5.3.3 **Context View A** was investigated to illustrate close distance residential views to the west of the site. Views into the site from this location on Alexander Road were not available as a result of intervening buildings and tree cover and the view was therefore not carried forward to assessment.

5.3.4 A view from Neath Castle was investigated to illustrate the view from a significant local landmark and Scheduled Monument within the town. The view from this location was eliminated as a result of the restricted views into the site, and is included for reference in **Context View C**.

Users of public rights of way and areas of public access

5.3.5 There are several public rights of way within the 3km study area, including several within the site and on its boundaries. A National Cycle Route cuts through the southern part of the study area. A representative sample of views from the public rights of way network have been taken forward to the assessment and include:

- **Pedestrians within Neath**, represented by **viewpoint 01 and viewpoint 02**
- **Footpath users within Neath**, represented by **viewpoint 03**
- **Footpath users within Gnoll Country Park** represented by **viewpoints 04**
- **Users of the National Cycle Network,** represented by **viewpoint 05**
- **Footpath users on Mynydd Drumau,** represented by **viewpoint 06**

Road users

5.3.6 The road network within the 3km study area is comprised of a mix of primary routes, minor local roads and residential streets. The primary regional route A465 runs through the southern part of the study area, through the settlement of Neath and along the Vale of Neath. There are also a number of other 'A' roads within the study area, including A474 which runs north toward Pontardawe and the A4230 which cuts west towards Swansea. A number of minor local roads are found within the study area, including those which cross valley sides such as **Gilfach Road** and **Cwmbach Road** to the north of the site and **Fairyland Road** to the southeast. Within settlement areas there is a dense network of residential streets.

5.3.7 A representative sample of minor local roads, which are generally lined by hedgerow on each side, has been taken forward to the assessment and includes:

- Users of **the local road The Drive**, represented by **Viewpoint 03**
- Users of **the local road Fairyland Road,** represented by **viewpoint 05**

5.3.8 Residential streets are frequently limited and framed by buildings. A representative sample of viewpoints on residential streets has been taken forward to the assessment and includes:

- Users of **residential streets within Neath**, represented by **viewpoint 01 and viewpoint 02**

  The local road Gilfach Road to the north of the site was investigated to illustrate close distance views from within the Green Wedge to the north; however, the viewpoint was not taken forward to assessment as a result of limited visibility. It is included for reference in **Context view B**.

Other areas with a specific landscape interest

5.3.9 The Gnoll Country Park Registered Park and Garden is located in the south of the study area.

5.3.10 **Viewpoint 04** illustrates a representative view from within the Registered Park and Garden.

5.4 Effects on visual amenity

5.4.1 The visual assessment covers the assessment scenarios described in paragraph 3.1.8.

Sensitivity

5.4.2 The susceptibility of viewers is affected by factors such as the distance to the viewer, the relative number of viewers affected and the importance of the site in the overall view. The context of the viewpoint may also contribute to the ability to accommodate change, for example, people viewing from residential properties or from a valued landscape might be regarded as less able to accommodate change, than those viewing from an industrial context. Table A2-8 in Appendix 2 provides examples of High, Moderate and Lesser sensitivity, demonstrating how the contributing factors are interpreted.

5.4.3 The sensitivity of the visual receptors is assessed as follows:

- **People in settlements and residential properties**: high susceptibility to changes in their visual amenity; open unobstructed views including the site assessed as of high value: **high sensitivity**, and filtered, oblique or partial views of medium value: **moderate sensitivity.**
- **Users of public rights of way**: moderate susceptibility to change in their visual amenity; open obstructed views towards the site with some indicators of value attached to the view assessed as medium value: **moderate sensitivity** and filtered, oblique or partial views of low value: **lesser sensitivity**.
- **Users of public roads**: low susceptibility to change in their visual amenity: filtered, oblique or partial views of low value: **lesser sensitivity**.

Magnitude of Change

5.4.4 The existing views for each representative viewpoint are described in **Appendix 3, Table Appendix 3.3**. Descriptions of the proposed development within each view is described and

an analysis of the degree and nature of changes is presented in **Appendix 3, Table Appendix 3.4.** A summary of the magnitude of change is provided in Table 7 below.

