNTGMCLS068	Montgomery	Yes (covers Site)
MNTGMCLS150	Llandyssil Hill & Scarp Grazing	Yes (possible intervisibility)

3.4.14 There are two CLSAAs within which the Site is located (MNTGMCLS052 and MNTGMCLS068). A third is located adjacent (MNTGMCLS150). As such all have been selected to be taken forward into the assessment. Please see below for details:

***MNTGMCLS052*** Montgomery Mosaic Rolling Farmland:

3.4.15 The LANDMAP summary of this area’s Cultural Landscape character is described by text included within reference Q11 and is as follows: *‘Open Rolling Mosaic farmland that fringes the eastern boundary of the district the majority of this aspect lies within Shropshire and contains the better examples of this type of field pattern and topography = Moderate’.*

***MNTGMCLS068*** Montgomery:

3.4.16 The LANDMAP summary of this area’s Cultural Landscape character is described by text included within reference Q11 and is as follows: *‘Distinct small market town character with the central buildings grouped around a town square and town hall, some degradation to the overall town character by modern development skirting the town but this does not impinge upon the town centre character’.*

***MNTGMCLS150*** Montgomery

3.4.17 The LANDMAP summary of this area’s Cultural Landscape character is described by text included within reference Q11 and is as follows: *‘Typical example of mixed arable and livestock farming that is evident throughout the study area... Displays an extensive patchwork of small to medium sized fields that are good examples of this aspect type but are suffering from some loss of character’.*

**LANDMAP Geological Landscape Aspect Areas**

3.4.18 Only the Geological Landscape Aspect Area (GLAA) within which the Site is located (***MNTGMGL297***) is selected to be taken forward into the assessment. See Figure 9.

3.4.19 The Site is located within the following GLAA, which is described below:

MNTGMGL297 Lymore Park:

3.4.20 MNTGMGL297 has a LANDMAP Rarity/Uniqueness (GL\_31) of Low and an Overall Evaluation (GL\_33) of Moderate.

3.4.21 The LANDMAP summary of this area's Geological Landscape character is described by text included within reference GL\_4 and is as follows: *'Area of low undulating topography dominated by glacial deposits especially till, also fan deposits. Several small lakes present, some potentially with glacial origins (kettle holes etc). Forms part of a very extensive till-dominated plain between Montgomery and Corndon Hill.'*

3.4.22 GL\_34 LANDMAP Justification of Overall Evaluation states: 'Typical landscape of geomorphological feature and deposits. No notable sites recorded.'

LANDMAP Historic Landscape Aspect Areas

3.4.23 Historic Landscape Aspect Areas (HLAAs) within the Study Area are shown on Figure 6 and identified below

Table 2 Historic Landscape Aspect Areas

LANDMAP Unique ID	LANDMAP Area Name	LANDMAP Overall Evaluation (HL40)	Taken through to assessment stage?
MNTGMHL980	Saltbridge	High	Yes (covers Site)
MNTGMHL294	Montgomery	Outstanding	Yes (possible intervisibility)
MNTGMHL541	Ffrydd Faldwyb	High	Yes (possible intervisibility)

3.4.24 The site is located within Historic Landscape Aspect Area ref. MNTGMHL980. Aspect Areas MNTGMHL294 and MNTGMHL541 are located adjacent. As such all three have been selected to be taken forward into the assessment. Please see below for details:

3.4.25 1 No. question (ref. HL\_40) is relevant to the LANDMAP Historic Landscape assessment. Additional questions provide descriptive text and are referenced below accordingly.

MNTGMHL980 Saltbridge:

3.4.26 *MNTGMHL980* has a LANDMAP Overall Evaluation (LH\_40) of High.

3.4.27 The LANDMAP summary of this area's Historic Landscape character is described by text included within reference HL\_4 and is as follows: *'Regular lowland fieldscapes north and east of Montgomery, partly representing post-medieval enclosure of former medieval open fields associated with the medieval town and partly post-medieval enclosure of lowland commons along the lower Camlad brook. Early settlement and land use is indicated by Mesolithic chance finds. The area is crossed by the early medieval Offa's Dyke and includes the medieval earthwork castle at Hen Domen.'*

MNTGMHL294 Montgomery:

3.4.28 *MNTGMHL294* has a LANDMAP Overall Evaluation (LH\_40) of Outstanding.

3.4.29 The LANDMAP summary of this area's Historic Landscape character is described by text included within reference HL\_4, 'Market town of medieval origin with 13th-century stone castle, church and town walls. Late medieval to early 19th-century private houses, shops and civic buildings in the historic core of the town with modern housing developments on the southern and eastern sides of the historic core. The aspect area includes all of the Montgomery Conservation Area'.

MNTGMHL541 Ffrydd Faldwyb:

3.4.30 *MNTGMHL541* has a LANDMAP Overall Evaluation (LH\_40) of High

3.4.31 The LANDMAP summary of this area's Historic Landscape character is described by text included within reference HL\_4, 'Mixed fieldscapes probably of later medieval and post-medieval origin on north and east-facing hillslopes overlooking the Severn valley and Vale of Montgomery, to the west of Montgomery. Early settlement and land use indicated by the Ffrith Faldwyn later prehistoric hillfort and by clusters of smaller defended enclosures of possibly later prehistoric and Roman date. Dispersed farms of medieval and early post-medieval origin, with some abandoned farmsteads and house sites.'

#### LANDMAP Landscape Habitats Aspect Areas

3.4.32 There are two Landscape Habitat Aspect Areas (LHAA) within which the Site is located (*MNTGMLH056* and *MNTGMLH102*), as such both have been selected to be taken forward into the assessment. Please see Figure 8, and below for details:

3.4.33 2 No. questions are relevant to the LANDMAP Landscape Habitat assessment, comprising questions 42 (ref. LH\_42) and 45 (ref. LH\_45). Additional questions provide descriptive text and are referenced below accordingly.

MNTGMLH056:

3.4.34 *MNTGMLH056* has a LANDMAP Connectivity/Cohesion (LH\_42) of Moderate and an Overall Evaluation (LH\_45) of Moderate.

3.4.35 The LANDMAP summary of this area's Landscape Habitat character is described by text included within references LH\_24, LH\_29 and LH\_45a.

3.4.36 Ref. LH\_24, is defined as, 'This is an area of small fields on an undulating landscape. The fields tend to have remnant hedges or individual mature trees left in the boundaries, most are grazed and cut although there are some arable. There are one or two blocks of ribbon woodland'.

- 3.4.37 Ref. LH\_29, is defined as, 'The area has a mixture of grazed pasture, mown grasslands and arable land'.
- 3.4.38 Ref. LH\_45a, is defined as: 'This area of small fields on an undulating landscape has one or two blocks of ribbon woodland. The fields tend to have remnant hedges or individual mature trees left in the boundaries, and the area support a number of locally important species giving an overall Moderate classification'.

MNTGMLH102:

- 3.4.39 MNTGMLH102 has a LANDMAP Connectivity/Cohesion (LH\_42) of Moderate and an Overall Evaluation (LH\_45) of Moderate.
- 3.4.40 The LANDMAP summary of this area's Landscape Habitat character (ref. LH\_45a), is defined as: The small urban area on top of a wooded scarp, with many mature trees is surrounded by fields. There is a high proportion of green spaces within the urban area and the woodland surrounding the castle forms a significant feature. this together with the important species present gives the area a Moderate evaluation as it has local significance.'<sup>19</sup>

#### LANDMAP Visual and Sensory Aspect Areas

- 3.4.41 Visual and Sensory Aspect Areas (VSAAs) within the Study Area are shown on Figure 5 and identified below.

Table 3 Visual and Sensory Aspect Areas

LANDMAP Unique ID	LANDMAP Area Name	Scenic Quality VS46	Character evaluation VS48	Overall evaluation VS50	Taken through to assessment stage?
MNTGMVS434	Montgomery Mosaic Rolling Farmland	Moderate	Moderate	Moderate	Yes (covers Site)
MNTGMVS507	Montgomery	High	High	High	Yes (covers Site)
MNTGMVS946	Llandyssil Hill & Scarp Grazing	High	Moderate	Moderate	Yes (possible intervisibility)

- 3.4.42 There are two Visual & Sensory Aspect Areas (VSAA) within which the Site is located (MNTGMVS434 and MNTGMVS507). A third (MNTGMVS946) is located adjacent, and has also been selected to be taken forward into the assessment. Please see below for details:
- 3.4.43 4 No. questions are relevant to the LANDMAP Visual & Sensory assessment, comprising questions 46 (ref. VS\_46 'Scenic Quality'), 48 (ref. VS\_48 'Character'), 50 (ref. VS\_50 'Overall

<sup>19</sup> [https://datamap.gov.wales/maps/new?layer=inspire-nrw:NRW\\_LANDMAP\\_Landscape\\_Habitats#/](https://datamap.gov.wales/maps/new?layer=inspire-nrw:NRW_LANDMAP_Landscape_Habitats#/)

Evaluation') and 51 (ref. VS\_51 'Justification of Overall Evaluation'). Additional questions provide descriptive text and are referenced below accordingly.

MNTGMVS434 Montgomery Mosaic Rolling Farmland:

- 3.4.44 *MNTGMVS434* has a LANDMAP Scenic Quality (VS\_46) of Moderate, a Character [assessment] (VS\_48) of Moderate and an Overall Evaluation (VS\_50) of Moderate.
- 3.4.45 The 'Summary Description' (ref. VS\_3), is defined as: '*Open rolling mosaic network of relatively small field parcels, mixed farmland with grazing predominant. Numerous hedgerow trees and managed hedgerows typify the boundaries with small blocks of woodland in lower lying areas and valleys and clustered around field boundaries/corners.*'
- 3.4.46 The 'Justification of Overall Evaluation' (ref. VS\_51) notes: '*Open Rolling Mosaic farmland that fringes the eastern boundary of the district the majority of this aspect lies within Shropshire and contains the better examples of this type of field pattern and topography = Moderate*'

MNTGMVS507 Montgomery:

- 3.4.47 *MNTGMVS507* has a LANDMAP Scenic Quality (VS\_46) of High, a Character [assessment] (VS\_48) of High and an Overall Evaluation (VS\_50) of High.
- 3.4.48 The LANDMAP summary of this area's Visual & Sensory character (ref. VS\_3), is defined as: 'Large village / small market town with a distinct town centre with square based around the Town Hall. The town is based around the flank of the promontory on which the remains of Montgomery Castle sit. Recent development of new housing surrounds the outskirts of the town towards the southern (B4385) and eastern (B4386) approaches.'

MNTGMVS946 Llandyssil Hill & Scarp Grazing:

- 3.4.49 *MNTGMVS946* has a LANDMAP Scenic Quality (VS\_46) of High, a Character [assessment] (VS\_48) of Moderate and an Overall Evaluation (VS\_50) of Moderate.
- 3.4.50 The LANDMAP summary of this area's Visual & Sensory character (ref. VS\_3), is defined as: 'An area of rolling upland grazing centre on an intricate patchwork of small field parcels bounded by treed hedgerows... Majority of the area is of a more open nature with larger grazed and cultivated fields and dispersed settlements / farmsteads overlooking the flat open farmland of the Severn Vale.'

## 4. LANDSCAPE RECEPTORS

- 4.1.1 Following a review of the baseline information the Landscape Receptors identified to be taken through to the assessment stage of the LVIA are listed below. All receptors identified are present within the 2km study area, and have been identified as being within the ZTV (included within Figure 3 of this report):
- 4.1.2 Note: all details relating to landscape characterisation is provided in Section 3 of this report (above).

### Local Character Area

- LCA 8: Severn Farmlands

## LANDMAP Landscape Character

### *LANDMAP Visual and Sensory Aspect Areas:*

- MNTGMVS434 'Montgomery Mosaic Rolling Farmland'
- MNTGMVS507 'Montgomery'
- MNTGMVS946 'Llandyssil Hill & Scarp Grazing'

### *LANDMAP Historic Landscape Aspect Areas:*

- MNTGMHL980 'Saltbridge'
- MNTGMHL294 'Montgomery'
- MNTGMHL541 'Ffrydd Faldwyb'

### *LANDMAP Cultural Landscape Services Aspect Areas:*

- MNTGMCL5052 'Montgomery Mosaic Rolling Farmland'
- MNTGMCL5068 'Montgomery'
- MNTGMCL5150 'Llandysill Hill & Scarp Grazing'

### *LANDMAP Geological Landscape Aspect Areas:*

- MNTGMGL297 'Lymore Park'

### *LANDMAP Landscape Habitats Aspect Areas*

- MNTGMLH056
- MNTGMLH102

Bro Trefaldwyn Registered Historic Landscape (ref. HLW(P)2)

## Notes Relating to Landscape Assessment

### Sensitivity

- 4.1.3 The sensitivity of the landscape to change, or nature of the landscape receptor, is determined by combining judgements about susceptibility to change relating to the specific proposal, with judgements about the value attached to the receptor.

### Susceptibility

- 4.1.4 Susceptibility to change can be defined as being the ability of the landscape receptor to accommodate the proposed development without change to the continuation of the baseline situation.

### Value

- 4.1.5 The value of a landscape can be determined by a number of factors, including the landscape quality/condition, scenic quality, the presence of rare elements of features in the landscape, representativeness and where the landscape includes elements which are considered important, e.g. from a planning, conservation, or recreation point of view. Or, where the value of a landscape or element of a landscape is subject to international, national or local designations.

### Magnitude of Effect

- 4.1.6 The nature of the predicted effect (or the magnitude of change), associated with the proposed development, is determined by combining judgements about matters such as size

and scale of the change, the extent of the area affected, whether it is reversible or irreversible, and whether it is short or long term in duration.

#### Size & Scale of Effect

- 4.1.7 The effects on the landscape which will be brought about by the proposed scheme include the creation of new 2 storey residences, associated 1.8m high fencing to delineate rear garden boundaries, and surfacing to provide the vehicular and pedestrian routes required, as well as parking provision. A comprehensive landscape scheme is also proposed which comprises a number of publicly accessible green spaces, the creation of a publicly accessible area with a large water attenuation pool, and features a combination of tree, shrub and meadow grassland, as well as avenue tree planting and the creation of new native hedgerow boundaries. The scheme also proposes a children's play area and the retention of existing trees and hedgerow where possible.
- 4.1.8 It is important to note that the site provides an extension to existing built forms immediately adjacent, which comprise housing along station road (to the south of the site), as well as existing buildings at Verlon, which bounds part of the sites central, eastern boundary, and features a residential property, hardstading and out-buildings within the curtilage.
- 4.1.9 In addition, the B4388 Forden Road runs along the site's eastern boundary, along which are 2 No. existing residential schemes towards the south (comprising Arthurs Gate and Verlon Close), as well as light industrial buildings/business use further north.
- 4.1.10 An extensive landscape scheme is proposed as part of the residential proposals which has been informed by the outcomes of this LVIA. A core aim of the landscape scheme is the proposal of significant bands of landscaping which will run through the site from east to west, which will be vital in reducing the scale and massing of the development, particularly when viewed from both the south and the north. These proposed landscape features will also help to buffer against potential impacts to the landscape fabric of the site and its surrounds within the defined Local and LANDMAP characterisation through the prioritisation of native vegetation, the forms and spatial patterns of which are indicative of the existing site and its surrounds. As the planting becomes established it will increasingly help to screen the development, and as such over time will reduce the impact to both the landscape fabric and to views from surrounding areas.
- 4.1.11 Due to these factors, the size and scale of the effect of the proposed scheme is assessed as being Medium.
- 4.1.12 Tables setting out the Landscape Assessment are included in Appendix 1 of this report, with an overall summery table included in Section 10 of this report.

## 5. ZTV AND VISUAL BASELINE

### 5.1 Introduction

- 5.1.1 This section sets out the area in which the proposed development may potentially be visible and identifies likely visual receptors.

### 5.2 Zone Of Theoretical Visibility (ZTV)

- 5.2.1 A desktop-based Zone of Theoretical Visibility (ZTV) landform model has been created to ascertain the 'theoretical' extent of the site's visual envelope with houses with ridge heights of 7m applied. A ZTV for the proposed development is shown in Figure 3.

5.2.2 It is important to note that the ZTV illustrates a 'worst case' scenario as it only takes the 'bare earth' topography into consideration and does not take account of screening elements present such as built forms, and vegetation such as trees and woodland.

5.2.3 The ZTV has been represented as a gradient of colour, which relates to the extent to which the development may be visible. The darker blue colour represents where all of the development (houses) may be visible. The lighter the colour, the less houses are visible from a given location. Where a zero value is returned (i.e. no houses are visible), the viewpoint lies outside or on the edge of the visual envelope, illustrating areas from which views are not anticipated to be possible (uncoloured).

