HADSCAL Development, Hay-on-Wye

Landscape and Visual Assessment (LVA)

October 2026

MHP DESIGN LTD – CHARTERED LANDSCAPE ARCHITECTS - MASTERPLANNERS - ARBORICULTURALISTS

1 INTRODUCTION 3
2 LANDSCAPE POLICY CONTEXT 10
3 LANDSCAPE BASELINE 18
4 VISUAL BASELINE 30
5 MITIGATION AND ENHANCEMENTS 38
6 LIKELY LANDSCAPE AND VISUAL EFFECTS 39
7 CONCLUSION 57
8 APPENDIX A – ASSESSMENT METHODOLOGY 60
9 APPENDIX B - FIGURES 75

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1 INTRODUCTION

1.1.1 MHP Design Ltd are chartered landscape architects and a registered practice of the Landscape Institute. MHP have been instructed by TT Planning on behalf of Hay and District Sports & Community Association (HADSCAL) to undertake a Landscape and Visual Appraisal (LVA) for a proposed mixed-use community, commercial and leisure development on land adjoining Brecon Road in Hay-on-Wye.

1.2 Aims and Scope of Assessment

1.2.1 The aim of this assessment is to understand the landscape and visual sensitivity of the site and its contextual area, to inform the need for mitigation and to identify the landscape and visual effects of the proposed development. These potential effects are then considered in the context of national and local landscape policies and guidance.

1.3 Location

1.3.1 The study site comprises of land south of Brecon Road and west of Forest Road, adjoining Hay-On-Wye Bowling club, and on the southern edge of the Town of Hay-on-Wye, Wales. The site is located within the Bannau Brycheiniog National Park.



Figure 1 *Aerial Photograph: Site Location*

1.4 Landscape and Visual Appraisal Methodology

1.4.1 The LVIA has been undertaken following best practice:

- Guidelines for Landscape and Visual Impact Assessment (GLVIA), Third Edition (Landscape Institute and Institute of Environmental Management and Assessment)
- TGN 02-21: Assessing landscape value outside national designations
- TGN LITGN-2025-01 Notes and Clarification on Aspects of GLVIA3 (2024)

1.4.2 The landscape appraisal work has been undertaken in two phases; desk top studies followed by site studies involving visiting the site and the surrounding areas.

1.4.3 The desktop study involves gathering baseline data from published Landscape Character Assessment documents, Planning Documents, GIS mapping, OS maps and aerial photographs to identify existing landscape features and context including:

- Topography
- Settlement boundaries
- Flood Zones
- Listed Buildings, Conservation Areas, Scheduled Monuments, Registered Parks and Gardens
- Local Plan designations relating to landscape.
- Ancient Woodland
- Areas of Outstanding Natural Beauty
- National Character Areas
- District Landscape Character Types and Areas
- Public rights of way

1.4.4 The field assessment involves a chartered landscape architect visiting the site and local area to identify key characteristics and key receptors including:

- Natural features and elements such as topography, hydrology, land cover
- Cultural and social aspects such as land use, historic landscape features and relationship to settlement and built structures.

- Aesthetic and Perceptual aspects such as scale, openness, tranquillity, naturalness, and remoteness
- Condition of the landscape elements and features
- Visual characteristics such as scenic quality, intervisibility, characteristic views, focal points, visual detractors
- Visual receptors; People at scenic viewing locations, walkers, Cyclists, Road users, Occupants of houses, People at their place of work, People using indoor/outdoor community facilities.

1.5 Landscape and Visual Assessment Criteria

1.5.1 Landscape and visual **sensitivity** are determined by combining judgements of the **susceptibility** of the receptor to the proposed change and the **value** of the receptor. The assessment criteria for each are based on a scale of High, Medium-high, Medium, Medium-Low, Low or Negligible.

1.5.2 Landscape and visual **effects** are then judged by assessing the overall **sensitivity** (susceptibility to change and value of receptor) of the existing landscape/views and the **magnitude** of change predicted as a result of the development (size/scale, geographical extent, duration and reversibility of effect). The assessment criteria for landscape and visual effects are based on a scale of High, Medium-high, Medium, Medium-Low, Low or Negligible.

1.6 The Study Site

1.6.1 The study site comprises an area of land in use for recreation, on the south-western edge of Hay-on-Wye. The site forms part of the transitional landscape between the settlement and the open countryside beyond. Site levels vary from approx. 96m to 105m AOD, with ground rising towards the southern/south-eastern parts of the site.

1.6.2 The northern and eastern boundaries are strongly influenced by the adjacent urban edge of Hay-on-Wye surrounded by residential built form, local roads, and commercial and community built form. Together with the existing sports pitches and recreational uses within and adjacent to the site, these provide a visual and physical relationship with the settlement of Hay.

1.6.3 To the south and west of the site lies the wider agricultural landscape, comprising open pasture fields, mature hedgerows, scattered trees and areas of woodland vegetation. Whilst there are open views within the site towards the surrounding farmland and rising land beyond, the site does not comprise a remote or tranquil rural landscape but instead forms part of the evolving edge of Hay-on-Wye, where agricultural, recreational and urban land uses collectively contribute to local landscape character. The site forms part of the rural setting of Hay-on-Wye, forming part of the wider Wye Valley landscape, with visual and perceptual links to the surrounding Bannau Brycheiniog landscape.

1.7 The Proposed Development

1.7.1 The development proposes the utilisation of an area of undeveloped land, which is a part of an existing sports and community facility to provide complementary uses including:

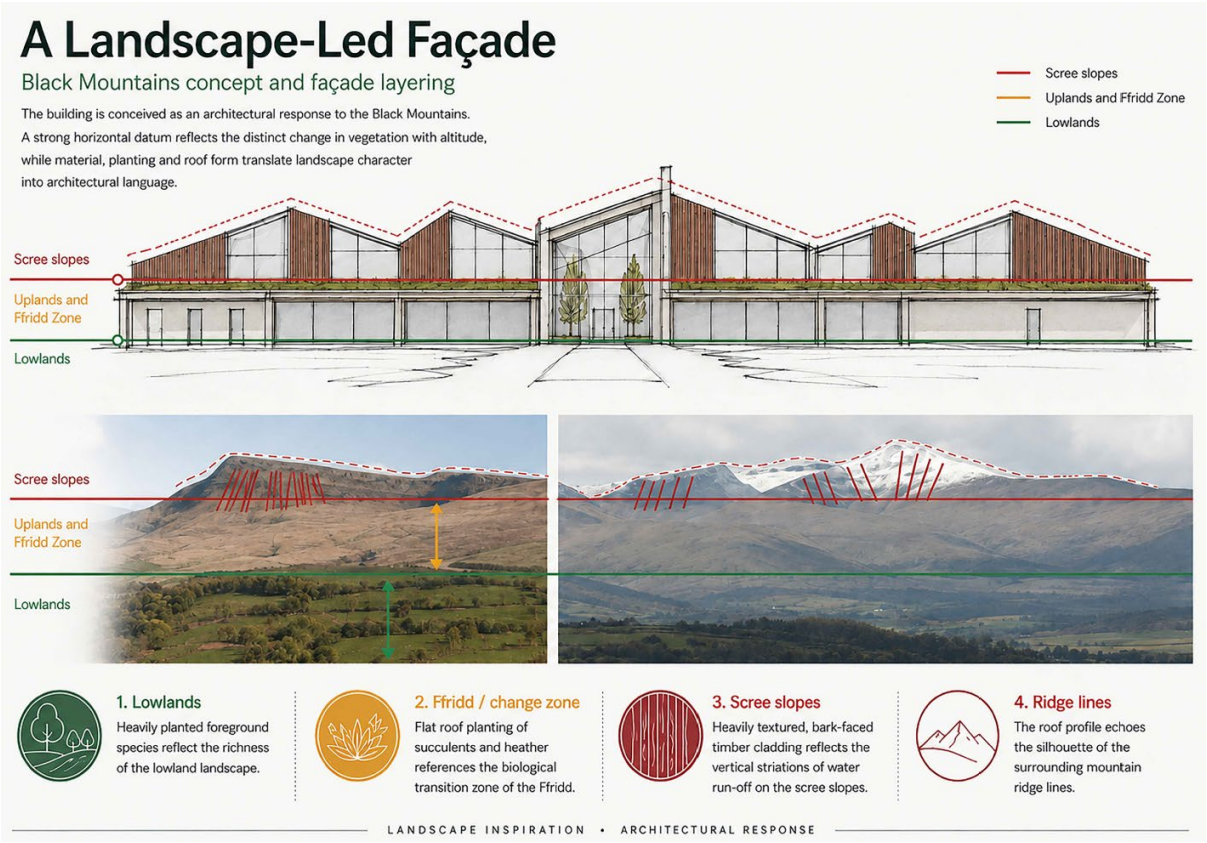
- A new community building including indoor sports provision;
- A community growing space;
- Sports and event space;
- Indoor sports facility;
- Multi Use Games Area;
- 10 no. Business Units;
- Car Parking
- External terrace and landscaping



Figure 2 *Proposals – Extract from CO2 Architect Draft Development Site Plan*







Above: Figures 3+4 – *Proposed elevations; and extract showing how the contextual landscape has shaped the building design*

1.7.2 The proposed main new building has been designed to sensitively respond to the sense of

place with the materiality, form and planting on the building reflecting the wider black mountains landscape setting. The proposed building incorporates areas of flat roof, planted with succulents and heather referencing the Fridd transitional landscape. The building is clad in bark-faced timber to reflect the water run—off and vertical striations of the scree slopes; whilst the ridgeline echoes the silhouette of the surrounding mountain ridge lines. The proposed building is surrounded by proposed landscaping to reflect the lowland landscape.

1.7.3 The landscape strategy for the site will include the following elements:

- A layout utilises the existing landscape structure, and creates new landscaped areas.
- Retention, conservation and enhancement of boundary vegetation where present.
- New native planting comprising trees, hedges and wildflower meadow grass areas will create an attractive setting for the new development.
- Enhancement and biodiversity gain across the site to enhance landscape character .

2 LANDSCAPE POLICY CONTEXT

2.1 Planning Policy Wales (PPW, 12th Edition, February 2024)

2.1.1 The Planning Policy Wales (PPW, 12th Edition, February 2024) sets out the land use policies for the Welsh Assembly Government (WAG). It is supported by a number of Technical Advice Notes.

2.1.2 Future Wales: The National Plan 2040

2.1.3 Future Wales was adopted in February 2021 and sets out the framework and direction of development in Wales for the next 20 years Policies of relevance to the application site and proposals are summarised below:

2.1.4 **Policy 9** *'Resilient Ecological Networks and Green Infrastructure' notes the importance of enhancing ecosystems, biodiversity and green infrastructure when considering approaches to development proposals through nature--based methods'.*

2.2 Local Planning Policy

2.2.1 This LVA includes reference to landscape character assessments prepared at national and district levels, and also addresses local character by reference to the key characteristics of the Site and its immediate context.

Brecon Beacons National Park Authority Local Development Plan (Adopted Dec 2013)	
Policy SP1: National Park Policy	Development in the National Park will be required to comply with the purposes and statutory duty set out in legislation, and will be permitted where it: a) conserves and enhances the Natural Beauty, wildlife and cultural heritage of the Park; and/or

	b) provides for, or supports, the understanding and enjoyment of the special qualities of the National Park in a way that does not harm those qualities.
Policy 1 Appropriate Development in the National Park	All proposals for development or change of use of land or buildings in the National Park must comply with the following criteria, where they are relevant to the proposal: i) the scale, form, design, layout, density, intensity of use and use of materials will be appropriate to the surroundings and will maintain or enhance the quality and character of the Park's Natural Beauty, wildlife, cultural heritage and built environment; ii) the proposed development is integrated into the landscape to the satisfaction of the NPA through planting and appropriate management of native species or through the construction of appropriate boundary features; iii) the proposed development promotes opportunities for the conservation and enhancement of bio/geodiversity through appropriate design and landscaping.
Policy 6 Biodiversity and Development	Development will only be permitted where: 1. the developer proves to the satisfaction of the NPA that there is no unacceptable loss or fragmentation or other impact of a habitat or landscape feature and/or increased isolation on important species as listed under Section 42 of the NERC act (habitats and species of principal importance to Wales), OR 2. A) the developer identifies habitats and landscape features of importance for wildlife within the site and provides for the further creation, positive management, restoration, enhancement or compensation for these habitats and features to ensure that the site maintains its nature conservation importance; and

	B) full provision is made for the future management of the site's habitats and features of nature conservation value. This will be secured either through Planning Obligations or the imposition of Planning Conditions; and C) there is no unacceptable loss/breaching of linear features (e.g. hedgerows, woodland belts).
Policy 12 Light Pollution	Proposals where lighting is required shall include a full lighting scheme and will be permitted:- b) where there is not a significant adverse effect individually or cumulatively on 1) the character of the area; 6) the visibility of the night sky; and 7) 'dark corridors' for bats and light sensitive species.
K LP2 Key Settlement Appropriate Development	Hay-on-Wye is identified as a key Settlement. Proposals for development within Key Settlements will be required to contribute positively to their setting and enhance the quality of the landscape without adverse impact on the wildlife, natural beauty, cultural heritage, environmental assets or biodiversity of the area.

2.2.2 The Local Development Plan identifies the site as being within the settlement boundary of Hay-on-Wye, with the site land use identified as of 'Existing Community Use', as well as its location adjoining both existing residential built form, and the 'Existing Industrial Estates' to the east.

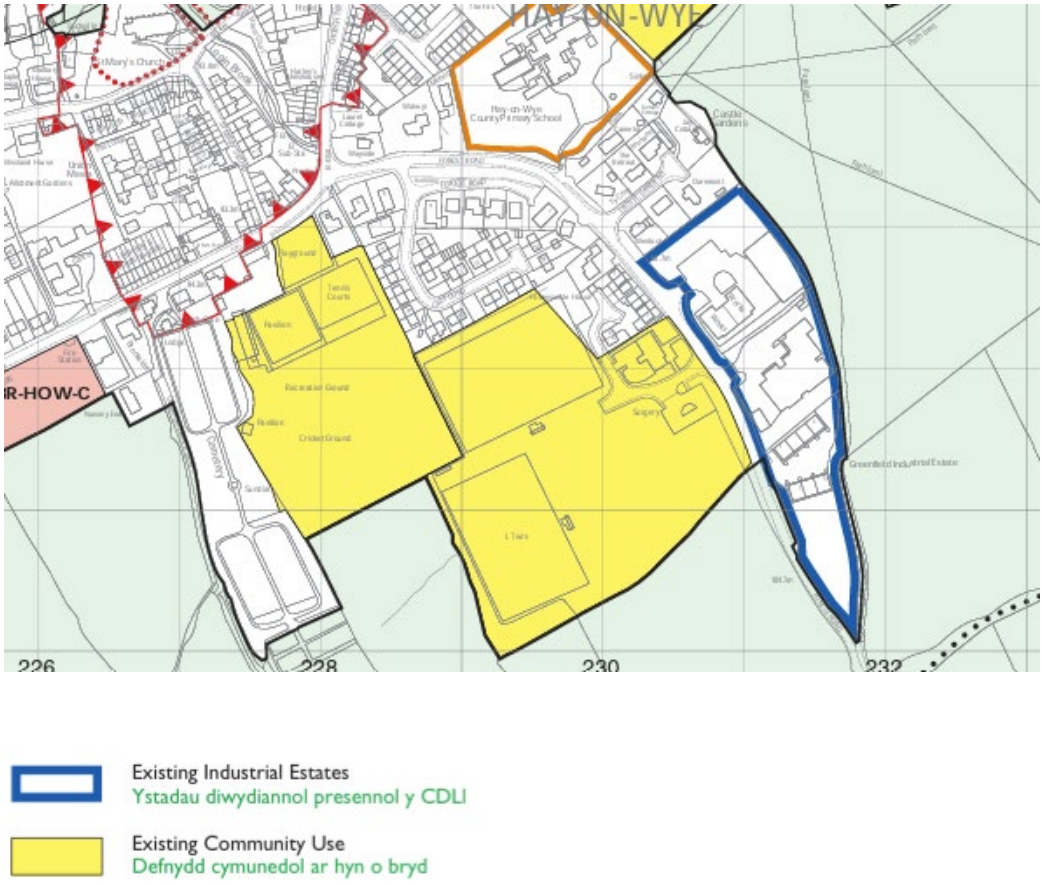


Figure 5 *Extract from Local Development Plan Hay-on-Wye Inset map*

2.3 Supplementary Planning Guidance

Landscape and Development SPD – Brecon Beacons National Park Authority – June 2014

2.3.1 This SPD document highlights that good design should be inextricably linked with landscape context, and that design that responds to the landscape can enhance landscape character. Development proposals should incorporate the guidance contained within this SPD document to protect the natural and scenic beauty of the Brecon Beacons National Park.

