LIDL : CWMANN
NEAR LAMPETER
SA48 8DR

LANDSCAPE VISUAL IMPACT ASSESSMENT

20 October 2024
Rev 18 November 2024
Rev 20 January 2025
Rev 27 July 2026

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Documents to refer to

- Arboricultural Report Pen-y-bont, Cwmann (ArbTS September 2026)
- Preliminary Ecological Appraisal (Biodiverse Consulting, 2026)
- Ecological Management Plan (Biodiverse Consulting. October 2026)
- 119796.642269-LIDL.NNMS_2024-10-23 (Lucion)
- 3384 P1403 Proposed GA Site Plan

The following Landscape documents should be referred to

- CA 2024-LMP-02 Rev A Lidl Cwmann Landscape Existing Features
- CA 2024-LMP-03 Rev E Cwmann Landscape Existing Features and Overlay
- CA 2024-LMP-04 Rev E Cwmann Landscape Proposals Overall
- CA 2024-LMP-05 Rev D Cwmann Landscape Trees, Hedges and Grass
- CA 2024-LMP-06 Rev D Cwmann Landscape Native Blocks and Planting Beds
- CA 2024-LMP-07Rev C Cwmann Landscape General Sections
- CA 2024-LMP-08 Rev A Lidl Cwmann Rear Elevation
- CA 2024-LMP-10 Rev A Lidl Cwmann Green Infrastructure
- CA Lidl Cwmann Planting Schedule rev 27 July 2026

1. Introduction

1.1 Context and Objectives

This Landscape and Visual Impact Assessment (LVIA) is used to identify and assess the significance of the effects of change resulting from the development on both the landscape as an environmental resource in its own rights (Landscape Receptors) and on people's views and visual amenity (Visual Receptors).

The context of the LVIA lies within the four kilometer visual assessment radius of the proposed development. The proposed development is on the northern edge of the settlement of Cwmann and the county of Carmarthenshire and is referred to as the 'Site' in this document.

1.2 Proposed Development

The proposed development is a Lidl store, carpark, and associated landscape and infrastructure works.

1.3 The Location

The Site is located at the junction of the A482 and A485 close to the River Teifi at a postal code SA48 DR and grid reference SN 582473.

It consists of a roughly rectangular Site. The west boundary is a an overgrown hedgerow, the north boundary is a post and wire fence adjacent to a pasture field, the east boundary a post and rail fence behind a grass verge abutting the A482, the south boundary a post and rail fence with the access to the burger van area. The fence continues to a farm gate accessing the pasture field of the overall Site.

The Site lies close to the River Teifi which has a SAC (Special Area of Conservation) and (SSSI) Site of Special Scientific Interest designation. A large part of the Site is within a C2 flood zone.

1.4 Assessment 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.

"Making Sense of Place – Landscape Character Assessment Guidance," (2002) published by the Countryside Agency (now Natural England) and Scottish National Heritage.

Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity (Scottish Natural Heritage and the Countryside Agency, 2004 (now Natural England)).

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

As defined in the Landscape Institute Guidelines
This report is a landscape and visual impact assessment**.** The report will therefore consider the potential impact of these proposals. The purpose is to inform and enhance the design of the proposed development and assist the Local Authority in its consideration of the proposal.

Landscape and Visual Impact Assessment also addresses the effects of development on green infrastructure and also the potential for enhancing it. LVIA can also make a contribution to sustainable development including mitigation and adaption to climate change through management recommendations.

2. Legislative and Planning Policy Context

A review of the relevant statutory and non-statutory landscape planning designations and policies that national and local government attach to various landscapes or landscape features within the 4km study area.

2.1 *Future Wales: The National Plan 2040*

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.

2.2 Planning Policy Wales (PPW) Edition 11 (February 2021)

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.

2.4 Carmarthenshire Local Development Plan

The Carmarthenshire County Council adopted their LDP on !0 December 2014. This is presently used for determining applications and a replacement LDP 2018-2033 is currently being prepared but is not yet adopted.

Chapter 6 of the LDP contains the Borough Wide Policies against which all the planning applications will be determined across the whole County Borough. According to the general policy, the new proposal will be considered favourable if it complies with the following criteria where they are applicable. These criteria are:
A. Amenity and Design
B. Natural Environment
C. Built Environment

The Amenity and Design criteria state that the new development needs to be sensitive to the immediate and surrounding environment. Also, according to these criteria, for a successful planning application, the new development might need to reinforce or improve the character of an area where possible. These criteria also emphasise the importance of green landscapes to face the effects of climate change.
The Natural Environment criteria are intended to enable consideration of environmental impacts given directly from the proposal and to the proposal.

The Built Environment criteria states that if the new development is created in the proximity of historic resources it will need to have the same characteristic of the existing building environment. This consideration will need to be made also if the new development will be created in a non-historic built environment because otherwise the new development will not be looked on favourably.

GP1 Sustainability and High Quality Design
Provides the overarching framework for high design quality in development, conservation and enhancement in proposals. The policy advises that proposals should reflect the need to protect the amenity of those who work in, live in and visit the area. The siting and nature of uses should be considered in the light of their potential to cause an unacceptable nuisance.

EQ4 Biodiversity
Proposals for development which have an adverse impact on priority species, habitats and features of recognised principal importance to the conservation of biodiversity and nature conservation, (namely those protected by Section 42 of the Natural Environment and Rural Communities (NERC) Act 2006 and UK and Local BAP habitats and species and other than sites and species protected under European or UK legislation) will not be permitted, except where it can be demonstrated that:

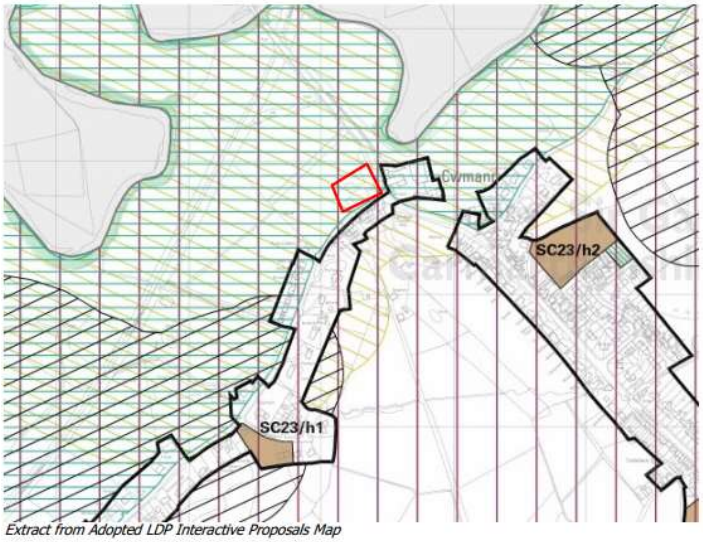
a. The impacts can be satisfactorily mitigated, acceptably minimised or appropriately managed to include net enhancements;
b. There are exceptional circumstances where the reasons for the development or land use change clearly outweighs the need to safeguard the biodiversity and nature conservation interests of the site and where alternative habitat provision can be made in order to maintain and enhance local biodiversity.

The ecological assessment undertaken for the Site has indicated no priority species, habitats or features of recognized principal importance and all recommendations made by the ecological assessment are included in the design.

EQ5 Corridors, Networks and Features of Distinctiveness
Proposals for development which would not adversely affect those features which contribute local distinctiveness/qualities of the County, and to the management and/or development of ecological networks (wildlife corridor networks), accessible green corridors and their continuity and integrity will be permitted.
Proposals which include provision for the retention and appropriate management of such features will be supported (provided they conform to the policies and proposals of this Plan).
Additional landscape buffers and enhancement recommended in the ecological assessment have been incorporated in the landscape proposals.

EQ6 Special Landscape Area : Teifi VAlley

. In the current LDP the Site falls within an SLA (Special Landscape Area) of the Teifi Valley. (SP14/EQ6)



Extract from Adopted LDP Interactive Proposals Map

Key			
	Development Limits GP2		Residential Allocation H1
	Special Landscape Areas SP14, EQ6		Slate MPP3
	Recreation / Open Space REC1		Sand and Gravel MPP3
	Sand and Gravel MPP3		Approximate Site Boundary

It is also within a Slate Safeguarding Area (MPP3); and a Sand and Gravel Safeguarding Area (MPP3). The proposals do not intend to affect the safeguarding areas.

The characteristics of the SLA Area of the Teifi Valley

'The source of the Teifi is in Ceredigion, and the middle course of this river flows along the Carmarthenshire county boundary between Lampeter and Llechryd. Within Ceredigion the Teifi valley is also recognised as a SLA. The Carmarthenshire section of the Teifi runs through a well wooded valley. As the river flows west so the flood plain becomes broader. The valley immediately west of Lampeter is noted for the number of hedgerow and field trees it contains, although there is less woodland in this part of the valley than further downstream'

The Teifi Valley SLA is also described in the National Landscape Character Area NLCA40 : TEIFI VALLEY (detailed below). Both the SLA and the NLCA emphasise the importance of the river ecology and biodiversity and certain plant associations with seasonal wet areas.

Whilst the SLA does not necessarily preclude development. The landscape design of development needs to be sensitive enough to ensure that the scheme makes a positive contribution to the landscape. In this regard, proposals will be expected to show that they will not have an unacceptable impact on their specific distinctive features or characteristics of the SLA.

SP1 Sustainable Places and Spaces

The development proposals will be supported if they follow sustainable development and design principles, such as by being sustainably located with good access to transport and facilities, as well as protecting biodiversity.

SP14 Protection and Enhancement of the Natural Environment

The development should reflect the need to protect, and wherever possible enhance the County's natural environment. All development proposals should be considered in accordance with national

guidance/legislation and the policies and proposals of this Plan, with due consideration given to areas of nature conservation value, the countryside, landscapes and coastal areas.

2.5 Site Area Planning History

The Site Area has been the subject to a number of planning applications since the demolition of the former Penybont Farm from 1997 until 2023 of which several have been approved.

PL/05898 - Proposed redevelopment of the site to provide trade counter units for use classes A1, B1, B2, B8 Full Granted - 04/09/2023

W/31378 - Siting of a neighbourhood retail convenience store (amendment to planning permission +TMT/02448)

W/07358 - Erection of 23 new houses of 3 & 4 bedrooms including 7 "starter" low price homes Full Granted - 23/06/2004

W/03417 - Single storey neighbourhood retail store (class a1 use) with customer car parking and provision for onsite servicing, plus associated flood compensation works
Appeal against Non-determination – Withdrawn April 2001

W/03044 Single storey neighbourhood retail store (Class A1 user) with customer car parking and provision of onsite servicing

Withdrawn 7 December 1999
D4/22102 - Car showroom and garage and housing development Outline Granted - 12/05/1992

D4/18543 - Siting of single storey filling station service garage & showroom partly two storey single storey restaurant & two
Refused 03/05/1990

The only works to date on Site are a vehicle access and hardstanding and relate to TMT/02448 planning permission for a fuel station, store jetwash and parking.

3. Assessment Methodology

3.1 General

A methodological framework has been used based on current best practice; with particular reference to the current ***Guidelines for Landscape and Visual Impact Assessment, 2013*** **(GLVIA3)**

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

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

3.2 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 Zone of Theoretical Visibility (ZTV)

The assessment considers the proposed development and its wider relationship within the surrounding landscape. To enable an understanding of the existing baseline conditions of setting, context and the extent of visibility of the proposed development on the surrounding landscape within a 4 kilometre radius. It is our professional view that this can be reasonably taken as the maximum distance for anticipating significant visual impacts from a development of this scale in this landscape.

Within the 4 kilometre radius the study area is based on the Zone of Theoretical Visibility (ZTV). This identifies the approximate area of land from which there would be potential views of the development. The ZTV illustrated (see CA CWMANN-02 Zone of Theoretical Visibility) shows those areas from which the development could be visible but with the normal ZTV limitations and 17No Viewpoint locations have been selected to give a balanced assessment of the visibility of the development within this 4Km study area.

The 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 visited in September and October 2024 with trees fully in leaf and in winter with leaf drop by deciduous trees will increase visibility to some extent.

The Zone of Theoretical Visibility (ZTV) was derived using the following methodology:

Purpose and Limitations

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 Impact Assessment (LVIA) of a development. The ZTV provides a guide as to the theoretical visibility and potential location of possible viewpoints, for further evaluation. As a ZTV is

theoretical, it should not be used in isolation and, as part of the assessment process, requires on-site verification.

A 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.

Locations and Heights
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.

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

ZTV output
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 eight (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 all of 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.

3.3 Surveys
Detailed desktop surveys were carried out of published material on the landscape of the Site and its wider context. Material included maps, photographic evidence, historic landscape and cultural data together with a broader assessment using both Google and Big 2D and 3D maps. Field studies enabled the recording of various landscape elements such as topography, land use and vegetation. From the analysis of this combination of material it was possible to carry out an evaluation of landscape character and the impact of the proposed development.

3.4 Assumptions
Reference to "the Site" should be considered as the area identified on the illustrations.

All visual assessment field survey work has been undertaken from within publically accessible areas only. There are important views from private residences towards this development and Residential Visual Amenity is taken into account when consider the impact of views from the public areas close to these residences.

Residential Amenity comprises a range of visual, aural, olfactory and other sensory components. Development can cause effects on one or more components of Residential Amenity, for example effects of noise, dust, access to daylight, vibration, shadow flicker, outlook and visual amenity. Sometimes this is referred to as 'living conditions'. This LVIA considers Residential Visual Amenity in this assessment.

Changes in views and visual amenity are considered in the planning process. In respect of private views and visual amenity, it is widely known that, no one has 'a right to a view.' This includes situations where

a residential property's outlook / visual amenity is judged to be 'significantly' affected by a proposed development. In this development the design and layout has been detailed to consider Residential Visual Amenity from the row of terraced houses on the A485 to the south of the proposed development.

4. Baseline Conditions

4.1 **T**he following Drawings should be referred to in the course of this section:

Drawing:

- CA CWMANN-01 Topography
- CA CWMANN-02 Zone of Theoretical Visibility
- CA CWMANN-03 Landscape Designations
- CA CWMANN-04 Existing Features
- CA CWMANN-05 Constraints and Opportunities
- CA CWMANN-06 Green Infrastructure
- CA CWMANN-08 Internal Site N and E
- CA CWMANN-09 Internal Site S and W

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 of different areas of the landscape.

The current GLVIA include good practice guidance on the principles, processes and presentation of a landscape and visual assessment. These include the need to critically review any relevant existing assessments and interpret or adapt them, as appropriate.

4.2 Landscape Character of the Site

It consists an assessment at a macro and site specific level.

4.3 National Landscape Character Area NLCA40 : TEIFI VALLEY

The Teifi is the longest river in West Wales. It issues from the Teifi Pools on the adjacent Pumlimon upland area. It emerges into the Teifi Valley above the one of the most intact and ecologically important raised bog landscapes in the UK, Cors Caron. The river meanders gently but eventually becomes incised in places. Steeply incised wooded river banks, with gorse clad outcrops, hanging oak woodland, coniferous forests and quarries sit within the wider lowland landscape of the Teifi Valley. Unusually the tidal lower river extends into the thickly wooded, steep-sided Cilgerran Gorge. The river emerges and widens into an estuary at the town of Cardigan. It ultimately issues into the sea through a modest sized sandy bay between rocky headlands.

