

PROPOSED LIDL STORE KINGS MEADOW : BRECON : LD3 8EG LANDSCAPE APPRAISAL



5 October 2026
Rev 6 October 2026

Corscadden Associates
77 Fairleigh Road
Pontcanna
Cardiff
CF11 9JW
07966 423074
ca@corscaddenassociates.com

	Contents	Page
	Graphics Appendix and Documents List	3
1.0	Introduction	4
2.0	Appraisal Methodology	5
3.0	Landscape Planning Context	7
4.0	Baseline Conditions	10
5.0	Landscape Character	10
6.0	Constraints and Opprtunities	19
7.0	Green Infrastructure	20
8.0	Proposed Development	22
9.0	Visual Amenity	25
10.0	Residual Impacts	30
11.0	Mitigation Measures	31
12.0	Landscape Strategy	31
13.0	Conclusion	32

Documents

Graphics Appendix Contents

- CA 2026-Brecon-01 Topography
- CA 2026 Brecon-02 Zone of Theoretical Visibility
- CA 2026-Brecon-03 LDP Landscape Designations
- CA 2026-Brecon-04 Existing Features and Tree Survey
- CA 2026-Brecon 05 Existing Features & Overlay
- CA 2026-Brecon-06 Opportunities and Constraints
- CA 2026-Brecon-07 Green Infrastructure
- CA 2026 Brecon-08 Viewpoints 1 & 2
- CA 2026 Brecon-09 Viewpoints 3 & 4
- CA 2026 Brecon-10 Viewpoints 5 & 6
- CA 2026 Brecon-11 Viewpoints 7 & 8
- CA 2026 Brecon-12 Viewpoints 9 & 10
- CA 2026 Brecon-13 Viewpoints 11 and Seasonal Internal Views
- CA 2026 Brecon-14 Access and Dark Skies
- CA 2026 Brecon-15 Elevational Sections
- CA 2026 Brecon-16 Held Wood Section
- CA 2026 Brecon-17 Landscape Strategy

Documents to refer to **submitted for the planning application but included in the LVA document**

- CA 2026-BRKM-01 Rev A Kings Meadow Brecon Existing Features
- CA 2026-BRKM-02 Rev A Kings Meadow Brecon Existing Features & Overlay
- CA 2026-BRKM-03 Rev A Kings Meadow Brecon Landscape Proposals Overall
- CA 2026-BRKM-04 Rev A Kings Meadow Brecon Landscape Proposals Trees and Native
- CA 2026-BRKM-05 Rev A Kings Meadow Brecon Landscape Proposals Hedges and Grass
- CA 2026-BRKM-06 Rev A Kings Meadow Brecon Land Prop Planting Beds & Rain Garden
- CA 2026-BRKM-07 Kings Meadow Brecon Landscape Proposals Structural Tree Pits
- CA 2026-BRKM-08 Rev A Kings Meadow Brecon Landscape Proposals General Sections
- CA 2026-BRKM Kings Meadow Brecon Planting Schedule 22September 2026
- CA 2026 Kings Meadow Brecon Planting Methodology & 10 Year Aftercare 22Sept2026
- CA 2026 Kings Meadow Brecon Green Infrastructure Statement 26September2026
- Arboricultural Report Site 1 Kings Meadow, Brecon (ArbTS 11 September 2026)
- Preliminary Ecological Appraisal BIO25-743/V1 (Biodiverse Consulting, 2026)
- Kings Meadow Bio25-743 LEEMP-V1.0
- 3223 P413B Proposed GA Site Plan
- Proposed Lidl Foodstore, A470 Kings Meadow Design and Access Statement Sept 2026.

1. Introduction

1.1 Context and Objectives

Corscadden Associates have commissioned to provide a Landscape Visual Appraisal (LVA) for a full planning application for a food store and associated parking.

This is following the Pre-Application advice from Bannau Brycheiniog ref 26/24544/PAYPRE of 23 June 2026.

The purpose of the LVA is to support the development proposals, considering Site conditions, opportunities and constraints of the Site, the landscape character and planning context. The appraisal should help inform the landscape strategy plan for the development. The purpose is to inform and enhance the design of the proposed development and assist the National Park Authority in its consideration of the proposal.

Landscape Appraisal also considers the effects of development on green infrastructure makes a contribution to sustainable development including mitigation and adaption to climate change through management recommendations.

The LVA considers a 4 kilometre visual assessment radius of the proposed development. The proposed development is on the south-western edge of the settlement of Brecon and at a roundabout gateway location on the Brecon roundabout bypass location from Merthyr Tydfil, Cardiff and Llandoverly.

1.2 Proposed Development

The development proposal is a Lidl Store (Class A1), with access, parking and landscaping.

1.3 The Location and Existing Site

Refer to Graphics Appendix CA 2026-Brecon-01 Topography and CA 2026-Brecon-04 Existing Features and Tree Survey

The Site is in the southern edge of the county of Powys and in the central northern edge of Bannau Brycheiniog National Park. The Site is a small, landlocked field area of 1.18hectares (2.98 acres). It is relatively flat and triangular in shape above the Afon Tarell. It is in the valley floor of the rivers Usk and Tarell. The developable area is 8739 square metres (2.16acres). The postal code is LD3 8EG and a grid reference SO 031 282 at an elevation of 141metres AOD.

The Site is a triangle shape and at a roundabout junction between the A470 and the A40 Brecon bypass dual carriageway. The Site is relatively flat and slopes slightly from west to east from around 142.02 m AOD to 139.70m AOD in the east across a 208metre length. From a mid-point north to south it is 141.54m AOD to the top of the riverbank at 141.09m AOD across a width of 56.00metres. The Site is enclosed by trees and hedgerows on all three sides with the vegetation northwest and northeast located outside the Site boundary. The vegetation to the southeast mainly the riverbank and bank top is within the Site boundary.

The Site is mainly a fenced field area with modified grassland with tall herbage and bramble developing at the edges by the fence on the northwest and northeast boundary. There are a few sections of hard standing in the southeast field corner which are remnants of the former A470 road location before the bypass was built in the 1980s. There is a water trough and water meter in the tall grass in the southeastern field corner is a reminder of its pasture use.

There are a group of trees in west end of the Site behind the field fence. The field fence line then follows the top of the riverbank with old hedge and the treed riverbank down to the Afon Tarell edge which is the southern boundary. There is a ditch drain line on the upper slopes. The riverbank vegetation is G3 lowland mixed deciduous woodland with Sycamore, Ash, Goat Willow, Hawthorn and Common Oak with a general height of 12-13metres. Most of this woodland is within an area designated as RAW Restored Ancient Woodland. Within riverbank vegetation in the southeast bank top is the G4 Ash, Sycamore group with a general height of 12 metres height. There are large trees in the field and field edge. A TPO 69 T1 veteran pollarded Common Oak with a height of 10 metres in the field (additional ecological survey work is to be undertaken on this tree). The other trees at the edge of the field are T2 Common Oak with a height of 11 metres and G1 2No Sycamore with a height of 12 metres.. Due to the constrained nature of this Site these 4No trees are to be removed following the results of Site feasibility layouts in the 'Design Development' in the Design and Access Statement.

Outside the Site to the northwest and northeast are the verges with no existing footpaths and the field access is a farm gate with a short track section off the lower northwest edge of A470. The northwest boundary is an overgrown hedgerow H1 mainly Hawthorn, Hazel, Holly with trees predominantly Ash which is quite leggy at the base in places and the verge and Site are similar levels along this boundary. The northeast boundary with the A40 is the hedgerows and trees forming a tree block where there is a narrow bank near the roundabout widening up to the bridge section over the Afon Tarell and southeast boundary corner at the base of the verge bank and riverbank. The G2 tree group with Sycamore up to 12metres height.

The roundabout is directly north of the Site and has 5 roads coming off it, A470 to Merthyr Tydfil and Cardiff, access road to Parc Menter Brecon and cattle market and onwards, A40 to Llandovery, A40 Brecon Bypass and B4601 into Brecon.

To the south and southwest over the Afon Tarell is the Ffrwdgrech Industrial Estate. The Parc Menter Brecon commercial and retail area is on the other side of the A470. An access road into Brecon comes off the roundabout and there are residential areas abutting the A40 Brecon Bypass with access from within Brecon.

2.0 Appraisal Methodology

The assessment has been based on current best practice as set out in the following documents:

"Guidelines for Landscape and Visual Impact Assessment" (3rd Edition, 2013), published by the Landscape Institute and the Institute of Environmental Assessment.

Photography and photomontage in landscape and visual impact assessment. Advice note 01/11 published by the Landscape Institute (2011)

2.1 Study Area

The study area for the assessment has been defined in accordance with the following:

The Town and Country Planning (Environmental Impact Assessment) Regulations 2016 – which require ***'a description of the aspects of the environment likely to be significantly affected by the development'*** (Schedule 4, Part 1, Clause 3);

Guidance provided in the GLVIA 3rd edition, which advises that the study area for a landscape assessment needs to cover, ***'the Site itself and its wider landscape context, within which the proposed development may influence landscape character'***.

The study area is therefore a 4 Kilometre radius from the Site to include the important viewing point on Pen-y- Crug

2.2 Desk Study

The appraisal has been carried out through a desk study of relevant information and by field work in March, August and September 2026.

The desk study includes an overview of statutory plans and other data regarding landscape designations and planning policies for landscape with information sourced from the following sources:

- Future Wales: The National Plan 2040 (Feb 2021)
- The Planning Policy Wales (PPW) 12th edition was published in February 2024
- Bannau Brycheiniog National Park Authority (BBNPA) and the Local Development Plan 2007-2022. At the time of writing, a Delivery Agreement is not in place for its replacement, although it is envisaged the Local Development Plan will be replaced in 2030.
- Y Bannau – The Management Plan for Bannau Brydheiniog National Park (2023-2028)
- Brecon Place Plan 2025
- BBNPA interactive administrative maps for Countryside, Conservation Areas, Scheduled Ancient Monuments, and Highways & Public Rights of Way (PROW), SSSIs, Ancient Woodland, Industrial Areas.
- TPOs
- Historic Aerial Photographs
- Ordnance Survey mapping online.

2.3 Field Study

Due to the importance of the Site's location within the Bannau Brycheiniog National Park it was considered necessary to undertake a ZTV to establish how steep sided Usk valley topography influences the visual impact of the development.