Biodiversity in the Towns of the Brecon Beacons National Park – Brecon Beacons National Park Authority – Sept. 2016

2.3.2 This SPD identifies and provides for habitats and species in and around the Key Settlements and provides guidance on their protection and enhancement. Development proposals should incorporate the guidance contained within the SPD document.

2.3.3 The following key principles should be adopted when considering habitat creation and enhancement schemes in development proposals:

- Schemes should seek to use native species and of local provenance where possible, whether seed, shrubs or trees.
- Major developments should incorporate community aspirations for biodiversity within the proposals and foster community participation in the long-term management of wildlife areas.
- Interpretation of the wildlife interest is beneficial where there is public access to wildlife areas.
- There should be encouragement of wildlife-friendly gardening for new home owners (and allotment tenants).
- It will be important to secure long-term management agreements for wildlife areas on development sites to ensure delivery of biodiversity benefits in the future; this may be through a Section 106 agreement. 9 Brecon Beacons National Park Authority Supplementary Planning Guidance Biodiversity in the Towns of the Brecon Beacons National Park
- Opportunities to accommodate green roofs and green walls should be sought where possible.
- New developments that require Sustainable Drainage Systems (SuDS) to manage surface-water run-off should seek to incorporate biodiversity features.
- Where a development proposal increases areas of hard surfaces, consideration should seek to utilise permeable surfaces to limit the impact of surface runoff on nearby water courses.
- Schemes should seek to protect, enhance and/or create wildlife corridors and connectivity.

2.3.4 The SPD provides the following opportunities for habitat creation in and around Hay-on-Wye:

6.6 Opportunities for habitat creation

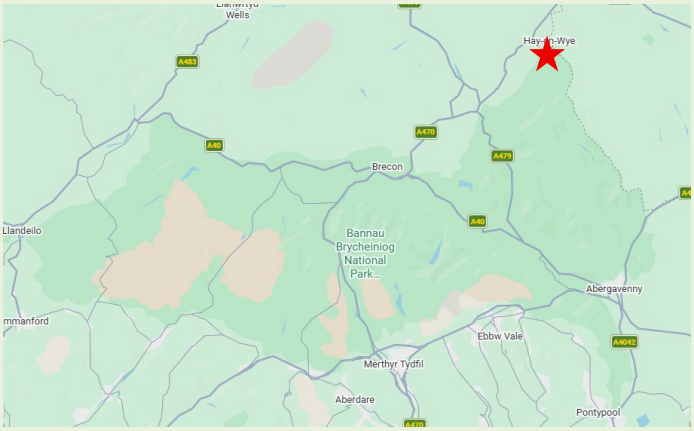
	Priority habitats & biodiversity features	Actions	Species
1	Rivers and streams Wet woodland	Construction of otter holts in undisturbed areas Planting of alder and willow woodland	Otter Nesting birds
2	Hedgerows	Planting of mixed, native-species hedgerows with hedgerow trees	Bats Birds Insects
3	Grasslands	Creation of new wildflower meadows, preferably using locally-sourced seed Use of wildflower seed mixes in Sustainable Drainage Systems (SuDS)	Insects Bats and birds feeding on insects
4	Orchards	Planting of new orchards as community areas, including on former orchard sites	Birds Insects
5	Trees	Planting of native-species trees in and around developments	Bats

Biodiversity and Development – Brecon Beacons National Park Authority – Sept. 2016

2.3.5 This SPD identifies that the Brecon Beacons National Park Authority (BBNPA) has a responsibility to protect, conserve and enhance wildlife and the natural environment when considering development proposals. The purpose of this SPD guidance is to ensure that biodiversity and geodiversity issues are fully considered as well as protected and enhanced through the Development Management process, and should be considered as part of the design process. The guidance highlights relevant nature conservation legislation and explains the relevant policies in the Local Development Plan. There is also guidance on ecological surveys and the information required in support of planning applications where there are wildlife and/or geodiversity issues.

2.4 Other designations

2.4.1 Other designations which may influence the landscape value of the site and receiving landscape are set out below.

Other Designations	
National Park	Yes, the site is sited within the Bannau Brycheiniog National Park. (See extract from Google maps below – the Town of Hay-on-Wye is marked with a red star). 
Tree Preservation Order (TPO)	Unknown
Green Belt	Not applicable to site
Open access land/public rights of way	There is a single PRoW that runs through the site
Ancient Woodland	No areas of the site or adjoining areas are classified as Ancient Woodland.

2.5 Summary of landscape policy, designations and value

2.5.1 National and local policy requires development within Bannau Brycheiniog National Park to conserve and enhance its natural beauty, wildlife, cultural heritage and special qualities. Planning Policy Wales and Future Wales promote resilient ecological networks, green infrastructure and nature-based solutions. The Local Development Plan requires proposals to respond appropriately to their surroundings in scale, form, design, layout, density and materials; integrate successfully with the landscape through native planting and suitable boundary treatments; protect biodiversity and linear habitats; and avoid harmful effects on landscape

character, the night sky and dark corridors. Hay-on-Wye is identified as a Key Settlement, and the site lies within its settlement boundary on land identified for existing community use.

2.5.2 Supplementary guidance reinforces a landscape-led approach in which local character, habitats and ecological connectivity shape the design from the outset. The scheme should retain and enhance hedgerows and wildlife corridors, use native species of local provenance, incorporate biodiversity-sensitive SuDS and permeable surfaces, secure long-term landscape management and, where appropriate, support community involvement. The site is within the National Park and is crossed by a public right of way; it is not within the Green Belt and no ancient woodland lies within or immediately adjoining it, although the presence of any Tree Preservation Orders should be confirmed.

2.5.3 Overall, policy does not preclude development, but requires a context-responsive scheme that protects important landscape and ecological features, limits lighting effects and delivers lasting green infrastructure and biodiversity benefits.

3 LANDSCAPE BASELINE

3.1 Scope of Assessment

3.1.1 A study area of up to 3 km was tested by digital ZTV (assuming maximum building height of up to 8.5m) to assess the extent of the potential visual envelope. This study area was assessed to identify potential landscape and visual receptors. 3Km was assessed to be sufficient given the scale, nature and location of development.

3.1.2 The following published landscape character areas have been included in this assessment:

- National Character Area: **NLCA29 Wye and Usk Vales**
- LANDMAP
- Bannau Brycheiniog National Landscape Character Assessment

3.1.3 Site assessment survey work enabled the following character receptors to be considered:

- The Local Landscape Character – the site and its context
- Site Natural Elements and Features

3.2 National Landscape Character Area:

3.2.1 The study site is located within the NLCA character area **29 Wye and Usk Vales.** The Town of Hay-on-Wye is shown within this broader character area marked with a red star below.

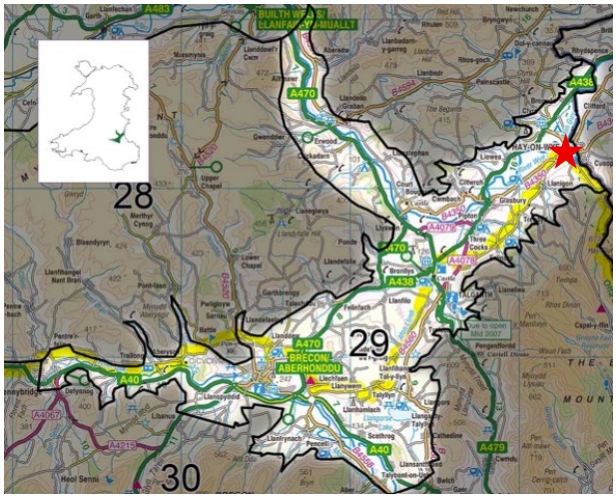


Figure 6 *Extract from* Bannau Brycheiniog National Landscape Character Assessment NCLA29

3.2.2 Key characteristics of the NCLA are as follows:

- Sedimentary rocks - The greater extent is underlain by Silurian mudstones, siltstones and sandstones. The southern part is characterised by mudstones and sandstones from the Devonian period.
- Gently undulating vale landscapes - carved by two separate ice flows creating the Ushaped valleys of the Wye and lower Usk, with pockets of higher ground of more resistant rocks surviving in places.
- Major rivers - The Wye and Usk meander across their respective floodplains, fed by many tributaries and fringed by alluvial shingle ridges. They are highly valued for their riparian (riverside) habitats and as fishing resources.
- Llangorse Lake – the largest natural fresh water body in South Wales. Its crannog lake dwelling has significant Early Welsh historical and cultural associations.
- Fertile pastures - grazed by sheep and cattle.
- Hedgerow field pattern with hedgerow trees
- Small woodlands - and forestry plantations are features of slope sides and summits.
- Network of lanes - criss-crosses the landscape.
- Compact settlements by river crossing points
- Hay-on-Wye - with its strong historic village ambience and literary associations and modern day 'book town'.
- Brecon - largest settlement and historic county town, with distinctive Victorian buildings.
- The Monmouthshire and Brecon Canal - is a notable early industrial transport and communication link.
- Quiet, rural away from roads and settlements –a sense of tranquillity in places.

3.3 LANDMAP:

3.3.1 The Landscape Character Assessment in Wales has been undertaken by the Countryside Council for Wales (CCW) using the formally adopted LANDMAP methodology. Within each regional scale landscape area, different parts have their own identity which is identified and recorded in detail in the LANDMAP landscape information system. On a local level LANDMAP is the adopted methodology for landscape assessment in Wales.

3.3.2 LANDMAP provides more detailed information within each of the national landscape character areas (LCA's). Information is divided into 5 aspect layers as follows:

Visual and Sensory;

Historic Landscape;

Cultural Landscape;

Geological Landscape;

Landscape Habitats;

3.3.3 The Visual and Sensory aspect dataset is broadly equivalent to the regional scale landscape character areas but on a local level. Each aspect area details important characteristics, qualities, management and evaluation of condition, trend and value, then evaluated in order to provide an indication of their sensitivity and value. An 'overall evaluation score' is provided defining the aspects importance.

LANDMAP – Geological Landscape

3.3.4 The site is located within **BRCKNGL972 – Talgarth.** The geographical and topographical character of this are is described as *"Low hills in SE-dipping Raglan Marl, dissected by tributary valleys on S facing slopes to Wye, bounded by St Maughans Group escarpment to S. Boulder clay on lower slopes. Fault controlled SW-NE Wye valley to N'*. This area has an overall evaluation of **Moderate**.

LANDMAP – Landscape Habitats

3.3.5 The site is located primarily within **BRCKNLH009** – River Wye floodplain. The key features that define this areas biodiversity character are described as ***"****The river Wye running through this area is a major wildlife corridor, the broadleaved woodland, hedges and mature trees are also significant focus for important species. Although the flood plan is heavily used for both cropping and grazing its wildlife value is still very hight'*. The area has an overall evaluation of **High**, with the river Wye and its woodlands and hedgerows identified as a major wildlife corridor, giving this area a high overall value.

LANDMAP – Visual and Sensory

3.3.6 The site is located within **BRCKNVS003 – Three Cocks farmland.** This wider area is described as *"Lowland undulating settled farmland between 170mAOD and 100mAODwith gentle hills and valleys adjoining the Wye valley to the north and upland hills and valleys to the south. The farmland is mixed arable/pastoral with medium sized fields and generally cut hedges with mature standard trees.The hedges are replaced by fences in places. Occasional deciduous and coniferous copses are scattered across the area. The watercourses are lined by riparian woodland. Settlement is scattered farmsteads betwen the settlements which are concentrated on the A438 such as Treble Hill. The main roads including the A470 Bronllys bypass disturb the tranquillity of the area although away from the roads the area is quiet. The low hedges allow views across the landscape to the uplands beyond'*. This area has an overall evaluation of **Moderate.**

3.3.7 LANDMAP – Historic Landscape

3.3.8 The site is located within **BRCKNHL846 – Hay**, which is described as "Medieval castle-borough and market town which became an important regional commercial and transport centre in the post-medieval period and although it failed to develop as a significant industrial centre it has more recently emerged as a regional cultural and tourist centre. Part of the area falls within the Hay-on-Wye conservation area." This area has an overall evaluation of **Outstanding**.

3.3.9 LANDMAP –Cultural Landscape

3.3.10 The site is located within **BRCKNCLS003** – Three Cocks which is described as: *'The area is pleasant unspoilt rural farmland of consistent character which is in good condition with strong integrity. Superb views are possible to surrounding upland'*. The area has an overall evaluation of **Moderate**.

LANDMAP SUMMARY

3.3.11 LANDMAP aspect areas which cover the site, and the wider context vary from **MODERATE to HIGH** and **OUSTANDING** value.

Bannau Brycheiniog National Landscape Character Assessment

3.3.12 The study site is identified within the Landscape Character Assessment as falling within 'Landscape Character Assessment Area (LCA) 14: Wye Valley Foothills' and falling within the Broad Landscape Type of 'Lowlands'.

3.3.13 A summary description, and overall strategy, for this LCA is identified as follows:

Summary Description
A series of ridges run down from the Black Mountains towards the Wye Valley, creating a series of narrow, enclosed valleys which gradually broaden out. These valleys form the basis of a strongly agricultural landscape, visually dominated by the northern scarp of the Black Mountains, with farms nestling at the heads of valleys. It is a well-wooded landscape with ancient woodlands on valley sides and alongside streams, as well as some conifer plantations. The tops of the ridges support heath habitats, and many contain prehistoric monuments. Along the northern edge of the LCA are a series of nucleated settlements (Hay-on-Wye being the largest). Llangors Lake is an important archaeological and recreation site.

Overall Strategy
To conserve and enhance this agricultural and historic landscape, retaining the quality of settings to settlements, and accommodating development and recreation sensitively without compromising its special qualities.
Agriculture is encouraged (for example through enabling modernisation to be done as sensitively as possible) and the landscapes associated with traditional hillfarming are retained and enhanced. The historic features and built/ designed heritage of the area are appropriately managed and maintained, and their settings are respected. Recreational facilities and new development are sensitively accommodated within the landscape. The area remains an attractive foreground to views from higher land, and views from within the area remain free from intrusive modern development.

3.3.14 Distinctive Characteristics are identified as follows:

- Underlying geology of Devonian mudstones, with older Silurian mudstones in the Wye valley. The Brownstones scarp face of the Black Mountains lies immediately to the south.
- A series of ridges and intervening valleys running from the base of the Black Mountains scarp down towards the Wye valley.
- Llangors Lake (at the southern end of the LCA) the largest natural lake in Wales, formed in a large glacial kettle hole. A series of spring-fed steep mountain streams with waterfalls flow north-west from the base of the Black Mountains scarp to the Wye Valley.
- Land use predominantly agricultural (pastoral on valley sides, with some arable on flatter land), with areas of woodland, forest and common.
- Field boundaries mostly hedged, with high hedgebanks along lanes. Field patterns irregular in valleys, but straight-edged fields on higher land indicates later enclosure.