Historically the river has been a defensive line but today it is valued as an important habitat for water-dwelling species. The valley is predominantly rural and enclosed for agriculture. There are a wide variety of field sizes and areas with thick hedgerows, mainly enclosing pastures. The small towns of Tregaron, Lampeter, Llanybydder, Llandsysul, Newcastle Emlyn and the larger town of Cardigan lie along its course. Many of them grew up as bridging or defensive points, although their morphology varies a lot. There is a trend for painting cottages and terraces in varied and bright colours.

4.4 NCLA Key Characteristics

The Site occurs within the middle reach of the river and the following key characteristics apply to this middle reach area:

- **Lowland river valley** – the longest in West Wales. A gentle vale with a widely river and many small tributaries.
- **Woods on steep riversides** - gorse clad outcrops, hanging oak woodland, coniferous forests and quarries.
- **Varied field patterns** – clusters of small, thickly hedged fields but other areas of open, larger, improved fields. Complex field patterns and a patchwork of fields and woods in places. Permanent grazing. Some post and wire fencing on the valley floors
- **Settlements at river crossing points** – with stone bridges, and some historically defensive locations with castles.
- **Traditional buildings** - simple in form, of local stone and slate, but modern buildings show greater variation in style and material. Trend to brightly colour old buildings.
- **Roads following the bottom of valley sides** - just above the floodplain – rock exposures are characteristic where the road has been carved through to make way.
- **Views are typically focussed along the valley** - the steep valley sides and woodland providing constantly changing vistas. The presence of the adjacent Cambrian Mountains does not dominate the scene.
- **The sense of naturalness associated with the river** – the common theme with its riparian habitats, hanging oak woodland on steep incised banks, a timeless rural tranquillity where it is away from settlement and roads.

4.5 NCLA Visual and Sensory Characteristics

'For much of its length this area is a broad sweeping vale with the river mainly incised further into an inner, more intimate, valley within, often hidden from the wider view. The slopes of the wider valley rise gradually to the adjacent upland of the Cambrian Mountains and merge with the plateau of Ceredigion and Carmarthenshire. Nowhere does the area feel busy. The roads that pass along and across the valley are not major transport routes, but link the small market towns and villages located every few miles, usually close to the main river. These settlements blend into their background, forming small tight-knit groups of buildings with a prominent church or castle, as at Llandysul and Newcastle Emlyn. In places the trend of painting houses in bright colour washes is a feature'. The area around the Site this visual and sensory characteristic.

4.6 NCLA Landscape Habitats

'Throughout its length, the Teifi forms an outstanding and valuable network of fens, mires, species-rich pasture and wet woodland habitats, culminating in the estuary at Cardigan. The whole length of the river, from source to sea, is protected as a Site of Special Scientific Interest. The river itself is an important habitat for water dwelling species. It is a stronghold for otter, and a famous salmon fishery'.

The middle reach of the river, between Tregaron, Lampeter and Llandysul, forms a wide and meandering agricultural patchwork of small fields, wet pastures and small areas of wet woodland and willow carr. It is subject to regular flooding in winter. Llyn Pencarreg is a small oligotrophic lake in the Teifi valley south of Lampeter, locally important for the diversity of wintering waterfowl and breeding pochard.

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4.7 **Heritage**

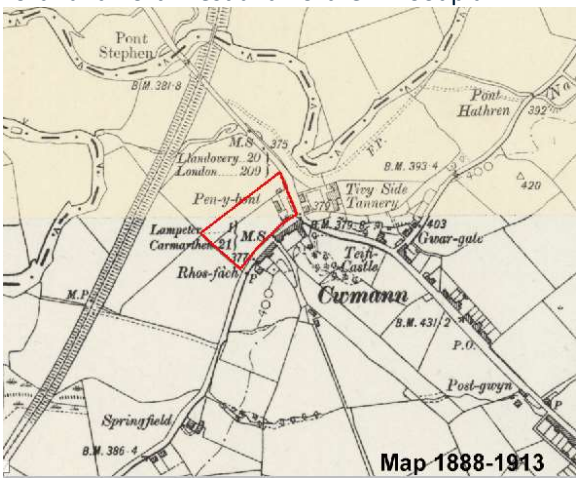
The River Teifi river valley forms a natural boundary between what is now Ceredigion and the areas to the south, and has been at times heavily fortified. Key historic features within the Teifi Valley today are castles, hillforts along the valley sides and stone bridges in the valley bottom. Many of these are Scheduled Ancient Monuments, for example Lampeter Castle mound, Castell Olwen hillfort, and the stone Stephan bridge on the A482.

4.8 History of the Site

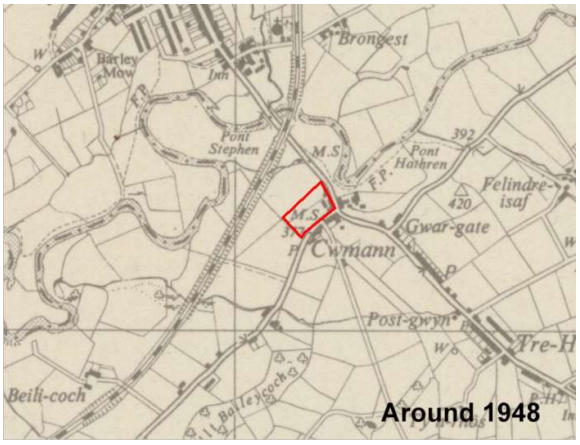
Prior to 1866 the Site and the land around the Site were agricultural mainly pasture fields and the Penybont farmhouse and ancillary buildings on the Site itself.

The railway came to Lampeter, Ceredigion in 1866 when the section of the Manchester and Milford Railway between Pencader Junction and Aberystwyth opened. The Lampeter railway station was a major station on this line. In 1911, a branch line opened to Aberaeron, but the service was discontinued in 1951. The line was damaged by flooding in 1964, and passenger services were withdrawn. The line was lifted in 1975, but some remnants remain, including the station and goods yard, which are now part of the University and the Cattle Market.

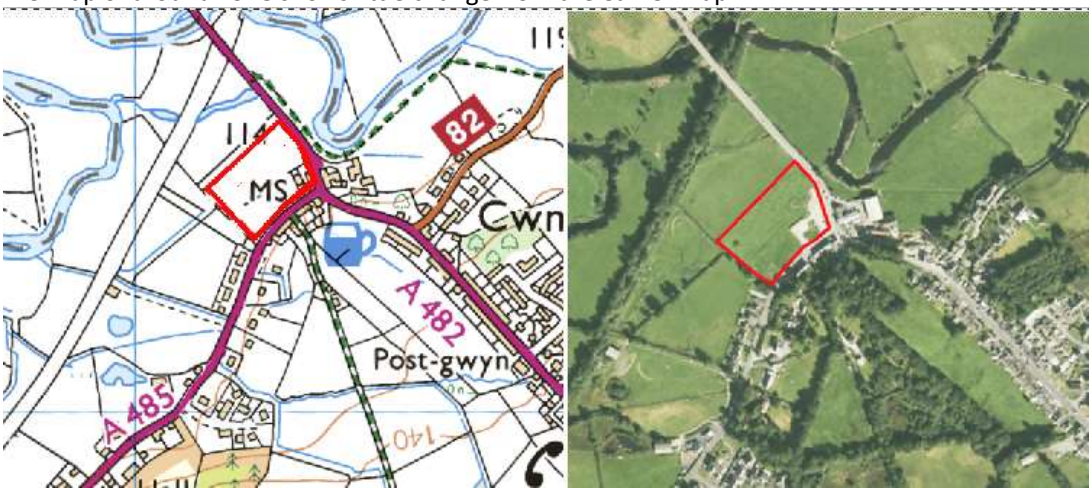
The remnants near the Site are the sections of tree Lined embankment south of the River Teifi north of the Site. The line and embankment crossed the A482 and curved to the northeast and crossed the river. The river is then east of the A482 and the Site. This feature is not consistent with the general character of the Teifi flood plain. It acts as an effective screen to the majority of views towards the site from the north and northwest and northern floodplain.



The Map 1888-1913 indicates the field pattern the Penybont Farmhouse, two blocks of terraced houses, the Cwmanne Tavern on the major road to Carmarthen (now A485) and the mix of residential and industrial uses east of the main road passing through Cwmann going north to Lampeter (now the A482). The footpath around the river is still here at the present time.



The Map of around 1948 shows little change from the earlier map



The current paper OS Maps show footpaths, field boundaries and railway embankment unchanged. The farm buildings are still indicated on the OS map but have been demolished which is clearly shown on current aerial photographs. The Site is an open pasture field and grassed area with a burger van.

In the adjacent areas there has been a series of visual changes to the Cwmanne Tavern which was previously a public house and is now a residential unit divided into flats which reflects the 'trend for painting cottages and terraces in varied and bright colours' a characteristic of the Teifi Valley area.

4.9 Landscape Designations

The Site itself is subject to national, local or other landscape designation.
Refer to CA CWMANN-05 Landscape Designations

WITHIN THE SITE CURTILAGE

- Future Wales: The National Plan 2040. Policy 9 'Resilient Ecological Networks and Green Infrastructure'
- Planning Policy Wales (PPW) Edition 11 (February 2021) Part 6. Distinctive and Natural Places.
- GP1 Sustainability and High Quality Design
- EQ4 Biodiversity
- EQ5 Corridors, Networks and Features of Distinctiveness
- EQ6 Special Landscape Area : Teifi VAlley
- SP1 Sustainable Places and Spaces
- SP14 Protection and Enhancement of the Natural Environment
- Flood Zone C2
- Slate Safeguarding Area (MPP3)
- Sand and Gravel Safeguarding Area (MPP3).

CLOSE TO ADJACENT TO THE SITE WITHIN 2 Kilometres

- SAC River Teifi
- SSSI River Teifi
- PROWS Public Rights of Way
- National Cycle Route 82
- Listed Buildings mainly in Lampeter
- Ancient Monuments
- Restored Ancient Woodland
- Ancient Semi Natural Woodland
- Ancient woodland uncategorized.

4.10 Site Constraints and Opportunities

The Site consists of a roughly rectangular fenced area north of A485, west of A482, east of an overgrown hedgerow with trees off site and south of a pasture field and the disused railway embankment.
Refer to CA CWMANN-05 Constraints and Opportunities

The existing Site has the following constraints:

- INVASIVE WEEDS
  - Japanese Knotweed in an isolated location by post and rail fence on the east boundary.
- FLOOD
  - Flood Zone C2 restricts the layout of the development.
- SERVICES
  - Overhead lines crossing the Site from east to west.
  - Overhead lines from telegraph off-site in SE verge corner.
  - Service boxes on footpath by site boundary.
- PHYSICAL
  - Proximity of River Teifi SAC and SSSI and associated ditches.
  - Phosphorus sensitivity of River Teifi SAC. This requires an assessment of the net change in phosphorus due to the proposed development and this has been made utilising the available Phosphorus Budget Calculator published by Ceredigion County Council.
  - Site within SLA.
  - Part of the site with old foundations, mixed hard standing in variable condition.
  - Proximity of the blocks of terraced houses and Cwmanne Tavern to south boundary of Site
- VEGETATION

  - Low ecological value and low diversity of pasture and grass areas.
  - Root Protection Areas (RPAs) of existing overgrown hedgerow.
  - Tree diseases - Ash dieback in off-site tree.
- ECOLOGICAL
  - Precautionary measures for Great Crested Newts and Otters as necessary
  - Precautionary measures as necessary for phosphates using the recommendations from the Nutrient Neutral Mitigation Strategy using the Phosphate Budget Calculator.

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

- INVASIVE WEEDS
  - Remove the Knotweed stand
- FLOOD
  - Provide a design which takes into account the flood risk
- ACCESS
  - Opportunities to utilise and expand pedestrian and cycle connections
- SERVICES
  - Divert the overhead lines along the east and north Site boundaries.
  - Other services off site are a normal constraint some rationalization and improvement may occur with the development eg provision of EV units.
- PHYSICAL
  - Drainage design works to avoid any pollution to the River Teifi and its associated ditches.
  - Design has opportunity to change parts of the Site to have landscape features in keeping with general floodplain characteristics for location in an SLA
  - Removal of existing poor hard surfacing and foundations.
  - Careful design of the boundary treatment where proposed building is close to the terraced housing blocks.
- VEGETATION
  - The existing Site has no trees and tree planting proposed on all boundaries and internally in the pasture field.
  - Tree planting to reinforce existing overgrown hedgerow with off-Site tree with moderate ash-dieback.
  - The western drainage field has a standing water pond, apple orchard planting and meadow grass and their management for phosphate reduction.
  - Plant hedgerows on east and north existing fenced boundaries.
  - Introduction of long term management of 5 years for the general Site
  - 60 Years of management for the standing water pond, meadow grass area and apple orchard of the western drainage field for phosphate reduction over time to reach a neutral point for the development phosphorus impact.
  - Retain and enhance the Site as a link in a chain of green infrastructure areas to the River Teifi and adjacent flood plain.
- ECOLOGICAL
  - Northern native hedgerow buffer strip to boundary with existing northern pasture field.
  - Introduce native blocks, native hedges and planting beds with pollinators.
  - Introduce habitat features bird and bat boxes and hedgehog house.

4.11 Green Infrastructure and Ecology

The Site is designated as strategic green infrastructure under Chapter 6 of Planning Policy Wales 12 February 2024

'*Green infrastructure is the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places. Component elements of green infrastructure can function at*

different scales and some components, such as trees and woodland, are often universally present and function at all levels. At the landscape scale green infrastructure can comprise entire ecosystems such as wetlands, waterways peatlands and mountain ranges or be connected networks of mosaic habitats, including grasslands . At a local scale, it might comprise parks, fields, public rights of way, allotments, cemeteries and gardens or may be designed or managed features such as sustainable drainage systems.. At smaller scales, individual urban interventions such as street trees, hedgerows, roadside verges, and green roofs/walls can all contribute to green infrastructure networks'.

The Environment (Wales) Act 2016 provides a context for the delivery of multi-functional green infrastructure. Its provision can make a significant contribution to the sustainable management of natural resources. Green infrastructure is capable of providing several functions at the same time and as a result offers multiple benefits, for social, economic and cultural as well as environmental resilience and respond to challenges presented by the climate emergency.

A Step Wise Approach is required to be demonstrated in the Green Infrastructure Statement.

To assess impacts on habitats and species

Step 1 Avoid

Step 2 Minimise

Step 3 Mitigate/Restore

Step 4 Compensate on Site

Step 4 Compensate Off-Site

Steps 1-4 Using the DECCA Framework for all relevant steps that require enhancement

Step 5 Long Term Management Plan

These steps will indicate how Net-Benefit-for–Biodiversity is achieved.