5.2.4 The ZTV shows that the theoretical views of the residential scheme are primarily limited to views within a 1km distance from the site, as well as the potential for longer range views, within a limited portion of the northeastern extent of the study area, over a distance of 2km. However, a visit to the Study Area (in May 2024) indicated that readily identifiable views to the proposed development are likely to be only available from a minority of the ZTV, within an area of approximately 1km or less. This is due to screening by existing tree and hedge cover within the wider landscape, as well as the presence of other existing built forms, in combination with distance from the site, and localised undulations in topography.

### 5.3 Using The ZTV To Inform the Layout Of The Residential Scheme

5.3.1 The ZTV has been utilised in an iterative design process in line with guidance in GLVIA3. The ZTV shows areas of visibility immediately to the south and east of the site, within 1km from the site, from the following receptors:

- Montgomery Castle.
- The northern extents of footpaths 252/19/5 and 252/15/2.
- From properties along B4388, and properties along Station Road; and
- Transient views from users of the B4388 & Station Road.

5.3.2 Using this information has provided the opportunity to alter the layout of the design to ensure that wherever possible, all existing boundary vegetation is retained, and that substantial bands of vegetation are proposed running in a west-east direction through the site, at differing levels of the site. This will be of particular importance in helping to screen close views from the site, as experienced from properties along Station Road, and also views from elevation from the Castle, and will maximise the screening impact of vegetation planted, by working with the site's topography.

5.3.3 The site arrangement has been tweaked as part of the design process to ensure views from the 'Bronheulwen' property (located on Station Road) retain a sense of openness, to permit the retention of existing long-distance views from here out across the wider landscape. To help achieve this, an area of open public greenspace is proposed on higher ground immediately to the north of 'Bronheulwen'.

5.3.4 Close views from properties along the B4388 will be in part mitigated by these measures, as well as through proposals to plant specimen trees at regular intervals within the existing hedgerow along this road.

5.3.5 For full proposals set out to reduce Landscape & Visual Impacts, see the Landscape Mitigation Plan (drawing reference 3149-001).

### 5.4 Photographic Record

5.4.1 During the visit to the Study Area, a photographic record was made of 10 viewpoints, which are shown to have potential visibility of the development, by their presence within the ZTV. The viewpoints have been selected to represent a range of receptors, angles and distances

to the Site. Priority has been given to residential receptors present within the ZTV, as well as to views from designated places within the ZTV. The locations of the viewpoints can be seen on Figure 3 and the photographs (with Site location annotated) can be seen in Appendix 3.

## 6 VISUAL RECEPTORS

### 6.1 Viewpoints

6.1.1 Following a review of the baseline information the Visual Receptors identified to be taken through to the assessment stage of the LVIA are listed below. All receptors identified are present within the 1km study area, and have been identified as being within the ZTV (included within Figure 3 of this report):

#### Residential Receptors:

- Residents of houses along Station Road, including 2 No. Listed Buildings ('No. 2 Rock Cottages' (87262), 'The Piggins' (7986)), and 1 No. additional property ('Bronheulwen') (Viewpoint 2).
- Residents of the property at Verlon – *please note that this receptor has not been taken forward to the assessment stage because it is under the ownership of the applicant.*
- Residents of houses at Verlon Close, along the B4388 (representative Viewpoint 4).
- Residents of houses at Arthurs Gate, along the B4388 (represented by Viewpoint 4).
- Residents at Hendomen (represented by Viewpoint 10).

#### Scheduled Ancient Monument:

- Visitors to Montgomery Castle (represented by Viewpoint 1).

#### Listed Buildings/Structures:

- Residents of No. 2 Rock Cottages (ref. 87262) (represented by Viewpoint 2);
- Residents of The Piggins (ref. 7986) (represented by Viewpoint 2);
- Views from the Listed Milestone (ref. 87246), adjacent to the B4388 (Viewpoint 5);

#### PROWs:

- Users of Offa's Dyke National Trail (Viewpoint 9);
- Users of footpath 252/19/5 (Viewpoint 6);
- Users of footpath 252/15/2 (Viewpoint 7);
- *Users of footpath 252/7/1 – please note that this viewpoint has not been taken forward to the assessment stage because of the limited visibility from this location; and*
- Users of footpath 252/3/1 (Viewpoint 8).

#### Roads:

- Users of the B4388 Forden Road (representative Viewpoint 5).
- Users of the B4385 Station Road (representative Viewpoint 3).
- *Users of an unclassified road running south-east to north-west from the B4388 to Hendomen – please note that this viewpoint has not been taken forward to the assessment stage because of the limited visibility from this location.*
- Users of an unclassified road running east to west from the B4388 to Hendomen (representative Viewpoint 10).
- *Users of the unclassified road running east to west south of Forden – please note that this viewpoint has not been taken forward to the assessment stage because of the limited visibility from this location.*

## 7 VISUAL ASSESSMENT

### 7.1 Introduction

7.1.1 The methodology used to assess the overall significance of effect of the proposed development on local visual receptors can be found in Appendix 4 of this report.

7.1.2 As part of the visual assessment, a series of viewpoints have been identified, which represent potential receptor views from locations within the study area surrounding the site. Figure 3 illustrates the locations of viewpoints chosen.

7.1.3 The judged susceptibility of the receptors is combined with the value of the view to give a 'Sensitivity of Receptor' (See Appendix 4). The sensitivity is then incorporated with a judgement of the 'Magnitude of Effect' that the proposed development is likely to cause to provide an assessment of the potential 'Significance of Effect' the proposed development may have on the amenity of the visual receptors identified within the study area.

### 7.2 Magnitude of Effect

7.2.1 It is important to note that the magnitude of effect relating to the visual assessment may be both greater or smaller than that ascertained during the landscape assessment. This is because the physical setting of a visual receptor, the type of view they experience, and the distance from the site are all factors which will alter the assessed magnitude of change when compared with that of the landscape receptor. Other key factors influencing the degree of magnitude of change relating to visual assessment include, where views are possible from within dwellings, whether the receptor is a transient user, and if so the type of transient use (e.g. on road, by foot or horseback).

7.2.2 Visual receptor groups identified include:

- Scheduled Ancient Monuments – including Montgomery Castle
- Dwellings <1km from the site, including the property at Verlon, immediately adjacent to the site, properties along Station Road (2 of which are Listed Buildings), and properties along the B4388.
- Dwellings >1km from the site, including properties at Hendomen and isolated dwellings/farmsteads along/near to the B4388.
- Transient Receptors – including visitors passing through the area either by foot or road, and includes uses of the Offa's Dyke National Trail, footpaths and users of the B4388, Station Road, and unclassified roads connected with the B4388.

7.2.3 A photographic record of the representative view from each of the chosen viewpoints is included in Appendix 3 of this report. The photographs are numbered, and area referenced on the plan included in Figure 3.

7.2.4 A description of the nature of the view is provided in the Visual Assessment tables included in Appendix 2, and a table summarising the overall assessed significance of effect relating to each visual receptor is included in Section 10 of this report.

## 8 CONSTRUCTION IMPACTS

- 8.1.1 Construction impacts are likely to result from the implementation of the proposed development, however these will be short-term and temporary in duration, as such the LVIA focusses on the completed impact instead.

## 9 CUMULATIVE IMPACTS

- 9.1.1 Cumulative landscape and visual effects may be defined as those that: *'...result from additional changes to the landscape or visual amenity caused by the proposed development in conjunction with other developments (associated with or separate to it), or actions that occurred in the past, present or are likely to occur in the foreseeable future.'*

- 9.1.2 It is unlikely that there will be any significant cumulative or visual effects as a result of the proposed development.

## 10 CONCLUSION

### 10.1 Landscape Effects

- 10.1.1 The proposed development will have no significant effects on any of the landscape character or landscape designations assessed. The results of the Landscape Assessment process are summarised in the table overleaf:

SUMMARY OF LANDSCAPE EFFECTS				
LANDSCAPE RECEPTOR	LANDSCAPE SENSITIVITY	MAGNITUDE OF LANDSCAPE EFFECT	NATURE OF LANDSCAPE EFFECT	SIGNIFICANCE OF LANDSCAPE EFFECT
LOCAL LANDSCAPE CHARACTER				
LCA 8 Severn Farmlands	High	Low	Moderate	Not Significant
BRO TREFALDWYN REGISTERED HISTORIC LANDSCAPE (ref. HLW(P)2)				
'HLCA 1070 'Trefaldwyn'	High	Low	Moderate	Not Significant
LANDMAP – Visual & Sensory				
MNTGMVS434 Montgomery Mosaic Rolling Farmland	Medium	Medium	Moderate	Not Significant
MNTGMVS507 Montgomery	High	Low	Moderate	Not Significant
MNTGMVS946 Llandysul Hill & Scarp Grazing - <i>Outside site</i>	High	Very Low	Minor	Not Significant
LANDMAP – Historic Landscape				
MNTGMHL980 Saltbridge	Medium	Medium	Moderate	Not Significant
MNTGMHL294 Montgomery - <i>Outside site</i>	High	Very Low	Minor	Not Significant
MNTGMHL541 Ffrydd Faldwyb - <i>Outside site</i>	High	Negligible	Minimal	Not Significant
LANDMAP – Cultural Landscape				
MNTGMCLS052 Montgomery Mosaic Rolling Farmland	Medium	Medium	Moderate	Not Significant
MNTGMCLS068 Montgomery	High	Low	Moderate	Not Significant
MNTGMCLS150 Llandyssil Hill & Scarp Grazing - <i>Outside site</i>	Medium	Very Low	Minimal	Not Significant
LANDMAP – Landscape Habitats				
MNTGMLH056	Medium	Low to Medium	Minor to Moderate	Not Significant
MNTGMLH102	Medium	Low	Minor	Not Significant
LANDMAP – Geological Landscape				
MNTGMGL297 Lymore Park	Low Medium	to Negligible	Negligible	Not Significant

## 10.2 Visual Effects

10.2.1 The results of the Visual Assessment process are summarised in the table below:

SUMMARY OF VISUAL EFFECTS				
VISUAL RECEPTOR	VISUAL SENSITIVITY	MAGNITUDE OF VISUAL EFFECT	NATURE OF VISUAL EFFECT	SIGNIFICANCE OF VISUAL EFFECT
<b>SCHEDULED ANCIENT MONUMENT/VIEWPOINT</b>				
Visitors of Montgomery Castle (Scheduled Ancient Monument) (Vp 1)	Very High	Low	Moderate	Not Significant
<b>DWELLINGS</b>				
Residents of properties along Station Road (including Listed Buildings, 'No. 2 Rock Cottages' (ref. 87262), and 'The Piggin' (ref. 7986), and 1 No. additional property (Bronheulwen) (Vp 2)	High	Low/Medium (see detailed assessment in Appendix 2)	Moderate/Notable (see detailed assessment in Appendix 2)	Properties to the West along Station Road: Not Significant Detached Property to the East along Station Road: Partially Significant ( <i>see description</i> )
Residents of houses to the east of the site, associated with Verlon Close and Arthurs Gate (Vp 4)	High to Medium	Low	Moderate to Minor	Not Significant
Residents of houses at Hendomen (Vp 10)	High to Medium	Very Low	Minor to Minimal	Not Significant
<b>PUBLIC RIGHTS OF WAY</b>				
View from Offa's Dyke National Trail (<2km from the site) (Vp 9)	High	Very Low	Minor	Not Significant
Users of Footpath 252/15/2 (Vp 7)	Medium to Low	Low	Minor to Minimal	Not Significant
Users of Footpath 252/19/5 (Vp 6)	Medium	Low	Minor	Not Significant
Users of Footpath 252/3/1 (Vp 8)	Medium to Low	Very Low	Minimal	Not Significant
<b>VEHICULAR ROUTES</b>				
Users of the B4388 road (Vp 5)	Medium	Low	Minor	Not Significant
Users of the B4385 Station Road (Vp 3)	Medium to Low	Very Low	Minimal	Not Significant
<b>OTHER</b>				
View from the Listed Milestone (ref. 87246) (Vp 5)	Medium	Low	Minor	Not Significant

## **10.3 Summary**

- 10.3.1 Overall taking into account the specific aspects of the landscape receptors, and making an assessment based on the details of the proposed scheme, and the landscape mitigation measures proposed, the resulting assessed landscape impacts not considered to be significant.
- 10.2.2 The visual impacts relating to the majority of viewpoints have been assessed as not being significant.
- 10.2.3 A single view relating to an individual property associated with Viewpoint 2 has been assessed as potentially experiencing a visual effect which is considered to be partially significant because of the introduction of the assessed change to the view which is likely to be brought about by the proposed scheme. It is important to note that specific measures have been taken to mitigate the impact to this property, by ensuring that no plots are proposed on the higher ground directly to the north of the property. This will allow for views to still be experienced of the wider landscape/horizon from this property, above and beyond the site.
- 10.2.4 For all viewpoints, the visual impacts will be effectively reduced through the proposed mitigation measures. These measures will help to blend the site in with its surroundings, and will, over time, further reduce the assessed impacts.

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## APPENDIX 1 – Landscape Assessment Tables

LANDSCAPE RECEPTOR	LCA 8 SEVERN FARMLANDS	
DESCRIPTION	Local Landscape Character Area - <i>see notes in Section 3 of this report</i>	
SENSITIVITY ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
SUSCEPTIBILITY TO CHANGE:	This is a good quality, diverse rural landscape which is occasionally subject to change. Settlement and built forms are present. It contains historic designations and is considered to be of cultural importance.	Medium to High
VALUE:	In terms of value the area contains listed buildings, as well as a Scheduled Monument, designated landscape, and there are a number of footpaths within the area, including a National Trail.	High
LANDSCAPE SENSITIVITY:	Susceptibility x Value	High
SIGNIFICANCE ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
MAGNITUDE OF CHANGE:	The proposed residential scheme is a continuation of existing elements of the landscape character, but will constitute a minor change to the scale and pattern of the landform. Any impacts of the proposed built forms will be lessened by the landscape mitigation proposals which seeks to reduce the scale.	Low
NATURE OF LANDSCAPE EFFECT	Sensitivity x Magnitude of Change	Moderate

LANDSCAPE RECEPTOR	LANDMAP: VISUAL & SENSORY: MNTGMVS434 Montgomery Mosaic Rolling Farmland	
DESCRIPTION	<p>The Summary Description (ref. 3) describes this area as: <i>'Open rolling mosaic network of relatively small field parcels, mixed farmland with grazing predominant. Numerous hedgerow trees and managed hedgerows typify the boundaries with small blocks of woodland in lower lying areas and valleys and clustered around field boundaries/corners.'</i></p> <p>The Justification of Overall Evaluation (ref. 51) notes: <i>'Open Rolling Mosaic farmland that fringes the eastern boundary of the district the majority of this aspect lies within Shropshire and contains the better examples of this type of field pattern and topography = Moderate'</i></p>	
<b>SENSITIVITY ASSESSMENT</b>		
	RATIONALE SUMMARY/NARRATIVE	LEVEL
SUSCEPTIBILITY TO CHANGE:	The site is located within this LANDMAP Visual & Sensory Area. Its Scenic Quality (46), has been assessed as being Moderate. Its character (48), has been assessed as being Moderate. Its Overall Landscape Evaluation has been assessed as being Moderate.	Medium
VALUE:	LANDMAP overall evaluation of 'Moderate'	Medium
LANDSCAPE SENSITIVITY:	Susceptibility x Value	Medium
<b>SIGNIFICANCE ASSESSMENT</b>		
	RATIONALE SUMMARY/NARRATIVE	LEVEL
MAGNITUDE OF CHANGE:	The proposed residential scheme introduces notable elements into the landscape. It is intended to reduce the scale of the built form/massing by planting bands of woodland, as well as increasing the hedgerow trees – both elements which are characteristic of this aspect area.	Medium
NATURE OF LANDSCAPE EFFECT	Sensitivity x Magnitude of Change	Moderate

LANDSCAPE RECEPTOR	LANDMAP: VISUAL & SENSORY: MNTGMVS507 Montgomery	
DESCRIPTION	The Summary Description (ref. 3) describes this area as: ' <i>Large village / small market town with a distinct town centre with square based around the Town Hall. The town is based around the flank of the promontory on which the remains of Montgomery Castle sit. Recent development of new housing surround the outskirts of the town towards the southern (B4385) and eastern (B4386) approaches.</i> '	
<hr/>		
SENSITIVITY ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
SUSCEPTIBILITY TO CHANGE:	<p>The site is located within this LANDMAP Visual &amp; Sensory Area. Its Scenic Quality (46), has been assessed as being High. Its character (48), has been assessed as being High. Its Overall Landscape Evaluation has been assessed as being High.</p> <p>Overall susceptibility to change has been assessed as being Medium to High, due to the LANDMAP assessment (above), as well as the position of the site adjacent to an existing recent housing development, (which is referenced in the summary description).</p>	Medium to High
VALUE:	LANDMAP overall evaluation of 'High'	High
LANDSCAPE SENSITIVITY:	Susceptibility x Value	High
<hr/>		
SIGNIFICANCE ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
MAGNITUDE OF CHANGE:	The proposed residential scheme introduces minor change to the scale of the landscape, owing to the proposal being a continuation of the new housing present at the outskirts of the town.	Low
NATURE OF LANDSCAPE EFFECT	Sensitivity x Magnitude of Change	Moderate