- Extensive ancient deciduous woodland on steep valley sides and alongside streams. Some areas of coniferous forestry, and occasional parkland trees.
- Semi-Natural Habitats of Principal Importance to Wales including mixed oak and ash woodlands, upland heath, lowland grassland, hedgerows, wetlands and reed beds.
- A rich historic landscape with a long history of settlement and defence. Archaeological sites include Neolithic chambered tombs and the early-medieval crannog (artificial island) on Llangors Lake, possibly built by Brychan, king of Brycheinog in the 9th century.
- Norman town of Hay-on-Wye the largest settlement, at the northern tip of the LCA. A line of smaller villages follows the north-western boundary of the LCA.
- Contrasts of pattern, colour and texture between ridges and valleys, visually dominated by the Black Mountains scarp.

3.3.15 The natural beauty and recreational factors that make this landscape special are summarised in the table below, along with examples of their sensitivities to landscape changes:

Criteria	Special Qualities for this Landscape Character Area	Sensitivities
Scenic quality and Sense of place	Scenic quality and a strong sense of place resulting from the backdrop of the Black Mountains scarp, the varied landform, and the harmonious but interesting composition of farmland, woodland and common land.	Changes in land management and loss of landscape features associated with traditional hillfarming, e.g. common land and hedgerows. Introduction of incongruous features into the landscape.
Landscape quality and integrity	High landscape quality and condition, reflecting the overall good management of the land. Historic landscape patterns are generally well-preserved with few detracting influences, particularly away from the Wye Valley.	Changes in land management and loss of landscape features associated with traditional hillfarming, e.g. common land and hedgerows. Introduction of incongruous features into the landscape.

Perceptual qualities	Moderate levels of tranquillity over much of the area, partly due to the ridged landform which creates a sense of isolation, and reduces factors (such as road noise and views to development) which detract from tranquillity. Despite being a settled landscape, much of the LCA has a strong sense of timelessness.	Increased presence of factors detracting from tranquillity (e.g. roads; views of development)
Artistic and cultural associations	Many literary connections, including the annual Hay-on-Wye literary festival. The early Welsh Stanzas Canu Llywarch Hen may have been written at Llangors, and parts of the LCA are also within 'Kilvert Country' described in Rev. Francis Kilvert's 19th century diary. Treffecca College was an early Methodist community and educational establishment.	
Natural heritage features	Variety of nature conservation sites, including heathland, woodland, grassland, wetland and geological SSSIs, and SACs at Llangors Lake and River Wye.	Loss of extent or biodiversity of woodlands and other semi-natural habitats as a result of changing farming practices or reduced management.
Cultural heritage features	An historic landscape with a long history of settlement and defence reflected in the number and variety of Scheduled Monuments and other archaeological sites, and the inclusion of much of the area in the Register of Landscapes of Special Historic Interest in Wales. (Areas 36+58). Of particular note are the prehistoric ritual sites (including tombs such as Penywyrhod),surviving	Loss of archaeological features as a result of natural processes, erosion or damage. Loss or neglect of historic buildings or landscapes (particularly those in private ownership) and loss of architectural integrity due to insensitive modernisation

	medieval field systems on higher areas, and also medieval defensive sites on lower land (including Hay Castle, and Llangors crannog). A rich built heritage (particularly in Hay-onWye) with Conservation Areas at Hay-on-Wye and Talgarth, historic parks and gardens, and associations with 12th century chronicler Gerald of Wales, who visited and described this area.	
Opportunities for landscape enjoyment	A good network of lanes and footpaths (including the Three Rivers Ride) provides access into the landscape. There are accessible conservation sites at Park Wood, Pwll-y-wrach and Llangasty Nature Reserves.	
Recreation provision and access	Varied recreation opportunities, ranging from gliding, to watersports on Llangors Lake to Hay-on-Wye book festival. Hay-on-Wye is a centre for tourist accommodation, and there are also campsites and adventure centres.	

3.4 Study Site Landscape Resources:

3.4.1 In addition to the review of the National and District Landscape Character Assessments, site specific work has been undertaken to identify local characteristics and features of the site and its immediate contextual landscape. This enables a fine grain assessment to be made of the site and its immediate context to understand the level of landscape sensitivity and capacity for change.

3.5 Local Landscape Character:

3.5.1 The study site and local landscape character is informed by the following influences:

- The settlement of Hay-on-Wye – site adjoined by residential built form, a Doctor's surgery to the east, as well as local roads, and a number of large-scale commercial structures to the east separated by Forest Road.
- The site, and immediately adjoining leisure land uses – the town football club adjoins the site, with the site formed of a number of informal sports pitches, which together form an active community/leisure landscape, with a strong association with the Town.
- Wider rural landscape – undulating landscape with fields in agricultural use interspersed with settlement and farms. Wider landscape rises to form hills as part of the Brecon Beacons National Park.

3.5.2 At a local level, the character of the site is informed by its position on the south-western edge of Hay-on-Wye, where recreational, community, residential, commercial and agricultural land uses meet. The northern and eastern parts of the site have a close physical and visual relationship with the adjoining settlement, adjoining Brecon Road, Forest Road, nearby housing, employment uses, the bowling club and existing sports facilities. To the south and west, the landscape becomes more rural, comprising pasture fields, hedgerows, scattered trees and small groups of woodland vegetation. The site therefore forms part of a transitional edge-of-settlement landscape rather than an isolated or remote area of countryside.

Natural Features & Elements:

3.5.3 The site comprises land in recreational and community use with a generally open character, including sports pitches and associated grassed areas. Levels vary from approximately 96m to 105m AOD, rising towards the northern and western parts of the site. Existing vegetation is concentrated mainly around site boundaries and within the adjoining landscape, where hedgerows and trees provide enclosure, and visual filtering. The wider landscape reflects the Wye and Usk Vales and Wye Valley Foothills character, with gently undulating landform, fertile pasture, hedgerow field patterns, hedgerow trees and small woodlands.

Cultural and Social Aspects:

3.5.4 The site forms part of an established sports and community facility on the edge of Hay-on-Wye and is identified in the Local Development Plan as existing community use within the

settlement boundary. Its character is therefore strongly influenced by active recreational use, as well as adjoining community facilities, and its relationship with the nearby residential and employment areas. A public right of way crosses the site north-south. Immediately to the east of the site lies Forest Road, and beyond this, a number of large commercial structures. Although the site does not form part of the historic town-centre, the site does contribute to the wider rural and open recreational setting of Hay-on-Wye.

Aesthetic and Perceptual:

3.5.5 The site has an open, medium-scale character, with views across adjoining farmland and towards rising land within the wider Bannau Brycheiniog landscape. However, the site's perceptual experience is also influenced by the adjoining settlement edge with roads, housing, commercial and community buildings and the activity associated with the site's sports and recreation. Within this context, the site has a distinctly transitional role, between the settlement and countryside, as well as visual links to the surrounding landscape.

Condition of Landscape:

3.5.6 The landscape condition of the site is assessed as moderate. The land is maintained for active recreational and community use on the settlement edge. Some existing boundary hedgerows and trees provide an established landscape framework with opportunity to strengthen these with new native tree and hedgerow planting, as well as SuDS and improved ecological connectivity.

3.6 Summary of Landscape Baseline

3.6.1 The site lies within NLCA 29 Wye and Usk Vales and the Bannau Brycheiniog Landscape Character Assessment Area 14 Wye Valley Foothills. The wider landscape is characterised by the gently undulating vale and foothill landform with open fields, small woodlands, as well as a network of lanes and compact settlements associated with river crossing points. Hay-on-Wye is a distinctive historic focus within this landscape, while the Black Mountains and surrounding rising ground contributing strongly to scenic quality, sense of place and longer-distance views.

3.6.2 The site is formed of an open area of recreational and community land on the south-western edge of Hay-on-Wye. The character of the study site is influenced by its recreational use, and its location within a transitional landscape between the settlement to the north and east, and the more open countryside beyond to the south and west.

3.6.3 The site is bordered by residential built form to the north, and to the east by a doctor's surgery, and active road. The site adjoins Hay and St Mary's football club, and the Hay-on-Wye Cricket Club to the west, and the Hay-on-Wye Bowling club to the north. Together these have a notable effect on local character, forming part of an active settled and leisure landscape, which together exert an influence on the character of the site. Within this context, and given the site's active recreational use, the site has a strong association with the adjoining settlement, separated from the more rural landscape to the south by landform and field boundary vegetation, and transitional in nature. Whilst the site is not remote or strongly tranquil, it does contribute to the rural and recreational setting of Hay-on-Wye and retains visual links to the wider Wye Valley and Bannau Brycheiniog landscape. Proposals should be mindful to create well defined boundaries to contain the new development and limit arising effects on landscape character.

3.7 Landscape Sensitivity

3.7.1 The confirmed landscape receptors most likely to be affected by proposed development are set out below. The sensitivity of each receptor is assessed by considering their susceptibility to change created by the development and the value given to that receptor. Professional judgement is then applied with regards to the sensitivity of that receptor to the proposed development:

Table A Landscape Sensitivity			
Landscape receptor	**Susceptibility**	**Value**	**Overall sensitivity to the development**
NLCA29 Wye and Usk Vales	Medium	Medium	**Medium**
LANDMAP character areas	Medium	High	**Varies between each Landmap receptor** – Proposals from a small geographical extent within these wider areas. Proposals clustered with existing built form, sited within the settlement boundary, on recreational land.

Bannau Brycheiniog National Park	Medium	High	**Medium** – Proposals form a small geographical extent of this much wider area. Proposals clustered with existing built form, sited within the settlement boundary, on recreational land. Lower sensitivity given the site is not wholly reflective of the National Park's special qualities; as well as the sites active leisure use. Site adjoins a doctors surgery and car park, the settlement edge, football grounds, Forest Road and in very close proximity to an industrial estate. Together with the site's active leisure use, these reduce the overall sensitivity of the receptor in this transitional edge of settlement location.
Bannau Brycheiniog National Landscape Character Assessment: (LCA) 14: Wye Valley Foothills'	Medium	High	**Medium** – Proposals from a small geographical extent of this broader area. Site makes a relatively limited contribution to these character areas. Proposals clustered with existing built form, sited within the settlement boundary, on recreational land.
Local Landscape Character (LLC) - site itself and immediate context	Medium	Medium-high	**Medium/Medium-low –** Proposals bordered by recreational uses, the Doctors surgery and parking, industrial estate and business units to the east, and football club, which together provide an active and settled context for new built form, in line with the site's existing leisure uses, and reduce the overall sensitivity.
Study site elements and features	Medium	Medium	**Medium**

4 VISUAL BASELINE

4.1 Scope of Study Area

4.1.1 A combination of desktop assessment of maps and digital ZTV (zone of theoretical visibility) followed by a site survey by Chartered Landscape Architect identified the potential visual envelope of the site and confirmed the nature of potentially sensitive visual receptors. The study area was set at 3 Km, centred on the study site as informed by the ZTV analysis. A site survey visit was undertaken in April 2026 in fine weather conditions.

4.2 Visual Envelope and Visual Receptors

4.2.1 An analysis of the zone of theoretical visibility was undertaken by digital assessment (ZTV analysis) to help inform on the potential visibility of the site and identify potential visual receptors. An extract of ZTV analysis based on 8.5 metre tall maximum development height is provided below.

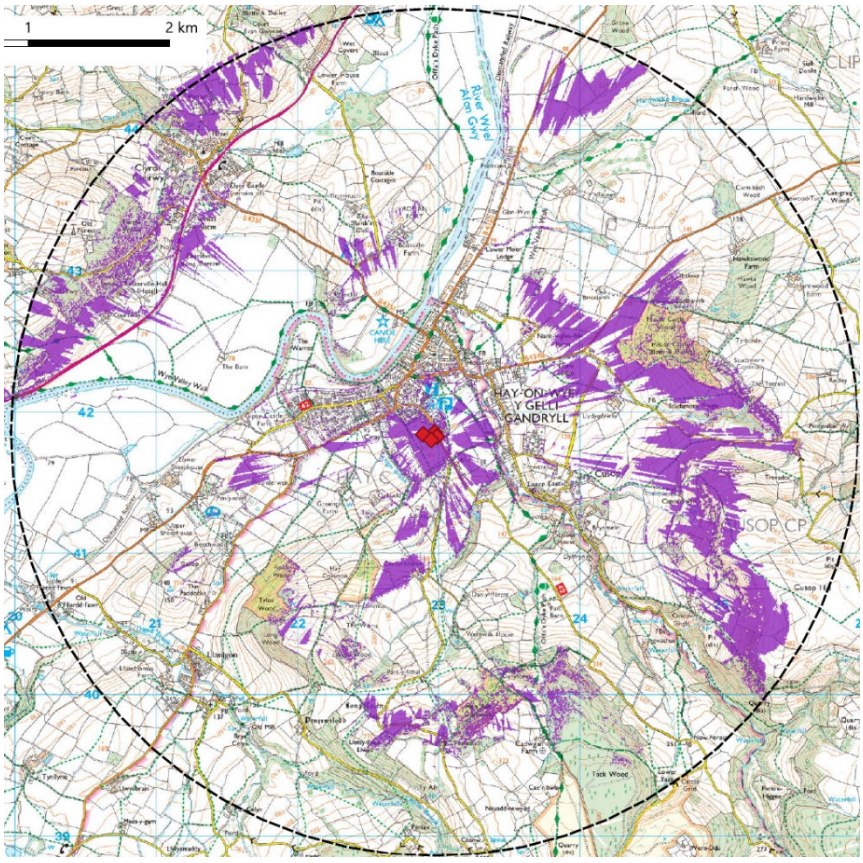


Figure 7 Above *Extract from* MHP Design zone of theoretical visibility (ZTV) plan

4.2.2 A number of locations within the site were chosen to generate a ZTV covering an area of up to 3km. This was further refined during the field survey, where a smaller zone was identified to be sufficient. Refer to Appendix C Figure 2 for full ZTV. It was considered that the ZTV identified potential views which were not confirmed in the field.

4.3 Description of views

Users of PRoW 023/8/1 (Viewpoints VP1-VP3)

4.3.1 This PROW runs north-south from Brecon Road and the settlement edge, southwards through the site fields which are in use for recreation, before joining the wider network of PRoW within the more rural landscape further south. Views along the footpath Lane are generally open, encompassing the fields through which the path traverses. Some limited and localised enclosure is provided where the path adjoins the residential edge with boundary treatments limiting intervisibility. Views reflect the transitional landscape in which the path is located encompassing both the settlement edge, commercial built form and sports fields including Hay and St Marys football ground, which is lit by several tall floodlighting columns that are prominent within the skyline. Adjacent to the pitches are areas of seating, a pavilion, and shipping containers. The structures associated with Hay Bowling Club are also visible.

4.3.2 Direct views are afforded of the site, with the path running north-south through the centre. At the southernmost end, the land rises, with more elevated views looking back towards the Town and across the study site fields. Walkers are assessed to have a **high** susceptibility to changes in views and to experience **high** value views.

Users of PRoW 023/9/1 (Viewpoint VP4)

4.3.3 Views from this location are open, and elevated, encompassing a mixture of recreational land, the settlement edge, and the wider countryside forming the backdrop to views. Beyond the Town the landscape opens out to hills and farmland, reinforcing the rural setting of the town. The path runs east-west located directly south of the site.

4.3.4 When orientated to the north, there are oblique views afforded across the site. The site is seen against the backdrop of the surrounding settlement and commercial edge, and within the leisure landscape of sports pitches and recreational uses. The intervening hedgerow vegetation

filters views in part. Walkers are assessed to have a **high** susceptibility to changes in views and to experience **high** value views.

Users of Hay on Wye Recreation Ground Play Area (Viewpoint VP5)

4.3.5 Views from this location are open and focussed primarily on the immediate context of the play area, tennis courts and residential edge. There are longer distance views towards nearby hills which form the backdrop to views when orientated to the south.