Table 7 Viewpoint and magnitude of change summary

Reference viewpoints	Magnitude of change
01 - Wern Fraith, Neath, looking northeast toward the site	During Construction: **Small** Completion: **Small**
02 - Near Dwr y Felin School, looking northeast toward the site	During Construction: **Small** Completion: **Small**
03 – The Drive, west of Neath Abbey, looking northeast toward the site	During Construction: **Small** Completion: **Small**
04- Gnoll Country Park, looking northwest toward the site	During Construction: **Small** Completion: **Small**
05 - Fairyland Road, looking northwest toward the site	During Construction: **Negligible** Completion: **Negligible**
06 – Mynydd Drumau, looking southeast toward the site	During Construction: **Small** Completion: **Small**

Effects on visual receptors

5.4.5 Final conclusions about the degree of visual effects, whether adverse or beneficial, relate the separate judgements about sensitivity of the receptors and magnitude of the changes, as illustrated in the indicative criteria shown in **Table A2-11**. Visual receptors are grouped based on their sensitivity and the nature of the view available. For each group of receptors, representative viewpoints are listed. Detailed assessments are provided in **Appendix 3**; **Table Appendix 3.5** and a summary of the effects is provided below in **Table 8**:

Table 8 Effects on Visual Receptors

Visual receptors and sensitivity	Reference viewpoints	Effects during construction	Effects at completion
Residents of the settlement of Neath, at medium/ medium-long distance from the site, with oblique, filtered or partially screened views toward the site: **moderate sensitivity.**	**01 - Wern Fraith, Neath, looking northeast toward the site** **02 - Near Dwr y Felin School, looking northeast toward the site**	**Minor, adverse**	**Moderate-minor, adverse**

Visual receptors and sensitivity	Reference viewpoints	Effects during construction	Effects at completion
	03 – The Drive, west of Neath Abbey, looking northeast toward the site		
Pedestrians and footpaths users in the settlement of Neath, at medium/ medium-long distance from the site, with oblique, filtered or partially screened views toward the site: **lesser sensitivity**	**01 - Wern Fraith, Neath, looking northeast toward the site** **02 - Near Dwr y Felin School, looking northeast toward the site** **03 – The Drive, west of Neath Abbey, looking northeast toward the site**	**Minor, adverse**	**Minor, adverse**
Footpath, bridleway and National Cycle Route users at medium/ medium-long/ long distance from the site with oblique, filtered or partially screened views toward the site: **lesser sensitivity**	**04- Gnoll Country Park, looking northwest toward the site** **05 - Fairyland Road, looking northwest toward the site** **06 – Mynydd Drumau, looking southeast toward the site**	**Minor, adverse**	**Minor, adverse**
Users of local roads in and near to the settlement of Neath at medium-long distance from the site with oblique, filtered or partially screened views toward the site: **lesser sensitivity.** Vehicular users on residential streets in the settlement of Neath at medium distance from the site with oblique, filtered or partially screened views toward the site: **lesser sensitivity**	**03 – The Drive, west of Neath Abbey, looking northeast toward the site** **05 - Fairyland Road, looking northwest toward the site** **01 - Wern Fraith, Neath, looking northeast toward the site** **02 - Near Dwr y Felin School, looking northeast toward the site**	**Minor, adverse**	**Minor, adverse**

6.0 Summary and Conclusions

6.1 Baseline

6.1.1 Tir Collective is instructed by Codi Group to prepare this Landscape and Visual Appraisal which relates to a proposed residential development on land at Leiros Parc, to the north of Bryncoch, Neath, see **Figure LA.01** for site location.

6.1.2 The development of the site would comprise an 'Outline application (with all matters reserved except for access) for the construction of up to 250 residential dwellings, public open space, green infrastructure, a small flexible mixed-use/community space, sustainable drainage features, access arrangements, and all associated landscaping and infrastructure works'.