LANDSCAPE RECEPTOR	LANDMAP: VISUAL & SENSORY: MNTGMVS946 Llandysul Hill & Scarp Grazing	
DESCRIPTION	The Summary Description (ref. 3) describes this area as: <i>'An area of rolling upland grazing centre on an intricate patchwork of small field parcels bounded by treed hedgerows... Majority of the area is of a more open nature with larger grazed and cultivated fields and dispersed settlements / farmsteads overlooking the flat open farmland of the Severn Vale.'</i>	
SENSITIVITY ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
SUSCEPTIBILITY TO CHANGE:	The site is <u>not</u> located within this LANDMAP Visual & Sensory Area. Its Scenic Quality (46), has been assessed as being High. Its character (48), has been assessed as being Moderate. Its Overall Landscape Evaluation has been assessed as being Moderate.	Medium
VALUE:	LANDMAP overall evaluation of 'High'.	High
LANDSCAPE SENSITIVITY:	Susceptibility x Value	High
SIGNIFICANCE ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
MAGNITUDE OF CHANGE:	The proposed residential scheme introduces moderate change to the scale of the landscape. It is important to note that the site is not within this character area - and that visibility (illustrated by the ZTV), is very limited. As such the assessment of 'Very Low' reflects this.	Very Low
NATURE OF LANDSCAPE EFFECT	Sensitivity x Magnitude of Change	Minor

LANDSCAPE RECEPTOR	LANDMAP: HISTORIC LANDSCAPE: MNTGMHL980 Saltbridge	
DESCRIPTION	The Summary Description (ref. 4) <i>'Regular lowland fieldscapes north and east of Montgomery, partly representing post-medieval enclosure of former medieval open fields associated with the medieval town and partly post-medieval enclosure of lowland commons along the lower Camlad brook. Early settlement and land use is indicated by Mesolithic chance finds. The area is crossed by the early medieval Offa's Dyke and includes the medieval earthwork castle at Hen Domen'</i> .	
SENSITIVITY ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
SUSCEPTIBILITY TO CHANGE:	The site is located within this LANDMAP Historic Landscape Area. Due to the position of the site at the very southern extent of this aspect area, which flanks the built up aspect area (Montgomery) adjacent, the susceptibility to change has been assessed as being Low	Low
VALUE:	LANDMAP overall evaluation of 'High'	High
LANDSCAPE SENSITIVITY:	Susceptibility x Value	Medium
SIGNIFICANCE ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
MAGNITUDE OF CHANGE:	The proposed residential scheme introduces moderate change to the scale of the landscape.	Medium
NATURE OF LANDSCAPE EFFECT	Sensitivity x Magnitude of Change	Moderate

LANDSCAPE RECEPTOR	LANDMAP: HISTORIC LANDSCAPE: MNTGMHL294 Montgomery	
DESCRIPTION	The Summary Description (ref. 4) <i>'Market town of medieval origin with 13th-century stone castle, church and town walls. Late medieval to early 19th-century private houses, shops and civic buildings in the historic core of the town with modern housing developments on the southern and eastern sides of the historic core. The aspect area includes all of the Montgomery Conservation Area'</i> .	
SENSITIVITY ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
SUSCEPTIBILITY TO CHANGE:	The site is <u>not</u> located within this LANDMAP Historic Landscape Area.	High
VALUE:	LANDMAP overall evaluation of 'Outstanding'	High
LANDSCAPE SENSITIVITY:	Susceptibility x Value	High
SIGNIFICANCE ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
MAGNITUDE OF CHANGE:	The site is <u>not</u> located within this aspect area, although there is intervisibility between the two. The new developments at the north of Montgomery are included in this aspect area. As such, it is considered that the proposals for the site are a continuation of the scale and massing of these built forms. It is important to note that the vegetation proposed will provide notable benefits to this scheme, which will effectively reduce the magnitude of change assessment.	Very Low
NATURE OF LANDSCAPE EFFECT	Sensitivity x Magnitude of Change	Minor

LANDSCAPE RECEPTOR	LANDMAP: HISTORIC LANDSCAPE: MNTGMHL541 Ffrydd Faldwyb	
DESCRIPTION	The Summary Description (ref. 4) <i>'Mixed landscapes probably of later medieval and post-medieval origin on north and east-facing hillslopes overlooking the Severn valley and Vale of Montgomery, to the west of Montgomery. Early settlement and land use indicated by the Ffrith Faldwyn later prehistoric hillfort and by clusters of smaller defended enclosures of possibly later prehistoric and Roman date. Dispersed farms of medieval and early post-medieval origin, with some abandoned farmsteads and house sites.'</i>	
SENSITIVITY ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
SUSCEPTIBILITY TO CHANGE:	The site is <u>not</u> located within this LANDMAP Historic Landscape Area.	Medium
VALUE:	LANDMAP overall evaluation of 'High'	High
LANDSCAPE SENSITIVITY:	Susceptibility x Value	High
SIGNIFICANCE ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
MAGNITUDE OF CHANGE:	The site is <u>not</u> located within this aspect area, and there is limited intervisibility between the two (illustrated by the ZTV). As such the assessment of 'Negligible' reflects this	Negligible
NATURE OF LANDSCAPE EFFECT	Sensitivity x Magnitude of Change	Minimal

LANDSCAPE RECEPTOR	LANDMAP: CULTURAL LANDSCAPE: MNTGMCLS052 Montgomery Mosaic Rolling Farmland	
DESCRIPTION	The Summary Description (Q11) ' <i>Open Rolling Mosaic farmland that fringes the eastern boundary of the district the majority of this aspect lies within Shropshire and contains the better examples of this type of field pattern and topography = Moderate</i> '.	
SENSITIVITY ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
SUSCEPTIBILITY TO CHANGE:	The site is located within this LANDMAP Cultural Landscape Area.	Medium
VALUE:	LANDMAP Character (CLS13) evaluation of 'Moderate', Sense of Place/Local Distinctiveness (CLS8): 'Moderate'	Medium
LANDSCAPE SENSITIVITY:	Susceptibility x Value	Medium
SIGNIFICANCE ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
MAGNITUDE OF CHANGE:	The development will bring about a moderate change in the character of this aspect area	Medium
NATURE OF LANDSCAPE EFFECT	Sensitivity x Magnitude of Change	Moderate

LANDSCAPE RECEPTOR	LANDMAP: CULTURAL LANDSCAPE: MNTGMCLS068 Montgomery	
DESCRIPTION	The Summary Description (Q11) <i>'Distinct small market town character with the central buildings grouped around a town square and town hall, some degradation to the overall town character by modern development skirting the town but this does not impinge upon the town centre character.'</i>	
SENSITIVITY ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
SUSCEPTIBILITY TO CHANGE:	A good quality landscape that is occasionally subject to change	Medium
VALUE:	LANDMAP Character (CLS13) evaluation of 'High', Sense of Place/Local Distinctiveness (CLS8): 'Strong'	High
LANDSCAPE SENSITIVITY:	Susceptibility x Value	High
SIGNIFICANCE ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
MAGNITUDE OF CHANGE:	The site is partially located within this aspect area. The ZTV illustrates that there will be intervisibility, albeit that the proposals for the site, will provide a continuation of aspects of the character of the new developments to the north of Montgomery.	Low
NATURE OF LANDSCAPE EFFECT	Sensitivity x Magnitude of Change	Moderate

LANDSCAPE RECEPTOR	LANDMAP: CULTURAL LANDSCAPE: MNTGMCLS150 Llandyssil Hill & Scarp Grazing	
DESCRIPTION	The Summary Description (Q11) <i>'Typical example of mixed arable and livestock farming that is evident throughout the study area... Displays an extensive patchwork of small to medium sized fields that are good examples of this aspect type but are suffering from some loss of character'</i> .	
SENSITIVITY ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
SUSCEPTIBILITY TO CHANGE:	A good quality landscape that is occasionally subject to change	Medium
VALUE:	LANDMAP Character (CLS13) evaluation of 'Moderate', Sense of Place/Local Distinctiveness (CLS8): 'Moderate'	Medium
LANDSCAPE SENSITIVITY:	Susceptibility x Value	Medium
SIGNIFICANCE ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
MAGNITUDE OF CHANGE:	The site is <u>not</u> located within this aspect area. The ZTV illustrates that there will be very limited intervisibility.	Very Low
NATURE OF LANDSCAPE EFFECT	Sensitivity x Magnitude of Change	Minimal

LANDSCAPE RECEPTOR	LANDMAP: LANDSCAPE HABITATS: MNTGMLH056	
DESCRIPTION	<p>The Summary Description(s):</p> <ul style="list-style-type: none"> <li>• <i>Ref. LH 24: 'This is an area of small fields on an undulating landscape. The fields tend to have remnant hedges or individual mature trees left in the boundaries, most are grazed and cut although there are some arable. There are one or two blocks of ribbon woodland'.</i></li> <li>• <i>Ref. LH 29: 'The area has a mixture of grazed pasture, mown grasslands and arable land'.</i></li> </ul> <p><i>Ref. LH 45a: This area of small fields on an undulating landscape has one or two blocks of ribbon woodland. The fields tend to have remnant hedges or individual mature trees left in the boundaries, and the area support a number of locally important species giving an overall Moderate classification'.</i></p>	
SENSITIVITY ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
SUSCEPTIBILITY TO CHANGE:	A good quality landscape that is occasionally subject to change	Medium
VALUE:	LANDMAP Connectivity/Cohesion (LH 42) evaluation of 'Moderate'. Overall Evaluation (LH 45) 'Moderate'	Medium
LANDSCAPE SENSITIVITY:	Susceptibility x Value	Medium
SIGNIFICANCE ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
MAGNITUDE OF CHANGE:	The site is located within this aspect area, however, the ZTV illustrates that there will be very limited intervisibility beyond the site area. It is important to note that some landscape benefits will be brought about through the proposed landscape scheme, including the connectivity of such elements through the site, and beyond into the surrounding landscape. As such the Magnitude of Change has been assessed as being Low to Medium.	Low to Medium
NATURE OF LANDSCAPE EFFECT	Sensitivity x Magnitude of Change	Minor to Moderate

LANDSCAPE RECEPTOR	LANDMAP: LANDSCAPE HABITATS: MNTGMLH102	
DESCRIPTION	The Summary Description(s): <i>Ref. LH 45a: 'The small urban area on top of a wooded scarp, with many mature trees is surrounded by fields. There is a high proportion of green spaces within the urban area and the woodland surrounding the castle forms a significant feature. this together with the important species present gives the area a Moderate evaluation as it has local significance.'</i>	
SENSITIVITY ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
SUSCEPTIBILITY TO CHANGE:	A good quality landscape that is occasionally subject to change	Medium
VALUE:	LANDMAP Connectivity/Cohesion (LH 42) evaluation of 'Moderate'. Overall Evaluation (LH 45) 'Moderate'	Medium
LANDSCAPE SENSITIVITY:	Susceptibility x Value	Medium
SIGNIFICANCE ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
MAGNITUDE OF CHANGE:	The site is only partially located within this aspect area. The ZTV illustrates that there will be intervisibility between the areas, most notably from Montgomery Castle. The proposals to create bands of landscaping through the site, will be beneficial to landscape habitat attributes, as well as habitat connectivity between this area and the attribute area within which the site is situated.	Low
NATURE OF LANDSCAPE EFFECT	Sensitivity x Magnitude of Change	Minor

LANDSCAPE RECEPTOR	LANDMAP: GEOLOGICAL LANDSCAPE: MNTGMGL297 Lymore Park	
DESCRIPTION	The Summary Description: <i>'Ref, GL4: Area of low undulating topography dominated by glacial deposits especially till, also fan deposits. Several small lakes present, some potentially with glacial origins (kettle holes etc). Forms part of a very extensive till-dominated plain between Montgomery and Corndon Hill.'</i>	
SENSITIVITY ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
SUSCEPTIBILITY TO CHANGE:		Low
VALUE:	LANDMAP Rarity/Uniqueness (GL 31) evaluation of 'Low'. Overall Evaluation (GL 33) 'Moderate'	Low to Medium
LANDSCAPE SENSITIVITY:	Susceptibility x Value	Low to Medium
SIGNIFICANCE ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
MAGNITUDE OF CHANGE:	The site is located within this aspect area. It is not anticipated that there will be any adverse impacts on this aspect area	Negligible
NATURE OF LANDSCAPE EFFECT	Sensitivity x Magnitude of Change	Negligible

LANDSCAPE RECEPTOR	Bro Trefaldwyn Registered Historic Landscape (ref. HLW(P)2) The site is located within area 'HLCA 1070 'Trefaldwyn'	
DESCRIPTION	<p><i>'The land within the character area falls from the steep cliffs near the castle, at about 210m above OD, down to the more gently sloping fields north of the Camlad, at about 80m OD, and faces predominantly towards the north-east'.</i></p> <p><i>'Modern land-use in the fields outside the town is predominantly pasture with occasional arable. The present-day field pattern shows little change from the mid 19th century, apart from the loss of some field boundaries, and seems to largely represent early post-medieval enclosure of the original open-fields belonging to the medieval town of Montgomery.</i></p> <p><i>Generally low-cut multi-species hedges, predominantly hazel and hawthorn, with some blackthorn, holly and elder, some former and some more recent hedge-laying, and some low hedge banks. Gorse scrub appears on the steeper slopes'.</i></p>	
SENSITIVITY ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
SUSCEPTIBILITY TO CHANGE:	Presence of historic field patterns. The medieval town of Montgomery is a key element of the landscape.	High
VALUE:	Presence of the site within this designated landscape	High
LANDSCAPE SENSITIVITY:	Susceptibility x Value	High
SIGNIFICANCE ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
MAGNITUDE OF CHANGE:	The proposed scheme would bring about a minor change to the scale of the landscape. The effect is reduced because of the proposals providing a continuation to the existing adjacent situation, as well as the retention and enhancement of existing native hedgerow which are characteristic to this landscape, and enhancements through proposals to create naturalistic bands of planting, using native species.	Low
NATURE OF LANDSCAPE EFFECT	Sensitivity x Magnitude of Change	Moderate

SUMMARY OF LANDSCAPE EFFECTS				
LANDSCAPE RECEPTOR	LANDSCAPE SENSITIVITY	MAGNITUDE OF LANDSCAPE EFFECT	NATURE OF LANDSCAPE EFFECT	SIGNIFICANCE OF LANDSCAPE EFFECT
LOCAL LANDSCAPE CHARACTER				
LCA 8 Severn Farmlands	High	Low	Moderate	Not Significant
BRO TREFALDWYN REGISTERED HISTORIC LANDSCAPE (ref. HLW(P)2)				
'HLCA 1070 'Trefaldwyn'	High	Low	Moderate	Not Significant
LANDMAP – Visual & Sensory				
MNTGMVS434 Montgomery Mosaic Rolling Farmland	Medium	Medium	Moderate	Not Significant
MNTGMVS507 Montgomery	High	Low	Moderate	Not Significant
MNTGMVS946 Llandysul Hill & Scarp Grazing - <i>Outside site</i>	High	Very Low	Minor	Not Significant
LANDMAP – Historic Landscape				
MNTGMHL980 Saltbridge	Medium	Medium	Moderate	Not Significant
MNTGMHL294 Montgomery - <i>Outside site</i>	High	Very Low	Minor	Not Significant
MNTGMHL541 Ffrydd Faldwyb - <i>Outside site</i>	High	Negligible	Minimal	Not Significant
LANDMAP – Cultural Landscape				
MNTGMCLS052 Montgomery Mosaic Rolling Farmland	Medium	Medium	Moderate	Not Significant
MNTGMCLS068 Montgomery	High	Low	Moderate	Not Significant
MNTGMCLS150 Llandyssil Hill & Scarp Grazing - <i>Outside site</i>	Medium	Very Low	Minimal	Not Significant
LANDMAP – Landscape Habitats				
MNTGMLH056	Medium	Low to Medium	Minor to Moderate	Not Significant
MNTGMLH102	Medium	Low	Minor	Not Significant
LANDMAP – Geological Landscape				
MNTGMGL297 Lymore Park	Low to Medium	Negligible	Negligible	Not Significant

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## APPENDIX 2 – Visual Assessment Tables