4.3.6 From this location the site is experienced within the context of existing recreational and residential land uses and is seen against a backdrop of established settlement and landform. Views are filtered by intervening built form, fencing and vegetation, which provide a degree of visual containment within the view. From this location there are direct transient views into the site. Play area users are assessed to have a **medium** susceptibility to changes in views and to experience **medium-high** value views given the National Park setting.

Users of Forest Road (Viewpoint VP6-VP7)

4.3.7 Views from this location are transient, with views transitioning from the settlement edge of Hay encompassing residential and commercial built form, to the more rural landscape further south. Views from this location are relatively well enclosed by roadside vegetation, with views afforded beyond the highway where gaps in the vegetation allow.

4.3.8 From this location views of the site are largely curtailed by roadside vegetation and built form. A glimpsed partial view is afforded at the entrance to the Haygarth Doctors surgery which adjoins the site. Users are assessed to have a **medium** susceptibility to changes in views and to experience **medium-high** value views given the National Park setting.

Users of Haygarth Doctors Medical Centre (Viewpoint 8)

4.3.9 The view is taken from the edge of the Danygarth Doctors' Surgery car park looking south across a transitional landscape between the settlement edge and the surrounding countryside. Views from this location are open encompassing the adjoining sports fields and wider rural landscape, as well as the urbanising influence of the highway, car park and doctors surgery. The foreground contains elements associated with the surgery including areas of hardstanding for car parking and the built form of the surgery itself. The backdrop to views is characterised by the more rural landscape of undulating agricultural fields bounded by hedgerows, mature trees and small woodland blocks. The land rises gradually towards the wooded ridgeline.

4.3.10 There are direct short distance views afforded given the proximity and the open boundary with the site. Users are assessed to have a **medium** susceptibility to changes in views and to experience **medium-high** value views.

Visitors within the grounds of Hay-on-Wye Castle (Viewpoint 9)

4.3.11 Views from this location are elevated from within the urban edge of Hay-on-Wye looks out across the town towards the surrounding countryside when orientated to the south. When orientated to the north away from the site, views are focussed towards the dominant feature of the castle. A degree of enclosure to views is provided by the intervening vegetation.

4.3.12 From this location, the study site is largely obscured and barely discernible in views. The site occupies a limited proportion of the overall view and is visually contained by intervening built form and vegetation. Users are assessed to have a **high** susceptibility to changes in views and to experience **high** value views.

Users of the B4351 highway to the north (Viewpoint 10)

4.3.13 Views from this location are elevated and rural. The foreground comprises agricultural fields enclosed by hedgerows, with the mid ground occupied by Hay-on-Wye, with longer distance views towards the rising hills that form the backdrop to the view.

4.3.14 The study site is not visible from this viewpoint, being obscured by intervening built development, landform and vegetation associated with the settlement and surrounding tree cover. Users are assessed to have a medium susceptibility to changes in views and to experience high value views.

Users of the unnamed highway to the south-west (Llanigon) (Viewpoint 11)

4.3.15 Views from this location are elevated and open, encompassing the rural road, as well as elevated panoramic views looking north across the wider rural landscape and vale.

4.3.16 From this location the study site forms a very small proportion of the view, and is seen in the context of the existing settlement. Due to intervening vegetation and built form, and the long-distance panoramic nature of the view, the site has only limited visual prominence. Users are assessed to have a **medium** susceptibility to changes in views and to experience **high** value views.

Residential receptors in close proximity to the site

4.3.17 These are a number of adjoining residential properties in close proximity to the site, predominantly along the site's northern boundary with the settlement edge. There will potential for indirect views from upper storey first floor windows that are orientated towards the site. Lower storey views will largely be obscured due to the boundary fencing and vegetation of the rear gardens. Views are seen from a settled location and filtered in part by intervening vegetation. Residential receptors are assessed to have **high susceptibility** to changes in views and to experience **medium-high value** views.

Users of adjoining sports clubs and seating – Bowling Club, Cricket Club and football club in close proximity to the site

4.3.18 The adjoining sports clubs experience views towards the site from a range of locations including playing pitches, spectator areas, access routes and associated parking areas. Views are generally open and experienced at relatively close range due to the proximity of the sports facilities to the site. The site is viewed within the context of the existing settlement edge and associated built development, and seen as part of the adjoining urban fringe landscape. Existing built elements such as fencing, lighting, parked vehicles and existing vegetation, provide some degree of filtering to views. From the playing fields and more open areas of the sports clubs, the site is more readily visible and seen as part of the wider recreational open space, edge-of-settlement location, with views towards the wider agricultural countryside beyond. Users are assessed to have **medium susceptibility** to changes in views and to experience **medium-high value** views.

Users of Cemetery to the west

4.3.19 The cemetery to the west represents a high-sensitivity receptor location. From this location, views towards the site are largely filtered by intervening boundary vegetation, with any glimpsed/partial views of the site seen within the context of the existing urban edge.

4.4 Summary of Visual Baseline Analysis

4.4.1 The most direct views of the site are experienced by receptors in close proximity, particularly users of PRoW 023/8/1 where the route passes through the site, users of the adjoining recreation ground, sports clubs and Haygarth Medical Centre, and nearby residential receptors. Views from PRoW 023/9/1 are elevated and oblique, with the site seen against the settlement and recreational edge and filtered by intervening hedgerows. From Forest Road, views are

generally curtailed by roadside vegetation and built form, with only glimpsed views available. From medium and long distance receptors, including Hay-on-Wye Castle, the B4351 to the north, and the unnamed highway near Llanigon, the site is largely obscured or occupies only a small proportion of these wider views, contained by intervening landform, vegetation and development.

4.5 Visual Sensitivity

Table B Visual Sensitivity			
Visual receptor	**Susceptibility**	**Value**	**Overall sensitivity to development**
Users of PRoW 023/8/1	High	High	**Medium** – these are assessed to have a lower overall sensitivity given the edge of settlement location and the existing built form visible
Users of PRoW 023/9/1	High	High	**High**
Users of Hay on Wye Recreation Ground Play Area	Medium	Medium-High	**Medium** – these are assessed to have a lower overall sensitivity given the edge of settlement location
Users of Forest Road	Medium	Medium-High	**Medium** – these are assessed to have a lower overall sensitivity given the edge of the presence of large-scale built form nearby
Users of Haygarth Doctors Medical Centre	Medium	Medium-High	**Medium** – these are assessed to have a lower overall sensitivity given the edge of settlement location, and the presence of large-scale built form nearby
Visitors within the grounds of Hay-on-Wye Castle	High	High	**High**
Users of the B4351 highway to the north	Medium	High	**Medium-High**
Users of the unnamed highway to the south-west (Llanigon)	Medium	High	**Medium-High**
Residential receptors in close proximity to the site	High	Medium-High	**High/medium-high**

Users of adjoining sports clubs and seating – Bowling Club, Cricket Club in close proximity to the site	Medium	Medium-High	**Medium/Medium-High**
Users of Cemetery to the west	High	High	**High**

4.5.1 The overall visual sensitivity of the visual receptors ranges from **medium** to **high**.

5 MITIGATION AND ENHANCEMENTS

Landscape Mitigation and Enhancement

5.1.1 The following measures would assist in mitigating landscape and visual effects during the **construction phase:**

- Locating compounds and contractors parking all in one centralised location away from valuable landscape features such as trees and hedges can assist with mitigating potential impacts.
- Erect protection fences around landscape features prior to commencement of works and through the duration of the construction phase.
- Limitations on working hours, particularly during hours of darkness to restrict external lighting.
- Control on times of plant equipment and materials deliveries to reduce impact of vehicle movements.
- Control on waste/rubbish to prevent excessive stock piling on site.

5.1.2 The following measures would provide landscape and visual mitigation and enhancement during the **operational** phase:

- Proposals utilise inherent mitigation provided by boundary trees and hedgerow which will filter views and assist in containing arising effects.
- Create an attractive landscape setting for the proposed new centre with planting/soft landscape works
- Introduction of new native tree planting to filter views, break up the massing of new built form and form an extension of the surrounding green infrastructure.
- Wildflower meadow planting within open space areas of the site to create an attractive environment and biodiversity enhancements.
- Sustainable methods for managing surface runoff water will be achieved with a proposed surface water pond. Biodiversity enhancements can be achieved through new marginal planting.
- The proposed community building incorporates green roof elements which will reduce the visual prominence when viewed from elevated land to the south, and assist with assimilating proposals into the landscape.

6 LIKELY LANDSCAPE AND VISUAL EFFECTS

6.1 Construction Effects

6.1.1 Construction effects will be temporary. The likely effects of the construction phase will comprise:

- Construction compound for delivery and storage of materials introduced to the present existing fields
- Temporary parking
- Introduction of spoil heaps and temporary earthworks
- Temporary buildings such as storage containers
- Security fencing such as hoarding and 'Heras' fencing
- Noise and movement associated with vehicles and machinery
- Large machinery such as excavation plant
- Construction traffic using the local lanes

6.1.2 These activities, equipment and materials can be mitigated by temporary screening to protect views and contain activities. The overall landscape and visual effects of the construction phase will affect groups of receptors in different ways. Dwellings, highways and footpaths near the Application Site will experience more significant effects and substantial/moderate adverse temporary landscape effects.

6.1.3 Higher sensitivity visual receptors at close proximity may experience significant temporary visual effects. Medium and longer distance visual receptors would experience lower/negligible temporary visual effects.

6.2 Effects on Landscape Receptors

6.2.1 The assessment of landscape effects utilises information established through the initial desktop assessment of published assessments and other relevant information sources. The site survey considers this background information in the context of the features and characteristics identified on the ground and considers the potential effects that would arise by the introduction of the development proposals, before and after mitigation measures.

6.2.2 The assessment of potential effects on landscape receptors is set out below for each confirmed landscape receptor. The assessment considers construction and operational phases. The assessment takes mitigation measures into consideration which may take up to 10 years to establish. Potential effects not considered to be mitigated at 10 years after construction are assessed to be residual effects and permanent.

6.2.3 NCA29 Wye and Usk Vales

NLCA29 Wye and Usk Vales					
Sensitivity (susceptibility + value)	**Magnitude of Change**	**Permanent/ temporary**	**Direct or indirect**	**Landscape effect (Year 1)**	**Residual effect (Year 10)**
Medium	Negligible	Permanent	Direct	Negligible	Negligible
Overall effect (Year 10)		**Negligible**			
Justification		The development proposals are of a scale and nature that they would have a negligible effect in the context of the large scale of the NCA. The Town of Hay-on-Wye is named within this NCA, with proposals clustered together with existing built form within the Town.			

6.2.4 Bannau Brycheiniog National Park

Bannau Brycheiniog National Park					
Sensitivity (susceptibility + value)	**Magnitude of Change**	**Permanent/ temporary**	**Direct or indirect**	**Landscape effect (Year 1)**	**Residual effect (Year 10)**
Medium	Low/Negligible	Permanent	Direct	Minor-adverse	Minor-adverse
Overall effect (Year 10)		**Minor adverse**			
Justification		The study site occupies a very small geographical area of this much wider park. The site itself makes a more limited contribution to the National Park special qualities, located on transitional land between the Town of Hay-on-Wye and in active use for leisure. The Site is surrounded by residential built form, a doctors surgery, highway and a nearby industrial estate. Given this contextual built form, and established land uses which associate the site more with the adjoining settlement, the overall magnitude of change of the proposals are assessed as low. Proposals mitigate arising effects with proposed built form clustered with the offsite Doctor's surgery, and in close proximity to the large-scale commercial structures along Forest Road, and contained in part by existing and proposed soft landscaping. Effects are further contained by the rising landform to the south, with proposals set into the landscape. The main proposed building has been designed to not be visually prominent with green roof elements, and a dynamic roofscape that references the Bannau Brycheiniog National Park hills. Effects are assessed as contained to the site				

	and not impacting on the surrounding landscape to the south, preserving the rural qualities.

6.2.5 LANDMAP receptors

LANDMAP Geological Receptors					
Sensitivity (susceptibility + value)	**Magnitude of Change**	**Permanent/ temporary**	**Direct or indirect**	**Landscape effect (Year 1)**	**Residual effect (Year 10)**
Medium	Negligible	Permanent	Direct	Negligible	Negligible
Overall effect (Year 10)		**Negligible**			
Justification		The study site forms only a geographic extent of this broader LANDMAP area. The site utilises lower lying land, and not assessed as likely to impact the geological landscape. Proposals are clustered together with nearby existing built form, and sited on the settlement edge of Hay on Wye.			

LANDMAP Landscape Habitats					
Sensitivity (susceptibility + value)	**Magnitude of Change**	**Permanent/ temporary**	**Direct or indirect**	**Landscape effect (Year 1)**	**Residual effect (Year 10)**
Medium-High	Low	Permanent	Direct	Moderate adverse	Minor beneficial
Overall effect (Year 10)		**Minor beneficial**			
Justification		The study site forms only a geographic extent of this broader LANDMAP area. Proposals retain the features that are typical of this area – namely trees and hedgerow. There will be some very minor loss of hedgerow at the proposed access onto			

	Forest Road. Proposals in part mitigate this loss with a net gain of native hedgerows and trees across the site, that upon establishment will afford some enhancement.

LANDMAP Visual and Sensory					
Sensitivity (susceptibility + value)	**Magnitude of Change**	**Permanent/ temporary**	**Direct or indirect**	**Landscape effect (Year 1)**	**Residual effect (Year 10)**
Medium-Low	Low	Permanent	Direct	Minor adverse	Minor adverse
Overall effect (Year 10)		**Minor adverse**			
Justification		The study site forms only a geographic extent of the broader LANDMAP area, and is not reflective of the agricultural landscape. The site is already in active use for leisure and surrounding by settlement, commercial built form and activity, the road and Doctor's surgery, which reduce the overall sensitivity. Proposals are clustered together with these nearby existing built form, and sited on the settlement edge of Hay on Wye on land already in use for recreation. Features of value – the low hedges, are retained on site affording a low magnitude of change; whilst views to the uplands beyond are also retained. There will be some loss of openness, and proposals will introduce further noise and activity.			

LANDMAP Historic landscape					
Sensitivity (susceptibility + value)	**Magnitude of Change**	**Permanent/ temporary**	**Direct or indirect**	**Landscape effect (Year 1)**	**Residual effect (Year 10)**
Medium	Low	Permanent	Direct	Minor – moderate Adverse	Minor – moderate Adverse
Overall effect (Year 10)		**Minor – moderate adverse**			
Justification		Proposals are clustered together with nearby existing built form, and sited on the settlement edge of Hay on Wye, on land already in use for recreation. Proposals extend the surrounding built form characteristics, contained within a landscape structure of existing and proposed soft landscaping. It is acknowledged that proposals will result in the loss of open space, but given the transitional, settlement-edge character of the site, and the adjoining built form, proposals are assessed as having a limited effect on this LANDMAP receptor, extending these surrounding characteristics across a small geographical extent. Proposals are not assessed as detracting from the historical character of the Town sited adjoining a highway and modern existing commercial and residential built form. Proposals will result in the loss of open space which forms part of the setting to the Town.			

LANDMAP Cultural Landscape					
Sensitivity (susceptibility + value)	**Magnitude of Change**	**Permanent/ temporary**	**Direct or indirect**	**Landscape effect (Year 1)**	**Residual effect (Year 10)**
Medium	Low	Permanent	Direct	Minor - moderate adverse	Minor - moderate adverse
Overall effect (Year 10)		**Minor - moderate adverse**			
Justification		The site is not reflective of the farmland typology identified within this area. Proposals are clustered together with nearby existing built form and sited on the settlement edge of Hay on Wye on land already in use for recreation. Proposals result in the small loss of the open field and semi-rural characteristics; however, proposals are in keeping with the existing and surrounding site character, with arising effects localised and largely contained on site. The identified views to the surrounding upland are retained.			