Without an achievement Step 6 would result in a refusal for a development.

Mitigation' to mean 'measures taken to avoid or reduce negative impacts', as separate from 'compensation' meaning 'measures taken to make up for the loss of, or permanent damage to, biological resources through the provision of replacement areas'

GREEN AND BLUE INFRASTRUCTURE

The Site lies within the valley floor of the River Teifi and there is blue infrastructure of the river, its many tributaries, ponds and ditches intertwined with the green infrastructure of hedgerows, tree lines and tree groups and pasture fields. There were no trees on Site and only a western hedgerow and with the new structure planting of trees and hedgerows it provides new continuity links to the areas connected to the western hedgerow. The proposed development also creates new and enhanced local habitats with the increase species diversity.

The Site lies within the River Teifi Special Area of Conservation catchment and an assessment has been undertaken to calculate the net change in phosphorus due to the proposed development using the available Phosphorus Budget Calculator published by Ceredigion County Council. Nutrient Neutral Mitigation Strategy for the Site defines the actions required to bring the Site to a neutral phosphorus impact. The phosphate actions to be taken are considered alongside the ecological works and timings

The Site itself has limited ecological value and is fragmented by fencing into separate areas. The proposed site will provide an opportunity to reduce fragmentation and increase diversity and create and enhance habitats

STEP 1 AVOIDANCE MEASURES

- Protection of existing hedge
- Precautionary measures for great newts and otters

- Measures for reducing phosphates in the western field area to contribute to meeting a neutral impact.
- Remove Knotweed
- Lighting design to reduce impacts on bats and other wildlife associated with on and off Site habitats
- Site clearance outside bird nesting seasons

STEP 2 MITIGATION MEASURES

- Mainly actions during construction to minimise impact on wildlife which cannot be avoided through design.

STEP 3 COMPENSATION AND ENHANCEMENT

- Extensive tree planting with mainly native species and some fastigiate species
- New native hedgerow planting
- Phosphate reduction measures in western drainage field
    - Standing water pond
    - meadowland management of previous pasture field
    - apple orchard planting
    - 60 year monitoring and management of phosphate measures
- Amenity grass in store area
- Provide bird and bat boxes
- Planting beds with an element of pollinator species
- Provide hedgehog home
- 5 Year Management and Defects Replacement Plan for general Site and 60 years for the western drainage field phosphate actions.

OVERALL GREEN INFRASTRUCTURE

Overall the proposals, considering the proposed landscape intentions and the Site's current low ecological value with limited diversity, the Site will provide a significant biodiversity increase and Connectivity and the Site provide a positive contribution to the green infrastructure.

4.12 Existing Site Vegetation

In Graphics Appendix

- CA CWMANN-04 Existing Features
- CA CWMANN-05 Constraints and Opportunities
- CA CWMANN-08 Internal Site N and E
- CA CWMANN-09 Internal Site S and W

Refer to

- CA 2024-LMP-03 Rev B Cwmann Landscape Existing Features and Overlay
- Arboricultural Report Pen-y-bont, Cwmann (ArbTS September 2024)
- Preliminary Ecological Appraisal (Biodiverse Consulting, 2024)

The existing Site is fenced on all sides with a hedgerow with off-site trees only on the western boundary. The western part of the Site is pasture field for horse grazing with a mound of timber debris and burnt material in the northern area.

The eastern side of the Site is a fenced off area has a mix of grass and hardstanding and has a burger van, a toilet facility and picnic tables and an access off the A485. The which with its space is able to serve as a convenient stop for lorry drivers going through the area. There are fragments at ground level of a tank foundation and other items from its previous use as Pen-y-Bont farm and the start of an access road construction for a previous planning approval. The pasture field and grass area around the Burger van a***re considered to be of low value due to their low diversity supporting a range of locally and nationally common species.***

The western hedgerow and off-site trees is a mix of overgrown Goat Willow, Hazel and Ash (one Ash showing signs of ash die-back) and also Holly and Blackthorn will not be impacted by the impacted by the proposals and will be protectively fenced off during construction period.

There are areas of mixed scrub in eastern section of the Site and a small stand of Japanese Knotweed by the A482 fence adjacent to a large existing grass verge and these are of low ecological value due to their low diversity and the presence of a invasive non-native species. Some standing water lies over an old tank foundation again of low ecological value.

There are major overhead lines crossing the Site from east to west and a pole off Site at the south east corner with multiple overhead lines going along the Site frontage and connecting to the adjacent buildings across the road to east and south. A disused gas pipe line crosses the Site in a north south diagonal on the western side of the Site.

The Site is located in a rural area on the northern edge of the settlement of Cwmann in Carmarthenshire separated from the town of Lampeter in the county of Ceridigion by the River Teifi and its flood plain. The river meanders through the floodplain and the Site is separated in the north from the river by a and pasture field and treelined disused railway embankment and to east by the A482. A drainage ditch crosses the northern pasture field and goes under the A482 and forms an open drain alongside the stone retaining wall at the east side of the A482.

To the west is a pumping station behind the western boundary hedgerow and off-site trees. There are residential properties along the A485 to the west on both sides of the road.

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To the south directly opposite the Site is a line of terraced houses some stone faced and some rendered. The distinctive yellow rendered Cwmanne Tavern is on the corner. A track and public right of way (PROW) lies in a break in the centre of the terrace. This track rises steeply uphill through woodland to further residential properties and a farm.

To the east there is a large existing grass verge by the Site boundary fence and over the road a mix of residential and commercial properties. One a shop with blue walls which is distinctive in some western views. To the side of the frontage buildings is a large access to industrial units at the rear. The side of this access facing the river floodplain has a low stone retaining wall which continues along the east side of the A482 up to the river bridge in Lampeter. There is PROW from the A482 which crosses the floodplain to the east of the Site exiting onto Cellan Road.

There are pasture fields on each side of the river. These fields are bounded by fences or hedgerows, hedgerows with trees and tree groups according to location. These are mainly native species and provide good habitats for a range of protected and priority species outside the Site area within the floodplain. The disused railway line embankment is treelined and curves across the River Teifi from the northeast is cut through by the A482 about 60metres below the river bridge and then straightens to a westward line terminating by the Cwmann Rugby Training Ground. This feature is not typical of the flood plain landscape character.

4.12 In summary the Site is either within and connected or outside and not connected to the following:

- Not connected to a Conservation Area
- Not close to any listed buildings or scheduled monuments.
- Not close to Scheduled Ancient Monuments eg Castell Allt-goch, Castell Goetre, Castell Olwen, Forts, Enclosures, Careg y Bwci, and Cairns on the valley sides.
- Residential properties and Cwmanne Taverne.
- A482 and A485 roads and associated footpaths.

- National Cycle Route 82.
- Nearby PROWs (Public Right of Way)
    - A track and PROW lies in a break in the centre of the terrace othe opposite side of the A485 south of the Site.
    - A PROW in a break in the stone wall on east of the A482 across the flood plain existing on Cellan Road
- Public services and overhead lines.
- A large overhead line which crosses the Site and is to be undergrounded and diverted. An easement has been allowed for the diverted route.
- Service boxes, lampposts, and underground services in adjacent roads and footpaths.
- Pumping Station
- Flood plain of Teifi river which is designated as an SAC and an SSSI.
- SLA Special Landscape Area of Teifi Valley.
- Disused tree lined railway embankment.
- Industrial and commercial units.
- Grass verge
- Existing access and some associated works
- Some foundations of old Pen-y- Bont farm
- Boundary of Ceridigion and Lampter town sign
- Hedgerow and off-site trees on western boundary

5. Assessment Methodology of Potential Impacts

5.1 The main features of the development proposal which could potentially result in landscape and visual impact are:

- Activities and movement of equipment during the construction period
- Changes to landform, use and pattern
- Loss of existing vegetation
- Access arrangements
- Hard surface areas
- New elements such as lighting, fencing and signage
- New building including design and materials selection
- New planting areas

For clarification, the difference between the term 'landscape effects' and 'visual effects' is as follows:

- ***Landscape effects*** are the effects on individual landscape elements and characteristics (landscape receptors) and the consequential effect on landscape character - that is, the physical elements or attributes of the landscape that could be affected by the development such as landscape character, landform, water courses, woodland or hedgerows, land uses and field boundaries.
- ***Visual effects*** are effects on specific views and on the general visual amenity experienced by people (visual receptors).

The proposed development would have both effects upon the landscape and visual effects. Our assessment of the likely effects of the proposed development is a product of our professional judgment, supported by current published advice on landscape and visual assessment.

The significance of landscape and visual effects is assessed by taking into consideration the sensitivity (susceptibility to change) and importance of the receptor and the nature, scale or magnitude and duration of the change or effect.

5.2 Landscape Receptors

The term landscape receptor means the physical components of the landscape, its constituent elements, character, history and the way this varies both spatially and in geographic extent.

Sensitivity (Nature) of landscape receptors

The criteria used to assess the sensitivity of landscape receptors is the measure of a landscape's capacity to accommodate change. It varies depending on factors such as the scale and form of the landscape, landscape pattern, sense of enclosure, sense of tranquility and remoteness, the settlement pattern and transport network.

Each element in the assessment will vary depending on the location of view and our professional judgment is used to determine the sensitivity of the character areas, based on relevant regional and local landscape character studies

Fig: 1: Sensitivity (Nature) of Landscape Receptors

Sensitivity	Landscape type or feature
High	A landscape where the majority of attributes are unlikely to withstand change without causing a change to overall character to the extent that it would be difficult or impossible to restore. The frequency and sensitivity of landscape receptors is also likely to be high. Landscape features with statutory protection, which are unique or scarce, for example ancient woodland or feature parkland trees, national trails or cycle routes.
Medium	A landscape with a combination of attributes that is capable of absorbing some degree of change without affecting overall character. There are unlikely to be large numbers of sensitive landscape receptors. Landscape features in good condition but with no statutory protection. Locally distinctive but commonplace features.
Low	A landscape where the majority of attributes are robust and/ or tolerant of change to the extent that change or development would have little or no effect on overall character. It is likely to be easily restored and the frequency and sensitivity of landscape receptors is likely to be low. Landscape features in below average or poor condition which detracts from landscape character, such as obtrusive man-made structures such as power lines or large areas of hard standing.

5.3 Magnitude of change for the landscape receptors

The criteria used to assess the magnitude of landscape effects (including those on landscape character) are based upon the amount of physical change that will occur as a result of the proposals, as described in Figure 2 below.

Fig 2: Magnitude (Nature) of change for landscape receptors

High	Introduction of major elements into the landscape or some major change to the scale, landform, land cover or pattern of landscape. The proposals would be a prominent feature in the make-up of the character area and at variance with the scale, landform, pattern or character of the landscape, and/or would diminish or destroy the integrity of characteristic features and their settings.
Medium	Introduction of some notable elements into the landscape or some notable change to the scale, landform, land cover or pattern of landscape. The balance of the landscape characteristics are not altered but the proposals would be a conspicuous feature of the make-up of the character area.
Low	Introduction of minor new elements into the landscape or some minor change to the scale, landform, land cover or pattern of landscape. The proposals will ***not quite fit into*** the scale, landform, pattern or character of the landscape and/or would cause a ***perceptible diminution*** of the integrity of characteristic features and their settings.
Negligible	No notable introduction of new elements into the landscape or change to the scale, landform, land cover or pattern of landscape. The proposals would be apparent as a landscape feature without being conspicuous.

5.4 Visual Receptors

That is, people who will be affected by changes in views or visual amenity at different places. The different places correspond to the agreed publicly accessible viewpoints, the sensitivity of which would be dependent on the location, the activity of the viewer and the importance of the view.

These would include viewpoints available to users of outdoor facilities, sporting activities and users of rights of way; viewpoints from landscape features and beauty spots; viewpoints outside local properties (which would represent the view for local residents); and viewpoints available to people travelling through the landscape. Views may be glimpsed or open and likely vary depending on the angle of view, distance from the proposed development and the area over which the changes are visible.

5.5 Sensitivity (Nature) of visual receptors

The criteria used to assess the sensitivity of visual receptors and views is dependent upon the susceptibility of the receptor to the type of change arising from the specific proposal and the value attached to the view being experienced by the 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.

Representative viewpoints in the assessment where chosen to represent different visual receptor groups at various distances and directions from the Site. Generally speaking, residential receptors, recreational users of Public Rights of Way or people at recognized vantage points have a higher sensitivity to change than people travelling along roads or conducting their daily business e.g. at their place of work.

Fig 3: Sensitivity (Nature) of Visual Receptors

Sensitivity	Receptor/Viewer

High	May typically include residents where the main view is orientated towards the Project , or people undertaking recreation where the landscape within which the development is seen as the primary reason for attraction or reason for visit (e.g. tourists, walkers and hikers on recognized footpaths, open access land, rights of way and promenades, scenic route users. Receptors are more likely to be within a designated landscape and could be attracted to visit more frequently, or stay for longer, by virtue of the view.
Medium	May typically include outdoor workers (e.g. fishermen, farmers) and people undertaking recreational pursuits where the landscape within which the Project is seen is not the primary reason for attraction (e.g. golf, water based sports, historic Sites). May also include residents of properties where the proposed development would form an ancillary view. Receptors are less likely to be within a designated landscape and could be attracted to visit more frequently or stay for longer by virtue of the facilities and features of the particular attraction rather than by the value of the view.
Low	May typically include people travelling through the landscape by car, train, bus,ferryetc; people in community facilities, industrial/office/shop workers, receptors are unlikely to be within a designated landscape and are most likely to be present at a given viewpoint by virtue of some other need or necessity unrelated to the appreciation of the landscape or visual value.

5.6 Magnitude of the Visual Effects

The criteria used to assess the magnitude of visual effects depends on factors such as distance, the time of day, weather conditions, elevation and aspect, as well as the context of the view. The impact has been assessed during good visibility, during winter when these are no leaves on deciduous trees and good light conditions, therefore with the best possible view of the proposals. Fig 4 has been adopted for the magnitude of visual effect and impact, based on the degree of change to the view, or to the composition. This is based on best practice examples and experience.

Fig 4: Magnitude (Nature) of change for visual receptors

High	Major change in the view that has a defining influence on the overall view / many visual receptors affected. A fundamental change in the view with proposals being dominant.
Medium	Some change in the view that is clearly visible and forms an important but not defining element in the view. The proposals would be conspicuous and form a noticeably distinct feature.
Low	Some change in the view that is not prominent / few visual receptors affected. Proposals would be visible but not eye-catching or noticeably distinct.
Negligible	No notable change in the view

5.7 Significance of effects - Visual and Landscape Receptor Assessment

The significance of the landscape and visual effects is determined based on the sensitivity of the landscape element, landscape character or view with the magnitude of change. The significance of visual effects are described between Major to Minor, as guided by the matrix in Fig 5 below.

Significance of visual effect may be affected by factors such as the potential for weather conditions to restrict views, the principal aspect of the viewpoint/viewer, the proportion of a view affected, or the potential for the development to attract the eye or become the focal point in the view to the detraction/benefit of competing visual elements.