VIEWPOINT(S)	1	
RECEPTORS	Visitors of Montgomery Castle (Scheduled Ancient Monument)	
DESCRIPTION OF VIEW	Long distance view from the top of Montgomery Castle, looking north, across an expansive, open landscape. The site is located within the near/middle distance of the view.	
SENSITIVITY ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
SUSCEPTIBILITY TO CHANGE:	This view is from a publicly accessible heritage asset/public attraction (Scheduled Ancient Monument) with elevated views across open countryside	High
VALUE:	Open and long distance views from a public view point	Very High
VISUAL SENSITIVITY:	Susceptibility x Value	Very High
NATURE OF EFFECT ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
MAGNITUDE OF CHANGE:	<p>The proposed scheme will bring about a moderate change in the view that is clearly visible.</p> <p>Given the proportion of the view which will be affected by the proposed scheme, the change in the view is assessed as forming an important, but not defining element in the view.</p> <p>Views of the site make up a relatively limited portion of the lower extent of the overall expansive view from this receptor. The residential scheme will not obstruct the long distance views to the hills on the horizon, and in fact, the vast majority of the view will remain as existing.</p> <p>In addition, the position of the site in relation to the prominent rock outcrop upon which the castle is situated, in combination with the dense vegetation</p>	<p>Without Landscape Mitigation: Medium</p> <p>Following Landscape Mitigation: Low</p>

	<p>associated with this, effectively ensures that the southern extent of the site is not visible at all from here.</p> <p>As such, mitigation of the northern most portion of the site will be of utmost importance to screen views from this viewpoint. The key to which will be to break up perceived density of the proposed built forms, through ensuring a variety of built forms, heights and arrangements, as well as using diverse and varying vegetative forms.</p> <p>Recommendations to help mitigate impacts from this viewpoint include:</p> <ul style="list-style-type: none"> <li>• Dense, naturalistic planting associated with the water attenuation feature which is proposed at the northern extent of the site;</li> <li>• Provision for avenue trees running through the site;</li> <li>• Ensuring an organic quality to built forms and arrangements, as well as the vegetation proposed (to reduce the overall perceived scale and massing of the scheme);</li> <li>• Proposals for dense native planting bands, naturalistic in form running in an east – west orientation, working with the sites topography to create effective green ‘breaks’ through the site, to provide screening through the site and to reduce visual massing of forms on this orientation; and</li> <li>• Ensuring that the landscape scheme is informed by the species present on the upper reaches of the outcrop. To provide visual continuity between the prominent landscape surrounding the castle, and the site itself. E.g. through the use of species such as Pine, Oak, Gorse and Hawthorn.</li> </ul> <p>It is anticipated that with the specific landscape mitigation measures in place, as the vegetation established and matures, the nature of the visual impact would be effectively reduced from Notable to Moderate, and would therefore not be significant.</p>	
<p>NATURE OF VISUAL EFFECT</p>	<p>Sensitivity x Magnitude of Change</p>	<p>Following Landscape Mitigation: Moderate</p>

VIEWPOINT(S)	2	
RECEPTORS	Residents of properties along Station Road (including from Listed Buildings, 'No. 2 Rock Cottages' (ref. 87262), and 'The Piggin' (ref. 7986).	
DESCRIPTION OF VIEW	Near distance view of the site from rear windows, looking north. Views are from an elevated position when compared with the site. Overall views are long distance over open, rolling countryside, with oblique views of built elements.	
SENSITIVITY ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
SUSCEPTIBILITY TO CHANGE:	Views from rear ground floor and upper floor windows, one of which is a large picture window. View from rear gardens also.	High
VALUE:	Open and long distance views over open countryside, with oblique views of built elements	High to Medium
VISUAL SENSITIVITY:	Susceptibility x Value	High
NATURE OF EFFECT ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
MAGNITUDE OF CHANGE:	<p>There is a difference in the assessed Magnitude of Change likely to be experienced by the 4 No. properties to the west along Station Road (including The Piggin, No. 2 Rock Cottages, and 2 others), and the more contemporary detached property ('Bronheulwen') to the east.</p> <p>This is because the properties to the west have long gardens which slope down in level to the north, which feature boundary vegetation and intermittent trees. These help to buffer views from the rear of these properties, and ensure that the residential scheme will be at a lower level compared with the level of the existing properties. This will ensure that existing views of the hills on the horizon currently experienced from these houses, will be retained.</p>	<p><u>Properties to the West along Station Road</u> (following Landscape Mitigation): Low</p> <p><u>Detached Property to the East along Station Road</u> (following Landscape Mitigation): Medium/Low</p>

	<p>The detached property (Bronheulwen) to the east along Station Road, has a much smaller garden to its rear, which appears to feature lower vegetation, and therefore means that views are likely to be much more open to the north from this property. It is important to note though that because of the position of this property, and its existing open views, its existing view features the existing property and curtilage buildings at Verlon (due north within the view), as well as transient vehicles along the B4388, and oblique views of the various housing schemes present to the east of this road.</p> <p>As such, the Magnitude of Change has been described in terms of the '<u>Properties to the West along Station Road</u>', and the '<u>Detached Property to the East along Station Road</u>.'</p> <p>Mitigation will be essential to aid the reduction of potential visual effects when viewed from these locations. A key element of which will be to break up perceived density of forms relating to the scheme as a whole, through proposals for a variety of built forms and arrangements, as well as the use of diverse and varying vegetative forms.</p> <p>Recommendations to help mitigate views from properties along Station Road would include:</p> <ul style="list-style-type: none"> <li>• Creating a dense southern vegetation boundary, using a range of native species.</li> <li>• Varying the layout design to reduce density of forms, particularly relating to those spanning in an east – west orientation.</li> <li>• Creating a layout which is clustered in form, and characteristic of the forms of a village.</li> <li>• Provision for street trees running through the site.</li> <li>• Tree planting within rear gardens, where appropriate.</li> <li>• Dense native planting bands, naturalistic in form running in an east – west orientation, working with the sites topography to help with screening and also to help reduce visual massing of forms on this orientation.</li> <li>• Because of the elevated positions of these viewpoints, relative to the lower level of the site, which drops away across the site itself (from south to north), vegetative elements (such as extra heavy standard trees and tall, dense, native hedgerows), when placed at elevation compared to the built forms, will be an effective means of</li> </ul>	
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	<p>screening and therefore helping to mitigate the impacts identified.</p> <ul style="list-style-type: none"> <li>• The site arrangement has been tweaked to ensure that a clear view is retained from the rear aspect of 'Bronheulwen', and that there are no plots proposed on elevated land directly to the north of this property.</li> <li>• It is recommended that consideration is made to setting the level of properties at the southern extent of the site into the landscape, to ensure that they sit as low as possible within the landscape, to help reduce the impact on views from the detached property to the east along Station Road.</li> </ul> <p>It is anticipated that if these specific mitigation measures are put in place to address the views from these receptors, that over time, as the vegetation established and matures, the visual effects relating to the properties to the west along Station Road would be reduced to <b>Low, and would not be significant.</b></p> <p>The mitigation proposals would effectively reduce the visual effect experienced by the detached property to the east from High to <b>Medium/Low.</b> Whilst this effect is considered to be <b>partially significant</b> in visual terms, it is important to note that specific measures have been taken to mitigate the impact to this property, by ensuring that no plots are proposed on the higher ground directly to the north of the property. This will allow for views to still be experienced of the wider landscape/horizon above and beyond the site, as the housing proposed further north of this point is at lower level, as the site slopes down towards the north.</p>	
<p>NATURE OF VISUAL EFFECT</p>	<p>Sensitivity x Magnitude of Change</p>	<p><u>Properties to the West along Station Road</u> (following Landscape Mitigation): Moderate</p> <p><u>Detached Property to the East along Station Road</u> (following Landscape Mitigation): Notable/Moderate</p>

VIEWPOINT(S)	4	
RECEPTORS	Residents from the frontages of houses to the east of the site, alongside the B4388 road, associated with Verlon Close and Arthurs Gate	
DESCRIPTION OF VIEW	Current view: countryside interspersed with built elements (power cables, lighting columns, pavement, road and associated traffic, scattered properties, residential property Verlon and associated buildings within its curtilage).	
SENSITIVITY ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
SUSCEPTIBILITY TO CHANGE:	Potential view from property frontages.	High
VALUE:	Partially restricted views over open countryside. Oblique views of built elements. The Value has been assessed as being Medium to Low due to the context of the view within the immediate (near to) presence of the busy B4388 road, and the associated traffic moving along this, along with the presence of commercial elements such as telegraph poles and associated wires within the foreground of the view.	Medium to Low
VISUAL SENSITIVITY:	Susceptibility x Value	High to Medium
NATURE OF EFFECT ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
MAGNITUDE OF CHANGE:	It is anticipated that the retention of the existing hedges along the sites eastern boundary, and the addition of additional tree planting along this boundary as part of the mitigation scheme will effectively reduce the Magnitude of Change from Medium to Low. This is due to the proposed retention of existing hedges along the B4388 road, as well as the addition of hedgerow trees along this boundary, as well as proposals for internal planting bands within the site itself. It is important to note that the scheme is proposed on land which is at a lower level to the properties here, ensuring that the existing hedge along the side of the B4388, and the proposed tree planting here will be successful at reducing the impacts of the scheme. A key reference point here is the screening illustrated on Photomontage No. 4b, which is provided to the existing property & outbuildings at Verlon, by the existing hedgerow, due to the combination of both dense planting and topography, which drops away to the west.	Low
NATURE OF VISUAL EFFECT	Sensitivity x Magnitude of Change	Moderate to Minor

VIEWPOINT(S)	10	
RECEPTORS	Residents of houses at Hendomen	
DESCRIPTION OF VIEW	Current view: middle distance view of rolling countryside and views of the northern extent of Montgomery, including views of the church and the Castle ruins, and associated rock outcrop. There are nearer distance views of farmland and built elements including pylons and electrical cables, farm buildings, agricultural fields, gappy hedgerows and some individual trees. Much of the site screened by existing mature vegetation, which is present along the sites western boundary. This is an effective screen given the reduction of site elevation from south to north.	
SENSITIVITY ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
SUSCEPTIBILITY TO CHANGE:	Potential middle distance views from property frontages in some cases, and the rear of some properties. In some cases views are from picture windows.	High
VALUE:	Partially restricted views over open countryside. Oblique views of built elements. The Value has been assessed as being Medium to Low because of the context of existing views of new developments and commercial buildings to the north of Montgomery, as well as the presence of pylons and associated wires within the nearer distant views from these locations.	Medium to Low
VISUAL SENSITIVITY:	Susceptibility x Value	High to Medium
NATURE OF EFFECT ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
MAGNITUDE OF CHANGE:	The existing vegetation along the sites north western will provide effective screening to the proposals at the northern extent of the scheme. It is considered that once implemented, the magnitude of change would be Low and would bring about a minor change in the view. However, as the vegetation associated with the mitigation measures along the sites western boundary matures, the magnitude of change would lessen to Very Low. The effectiveness of the western boundary vegetation to provide a successful screen will be increased by site elevation changes. Additional screening will be effective when viewed from this location by the internal planting bands proposed within the site as part of the scheme.	Following Landscape Mitigation: Very Low
NATURE OF VISUAL EFFECT	Sensitivity x Magnitude of Change	Minor to Minimal

VIEWPOINT(S)	5	
RECEPTORS	View from the Listed Milestone (ref. 87246), also representative of views from transient users of the B4388 road	
DESCRIPTION OF VIEW	Transient view within which the road is a prominent feature. Lighting columns, cables and road signage provide elements of the existing view. This view is important as being a key approach into the historic settlement of Montgomery, with the elevated castle ruins and tree flanked rock outcrop a prominent feature at this gateway into the town. Views of site are fairly well screened by dense boundary hedges in combination with undulations in site topography. The proposed scheme will be visible, but internal vegetation and bands of trees will help to reduce impacts. There are existing views of a range of housing/built forms along this approach.	
SENSITIVITY ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
SUSCEPTIBILITY TO CHANGE:	This view is experienced by transient users of this minor road.	Low
VALUE:	Partially restricted views over open countryside. Oblique views of built elements. It is important to acknowledge that this route is the gateway into Montgomery, and features prominent aspects associated with the town, along with the presence of the Listed Milestone here.	Medium
VISUAL SENSITIVITY:	Susceptibility x Value	Medium
NATURE OF EFFECT ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
MAGNITUDE OF CHANGE:	Due to the topographical changes on site, the way levels on site drop away from south to north, and also from east to west, it is anticipated that the site will be well screened by the existing retained boundary vegetation, in combination with additional planting proposed. In addition, the view will be in the context of a range of existing features of development from this location. As such it has been assessed that there would be only a minor change in the view.	Low
NATURE OF VISUAL EFFECT	Sensitivity x Magnitude of Change	Minor

VIEWPOINT(S)	9	
RECEPTORS	View from Offa's Dyke National Trail (<2km from the site)	
DESCRIPTION OF VIEW	Transient view experienced by users of Offa's Dyke. Long distance oblique view of the site. The site is effectively screened by intervening built forms and vegetation, in combination with undulations in topography, and the long distance from the site.	
<b>SENSITIVITY ASSESSMENT</b>		
	RATIONALE SUMMARY/NARRATIVE	LEVEL
SUSCEPTIBILITY TO CHANGE:	Promoted public right of way	Very High
VALUE:	Partially restricted views over open countryside. Oblique views of built elements.	Medium
VISUAL SENSITIVITY:	Susceptibility x Value	High
<b>NATURE OF EFFECT ASSESSMENT</b>		
	RATIONALE SUMMARY/NARRATIVE	LEVEL
MAGNITUDE OF CHANGE:	It is assessed that the proposed scheme will bring about a slight change in the view that is not prominent. The distance from the site, in combination with the intervening vegetation, built forms and topographical variation mean that in reality views of the site are unlikely, or at most will be difficult to perceive.	Very Low
NATURE OF VISUAL EFFECT	Sensitivity x Magnitude of Change	Minor

VIEWPOINT(S)	6	
RECEPTORS	Users of Footpath 252/19/5	
DESCRIPTION OF VIEW	Transient view experienced by users of the footpath here. Views of the site from here are middle distance, and oblique in nature. The proposed scheme will be screened in part by intervening boundary vegetation, in combination with undulations in topography. The affect of this will be increased by the internal planting proposed.	
SENSITIVITY ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
SUSCEPTIBILITY TO CHANGE:	Public rights of way with views across open countryside	Medium
VALUE:	Partially restricted views over open countryside. Oblique views of built elements, as well as oblique views of commercial elements, including the recent housing scheme to the east of the B4388, which is at higher elevation compared with the level of the site. For these reasons, the Value has been assessed as being Medium to low.	Medium to Low
VISUAL SENSITIVITY:	Susceptibility x Value	Medium
NATURE OF EFFECT ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
MAGNITUDE OF CHANGE:	It is anticipated that the proposed scheme will bring about a minor change in the view from this receptor. Visually the scheme will provide a continuation of existing built forms to the east of the B4388, including the recent housing development. The scheme will read as an extension to this, from this view, albeit improved, due to its presence at lower elevation compared with the B4388, in combination with the internal landscaping bands proposed, which will aid screening of the new built forms, and will work with site topography to break up perceived forms and massing of the development. As the proposed vegetation along the sites western boundary matures, this will help screening from this side.	Following Landscape Mitigation: Low
NATURE OF VISUAL EFFECT	Sensitivity x Magnitude of Change	Minor

VIEWPOINT(S)	7	
RECEPTORS	Users of Footpath 252/15/2	
DESCRIPTION OF VIEW	<p>Transient, middle distance oblique view of the site, experienced from elevation when compared with the site, present at a slightly lower level. The view is screened in part by the intervening boundary vegetation which will be retained, in combination with undulations in topography, and presence of built forms associated with the property at Verlon. The view is within the context of a range of housing and commercial buildings present to the east of the B4388. The site will form a continuation of these built forms, albeit at a lower level. Proposals to densely plant the sites western boundary and varying the depth/orientation of the central bands of vegetation proposed will help to provide screening and reduce perceived forms and massing of the proposed scheme.</p>	
SENSITIVITY ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
SUSCEPTIBILITY TO CHANGE:	Public rights of way with views across open countryside, which are influenced by and within the context of built up areas	Medium to Low
VALUE:	Partially restricted views over open countryside. Oblique views of built elements, as well as oblique views of commercial elements.	Medium to Low
VISUAL SENSITIVITY:	Susceptibility x Value	Medium to Low
NATURE OF EFFECT ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
MAGNITUDE OF CHANGE:	<p>It is anticipated that the scheme will bring about a minor change in the view. The scheme will visually appear as a continuation of the existing built forms which are prominent within the existing view (including the recent housing development to the east of the B4388, which is clearly visible). Greater screening will be afforded to the scheme compared with these adjacent existing developments through proposals for strategic bands of internal landscaping which will work with the site topography to break up perceived forms and massing of the development when viewed from this location. As the proposed vegetation along the sites western boundary matures, this will help screening.</p>	<p>Following Landscape Mitigation: Low</p>
NATURE OF VISUAL EFFECT	Sensitivity x Magnitude of Change	Minor to Minimal