A Zone of Theoretical Visibility (ZTV) is a computer-based modelling exercise, using Geographical Information System (GIS) software. ZTV is undertaken to assist the landscape professional in carrying out a Landscape and Visual Appraisal (LVA) of a development. ZTV provides a guide to the theoretical visibility and potential location of possible viewpoints, for further evaluation. As ZTV is theoretical, it should not be used in isolation and, as part of the assessment process, requires on-site verification. The extent of the ZTV is 4 Kilometres radius from centre of the site.

ZTV is subject to a number of limitations, in particular:

- *the terrain data may be of limited resolution and, therefore, may not fully represent all local variations in topography, including features such as banks, roadside cuttings, etcetera.*
- *other screening features, such as buildings, fences, trees and hedges are not routinely incorporated into ZTVs, due to the complexity and detail of such objects.*

In the case of this proposal, the target location was provided by the project landscape architect and was set to represent a central point of the proposed building's roof (E 370384, N 236737). It was assigned a height of 7.2m, above local ground level, which is a rounded figure, marginally higher than the actual roof would be.

The terrain data was DEFRA LiDAR data, dated 2022, with a 2m horizontal resolution.

Using the target point, the GIS software sampled the surrounding terrain using a 5m grid. The receptor viewing height was set to 1.8m above the terrain. This represents the eye height of a tall person and is, therefore, more likely to provide a positive visibility result than if a more 'average' eye height (of say 1.5m) were used.

Where a positive result occurred (that is, there was a line-of-sight between the 'target' and the sample point at 1.8m receptor height) the GIS software coloured the 5m sample grid accordingly. The resulting ZTV area is the combination of all the positive sample grids. The ZTV was then overlaid onto an Ordnance Survey 1:50,000 Raster background and output at a scale 1:50,000, which represents the required study area at an A3 sheet size.

ZTV is based on landform only and does not take into account the significant screening influence of tree cover, hedgerows, urban settlements, local topography or the likely orientation of a viewer. In effect the ZTV area shown should be considered as the worst scenario.

The viewpoints were taken with trees in leaf due to timing of the survey (seasonal changes noted at the spring initial Site visit before the later surveys. Refer to CA 2026 Brecon-13 Viewpoints 11 and Seasonal Internal Views). The viewpoints were only from publicly accessible locations. All these viewpoints were re-checked against the ZTV results and visited in August/September 2026 with some revisions on Site. The BBNPA pre-app comments considered permissible footpaths should be considered in Held Wood which overlooks the Site area. Held Wood. It is used a viewpoint as a sectional view to demonstrate the influence of topography more directly.

All visual assessment field survey work has been undertaken from within publicly accessible areas though Viewpoint 1 central reservation of the A40 and Viewpoint 2 A40/B4601 verge though accessible were for vehicle viewpoints.

No residential areas are close to the Site that have direct views into the Site so there is no requirement for assessing Residential Visual Amenity.

A walkover of the Site and adjacent areas was undertaken to gain a detailed understanding of the Site and its immediate surroundings.

2.4 Study Objectives

The study objective is to establish the following

- The existing character of the Site landform, use, and existing vegetation.
- Confirm how visible the site is from the wider landscape, especially the elevated hill tops with public access close to the Site in BBNP.
- Give an indication of actions which could mitigate or compensate for potential adverse landscape and visual effects.
- Inform the type of landscape management which can enable the development design to establish successfully in the long term and meet visual and landscape objectives.

3.0 Landscape Planning Context

The below provides further information from policies which relate to the project and inform the design strategy.

3.1 Future Wales: The National Plan 2040 (Feb 2021)

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:

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.

Policy 12 'Regional Connectivity' refers to improving the connectivity in urban areas by integrating active and sustainable travel and public transport. Active travel is encouraged in all new developments in the form of walking and cycling to promote a reduction in the reliance of the private car.

3.2 The Planning Policy Wales (PPW) 12th edition was published in February 2024

Part 6. Distinctive and Natural Places.

6.01 The Distinctive and Natural Places theme of planning policy topics covers historic environment, landscape, biodiversity, geodiversity and habitats, coastal characteristics, air quality, soundscape⁹⁹, water services, flooding and other environmental (surface and sub-surface) risks.

6.0.2 The special and unique characteristics and intrinsic qualities of the natural and built environment must be protected in their own right, for historic, scenic, aesthetic and nature conservation reasons. These give places their unique identity and distinctiveness and provide for cultural experiences and healthy lifestyles.

6.0.3 As well as those characteristics regarded as special or unique there are other environmental qualities of places which are ubiquitous. Environmental components of places, such as clean air, access to open spaces and water quality, are linked to the quality of the built and natural environment. The environmental components of places influence and shape health and wellbeing as well as playing a role in sustaining and creating places which are adaptable and resilient to change. Distinctive and Natural places must maintain or incorporate green infrastructure, recognising the wide-ranging role it can play, as key components of their natural and built fabric. Doing so will maximise health and well-being of communities and the environment.

This section is subdivided to cover recognising the Special Characteristics of Places

- *The Historic Environment*
- *Green Infrastructure*
- *Landscape*
- *Biodiversity and Ecological Networks*

which are considered in the overall landscape submission.

3.3 Environment Act 1995 Section 61

sets out the statutory purposes of the National Park as follows: -

- *To conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park;*
- *To promote opportunities for the public understanding and enjoyment of the special qualities of the National Park.*

3.4 Environment Act 1995 Section 62(2)

requires that relevant authorities shall have regard to National Park purposes when performing any functions in relation to, or so as to affect, land in a National Park. Relevant Authorities include public bodies, government departments, local authorities and statutory undertakers.

3.5 Environment (Wales) Act 2016 Section 6

imposes a duty on the Council as Local Planning Authority to maintain and enhance biodiversity.

The Environment (Wales) Act recognises five attributes as building blocks of resilience which can be summarised as:

Diversity – ecosystems with a diverse mix of species are more likely to be resilient to pressures such as climate change or invasive species than those with only a few species.

Extent - The larger an ecosystem is, the more likely it is to be able to tolerate small changes in parts of the system.

Condition – an ecosystem in a healthy, functioning condition is more resilient to pressures than one which is already under stress.

Connectivity - The ability of species to move between areas of suitable habitat is key to their survival if conditions at a particular site become difficult. The connections between natural areas are often therefore as important as the areas themselves.

Adaptability – Change is inevitable. The ability of systems to adapt to change is key in ensuring that the systems continue to support life on Earth.

3.6 Bannau Brycheiniog National Park Authority (BBNPA) and the Local Development Plan 2007-2022.

SP1 National Park Policy

SP2 Major Development in the National Park – Strategic Policy

The Site is to be considered as a major development, and the construction and restoration must be carried out to high environmental standards.

Policy 1 Appropriate Development in the National Park

The Site area lies adjacent to the Ffrwydgrech Industrial Estate and Parc Menter Brecon which are major commercial and industrial areas for Brecon and would not have an adverse impact with these existing uses.

SP3 Environmental Protection – Strategic Policy

Policy 6 Biodiversity and Development

The regulatory mechanism ensures that all physical development maintains and enhances the park's ecosystems. The design of the Site requires consideration of retention, avoidance, mitigation, compensation to be considered and implemented to provide for the development and the associated ecosystems.

Policy 7 Protected and Important Wild Species

The Site has the important wild species, bats, birds and reptiles and the potential for otters and badgers and these are considered in the design of the Site.

Policy 8 Trees and Development

Regulatory mechanism to control how existing trees, woodlands, and hedgerows are protected and integrated during physical development. The Site retains the Restored Ancient Woodland and most of the other riverbank and southern end vegetation. The hedgerow on other boundaries is off-Site. The development of the Site will result in some tree losses to be compensated by on and off-Site planting.

SP 4 Climate Change

Policy framework that governs how all new developments must mitigate and adapt to the impacts of global warming and for the Site landscaping planting mixes and design will allow for climate change

3.7 Brecon Beacons National Park Supplementary Planning Guidance:

Biodiversity and Development (2016) has core requirements for developers

Early Ecological Assessment: Developers must commission ecological surveys early in the planning process to identify protected species (such as bats, otters, and great crested newts) or critical local habitats.

Mandatory Net Benefit: Applications must demonstrate a clear "net benefit" for biodiversity. These enhancements do not need to be massive or costly, but they must be secured within the boundaries of the application site.

Landscape and Development (2014)

Because the park is explicitly designated for its world-class natural beauty, any development on both its interior and fringes must minimize visual impact and adapt closely to its surroundings

Obtrusive Lighting and Light Pollution (2015)

The primary purpose of this guidance is to safeguard the park's prestigious International Dark Sky Reserve (IDSR) status, which was awarded in 2013. It provides architects, developers, and lighting designers with strict frameworks to eliminate unnecessary artificial glow and preserve the park's sensitive nocturnal ecosystem

Biodiversity in the Towns of the National Park (2016)

Sustainable Development in the National Park (2015)

3.8 Y Bannau – The Management Plan for Bannau

The heart of *Y Bannau* is structured around five core pillars aimed at addressing the climate, nature, and well-being crises

- Climate (Net-Zero by 2035): Rapid decarbonisation pathways, emphasizing deep peatland restoration and massive woodland creation to lock in carbon.
- Water (Resilient Resources by 2030): Achieving clean, safe, and robust water systems by mitigating ecological overshoots and introducing river-protection initiatives.
- Nature (Nature Positive by 2030): Halting biodiversity decline and actively fostering landscape-scale nature recovery through targeted partnerships.
- People (Sustainable Living & Visiting)
- Place (Thriving Communities):

The first three points are relevant to the Site design and implementation and future management.

3.9 Brecon Place Plan 2025

This mainly applies to the town centre and the Site has potential to result in improvement to pedestrian, cycle access and public transport in the direction of the Taff Trail and access to Ffrwydgrech Industrial Estate, A470 and the Site.

3.10 Natural Resources Wales Nutrient Guidance: Advice to planning authorities for planning applications affecting phosphorus sensitive river Special Areas of Conservation (Version 5.1 Feb 2026).

This is applicable to Afon Tarell and is beyond the scope of this Landscape Visual Appraisal.