Fig 5: Significance of effects

Sensitivity of Receptor Tables Fig 1& 3	Magnitude of Change Tables Fig 2 and 4					
	High	Medium-High	Medium	Medium-Low	Low	Negligible
High	Major	Major-Moderate	Moderate	Moderate	Minor	Negligible
Medium –High	Major-Moderate	Major-Moderate	Moderate	Moderate-Minor	Minor	Negligible
Medium	Moderate	Moderate	Moderate - Minor	Minor	Minor	Negligible
Medium-Low	Moderate - Minor	Moderate	Minor	Minor	Minor	Negligible
Low	Minor	Minor	Minor	Minor	Minor	Negligible
Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible

The resulting Significance of Effect from Major to Negligible is defined in Fig 6 below

Fig 6: Resultant significance of effect descriptors

Level of Effect	**Criteria Descriptors**
Major	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements of the landscape or a view.
Major- Moderate	Loss of resource by the introduction of new features into the landscape or view though dominant only some loss/damage to key characteristics, features or elements of the landscape or view.
Moderate	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements of the landscape or a view.
Moderate- Low	Some measurable change in attributes, quality or vulnerability; Minor loss of, or alteration to, several key characteristics, features or elements of the landscape or a view.

Minor	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements of the landscape or a view.
Negligible	Very minor loss or detrimental alteration to one or more characteristics, features or elements of the landscape or a view.

6. Viewpoint Assessment

To assess the potential receptor impact of the scheme 17 viewpoints have been selected in locations which are intended to give a comprehensive visual assessment for the Site.

6.1 The Viewpoints are

- CA CWMANN-08 Internal Site N and E
- CA CWMANN-09 Internal Site S and W
- CA CWMANN-10 Viewpoint 1 and 2a
- CA CWMANN-11 Viewpoint 2b and 3
- CA CWMANN-12 Viewpoint 4 and 5
- CA CWMANN-13 Viewpoint 6 and 7
- CA CWMANN-14 Viewpoint 8 and 9
- CA CWMANN-15 Viewpoint 10 and 11
- CA CWMANN-16 Viewpoint 12 and 13
- CA CWMANN-17 Viewpoint 14 and 15
- CA CWMANN-18 Viewpoint 16 and 17
- CA CWMANN- 19 Corner Elevation Detail
- CA CWMANN-20 Rear Elevation Detail

These viewpoints were chosen as being representative of publicly accessible land within approximately 4km of the Site. It should be noted that the viewpoints chosen have been selected to illustrate the presence of the development in the landscape including the screening effects of buildings, landform, vegetation and other landscape features.

Within the ZVT 4km radius area Viewpoint locations where there are subsequent negligible views of the Site due to intervening vegetation and or urban development have been included in the report. Both to give a more rounded illustration as to the visibility of the Site locally and at distance and to show context with regard to its location within the settlement and rural environs.

The Site is comprised of the following elements and Viewpoints will vary as to which elements are seen :

- Building and Roof
- Carpark Area
- Field Area

6.2 Methodology

The photographic Viewpoints were undertaken in accordance with Advice Notice 01/011. The viewpoints were taken by Corscadden Associates as Type 1 Visualisations with the following equipment

- Canon 500D with a Canon EF 50mm lens.

Type 1 Visualisations

All annotated viewpoint panoramas .

The Viewpoints were all photographed

- September/October 2024
- Weather was sunny intervals/ rain
- Visibility Poor - Moderate to Good

- Camera Height 1.60m
- Visualisation Type 1

Individual viewpoints will detail

- Viewpoint number
- OS grid reference and postal code
- Direction of View
- Distance from Viewpoint to centre of Site

6.4 Methodology Summary

The separate references Fig 1 – 6 in the text below refer to the assessment criteria as defined in the proceeding section i.e.

- Landscape Receptor Sensitivity (Fig 1)
- Magnitude of change to landscape receptors (Fig 2)
- Visual receptor sensitivity at this view point (Fig 3)
- Magnitude of change for visual receptors (Fig 4)
- The significance of effect on the view (Fig 5)
- The overall significance of effect (Fig 6)

Ref: ***"Guidelines for Landscape and Visual Impact Assessment"*** (3rd Edition, 2013).

6.5 VIEWPOINT 1 A485 by Pumping Station on A485 Footpath (CA-CWMANN-10 Viewpoint 1 and 2a)

Looking east across the Site frontage from the area by the Pumping Station at (OSGR SN 581472) at an elevation 113m AOD and at a distance of approximately 98m from centre of proposed development Site. The nearest postal code is SA48 8DR

EXISTING VIEW: The view has an open aspect along the A485 towards the commercial and residential buildings on the east side of the A482. There is a view through the fences towards the Dol Dalis housing on the hill beyond.

PROPOSED VIEW: It is assessed that the proposed development be seen through the meadow field . With the proposed tree, hedge and native block planting it will screen the carpark and partially obscure the west elevation of the store. There will also be tree planting, semimature climbers on the 3.5 and 2.00m fencing, new planting beds with species maturing at 2-3.00m height along the rear elevation.

LANDSCAPE RECEPTOR SENSITIVITY (Fig 1) at the viewpoint is **high.**
(A landscape where the majority of attributes are unlikely to withstand change without causing a change to overall character to the extent that it would be difficult or impossible to restore. The frequency and sensitivity of landscape receptors is also likely to be high).

MAGNITUDE OF CHANGE TO LANDSCAPE RECEPTORS (Fig 2) at the viewpoint is considered to be **medium.**
(Introduction of some notable elements into the landscape or some notable change to the scale, landform, land cover or pattern of landscape. The balance of the landscape characteristics are not altered but the proposals would be a conspicuous feature of the make-up of the character area)

THE SIGNIFICANCE OF EFFECT ON THE LANDSCAPE RECEPTORS is assessed as **medium-high**

VISUAL RECEPTOR SENSITIVITY AT THIS VIEW POINT (Fig 3) is considered to be **high.**
(May typically include residents where the main view is orientated towards the Project , or people undertaking recreation where the landscape within which the development is seen as the primary reason for attraction or reason for visit (e.g. tourists, walkers and hikers on recognized footpaths, open access land, rights of way and promenades, scenic route users.

MAGNITUDE OF CHANGE FOR VISUAL RECEPTORS (Fig 4) is assessed as **high.**
(Major change in the view that has a defining influence on the overall view / many visual receptors affected. A fundamental change in the view with proposals being dominant).

THE SIGNIFICANCE OF EFFECT ON THE VISUAL RECEPTORS is **high**.

THE OVERALL SIGNIFICANCE OF EFFECT (Fig 6) is assessed as **major-moderate**.
(Loss of resource by the introduction of new features into the landscape or view though dominant, only some loss/damage to key characteristics, features or elements of the landscape or view.)

The viewpoint has the introduction of a built form into the Site. The design of the store and the proposed materials have considered the built form character of adjacent stone faced properties on A482 and the store materials will be complementary to this setting. Tree planting, native block planting, semi-mature climbers trained on the 3.50m fence will break up the view of the west elevation in the meadow field. Tree planting, semi-mature climbers trained on the 3.50m and 2.00m fence and a continuous ornamental bed with a central band of planting maturing to 2-3.0m height will break up the view of the rear elevation. Seasonal changes with tree branching in winter with foliage effects of the new trees in summer and the eventual maturing of the proposed tree planting will provide strong positive elements in this view.

6.6 VIEWPOINT 2a east side of Junction A482/A485
(CA CWMANN-10 Viewpoint 1 and 2a)
. Looking west across the Site frontage from the east side of the A482 opposite the corner of Cwmanne Tavern at junction with A485, (OSGR SN 583473) at an elevation 115m AOD and at a distance of approximately 96m from centre of proposed development site. The nearest postal code is SA48 8JN

EXISTING VIEW: The Viewpoint has a direct view of the proposed Site store rear elevation across A482 and along the A485. Residential properties look directly across the A485 to the Site Area. It is an open view across the grass areas of the Site to the disused tree-lined railway embankment and western site boundary overgrown hedgerow and its extension to the embankment. The area opposite the houses is the burger van, picnic tables, generator and portable toilet on the Site area with pasture field to the north and west of the burger van area and has a busy appearance when lorries and vans are present.

PROPOSALS VIEW
The rear elevation of the store will extend full the length of this view. The residential amenity for these residents of the terraced housing blocks and parts of blocks needs to be considered. The end of the second block would look into the meadow field with its open feel with tree and hedgerow planting.
The design of the store and the proposed materials have considered the built form character of adjacent stone faced properties on A482 and the store materials will be complementary to this setting
The rear elevation will have local stone for the length of the rear elevation and this will be combined with tree planting and semi-mature climbers trained on to all 3.5 and 2.0m fences. An ornamental bed extends the length of the store with central flowering evergreen shrubs which will mature to 2.00-3.00m height.

LANDSCAPE RECEPTOR SENSITIVITY (Fig 1) at the viewpoint is **high**
(A landscape where the majority of attributes are unlikely to withstand change without causing a change to overall character to the extent that it would be difficult or impossible to restore. The frequency and sensitivity of landscape receptors is also likely to be high).

MAGNITUDE OF CHANGE TO LANDSCAPE RECEPTORS (Fig 2) at the viewpoint is considered to be **medium**
(Introduction of some notable elements into the landscape or some notable change to the scale, landform, land cover or pattern of landscape. The balance of the landscape characteristics are not

altered but the proposals would be a conspicuous feature of the make-up of the character area., and/or would diminish or destroy the integrity of characteristic features and their settings).

THE SIGNIFICANCE OF EFFECT ON THE LANDSCAPE RECEPTORS is assessed as **high**

VISUAL RECEPTOR SENSITIVITY AT THIS VIEW POINT (Fig 3) is considered to be **high.**
(May typically include residents where the main view is orientated towards the Project , or people undertaking recreation where the landscape within which the development is seen as the primary reason for attraction or reason for visit (e.g. tourists, walkers and hikers on recognized footpaths, open access land, rights of way and promenades, scenic route users.

MAGNITUDE OF CHANGE FOR VISUAL RECEPTORS (Fig 4) is assessed as **high.**
(Major change in the view that has a defining influence on the overall view / many visual receptors affected. A fundamental change in the view with proposals being dominant).

THE SIGNIFICANCE OF EFFECT ON THE VISUAL RECEPTORS is **high**.

THE OVERALL SIGNIFICANCE OF EFFECT (Fig 6) is assessed as **major**.
(Loss of resource by the introduction of new features into the landscape or view though dominant, only some loss/damage to key characteristics, features or elements of the landscape or view.)

The viewpoint has the introduction of a built form into the Site. The design of the store and the proposed materials have considered the built form character of adjacent stone faced properties on A482 and the store materials will be complementary to this setting
Tree planting, semi-mature climbers trained on the 3.50m and 2.00m fence and a continuous ornamental bed with a central band of planting maturing to 2-3.0m height will break up the view of the rear elevation. Seasonal changes with tree branching in winter with foliage effects of the new trees in summer and the eventual maturing of the proposed tree planting will provide strong positive elements in this view. The view for residents will be different but providing planting mitigation together with building detailing to provide an attractive but different view.

There is a history of view change in this area as previously Penybont Farm and associated buildings were located in the Site area and would have given a bult up view and the proposals would be another view change.

Refer to Cwmann -20 Rear Elevation Detail.

6.7 VIEWPOINT 2b East side of Junction A482/A485
(CA CWMANN-11 Viewpoint 2b and 3).
2b Looking northwest across the Site frontage with A482 from the east side of the A482 opposite the corner of Cwmanne Tavern at junction with A485, (OSGR SN 583473) at an elevation 115m AOD and at a distance of approximately 96m from centre of proposed development site. The nearest postal code is SA48 8JN

EXISTING VIEW: The Viewpoint has a direct view of the proposed Site frontage across the A482 across the road grass verge with a cluster of services at the corner and burger van customer parking area behind a post and rail fence and extends along the A462 towards Lampeter.

PROPOSED VIEW: The view will be of the store frontage east elevation facing the road. The frontage landscaped area will be native hedge 1.20m high returning to the store corner with Field Maple trees in the grass area behind the hedge. The building elevation is glazed and has a stone faced wall section by the corner. As the store elevation ends - the carpark commences and the hedge and tree planting continues along this line until the vehicle access into the Site.

LANDSCAPE RECEPTOR SENSITIVITY (Fig 1) at the viewpoint is **high.**
(A landscape where the majority of attributes are unlikely to withstand change without causing a change to overall character to the extent that it would be difficult or impossible to restore. The frequency and sensitivity of landscape receptors is also likely to be high.).

MAGNITUDE OF CHANGE TO LANDSCAPE RECEPTORS (Fig 2) at the viewpoint is considered to be **medium.**
(Introduction of some notable elements into the landscape or some notable change to the scale, landform, land cover or pattern of landscape. The balance of the landscape characteristics are not altered but the proposals would be a conspicuous feature of the make-up of the character area.)

THE SIGNIFICANCE OF EFFECT ON THE LANDSCAPE RECEPTORS is assessed as **medium- high**

VISUAL RECEPTOR SENSITIVITY AT THIS VIEW POINT (Fig 3) is considered to be **high.**
(May typically include residents where the main view is orientated towards the Project , or people undertaking recreation where the landscape within which the development is seen as the primary reason for attraction or reason for visit (e.g. tourists, walkers and hikers on recognized footpaths, open access land, rights of way and promenades, scenic route users.

MAGNITUDE OF CHANGE FOR VISUAL RECEPTORS (Fig 4) is assessed as **high.**
(Major change in the view that has a defining influence on the overall view / many visual receptors affected. A fundamental change in the view with proposals being dominant).

THE SIGNIFICANCE OF EFFECT ON THE VISUAL RECEPTORS is **high**.

THE OVERALL SIGNIFICANCE OF EFFECT (Fig 6) is assessed as **major-moderate**
(Loss of resource by the introduction of new features into the landscape or view though dominant, only some loss/damage to key characteristics, features or elements of the landscape or view.)

The viewpoint has the introduction of a built form into the Site. The design of the store and the proposed materials have considered the built form character of adjacent stone faced properties on A482 and the store materials will be complementary to this setting. Although of a different scale to other buildings which are primarily residential in the area, the design is such that it responds in a positive manner to other characteristics found such as flood plain planting of trees and hedges.
New planting is with Field Maples planted as extra-heavy standards and native hedgerows planted at 1.20m height to mitigate to break up elevational view and give screening to the carpark area. Seasonal changes with tree branching in winter with foliage effects of the new trees in summer and the eventual maturing of the proposed tree planting will provide strong positive elements in this view.

Refer to Cwmann -19 Corner Elevation Detail.