VIEWPOINT(S)	8	
RECEPTORS	Users of Footpath 252/3/1	
DESCRIPTION OF VIEW	Transient, long distance view. Intervening topographical changes (including a brow of a hill to the north of the site), ensure effective screening of the site. This view is in the context of intervening existing built forms including dwellings, farms, commercial use, pylons and cables.	
SENSITIVITY ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
SUSCEPTIBILITY TO CHANGE:	Public rights of way with views across open countryside, which features built elements	Medium to Low
VALUE:	Partially restricted views over open countryside. Oblique views of built elements, as well as oblique views of Pylons and associated cables	Medium to Low
VISUAL SENSITIVITY:	Susceptibility x Value	Medium to Low
NATURE OF EFFECT ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
MAGNITUDE OF CHANGE:	It is anticipated that the scheme will bring about a slight change in the view. But that this will be difficult to perceive due to the long distance from the site. Undulations in site topography compared with the receptor location, combined with proposed internal vegetation, will effectively screen views of the scheme. Any views present will be glimpsed only, and would be in the context of existing built elements at the edge of the town.	Very Low
NATURE OF VISUAL EFFECT	Sensitivity x Magnitude of Change	Minimal

VIEWPOINT(S)	3	
RECEPTORS	Users of the B4385 Station Road	
DESCRIPTION OF VIEW	<p>Transient, oblique, middle distance views experienced by users of the road. The dense established north western vegetation proposed for retention will ensure effective screening this aspect of the site. Following implementation of the stream, establishing a dense vegetated edge along the rest of the western boundary will be important to ensuring that views of the site are screened in the longer term.</p> <p>Views are experienced from slight elevation when compared with the site, which is present at a lower level. Views are experienced within the context of a range of housing and commercial buildings present to the east of the B4388. Views of a recent housing estate are particularly prominent. The site will form a continuation of these built forms, albeit at a lower level. Ensuring that a dense western boundary is established and varying the depth/orientation of the central bands of vegetation proposed will help to reduce perceived forms and massing of the proposed development.</p>	
SENSITIVITY ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
SUSCEPTIBILITY TO CHANGE:	Minor road with views across open countryside, which features built elements	Low
VALUE:	Partially restricted views over open countryside. Oblique views of built elements, as well as oblique views of commercial elements.	Medium to Low
VISUAL SENSITIVITY:	Susceptibility x Value	Medium to Low
NATURE OF EFFECT ASSESSMENT	RATIONALE SUMMARY/NARRATIVE	LEVEL
MAGNITUDE OF CHANGE:	<p>Taking into account the mitigation measures proposed, it is anticipated the scheme will bring about a slight change in the view. The scheme will visually read as a continuation of the existing adjacent built forms (including the recent housing development to the east of the B4388). But will be improved, due to its location at lower elevation, and because of the addition of strategic bands of internal landscaping which will aid screening of the new built forms, and will effectively work with the site topography to break up perceived forms and massing of the development. The retention of the northern portion of the existing western boundary vegetation will provide instant screening here, and the proposals to plant up the rest of the western boundary following the implementation works, will provide screening in the longer term as the planting matures.</p>	<p>Following Landscape Mitigation: Very Low</p>
NATURE OF VISUAL EFFECT	Sensitivity x Magnitude of Change	Minimal

SUMMARY OF VISUAL EFFECTS				
VISUAL RECEPTOR	VISUAL SENSITIVITY	MAGNITUDE OF VISUAL EFFECT	NATURE OF VISUAL EFFECT	SIGNIFICANCE OF VISUAL EFFECT
<b>SCHEDULED ANCIENT MONUMENT/VIEWPOINT</b>				
Visitors of Montgomery Castle (Scheduled Ancient Monument) (Vp 1)	Very High	Low	Moderate	Not Significant
<b>DWELLINGS</b>				
Residents of properties along Station Road (including Listed Buildings, 'No. 2 Rock Cottages' (ref. 87262), and 'The Piggin' (ref. 7986), and property 'Bronheulwen' (Vp 2)	High	Low/Medium (see detailed assessment in Appendix 2)	Moderate/Notable (see detailed assessment in Appendix 2)	Properties to the West along Station Road: Not Significant  Detached Property to the East along Station Road: Partially Significant ( <i>see description</i> )
Residents of houses to the east of the site, associated with Verlon Close and Arthurs Gate (Vp 4)	High to Medium	Low	Moderate to Minor	Not Significant
Residents of houses at Hendomen (Vp 10)	High to Medium	Very Low	Minor to Minimal	Not Significant
<b>PUBLIC RIGHTS OF WAY</b>				
View from Offa's Dyke National Trail (<2km from the site) (Vp 9)	High	Very Low	Minor	Not Significant
Users of Footpath 252/15/2 (Vp 7)	Medium to Low	Low	Minor to Minimal	Not Significant
Users of Footpath 252/19/5 (Vp 6)	Medium	Low	Minor	Not Significant
Users of Footpath 252/3/1 (Vp 8)	Medium to Low	Very Low	Minimal	Not Significant
<b>VEHICULAR ROUTES</b>				
Users of the B4388 road (Vp 5)	Medium	Low	Minor	Not Significant
Users of the B4385 Station Road (Vp 3)	Medium to Low	Very Low	Minimal	Not Significant
<b>OTHER</b>				
View from the Listed Milestone (ref. 87246) (Vp 5)	Medium	Low	Minor	Not Significant



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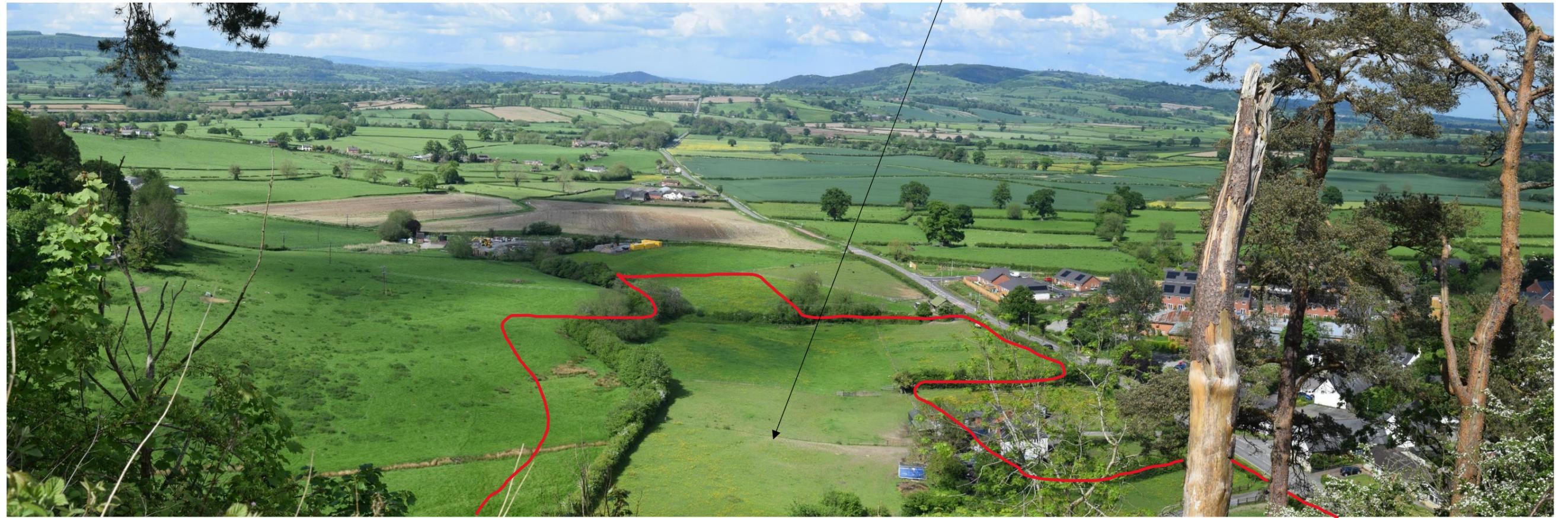
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## APPENDIX 3 – Photomontages

**VIEWPOINT 1**

View from Montgomery Castle, looking north. *Please note: the red line boundary illustrated is indicative only.*

Site



GRID REFERENCE: **S0221969**    HEIGHT ABOVE GROUND: **1500mm**    CAMERA & LENS: **Digital SLR with 50mm lens equivalent**

## VIEWPOINT 2

View from west of Listed residential properties along Station Road, looking north.

*Please note: the red line boundary illustrated is indicative only.*

Site



GRID REFERENCE: **S0221970**    HEIGHT ABOVE GROUND: **1500mm**    CAMERA & LENS: **Digital SLR with 50mm lens equivalent**

**VIEWPOINT 3**

View from gateway off Station Road, looking east



GRID REFERENCE: **S0220971**    HEIGHT ABOVE GROUND: **1500mm**    CAMERA & LENS: **Digital SLR with 50mm lens equivalent**

## VIEWPOINT 4a

View from entrance to Verlon Close, representative of views from properties along the B4388, looking west. Please note that because of the close proximity of the site to this view, and the wide angle of the view, this view has been defined as two separate photomontages.

The photomontage below (defined at [Viewpoint 4a](#)), is looking south west

*This view represents the southern extent of the view from this location. For the continued view further west/north west, see Viewpoint 4b (overleaf)*

Site



GRID REFERENCE: **S0222970**    HEIGHT ABOVE GROUND: **1500mm**    CAMERA & LENS: **Digital SLR with 50mm lens equivalent**

## VIEWPOINT 4b

View from entrance to Verlon Close, representative of views from properties along the B4388, looking west. Please note that because of the close proximity of the site to this view, and the wide angle of the view, this view has been defined as two separate photomontages.

The photomontage below (defined at [Viewpoint 4b](#)), is looking west/north west

*This photomontage represents a continuation of the view from this location to the west/north west. See Viewpoint 4a (on previous page), for the remainder of the view*

Site



GRID REFERENCE: **S0222970**    HEIGHT ABOVE GROUND: **1500mm**    CAMERA & LENS: **Digital SLR with 50mm lens equivalent**

## VIEWPOINT 5

View from entrance to Trem Y Ffridd, representative of views from the Listed waymarker here also, looking south west



GRID REFERENCE: **S0223973** HEIGHT ABOVE GROUND: **1500mm** CAMERA & LENS: **Digital SLR with 50mm lens equivalent**

**VIEWPOINT 6**

View from footpath 252/19/5, looking south east



GRID REFERENCE: **S0220969**    HEIGHT ABOVE GROUND: **1500mm**    CAMERA & LENS: **Digital SLR with 50mm lens equivalent**

**VIEWPOINT 7**

View from footpath 252/15/2, looking east

*Please note: the red line boundary illustrated is indicative only.*



GRID REFERENCE: **S0219971** HEIGHT ABOVE GROUND: **1500mm** CAMERA & LENS: **Digital SLR with 50mm lens equivalent**

**VIEWPOINT 8**

View from footpath 252/3/1, looking south



GRID REFERENCE: **S0222983** HEIGHT ABOVE GROUND: **1500mm** CAMERA & LENS: **Digital SLR with 50mm lens equivalent**

VIEWPOINT 9

View from Offa's Dyke National Trail, looking south west



GRID REFERENCE: **S0233980** HEIGHT ABOVE GROUND: **1500mm** CAMERA & LENS: **Digital SLR with 50mm lens equivalent**

## VIEWPOINT 10

Photomontage representative of views from properties east of Hendomen, looking south east



GRID REFERENCE: **S0217981** HEIGHT ABOVE GROUND: **1500mm** CAMERA & LENS: **Digital SLR with 50mm lens equivalent.**

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landscape architects • urban designers / environmental consultants

LAND AT VERLON, MONTGOMERY LVIA, rev B

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## APPENDIX 4 - METHODOLOGY

## INTRODUCTION

### 1.1 THE BRIEF

- 1.1.1 The methodology for this assessment has been informed by the Guidelines for Landscape and Visual Impact Assessment (GLVIA) third edition, produced by the Landscape Institute and Institute of Environmental Management and Assessment.
- 1.1.2 The GLVIA 3<sup>rd</sup> edition describes Landscape and Visual Impact Assessment (LVIA) as *'a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape and an environmental resource in its own right and on peoples views and visual amenity'*.
- 1.1.3 It identifies the 2 No. components of LVIA:
1. *'Assessment of landscape effects – assessing effects on the landscape as a resource in its own right;*
  2. *Assessment of visual effects – assessment effects on specific views and on the general visual amenity experienced by people.'*
- 1.1.4 A key part of this is the identification of specific landscape and visual receptors, which have the potential to be affected by the development.
- 1.1.5 GLVIA 3<sup>rd</sup> edition, describes landscape and visual receptors as follows:
- *'Landscape Receptors: constitute elements of the landscape, its specific aesthetic or perpetual qualities and the character of the landscape in different areas.*
  - *Visual Receptors: the people who will be affected by changes in views or visual amenity at different places.'*
- 1.1.6 There are 6 No. stages which make up the assessment:
1. Description of the landscape and visual baseline
  2. Description of the development proposed, and key components which are likely to bring about landscape and visual effects
  3. Identification of the landscape and visual receptors which have potential to be effected by the development
  4. Judgements made on the susceptibility of the landscape and visual receptors in relation to the changes which may be brought about by the development, and judgements made on the value of each landscape and

visual receptor. The results of susceptibility and value are combined to determine the nature of the landscape and visual receptor (or Sensitivity).

5. Judgements are made of the size and scale of the change, the extent of the area over which it covers, whether it is reversible or irreversible, and whether it is short or long term in duration. The results are combined to determine the nature of the landscape or visual effect likely to occur (or Magnitude).

6. The Nature of the Landscape and Visual Receptor (Sensitivity) and the Nature of the Landscape of Visual Effect likely to occur (Magnitude), are then combined to determine Significance of Landscape and Visual Effects.

1.1.7 Methodologies relating in more detail to the 6 No. Assessment Stages are included below:

#### Landscape & Visual Baseline

1.1.8 A baseline landscape assessment is carried out to determine the current elements and character of the landscape within and surrounding the site. This includes desktop study of Ordnance Survey maps at 1:25,000 scale, aerial photographs of the site and its surroundings, data sets for designations (sourced from the Multi Agency Geographic Information for the Countryside (MAGIC) website, for England, and from Interactive Mapping produced by the relevant Local Planning Authority for sites in Wales). As well as National and Local scale Landscape Character Assessments.

1.1.9 Visits to the site, and its surrounds, along with desktop study of ZTV data is used to identify potential Viewpoint Receptors. This informs fieldwork to visit each visual receptor, and photograph views of the site from each.

#### Proposed Development

1.1.10 This is a description of the characteristics of the proposed development, and includes the location of the site and layout. This provides a means of assessing the changes to the landscape and visual baseline situations identified.

#### Landscape & Visual Receptors

1.1.11 The landscape and visual baseline studies, along with desktop study of the ZTV data enables identification of potential landscape and Visual Receptors.

Nature of the Landscape and Visual Receptor (Sensitivity)

1.1.12 Table A sets out criteria for Susceptibility of Landscape Receptors, and has been informed by GLVIA 3<sup>rd</sup> edition paragraphs 5.40 to 5.43. Susceptibility has been assessed as Very High, High, Medium, Low or Very Low.

TABLE A

<b>SUSCEPTIBILITY OF LANDSCAPE RECEPTOR</b> <i>The ability of the landscape receptor to accommodate the proposed development</i>	
<b>LANDSCAPE ATTRIBUTES</b>	<b>SUSCEPTIBILITY</b>
Open landscapes with long views. No man made elements. High quality landscape which is not subject to change, and contains historic or environmental designations	<i>Very High</i>
Open landscape with medium to long views. No man made elements. A good quality landscape which is occasionally subject to change. May contain historic or environmental designations or be associated with cultural importance.	<i>High</i>
Diverse rural landscape and/or suburban areas with medium to long views and open and enlarged aspects. A good quality landscape which is occasionally subject to change. Settlement and built forms present along with some man made structures including power lines and telecommunication masts.	<i>Medium</i>
Simple rural landscape and/or suburban area with medium to small scale views, with open and closed aspects. A medium quality landscape. Settlement and built forms are common elements, along with man made structures including power lines and telecommunication masts.	<i>Low</i>
Landscapes with medium to small scale views where long views are limited & often truncated. A low quality landscape which is subject to frequent change dominated by man made structures associated with industrial/urban areas and fringes.	<i>Very Low</i>

1.1.13 Table B sets out criteria for Value of Landscape Receptors, and has been informed by GLVIA 3<sup>rd</sup> edition paragraphs 5.44 to 5.47. Value has been assessed as Very high, High, Medium, Low or Very Low.