6.1.3 The site is defined by the boundary on **Figure LA.01**. A wider 3km study area has also been considered as the area where potential landscape and visual effects may arise from the proposed residential development.

6.1.4 The methodology used for assessing the potential effects on landscape character and visual amenity were based on the recommendations in GLIVA3. The application of this guidance document established an appropriate scope for the assessments to be undertaken.

6.2 Summary of findings

Landscape assessment

6.2.1 Desk studies reviewed landscape designations, public access, and referred to LANDMAP assessments and relevant national and local policy information. The studies confirmed that the study site is not located within any statutory designated landscape and is allocated for development as a Housing Site within local planning policy. A small part of the site lies within Green Wedge, as defined by local planning policy. The site lies adjacent to the settlement of Bryncoch, Neath and an area of ancient woodland immediately adjacent to the east.

6.2.2 In relation to LANDMAP assessments, Geological Landscape identifies the site's location in an **upland plateau** in the Blaenhonddan sandstone ridge. Landscape Habitat Aspect Layer notes that the majority of the site is located in a mosaic area of semi-natural 'ffridd' habitats with moderate overall evaluation. The Historic Landscape Layer highlights the value of the Aspect Area containing the site as Irregular Fieldscapes which are rich in multi-period landscape value.

6.2.3 The Visual and Sensory Aspect Layer indicates that the majority of the site is located within the extensive aspect area Clydach Valley, which is described as a "broad upland valley…a mosaic of grazed land, predominantly enclosed by managed hedges…minor clumps of woodland". Evaluations for the aspect area containing the majority of the site are moderate, including for scenic quality and character, with overall evaluation also moderate.

6.2.4 A 'LANDMAP Landscape Assessment' of Neath Port Talbot forms Supplementary Planning Guidance and the vast majority of the site is located within Character Area 39: Clydach Valley, Cilybebyll and Cilffrew. The key characteristics include "broad upland valley' mosaic landscape; maintained hedges; Gilfach quarry is a significant detractor".

6.2.5 A site-specific appraisal was also carried out identifying the landscape features, characteristics, and aesthetics. The site appraisal confirmed the site is comprised a series of broadly square shaped fields, located on the lower part of a rising landform at the confluence of the Clydach and Neath rivers. Field boundaries within the site include hedgerows, tree lines and groups of trees and dense vegetation belts. There is an area of woodland in the south of the site. The site perimeters include hedgerow, trees, tree groups and woodland. The site abuts residential streets along its southern boundaries. Site topography is broadly southward sloping from 112m AOD to 83m AOD.

6.2.6 The wider landscape is broadly formed by the wide Vale of Neath and the Clydach River valley, defined by Mynydd Drumau and Mynydd Marchywel. The site is located at the southern tip of the ridge that continues north to Mynydd Marchywel. The settlement edge of Bryncoch, Neath is located to the south. The eastern part of the site is well accessed by several Public Rights of Way which connect to nearby residential streets. Settlement is characteristic of the 3km study area. The rising upland at Mynydd Drumau overlooks settlement within the valleys. Sense of place within the study area is characterised by strong contrasts between settlement, rural valley and upland influences. Contrasting influences contribute to a settlement edge sense of place.

6.2.7 The features/ elements/ characteristics identified as important or "key" to the landscape character of the site are the sloping landform; field pattern defined by hedgerows, mature trees and linear woodland; recreational public access on footpaths in the eastern part of the site; urban context within the Neath Valley; uplands backdrop to the west.

6.2.8 The landscape assessment assessed the potential impacts of the proposed development on landscape features, qualities, and characteristics within the site and wider landscape context during the construction phase and at completion. The findings of the assessment concluded that during the **construction phase**, effects would be **minor adverse** to **moderate-minor adverse**. The site would undergo changes during construction including the erection of temporary hoarding, stripping of the site, removal of some sections of hedgerow and trees and the use of large vehicles including tall equipment such as cranes to construct the development. Following completion, the sloping landform would remain largely intact, accommodating development within the existing defining topography. The majority of existing field boundaries and tree structure would be retained, with some small sections of removal. The pasture in the site would be replaced with built development and landscape area. The footpaths through the site would be largely retained and strengthened through the creation of new pedestrian routes and public open space. The footprint of the settlement of

Neath would expand within the valley; however, there would be a degree of integration with the existing urban fabric and forms. The upland backdrop would continue to overlook the settlement, and development would be accommodated within expansive views. The completed development would result in **minor to moderate adverse** effects on landscape receptors, with some **moderate-minor beneficial** effects on recreational access.