4.0 Baseline Conditions

The following Drawings from the Graphics Appendix should be referred to:

- CA 2026-Brecon-01 Topography
- CA 2026 Brecon-02 Zone of Theoretical Visibility
- CA 2026-Brecon-03 LDP Landscape Designations
- CA 2026-Brecon-04 Existing Features and Tree Survey
- CA 2026-Brecon 05 Existing Features & Overlay
- CA 2026-Brecon-07 Green Infrastructure

Reference to “the Site” should be considered as the area identified on the plans.

In this landscape and visual appraisal, landscape and visual receptors need to be identified:

- Landscape receptors include the elements that physically form that landscape and its perceptual qualities and character.
- Visual receptors are the people who will be affected by changes in views or visual amenity at different places.

5.0 Landscape Character

In the current *Guidelines for Landscape & Visual Impact Assessment (GLVIA)*, *Landscape character* is defined as ‘a distinct, recognisable and consistent pattern of elements in the landscape makes one landscape different from another, rather than better or worse’. It reflects particular combinations of geology, landform, soils, vegetation and land use, and human settlement. It creates the particular sense of place from different areas of the landscape.

The potential impact of proposals on landscape character would arise from:

- The nature and value of any landscape character likely to be displaced by the development;
- The sensitivity of the site to change in terms of its landscape features and character;

- The nature of the proposed development and the magnitude of change it would bring about;
- The potential to mitigate adverse impacts and to introduce landscape improvements which would result in a beneficial effect.

5.1 Landscape Character of the Site

Refer to Graphics Appendix CA 2026-Brecon-03 LDP Landscape Designations and CA 2026-Brecon-07 Green Infrastructure

The Site is within

- National Landscape Character Area NCLA 39 Wye and Usk Vales
- BBNPA Landscape Character Area 6 Middle Usk Valleys.

The assessment will be at a macro and Site specific level.

5.2. Landscape Designations

The Site itself is and adjacent areas are subject to multiple national, local or other landscape designations.

NATIONAL DESIGNATIONS

- Bannau Brycheiniog National Park with high peaks, deep valleys and dark night skies.
- UNESCO Fforest Fawr Global Geopark
- International Dark Skies Association – Brecon Beacons Dark Sky Reserve Buffer Zone3
- Water source protection zone for Brecon Portis.
- Brecon is a Level 1 primary key settlement
- River Usk Special Area of Conservation (SAC)catchment
- Mains sewerage area (Brecon Wastewater Treatment Works).

5.3 ECOLOGICAL DESIGNATIONS

There are 9 designations associated with the 9 Kilometres of the Site:

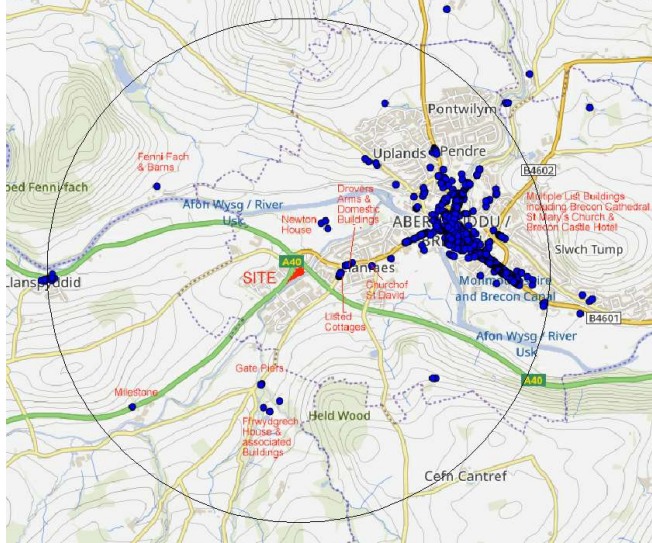
- Bannau Brycheiniog National Park the Site is within the park with high peaks, deep valleys and dark night skies. LOW IMPACT
- SAC Afon Tarell abuts the Site on the southeast boundary the base of Afon Tarell riverbank significant presence of species such as otters and designated as nutrient sensitive. VULNERABLE: AVOIDANCE MEASURES needed to avoid pollution.
- SAC Drostre Bank Molinia meadows, northeast 6830m.
- SAC River Wye northeast 7550m.
- SAC Llangorse Lake east 8990m.
- SSSI River Usk and tributaries abuts Afon Tarell and Usk north 446m from Site, significant presence of species such as otters and designated as nutrient sensitive. VULNERABLE: AVOIDANCE MEASURES needed to avoid pollution.
- Nature Conservation Wern Du Rhos south 1720m
- Local Wildlife Penlan Pond 1992m
- Restored Ancient Woodland a Priority Habitat MODERATE IMPACT

The Site's location within the National Park, the importance of the Afon Tarell and the Restored Ancient Woodland have required special consideration in the design of the Site. The Site has no impact on other designations.

5.4 CONSERVATION AREA, LISTED BUILDINGS AND SCHEDULED MONUMENTS

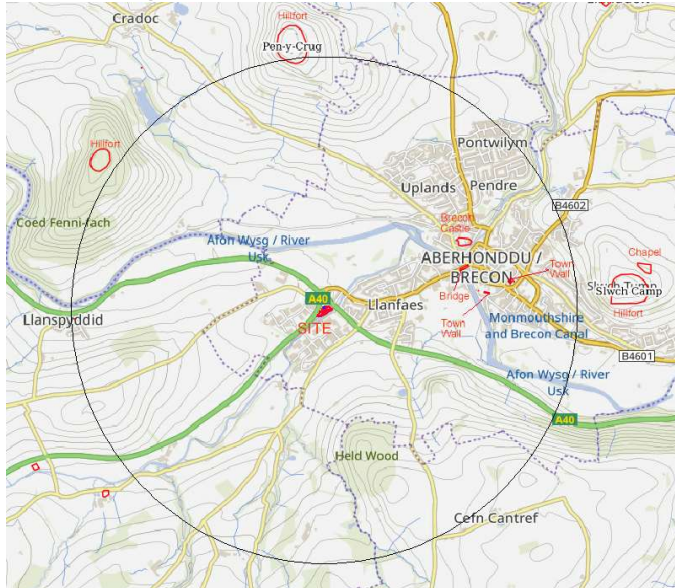
The Town Centre is all bounded by a Conservation Area which has numerous listed buildings within it and listed buildings spread out from this central area and these are within 2Km of the Site. In the wider

landscape there are multiple listed buildings (often farm buildings, old estate houses) and listed features like milestones. The following are within 2 Kilometres of the Site:



- Milestone on A470
- Fenni Fach Farm and Barns- Fenni Fach Road
- Ffrwydgrech House, associated buildings and gate piers- Ffrwydgrech Road
- Newton House and associated buildings – Brecon Golf Course
- Listed Cottages - Ffrwydgrech Road
- Drovers Arms and nearby buildings – Newgate Street – B4601
- St Davids Church – Church Street
- Multiple town centre listed buildings including Brecon Cathedral, Castle Hotel and St Mary's Church.

The following Scheduled Monuments lie within or are close a 2km radius of the Site:-

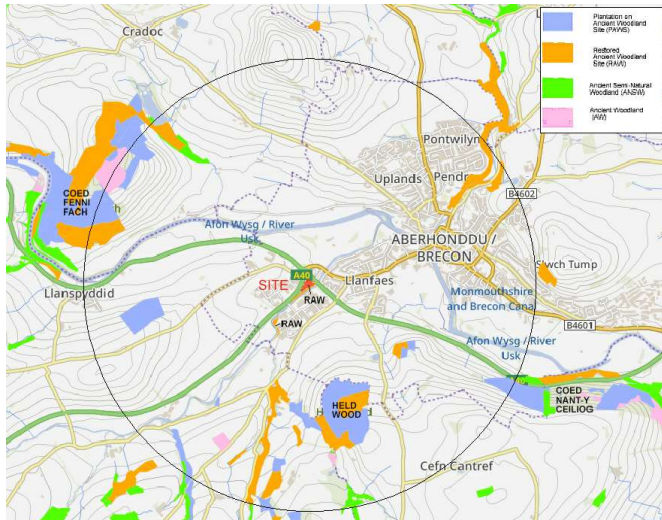


- Three hillforts on the hilltops of Pen-y-Crug, Slwch Camp and Coed Fenni fach to North, northwest and east of the Site
- Bridge over River Usk within Brecon settlement.
- Brecon Castle and town walls in the town centre.

Consideration is given to Pen-y-Crug and Slwch Camp as an important elevated viewpoints in the Bannau Brycheiniog for iconic views when assessing visual impact.

5.5 TREE PRESERVATION ORDERS, WOODLAND

There is a tree with a Tree Preservation Order (TPOs) within the Site which TPO 69 T1 veteran Oak which due to the constrained nature of this Site this tree and 3 other trees are to be removed following the results of Site feasibility layouts in the 'Design Development' in the Design and Access Statement.



There are many deciduous woodlands and woodland pasture and parkland in the wider landscape round the Site and particularly with regard to Ancient Woodland within or close to 2Km of the Site. The Restored Ancient Woodland (RAW) and Plantation on Ancient Woodland (PAWS) are the most common, Ancient Semi-Natural Woodland (ASNW) a lesser area and fully Ancient Woodland the smallest area.

The Restored Ancient Woodland (RAW) are in small areas such as :

- Site with 5110m² of (RAW) by the side of the Afon Tarell.
- South end of Ffrwydgrech Industrial Estate by the side of Afon Tarell.

It is in long ribbons along Ffrwydgrech Road to the south and along Afon Honddu to the north.

The large groups of woodland within of close to 2Km from the Site are

- Held Wood to south
- Coed Fenni Fach to the northwest
- Coed Nant-y-Ceillog

5.6 ACCESS

Refer to CA 2026 Brecon-14 Access and Dark Skies.

The Site currently has no access links directly other than an informal short track and farm gate into the field from the A470.

There are good road links around the Site from the Brecon gateway roundabout directly north of the Site. The roundabout has roads in all directions

- A40 Brecon bypass
- A40 to Llandovery
- A470 to Merthyr Tydfil and Cardiff
- Access road to Parc Menter Brecon
- B4601 into Brecon.

There is an access road into the Ffrwydgrech Industrial Estate from the A470. This estate access bridges the Afon Tarell. This estate lies next to Ffrwydgrech Road to the east with a single informal footpath access into the estate. The Site lies to the west of the Afon Tarell which restricts the only potential road access to come from the A470.