6.2.6 Bannau Brycheiniog National Landscape Character Assessment: (LCA) 14: Wye Valley Foothills'

Bannau Brycheiniog National Landscape Character Assessment: (LCA) 14: Wye Valley Foothills'					
Sensitivity (susceptibility + value)	**Magnitude of Change**	**Permanent/ temporary**	**Direct or indirect**	**Landscape effect (Year 1)**	**Residual effect (Year 10)**
Medium	Low	Permanent	Direct	Minor-moderate adverse	Minor-moderate adverse
Overall effect (Year 10)		**Minor - moderate adverse**			
Justification		The site has a strong relationship with the Town of Hay-on-Wye, and is not wholly reflective of this 'strongly agricultural' landscape character area with the site making a relatively limited contribution to the district landscape character area. The site forms only a very small part of this much wider area (see graphic below), with the key characteristics of the LCA unchanged by the proposal. Effects from the proposals are localised resulting in barely perceptible changes to the LCA. See Extract below showing the large-scale nature of the character area 14 in the context of the site (see approximate location with red triangle). 			

6.2.7 Local Landscape Character (LLC) - site itself and immediate context

Local Landscape Character (LLC) - site itself and immediate context					
Sensitivity (susceptibility + value)	**Magnitude of Change**	**Permanent/ temporary**	**Direct or indirect**	**Landscape effect (Year 1)**	**Residual effect (Year 10)**
Medium / Medium-low	Medium	Permanent	Direct	Moderate Adverse	Moderate Adverse
Overall effect (Year 10)		**Moderate Adverse**			
Justification:					

The site adjoins both the residential edge and wider agricultural landscape, with the site bordered by recreational uses, the Doctors surgery and parking, business units to the east, and football club, forming part of a transitional urban-rural landscape. Together these reduce the overall sensitivity and provide some capacity for development.

The proposed community building and work units, are located within this transitional context with proposed built form consolidated with the surrounding context of existing built form rather than an isolated encroachment into open countryside. Proposals would be perceived alongside these existing developed features, extending these surrounding urban-edge characteristics.

The incorporation of planting, SuDS features, community growing spaces and retained green infrastructure will further assist in integrating the development into its surroundings and softening views from the adjacent rural landscape.

It is acknowledged that there will be some loss of openness, through the introduction of new built form however proposals are assessed as in-keeping with the sites role as a community and recreational hub. The effects on landscape character are further moderated by the existing urbanising influences present within the site and surrounding area, and proposals extending the surrounding characteristics. Proposals are assessed as in keeping with the surrounding commercial and leisure characteristics, and able to assimilate into the local context.

The incorporation of planting, SuDS features, community growing spaces and retained green infrastructure will make a positive contribution to site character, and further assist in integrating the development into its surroundings and softening views from the adjacent rural landscape.

6.2.9 Study Site Elements and Features

Study Site Elements and Features					
Sensitivity (susceptibility + value)	**Magnitude of Change**	**Permanent/ temporary**	**Direct or indirect**	**Landscape effect (Year 1)**	**Residual effect (Year 10)**
Medium	Site hedgerows/trees – Low Site field - High	Direct	Direct	Site hedgerows/trees – Minor Site arable field – Substantial adverse	Site hedgerows/trees – Minor beneficial Site arable field – Substantial adverse
Overall effect (Year 10)		**Site hedgerows/trees – Minor beneficial** **Site field – Substantial adverse**			
Justifications		There will be a loss of the site field which cannot be mitigated, and a small section of hedgerow where a proposed new vehicular access is proposed off Forest Road. However site features of value – the hedges and boundary trees are largely retained and incorporated into the proposals, augmented with additional tree and hedge planting. New native planting will assist in containing proposals and softening new built form, as well as Biodiversity Net Gain above the current land uses.			

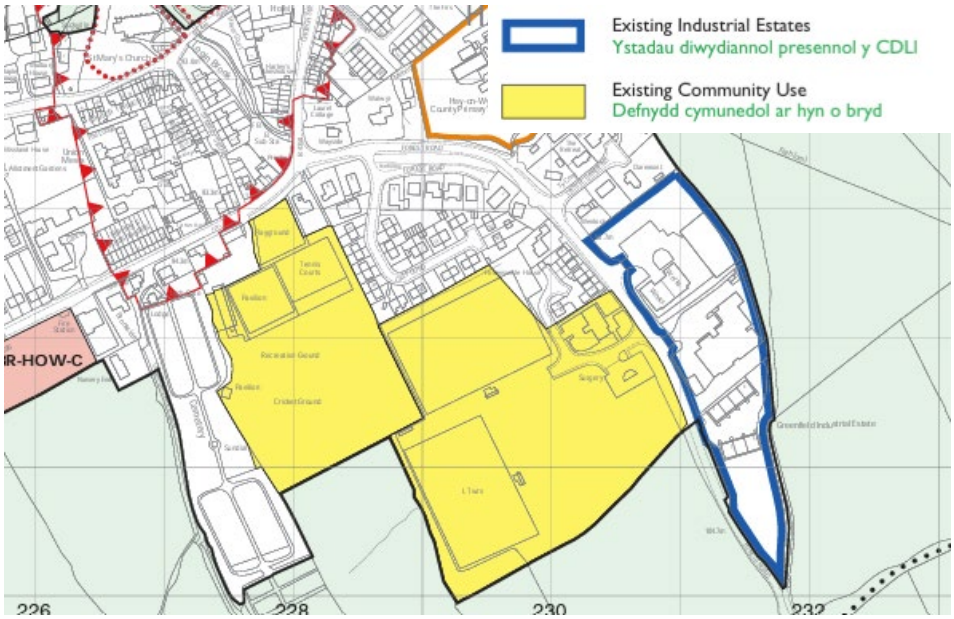
Summary of Potential Landscape Effects

6.2.10 At the national scale, the proposed development would occupy a very small part of NLCA29 Wye and Usk Vales and would be closely associated with the existing built and recreational edge of Hay-on-Wye. The magnitude of change is therefore assessed as negligible.

6.2.11 At the LANDMAP and Bannau Brycheiniog LCA 14: Wye Valley Foothills scales, the development would introduce a limited and localised change within much larger character areas. Its location within the settlement boundary, adjoining established residential, community, commercial and leisure uses, means that the defining agricultural, historic, scenic and perceptual characteristics of these wider receptors would remain intact. A low magnitude of effect is assessed, with effects on both receptors are consequently assessed as minor-moderate adverse.

6.2.12 The assessment identifies that landscape effects are likely to be predominately contained to the site and immediate context. The introduction of new built form to the study site, combined with additional green infrastructure would introduce change to the immediate landscape but this is not assessed as out of character with the adjoining commercial and active settled local landscape, and not assessed as significantly changing the character of the wider settlement or of its rural landscape setting.

6.2.13 It is acknowledged that proposals will result in the loss of some site openness, however, the proposals are assessed as in-keeping with the existing community and leisure uses, and the nearby large scale built form of the industrial estate (see below).



6.2.14 The site occupies a transitional location between the existing urban edge of Hay-on-Wye, with established residential and commercial built form, and the surrounding agricultural landscape. As a result, it is perceived to be more closely related to the settlement of Hay-on-Wye, and not wholly reflective of the special qualities of the National Park. Furthermore the site is bordered by a sports ground, a doctors surgery and car parking, nearby settlement, Forest Road, and an industrial estate in close proximity to the east; which together reduce the sensitivity of the National Park receptor to development in this location. The scheme incorporates measures that will assist in conserving the character of the surrounding landscape whilst delivering landscape and ecological enhancements. Development would be seen to be consolidated with existing built form rather than appearing as an isolated encroachment into open countryside, and would remain consistent with the site's established role as a community and leisure hub.

6.2.15 Proposals retain site features of value, contained in part by site and adjoining hedges and trees

which are retained and incorporated into the proposals. The development does not introduce prominent vertical structures or land uses that would be incongruous with the character of the area. Proposals will be integrated through tree and hedgerow planting, species-rich grassland, habitat creation, green roof elements and green infrastructure enhancements, which together will further assist in integrating and softening the built form and ensuring that any effects on the wider landscape and National Park setting are limited and appropriately mitigated.

6.2.16 Overall, the highest potential effects will be within the site and immediate edge-of-settlement context, while effects on the wider nationally and locally defined character areas would remain limited and localised.

6.3 Effects on Visual Receptors

6.3.1 The assessment of visual effects on the baseline visual receptors during the operational phase is set out below.

6.3.2 Users of PROW 023/8/1

Users of PROW 023/8/1					
Sensitivity (susceptibility + value)	**Magnitude of change**	**Permanent or temporary**	**Direct or indirect**	**Landscape effect (Year 1)**	**Residual effect (Year 10)**
Medium	Medium / Medium-high	Permanent	Direct	Substantial - Moderate adverse	Substantial - Moderate adverse
Overall effect (Year 10)		**Substantial - Moderate adverse**			
Justification		Effects vary along the path from a low through to moderate/substantial alteration of the view afforded across a short distance of the footpath when approaching and adjoining the site. Proposals are seen to form an extension of the surrounding built form. Proposed landscaping to the site will assist in filtering and softening views.			

6.3.3 Users of PROW 023/9/1

Users of PROW 023/9/1					
Sensitivity (susceptibility + value)	**Magnitude of change**	**Permanent or temporary**	**Direct or indirect**	**Landscape effect (Year 1)**	**Residual effect (Year 10)**
High	Low	Permanent	Direct	Substantial - Moderate adverse	Substantial - Moderate adverse
Overall effect (Year 10)		**Moderate adverse**			
Justification		Direct views will be afforded towards the proposals when orientated northwards towards the site. Proposals extend the visual baseline characteristics of the surrounding built form, with proposals seen against the backdrop of the Medical Centre, and residential edge. The use of a green roof on the built form, and new tree planting will further assist in assimilating new built form into views. An overall moderate to minor alteration of the view is afforded.			

6.3.4 Users of Hay-on-Wye Recreation Ground Play Area

Users of Hay on Wye Recreation Ground Play Area					
Sensitivity (susceptibility + value)	**Magnitude of change**	**Permanent or temporary**	**Direct or indirect**	**Landscape effect (Year 1)**	**Residual effect (Year 10)**
Medium	Low	Permanent	Direct	Minor-moderate adverse	Minor - moderate adverse
Overall effect (Year 10)		**Minor-moderate adverse**			
Justification		Views from this location encompass the urban edge of Hay on Wye, with foreground meshed-fenced ports provision and residential built form in the foreground.			

	Views of the site are partial and glimpsed, with the site obscured in part by this intervening-built form. Given views are seen in the context of adjoining built form, allow magnitude of effect is afforded, with only a minor alteration of the view afforded.

6.3.5 Users of Forest Road

Users of Forest Road					
Sensitivity (susceptibility + value)	**Magnitude of change**	**Permanent or temporary**	**Direct or indirect**	**Landscape effect (Year 1)**	**Residual effect (Year 10)**
Medium	Medium-Low	Permanent	Direct	Minor-Moderate Adverse	Minor-Moderate Adverse
Overall effect (Year 10)		**Minor-Moderate Adverse**			
Justification		Views along the road encompass the existing Doctors Surgery, and large-scale commercial structures at Drover Cycles, and Green Field Industrial estate, with transient, glimpsed views of the proposals affording a lower degree of contrast. Proposals are filtered in part by existing vegetation, and seen to extend the adjoining visual baseline of built form, as well as being set back from the road. Views are generally channelled along the highway, with views of the proposals largely oblique or glimpsed. A moderate to minor alteration of the view is assessed for a short section of the road.			

6.3.6 Users of Haygarth Doctors Medical Centre

Users of Haygarth Doctors Medical Centre					
Sensitivity (susceptibility + value)	**Magnitude of change**	**Permanent or temporary**	**Direct or indirect**	**Landscape effect (Year 1)**	**Residual effect (Year 10)**
Medium	Medium / Medium-high	Permanent	Direct	Moderate Adverse	Moderate Adverse
Overall effect (Year 10)		**Moderate Adverse**			
Justification		Moderate alteration of the view from the car park of the Medical Centre. Whilst proposals introduce new built form, views are experienced from a developed context which reduces the overall susceptibility to change, adjoining Forest Road, and adjoining built form, with proposals seen to extend these visual characteristics. Views of the proposed new built form will be softened by new soft landscaping.			

6.3.7 Visitors within the grounds of Hay-on-Wye Castle

Visitors within the grounds of Hay-on-Wye Castle					
Sensitivity (susceptibility + value)	**Magnitude of change**	**Permanent or temporary**	**Direct or indirect**	**Landscape effect (Year 1)**	**Residual effect (Year 10)**
High	Negligible	Negligible	Direct	Minor Adverse	Minor Adverse
Overall effect (Year 10)		**Negligible**			
Justification		The site forms only a very small proportion of this medium-distance view which is characterised in the mid-ground by built form. The proposed new building is largely set behind this mid-ground built form, obscured by built form and vegetation,			

	such that any glimpsed view of the proposals would be barely perceptible, and seen to extend these surrounding characteristics.

6.3.8 Users of the B4351 highway to the north

Users of the B4351 highway to the north					
Sensitivity (susceptibility + value)	**Magnitude of change**	**Permanent or temporary**	**Direct or indirect**	**Landscape effect (Year 1)**	**Residual effect (Year 10)**
Medium-High	Negligible	Permanent	Direct	Negligible	Negligible
Overall effect (Year 10)		**Negligible**			
Justification		No views of the proposals are anticipated from this location.			

6.3.9 Users of the unnamed highway to the south-west (Llanigon)

Users of unnamed highway to south-west (Llanigon)					
Sensitivity (susceptibility + value)	**Magnitude of change**	**Permanent or temporary**	**Direct or indirect**	**Landscape effect (Year 1)**	**Residual effect (Year 10)**
Medium-High	Negligible	Permanent	Direct	Negligible	Negligible
Overall effect (Year 10)		**Negligible**			
Justification		From this location, the proposed site built form is likely to be largely obscured by intervening vegetation. Given the long-distance nature of the view, any glimpsed views of the building would be largely imperceptible, and seen against the backdrop of the adjoining built form of Hay-on-Wye, and seen to extend these characteristics.			

Summary of Potential Visual Effects

6.3.10 The highest likely effects would occur for close-range receptors with open or direct views of the site. Users of PRoW 023/8/1, which passes through and immediately adjoins the site, would experience a medium magnitude of change and users of PRoW 023/9/1 would experience direct, elevated and oblique views towards the proposals, resulting in a medium-low magnitude of change. Users of Haygarth Doctors Medical Centre would also experience direct, short-distance, views from the car park, although these views are already influenced by Forest Road, the medical centre and adjoining built form. Effects on users of Hay-on-Wye Recreation Ground Play Area and Forest Road would be more limited with views would be partial, oblique, transient or filtered and the proposals would be experienced in the context of existing residential, commercial, community and recreational development.

6.3.11 At medium and longer distances from Hay-on-Wye Castle, the B4351 and the unnamed highway near Llanigon, effects are assessed as low to negligible where views are absent, screened, barely perceptible or form only a very small part of wider panoramas.

6.3.12 Where views are experienced, the surrounding edge of settlement visual context encompassing sports fields and paraphernalia, residential and commercial built form reduces contrast, while retained boundary vegetation, new native tree and hedgerow planting, the green roofs and other green infrastructure would soften and filter the development as planting matures. The assessment therefore concludes that visual effects would be localised and concentrated on close-range receptors, with no significant visual harm arising for the wider medium- and long-distance visual envelope.

7 CONCLUSION

7.1.1 MHP Design Ltd was commissioned by TT Planning on behalf of Hay and District Sports & Community Association for a proposed mixed-use community, commercial and leisure development on land adjoining Brecon Road. The site is recreational and community land on the south-western edge of Hay-on-Wye, within the settlement boundary and Bannau Brycheiniog National Park.

