

**Agent:**



Sedum Cottage, Owen Street, Pennar,  
Pembroke Dock, Pembs, SA72 6SL  
Tel: 07826 705493  
E-mail: [mail@sureline.org.uk](mailto:mail@sureline.org.uk)

## **CARN INGLI SYLVAN – VISUAL IMPACT ASSESSMENT**

**Date & Revision No:**

29<sup>th</sup> November 2017 / v3.1

**Applicant:**

Ms Sue Gillooley  
Tregyddulan, St. Nicholas, Goodwick, Pembs, SA64 0LX

**Project:**

Construction of a Low Impact Dwelling as a One Planet  
Development

**Site address:**

Land South-East of Stone Hill, Carningli mountain, Newport,  
Pembrokeshire

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## **Introduction**

This report is prepared on behalf of Ms Sue Gillooley to accompany a planning application for a One Planet Development near Newport in Pembrokeshire.

The report appraises the existing landscape context; existing features of the landscape and views as well as any potential impacts of the proposed development on the surrounding landscape and views.

## **Assessment Methodology**

The assessment has considered the landscape of which the site is a part and the various viewpoints from which the site might be visible, both private and public. It has looked at the landscapes in terms of their quality, their value and their capacity to accommodate change. Where impacts are identified which would impinge on the landscape's ability to accommodate change, mitigation measures designed to minimise the identified impacts will be considered.

## **Planning Context**

The existing statutory Development Plan is the Pembrokeshire coast National Park Local Development Plan<sup>1</sup> (LDP), informed by Planning Policy Wales (PPW)<sup>2</sup>. Of particular relevance are LDP policies 8 – Special Qualities, 15 – Conservation of the Pembrokeshire Coast National Park and 30 – Amenity. The site lies within the Mynydd Carningli Landscape Character Area (LCA22). No tree preservation orders are located on the site. The Carningli SSSI lies to the South of the site.

## **Planning Policy**

Planning Policy Wales 9<sup>th</sup> Edition defines the goal of sustainable development as being to:

*"enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life of future generations"<sup>3</sup>.*

The Welsh Government has a constitutional duty to promote this goal and as such includes a presumption in favour of sustainable development within its planning policies. Whilst normally this would discourage a residential development in open countryside such as the application site, an exception is made for One Planet Developments.

The coastline of Wales is a key part of its natural heritage, is critical for several of its key industries and supports rich and varied wildlife. As such, PPW chapter 5 details the importance of ensuring that unnecessary constraints are not imposed on development whilst promoting the conservation of landscape and biodiversity and making sure that statutorily designated sites are properly managed and protected.

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1 LDP adopted by Pembrokeshire Coast National Park Authority 29th September 2010

2 Planning Policy Wales - 9<sup>th</sup> Edition, November 2016

3 PPW 9<sup>th</sup> Edition, p.44

## **Landscape Character Assessment**

A baseline Landscape Character Assessment is available for the site through the Landmap exercise.

- **Geological Landscape:**
  - Aspect area name: Mynydd Dinas – Mynydd Carningli
  - Aspect area classification: Mountain and upland valley / Undulating upland terrain and dissected plateau / Other (Level 3)
  - Evaluation: High. (Prominent massif with key periglacial features to NW of more famous Preseli Mountains massif.)
  
- **Landscape Habitats:**
  - Aspect area name: N. of Carn Ingli
  - Aspect area classification: Dry (Relatively) Terrestrial Habitats / Grassland & Marsh / Improved Grassland (Level 3)
  - Evaluation: Moderate (Generally low value habitat but hedgerows and small areas of more valuable habitat all add to the value. Presence of Greater and Lesser Horseshoe Bats including a nursery roost for the former are of great value.)
  
- **Visual & Sensory:**
  - Aspect area name: New Inn
  - Aspect area classification: Upland / Hills, Lower Plateau & Scarp Slopes / Hillside & Scarp Slopes Grazing (Level 3)
  - Evaluation: High (The Aspect Area features upland exposed farmland with woodland blocks and scattered settlements and is enhanced by borrowed views of the Preseli Hills...)
  
- **Historic Landscape:**
  - Aspect area name: Y Garn – Parke
  - Aspect area classification: Rural Environment / Agricultural / Irregular Fieldsapes / Evolved/Mixed Fieldscape (Level 4)
  - Evaluation: Moderate (The area has revealed limited evidence of prehistoric occupation but the archaeological record is generally modest in scope. The dominant archaeological landscape is post-medieval, as evidenced by the many deserted small agricultural settlements that litter the fieldscape. Based on these observations, the area has been assigned an overall value of moderate.)
  
- **Cultural Landscape:**
  - Aspect area name: Preseli Hills & Carns
  - Aspect area classification: Associations / Notional Expressions / Places / Sense of Place (Level 4)
  - Evaluation: Outstanding (Preseli Hills and Carns are a highly significant element in the Pembrokeshire landscape. They have a high historic value, and attract tourists, thus contributing to the economy of Pembrokeshire.)