The Site lacks any direct access to the National Cycle Route (NCR) 8 which passes through Brecon to the east. Dedicated cycleways within Brecon and surrounding areas are limited and cyclists currently use roads.

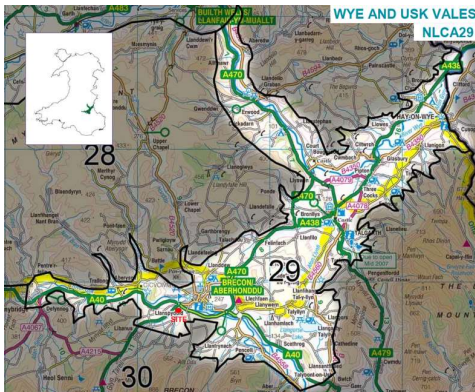
The Site also lacks any direct access to any type of footpath. Most of Public Rights of Way are north of the Llandovery, Brecon bypass A40 many associated with the Rivers Usk, Afon Honddu and Tarell. PROWs to the south are more limited.

- PROW 1/29/1 By Crwcas Wood south joining Bailihelig Road near Cefn Cantref.
- Permissible paths within Held Wood
- Restricted Byway 1/38/4 across the A40 near Crwcas Wood south-eastwards.
- Taff Trail from to Drovers Inn goes southwards along Ffrwydgrech Road alongside the Ffrwydgrech Industrial Estate and is the nearest PROW near the Site and an option for considering a footpath connection for the Site through the estate.

A roadside pedestrian footpath exists across the A470 from the Site. It starts from the small housing area Dol-y-Brenin and goes alongside Parc Menter Brecon up to the roundabout. A footpath continues into Parc Menter across the access road and the Llandovery A40 road and along a narrow footpath into Brecon. This footpath can link to the Site across the A470. Possible new footpaths direct into the Site and alongside the A470 to link back to the Ffrwydgrech Industrial Estate. It will need careful detailing due to the bypass traffic using the A470.

5.8 National Landscape Character NLCA29 Wye and Usk Vales (31/03/2014)

The National Landscape Character Areas cover all of Wales and they assess and group together characters at a macro level. The Site falls within the south-west end of Landscape Character Area.



Key Characteristics relevant to Site Area

- Gently undulating vale landscapes - carved by two separate ice flows creating the U-shaped valleys of the Wye and lower Usk, with pockets of higher ground of more resistant rocks surviving in places.
- Major rivers - The 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.
- 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.
- 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

The Usk is also a powerful and wide river forming the focus of the valley, with its tree fringed and loose meandering course. Its relatively flat productive valley floor, with medium to large fields, contrasts with the steeper, finer grain pastoral sides. Views from the Usk valley, and notably those from Brecon elevated locations of Pen-y-Crug, Cradoc Road and Slwch Tump towards the Central Beacons are iconic.

The vale of Usk is dominated by its rivers, which meanders through the area fed by many tributaries flowing from the surrounding uplands. The vale was originally formed by glacial movement.

Settlements like Brecon have retained their historic character and the valley surrounding areas are a pattern of scattered rural farmsteads and occasional cottages. Arterial roads, notably the A40, and A470, form strong, linear features that link the main settlements and run close to the valley floors. Their associated noise and visual intrusion is generally confined within their immediate surroundings, with the area overall retaining a strong sense of peace and quietude and away.

It is an area of rich agricultural production, based on fertile and well-drained red sandstone-derived soils, supporting many large farms and estates. It is a well-managed landscape of rich pastures enclosed by hawthorn hedges and hedgerow trees. There are many large, often veteran in-field trees, especially in the west, often associated with estate land and forming important habitats and visual landscape features. The Site has a veteran oak in the field. The south riverbank boundary is an area of Restored Ancient Woodland

The Usk and its tributaries are valuable water habitats, wildlife corridors and migration routes, which are protected as SACs and SSSIs for their diversity of water and riparian (riverside) habitats, including shingle ridges, bank-side flowering plants and lichens and riparian woodlands dominated by willow and alder. The landscape is well-wooded, with many ancient sessile oak woodlands on the steeper valley sides and in the steep gorges formed by many of the smaller tributaries.

The area has a rich diversity of archaeological remains and historic features that relate to the use, settlement and defence of the landscape. Prehistoric ritual and defensive sites occur on sloping ground above the two rivers. An early example of the former includes the Neolithic funerary monument at Little Lodge, which is part of a larger cluster of distinctive tombs found in the area. The Usk is overlooked by a number of burial cairns and standing stones, including the Ty Illtyd Neolithic chambered long barrow and near Brecon the Pillow Mound.

The Romans exploited and assimilated the existing Iron Age pattern of settlement, with the impressive remains of Brecon Gaer fort, west of Brecon, remaining as a potent symbol of territorial control in the landscape.

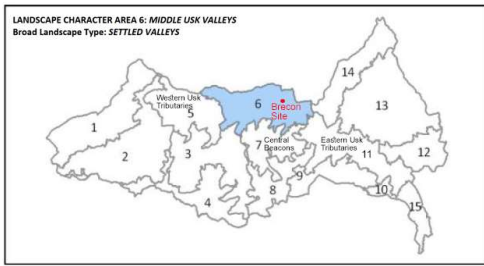
The Medieval period also formed defensive features, including castles which occupied prominent positions above the rivers with long views across the vales – such as Brecon with its castle and town walls.

5.9 Bannau Brycheiniog Landscape Character Area 6: Middle Usk Valleys

This gives a more detailed appraisal of the National Character Area dividing it into more local components. The Site lies within an area designated 'Middle Usk Valleys'. This Landscape Character Area

is in the north-central part of the Bannau Brycheiniog National Park. The Site is in Brecon in the northeast of the character area

This is an area of transitional landscape, connecting the uplands of the Central Beacons with the lower and more settled Usk Valley. It is visually dominated by the high northern scarps of the Central Beacons which form a dramatic southern backdrop to the area. A generally pastoral agricultural landscape of green fields divided by hedgerows, its character is also locally influenced by upland heath, designed parklands, urban development, valley floodplain and transport routes. A landscape of historical strategic importance, it contains defensive sites from the Iron Age, Roman and Medieval periods, and as well as recent military use.



Key Characteristics

- Underlying geology largely brown Devonian mudstones with occasional sandstones overlain by glacial deposits of clay, and fertile alluvium deposited by rivers.
- Gently undulating landform containing the valley of the River Usk, and several tributary valleys leading down from the Central Beacons. Isolated hills of harder rock are prominent in the landscape such as Y Allt and Fenni-Fach).
- River Usk flows within a broad floodplain along the northern boundary before turning south-east. Fed by a series of rocky, fast-flowing tributary streams e.g. Tarell and Cynrig).
- Monmouthshire and Brecon Canal follows the River Usk south-east of Brecon
- Predominantly pastoral land use, with pockets of heathland, forestry, arable, parkland, urban and military land uses.
- Many surviving historic features to reflect its strategic position and its need for defence over many centuries such as Iron Age and Roman hillforts at Pen-y-Crug, Slwch and Coed Fenni Fach and medieval castles Brecon Castle and town walls and modern military establishments and camp. Historic houses such as Newton House in the golf course and Ffrwydgrech House.
- Field boundaries generally hedgerows (often trimmed) enclosing semi-regular fields).
- A variety of trees, including hedgerow and riparian trees, coppice woodlands, small conifer plantations and parkland trees including veteran trees and non-native specimens.
- Semi-Natural Habitats of Principal Importance to Wales including broadleaved woodland, dry heath/ acid grassland, neutral grassland, fen and standing water.
- The town of Brecon on a key crossing point of the Usk, with its castle, cathedral (originally a priory church) colourful Georgian houses, and modern peripheral housing and industrial buildings.
- Important past and current transport corridors, including the A40, A470, and the Monmouthshire and Brecon Canal.
- Good recreation/ tourist infrastructure e.g. Cycle / riding trails, National Park Visitor Centre, youth hostel, B&Bs.
- Visually dominated by the Central Beacons on the southern horizon, this is a relatively open landscape with a settled, verdant feel.

The historic town of Brecon- an important local commercial and administrative centre, and several smaller nucleated villages including Sennybridge (with its military base), Libanus and Llanfrynach. There are also numerous hamlets and scattered farms, many of which are built in traditional materials and

styles. The approaches, backdrop and setting to these settlements, which themselves influence the character of the landscape, giving it a more settled and developed feel.

High points such as Pen-y-Crug hillfort offer iconic panoramic views to the north of the countryside outside the National Park and south towards backdrop of the Central Beacons create a very strong sense of place and the Site forms an insignificant element in this view. There are also views northwards from the summits of the Central Beacons and the Site is too distant to register in these views.

The main Green Infrastructure assets include the River Usk corridor, the extensive mix of coniferous and deciduous woodland stands, Traeth Mawr Nature Reserve, the Taff Trail, and visitor attractions including Brecon Cathedral and the Roman fort at Y Gaer at rear of Coed Fenni Fach.

RECENT CHANGES IN LAST 25 YEARS

Settlement expansion, particularly linear development along main roads, and spreading of Brecon town from the valley floor up on to higher land, making built development much more visible within the landscape. There is a demand for development of settlements, including low-cost housing, economic growth, efficient transport etc.

There has been a decline in traditional hill farming. Consequences on the landscape are the amalgamation of farm holdings (sometimes with new larger-scale farm buildings), dilapidation of traditional farm buildings, poor management of hedgerows and meadows, and undergrazing of common land. High-quality conversions of redundant agricultural buildings to residential use.

With specific changes to the area around the Site by looking at the aerial photographs from 2006 up to 2026 the land of Ffrwydgrech Industrial Estate and Parc Menter Brecon south of the A40 and on either side of the A470 have intensified in character up to the present day where Site is a landlocked small field and the last undeveloped area by the roundabout junction.

The Brecon Bypass (A40) was officially opened in August 1980, following construction that largely took place in the late 1970s the former path of the A40 through the town centre was reclassified as the B4601. The small areas of hardstanding in the Site are remnants of the old A 470 line.

By 2006 the Ffrwydgrech Industrial Estate had fully developed the area between the Afon Tarell (and close to the A470 accessed by a bridge) and Ffrwydgrech Road contained by the bend in the Afon Tarell.