6.8 VIEWPOINT 3 East side of A482 by access to Industrial Unit Teifi Forge
(CA CWMANN-11 Viewpoint 2b and 3).
Looking west across the Site frontage with A482 from the access area on east side of A482 at (OSGR SN 582474 at an elevation 115m AOD and at a distance of approximately 89m from centre of proposed development Site. The nearest postal code is SA48 8DR

EXISTING VIEW: The Viewpoint has a direct view of the proposed Site frontage across the A482 across the road grass verge with a cluster of services at the corner and burger van customer parking area behind a post and rail fence.

PROPOSED VIEW: The view will be of the store frontage east elevation facing the road. The frontage landscaped area will be native hedge 1.20m high returning to the store corner with an ornamental bed behind and Field Maple trees in the grass area behind the hedge. The building elevation is glazed and has a stone faced wall section by the corner.

LANDSCAPE RECEPTOR SENSITIVITY (Fig 1) at the viewpoint is **high.**
(A landscape where the majority of attributes are unlikely to withstand change without causing a change to overall character to the extent that it would be difficult or impossible to restore. The frequency and sensitivity of landscape receptors is also likely to be high.)

MAGNITUDE OF CHANGE TO LANDSCAPE RECEPTORS (Fig 2) at the viewpoint is considered to be **medium.**
(Introduction of some notable elements into the landscape or some notable change to the scale, landform, land cover or pattern of landscape. The balance of the landscape characteristics are not altered but the proposals would be a conspicuous feature of the make-up of the character area)

THE SIGNIFICANCE OF EFFECT ON THE LANDSCAPE RECEPTORS is assessed as **medium-high**

VISUAL RECEPTOR SENSITIVITY AT THIS VIEW POINT (Fig 3) is considered to be **high.**
(May typically include residents where the main view is orientated towards the Project , or people undertaking recreation where the landscape within which the development is seen as the primary reason for attraction or reason for visit (e.g. tourists, walkers and hikers on recognized footpaths, open access land, rights of way and promenades, scenic route users.

MAGNITUDE OF CHANGE FOR VISUAL RECEPTORS (Fig 4) is assessed as **high.**
(Major change in the view that has a defining influence on the overall view / many visual receptors affected. A fundamental change in the view with proposals being dominant).

THE SIGNIFICANCE OF EFFECT ON THE VISUAL RECEPTORS is **high**.

THE OVERALL SIGNIFICANCE OF EFFECT (Fig 6) is assessed as **major-moderate**.
(Loss of resource by the introduction of new features into the landscape or view though dominant, only some loss/damage to key characteristics, features or elements of the landscape or view.)

The viewpoint has the introduction of a built form into the Site. The design of the store and the proposed materials have considered the built form character of adjacent stone faced properties on A482 and the store materials will be complementary to this setting. Although of a different scale to other buildings which are primarily residential in the area, the design is such that it responds in a positive manner to other characteristics found such as flood plain planting of trees and hedges.
New planting is with Field Maples planted as extra-heavy standards and native hedgerows planted at 1.20m height to mitigate to break up elevational view.. Seasonal changes with tree branching in winter with foliage effects of the new trees in summer and the eventual maturing of the proposed tree planting will provide strong positive elements in this view.

Refer to Cwmann -19 Corner Elevation Detail.

6.9 VIEWPOINT 4 A482 in Cwmann uphill from Site

(CA CWMANN-12 Viewpoint 4 and 5).
Looking northwest towards the Site and Cwmanne Tavern from the A482 from residential area up the hill from the junction of the A482 and A485.(OSGR SN 583473) at an elevation 128m AOD and at a distance of approximately 180m from centre of proposed development site. The nearest postal code is SA48 8JN

EXISTING VIEW: The view is taken from the hill in Cwmann on the A482 looking down to the Site with a bend in the road. The red dragon on the yellow rendered Cwmann Tavern catching the eye and dominates the view with the rest of the view is the burger van and grass area within the Site. The view is framed by dense vegetation and woodland with the view the break in the woodland cover of the A482.

PROPOSED VIEW: Due to the bend in the road the Site that will be visible is a section of the rear elevation. Tree planting and ornamental planting will break up the view of the rear elevation. The red dragon on the yellow rendered Cwmann Tavern will remain the dominant feature in the view.

LANDSCAPE RECEPTOR SENSITIVITY (Fig 1) at the viewpoint is **medium**.
(May typically include outdoor workers (e.g. fishermen, farmers) and people undertaking recreational pursuits where the landscape within which the Project is seen is not the primary reason for attraction (e.g. golf, water based sports, historic Sites)..

MAGNITUDE OF CHANGE TO LANDSCAPE RECEPTORS (Fig 2) at the viewpoint is considered to be **medium.**
(Introduction of some notable elements into the landscape or some notable change to the scale, landform, land cover or pattern of landscape. The balance of the landscape characteristics at this view are not altered but the proposals would be a conspicuous feature of the make-up of the character area.)

THE SIGNIFICANCE OF EFFECT ON THE LANDSCAPE RECEPTORS is assessed as **medium**

VISUAL RECEPTOR SENSITIVITY AT THIS VIEW POINT (Fig 3) is **medium**
(May typically include residents where the main view is orientated towards the Project , or people undertaking recreation where the landscape within which the development is seen as the primary reason for attraction or reason for visit (e.g. tourists, walkers and hikers on recognized footpaths, open access land, rights of way and promenades, scenic route users.)

MAGNITUDE OF CHANGE FOR VISUAL RECEPTORS (Fig 4) is **medium.**
(Some change in the view that is clearly visible and forms an important but not defining element in the view. The proposals would be conspicuous and form a noticeably distinct feature.)

THE SIGNIFICANCE OF EFFECT ON THE VISUAL RECEPTORS is **medium**.

THE OVERALL SIGNIFICANCE OF EFFECT (Fig 6) is assessed as **moderate-minor**
(Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements of the landscape or a view).

The viewpoint has the introduction of a built form into the Site. The design of the store and the proposed materials have considered the built form character of adjacent stone faced properties on A482 and the store materials will be complementary to this setting. New tree planting, and central tall ornamentals in the planting bed band at the rear of the store will mitigate the view. Seasonal changes with tree branching in winter with foliage effects of the new trees in summer and the eventual maturing of the proposed tree planting will provide strong positive elements in this view.

6.10 VIEWPOINT 5 Stephen Bridge A48
(CA CWMANN-12 Viewpoint 4 and 5).
Looking south from stone Stephen Bridge at the edge of Lampeter from A482 (OSGR SN 581584) at an elevation 121m AOD and at a distance of approximately 275m from centre of proposed development Site. The nearest postal code is SA48 7AF.

EXISTING VIEW: The Viewpoint has a direct view of the proposed Site from Stephen's Bridge with the view framed through the A482 break in the disused tree-lined railway embankment. The burger van and toilet are seen in front of the Cwmanne Tavern and the part of the first terraced housing block. The A482 curves to the junction with the A485 and residential properties and blue Motorparts building are angled in the view on the east side of the road. These buildings and the Cwmanne Tavern dominate the view.

PROPOSED VIEW: The view will be of the Lidl sign near the A482 access, the existing grass road verge and the eastern verge area of the Site with lines of tree planting and 1.20m high hedgerow and ornamental planting at pedestrian and vehicle access points. Next to the road and store verge area will be the carpark and the northern elevation of the building and the store frontage on the east elevation.
The new planting will reduce the impact of the store mainly on the eastern elevation and the first section of the northern elevation. The northern hedgerow planting will give some screening to the carpark.

LANDSCAPE RECEPTOR SENSITIVITY (Fig 1) at the viewpoint is **high.**
(A landscape where the majority of attributes are unlikely to withstand change without causing a change to overall character to the extent that it would be difficult or impossible to restore. The frequency and sensitivity of landscape receptors is also likely to be high.).

MAGNITUDE OF CHANGE TO LANDSCAPE RECEPTORS (Fig 2) at the viewpoint is considered to be **medium.**
(Introduction of some notable elements into the landscape or some notable change to the scale, landform, land cover or pattern of landscape. The balance of the landscape characteristics are not altered but the proposals would be a conspicuous feature of the make-up of the character area)

THE SIGNIFICANCE OF EFFECT ON THE LANDSCAPE RECEPTORS is assessed as **medium-high**

VISUAL RECEPTOR SENSITIVITY AT THIS VIEW POINT (Fig 3) is considered to be **medium**
(May typically include residents where the main view is orientated towards the Project , or people undertaking recreation where the landscape within which the development is seen as the primary reason for attraction or reason for visit (e.g. tourists, walkers and hikers on recognized footpaths, open access land, rights of way and promenades, scenic route users.

MAGNITUDE OF CHANGE FOR VISUAL RECEPTORS (Fig 4) is assessed as **medium.**
(Major change in the view that has a defining influence on the overall view / many visual receptors affected. A fundamental change in the view with proposals being dominant).

THE SIGNIFICANCE OF EFFECT ON THE VISUAL RECEPTORS is **medium**

THE OVERALL SIGNIFICANCE OF EFFECT (Fig 6) is assessed as **moderate**.
(Loss of resource by the introduction of new features into the landscape or view though dominant, only some loss/damage to key characteristics, features or elements of the landscape or view.)

The viewpoint has the introduction of a built form into the Site. The design of the store and the proposed materials have considered the built form character of adjacent stone faced properties on A482 and the store materials will be complementary to this setting and also use neutral toned materials on the northern elevation and stone facing on part of the east elevation. Although of a different scale to other buildings which are primarily residential in the area, the design is such that it responds in a positive manner to other characteristics found such as flood plain planting of trees and hedges.
New planting is with Field Maples and Downy birch planted as extra-heavy standards and native hedgerows planted at 1.20m height to mitigate by screening the carpark area and the trees to break up

elevational views. Seasonal changes with tree branching in winter with foliage effects of the new trees in summer and the eventual maturing of the proposed tree planting will provide strong positive elements in this view.

6.12 VIEWPOINT 6 PROW Footpath entrance A482

(CA CWMANN-13 Viewpoint 6 and 7).

Looking southwest towards the Site from the footpath entrance in stonewall on east side of A482.(OSGR SN 581475) at an elevation 114m AOD and at a distance of approximately 180m from centre of proposed development site. The nearest postal code is SA48 8DR

EXISTING VIEW: The Viewpoint has a direct view of the proposed Site from footpath entrance with an open view across the Site. The burger van and toilet are seen in front of the Cwmanne Tavern and the all the terraced housing blocks across the pasture field to the Western Boundary Hedgerow . The A482 curves to the junction with the A485 and residential properties and blue Motorparts building are angled in the view on the east side of the road. These buildings and the Cwmanne Tavern dominate the view.

PROPOSED VIEW: The view will be of the Lidl sign near the A482 access, the existing grass road verge and the eastern verge area of the Site with lines of tree planting and 1.20m high hedgerow and ornamental planting at pedestrian and vehicle access points. Next to the road and store verge area will be the carpark and the northern elevation of the building and the store frontage on the east elevation. The new planting will reduce the impact of the store mainly on the eastern elevation and the whole of the northern elevation. The northern hedgerow planting will give some screening to the carpark.

LANDSCAPE RECEPTOR SENSITIVITY (Fig 1) at the viewpoint is **high.**
(A landscape where the majority of attributes are unlikely to withstand change without causing a change to overall character to the extent that it would be difficult or impossible to restore. The frequency and sensitivity of landscape receptors is also likely to be high.).

MAGNITUDE OF CHANGE TO LANDSCAPE RECEPTORS (Fig 2) at the viewpoint is considered to be **medium.**
(Introduction of some notable elements into the landscape or some notable change to the scale, landform, land cover or pattern of landscape. The balance of the landscape characteristics are not altered but the proposals would be a conspicuous feature of the make-up of the character area)

THE SIGNIFICANCE OF EFFECT ON THE LANDSCAPE RECEPTORS is assessed as **medium-high**

VISUAL RECEPTOR SENSITIVITY AT THIS VIEW POINT (Fig 3) is considered to be **medium**
(May typically include residents where the main view is orientated towards the Project , or people undertaking recreation where the landscape within which the development is seen as the primary reason for attraction or reason for visit (e.g. tourists, walkers and hikers on recognized footpaths, open access land, rights of way and promenades, scenic route users.

MAGNITUDE OF CHANGE FOR VISUAL RECEPTORS (Fig 4) is assessed as **high**
(Major change in the view that has a defining influence on the overall view / many visual receptors affected. A fundamental change in the view with proposals being dominant).

THE SIGNIFICANCE OF EFFECT ON THE VISUAL RECEPTORS is **medium-high**

THE OVERALL SIGNIFICANCE OF EFFECT (Fig 6) is assessed as **major-moderate**.
(Loss of resource by the introduction of new features into the landscape or view though dominant, only some loss/damage to key characteristics, features or elements of the landscape or view.)

The viewpoint has the introduction of a built form into the Site. The design of the store and the proposed materials have considered the built form character of adjacent stone faced properties on A482 and the store materials will be complementary to this setting and also use neutral toned materials on the northern elevation and stone facing on part of the east elevation. Although of a different scale to other buildings which are primarily residential in the area, the design is such that it responds in a positive manner to other characteristics found such as flood plain planting of trees and hedges.
New planting is with Field Maples and Downy birch planted as extra-heavy standards and native hedgerows planted at 1.20m height to mitigate by screening the carpark area and the trees to break up elevational views. Seasonal changes with tree branching in winter with foliage effects of the new trees in summer and the eventual maturing of the proposed tree planting will provide strong positive elements in this view.

6.13 VIEWPOINT 7 Road Sign on A485

(CA CWMANN-13 Viewpoint 6 and 7).
Looking east from road sign on A485 towards the Site (OSGR SN 581471) at an elevation 120m AOD and at a distance of approximately 250m from centre of proposed
development site. The nearest postal code is SA48 8DR

EXISTING VIEW: The view is taken from the road sign on the A485 looking along the road to the bend in the road. The view is framed by oaks on the bank to the south and houses and vegetation including the western boundary overgrown hedgerow with off-Site trees to the north. This gives a restricted view of the Site and the hills behind.

PROPOSED VIEW: The part of the development that will be visible is the meadow field area the western elevation of the store, the service area and 3.5m fence around the external mechanical plant and the rear elevation of the store. Tree planting, native block planting, semi-mature climbers trained on the 3.50m fence will break up the view of the west elevation in the meadow field. Tree planting, semi-mature climbers trained on the 3.50m and 2.00m fence and a continuous ornamental bed with a central band of planting maturing to 2-3.0m height will break up the view of the rear elevation.

LANDSCAPE RECEPTOR SENSITIVITY (Fig 1) at the viewpoint is **medium**.
*(*May typically include outdoor workers (e.g. fishermen, farmers) and people undertaking recreational pursuits where the landscape within which the Project is seen is not the primary reason for attraction (e.g. golf, water based sports, historic Sites)..

MAGNITUDE OF CHANGE TO LANDSCAPE RECEPTORS (Fig 2) at the viewpoint is considered to be **medium.**
(Introduction of some notable elements into the landscape or some notable change to the scale, landform, land cover or pattern of landscape. The balance of the landscape characteristics <u>at this view</u> are not altered but the proposals would be a conspicuous feature of the make-up of the character area.)