## **Landscape impacts**

The landscape in which the proposed house will sit is a beautiful and distinctive one, characterised by "*open moorland and heath, with rocky summits and scree slopes evident on the higher parts*". There is a very clear visual distinction between the open moorland on the higher parts which have an "*exposed and mountainous*" feel and the more domesticated land to the North (including the application site) where "*the boundary between cultivated land and moorland on the Northern fringe... appears to have changed little since the early 19<sup>th</sup> century*". A ruined cottage within the site boundary attests to historical residential use of the site.

There will be a limited landscape impact resulting from the construction of the proposed dwelling. The structure, whilst two-storey, is compact and set into a bank. The proposed materials will blend with rather than contrast against the surroundings. Views of the structure from Carningli to the South will be screened by the falling ground level and existing trees and hedging. The structure would potentially be most visible from the North with glimpses of the site visible from Newport beach and the North bank of the Afon Nyfer. From this direction the structure will read as part of a belt of woodland interspersed with isolated houses lying between the Carningli SSSI and Newport. Scattered mature trees and hedges provide some screening to the North. The proposal incorporates the planting of a new fast-growing willow screen to the North, East and West of the proposed building. In addition a new orchard is in the process of being planted to the North of the proposed house.

## **Visual impacts**

### Views from Public rights of way:

A number of public rights of way cross Carningli mountain and the woodland surrounding the site. The site is well screened from the footpaths to the South and West of the site. A footpath runs fairly close to the proposed building along the Eastern boundary of the site. Glimpses of the structure will be possible from paths higher up Carningli. From Carningli there is a clear visual distinction between the moorland on the upper slopes of the mountain and the wooded lower slopes. The site will be screened within the band of woodland (see below). Overall the impact will be relatively low with the proposed landscaping providing screening. The turf roof will blend into the surrounding grassland. Small areas of lime-rendered wall would be visible but given the scale of the dwelling should not impact excessively.

The proposed dwelling will be partially visible from the bridge on Feidr Pen-y-Bont and intermittently from Newport beach. Again the site will read as part of the wooded band between the Carningli moorland and

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4 PCNPA Landscape Character Area 22 – Mynydd Carningli

Newport village. The woodland is dotted with existing buildings, many of them stark white, which stand out far more than the proposed dwelling would.

#### Views from Residential receptors:

The nearest receptors are located at Stone Hill (160 metres West), Castle Hill (180 metres North-West), Bryneithin (170 metres due North), Pen-feidr-newydd (240 metres North-North-East) and Cot-llwyd (440 metres South-West). All except Cot-llwyd are lower down the slope and are well-screened by existing trees and hedges. A line of mature hedging lies between Cot-llwyd and the proposed dwelling. The proposed dwelling should have no impact on nearby residential receptors. The proposed dwelling may be visible to existing residential receptors on the North bank of the Afon Nyfer. Due to the distance (2 km +) and the camouflaging effect of the chosen materials, visual impact on these receptors should be minimal.

#### Night-time Views:

The proposal will involve light sources. Whilst no exterior lights are proposed, interior domestic lights will be visible through the windows. The use of curtains, including screening to openings between the main house and the unlit attached conservatory will minimise light pollution and visual impact on night-time views.

### **Cumulative Impact**

There are already a large number of houses within the landscape, although these are primarily concentrated lower down the slope towards Newport. Although housing is more scattered and isolated in the area where the proposed house will sit, it is still visually within a settled fieldscape, as opposed to within the open moorland that characterises the Landscape Character Area. The Countryside Council for Wales Landmap exercise characterises the area as an "*upland agricultural landscape with scattered farmsteads throughout*". While the scenic value of the landscape is classified as "high", this is at least in part due to "*the traditional stone buildings with render and some more modern agricultural buildings with metal sheeting that do not generally stand out in the landscape*". It is considered that the proposed dwelling is not an inappropriate addition to the landscape.

### **Seascape Impact**

The site is potentially visible from Newport Bay. This view would be framed against Carningli to the South and the existing housing in Newport and the Northern slopes of Carningli. The proposed dwelling is not therefore considered to have a significant detrimental impact on the view.

### **Summary & conclusions**

Overall the proposal will have a limited impact on the landscape of the area with low visual intrusion into public and private views. The applicant's proposals for development and management of the site are generally in accordance with the management guidance with LCA 22 – in particular the reinstatement of traditional boundary management methods, particularly along the key boundaries between managed fields and open moorland. The proposal is relatively well screened and the use of traditional materials and a living roof will blend the proposed dwelling into the surrounding landscape.

### **Mitigation**

Additional mitigation measures are not considered necessary or practical in this instance.