TABLE B

VALUE OF LANDSCAPE RECEPTOR	
LANDSCAPE ATTRIBUTES	VALUE
Internationally designated landscapes (World Heritage Sites), or nationally designated landscapes (e.g. National Parks, Areas of Outstanding Natural Beauty)	<i>Very High</i>
Locally designated landscapes (e.g. Special landscape Areas), or landscapes with other historic, environmental or cultural designations (e.g. Scheduled Monuments, Historic Parks & Gardens, Conservation Area, Listed Buildings)	<i>High</i>
Landscapes which do not have designations but are valued resources for recreation, outdoor activities and/or scenic value	<i>Medium</i>
Landscapes which do not have designations, but which are valued at a community level	<i>Low</i>
Landscapes which do not have designations, and which have little to no value	<i>Very Low</i>

1.1.14 Table C sets out criteria of Susceptibility of Visual Receptors, and has been informed by GLVIA 3<sup>rd</sup> edition, paragraphs 6.32 to 6.36. Susceptibility has been assessed as Very High, High, Medium, Low or Very Low.

TABLE C

<b>SUSCEPTIBILITY OF VISUAL RECEPTOR</b>		
<b>VISUAL RECEPTOR</b>	<b>COMMENTS</b>	<b>SUSCEPTIBILITY</b>
<i><b>BUILDINGS</b></i>		
Residential buildings	Ground floors, upper floors, Garden (used for leisure purposes). Windows on the ground floor or upper floors which are designed to take advantage of a specific view, and living rooms, dining rooms and/or kitchens where people may spend significant periods of leisure time	<i>Very High/High</i>
Schools	Classrooms, entrances/playing fields	<i>Medium</i>
Hospitals	Wards, grounds	<i>Medium</i>
Places of worship	Ground floors, upper floors, gardens (used for leisure purposes)	<i>Medium</i>
Industrial units	Ground floors, upper floors	<i>Very Low</i>
Office units	Ground floors, upper floors	<i>Low</i>
Retail Units	Ground floors, upper floors	<i>Low</i>
<i><b>PUBLIC OPEN SPACE/RECREATION</b></i>		
Footpaths, Bridleways, Commons and Open Access Areas	Promoted public rights of way/open access land with elevated views across open countryside within a designated landscape	<i>Very High</i>
	Public rights of way/open access land with elevated views across open countryside	<i>High</i>
	Public rights of way with views across open countryside	<i>Medium</i>
	Public rights of way which are heavily influenced by built up areas/major transport routes, with limited views to open countryside	<i>Low</i>
<i><b>ROADS/RAILWAYS</b></i>		
	Minor roads designated as scenic routes	<i>High</i>
	Minor roads, local rail network, private drives	<i>Medium</i>
	Minor and main roads, trunk roads, motorways, high speed rail links	<i>Low</i>
<i><b>URBAN PARKS, PUBLIC OPEN SPACE, GOLF CLUBS, BEACHES</b></i>		
	Open space that has views out to open countryside and is subject to daily use	<i>High</i>
	Open space that is used for sporting activities and used daily	<i>Medium</i>
	Open space that is used for sporting activities and used occasionally	<i>Low</i>
	Open spaces that are visited for a heritage asset, or other public attraction	<i>High</i>

1.1.15 Table D sets out criteria for Value of Visual Receptor, and has been informed by GLVIA 3<sup>rd</sup> edition paragraph 6.37. Value has been assessed as being Very High, High, Medium, Low or Very Low.

TABLE D

VALUE OF VISUAL RECEPTOR	
VISUAL RECEPTOR	VALUE
Open & long unrestricted views associated with promoted or designated landscapes, public view points	<i>Very High</i>
Open & long distant views over open countryside	<i>High</i>
Partially restricted views over open countryside. Oblique views of built elements with local cultural associations	<i>Medium</i>
Restricted views over open countryside including views of built elements and longer distance views over commercial/industrial landscapes	<i>Low</i>
Very restricted views over open countryside with close range views of commercial/industrial landscapes	<i>Very Low</i>

1.1.16 Table E sets out criterial for the overall Nature of Landscape and Visual Receptors (Sensitivity), and has been assessed as Very High, High, Medium, Low or Very Low.

TABLE E

NATURE (SENSITIVITY) OF LANDSCAPE & VISUAL RECEPTORS						
SUSCEPTIBILITY OF LANDSCAPE & VISUAL RECEPTOR	VALUE OF LANDSCAPE & VISUAL RECEPTORS					
		VERY HIGH	HIGH	MEDIUM	LOW	VERY LOW
	VERY HIGH	<i>Very High</i>	<i>Very High</i>	<i>High</i>	<i>Medium</i>	<i>Medium</i>
	HIGH	<i>Very High</i>	<i>High</i>	<i>High</i>	<i>Medium</i>	<i>Medium</i>
	MEDIUM	<i>High</i>	<i>High</i>	<i>Medium</i>	<i>Medium</i>	<i>Low</i>
	LOW	<i>High</i>	<i>Medium</i>	<i>Medium</i>	<i>Low</i>	<i>Low</i>
	VERY LOW	<i>Medium</i>	<i>Medium</i>	<i>Low</i>	<i>Low</i>	<i>Low</i>

Nature of the Landscape and Visual Effects likely to Occur

1.1.17 Table F sets out criteria for the Nature of the Landscape Change likely to occur (Magnitude), and has been assessed as Very High, High, Medium, Low, Very Low and Negligible.

TABLE F

MAGNITUDE OF CHANGE FOR LANDSCAPE RECEPTORS	
LANDSCAPE RECEPTORS	MAGNITUDE OF CHANGE
Introduction of major elements into the landscape or a major change to the scale, landform, or pattern of landscape, which are likely to degrade or damage the landscape	<i>Very High</i>
Introduction of some major elements into the landscape or some major change to the scale, landform, or pattern of landscape, which are likely to degrade the landscape	<i>High</i>
Introduction of some notable elements into the landscape or some moderate change to the scale, landform, or pattern of landscape	<i>Medium</i>
Introduction of limited minor elements into the landscape or a limited change to the scale, landform or pattern of landscape	<i>Low</i>
Introduction of limited minor elements into the landscape or a limited change to the scale, landform, or pattern of landscape	<i>Very Low</i>
No notable introduction of new elements into the landscape or change to the scale, landform or pattern of landscape	<i>Negligible</i>

1.1.18 Table G sets out the criteria for the Nature of the Visual Change likely to Occur (Magnitude), and has been assessed as Very High, High, Medium, Low, Very Low, Negligible.

TABLE G

MAGNITUDE OF CHANGE FOR VISUAL RECEPTORS	
VISUAL RECEPTORS	MAGNITUDE OF CHANGE
Major and extensive change to part of the view which has a defining influence on the overall view/many visual receptors affected	<i>Very High</i>
Major change in the view that is clearly visible and forms an important but not defining element in the view/many visual receptors affected	<i>High</i>
Moderate change in the view that is clearly visible and forms an important but not defining element in the view/limited visual receptors affected	<i>Medium</i>
Minor change in the view/limited visual receptors affected	<i>Low</i>
Slight change in the view that is not prominent/few receptors affected	<i>Very Low</i>
No notable change in the view	<i>Negligible</i>

Overall Significance of Landscape and Visual Effects

1.1.19 Table H summarises the Nature of Landscape and Visual Effects, and has been assessed as Severe, Major, Notable, Moderate, Minor, Minimal or Negligible.

TABLE H

OVERALL NATURE OF LANDSCAPE & VISUAL EFFECTS							
SENSITIVITY	MAGNITUDE OF CHANGE						
		VERY HIGH	HIGH	MEDIUM	LOW	VERY LOW	NEGLIGIBLE
	VERY HIGH	<i>Severe</i>	<i>Major</i>	<i>Notable</i>	<i>Moderate</i>	<i>Minor</i>	<i>Minimal</i>
	HIGH	<i>Major</i>	<i>Notable</i>	<i>Notable</i>	<i>Moderate</i>	<i>Minor</i>	<i>Minimal</i>
	MEDIUM	<i>Notable</i>	<i>Moderate</i>	<i>Moderate</i>	<i>Minor</i>	<i>Minimal</i>	<i>Negligible</i>
	LOW	<i>Moderate</i>	<i>Moderate</i>	<i>Minor</i>	<i>Minimal</i>	<i>Minimal</i>	<i>Negligible</i>
	VERY LOW	<i>Minor</i>	<i>Minor</i>	<i>Minimal</i>	<i>Negligible</i>	<i>Negligible</i>	<i>Negligible</i>

LAND AT VERLON, MONTGOMERY

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## APPENDIX 5 – Figures

Figure 1 – Site Location Plan

Figure 2 – Designations Plan

Figure 3 – ZTV 1km Study Area

Figure 4 – Landscape Character Areas

Figure 5 – LANDMAP Visual & Sensory Aspect Areas

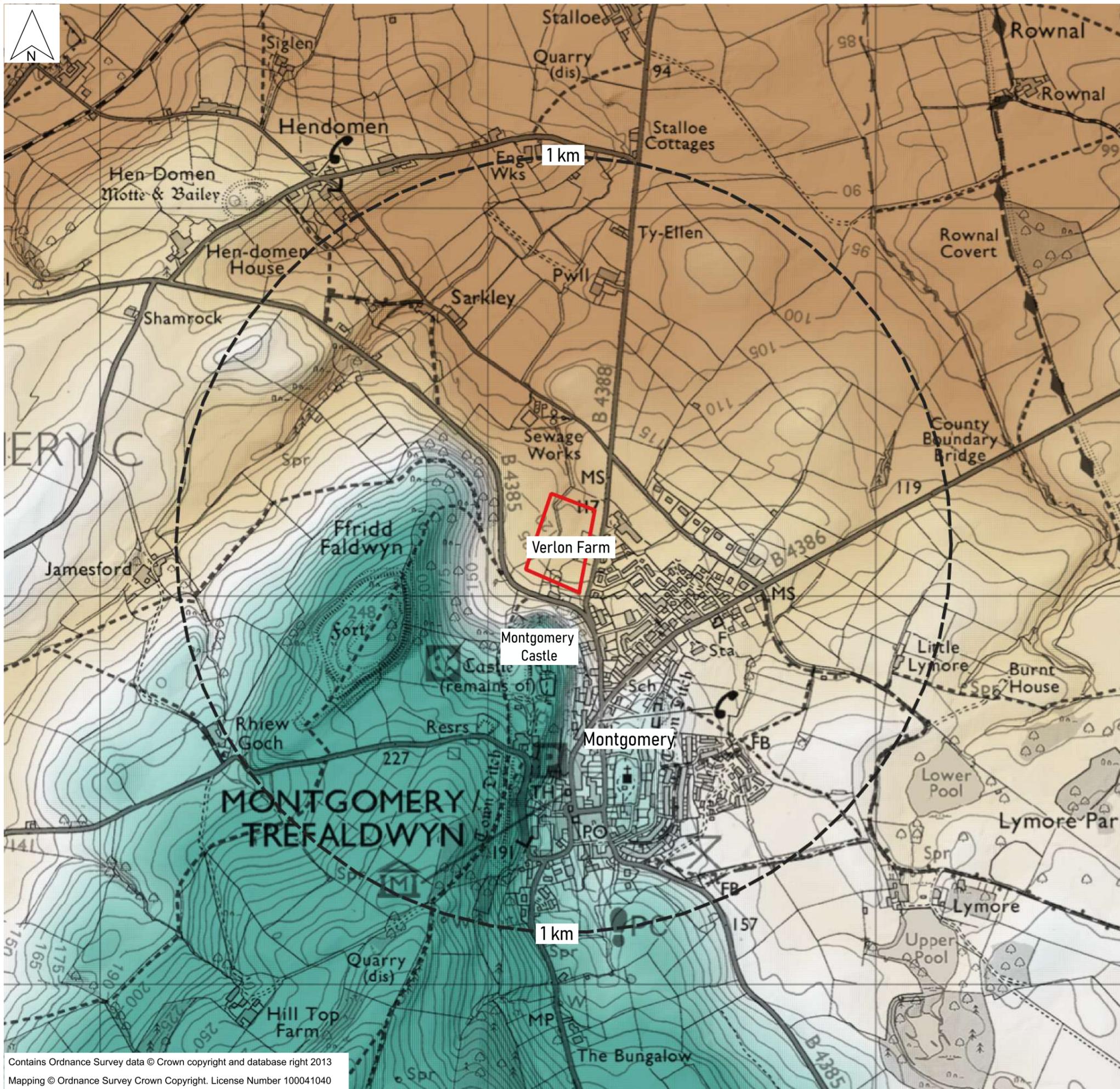
Figure 6 – LANDMAP Historic Landscapes Aspect Areas

Figure 7 – LANDMAP Cultural landscapes Aspect Areas

Figure 8 – LANDMAP Geological Landscape Aspect Areas

Figure 9 – LANDMAP Landscape Habitats Aspect Areas

Figure 10 – 3149-001 Landscape Mitigation Plan

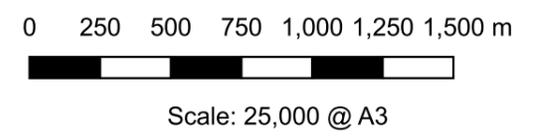


**Legend**

- Site Boundary
- 1 km Buffer (as labelled)
- 3 km Buffer (as labelled)
- Indicative Elevation  
(continuous colour gradient)
- Band 1
- 200
- 100

**Notes:**

- Base Mapping: OS 1:25,000 Raster (georeferenced), overlaid with Digital Terrain Model OS Terrain 5, with Hillshading applied



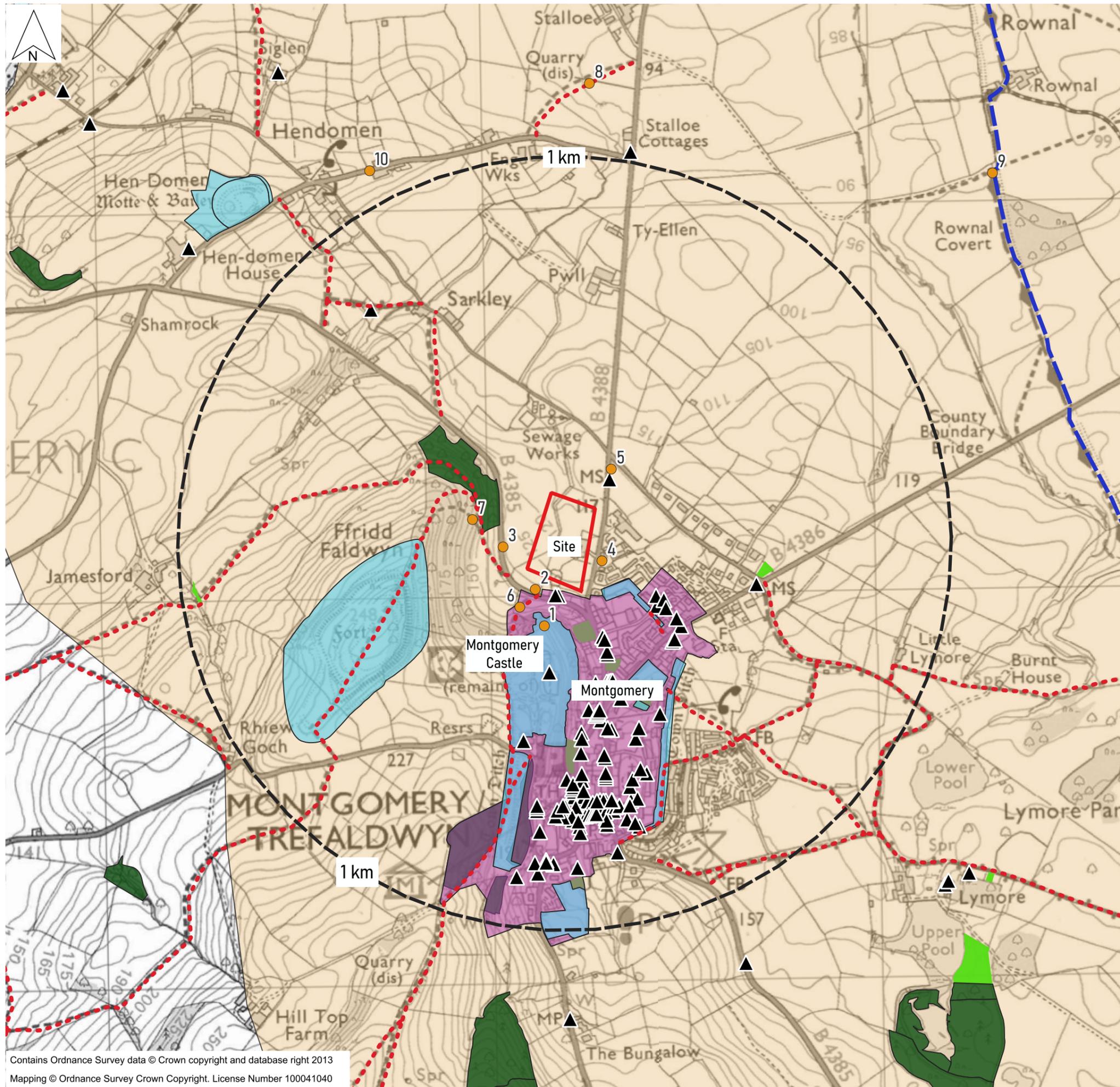
Proposed Residential Scheme, Verlon Farm, Montgomery  
 Landscape and Visual Impact Assessment  
 Client: Powys Castle Estates  
 Project number: 3149