Visual assessment

6.2.9 To confirm the baseline studies of designations, landscape character, and ZTV mapping, and site visit, a total of nine views were photographed to illustrate the site and its appearance in publicly available locations. Of the nine views that were taken, six views were carried forward as representative viewpoints for the visual amenity assessment. The viewpoints represent a range of receptors, including people in settlements and residential properties, road users and users of Public Rights of Way.

6.2.10 The visual assessment found that for **residents** of the settlement of Neath, at medium/ medium long distance with oblique, filtered or partially screened views toward the site, effects during construction would be **minor adverse**, increasing to moderate-minor adverse following completion. For **pedestrians and footpath users** within the settlement of Neath, at medium/ medium-long distance from the site with oblique, filtered or partially screened views toward the site, effects during both construction and following completion would **be minor, adverse**. Due to the nature of the site landform, views of the site from Neath are often partial, oblique and of the upper part of the site only. There would be a degree of integration as a result of the retained vegetation framework on the site.

6.2.11 For **footpath, bridleway and National Cycle Route users** at medium/ medium-long/ long distance from the site with oblique, filtered or partially screened views toward the site, effects during construction and following completion would be **minor adverse**. Views would be glimpsed, partial and away from the main view direction and/ or at distance within the settled valley.

6.2.12 Viewpoints were also photographed and assessed from the surrounding local road network. For users of the **local roads and vehicular users** on residential streets in and near to the settlement of Neath, at medium-long distance with oblique, filtered or partially screened views toward the site, effects during construction and following completion would be **minor adverse**. Views would typically be filtered, partial or oblique and experienced by lesser sensitivity receptors.

6.2.13 Weather conditions, as described in paragraph 1.3.11 above would limit visibility for receptors as conditions that limit visibility occur due to rainfall (153 days on average in the year) and air frost (24 days on average in the year).

6.3 Conclusions

6.3.1 This Landscape and Visual Appraisal concludes that the site represents an opportunity to accommodate the proposed development. The completed development would result in the expansion of the footprint of the settlement, although the existing built development of Bryncoch, Neath surrounds the site. Elements that contribute towards the distinctive character of the site, such as the sloping landform with mature field boundaries, would be retained and incorporated into the development layout, including the public open spaces throughout the site.

6.3.2 The pattern of new development would reflect the existing landscape fabric. The new built forms would be seen alongside the existing properties within Rhydding and would assimilate with their character through material selection and building type. The Hillside Park, along with existing retained hedgerow and mature trees would help to visually break up development blocks.

6.3.3 The existing sense of place within the study area is characterised by strong contrasts between settlement, rural valley and upland influences. The proposed residential development is considered appropriate to its setting and would integrate with the varied landscape context.

Appendices

Appendix 1 - Figures

Appendix 2 – Assessment Methodology

Appendix 3 – Assessment of Effects

Appendix 1 – Figures

- **Figure LA.01** Site Location
- **Figures LA.02** Designations
- **Figure LA.03** Public access
- **Figure LA.04** Topography
- **Figure LA.05-1 -LA.05-7** LANDMAP mapping information
- **Figure LA.06** Zone of Theoretical Visibility and Viewpoint Locations
- **Figures LA.07-1 – LA.07-4** Context Views
- **Figures LA.08-1 – LA.08-6** Viewpoints
- **Figures LA.09-1 and LA.09-2** Site Photos