7.1.2 The site is formed of an open area of recreational and community land on the south-western edge of Hay-on-Wye. The character of the study site is influenced by its recreational use, and its location within a transitional landscape between the settlement to the north and east, and the more open countryside beyond to the south and west. The immediate contextual landscape includes the adjoining residential edge with residential built form to the north, adjoining sports fields and built form, the adjoining Doctor's surgery, the industrial estate further to the east. Beyond the settlement edge further to the south, lie open fields in agricultural use.

7.1.3 The proposed development will not have any significant effect on the NCA in which it is located, due to the scale and nature of development in the context of the scale of the character area. Proposals are assessed as in keeping with the LANDMAP and Bannau Brycheiniog LCA 14: Wye Valley Foothills Character Areas, with proposals retaining landscape features on site and extending the contextual features.

7.1.4 The assessment identifies that landscape effects are predominately contained to the site and edge of settlement context. The introduction of new built form to the study site, combined with additional green infrastructure would introduce change to the immediate landscape but this is not assessed as out of character with the adjoining commercial and active settled local landscape, and not assessed as significantly changing the character of the wider settlement or of its rural landscape setting. Within the Local Landscape Character receptor, development would be seen to be consolidated with existing built form rather than appearing as an isolated encroachment into open countryside, and would remain consistent with the site's established role as a community and leisure hub.

7.1.5 The most direct views afforded towards the proposals are largely from short distance receptors in close proximity with open or direct views of the site. These include users of the PRoW 023/8/1, PRoW 023/9/ and Users of Haygarth Doctors Medical Centre. Partial, transient views

would also be afforded from Forrest Roam users of the Play Area to the north, and potential glimpsed views from nearby residential receptors. At medium and longer distances from Hay-on-Wye Castle, the B4351 and the unnamed highway near Llanigon, effects are assessed as low to negligible where views are absent, screened, barely perceptible or form only a very small part of wider panoramas. Where views are experienced, the surrounding edge of settlement visual context encompassing sports fields and paraphernalia, residential and commercial built form reduces contrast, while retained boundary vegetation, new native tree and hedgerow planting, the green roofs and other green infrastructure would soften and filter the development as planting matures.

7.1.6 National and local policy requires development within the Bannau Brycheiniog National Park to conserve and enhance its natural beauty, wildlife, cultural heritage and special qualities. The site occupies a transitional location between the existing urban edge of Hay-on-Wye, with established residential and commercial built form, and the surrounding agricultural landscape. As a result, it is perceived as part of the settlement fringe rather than open, remote countryside, and not wholly reflective of the National Park's special qualities. The site is bordered by a sports ground, a doctors surgery and car parking, nearby settlement, Forest Road, and with an industrial estate in close proximity to the east. Together these reduce the sensitivity of the National Park receptor in this location. The scheme responds to the site's transitional settlement-edge context and National Park location, incorporating measures that will assist in conserving the character of the surrounding landscape whilst delivering landscape and ecological enhancements.

7.1.7 The site benefits from existing visual containment provided by established off-site vegetation and surrounding development, as well as landform. The development does not introduce prominent vertical structures or land uses that would be incongruous with the character of the area, with a sensitive approach taken to the design of the site structures. The scheme is integrated through tree and hedgerow planting, species-rich grassland, habitat creation and green infrastructure enhancements which strengthen the site's relationship with the surrounding countryside and will filter views of the proposed development, ensuring that any effects on the wider landscape and National Park setting are limited and appropriately mitigated. As such, the proposals are considered broadly aligned with the relevant landscape objectives of national and local planning policy, with any residual landscape and visual effects localised.

7.1.8 Overall, the LVIA finds that landscape and visual effects would be localised, with the greatest change confined to the site and nearby receptors with direct or open views; effects on wider landscape character and medium- to long-distance views would remain limited. Where predicted visual effects are likely, these are contained to small geographical area and experienced in the context of the surrounding settlement, built form, and the site's active community use. The retained boundary vegetation and the establishment of native tree and hedgerow planting, species-rich grassland, habitat creation, green roofs and other green infrastructure will further soften and filter the development, with a minor beneficial effect on site hedgerows and trees. The mitigation strategy therefore retains and strengthens valued landscape features, integrates the built form and delivers landscape and ecological enhancements, and the assessment concludes that residual landscape and visual effects would be localised, with no predicted significant harm to landscape character or the wider National Park setting.

8 APPENDIX A – ASSESSMENT METHODOLOGY

8.1 Assessment Guidelines

8.1.1 The assessment of potential effects on landscape receptors is set out below for each confirmed landscape receptor.

8.1.2 The methodology used to identify and assess the landscape and visual effects of proposed development and their scale is based on the following recognised guidance:

- Guidelines for Landscape and Visual Impact Assessment (3rd edition) – Landscape Institute/IEMA (2013)
- Landscape Institute Technical Guidance Note 06/19 – Visual Representation of Development Proposals – Landscape Institute (2019)
- Landscape Institute Technical Guidance Note 02/ 21 Assessing landscape value outside national designations;
- GLVIA Statements of Clarification 1/13 – Landscape Institute website
- An Approach to Landscape Character Assessment – Natural England October 2014

8.2 LVIA Methodology

8.2.1 The Landscape and Visual Impact Assessment is a tool used to identify and assess the effects of change resulting from a proposed development on the landscape as a resource, and people's views and visual amenity. It is an iterative process intended to inform design decisions so that new development can avoid or reduce notable negative (adverse) effects on the landscape and visual environment.

8.2.2 It is recognised as important to draw distinctions between landscape and visual effects during the assessment; treating them independently although related. GLVIA sets out the recommended process for assessing the scale of effects by comparing the sensitivity of the visual or landscape receptor with the magnitude of change resulting from proposed development.

8.2.3 The GLVIA states that the assessment should cover the following stages:

- Project description: description of the proposed development for the purpose of assessment; main features of proposals and establish parameters
- Baseline studies: establishes existing nature of landscape and visual environment in the study area, includes information of the value attached to different resources
- Identification and description of effects that are likely to occur, including whether they are adverse or beneficial
- Assess scale of effects: systematic assessment of the likely scale of the effects identified
- Mitigation: proposes measures designed to avoid/prevent, reduce or offset (or compensate for) any notable negative (adverse) effects

Method of Desk Study

8.2.4 Assessment of Ordnance Survey map data, aerial photographs, landscape designations and landscape planning policies are undertaken at the outset to inform the extent of the study area and identify sensitive visual receptors and likely sensitivity of the landscape. Liaison with the Local Planning Authority landscape officer is also undertaken to agree landscape resources and visual receptors of potential sensitivity to be included within the assessment.

Method of Field Work

8.2.5 Site surveys are undertaken by at least one chartered landscape architect. Visual and landscape receptors are checked and refined initially from the study site. Visual receptors are then visited from the nearest publicly accessible location, to select the most suitable and representative viewpoint. Assessment is undertaken on site; locations and notes recorded on maps and photographs taken from viewpoints. Photographs are taken using a digital SLR set to the equivalent of a 50mm SLR lens; which best represents the view experienced by the human eye.

8.3 Method for Assessing Landscape

Landscape Character and Characterisation

8.3.1 Landscape Character Assessment Guidance defines 'landscape' as consisting of the following elements:

- Natural: geology, landform, air and climate, soils, flora and fauna
- Cultural/Social: land use, settlement, enclosure
- Perceptual and Aesthetic: memories, associations, preferences, touch and feel, smells, sounds and sight

8.3.2 Landscape Character Assessment Guidance encourages assessment at different scales that fit together as a hierarchy of landscape character areas and types so that each level can provide more detail to the one above. Identifying the existing landscape character is part of establishing the baseline conditions of a study site and its study area.

National Character Assessment
Establishes broad pattern of the landscape of the wider countryside
↓
District Character Assessment
Establishes pattern of the landscape of the district/county countryside
↓
Local Character Assessment
Establishes pattern of the landscape at a local level
↓
Site elements and features
Establishes landscape resources on the site, such as trees, hedges, etc.

Value of the landscape receptor

8.3.3 Value can apply to areas of landscape as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. Value is determined by some or all of the following aspects:

- Importance applied to landscape by designation or planning policy and the level of this importance in terms of local, regional or national importance
- The views of the local consultees, including the local planning authority, members of the public, special interest groups such as Parish Council, wildlife or walking groups
- The rarity, importance and condition of the landscape resource as judged objectively by the landscape professional.

8.3.4 International and Nationally designated landscapes tend to be of the highest value, locally designated landscapes are most likely to be of moderate value and undesignated landscapes can either be of lower to moderate value depending on an assessment taking into account the following factors:

- Condition of the local landscape
- Scenic quality
- Rarity

- Representativeness
- Conservation interests
- Recreation value
- Perceptual aspects
- Associations

8.3.5 The definitions of value used are as follows:

- **Very High**: such as World Heritage Sites
- **High:** such as National Parks, AONB, Conservation Areas, Listed Buildings
- **Medium:** such as Special Landscape Areas, Areas of Great Landscape Value, several protected features such as Tree Preservation Orders, site may be mentioned in literature, art, tourism or in district/county landscape character assessments or sensitivity assessments
- **Medium Low:** generally undesignated, may have value at a community level by tourism, literature, art, village greens or allotments, may have a small number of protected features
- **Low:** no designated features or landscape, limited value, no protected features

Susceptibility of the landscape receptor to the proposed change

8.3.6 This relates to the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of the of landscape planning policies.

8.3.7 The definitions of susceptibility of the proposed change to landscape used are as follows:

- **High**: elements, features or whole landscapes that are susceptible to change, with limited opportunities to accommodate change based on the strength of the existing landform, pattern, land cover, settlement pattern, sense of enclosure, visual context, tranquillity
- **Medium**: elements, features or whole landscapes that are partially susceptible to change, with some opportunities to accommodate change based on the strength of the existing landform, pattern, land cover, settlement pattern, sense of enclosure, visual context, tranquillity

- **Low**: elements, features or whole landscapes that have limited susceptibility to change, with opportunities to accommodate change based on the strength of the existing landform, land use pattern, land cover, settlement pattern, sense of enclosure, visual context, tranquillity

Definition of Landscape Sensitivity

8.3.8 Landscape sensitivity is determined by combining judgements of the susceptibility to the proposed change and the value of the receptor. Refer to Table A.

Table A: Definition of Landscape Sensitivity:

Sensitivity	Definition
High	- High susceptibility to proposed change - May be a designated landscape valued at a National or International level - Landscape characteristics are vulnerable and unable to accommodate change - Development may result in notable changes to landscape character
Medium-High	- Medium or high susceptibility to proposed change - May be a designated landscape valued at a local or national level - Landscape characteristics are vulnerable with limited ability to accommodate change - Development may result in moderate changes to landscape character
Medium	- Medium susceptibility to proposed change - Some designated features and/or valued at a local level - Landscape characteristics are able to accommodate some change - Development may not result in notable changes to landscape character
Medium-Low	- Low or medium susceptibility to proposed change - Likely to be an undesignated landscape but possibly some designated features and/or valued at a local level - Landscape characteristics are resilient to accommodating change - Development may not result in notable changes to landscape character
Low	- Low susceptibility to proposed change - Undesignated landscape and/or valued at a community level - Landscape characteristics are robust and able to accommodate change - Development may not result in notable changes to landscape character
Negligible	- No susceptibility to proposed change - Undesignated, valued at a site level - Landscape characteristics that are degraded or discordant with landscape character - Development may result in an improvement to landscape character

Landscape Receptor – Overall Magnitude of Effect

8.3.9 The magnitude of the effect is determined by combining the professional judgements about the size or scale of the landscape effect, the geographical extent over the area which the effect

occurs, its reversibility and its duration. Refer to Table B:

- The scale of the effect – for example, whether there is complete loss of a particular element/feature/characteristic or partial loss or no loss; proportion of key elements or features of the baseline that will be lost, the value/importance of these elements to the landscape character and the degree of contrast between the development and the landscape character
- The geographical extent of the area affected relative to the receptor; this will range from the site itself, a short distance comprising the immediate local area, a medium distance comprising the local and middle landscape and long distance comprising the wider landscape
- The duration of the effect; 0-1 year for the construction period is considered short-term duration, 1-10 years for mitigation to establish is considered medium-term duration, 10 years and beyond is considered long-term duration
- Reversibility; the extent to which the development could be removed and the land reinstated. Reversible and temporary development would include solar farms and wind turbines. Other development such as housing would be considered irreversible and permanent

Table B: Definition of Landscape Magnitude of Change:	
Magnitude of Change:	Definition:
High	Very substantial loss of landscape elements of the landscape, and/or the lost elements make a substantial contribution to landscape character, and/or change affects a large geographical area, and/or the development introduces a dominating and contrasting characteristic to the landscape
Medium-High	Substantial loss of landscape elements of the landscape, and/or the lost elements make a large contribution to landscape character, and/or change affects a moderate to large geographical area, and/or the development introduces a prominent and partially uncharacteristic feature to the landscape
Medium	Moderate loss of landscape elements of the landscape, and/or the lost elements make a moderate contribution to landscape character, and/or change affects a moderate geographical area, and/or the development becomes an identifiable feature but not wholly uncharacteristic to the landscape
Medium-Low	Partial loss of landscape elements of the landscape, and/or the lost elements make a moderate to small contribution to landscape character, and/or change affects a small to moderate geographical area, and/or the development is perceptible but not wholly uncharacteristic to the landscape
Low	Minor loss of landscape elements of the landscape, and/or the lost elements make a small contribution to landscape character, and/or change affects a

	small geographical area, and/or the development introduces elements not uncharacteristic to the landscape
Negligible	Negligible or no loss of landscape elements of the landscape, and/or the lost elements make a limited contribution to landscape character, and/or change affects a very small geographical area, and/or the development introduces characteristics that are consistent with or enhance the landscape, and/or effects may be short term, temporary or reversible

Assessment criteria used to assess landscape effects

8.3.10 Receptor sensitivity and magnitude of change arising from the Proposed Development are combined using a combination of professional judgement and experience. Refer to Table C.

Table C: Scale of Effects

		Sensitivity					
		High	Medium-High	Medium	Medium-Low	Low	Negligible
Nature of Change	High	Very Substantial	Substantial	Substantial	Substantial-Moderate	Moderate	Negligible
	Medium-High	Substantial	Substantial	Substantial-Moderate	Moderate	Moderate	Negligible
	Medium	Substantial	Substantial-Moderate	Moderate	Minor-Moderate	Minor-Moderate	Negligible
	Medium-Low	Substantial-Moderate	Moderate	Minor-Moderate	Minor-Moderate	Minor	Negligible
	Low	Moderate	Moderate	Minor-Moderate	Minor	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible

8.4 Method for Assessing Views

8.4.1 A preliminary ZTV has been used to inform the extent of the study area based on the theoretical visibility of the development. The ZTV illustrates the extent to which the proposed development site as a whole is potentially visible from the surrounding area. The ZTV was prepared using GIS software (QGIS) by carrying out an analysis of the visibility of the site from the surrounding area up to 5km using a digital terrain model from OS Landform DTM profile and OS Panorama DTM data and LiDAR data where coverage allows. Calculations are based on bare earth survey OS height data with a viewer height set at 1.7m. The digital terrain model and subsequent output are based on bare earth modelling and as such do not take into account any screening from land cover such as buildings, hedgerows and trees. ZTV mapping therefore represents a 'worst case' scenario assuming 100% visibility, where the actual extents of visibility are likely to be less extensive. The ZTV was used to determine where there may be potential views of the development which are then further verified with site visits. The ZTV is used to identify potential key views of the development which are then verified by field work to further identify visual receptors.