**Figure 1: Site Location Plan**

Date: May 2024  
 Drawn: AP  
 Checked: TF



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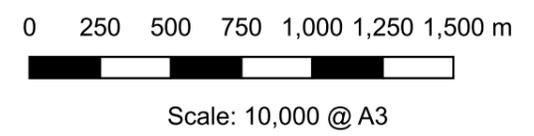


**Legend**

- Site Boundary
- 1 km Buffer
- Viewpoints
- Scheduled Ancient Monument
- ▲ Listed Building
- Conservation Area
- Registered Historic Landscape
- Public Right of Way (PROW)
- National Trail
- Ancient Woodland
- Traditional Orchard

**Notes:**

- Base Mapping: OS 1:25,000 Raster (georeferenced)



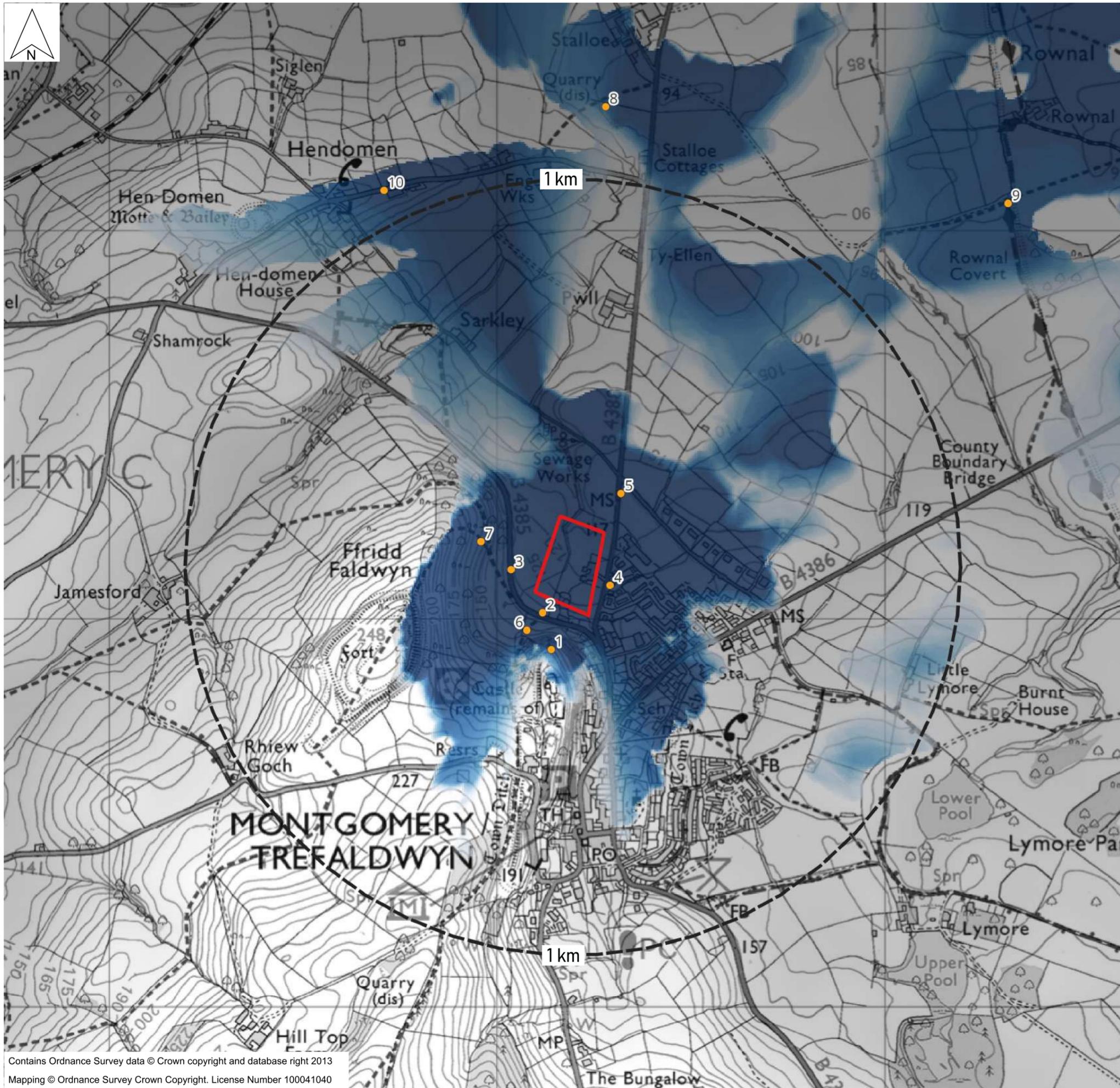
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Client: Powys Castle Estates  
Project number: 3149

**Figure 2: Designations Plan**

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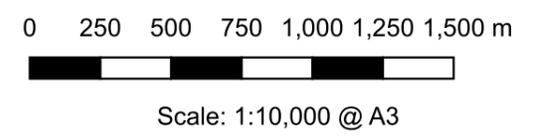


**Legend**

- Site Boundary
- 1 km Buffer
- Viewpoints
- ZTV
- Band 1 (Gray)
- 48
- 0

**Notes:**

- ZTV based on bare earth model. Does not allow for any screening by existing vegetation, existing buildings, or proposed planting.
- Digital Terrain Model OS Terrain 5, with Hillshading applied
- Field verification is required to refine the accuracy of the ZTV
- Base mapping: OS 1:25,000 Raster (georeferenced)



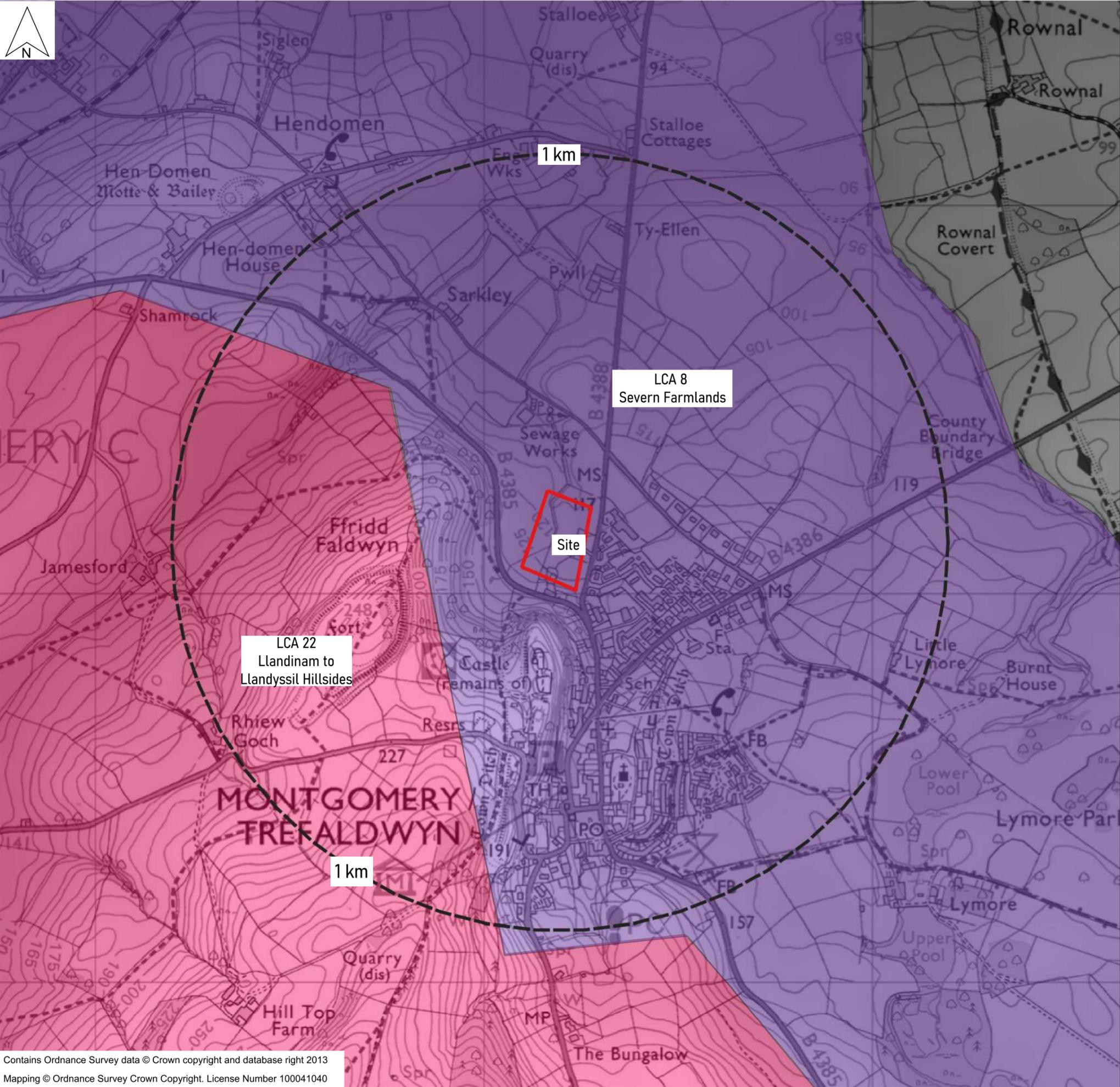
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 Project number: 3149

**Figure 3: ZTV - 1km Study Area**

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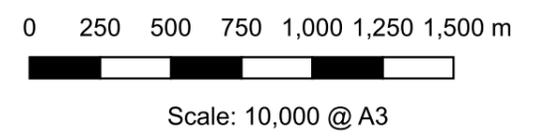


**Legend**

- Site Boundary
- 1 km Buffer
- LCA 8 - Severn Farmlands
- LCA 22 - Llandinam to Llandyssil Hillsides

**Notes:**

- Base Mapping: OS 1:25,000 Raster (georeferenced), overlaid with Digital Terrain Model OS Terrain 5, with Hillshading applied



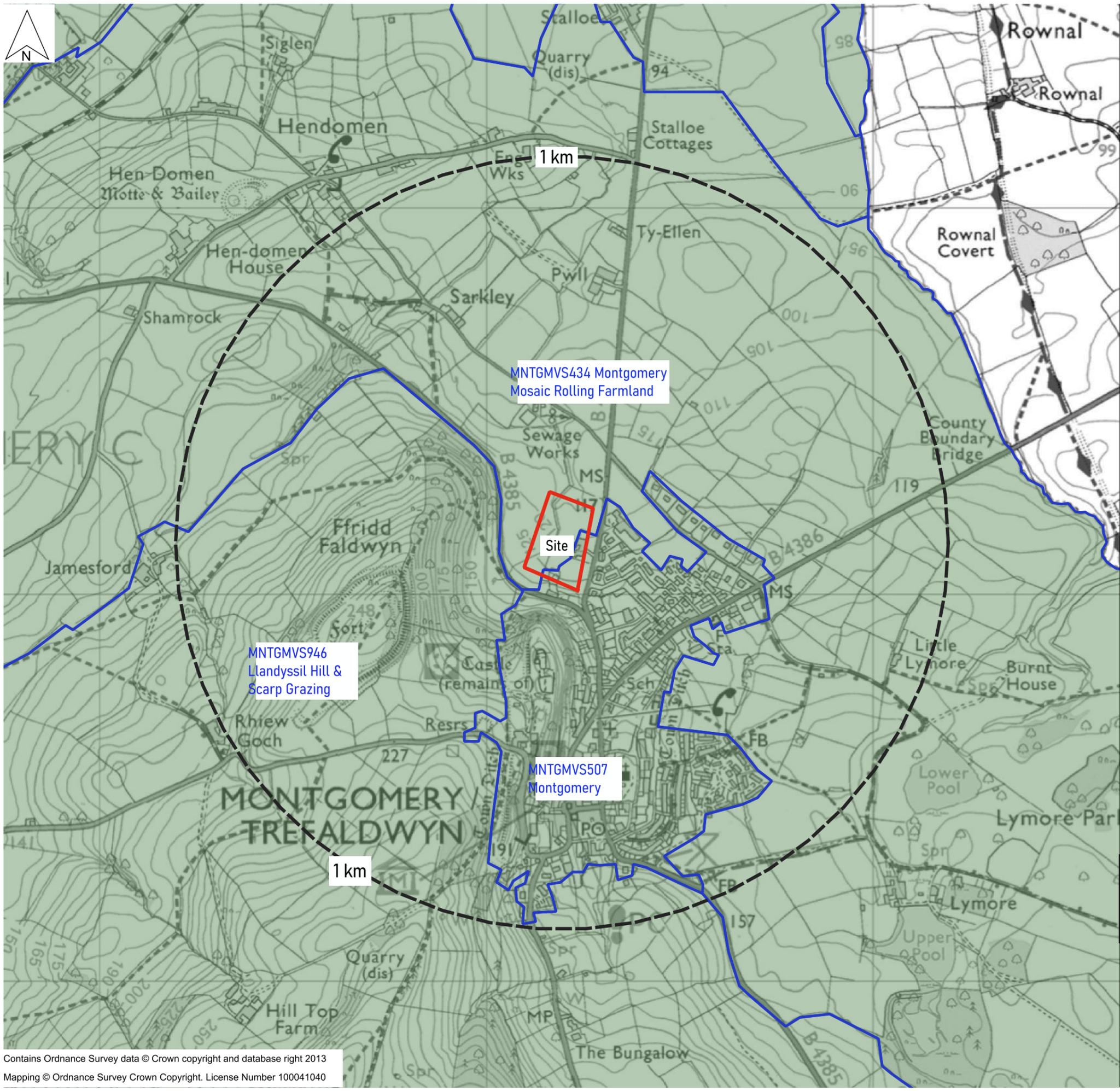
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**Figure 4: Landscape Character Areas**

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**Legend**

- Site Boundary
- 1 km Buffer
- LANDMAP Visual Sensory Aspect Areas

**Notes:**

- Base Mapping: OS 1:25,000 Raster (georeferenced)

0 250 500 750 1,000 1,250 1,500 m

Scale: 10,000 @ A3

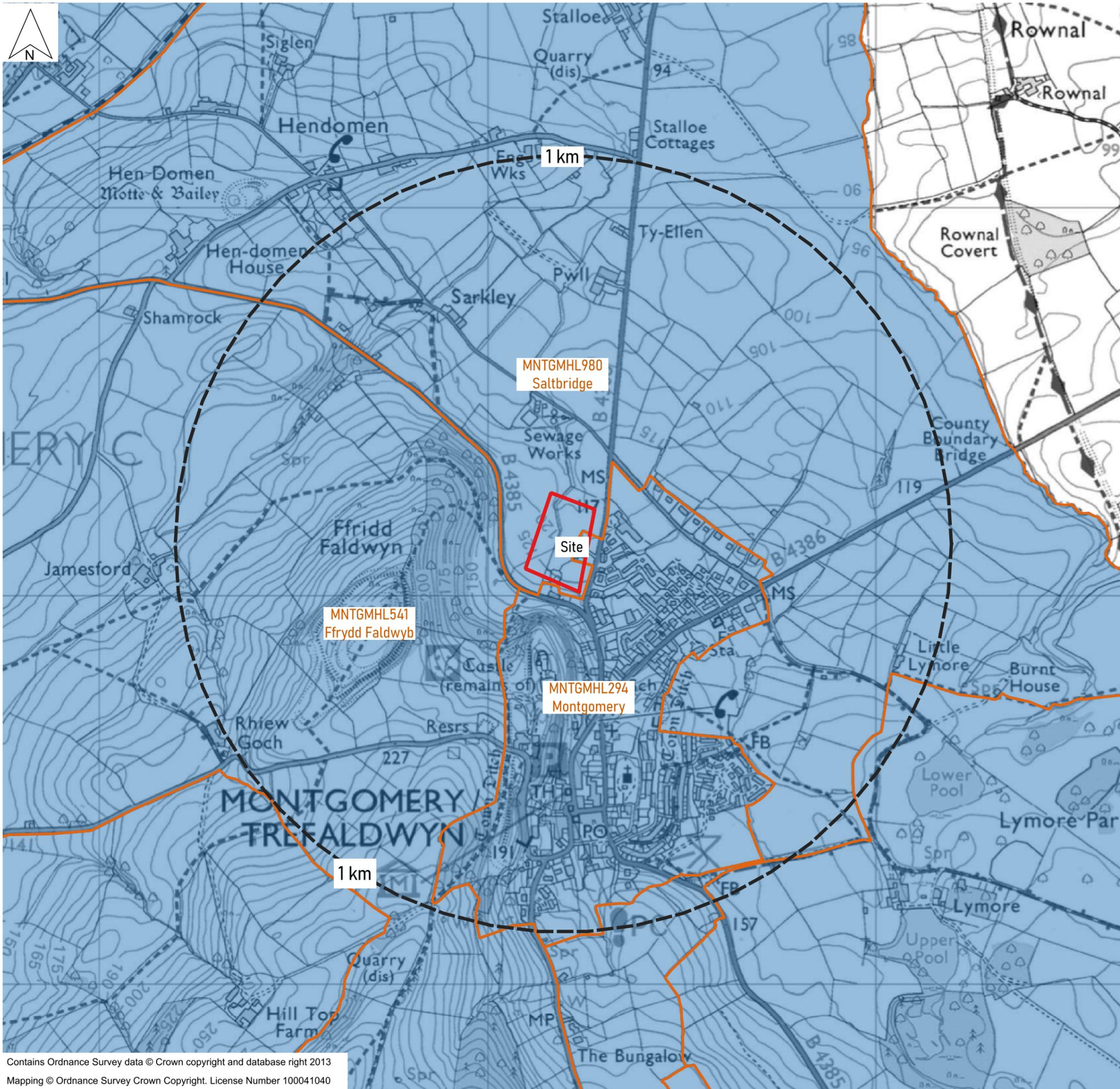
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**Figure 5: LANDMAP Visual Sensory**