Leiros Parc, Bryncoch, Neath

Site Location

LA.1

Key

Site Boundary

1km Buffer from Site Boundary

0 0.3 0.6 0.9 1.2 1.5 km

Scale 1:25,000@ A3

North

TC24249. qgz

January 2026

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Leiros Parc, Bryncoch, Neath

Designations: Historic and Cultural

LA.2-1

Key

- Site Boundary
- 1km Buffer from Site Boundary
- Green Wedge
- Special Landscape Area

Ancient Woodland

- Ancient Semi Natural Woodland
- Ancient Woodland Site of Unknown Category
- Plantation on Ancient Woodland Site
- Restored Ancient Woodland Site

Historic and Cultural Designations

- Registered Parks and Gardens
- Conservation Area
- Scheduled Monument

Listed Building

- Grade I
- Grade II
- Grade II*

0 0.3 0.6 0.9 1.2 1.5 km

Scale 1:25,000@ A3

North

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Leiros Parc, Bryncoch, Neath

Designations: Ecology

LA.2-2

Key

- Site Boundary
- 1km Buffer from Site Boundary
- Green Wedge
- Special Landscape Area

Ecology Designations

- Site of Importance for Nature Conservation
- Site of Special Scientific Interest

0 0.3 0.6 0.9 1.2 1.5 km

Scale 1:25,000@ A3

North

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Leiros Parc, Bryncoch, Neath

Public Access

LA.3

Key

- Site Boundary
- 1km Buffer from Site Boundary

Sustrans National Cycle Routes

- 46
- 47

Public Access

- Open Access Land

Public Rights of Way

- Bridleway
- Footpath

0 0.3 0.6 0.9 1.2 1.5 km

Scale 1:25,000@ A3

North

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Leiros Parc, Bryncoch, Neath

Topography LA.4

Key

Site Boundary

1km Buffer from Site Boundary

Topography

metres A0D

- 0.0000
- 45.0000
- 90.0000
- 140.0000
- 185.0000
- 230.0000
- 278.0000
- 325.0000
- 370.0000
- 416.0000

0 0.3 0.6 0.9 1.2 1.5 km

Scale 1:25,000@ A3

North

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Leiros Parc, Bryncoch, Neath

LANDMAP Geological Landscape Overall Evaluations

LA.5-1

Key

Site Boundary

1km Buffer from Site Boundary

Geological Landscape overall evaluations (question GL33)