Parc Menter Brecon (Brecon Enterprise Park) appears to be contained between old field hedgerow tree-lined boundaries. In 2006 there are 3 undeveloped plots a small triangular plot in southwest corner, a central plot facing the A470 and northern plot abutting the roundabout. By 2009 the small triangular plot and northern plot are developed.



In 2013 the start of the outlier Dol-y-Brenin housing construction is commencing and the development of the large central plot. By 2017 these developments are fully complete and the plot Spa Motors still has a hedgerow tree boundary facing the A470.



By 2021 Spa Motors have an open frontage with the A470.

In 2026 the Site small field remains the only undeveloped area to the south of the roundabout.



5.10 Landscape Character Summary

The Site is a landlocked triangle of agricultural land bounded by roads on two sides and the Afon Tarell development on the third side. The Site is in a gateway location to entry Brecon from the west, south-west and bypass to the east.

The National Park area where the Site is located has a strong sense of place, high scenic quality particularly due to the visual dominance of the Central Beacons to the south of Pen Milan, Twyn Cil-rhew, Allt Du, Cefn Cyff and Bryn.

It has designated nature conservation sites include ancient woodland in Usk and Tarell especially in river valleys of in Usk and Tarell SAC and SSSIs as examples of a river running over sandstone forming a linear ecosystem with its associated habitats. The Site abutting the Afon Tarell on its southeast boundary and the Restored Ancient Woodland on the riverbank.

The area has numerous Scheduled Monuments and Listed Buildings, many of which represent the occupation and defence of this area over millennia. The attractive town of Brecon, with its castle, cathedral, bridges, historic college, Georgian buildings and 19th Century barracks. The core of the town is a Conservation Area, and there are numerous Listed Buildings. There historic parks and gardens Newton and Ffrwydgrach House and the Site has no impact on any of these historic elements.

The area has pressure as a popular tourist/ recreation area with good tourist infrastructure and a range of attractions due increasing usage and pressure Settlement expansion, particularly linear development along main roads, and spreading of Brecon town from the valley floor up on to higher land, making built development much more visible within the landscape. The Site is a development pressure as the last vacant plot in the retail/commercial and industrial grouping southwest of Brecon and its impact on the character of the landscape will be mainly localised.

6.0 Constraints and Opportunities

It consists of a triangular Site wider at the northern end junction with the bypass roundabout between A40 and A470 and the Afon Tarell.

Refer to CA 2026 Brecon-06 Constraints and Opportunities and CA 2026 Brecon 17 Landscape Strategy
SITE CONSTRAINTS

The existing Site has the following constraints:

- PHYSICAL
 - It is within Bannau Brycheiniog National Park boundary.
 - In the LDP it is indicated as countryside.
 - Lack of direct footpath or cycleway features
 - Limited developable land
 - It is within a dark skies area.
- VEGETATION
 - Off-Site Hedgerow1 which is overgrown and includes trees
 - On Site grassland, scrub, riverbank woodland edged with trees and a hedgerow.
 - TP0 69 T1 veteran Oak. Loss will require on and off-Site compensation
 - Riverbank including an area of Restored Ancient Woodland.
- SERVICES
 - Services in verge.
 - Overhead Lines
- ECOLOGICAL
 - Bat habitat for roosting and foraging.
 - Bird habitat for nesting and foraging.
 - Potential for reptiles and invertebrates.
 - Afon Tarell SAC and Usk River and Tributaries SSSI

The existing Site offers the following opportunities which have been used to address the proposals for the development:

- PHYSICAL
 - It is a relatively flat platform area
 - Proximity of similar developments Ffrwydgrech Industrial Estate and Park Menter Brecon
 - Proximity of Taff Trail/Ffrwydgrech Road
 - Potential to improve pedestrian and cycle via Taff Trail/Ffrwydgrach Road through the adjacent Ffrwydgrech Industrial Estate.
- VEGETATION
 - On site reinforcement of off- Site Hedgerow 1 apart from new access.
 - Form and isolate a Nature Conservation Area from the store and carpark to include the riverbank vegetation and areas to north and south of the Site
 - Increase tree cover and use oak as a dominant species in the mix and to enhance the Ancient restored Woodland.
 - Most of the planting is native and hedgerows to introduce planting suitable for a 'Countryside' location.
 - Introduction of management for all the proposed planting.

- **ECOLOGICAL**
 - Introduction of native hedgerows and native blocks to all boundaries enclosing the Site area strengthening ecological connectivity.
 - Retain and protect the Afon Tarell and associated riverbank and Restored Ancient Woodland by formation of a Nature Conservation Area with the inclusion of additional adjacent areas
 - Introduce an increased range of different species for native trees, native blocks and native hedges planting to increase biodiversity.
 - Overall native planting and planting beds have an element of pollinators and berrying plants.

7.0 Green Infrastructure

Green infrastructure is a network of multi-functional green space and other green features, urban and rural, which can deliver quality of life and environmental benefits for communities. GI includes parks, open spaces, playing fields, woodlands, street trees, sustainable drainage systems (SuDS) and soils. It includes rivers, streams, canals and other water bodies, sometimes called 'blue infrastructure'.

The existing Site is in two different parts the relatively flat field area and Afon Tarell steep riverbank.

The Site lies within the valley floor of the Usk and the tributary Afon Tarell which meets the Usk in the centre of Brecon. The River Usk is an SSSI and the Tarell is an SAC and otters have been recorded in the Tarell. This emphasises the ecological importance of the blue infrastructure which the Site directly abuts. The green infrastructure of tree and woodland belts lies along the riverbanks. This connects with the green infrastructure of hedgerows, tree lines, woodland, pasture fields and golf course away from Parc Menter Brecon, Ffrwdgrech Industrial Estate and the Brecon urban area.

The major roads Brecon bypass, A470, A40 to Llandovery have hedgerows and tree belts forming strong green infrastructure elements in the landscape. The verge hedgerow, treelines and riverbank tree block surround the Site. The riverbank tree block has a belt of Restored Ancient Woodland within it.

Northeast of the Site above the A40 there are Public Rights of Way by the Usk and Tarell. The long distance footpath Taff Trail starts in Brecon and goes to Cardiff. The Taff trail is initially along Ffrwydgrech Road that goes alongside and accesses the Ffrwdgrech Industrial Estate.

The Green Infrastructure (GI) considered the Site and the wider area and is indicated in CA-2026-Brecon-07 Green Infrastructure. In the wider area around the Site there are GI features:

- Listed buildings and Scheduled Ancient Monuments in and around Brecon and within 2Km of the Site
- Community open spaces, school sports field within Brecon and Brecon Golf Course
- River Usk and its tributaries and the canal basin and canal
- Long distance footpaths Taff Trail and Usk Way
- PROWS, permissible footpaths and Open Access on hill tops and southern Brecon Beacons.
- Farmland pasture fields with hedgerows and woodland blocks on their boundaries.
- Ancient Woodland blocks within 2Km of the Site.

GI features linking directly to the Site including associated with adjacent roads and roundabout:

- A470/A40 verge hedgerows and tree groups.
- Afon Tarrell SAC and its associated vegetated banks
- A section of Restored Ancient Woodland south of the Site.

The existing Site has the following positive GI features:

- Internal hedgerows and tree blocks.
- TPO 69 T1 veteran Common Oak

- Restored Ancient Woodland on the riverbank
- Bat flight lines and foraging.
- Bird habitat for nesting and foraging.
- Potential badgers, otters, water vole for reptiles and invertebrates

The existing Site has the following negative GI features:

- The grassland is not of high ecological value.
- A few sections of hardstanding remnants from the old road line.
- No direct access from existing paths or roads – landlocked area.
- Limited developable area.

There are losses to be made to facilitate the development of the Site.

OUTSIDE THE SITE

- 55 metres of Hedgerow1 with 6No Ash of low quality will be removed to facilitate the proposed Site access on A470 verge. There are 6No trees in section of hedgerow also to be removed, and these make the translocation of this hedge section impractical. It can be reassessed on Site by a further check by the arboriculturalist before any work commences.
- Grass verge areas by proposed access and proposed footpath connections.

INSIDE THE SITE

- Loss of the modified grass area
- Loss of TPO 69 T1 Oak and individual Trees T2 Oak and G1 two sycamores. Different Site layouts were considered and the one to be used requires the removal of the 4No trees to facilitate the construction of the proposed development design. To ensure that suitable compensatory tree planting is provided on and off the Site, a Capital Asset Value for Amenity Trees assessment (CAVAT) was conducted and to give a compensatory value of £134,075.00
- Treeworks to be carried out
 - A section of A470 hedgerow to be trimmed back to facilitate new A470 footpath in the verge.
 - Internally A470 hedgeline canopy behind the Site boundary fence canopies trimmed back where necessary.
 - Internally minimal cutting back Hedgerow 1 by the corner of the proposed store building.
 - Minor trimming back of G3 hedgerow for space for reinforcement hedgerow.

The Step approach is used avoid and reduce impacts on wildlife.

- **AVIODANCE**
 - By design for site layout, building materials, lighting , sustainable drainage including rain garden provision, design of planting for nature conservation and climate resilience. Also to allow for the Dark skies location.
 - Protect retained off-Site hedgerow and on-Site riverbank including Restored Ancient Woodland and other retained trees and hedgerows by protective fencing and the early installation of the conservation fence.
 - Measures for prevention pollution of Afon Tarell
 - Timing of clearance and construction works to reduce disturbance.
- **MITIGATION**
 - Provide and use a CEMP (Construction Ecological Management Plan) to reduce impact on wildlife which cannot be avoided by design.
- **COMPENSATION/ENHANCEMENT**
 - New hedgerows within the Site to reinforce the existing Hedgerow1 which is off-Site and new hedge planting around the proposed access compensate for hedgerow loss.
 - Forming native blocks at south of the Site and around the store which combine with the riverbank vegetation (including the Restored Ancient Woodland) to form a single Nature Conservation Area isolated from the carpark and store by a conservation fence together with store fencing.

- Interpretative boards to explain the river and riverbank ecology and the new native planting.
- Planting beds will be predominantly pollinator species and some to have berries
- Wildflower grass areas in all native blocks areas.
- Provision of habitat features log piles and hibernaculum.
- Provision of bird and bat boxes locations to be confirmed by ecologist after further survey.
- The proposed Site will have permeable carparking spaces draining into soakaways below the carpark the proposed scheme will ensure water pollution into the adjacent Afon Tarell will be avoided. The drainage system will include a rain garden
- The building will be designed to have photovoltaics on the roof.
- Provide pedestrian access which will require action in other areas to upgrade general pedestrian access in the wider area.
- Undertake 10 Year maintenance/management period including monitoring by the ecologist.