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landscape architects • urban designers / environmental consultants

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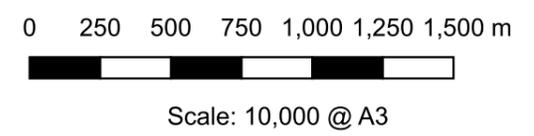


**Legend**

- Site Boundary
- 1 km Buffer
- LANDMAP Historic Landscape

**Notes:**

- Base Mapping: OS 1:25,000 Raster (georeferenced)



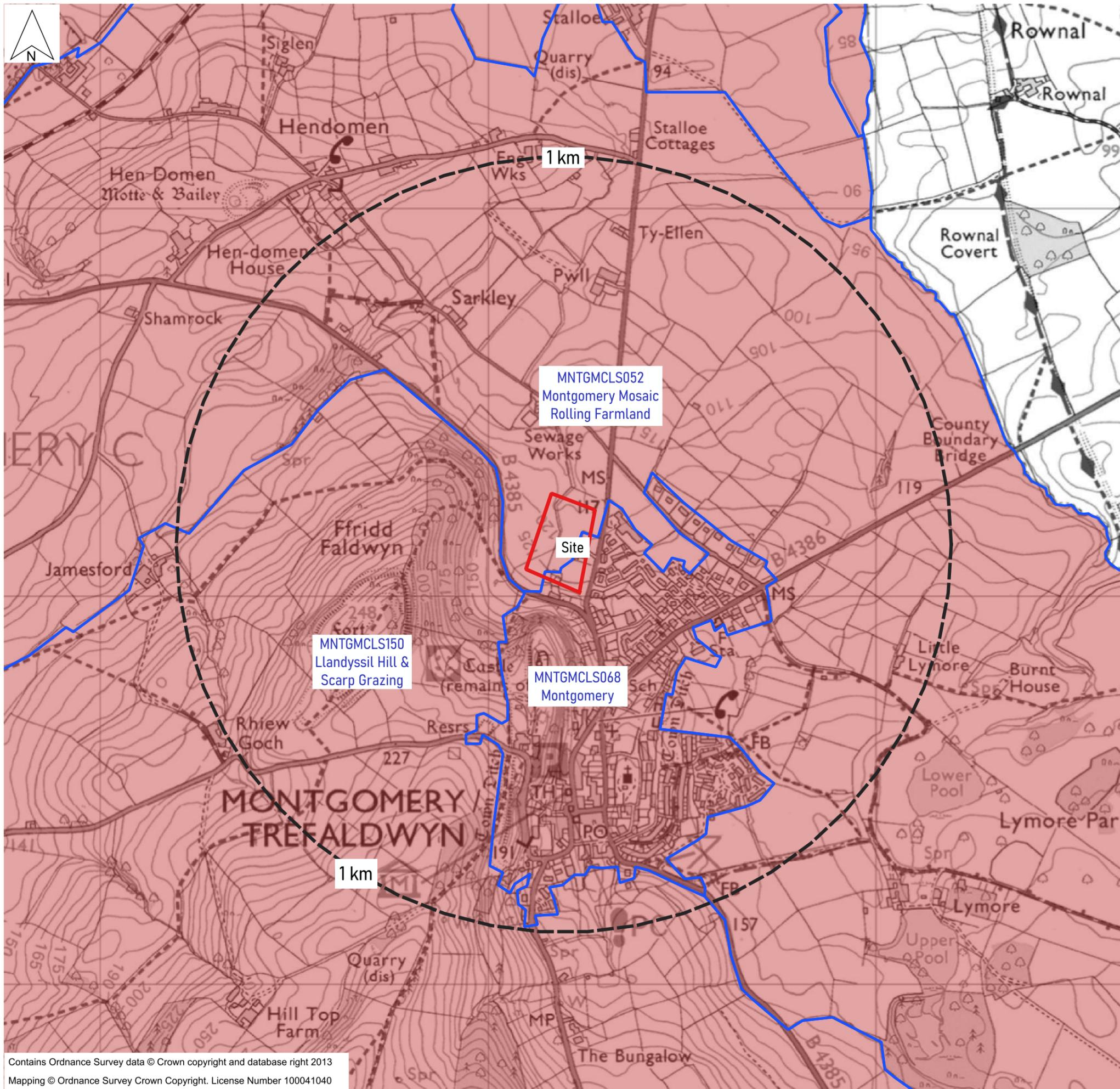
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**Figure 6: LANDMAP  
 Historic Landscapes**

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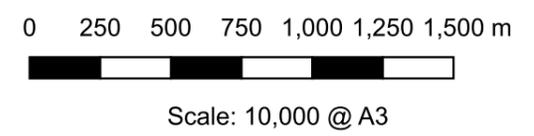


**Legend**

- Site Boundary
- 1 km Buffer
- LANDMAP Cultural Landscape

**Notes:**

- Base Mapping: OS 1:25,000 Raster (georeferenced)



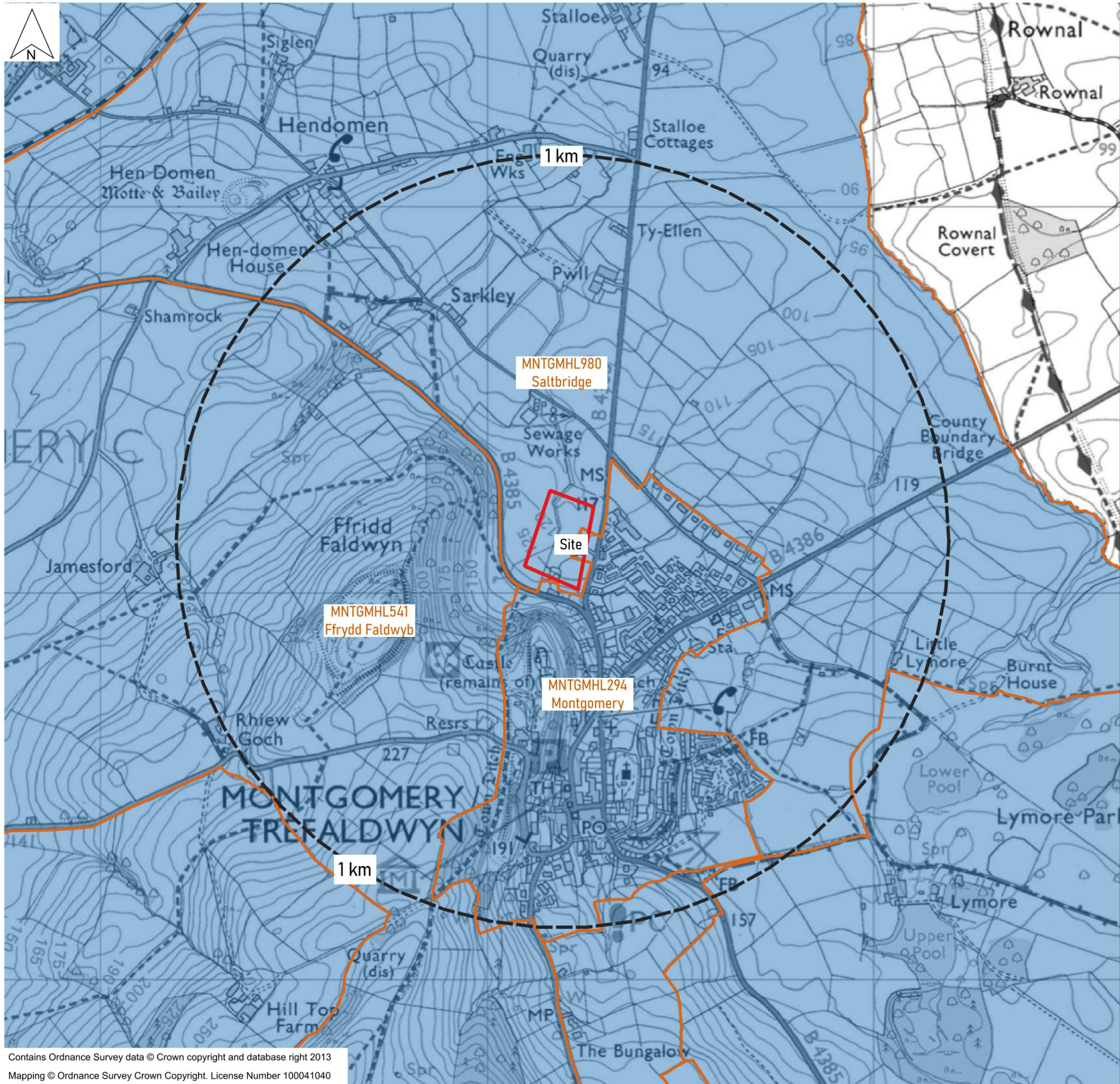
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**Figure 7: LANDMAP Cultural Landscapes**

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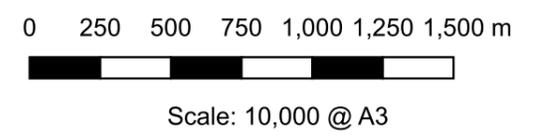


**Legend**

- Site Boundary
- 1 km Buffer
- LANDMAP Historic Landscape

**Notes:**

- Base Mapping: OS 1:25,000 Raster (georeferenced)



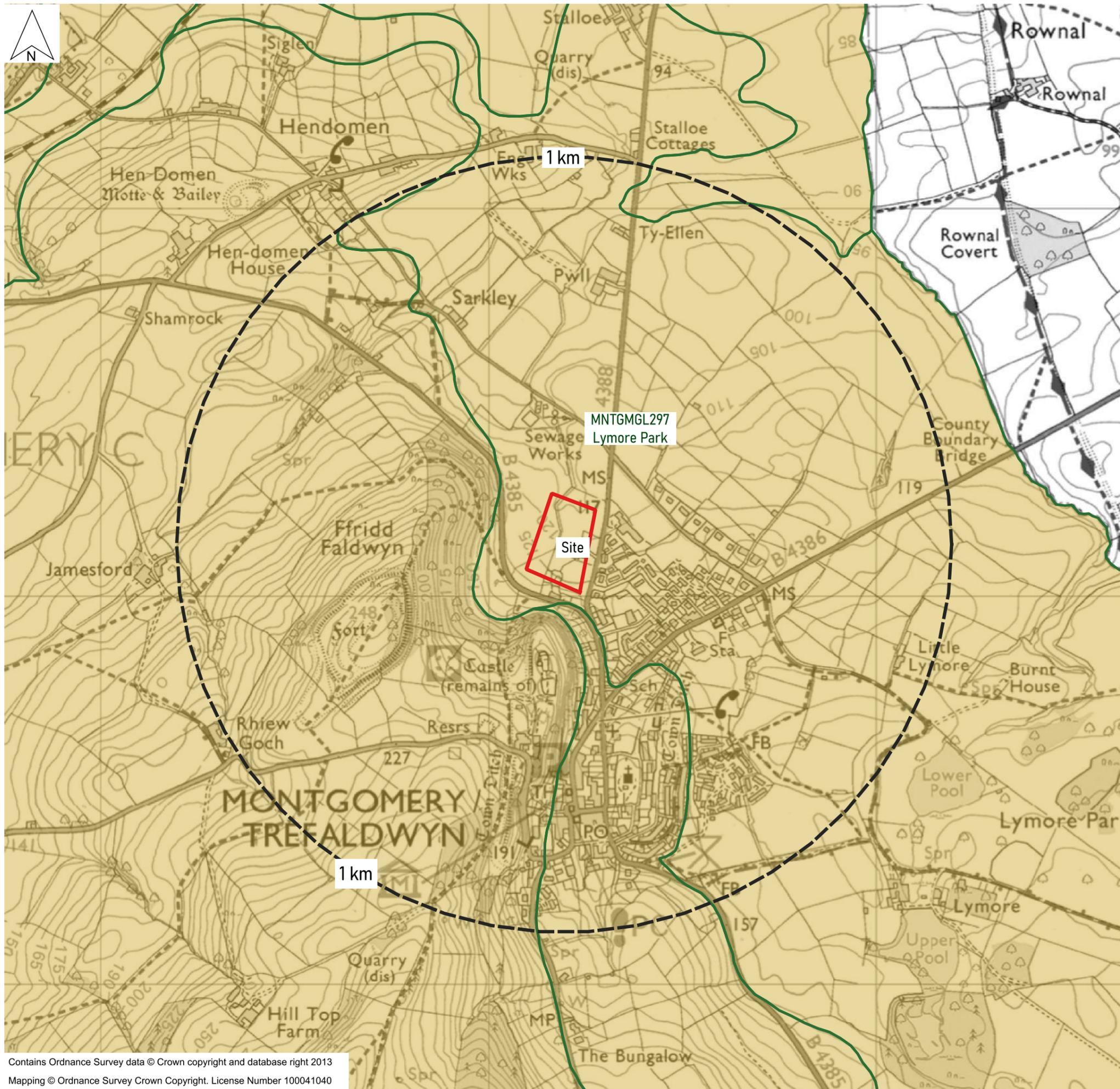
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 Landscape and Visual Impact Assessment  
 Client: Powys Castle Estates  
 Project number: 3149

**Figure 8: LANDMAP  
 Historic Landscapes**

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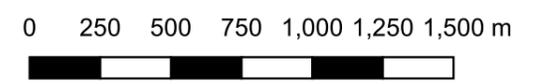


**Legend**

- Site Boundary
- 1 km Buffer
- LANDMAP Geological Landscape Aspect Areas

**Notes:**

- Base Mapping: OS 1:25,000 Raster (georeferenced)



Scale: 10,000 @ A3

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 Project number: 3149

**Figure 9: LANDMAP Geological Landscape**

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# VERLON, MONTGOMERY: PROPOSED LANDSCAPE MITIGATION PLAN



**notes:**  
 - All dimensions to be checked and confirmed onsite prior to any works.  
 - Do not scale off this drawing.  
 - Any errors, omissions or discrepancies are to be brought to the attention of Lingard Farrow Styles immediately.

- key:**
- Proposed Shared Use Surfacing (Porous, Resin Bound Gravel, in Buff Colour)
  - Proposed Native Tree Planting
  - Proposed Ornamental Tree Planting
  - Proposed Shrub/Hedgerow Planting
  - Proposed Native Shrub/Scrub Planting
  - Proposed Amenity (mown) Grass
  - Proposed Wildflower Grass
  - Proposed Buildings
  - Existing Trees to be Retained (RPA shown in Red, where relevant)
  - Existing Tree Group/Hedgerow to be Retained
  - Proposed Pool for Drainage Attenuation
  - Proposed Realigned Stream
  - Existing Course of Stream to be Retained
  - Proposed Pathway Circulation
  - Proposed Informal pathway Access at perimeter of Attenuation Pool

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 landscape architects - urban designers / environmental consultants

rev.	date	description
-	22/10/24	First issue

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**client / project:**  
**Powys Castle Estates**

**Land at Verlon  
 Forden Road  
 Montgomery  
 Shropshire  
 SY15 6QX**

**title:**  
**Verlon, Montgomery Landscape  
 Mitigation Plan - LVIA Figure 10**

dwg. no.	rev.	scale:	drawn	chkd by:
3149-001		1:750 @ A1	AP	PS