THE SIGNIFICANCE OF EFFECT ON THE LANDSCAPE RECEPTORS is assessed as **medium**

VISUAL RECEPTOR SENSITIVITY AT THIS VIEW POINT (Fig 3) is **medium**
(May typically include residents where the main view is orientated towards the Project , or people undertaking recreation where the landscape within which the development is seen as the primary reason for attraction or reason for visit (e.g. tourists, walkers and hikers on recognized footpaths, open access land, rights of way and promenades, scenic route users.)

MAGNITUDE OF CHANGE FOR VISUAL RECEPTORS (Fig 4) is **medium.**

(Some change in the view that is clearly visible and forms an important but not defining element in the view. The proposals would be conspicuous and form a noticeably distinct feature.)

THE SIGNIFICANCE OF EFFECT ON THE VISUAL RECEPTORS is **medium**.

THE OVERALL SIGNIFICANCE OF EFFECT (Fig 6) is assessed as **moderate-minor**
(Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements of the landscape or a view).

The viewpoint has the introduction of a built form into the Site. The design of the store and the proposed materials have considered the built form character of adjacent stone faced properties on A482 and the store materials will be complementary to this setting and the rear elevation will be stone faced. Tree planting, native block planting, semi-mature climbers trained on the 3.50m fence will break up the view of the west elevation in the meadow field. Tree planting, semi-mature climbers trained on the 3.50m and 2.00m fence and a continuous ornamental bed with a central band of planting maturing to 2-3.0m height will break up the view of the rear elevation. Seasonal changes with tree branching in winter with foliage effects of the new trees in summer and the eventual maturing of the proposed tree planting will provide strong positive elements in this view.

6.14 VIEWPOINT 8 Cwmann Rugby Club Pitch on A485
(CA CWMANN-14 Viewpoint 8 and 9).
Looking east towards the Site from the Cwmann Rugby Club Pitch (OSGR SN 577468) at an elevation 122m AOD and at a distance of approximately 783m from centre of proposed development site. The nearest postal code is SA48 8DU

EXISTING VIEW: The view is taken from the centre of the rugby pitch across the River Teifi flood plain from the west towards the Site. The majority of the extent of the Site is obscured by trees and hedges and there is a very small break in the tree cover with a view the top of the blue façade of Motorparts on the east of the A482 opposite the Site. The disused tree=lined embankment which forms a strong linear element in the view ends near the rugby ground.

PROPOSED VIEW: The development will be obscured apart from possibly a small section of roof in line with the blue motorparts façade. This small break in the trees will be eventually filled by tree planting in the meadow area of the Site.

LANDSCAPE RECEPTOR SENSITIVITY (Fig 1) at the viewpoint is **low**.
(A landscape where the majority of attributes are robust and/ or tolerant of change to the extent that change or development would have little or no effect on overall character. It is likely to be easily restored and the frequency and sensitivity of landscape receptors is likely to be low.).

MAGNITUDE OF CHANGE TO LANDSCAPE RECEPTORS (Fig 2) at the viewpoint is considered to be **negligible.**
(No notable introduction of new elements into the landscape or change to the scale, landform, land cover or pattern of landscape. The proposals would be apparent as a landscape feature without being conspicuous)..

THE SIGNIFICANCE OF EFFECT ON THE LANDSCAPE RECEPTORS is assessed as **negligible.**

VISUAL RECEPTOR SENSITIVITY AT THIS VIEW POINT (Fig 3) is **low.**
(May typically include people travelling through the landscape by car, train, bus,ferryetc; people in community facilities, industrial/office/shop workers, receptors are unlikely to be within a designated

landscape and are most likely to be present at a given viewpoint by virtue of some other need or necessity unrelated to the appreciation of the landscape or visual value).

MAGNITUDE OF CHANGE FOR VISUAL RECEPTORS (Fig 4) is **negligible.**
(No notable change in the view.)

THE SIGNIFICANCE OF EFFECT ON THE VISUAL RECEPTORS is **negligible.**

THE OVERALL SIGNIFICANCE OF EFFECT (Fig 6) is assessed as n**egligible.**.
(Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements of the landscape or a view).

The Site is effectively screened by existing vegetation and proposed tree planting will increase the screening. The Site will be not be visible in summer or winter.

6.15 VIEWPOINT 9 Wigs and Co Carpark on A485
(CA CWMANN-14 Viewpoint 8 and 9).
Looking east from the edge of the carpark of Wigs and Co towards the Site (OSGR SN 581470) at an elevation 119m AOD and at a distance of approximately 326m from centre of proposed

EXISTING VIEW: The view is taken from the edge of the Wigs and Co carpark set off from the A485 and is across the River Teifi flood plain from the west towards the Site. The majority of the extent of the Site is obscured by trees and housing and there is a break in the tree cover with a view of traffic moving on the A482. In the distance is the Dol Dalis housing estate. The disused tree=lined embankment forms a strong linear element on the other side of the break in the tree cover.

PROPOSED VIEW: The development store will be fully obscured in the view and small section of the carpark may visible. Proposed tree planting in the meadow field area will screen most of this view. .

LANDSCAPE RECEPTOR SENSITIVITY (Fig 1) at the viewpoint is **low**.
(A landscape where the majority of attributes are robust and/ or tolerant of change to the extent that change or development would have little or no effect on overall character. It is likely to be easily restored and the frequency and sensitivity of landscape receptors is likely to be low.).

MAGNITUDE OF CHANGE TO LANDSCAPE RECEPTORS (Fig 2) at the viewpoint is considered to be **negligible.**
(No notable introduction of new elements into the landscape or change to the scale, landform, land cover or pattern of landscape. The proposals would be apparent as a landscape feature without being conspicuous)..

THE SIGNIFICANCE OF EFFECT ON THE LANDSCAPE RECEPTORS is assessed as **negligible.**

VISUAL RECEPTOR SENSITIVITY AT THIS VIEW POINT (Fig 3) is **low.**
(May typically include people travelling through the landscape by car, train, bus,ferryetc; people in community facilities, industrial/office/shop workers, receptors are unlikely to be within a designated landscape and are most likely to be present at a given viewpoint by virtue of some other need or necessity unrelated to the appreciation of the landscape or visual value).

MAGNITUDE OF CHANGE FOR VISUAL RECEPTORS (Fig 4) is **negligible.**
(No notable change in the view.)

THE SIGNIFICANCE OF EFFECT ON THE VISUAL RECEPTORS is **negligible.**

THE OVERALL SIGNIFICANCE OF EFFECT (Fig 6) is assessed as n**egligible.**.
(Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements of the landscape or a view).

The Site is effectively screened by existing vegetation and housing along the A485 between Wig and Co and the Pumping Station and the Site. Proposed tree planting will increase the screening in the tree cover break. The visibility of the Site will be negligible in both summer and winter.

6.16 VIEWPOINT 10 Dol Dalis Housing Estate
(CA CWMANN-15 Viewpoint 10 and 11).
Looking southwest towards the Site from the Dol Dalis housing estate (OSGR SN 582478) at an elevation 121m AOD and at a distance of approximately 500m from centre of proposed development site. The nearest postal code is SA48 8LF

EXISTING VIEW: The view is taken from Dol Dalis housing estate across a short section of the River Teifi flood plain with a clear view of the low stone wall of A482 and across the Site to the western boundary overgrown hedge. The Cwamanne Tavern and terraced house blocks are clearly seen across the Site area. The burger van is just visible in the left edge of the view.

PROPOSED VIEW: The development store and carpark will be fully in the view. The proposed landscaping of tree and hedgerow planting have important mitigating roles to reduce the impact of the store and carpark from this viewpoint. The north elevation facing the carpark will be neutral toned building materials and the east elevation store frontage will be glazed with stone facing on the corner facing the A482. These are the parts of the store which will be visible. The ornamental planting at Site access points will also supplement the hedgerow planting.

LANDSCAPE RECEPTOR SENSITIVITY (Fig 1) at the viewpoint is **medium**.
(A landscape with a combination of attributes that is capable of absorbing some degree of change without affecting overall character. There are unlikely to be large numbers of sensitive landscape receptors.Landscape features in good condition but with no statutory protection. Locally distinctive but commonplace features).

MAGNITUDE OF CHANGE TO LANDSCAPE RECEPTORS (Fig 2) at the viewpoint is considered to be **medium.**
(Introduction of some notable elements into the landscape or some notable change to the scale, landform, land cover or pattern of landscape. The balance of the landscape characteristics <u>at this view</u> are not altered but the proposals would be a conspicuous feature of the make-up of the character area.)

THE SIGNIFICANCE OF EFFECT ON THE LANDSCAPE RECEPTORS is assessed as **medium**

VISUAL RECEPTOR SENSITIVITY AT THIS VIEW POINT (Fig 3) is **high.**
(May typically include residents where the main view is orientated towards the Project , or people undertaking recreation where the landscape within which the development is seen as the primary reason for attraction or reason for visit (e.g. tourists, walkers and hikers on recognized footpaths, open access land, rights of way and promenades, scenic route users.)

MAGNITUDE OF CHANGE FOR VISUAL RECEPTORS (Fig 4) is **medium.**
(Some change in the view that is clearly visible and forms an important but not defining element in the view. The proposals would be conspicuous and form a noticeably distinct feature.)

THE SIGNIFICANCE OF EFFECT ON THE VISUAL RECEPTORS is **medium**-**high**.

THE OVERALL SIGNIFICANCE OF EFFECT (Fig 6) is assessed as **moderate**.
(Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements of the landscape or a view).

The viewpoint has the introduction of a built form into the Site. The north elevation facing the carpark will be neutral toned building materials and the east elevation store frontage will be glazed with stone facing on the corner facing the A482. These are the parts of the store which will be visible
Proposed planting is with Field Maples and Downy birch planted as extra-heavy standards and native hedgerows planted at 1.20m height to mitigate by screening the carpark area and the trees to break up elevational views. Seasonal changes with tree branching in winter with foliage effects of the new trees in summer and the eventual maturing of the proposed tree planting will provide strong positive elements in this view.

6.17 Viewpoint 11 Lampeter Tree Services minor road north east of River Teifi
(CA CWMANN-15 Viewpoint 10 and 11).
Looking southwest from the verge of Lampeter Tree Services towards the Site (OSGR SN 584479) at an elevation 120m AOD and at a distance of approximately 1.05Km from centre of proposed development site. The nearest postal code is SA48 8HU

EXISTING VIEW: The view is taken from verge by Lampeter Tree Services across the River teifi and its flood plain towards the Site. The yellow rendered Teifi Castle and white rendered houses uphill from the Site can easily be seen in a gap between lines of fastigiate hornbeams set in the hedges of the Tree Services access road planting. The roofs of terraced house blocks and the commercial/industrial buildings around the Site are visible below the rendered uphill properties.

PROPOSED VIEW: The view will include the store roof and possibly part of the north elevation facing the carpark and the east elevation store frontage facing the A482. The carpark area is obscured by intervening hedgerows and trees.

LANDSCAPE RECEPTOR SENSITIVITY (Fig 1) at the viewpoint is **medium**.
(A landscape with a combination of attributes that is capable of absorbing some degree of change without affecting overall character. There are unlikely to be large numbers of sensitive landscape receptors.Landscape features in good condition but with no statutory protection. Locally distinctive but commonplace features..)

MAGNITUDE OF CHANGE TO LANDSCAPE RECEPTORS (Fig 2) at the viewpoint is considered to be **medium.**
(Introduction of some notable elements into the landscape or some notable change to the scale, landform, land cover or pattern of landscape. The balance of the landscape characteristics <u>at this view</u> are not altered but the proposals would be a conspicuous feature of the make-up of the character area.)

THE SIGNIFICANCE OF EFFECT ON THE LANDSCAPE RECEPTORS is assessed as **medium.**

VISUAL RECEPTOR SENSITIVITY AT THIS VIEW POINT (Fig 3) is **medium.**
(May typically include outdoor workers (e.g. fishermen, farmers) and people undertaking recreational pursuits where the landscape within which the Project is seen is not the primary reason for attraction (e.g. golf, water based sports, historic Sites). May also include residents of properties where the proposed development would form an ancillary view. Receptors are less likely to be within a designated landscape and could be attracted to visit more frequently or stay for longer by virtue of the facilities and features of the particular attraction rather than by the value of the view).

MAGNITUDE OF CHANGE FOR VISUAL RECEPTORS (Fig 4) is **medium.**
(Some change in the view that is clearly visible and forms an important but not defining element in the view. The proposals would be conspicuous and form a noticeably distinct feature.)

THE SIGNIFICANCE OF EFFECT ON THE VISUAL RECEPTORS is **medium**.

THE OVERALL SIGNIFICANCE OF EFFECT (Fig 6) is assessed as **moderate-minor**.
(Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements of the landscape or a view).

The viewpoint has the introduction of a built form of the store into the Site and the change in the view will be mitigated by the proposed tree planting and building materials used for the store. Seasonal changes with foliage effects of all trees in summer and the eventual maturing of the proposed tree planting will provide strong positive elements in this view. The winter view of the store will be slightly greater than the summer view. The view of the carpark will remain obscured in both summer and winter.

6.18 VIEWPOINT 12 Bryn Helog lower hillside north west Lampeter.
(CA CWMANN-16 Viewpoint 12 and 13)
Looking southeast towards the Site from the Bryn Helog (OSGR SN 567481) at an elevation 165m AOD and at a distance of approximately 1.7Km from centre of proposed development site. The nearest postal code is SA48 7PA.

EXISTING VIEW: The view has an open aspect across the Teifi Valley towards the hills beyond. The Site itself is obscured by both intervening trees and the trees of the disused railway embankment. The first building visible in Cwmann above the trees is Teifi Castle a yellow rendered building at the junction of Cellan Road and A482. The Site is down the hill on the A482 below this building and cannot be seen.

PROPOSED VIEW: It is assessed that the proposed development will be obscured by both terrain and existing tree vegetation and will not be seen In winter it is possible that partial views of the store roof may be possible.

LANDSCAPE RECEPTOR SENSITIVITY (Fig 1) at the viewpoint is assessed as **medium.**
(A landscape with a combination of attributes that is capable of absorbing some degree of change without affecting overall character. There are unlikely to be large numbers of sensitive landscape receptors. Landscape features in good condition but with no statutory protection. Locally distinctive but commonplace features.)

MAGNITUDE OF CHANGE TO LANDSCAPE RECEPTORS (Fig 2) at the viewpoint is **negligible.**
(No notable introduction of new elements into the landscape or change to the scale, landform, land cover or pattern of landscape. The proposals would not be apparent as a landscape feature.)

THE SIGNIFICANCE OF EFFECT ON THE LANDSCAPE RECEPTORS is **negligible.**

VISUAL RECEPTOR SENSITIVITY AT THIS VIEW POINT (Fig 3) is **high.**
(May typically include residents where the main view is orientated towards the Project , or people undertaking recreation where the landscape within which the development is seen as the primary reason for attraction or reason for visit (e.g. tourists, walkers and hikers on recognized footpaths, open access land, rights of way and promenades, scenic route users. Receptors are more likely to be within a designated landscape and could be attracted to visit more frequently, or stay for longer, by virtue of the view.)