- High
- Low
- Moderate
- Outstanding

0 0.3 0.6 0.9 1.2 1.5 km

Scale 1:25,000@ A3

North

TC24249. qgz

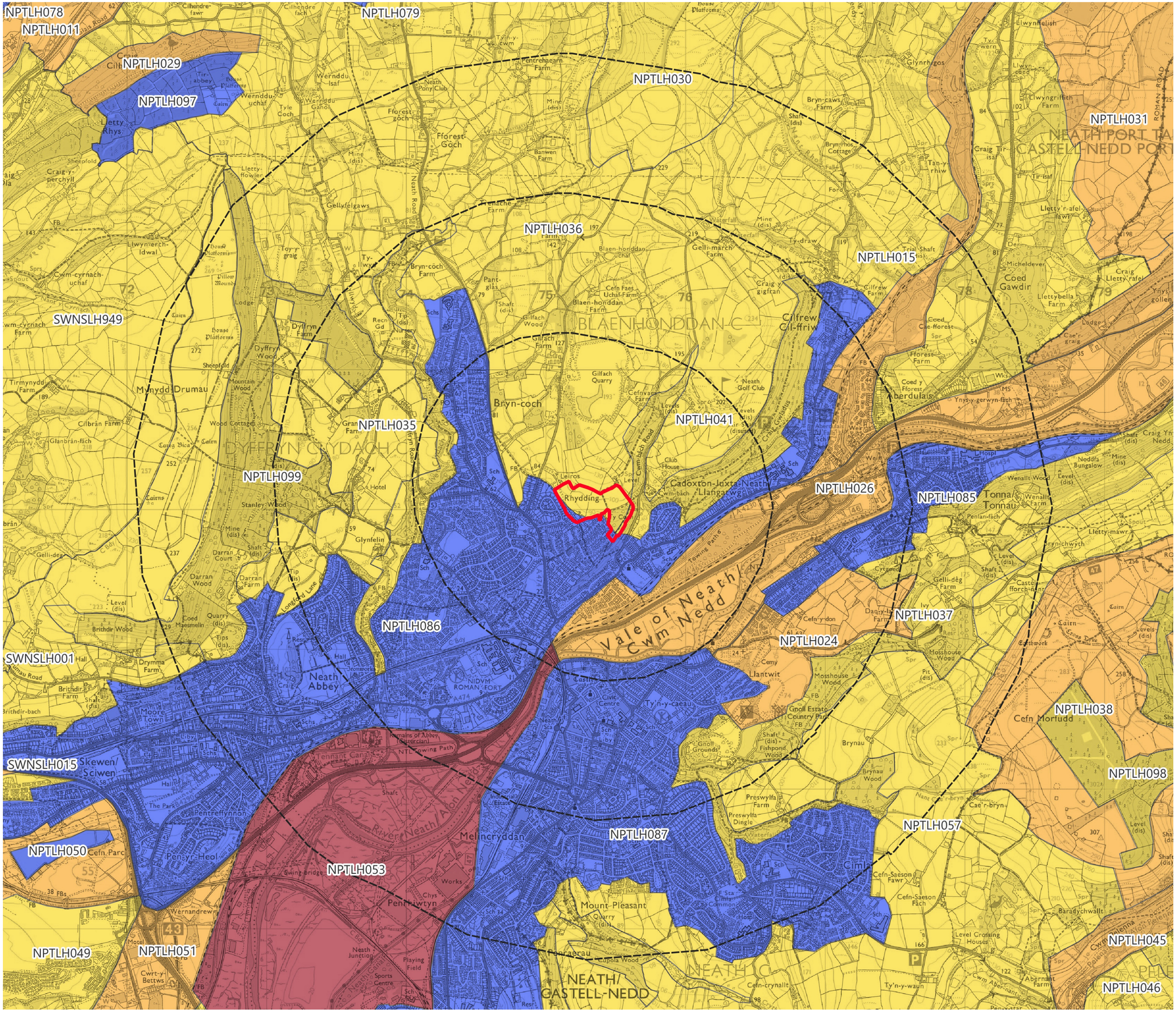
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Leiros Parc, Bryncoch, Neath

LANDMAP Landscape Habitats LA.5-2 Overall Evaluations

Key

Site Boundary

1km Buffer from Site Boundary

Landscape Habitats overall evaluations (question LH45)

- High
- Low
- Moderate
- Outstanding

0 0.3 0.6 0.9 1.2 1.5 km

Scale 1:25,000@ A3

North

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Leiros Parc, Bryncoch, Neath

LANDMAP Historic Landscape Overall Evaluations LA.5-3

Key

Site Boundary

1km Buffer from Site Boundary

Historic Landscape overall evaluations (question HL40)

- High
- Low
- Moderate
- Outstanding
- Unassessed

0 0.3 0.6 0.9 1.2 1.5 km

Scale 1:25,000@ A3

North

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Leiros Parc, Bryncoch, Neath

LANDMAP Visual and Sensory Overall Evaluations LA.5-4

Key

Site Boundary

1km Buffer from Site Boundary

Visual and Sensory overall evaluations (question VS50)

- High
- Low
- Moderate
- Outstanding

0 0.3 0.6 0.9 1.2 1.5 km

Scale 1:25,000@ A3 North

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Leiros Parc, Bryncoch, Neath

Zone of Theoretical Visiblity (screening) LA.6

Key

Site Boundary

1km Buffer from Site Boundary

Zone of Theoretical Visibility (ZTV): Screening

Minor part of the proposed development potentially visible

Moderate part of the proposed development potentially visible

Most of the proposed development potentially visible

Public Access

Open Access Land

Public Rights of Way

Bridleway

Footpath

National Cycle Network

Route 46

Route 47

01 Viewpoint locations (01 - 06)

A Context photo locations (A - C)