Step system showing the Avoidance and Mitigation measures undertaken, most compensation is made on Site and except for trees where compensation is made on Site and off-Site for a value calculated by CAVAT. Long-term management for the successful landscape establishment will ensure biodiversity objectives are met.

8.0 Proposed Development

The proposed Lidl Store and associated parking and landscaping (FULL APPLICATION)

The application is detailed in the following drawings and documents in this LVA

- CA 2026-Brecon 05 Existing Features & Overlay
- CA 2026-Brecon-07 Green Infrastructure
- CA 2026 Brecon-17 Landscape Strategy

Documents to refer to submitted for the planning application but included in the LVA document

- CA 2026-BRKM-03 Rev A Kings Meadow Brecon Landscape Proposals Overall
- CA 2026-BRKM-04 Rev A Kings Meadow Brecon Landscape Proposals Trees and Native
- CA 2026-BRKM-05 Rev A Kings Meadow Brecon Landscape Proposals Hedges and Grass
- CA 2026-BRKM-06 Rev A Kings Meadow Brecon Land Prop Planting Beds & Rain Garden
- CA 2026-BRKM-07 Kings Meadow Brecon Landscape Proposals Structural Tree Pits
- CA 2026-BRKM-08 Rev A Kings Meadow Brecon Landscape Proposals General Sections
- CA 2026-BRKM Kings Meadow Brecon Planting Schedule 22September 2026
- CA 2026 Kings Meadow Brecon Planting Methodology & 10 Year Aftercare 22Sept2026

This section of the report should be read in conjunction with the Design & Access Statement and drawings prepared by HTC Architects, the Arboricultural Impact Assessment undertaken by Arboricultural Technician Service, Preliminary Ecological Assessments and LEEMP undertaken by Biodiverse Consulting and wider information supporting the planning application.

The Site layout locates the store in the northern end of the Site determined after alternative options were considered. The Site is enclosed on all sides by hedgerows, trees and woodland blocks. 4 No internal trees are to be removed including TPO 69 T1 Oak and two breaks are to be made in the A470 hedgerow section. The first is a small section for the proposed pedestrian access at north of the hedgerow line, and a 55 linear metre section together with 6 Ash trees for the proposed site access. This access is at the lower southern end of the Site and opens into the carpark.

The initial works on Site will be clearance, tree removals and tree works both off-Site on the highway verge and inside the Site. Some of the material from the removed trees will be used to form the

hibernacula and log piles to be located in the proposed native block areas. This is then followed by tree protection measures and the installation of the conservation fence and setting up the Site compound. The conservation fence starts by fencing off the southern Site section, the riverbank and stops by the proposed loading bay and then ties in with the tree protection fencing around the sides and rear of the store. This protects both the existing vegetation and existing soil for proposed Nature Conservation Area 2 in the south and Nature Conservation Area 3 which is the riverbank trees and hedges including the main section of the Restored Ancient Woodland. Nature Conservation Area 1 can only be planted once the store construction nears completion forming the completion of the Nature Conservation Area. This area has no public access only two gates for maintenance access. The Site has existing topsoil a volume of which is to be selected and stored for reuse. Imported topsoil is to be used for the structural tree pits and imported sandy loam and topsoil to be used in the rain gardens.

Tree, hedgerow and grassland losses to facilitate the development are to be compensated by new plantings:

- 36 No trees mainly native,
- 215 linear metres native hedges
- 1125 m² native blocks
- 139 m² planting beds
- 25 m² rain garden
- 1125 m² wildflower grass areas
- compensatory off-Site tree planting to meet the CAVAT calculation offset.
- approximately 3120 m² existing riverbank low land deciduous woodland remaining unchanged.
- 162 m² of verge reinstatement.

As previously indicated the loss of the 4 No internal trees TPO oak, another oak and sycamore require a calculated value of compensation which can only be partly offset on-Site and further off-Site planting will be agreed with the Bannau Brycheiniog National Park Authority.

The off-Site highway works include works on the A470 road itself and the verge areas with liaison and agreement with Park highway authority for access and how pedestrian links can be achieved from Brecon including through Ffrwydgrech Industrial Estate or safely across the A470 using existing footpaths.

The planting size of the trees are Advanced Nursery Standards girth 18-20cms 4.00-5.00m height for the structural tree pits in the carpark lines and Extra Heavy Standards 14-16cm 3.50-4.00m girth in all other locations to give have immediate impact. There is strong tree planting together with native block planting and a hedgerow section to reinforce the existing hedgerow around the northern side and eastern rear of the store to increase the screening for traffic using the roundabout.

The range of tree species will be

- Field Maple
- Oak
- Hornbeam
- Alder
- Hawthorn
- Sycamore
- Italian Alder used for carpark structural tree pits.

Rowan and Silver Birch have been omitted as they have been identified as coming under intense stress with climate change and rising temperatures. Other species may need to be considered as further research is available. Common Oak is deep rooted and been found to endure rapid climate warming and is an important and dominant tree in the Site planting.

The proposed hedgerow planting varies using single, double and triple rows according to location.

- Single row hedging used at the Site access backing up exiting and new hedgerows.
- Double row hedging to reinforce existing hedgerow at the rear of the store and a section of the riverbank hedgerow and by the new pedestrian access and main Site access.
- Triple row hedges at the rear of the existing hedgerow and a new section of hedging on the A470 section where there is no space for tree planting.

The planting size for the hedges will be mainly 60-90cm barerooted materials except holly which will be in 30-45cm in 3 litre pots. As the hedgerow planting is generally reinforcing existing hedgerows they will be within the root protection areas of retained trees and hedgerows and the new hedging will be slit planted and minimal pit sizes used for the holly plants.

The range of hedge species will be

- Field Maple
- Hawthorn
- Holly
- Hazel
- Dogwood
- Blackthorn
- Hornbeam
- Guelder Rose

The standalone new hedges by the proposed Site entrance will be managed to a height of 1.50m and the new hedges reinforcing existing will be trimmed back on the outward facing side and maintained to the same height as the existing hedgerows.

Ornamental beds are limited to the internal carpark edges on the northwest side of the Site and species selected to provide some berrying and pollinators plants. The Rain garden planting uses species tolerant of wet/dry conditions.

The native blocks all fall within a proposed Nature Conservation Area which isolates the carpark and store from the south of the Site, the riverbank and rear of the store as mammalian tracks and records indicate badger, water vole and otters may be present and the conservation gives an area undisturbed by the public with only maintenance undertaken and also further protects the Restored Ancient Woodland.

The species to be used are:

- Field Maple
- Hawthorn
- Holly
- Hazel
- Dogwood
- Blackthorn
- Hornbeam
- Guelder Rose
- Wild Privet
- Crab Apple
- Dogrose
- Elder
- Bramble

The native blocks are to be seeded with a general purpose meadow mix and maintained until the canopy closes over reducing basic maintenance work. The highway verge reinstatement will use a general meadow grass mix which can be adjusted if the highway authority has a preferred mix.

The material colour for the building are different shades of grey – refer to HTCArchitects drawing 3223 P200 B architectural for elevation and material details. The store roof will be dark grey with non-reflective photovoltaic unit to help the development recede into surroundings when seen from wider viewpoints.

Lighting within the landscape will be kept to a minimum requirement to provide safe access to the food store and the lighting scheme to be designed to minimise disturbance to ensure nocturnal wildlife is not adversely affected by illumination.

The features provided for ecology

- Conservation fence 1.10m fence with mesh 50mmx500m so badgers and otters cannot get heads stuck in the mesh.
- 3No Schwegler 1B bird boxes
- 3No Schwegler 2F-DFP bat boxes
- Logpiles
- Hibernaculum
- Interpretative boards 2No attached to the conservation fence and 1No near the store to explain details of otters, water voles and badgers and flora

Overall the proposals, considering the location of the Site at a southern junction of the A470 and A40 Brecon Bypass roundabout and the developable Site area being the field can provide a biodiversity net benefit together with off-Site CAVAT compensation. The riverbank of the Afon Tarell (including the Restored Ancient Woodland) and the adjacent river with high ecological significance will be protected during construction and operation of the development and remain of high ecological significance. The Site proposals will enhance existing connectivity by reinforcement planting on boundaries which link to off-site vegetation.

9.0 Visual Amenity

Refer to the following

- CA 2026 Brecon-08 Viewpoints 1 & 2
- CA 2026 Brecon-09 Viewpoints 3 & 4
- CA 2026 Brecon-10 Viewpoints 5 & 6
- CA 2026 Brecon-11 Viewpoints 7 & 8
- CA 2026 Brecon-12 Viewpoints 9 & 10
- CA 2026 Brecon-13 Viewpoints 11 and Seasonal Internal Views
- CA 2026 Brecon-14 Access and Dark Skies
- CA 2026 Brecon-15 Elevational Sections
- CA 2026 Brecon-16 Held Wood Section
- CA 2026 Brecon-17 Landscape Strategy

The results from the ZTV give the degree of visibility with regard to landform only and does not take into account the significant screening influence of tree cover, hedgerows, urban settlements, local topography or the likely orientation of a viewer.

9.1 INFLUENCE OF TOPOGRAPHY AND VEGETATION

The Site is in a small enclosed area at a junction of A470 and A40 roundabout with the store building located at the north of the Site. The only breaks in the enclosing vegetation are to be made on the A40 side with a pedestrian access at the north end opening by the store entrance and the main vehicle and

pedestrian access at the south end of the Site. Due to this layout the only clear view of the whole store frontage is from within the carpark only.

The height of the enclosing vegetation is important.