MAGNITUDE OF CHANGE FOR VISUAL RECEPTORS (Fig 4) is **negligible.**
(No notable change in the view.)

THE SIGNIFICANCE OF EFFECT ON THE VISUAL RECEPTORS is **negligible**.

THE OVERALL SIGNIFICANCE OF EFFECT (Fig 6) is assessed as **negligible**.
(Very minor loss or detrimental alteration to one or more characteristics, features or elements of the landscape or a view.)

The Site is not visible in the summer in winter a partial view of the store roof may be possible.

6.19 VIEWPOINT 13 PROW Public Right of Way by Side of River Teifi north of the disused railway embankment.

(CA CWMANN-16 Viewpoint 12 and 13)
Looking south from PROW by the side of River Teifi toward the Site (OSGR SN 578472) at an elevation of 113m and at a distance of approximately 544m from centre of proposed development. The nearest postal code is SA48 8DR.

EXISTING VIEW: The Viewpoint has a direct south line of view towards the proposed Site which is completely screened by tree-lined disused railway embankment.

PROPOSED VIEW: There will be no change the Site will not be visible.

LANDSCAPE RECEPTOR SENSITIVITY (Fig 1) at the viewpoint is **low**
(A landscape where the majority of attributes are robust and/ or tolerant of change to the extent that change or development would have little or no effect on overall character).

MAGNITUDE OF CHANGE TO LANDSCAPE RECEPTORS (Fig 2) at the viewpoint is considered to be **negligible.**
(No notable introduction of new elements into the landscape or change to the scale, landform, land cover or pattern of landscape).

THE SIGNIFICANCE OF EFFECT ON THE LANDSCAPE RECEPTORS is assessed as **negligible**

VISUAL RECEPTOR SENSITIVITY AT THIS VIEW POINT (Fig 3) is considered to be **medium.**
(May typically include outdoor workers (e.g. fishermen, farmers) and people undertaking recreational pursuits where the landscape within which the Project is seen is not the primary reason for attraction).

MAGNITUDE OF CHANGE FOR VISUAL RECEPTORS (Fig 4) is assessed as **negligible.**
(No notable change in the view).

THE SIGNIFICANCE OF EFFECT ON THE VISUAL RECEPTORS is **negligible.**

THE OVERALL SIGNIFICANCE OF EFFECT (Fig 6) is assessed as **negligible.**

The Site is not visible.

6.20 VIEWPOINT 14 : PROW Public Right of Way off Cellan Road by bridge.

(CA CWMANN-17 Viewpoint 14 and 15)

Looking west towards the Site from the PROW Public Footpath by the bridge on Cellan Road (OSGR SN 586475) at an elevation 122m AOD and at a distance of approximately 536m from centre of proposed development site. The nearest postal code is SA48 8HT.

EXISTING VIEW: This location is the beginning of a PROW which crosses the field goes round hedgerow in the middle ground continues northwards following the line of the stone wall to the east of the A482 and exits on to the A482. (The changing View will be picked up by Viewpoint 3 and 6). It is towards the Site across a section of flood plain. An intervening hedgerow in the middle distance gives a fragmented view of the A482. Parts of the Site can be seen the top of the burger van and the of tops of vans parked near the burger van.

PROPOSED VIEW: Views of the development will be of store frontage east elevation where it is higher intervening hedgerow extending past the industrial building of Teifi Forge. The development carpark will be mainly obscured by the existing hedgerows, further vegetation and low stone wall by the A482. The development will be mitigated by the proposed tree planting and hedgerow planting which will break up views of the store frontage and increase screening of the carpark.

LANDSCAPE RECEPTOR SENSITIVITY (Fig 1) at the viewpoint is **medium**
(A landscape with a combination of attributes that is capable of absorbing some degree of change without affecting overall character. There are unlikely to be large numbers of sensitive landscape receptors. Landscape features in good condition but with no statutory protection. Locally distinctive but commonplace features).

MAGNITUDE OF CHANGE TO LANDSCAPE RECEPTORS (Fig 2) at the viewpoint is considered as **medium**
(Introduction of some notable elements into the landscape or some notable change to the scale, landform, land cover or pattern of landscape. The balance of the landscape characteristics are not altered but the proposals would be a conspicuous feature of the make-up of the character area).

THE SIGNIFICANCE OF EFFECT ON THE LANDSCAPE RECEPTORS assessed as m**edium.**

VISUAL RECEPTOR SENSITIVITY at this view point (Fig 3) is **medium.**
(May typically include outdoor workers (e.g. fishermen, farmers) and people undertaking recreational pursuits where the landscape within which the Project is seen is not the primary reason for attraction.)

MAGNITUDE OF CHANGE FOR VISUAL RECEPTORS (Fig 4) is assessed as **medium.**
(Some change in the view that is clearly visible and forms an important but not defining element in the view. The proposals would be conspicuous and form a noticeably distinct feature).

THE SIGNIFICANCE OF EFFECT ON THE VISUAL RECEPTORS is m**edium.**

THE OVERALL SIGNIFICANCE OF EFFECT (Fig 6) is assessed as **moderate-minor**.

The effect of seasonal changes with respect to the screening effect of foliage as illustrated by the Viewpoint during the summer period was assessed and will have slightly less screening effect in the winter months. The store will be visible in summer and winter view from this location. It will not be the dominant element of the view with the mitigation of tree planting and hedgerow planting which will break up views of the store frontage. The eastern boundary hedgerow planting will further assist screening of the proposed carpark.

6.21 VIEWPOINT 15 Minor road above Pentrefelin
(CA CWMANN-17 Viewpoint 14 and 15)

Looking northwest from a farm on a minor road above Pentrefelin toward the Site (OSGR SN 615488) at an elevation 187m AOD and at a distance of approximately 3.36Km from centre of proposed development Site. The nearest postal code is SA48 8JD

EXISTING VIEW: Open view up the Teifi Valley with mature treelines and glimpses of fields in the valley bottom. The Dol Dalis housing development at the base of a hill at the edge of Lampeter can be clearly seen. The small partial of part of the industrial unit on the east side of the A482 can be glimpsed through trees. The Site itself is obscured by trees.

PROPOSED VIEW: There are no views of the development.

LANDSCAPE RECEPTOR SENSITIVITY (Fig 1) at the viewpoint is **high**
(Landscape features with statutory protection ie the Teifi Valley is SLA).

MAGNITUDE OF CHANGE TO LANDSCAPE RECEPTORS (Fig 2) at the viewpoint is considered as **negligible**
(No notable introduction of new elements into the landscape or change to the scale, landform, land cover or pattern of landscape. The proposals would be apparent as a landscape feature without being conspicuous.)

THE SIGNIFICANCE OF EFFECT ON THE LANDSCAPE RECEPTORS (Fig 5) is therefore assessed as **negligible**

VISUAL RECEPTOR SENSITIVITY AT THIS VIEW POINT (Fig 3) is **medium.**
(May typically include outdoor workers (e.g. fishermen, farmers) and people undertaking recreational pursuits where the landscape within which the Project is seen is not the primary reason for attraction (e.g. golf, water based sports, historic Sites). May also include residents of properties where the proposed development would form an ancillary view. Receptors are less likely to be within a designated landscape and could be attracted to visit more frequently or stay for longer by virtue of the facilities and features of the particular attraction rather than by the value of the view.)

MAGNITUDE OF CHANGE FOR VISUAL RECEPTORS (Fig 4) is **negligible.**
(No notable change in the view.)

THE SIGNIFICANCE OF EFFECT ON THE VISUAL RECEPTORS is **negligible**.

The Site is not visible from this location.

6.22 VIEWPOINT 16 From a minor road above Pencarreg
(CA CWMANN-18 Viewpoint 16 and 17)
Looking northeast towards the Site from a minor road above Pencarreg (OSGR SN 551444) at an elevation 264m AOD and at a distance of approximately 4.41Km from centre of proposed development site. The nearest postal code is SA40 9QP

EXISTING VIEW: The view has an open aspect across the countryside with a foreground of fields with hedgerows and trees, rounded hills extending into the distance with fields and woodland. The middle of the view is Lampeter in the valley to the west and the smaller settlement of Cwmanne set in woodland. The bright blue façade of the Motorparts unit can be partially seen and Site area can be partially seen..

PROPOSED VIEW: It is assessed that the proposed development will blend into the fabric with its construction in neutral tone materials. It will be partly obscured by both terrain and existing tree vegetation. In addition the view is taken at some distance and the proposed development will be a very small unit within a complex rural view with Lampeter as a large part of the view and Cwmann and other scattered farm buildings forming less significant parts of the view. .

LANDSCAPE RECEPTOR SENSITIVITY (Fig 1) at the viewpoint is assessed as **medium.**
*(A landscape with a combination of attributes that is capable of absorbing some degree of change without affecting overall character. There are unlikely to be large numbers of sensitive landscape receptors. Landscape features in good condition but with no statutory protection. Locally distinctive but commonplace feature*s.*)*

MAGNITUDE OF CHANGE TO LANDSCAPE RECEPTORS (Fig 2) at the viewpoint is **negligible.**
(No notable introduction of new elements into the landscape or change to the scale, landform, land cover or pattern of landscape. The proposals would not be apparent as a landscape feature.)

THE SIGNIFICANCE OF EFFECT ON THE LANDSCAPE RECEPTORS is **negligible.**

VISUAL RECEPTOR SENSITIVITY AT THIS VIEW POINT (Fig 3) is **medium.**
(May typically include outdoor workers (e.g. fishermen, farmers) and people undertaking recreational pursuits where the landscape within which the Project is seen is not the primary reason for attraction (e.g. golf, water based sports, historic Sites). May also include residents of properties where the proposed development would form an ancillary view. Receptors are less likely to be within a designated landscape and could be attracted to visit more frequently or stay for longer by virtue of the facilities and features of the particular attraction rather than by the value of the view.)

MAGNITUDE OF CHANGE FOR VISUAL RECEPTORS (Fig 4) is **negligible.**
(No notable change in the view.)

THE SIGNIFICANCE OF EFFECT ON THE VISUAL RECEPTORS is **negligible**.

THE OVERALL SIGNIFICANCE OF EFFECT (Fig 6) is assessed as **negligible**.
(Very minor loss or detrimental alteration to one or more characteristics, features or elements of the landscape or a view.)

The effect of seasonal changes with respect to the screening effect of foliage as illustrated by the Viewpoint during the summer period was assessed and will have slightly less screening effect in the winter months. The Site is insignificant element in summer or winter view from this location.

6.23 VIEWPOINT 17 Maes Fryd from hill above Lampeter
(See CA CWMANN-18 Viewpoint 16 and 17)
Hill above Lampeter looking south from Maes Fryd toward the Site (OSGR SN 575491) at an elevation 168m AOD and at a distance of approximately 1.89Km from centre of proposed development Site. The nearest postal code is SA48 8AN

EXISTING VIEW: The view has an open aspect towards the Teifi Valley across the built form of Lampeter to Cwmann rising up the valley side but at some distance to the Site. The Site itself is obscured by both intervening trees and the trees of the disused railway embankment. The first building visible in Cwmann above the trees is Teifi Castle a yellow rendered building at the junction of Cellan Road and A482. The Site is down the hill on the A482 below this building and cannot be seen.

PROPOSED VIEW: It is assessed that the proposed development will be obscured by both terrain and existing tree vegetation and will not be seen.

LANDSCAPE RECEPTOR SENSITIVITY (Fig 1) at the viewpoint is assessed as **medium.**
(A landscape with a combination of attributes that is capable of absorbing some degree of change without affecting overall character. There are unlikely to be large numbers of sensitive landscape

receptors. Landscape features in good condition but with no statutory protection. Locally distinctive but commonplace features.)

MAGNITUDE OF CHANGE TO LANDSCAPE RECEPTORS (Fig 2) at the viewpoint is **negligible.**
(No notable introduction of new elements into the landscape or change to the scale, landform, land cover or pattern of landscape. The proposals would not be apparent as a landscape feature.)

THE SIGNIFICANCE OF EFFECT ON THE LANDSCAPE RECEPTORS is **negligible.**

VISUAL RECEPTOR SENSITIVITY AT THIS VIEW POINT (Fig 3) is **high.**
(May typically include residents where the main view is orientated towards the Project , or people undertaking recreation where the landscape within which the development is seen as the primary reason for attraction or reason for visit (e.g. tourists, walkers and hikers on recognized footpaths, open access land, rights of way and promenades, scenic route users. Receptors are more likely to be within a designated landscape and could be attracted to visit more frequently, or stay for longer, by virtue of the view.)

MAGNITUDE OF CHANGE FOR VISUAL RECEPTORS (Fig 4) is **negligible.**
(No notable change in the view.)

THE SIGNIFICANCE OF EFFECT ON THE VISUAL RECEPTORS is **negligible**.

THE OVERALL SIGNIFICANCE OF EFFECT (Fig 6) is assessed as **negligible**.
(Very minor loss or detrimental alteration to one or more characteristics, features or elements of the landscape or a view.)

The effect of seasonal changes with respect to the screening effect of foliage as illustrated by the Viewpoint during the summer period was assessed and will have slightly less screening effect in the winter months. The Site is not visible in summer or winter from this location.

6.24 Corner Elevation Detail (CA-Cwmann 19)
This detail is used to show the proposals which relate to Viewpoints 2a 2b and 3 all close to the junction with the A482 and A485. It demonstrates building shape and materials and the landscaping at the corner The building was moved slightly northwards giving better space for trees on the east frontage location and the hedge planting on the corner. The rear elevation has dense tree planting of fastigiate tree forms – hornbeams and birch. The hornbeams and birch as they mature will be taller than the store building.

6.25 Rear Elevation Detail (CA-Cwmann 20)
This detail is used to show the proposals which relate to Viewpoints 1and 2a. The existing view is open but quite cluttered with the burger van and customers. Historically Penybont farm buildings were located on the Site as shown on his historic drawing s and recent OS maps and has subsequently been demolished. The proposals are to show a stone faced building and other materials of neutral tones reinforced with planting which will give a different view to the houses but with have an attractive appearance.