8.4.2 Viewpoints selected for inclusion in the assessment and for illustration of the visual effects fall broadly into three groups:

- **Representative viewpoints**, selected to represent the experience of different types of visual receptor, where larger numbers of viewpoints cannot all be included individually and where the notable effects are unlikely to differ – for example, certain points may be chosen to represent the views of particular public footpaths and bridleways
- **Specific viewpoints**, chosen because they are key and sometimes promote viewpoints within the landscape, including for example specific local visitor attractions, viewpoints in areas of particularly noteworthy visual and/or recreational amenity such as landscapes with statutory landscape designations, or viewpoints with particular cultural landscape associations
- **Illustrative viewpoints**, chosen specifically to demonstrate a particular effect or specific issues, which might, for example, be restricted visibility at certain locations

8.4.3 Visual effects are determined through a process of identifying which visual receptors are likely to experience notable visual effects. The process of identifying effects involves determining the

sensitivity of each visual receptor and magnitude of change experienced at each which leads to a professional judgement of the visual effects.

Value attached to views

8.4.4 Visual sensitivity is partially determined by judgements made attributing value to views. Judgements take account of:

- Recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations
- Indicators of the value attached to views by visitors, for example through appearances in guidebooks or on tourist maps, provision of facilities for their enjoyment (such as parking places, sign boards and interpretive material) and reference to them in literature or art

8.4.5 The value of views is defined as follows:

- **High**; recognition of the view by its relation to a heritage asset or national planning designation (National Landscape, National Park, National Trail). Appearance in guide books, tourist maps or featured in well-known art works. Provision of facilities such as interpretation panels, parking places and signage. Views enjoyed at a local or national level.
- **Medium**; local planning designation (Country Park, Area of Great Landscape Value) or valued locally by village design statement or sensitivity assessment. May be some detractor elements, views enjoyed at a local level.
- **Low**; no specific value placed by designation or publication, may be a large proportion of detractor elements within the view, views enjoyed at a community or site level.

Susceptibility of visual receptors to change

8.4.6 Visual sensitivity is partly determined by the susceptibility to change of each visual receptor. The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of:

- The occupation or activity of people experiencing the view at particular locations
- The extent to which their attention is focussed on the views and visual amenity they experience at particular locations

8.4.7 The susceptibility of visual receptors to change in views and visual amenity is defined broadly as

follows:

- **High**: residents at home (generally rooms occupied during daylight hours), people engaged in outdoor recreation (PRoWs or where attention is focussed on the landscape or particular views), visitors to heritage assets or other attractions where the surroundings are important to the experience, communities where views contribute to the landscape setting enjoyed by residents in the area
- **Medium**: travellers on roads (except main roads and motorways), trains or other transport modes such as cyclists.
- **Low**: people travelling on main roads and motorways, people engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views, people at their place of work whose attention may be focused on their work or activity.

8.4.8 Combining judgements regarding the susceptibility of change with the value attached to views leads to a professional judgement of sensitivity of each visual receptor. Refer to Table D.

Table D: Definition of Visual Sensitivity	
Sensitivity rating:	Definition:
High	Receptor may have high susceptibility to changes in view/visual amenity, views experienced may be of a high value designated landscape or at a defined publicised viewing point/attraction, receptors may include residents at home (from rooms generally occupied in daylight hours), users of national or long distance trails or visitors to listed parks/gardens.
Medium-High	Receptor may have medium or high susceptibility to changes in view, views experienced may be of a high or medium value designated landscape, receptors may include travellers on scenic road routes, residents at home (from rooms not facing the development or generally not occupied in daylight hours), users of public rights of way.
Medium	Receptors may have medium susceptibility to changes in view/visual amenity, views experienced may be within medium value locally designated landscape, receptors may include travellers on roads, pedestrians or cyclists.
Medium-Low	Receptors may have with low or medium susceptibility to changes in view/visual amenity, views experienced may be of a medium or low value locally designated landscape where there maybe be some detractors, receptors may include commuters on busy roads such as motorways or urban roads, users may be involved in passive outdoor sport such as golf.
Low	Receptors may have low susceptibility to change in views/visual amenity, views experienced are likely to be of low value undesignated landscape with several detractors, receptors may include people at work, people engaged in outdoor sport or recreation which does not depend on landscape as a setting.
Negligible	Receptors may have low or negligible susceptibility to change in views/visual amenity, views experienced are likely to be of low value

	undesignated landscape dominated by detractors where there are low numbers of receptors engaged in indoor active work.

Visual Receptor – Overall Magnitude of Effect

8.4.9 The magnitude of the effect is determined by combining the professional judgements about the size or scale of the visual effect, the geographical extent over the area which the effect occurs, its reversibility and its duration. Refer to Table E.

Table E: Definition of Visual Magnitude of Change	
Magnitude of Change:	Definition:
High	Total loss or very substantial alteration of key views, and/or site may form a very large proportion of the view, and/or all of the site may be visible, and/or views of the site may be experienced over a long distance by high numbers of receptors, and/or views may be permanent and irreversible.
Medium-High	Substantial alteration of key views, and/or site may form a medium to large proportion of the view, and/or most of the site may be visible, and/or views of the site may be experienced over a moderate to long distance by moderate to high numbers of receptors, and/or views may be permanent and irreversible.
Medium	Moderate alteration of key views, and/or site may form moderate proportion of the view, and/or around half of the site may be visible, and/or views of the site may be experienced over a moderate distance by moderate numbers of receptors, and/or views may be permanent and irreversible.
Medium-Low	Moderate to minor alteration of key views, and/or site may form moderate to minor proportion of the view, and/or partial views of the site, and/or views of the site may be experienced over a moderate to short distance by moderate to low numbers of receptors, and/or views may be permanent and irreversible.
Low	Minor alteration of key views, and/or site may form small proportion of the view, and/or partial or obscured views of the site, and/or views of the site may be experienced over a short/local distance by low numbers of receptors, and/or views may be permanent and irreversible.
Negligible	Limited alteration of key views, and/or site may form very small proportion of the view, and/or limited views of the site, and/or views of the site may be experienced over a very short distance by a limited number of receptors, and/or views may be temporary, reversible, permanent or irreversible.

Assessment criteria used to assess visual effects

8.4.10 Receptor sensitivity and magnitude of change arising from the proposed development are combined using a combination of professional judgement and experience. Refer to Table F.

Table F: Scale of Effects							
		Sensitivity					
		High	Medium-High	Medium	Medium-Low	Low	Negligible
Nature of Change	High	Very Substantial	Substantial	Substantial	Substantial-Moderate	Moderate	Negligible
	Medium-High	Substantial	Substantial	Substantial-Moderate	Moderate	Moderate	Negligible
	Medium	Substantial	Substantial-Moderate	Moderate	Minor-Moderate	Minor-Moderate	Negligible
	Medium-Low	Substantial-Moderate	Moderate	Minor-Moderate	Minor-Moderate	Minor	Negligible
	Low	Moderate	Moderate	Minor-Moderate	Minor	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible

Assessment criteria used to assess scale of effects

8.4.11 Following identification of the sensitivity, extent and scale of the individual landscape and visual effects, the overall effects are combined with each other. A judgement is then made by identifying the most notable effects, after mitigation, resulting in the likely impacts of the proposed development. The definitions of the final statement of scale of effects are shown in Table G.

Table G: Definition of Scale of Effects	
Scale of impact:	Definition of predicted effects:
Substantial beneficial (positive) effect	The proposals would result in: • The scheme causing a notable improvement to the existing view • Successful mitigation providing notable improvements to landscape quality and character • Fitting in very well with the scale, landform and pattern of the existing landscape
Moderate beneficial (positive) effect	The proposals would result in: • The scheme causing a noticeable improvement to the existing view • Successful mitigation providing noticeable improvements to landscape quality and character • Fitting in well with the scale, landform and pattern of the existing landscape
Slight beneficial (positive) effect	The proposals would result in: • The scheme causing perceptible improvement in the existing view • Successful mitigation providing slight improvements to landscape quality and character • Fitting in with the scale, landform and pattern of the existing landscape
Neutral	The proposals would result in:

	• The scheme causing no discernible deterioration or improvement to the existing view • Mitigation that neither deteriorates or improves landscape • The scale, landform and pattern of the current landscape is broadly retained
Slight adverse (negative) effect	The proposals would result in: • The scheme causing a slight perceptible deterioration to the existing view • Almost wholly success in mitigating adverse effects • Not quite fitting the landform and scale of the landscape
Moderate adverse (negative) effect	The proposals would result in: • The scheme causing a noticeable deterioration to the existing view • Only partial mitigation of adverse effects • Variance to the existing landscape, out of scale or at odds with the local pattern and landform
Substantial adverse (negative) effect	The proposals would result in: • The scheme being immediately apparent causing notable deterioration to the existing view • No way of fully mitigating adverse effects • Considerable variance to the existing landscape, degrading the integrity of its overall character

8.5 GLOSSARY OF TERMS

Characterisation	The process of identifying areas of similar landscape character, classifying and mapping them and describing their character.
Designated landscape	Areas of landscape identified as being of importance at international, national or local levels, either defined by statute or identified in development plans or other documents.
Elements	Individual parts which make up the landscape, such as, for example, trees, hedges and buildings.
Geographical Information System (GIS)	A system that captures, stores, analyses, manages and presents data linked to location. It links spatial information to a digital database.
Green Infrastructure (GI)	Network of green spaces and watercourses and water bodies that connect rural areas, villages, towns and cities.
Indirect effects	Effects that result indirectly from the proposed project as a consequence of the direct effects, often occurring away from the site, or as a result of a sequence of interrelationships or a complex pathway. They may be separated by distance or in time from the source of the effects.
Iterative design process	The process by which project design is amended and improved by successive stages of refinement which respond to growing understanding of environmental issues.
Key characteristics	Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place.
Land use	What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.
Landform	An area, as perceived by people, the character of which is the result of the action and interaction of natural and /or human factors.
Landscape and Visual Impact Assessment (LVIA)	A tool used to identify and assess the likely significance or scale of the effects of change resulting from development both on the landscape as an environmental resource in its own right and on people's views and visual amenity.
Landscape Character	A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.
Landscape Character Areas (LCA's)	These are single unique areas which are the discrete geographical areas of a particular landscape type.
Landscape Character Assessment	The process of identifying and describing variation in the character of the landscape, and using this information to assist in managing change in the landscape. It seeks to identify and explain the unique combination of elements and features that make landscape distinctive. The process results in the production of a Landscape Characterisation Assessment.
Landscape Effects	Effects on the landscape as a resource in its own right.
Landscape quality (condition)	A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.

Landscape receptors	Defined aspects of the landscape resource that have the potential to be affected by a proposal.
Landscape value	The relative value that is attached to different landscape by society. A landscape may be valued by different stakeholders for a whole variety of reasons.
Magnitude (of effect)	A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.
Photomontage	A visualisation which superimposes an image of a proposed development upon a photograph or series of photographs.
Scoping	The process of identifying the issues to be addressed by an EIA. It is a method of ensuring that an EIA focuses on the important issues and avoids those that are considered to be less significant.
Sensitivity	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.
Significance	A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic. Only applicable to Proposed Developments screened as requiring a full Environmental Impact Assessment.
Susceptibility (or vulnerability)	How susceptible or vulnerable the landscape receptor is to accommodate the proposed development without undue negative consequences for the maintenance of the baseline situation
Time depth	Historical layering – the idea of a landscape as a 'palimpsest, a much written –over manuscript.
Tranquillity	A state of calm and quietude associated with peace, considered to be an important asset of landscape.
Visual amenity	The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.
Visual effects	Effects on specific views and on the general visual amenity experienced by people.
Visual receptors	Individuals and/or defined groups of people who have the potential to be affected by a proposal.
Visualisation	A computer simulation, photomontage or other technique illustrating the predicted appearance of a development
Zone of Theoretical Visibility (ZTV)	A map, usually digitally produced, showing areas of land within which a development is theoretically visible.

9 APPENDIX B - FIGURES



KEY

- Study Site
- 023/8/1 — Public Rights of Way (PRoW)
- Bannau Brycheiniog National Park
- VP1 — Viewpoint Location/Direction

Base map reproduced from **OS Explorer 1:25000**

N

SCALE: **NTS**

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Project Name:
HADSCAL, Hay-on-Wye

MHP Reference:
24284

Revision:	Status:	Date:
	V1	19/10/2026

Figure 1 Site Location, Designations, Viewpoint Locations and Context
24284 HADSCAL, Hay-on-Wye

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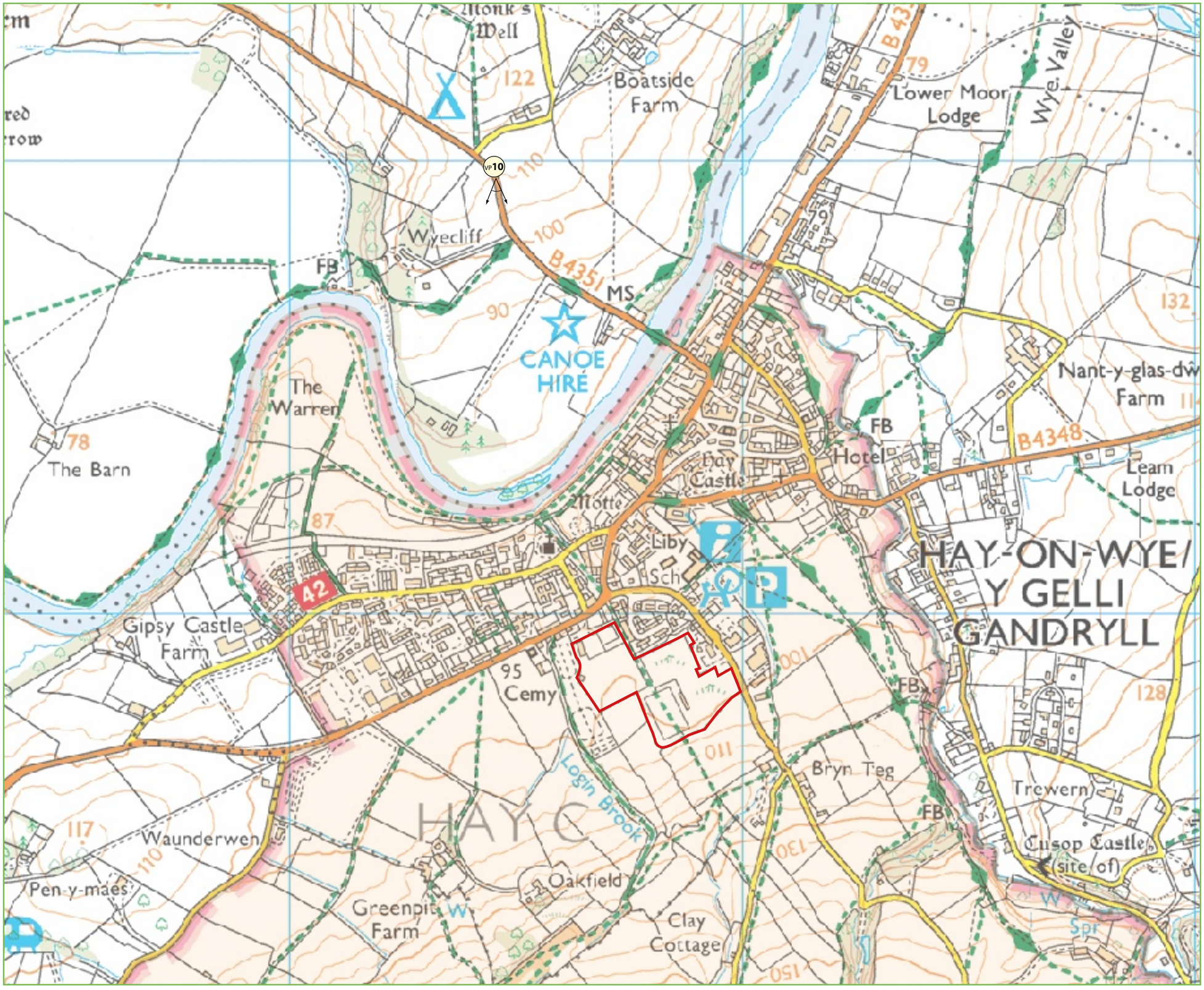

KEY

- Study Site
- 023/8/1 Public Rights of Way (PRoW)
- Designation/National Landscape
- VP1 Viewpoint Location/Direction

Base map reproduced from **OS Explorer 1:25000**

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MHP Reference:
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Revision:	Status:	Date:
	V1	19/10/2026

Figure 2 Site Location, Designations, Viewpoint Locations and Context
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Study Site

Zone of theoretical Visibility (ZTV) generated using 2m Digital Surface Model (DSM) LiDAR data

Areas coloured red demonstrate theoretical visibility of proposed residential dwellings modelled at a height of 8.5m above ground level with an observer height of 1.6m up to 3km radius from the site.