- Directly south is a hedgerow and woodland block with the woodland 12-13m height
- The southeast riverbank woodland is 12-13metres high and there is woodland on both sides of the Afon Tarell. The wooded riverbank continues alongside the river to the north and south of the Site.
- The northwest boundary with A470 and corner by the roundabout abuts Hedgerow1 an overgrown hedgerow generally 4.00m height with groups and isolated trees mainly Ash in the hedgeline with heights of 10-11metres.
- The northeast of the Site from the roundabout corner with the A40 and along the A40 bypass to the bridged Afon Tarell is a continuation of Hedgerow1 with a height of 4.00m with a few Ash trees at 10-11 metres height. This off-Site vegetation banks down towards the Site and a sycamore tree group is on this bank upto the river bridge and the trees are 12 metres height and extend along approximately half the length of the rear of the store.
- Planting off-Site ie the tree block in the centre of roundabout and the woodland and treelines along the A40 Bypass and the treeline along the A470 to the Parc Menter Brecon (with the gap by Spa Motors) also influence the visibility of the Site

The store height is 7.21 metres well below the existing vegetation except for the Hedgerow1 sections where the upper part of the store will be visible above the hedgerow where there are no trees in the hedgerow. To mitigate this there is strong tree planting around the store on the northern side and rear of the store.

The main Site entrance has made a gap in Hedgerow1. This view at the Site entrance will be towards the existing riverbank trees and reinforcement hedgerow in front of the conservation fence and the first line carpark trees in structural tree pits. A small section of store frontage might be seen at an angle by vehicles passing the entrance on the way to the roundabout and pedestrians using the footpath the A470 can have an angled view for a short time. The full extent of the store can only be seen from within the carpark.

To exemplify the influence of topography and the effect of vegetation a section was taken from the Held Wood (refer to CA 2026 Brecon-16 Held Wood Section) The line is taken from a permissible path on the edge of Held Wood 930metres from the centre of the Site. The land falls from approximately 215metres AOD to the Site level of 141 metres AOD. A small part of the roof is screened the riverbank trees and the dark grey roof and an angled section of frontage may be seen. Though seen the store will not form a dominant part of the view. The extent of the Ffrwydgrech Industrial Estate and Parc Menter Brecon areas with the large buildings, some light-coloured roofs and facades and limited internal planting dominate the view and there is nothing distinctive to draw the view directly to the Site.

9.2 DARK SKIES

Bannau Brycheiniog (Brecon Beacons) National Park is an accredited International Dark Sky Reserve offering exceptional conditions for viewing the Milky Way, constellations, and meteor showers and is becoming important for astro-tourism. Therefore there is great importance in keeping light levels down with all new developments in the National Park.

(Refer to CA 2026 Brecon-14 Access and Dark Skies)

The proposed lighting for the Site is determined by the building design, internal and external lighting details, proposed planting and boundary structures.

- Lighting within the landscape will be kept to a minimum requirement to provide safe access to the food store and the lighting scheme to be designed to minimise disturbance to ensure nocturnal wildlife is not adversely affected by illumination.

- All external luminaires specified for use within the project are Dark Sky Approved.
- All external luminaires are to be fitted with controls to enable automatic switching to prevent luminaires from being left on outside of the proposed operating hours.
- Presence detectors to be utilised to dim luminaires to reduce potential impacts from the external lighting and reduce energy consumption during low-traffic periods
- Lighting will be turned on 30 minutes before opening and 30 minutes after closing. All hours either side of this when the store is closed – the Site is not lit.
- The increased tree planting and hedgerow reinforcement may reduce lighting locally.

Referring to [The Dark Skies Reserves of Wales | Wales.com](https://www.wales.com/news/health/2020/05/20/dark-skies-reserves-of-wales/) the Hilltop of Pen-Y-Crug is a genuinely dark sky location at a height of 315 metres with a radiance of less 0.5% and this is the case in the wider area around Brecon. Brecon itself as would be expected for a principal settlement radiance is greater than Pen-y-Crug. The highest level of 4 to 8% in the three locations, east of Brecon, Brecon centre and the A40/A470 roundabout where the Site is located. The radiance of 4-8% is considered a transitionary and degrading light pollution slightly washing out faint stars near the horizon. Over 8% radiance and the sky is considered polluted. As a reference the centre of Swansea is greater than 32%.

So the light radiance in Brecon on the cusp of light pollution where the Site is located, it is therefore necessary that all methods to reduce light pollution are undertaken so the Site does not increase the radiance value where it is located.

9.3 The significance of the development's impact on visual receptors may depend upon:

- The degree to which the proposals may obstruct the view from a receptor;
- The degree to which the proposals may intrude into the view;
- The qualitative change to the landscape in the view;
- The number of people affected;
- The presence of the new buildings and structures, hard standing and services;
- Proposed lighting, both temporary and permanent;
- Permanent loss of landscape features;
- Introduction of new landscape features;
- Landscape management regime.

To assess the potential receptor impact of the scheme 11 viewpoints have been selected in locations which are from publicly accessible areas and a section of a sightline from a permissible footpath in Held Wood.

The viewpoints were taken with trees in leaf due to timing of the survey (seasonal changes were noted in the spring initial Site visit before the later surveys. Refer to CA 2026 Brecon-13 Viewpoints 11 and Seasonal Internal Views). The viewpoints were only from publicly accessible locations. All these viewpoints were re-checked against the ZTV results and visited in August/September 2026 with some revisions on Site. The BBNPA pre-app comments considered permissible footpaths should be considered in Held Wood which overlooks the Site area. Held Wood was not used as a viewpoint but made as a sectional view to demonstrate the topography more directly.

All visual assessment field survey work has been undertaken from within publicly accessible areas though Viewpoint 1 central reservation of the A40 and Viewpoint 2 A40/B4601 verge though accessible were for vehicle viewpoints.

This is not a formal LVIA and the Viewpoint panoramas are to indicate the effects of the development on the landscape and likely receptors.

The photographs were taken with a 50mm lens and Canon Camera in February 2024 with the frames merged in Canon Photostitch software.

9.4 Visual Appraisal

Visual Receptors:-

Due to the location of the Site there reduced receptors close to the Site.

People who are likely to be receptors and may currently have views of the Site include:-

- walkers using the nearby A470 footpath and footpaths round the northern section of the roundabout.
- users locally and hiking tourists using Public Right of Ways in the countryside and Open Access at top of high hills Pen-y-Crug and Slwch
- drivers/passengers, cyclists, horse riders using A470, A40 Llandovery and Bypass, local Brecon B4601
- owners, employees and visitors of nearby industrial/retail units

Nature of Receptor (Sensitivity)

- High : Viewers with opportunities for prolonged views of the site e.g. neighbouring properties, visitors to adjacent destinations
- Medium : Viewers with a moderate interest in their visual environment, users of the wider public realm
- Low : Viewers with passing interest in their visual environment such as motorists, cyclists, runners where their main focus may not be on the Site

Nature of Effect (Magnitude)

- High : Major or considerable changes to characteristics or features of the view
- Medium : Moderate change to characteristics or features of the view
- Low : Minor change to characteristics or features of the view
- Negligible : Imperceptible change to the view

In order to appraise overall visual effect of the development the following table of the combination of the nature of the receptor and the nature of the effect will be used.

	Nature of Receptor		
	High	Medium	Low
Nature of Effect			
High	Major Adverse	Major/Moderate Adverse	Moderate Adverse
Medium	Major/Moderate Adverse	Moderate Adverse	Moderate/Minor Adverse
Low	Moderate Adverse	Moderate/Minor Adverse	Minor Adverse
Negligible	Neutral	Neutral	Neutral

9.5 DIRECT VIEWS :

There are no direct views of the Site.

9.6 LIMITED VIEWS : VIEWPOINTS 4 and 5 and Held Wood Section

are all viewpoints from the A470 going to the northwards to the roundabout north of the Site.

Distances vary from 52-99metres VP4 and VP5 and 930m2 Held Wood from centre of the Site.

EXISTING VIEW:

The Viewpoints 4 Verge below existing track entrance and Viewpoint 5 Footpath by Spa Motors have a direct view of the 4.00m high existing hedgerow on the Site boundary.

Held Wood Section

The line is taken from a permissible path on the edge of Held Wood to the Site. The land falls 74 metres and the view is dominated by a clear view of both Ffrwydgrach Industrial Estate and Parc Menter Brecon.

PROPOSED VIEW:

The new site entrance will involve the removal of a length of hedgerow and Ash trees which will open up a view where the upper 3.00m of the south frontage elevation of the store above the existing hedgerow and new hedgerows will be seen. Possibly slightly more of the frontage may be seen at angle from Viewpoint 5. The proposed carpark tree planting will break up the view.

Held Wood Section A small part of the roof is screened the river bank trees and the dark grey roof and an angled section of frontage may be seen

The Overall Visual Effect is Moderate/Minor Adverse

9.7 LIMITED VIEWS : VIEWPOINTS 1, 2 and 3

All viewpoints from different roads coming to the roundabout north of the Site.

Distances vary from 52-99 metres from the centre of the Site.

EXISTING VIEW:

The Viewpoints 2 Verge by B4601 and Viewpoint 3 Footpath by access road to Parc Menter Brecon have a direct view of the 4.00m high existing hedgerow in front of the Site boundary, Viewpoint 1 Central reservation of A40 Bypass will see the existing 4.00m hedgerow nearer the roundabout.

PROPOSED VIEW:

The view will be of the upper 3.00m of the rear and north elevation of the store above the existing hedgerow and this will be broken up by the existing trees and proposed tree planting will further break up the view.

The Overall Visual Effect is Minor Adverse

9.8 NOT VISIBLE VIEWPOINT 6, 7 and 8

Distance from the Site varies from 1.86 - 2.41 Kilometres from the centre of Site

EXISTING VIEW

Viewpoint 6 Cradoc Road, Viewpoint 7 Slwch Tump and Viewpoint 8 Pen-y-Crug. These are all north elevated views and Pen-y-Crug is considered one of the iconic views with the backdrop of the Central Beacons and Cradoc Road is a similar view at a lower level.

View from Slwch Tump is across the built form of Brecon towards hills. The existing tree cover of the A40 Bypass and A40 Llandovery, alongside A470, and the Afon Tarell screens Ffrwydgrech Industrial Estate and Parc Menter Brecon.

Viewpoint 6 Cradoc Road screening is total and Viewpoint 7 and 8 that only roofs can be seen.

PROPOSED VIEW

There will be no noticeable change in the view with the Site development

The Overall Visual Effect is Neutral

9.9 NOT VISIBLE VIEWPOINTS 9 and 10

Distance from the Site is 2.15 – 2.58 Kilometres from the centre of Site

EXISTING VIEW

Viewpoint 9 Heol-fanog and Viewpoint 10 PROW above A70 elevated views northwards with Pen-y-Crug in the background where intervening vegetation obscures any view of the Site.