6.26 Viewpoint Assessment Summary

	LANDSCAPE RECEPTOR SENSITIVITY AT VIEWPOINT Table Fig 1	MAGNITUDE OF CHANGE TO LANDSCAPE RECEPTORS Table Fig 2	SIGNIFICANCE OF EFFECT LANDSCAPE Fig 1+ Fig 2 Table Fig 5	VISUAL RECEPTOR SENSITIVITY AT VIEWPOINT Table Fig 3	MAGNITUDE OF CHANGE TO VISUAL RECEPTORS Table Fig 4	SIGNIFICANCE OF EFFECT VISUAL Fig 3+ Fig4 Table Fig 5	SIGNIFICANCE OF EFFECT VISUAL Fig 2+ Fig4 Table Fig 5	NOTES

Viewpoint 1 Pumping Stn A485	high	medium	medium high	high	high	high	Major-moderate	Close view of meadow field and west and rear store elevation.
Viewpoint 2a Junction A482/485	high	high	high	high	high	high	Major-moderate	Close view of rear of store. Residential properties directly opposite on A485
Viewpoint2b Junction A482/485	high	medium	medium high	high	high	high	Major-moderate	Close view of rear of store. Residential properties directly opposite on A485
Viewpoint 3 A482 east side by industrial access	high	medium	medium high	high	high	high	Major-moderate	Close view of rear of store. Residential properties directly opposite on A485
Viewpoint 4 A482 Cwmann Uphill	medium	medium	medium	medium	medium	medium	Moderate Minor	Limited view Cwmanne Tavern Dragon elevation dominant and yellow render
Viewpoint 5 Stephens Bridge A482	high	medium	medium high	medium	medium	medium	Moderate	Medium view framed by railway embankment
Viewpoint 6 Footpath PROW A482	high	medium	medium high	high	medium	medium high	Major-moderate	Medium open view across the whole Site .
Viewpoint 7 Road Sign A485	medium	medium	medium	medium	medium	medium	Moderate Minor	Medium view along A485
Viewpoint 8 Rugby Pitch A485	low	negligible	negligible	negligible	negligible	negligible	Negligible	Medium view east along River Teifi flood plain. No notable change
Viewpoint 9 Wigs and Co Carpark	negligible	negligible	negligible	negligible	negligible	negligible	Negligible	Medium view east along River Teifi flood plain No notable change
Viewpoint 10 Dol Dalis Housing	medium	medium	Medium	high	medium	medium high	Moderate	Open and close view of Site from NE
Viewpoint 11 Lampeter Tree Services	medium	medium	medium	medium	medium	Medium	Moderate Minor	Medium limited view
Viewpoint 12 Bryn Helog Lower hill Lampeter	negligible	negligible	negligible	high	negligible	negligible	Negligible	Long distance Site obscured by trees
Viewpoint 13 PROW by River	low	medium	minor	medium	negligible	negligible	Negligible	Close location no view due to railway embankment
Viewpoint 14 PROW Cellan Road	medium	medium	medium	medium	medium	medium	Moderate Minor	Medium view across floodplain

Viewpoint 15 Minor Road Pentrefelin	high	negligible	negligible	medium	negligible	negligible	negligible	Long view Site not visible
Viewpoint 16 Minor Road Pencarreg	high	negligible	negligible	medium	negligible	negligible	negligible	Long view no notable change
Viewpoint 17 Maes Fryd. Hill Lampeter	medium	negligible	negligible	high	negligible	negligible	negligible	No view of Site from this location

See Fig 6 for a description of the criteria with regard to the overall significance of each effect.

6.27 Light Presence

Light presence is the ability to perceive the presence or absence of light from the Site by the Viewpoints at night which will vary according to viewpoint location, time of year and weather conditions.

Refer to Lighting design
Environmental Zoning System

- E0: Protected -- Dark -— UNESCO Starlight Reserves, Dark Sky Parks
- E1: Natural -- Intrinsically dark -— National Parks, AONBs etc
- E2: Rural – Low District brightness -- Village or relatively darker outer suburban areas
- E3: Suburban -- Medium District brightness -- small town centres or suburban locations
- E4: Urban -- High District brightness – Town/City centre with high levels of night activity

The Site is assessed in the Report as E2 Rural which has recommended lighting requirements for the lighting design in this environmental zone and this is further constrained by the key site specific light sensitive receptors:

- Bat activity along the Teifi River and hedgerow and tree lines og the flood plain and the tree lined disused railway embankment.

EXISTING VIEW The existing lighting condition of the Site is the street lights and lighting from adjacent residential, commercial and industrial properties. The Site is downhill from the main Cwmanne settlement

SUBURBAN E3 ZONE

- Lampeter town to the north. The disused railway embankment is likely to screen light from lower areas of Lampeter.
- Residential properties to west to the west mainly screened from Site by trees.
- Residential properties of the main settlement area of Cwmanne uphill from the Site area.

BORDERLINE RURAL E2

- River Teifi – a dark area at night
- Some residential and commercial and farm buildings scattered along the edge of the floodplain.

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

BUILDING DESIGN

- Reduced lighting on the western A485 elevation by the service bay
- No lighting to building side facing A485 boundary facing the terraced housing blocks. The only light will be existing street lights.

LIGHTING DESIGN

- All external lighting to be warm white with no UV light for suitability for bats.

- External lighting to be located to reduce light spill onto sensitive boundaries.
- Lighting levels vary depending upon the activity i.e. 1 hour after the store closing lighting levels reduce to only 30% and vice versa.

LANDSCAPING

- Reinforcement tree planting close to boundaries
- Dense native hedge along around most of the carpark area to reduce car headlight spill of the Site

6.27 Light Summary

The overall impact of the proposed lighting to be visible has been mitigated to a minimum level by the measures listed above. The visibility of the proposed lighting during the operation of the store will be highest in the winter when trees lose their leaves. The viewpoints most affected will be those which view into the carpark area where most of the proposed lighting is located. These are close up viewpoints viewing the carpark from east, north and northeast Viewpoints 2b, 5, 6 and 10 and somewhat from Viewpoint 14.

6.28 Viewpoint Summary

The overall resultant significance of effect for both Landscape and Visual Receptors is considered to be negligible to major moderate. The photographs taken for the assessment were taken in summer. The Site is in an open location with no existing trees and hedgerows limited to an overgrown hedgerow on the western boundary. The rest of the Site is post and rail or post and wire fencing giving clear views across the existing Site in all the close views from along the A482 and A485 with no change in winter. Winter views will have an increase in visibility to some medium distance views.

The openness and the limited vegetation of the existing Site requires the proposed planting to have critical importance in providing a setting for proposed development. This results in the visual impact from views along the A482 and A485 increasing in impact values to the highest where parts of the store are close to the A482 and A485 roads.

The close views available to a high number of receptors results in the moderate to major-moderate overall significance for the A482 and A485 and additional detail has been provided for these positions in CA-Cwmann-19 Corner Elevation Detail and CA-Cwmann-20 Rear Elevation Detail. The Viewpoint 2a needs to consider the residential visual amenity of the Cwmann Tavern and the parts of the terraced housing blocks facing the rear of the store. Their existing view will be different with the proposals in place and intensive tree planting, climbers on fencing, tall ornamentals and stone faced rear wall endeavour to provide an attractive though different view.

- Viewpoint 1 Pumping Station A485
- Viewpoint 2a Junction A482/A485
- Viewpoint 2b Junction A482/A485
- Viewpoint 3 A482 east side by industrial unit access
- Viewpoint 6 A482 east side PROW .

The landscape proposals for all the road frontages and the building design and materials are important mitigating factors for these close up views. The proposed hedgerow, native block and tree groups within the meadow field at the side of the store and carpark form an important planting belt with visual and ecological value.

The Site layout and location of the store are influenced by the flood risk assessment and the meadow area is retained for flood use.

The disused tree lined railway embankment to the north of the Site has limited views from lower parts of Lampeter to the north as shown by Viewpoint 3 next to the River Teifi behind the embankment.

This embankment has also restricted Viewpoint 5 from the Stephen's Bridge reducing the impact to moderate, where just up the road Viewpoint 6 PROW on A482 has a wider similar view with a major-moderate impact.

Views along the A485 and A482 at Cwmann Viewpoints 7 Road Sign A485 and Viewpoint 4 Cwmann Uphill have mature trees/woodland restricting views giving moderate-minor views.

Vegetation on the River Teifi flood plain restricted views from the west at locations offset from the A485 at Viewpoint 8 at the rugby ground and Viewpoint 9 at Wigs and Co

To the east away from the influence of the disused tree-lind railway embankment, housing at Dol Dalis Viewpoint 10 at a slightly raised location has an open and close view of the Site from the north east and just down the road at Viewpoint 11 Lampeter Tree Services at a slightly lower level and a longer distance has a more limited moderate minor view.

Viewpoint PROW Cellan Road at the footpath entrance is at a lower level like Viewpoint 11 and hedges restrict the view is also moderate minor.

The long distance views see the Site as part of the rural settlement fabric as per Viewpoints 16 the Site is not visible in other long distance views as per 17, 15, and 12 due to being obscured by trees.

The long and medium views from which the Site is visible are mitigated by the proposed planting, The views close to the Site along the A482 and A485 require mitigation involving the building reinforced by planting and these all fall into the category of major moderate impact.

7. Residual Impacts

Construction Impacts

The construction of the development will involve the following activities which will result in landscape and visual impacts over a number of years though they 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

8. Mitigation Measures

8.1 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 the seasonal requirements of flora and fauna.
    - Ensure construction does not pollute adjacent waterways.
    - Working hours, noise, deliveries.
    - Storage of materials.
- Undertake landscape implementation in accordance with the Landscape and Ecological Design Scheme.
- Undertake actions indicated by the Ecological Assessment required during construction including enabling works, installation of bird and bat boxes and hedgehog house.

During Operation:

- Landscape and Ecological Design Scheme in place for a period of 5 years.
- Annual review of landscape and undertake defects replacements as necessary in Year 1-
- Maintain the newly planted trees and new hedges as priorities because of their importance for reducing visual impact as they mature.

8.2 Mitigated Development

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

- CA CWMANN-04 Existing Features
- CA CWMANN-05 Constraints and Opportunities
- CA CWMANN-06 Green Infrastructure
- CA CWMANN-07 Landscape Strategy

The proposed development is indicated in drawings
Refer to:

- Arboricultural Report Pen-y-bont, Cwmann (ArbTS September 2026)
- Preliminary Ecological Appraisal (Biodiverse Consulting, 2026)
- CA 2024-LMP-02 Rev A Lidl Cwmann Landscape Existing Features
- CA 2024-LMP-03 Rev E Cwmann Landscape Existing Features and Overlay
- CA 2024-LMP-04 Rev E Cwmann Landscape Proposals Overall
- CA 2024-LMP-05 Rev D Cwmann Landscape Trees, Hedges and Grass
- CA 2024-LMP-06 Rev D Cwmann Landscape Native Blocks and Planting Beds
- CA 2024-LMP-07Rev C Cwmann Landscape General Sections
- CA 2024-LMP-08 Rev A Lidl Cwmann Rear Elevation
- CA 2024-LMP-10 Rev A Lidl Cwmann Green Infrastructure
- CA Lidl Cwmann Planting Schedule rev 27 July 2026

9. Landscape Strategy

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

ECOLOGY

- Nature conservation buffer strip – north boundary hedgerow and adjacent tree planting.
- Hedgerow planting on north and east boundary
- Bird and Bat Boxes to be fixed to existing trees under direction of the ecologist.
- Hedgehog house installed.
- Landscape planting works to include native berrying and seeding species.

- Wild flower meadow grass mixes for previous pasture field area.
- Landscape and ecological Design Scheme in place for a period of 5 years with a programme of review and adjustments of management through the management period.
- 60 Year management period for the phosphate actions standing water pond, meadow grass area and apple orchard.

TREES

- Protection fencing to protect roots of western hedgerow.
- Apple Orchard in the western drainage field
- New tree planting species to be native or horticultural variants of native trees.
- Tree planting is important to east Lidl store frontage with A482
- Tree planting to the rear of store elevation to give an element of visual mitigation to views from terraced house blocks on the southern side of A485.

PLANTING

- Native block planting, hedge planting and trees to form an internal native planted corridor between the store and meadow area of the previous pasture field.
- Ornamental planting beds with pollinators at vehicle and pedestrian access points.
- Planting to reinforce the tree planting to the store rear elevation. Semi-mature climbers to be grown up the 3.5m and 2.0m fence to form a 'green wall' along part of the rear elevation. An ornamental planting strip goes along the full rear elevation with central section with flowering evergreen shrubs which mature to a height of 2.5-3.0m height.

BUILDING

- The elevations have developed from the Lidl standard specification to create a sympathic and complimentary material palette which is encompassing with the surrounding context.
- The front elevation facing the car park utilises full-height metal cladding for the full elevation using the neutral tones of the materials compliment surrounding buildings whilst providing a modern material palette to the local vernacular.
- The rear and gable elevations mainly use grey 'drystone' to match the local vernacular, the stone is positioned on top of a grey rendered plinth which ties in with the metal panelling running along the eaves and verge of the elevations.
- A large amount of glazing area is provided around the entrance and to the front of the store to provide natural light into the store and a proactive façade when seen from A482 Road.

10. Summary and Conclusions

A detailed LVIA assessment has been carried out of the likely landscape and visual effects of the proposed development. This study has been carried out in accordance with nationally agreed "best practice" standards of landscape assessment. It has involved an examination of various data about the Site, including historic maps, aerial photographs and planning background information. A detailed inspection has been made of the Site and its' environs, looking at its present condition and at the potential development impacts.

The landscape quality of the existing site is poor with no trees at all and a single overgrown western hedgerows with off-Sites one an ash with moderate ash dieback. A post and rail fence forms the south and east boundary and the north boundary is a post and wire fence. The Site is fragmented with internal fences and part of the Site is pasture and the rest a location for a burger van and parking for customer lorries, vans and cars.

The Site itself is in a Special Landscape Area the Teifi Valley whose characteristics are also to be found in the NCLA 40 Teifi Valley. The flood plain landscape is pasture fields, fences, hedgerows, treelines and wetland plant species in this middle reach of the River Teifi. The proposed landscape endeavours to have an open feel across the carpark with grass areas and with lines of trees and native hedgerows on boundaries and ornamental planting limited to vehicle and pedestrian access points and the rear store

elevation. These together with meadow field area in the previous pasture is to replicate a flood plain like approach to the landscape layout around the store and a carpark and in the meadow field.

This landscape approach also ties in with improving the ecological corridors and ecological diversity which is limited and low in the existing Site. The landscape design meets all the recommendations of the Ecological Appraisal and with a 5 Year management/defects replacements plan and inspection and monitoring ensure that the landscape proposals establish and start to mature for the general Site. The western drainage field where the phosphate actions occur have a 60 year management period. One ecological requirement is consideration of lighting to minimize impact on wildlife and should also provide lighting suitable for the rural edge location of the Site.

The visual assessment has confirmed that landscape proposals should adequately address moderate, moderate minor views and one long distance view with the required mitigation in summer and winter. The close up views of the Site area from the A482 and A485 have a major moderate impact which cannot be addressed by landscape planting proposals and require mitigation from the building design and selection of materials – neutral tone and stone facing materials to elevations.

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 provide an improvement to the existing Site's limited landscape and ecological quality. In addition both landscape and visual matter effects arising during the construction phase would not lead to any permanent harm as the construction phase is transitory in nature and over a short period.

The actions to mitigate the development from direct and close viewpoints have been proposed so that carpark and meadow field areas have limited impacts. To mitigate the landscape close to the store building extensive tree planting, hedges, native blocks, semi-mature climbers on fences and selected ornamental plantings combined with building design and materials to moderate the impacts around the store building. Medium and long distance views will have only minor adverse effects due to landscape plantings.