Zone of theoretical visibility - Modelled at 8.5 metres to ridge height

3 km radii from study point

Assessment points across site centred on various points of proposed built form

Base map reproduced from **OS Explorer 1:25000**

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SCALE: **NTS**

Project Name:
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MHP Reference:
24284

Revision:	Status:	Date:
	V1	19/10/2026

Figure 3 Zone of Theoretical Visibility
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Figure 4 Viewpoint Photograph 1 - Single Frame View
24284 HADSCAL, Hay-on-Wye

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	Apr 2026	Direction of view:	Looking south

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Extent of Single Frame View

Figure 5 Viewpoint Photograph 1 - Panoramic for Context

24284 HADSCAL, Hay-on-Wye

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	N/A
Image captured:	Apr 2026	Direction of view:	Looking south

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Figure 6 Viewpoint Photograph 2 - Single Frame View
24284 HADSCAL, Hay-on-Wye

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	Apr 2026	Direction of view:	Looking east

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Extent of Single Frame View

Figure 7 Viewpoint Photograph 2 - Panoramic for Context

24284 HADSCAL, Hay-on-Wye

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	N/A
Image captured:	Apr 2026	Direction of view:	Looking east

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Figure 8 Viewpoint Photograph 3 - Single Frame View
24284 HADSCAL, Hay-on-Wye

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	Apr 2026	Direction of view:	Looking north

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Extent of Single Frame View

Figure 9 Viewpoint Photograph 3 - Panoramic for Context

24284 HADSCAL, Hay-on-Wye

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	N/A
Image captured:	Apr 2026	Direction of view:	Looking north

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Figure 10 Viewpoint Photograph 4 - Single Frame View
24284 HADSCAL, Hay-on-Wye

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	Apr 2026	Direction of view:	Looking north

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Extent of Single Frame View

Figure 11 Viewpoint Photograph 4 - Panoramic for Context

24284 HADSCAL, Hay-on-Wye

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	N/A
Image captured:	Apr 2026	Direction of view:	Looking north

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Figure 12 Viewpoint Photograph 5 - Single Frame View
24284 HADSCAL, Hay-on-Wye

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	Apr 2026	Direction of view:	Looking south

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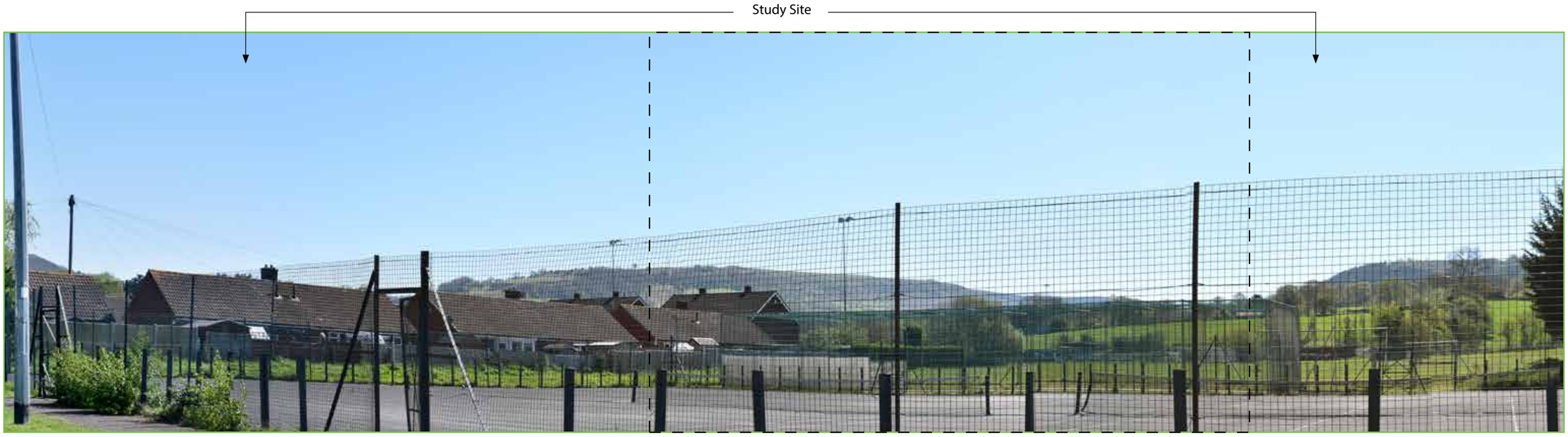

Extent of Single Frame View

Figure 13 Viewpoint Photograph 5 - Panoramic for Context

24284 HADSCAL, Hay-on-Wye

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	N/A
Image captured:	Apr 2026	Direction of view:	Looking south

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Figure 14 Viewpoint Photograph 6 - Single Frame View
24284 HADSCAL, Hay-on-Wye

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	Apr 2026	Direction of view:	Looking north

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Figure 15 Viewpoint Photograph 6 - Panoramic for Context

24284 HADSCAL, Hay-on-Wye

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	N/A
Image captured:	Apr 2026	Direction of view:	Looking north

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Figure 16 Viewpoint Photograph 7 - Single Frame View
24284 HADSCAL, Hay-on-Wye

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	Apr 2026	Direction of view:	Looking west

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Extent of Single Frame View

Figure 17 Viewpoint Photograph 7 - Panoramic for Context

24284 HADSCAL, Hay-on-Wye

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	N/A
Image captured:	Apr 2026	Direction of view:	Looking west

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Figure 18 Viewpoint Photograph 8 - Single Frame View
24284 HADSCAL, Hay-on-Wye

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	Apr 2026	Direction of view:	Looking south

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Extent of Single Frame View

Figure 19 Viewpoint Photograph 8 - Panoramic for Context

24284 HADSCAL, Hay-on-Wye

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	N/A
Image captured:	Apr 2026	Direction of view:	Looking south

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Figure 20 Viewpoint Photograph 9 - Single Frame View
24284 HADSCAL, Hay-on-Wye

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	Apr 2026	Direction of view:	Looking south

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Figure 21 Viewpoint Photograph 9 - Panoramic for Context

24284 HADSCAL, Hay-on-Wye

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	N/A
Image captured:	Apr 2026	Direction of view:	Looking south

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Figure 22 Viewpoint Photograph 10 - Single Frame View
24284 HADSCAL, Hay-on-Wye

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	Apr 2026	Direction of view:	Looking south

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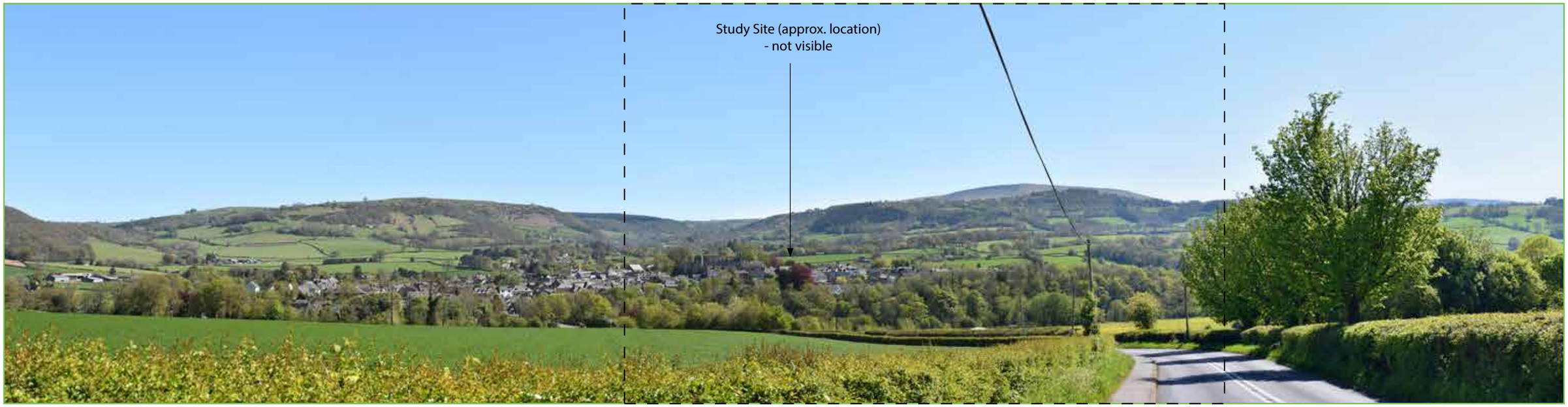

Extent of Single Frame View

Figure 23 Viewpoint Photograph 10 - Panoramic for Context

24284 HADSCAL, Hay-on-Wye

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	N/A
Image captured:	Apr 2026	Direction of view:	Looking south

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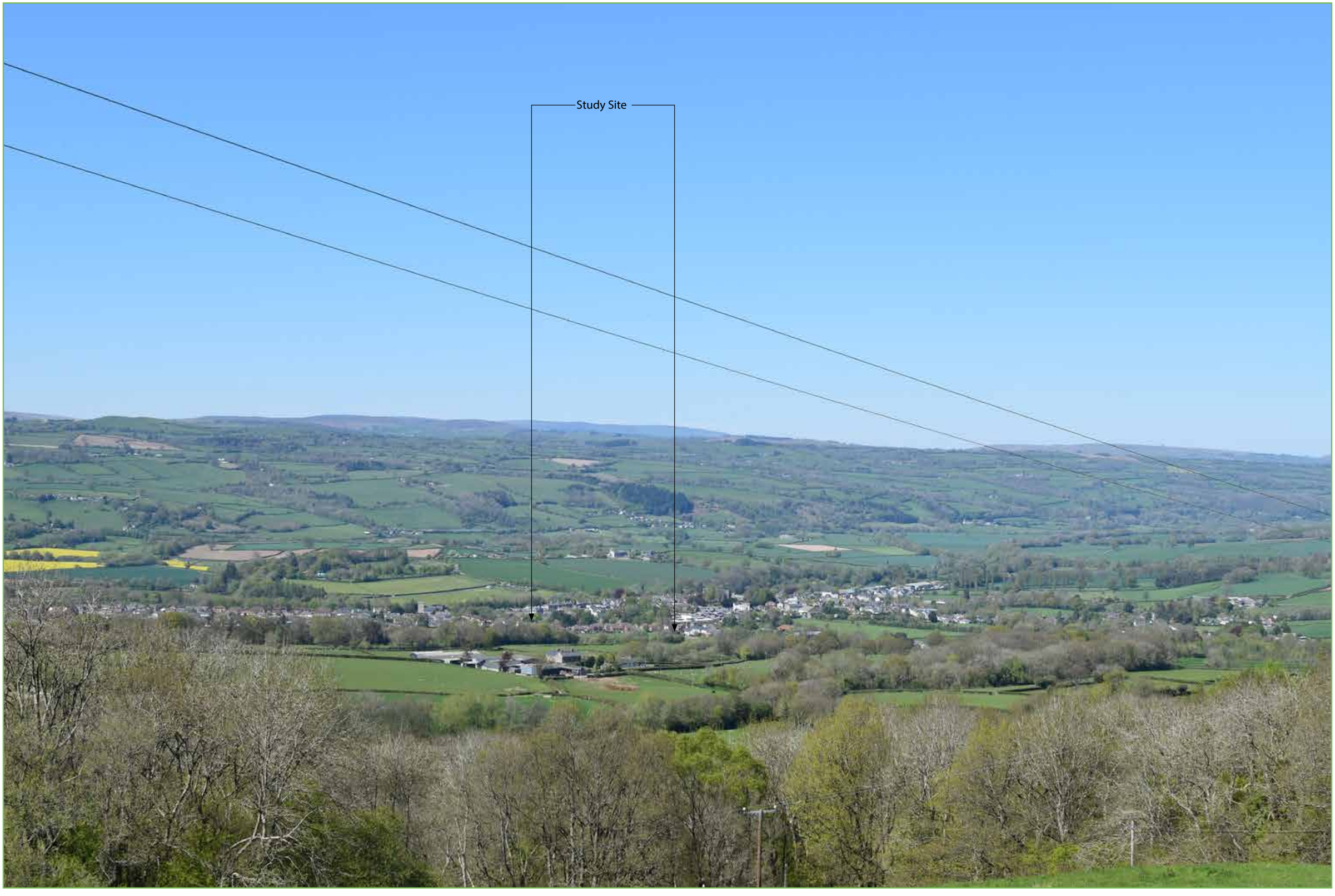

Figure 24 Viewpoint Photograph 11 - Single Frame View
24284 HADSCAL, Hay-on-Wye

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	Apr 2026	Direction of view:	Looking north

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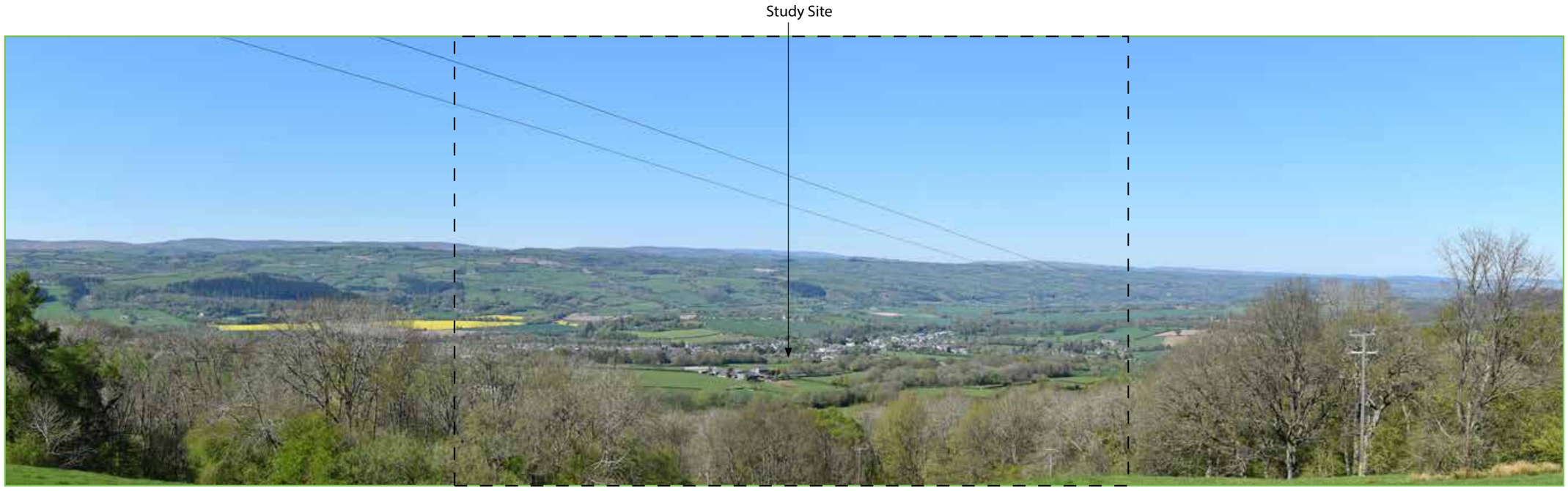

Figure 25 Viewpoint Photograph 11 - Panoramic for Context

24284 HADSCAL, Hay-on-Wye

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	N/A
Image captured:	Apr 2026	Direction of view:	Looking north

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