PROPOSED VIEW

There will be no change in the view.

The Overall Visual Effect is Neutral

9.10 NOT VISIBLE VIEWPOINT 11

Distance from the Site is 2.41 Kilometres from the centre of Site

EXISTING VIEW

Viewpoint 11 from PROW off Bailihelig elevated views northwards with Pen-y-Crug in the background where intervening vegetation obscures any view of the Site though glimpses of buildings and roofs of Ffrwydgrech Industrial Estate and Parc Menter Brecon.

PROPOSED VIEW

There will be no change in the view.

The Overall Visual Effect is Neutral

9.10 Visual Appraisal Summary

The ZTV has indicated the views of the Site are significantly reduced by topography assessment from ZTV 'Visible' viewpoints further reduces views of the Site due trees and woodlands associated with the roads and rivers and the together with the enclosed nature of the Site.

The Site location on the valley floor in a landlocked triangular plot with mature tree and hedgerow cover the overall significance of the viewpoints varies for **moderate/minor adverse**, through **minor adverse** to **neutral** significance.

6No of the 11 No Viewpoints have a neutral significance and these are all from elevated long-distance viewpoints and one is Viewpoint 8 from Pen-y-Crug which is a well-known location for iconic views .

Viewpoints 1, 2 and 3 have minor adverse significance and are all close to the Site on the bypass and roundabout verges and footpaths and look towards 4.0m high Hedgerow1 which lies in front of the Site boundary. The building height of 7.21 means upper and roof line of the store will be visible and proposed tree planting will break up the view.

Viewpoints 4 and 5 on the A470 are moderate/minor adverse significance as the Site entrance breaks a gap in Hedgerow1 and the upper part of the store frontage will be visible with part of the lower frontage visible at an angled view. New hedgerow planting and carpark trees will break up the View. Held Wood Section is also considered a moderate/minor adverse as the roof will be visible and only partly screened by Afon Tarell tree cover. The roof will be dark grey. The extent of the Ffrwydgrech Industrial Estate and Parc Menter Brecon areas dominate the view, and the Site will barely register in the view.

Overall the Site is of low negative visual significance locally to the Site and from permissive paths in Held Wood in the National Park landscape which has high sensitivity for any negative visual change.

10.0 Residual Impacts

Construction Impacts

The construction of the development will involve the following activities which will result in landscape and visual impacts over the construction period will all be temporary in nature:

- Construction of buildings, infrastructure, Site offices and Site compounds
- Material deliveries and general construction traffic
- Earthwork operations
- Lighting during construction

Development Impacts

Despite mitigation measures the development will have still have some permanent adverse Impacts:

- Local change in landscape character.
- Change to landform to accommodate buildings and external circulation areas.
- Visual Impact
- Highway works
- Lighting

11.0 Mitigation Measures

There are very few development schemes that do not require some mitigation measures to help reduce perceived landscape and visual impacts and to help assimilate the built development into the local landscape setting.

Some mitigation measures can also bring landscape and conservation benefits to a Site.

Mitigation varies in scale depending on location and nature of the development. In this case, the scale of development requires primarily mitigation to assist with assimilation into the local and medium setting.

The Site- specific design response and mitigation measures can be summarised as follows:

During Design

- Refer to the Landscape Strategy below.

During construction:

- Ensure Construction Environmental Management Plan is in place prior to construction to mitigate construction actions to include:
 - Protect existing vegetation in accordance with BS: 5837 'Trees in relation to construction'.
 - Ensure construction operations do not conflict with conservation interests such as archaeology, or the seasonal requirements of flora and fauna.
 - Working hours, noise, deliveries.
 - Storage of materials.
- Undertake landscape implementation in accordance with a Planting Methodology and Aftercare Plan.
- Undertake the actions indicated by the Ecological Assessment required during construction

During Operation:

- Landscape Planting Methodology and Aftercare Plan in place for a period of 10 years.
- Annual review of landscape and undertake defects replacements.
- Ecological Monitoring

11.1 Mitigated Development

A mitigated development is provided as part of this LVA and is detailed in the following drawings

- CA 2026-Brecon-01 Topography
- CA 2026-Brecon-03 LDP Landscape Designations
- CA 2026-Brecon-04 Existing Features and Tree Survey
- CA 2026-Brecon 05 Existing Features & Overlay
- CA 2026-Brecon-07 Green Infrastructure
- CA 2026 Brecon-17 Landscape Strategy

Documents to refer to submitted for the planning application but included in the LVA document

- CA 2026-BRKM-03 Rev A Kings Meadow Brecon Landscape Proposals Overall
- CA 2026-BRKM-04 Rev A Kings Meadow Brecon Landscape Proposals Trees and Native
- CA 2026-BRKM-05 Rev A Kings Meadow Brecon Landscape Proposals Hedges and Grass
- CA 2026-BRKM-06 Rev A Kings Meadow Brecon Land Prop Planting Beds & Rain Garden
- CA 2026-BRKM-07 Kings Meadow Brecon Landscape Proposals Structural Tree Pits
- CA 2026-BRKM-08 Rev A Kings Meadow Brecon Landscape Proposals General Sections
- CA 2026-BRKM Kings Meadow Brecon Planting Schedule 22September 2026
- CA 2026 Kings Meadow Brecon Planting Methodology & 10 Year Aftercare 22Sept2026

12.0 Landscape Strategy

Mitigation measures during design and proposed operation is the Landscape Strategy are as follows
ECOLOGY

Maximise the biodiversity that the Site area to achieve Biodiversity Net Benefit though off-Site compensation will be required to address the loss of TPO 69 T1 Oak which cannot be fully compensated on Site.

- Bird and Bat Boxes to be trees location to be confirmed by the ecologist.
- Logpiles and hibernacula to be located in the native blocks.
- Interpretative boards on the conservation fence and near the store.
- Landscape design planting works to
 - increase tree cover to develop into woodland.
 - reinforce existing hedgerows and provide new hedging at the Site entrance.
 - minimize ornamental planting in favour of native planting.
 - maximise the native blocks which also included trees and make the native blocks together with the existing riverbank vegetation to form a Nature Conservation Area.
- Improve ecological connectivity connecting to adjacent hedgerows and woodland area.
- Landscape Planting Methodology and Aftercare Plan in place for a period of 10 years with a programme of review and adjustments of management through the management period.

TREES

- Tree protection fencing to protect tree roots of retained trees and method statements to be required for tree felling and tree works.
- Retain maximum number of existing trees.
- Minimise damage to Hedgerow 1 to provide two access points for pedestrian access and Site entrance.
- 36 trees to be planted to mitigate for the loss of 10 trees., 9No of these trees planted in structural tree trenches in the carpark.
- Oak is a dominant species in the tree species mix for the Site
- Tree planting at side and rear of store to increase screening of the off-Site boundary hedgerow and trees by the roundabout.
- New tree planting species to be mainly native trees to increase the range of trees on Site for resilience in climate change.
- Tree planting to be supplied as Advanced Nursery Standards or Extra Heavy Standards to give a degree of maturity at initial planting.

PLANTING

- Ornamental beds minimized associated with Site entrance and rear of hedge and by the pedestrian access on the northwest boundary to the rear of the off-Site Hedgerow 1.
- Ornamental beds with a selection of plants with biodiversity value – berrying plants for foraging and pollinators.
- Most of the native hedges have field maple, hornbeam, hawthorn and holly with the H9 reinforcing the existing hedge facing had the full hedge mix.
- Native blocks 3 and 4 are to be planted in existing ground. Native blocks 1 and 2 are in in ground prepared after the store build is nearing completion.
- By protection and enhancement of existing tree and hedge lines on all boundaries and Site internal tree and hedgerow planting the Site retains and increases its green infrastructure links

BUILDING AND LAYOUT

- Provide access for pedestrians
- The building, its proposed materials are grey in colour including the roof of the store will be a dark grey with dark coloured matt photovoltaics on the roof.
- Lighting within the landscape should be kept to the minimum for safe access and to avoid adverse effects to nocturnal fauna such as bats and owls.
- A sustainable drainage system is proposed and includes a rain garden.

13.0 Conclusion

Whilst there would inevitably be some adverse landscape and visual effects at the outset, it is judged that the effects of the proposed development and the consequential effects would be localised and is an appropriate scale for the industrial, retail and commercial areas around in this gateway location to Brecon and its national Park location.

The enclosed nature of the Site screens the carpark significantly and the location of the building in the northern corner with the access road in the south reduces the visual impact of the store to the views of the upper sections above the existing 4.00m Hedgerow 1 where there are screening not trees within the hedgeline. Boundary areas with mature trees cover ie south of the proposed access, the riverbank and tree group on the A40 up to the river bridge screen the Site. Long distant views of the Site are obscured by the Site and adjacent tree cover. The view from Held Wood is the only one where vegetation does not screen the majority of the Site and building colour in grey reduces the buildings visual impact.

The Site has no direct access for pedestrians and would require careful assessment of options via the Taff Trail and Ffrwydgrech Industrial Estate or across the A470 from the existing roadside paths on the Parc Menter Brecon side of the road.

The Site has high ecological value due to the Afon Tarell and the Restored Ancient Woodland and the TPO 69 T1 Oak and the nearby 3 other trees. Loss of the Oak and 3 trees has been unavoidable when looking at site layout options and the CAVAT calculation for compensation has been made. The maximum number of trees have been proposed and Oak is a dominant tree species in the mix and off-Site compensation will still be needed. Certain species have been omitted from the tree and native block plant mix as they have not tolerated rising temperatures well ie rowan and birch.

A Nature Conservation Area is proposed to retain the high ecological value and provide an undisturbed area for the potential badger, otter and water voles presence. It is proposed to have a conservation fence from the south of the Site along the top of the riverbank and up to the Store and join to the fencing around the store to give a continuous area open to the river. This Nature Conservation Area further protects the retained riverbank and Restored Ancient Woodland. The Hedgerow 1 outside the Site boundary with the A470 and A40 is to be reinforced with new hedge planting.

Overall with all the design and actions proposed with the low impact on the visual sensitivity and character of the National Park and the potential for improved footpath access to this area of Brecon the Site can provide Biodiversity Net Benefit.