**Appendix A – site photos**

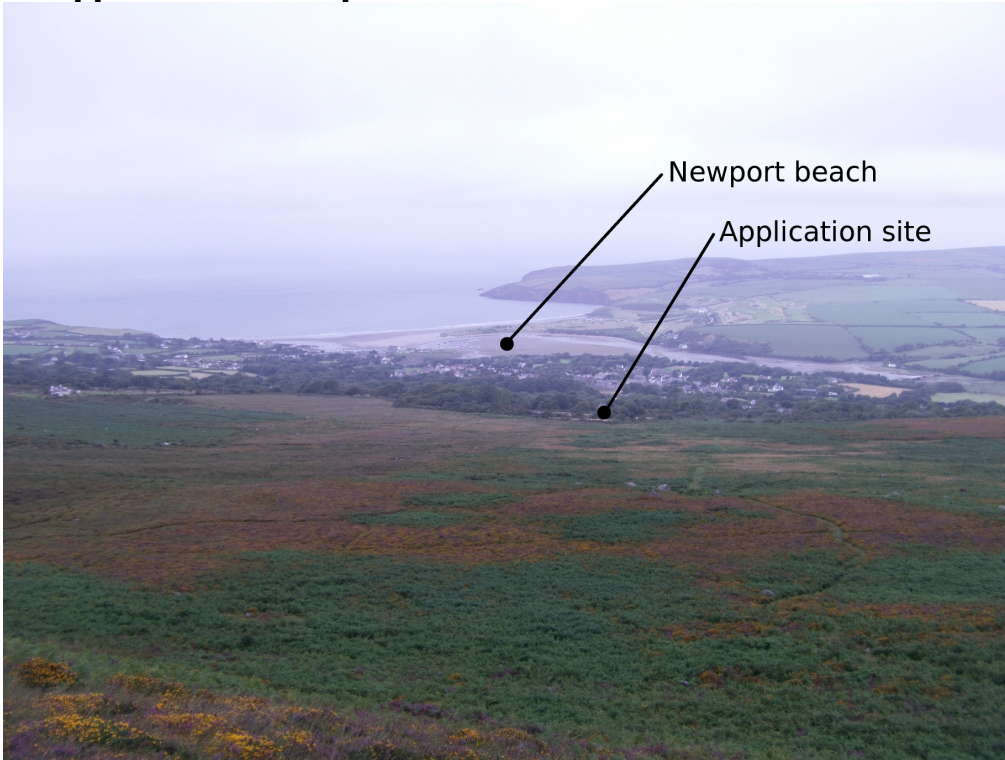


Photo 1 – view from Carningli. Application site merges with woods and fields above Newport.

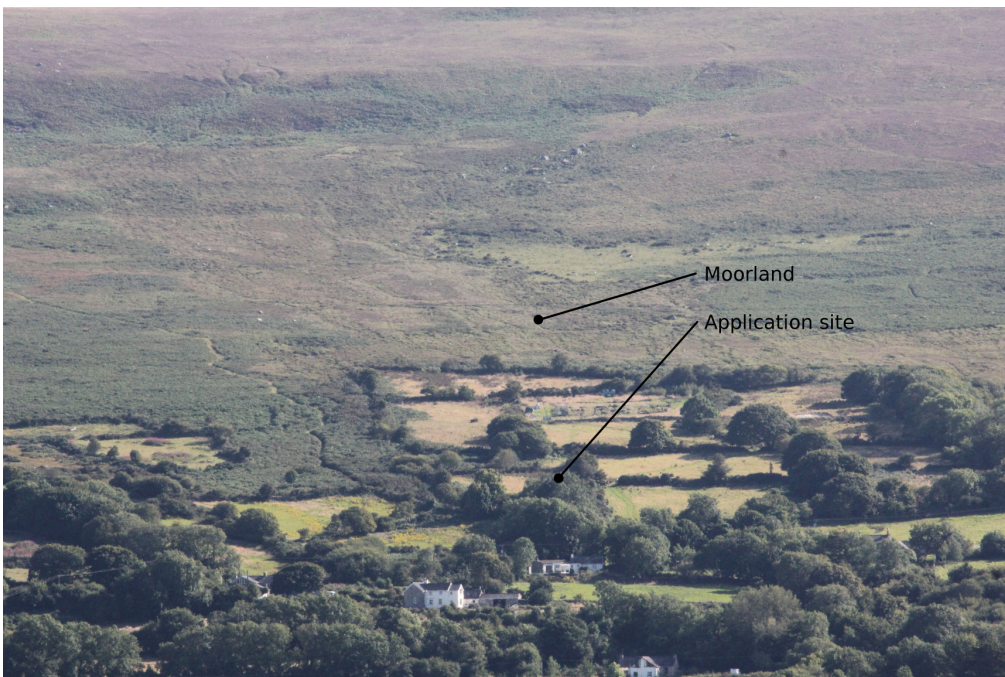


Photo 2 – the site and Northern slope of Carningli from the site of the Nevern show. A sharp visual distinction can be seen between moorland and field system.





Photo 3 – application site from North-East looking South-West



Photo 4 – view from South-East