

Context photograph A: View from Alexander Road looking northeast toward the site

Site extents



Context photograph B: View from a field gate on Gilfach Road, looking southeast toward the site

Leiros Parc, Bryncoch, Neath
Context photographs A and B **LA.07-1**

Page size: extended A3 w597mm, h297mm

TC24249Context photos.indd January 2026

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Context photograph C: View from Neath Casle looking north toward the site

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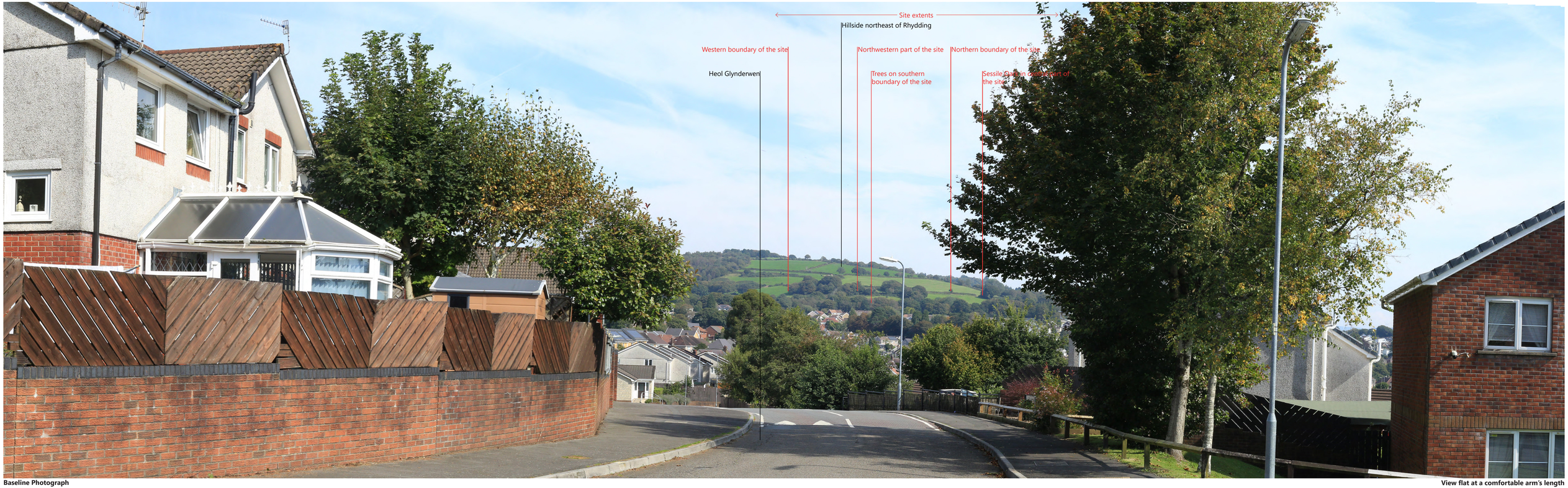
Leiros Parc, Bryncoch, Neath
Context photograph C **LA.07-2**

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Baseline Photograph

View flat at a comfortable arm's length

Viewpoint information:

OS reference:	E214180 N198404
Ground level:	44m AOD
Direction of view:	89°
Distance to site:	1.1km

Horizontal field of view:	90° (cylindrical projection)
Vertical field of view:	27°
Enlargement factor:	96%
Principal distance:	812.5mm
Paper size:	840 x 297mm (extended A3)

Correct printed image size:	820 x 250mm
Camera:	EOS 5D Mk III
Lens:	50mm (Canon EF 50mm f/1.8)
Camera height:	1.5m AGL
Date and time:	19/09/2024 12:38

Project no. TC24249 January 2026

Viewpoint 01: Wern Fraith, Neath, looking northeast toward the site

Leiros Parc, Bryncoch, Neath

LA.8-1

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Baseline Photograph

View flat at a comfortable arm's length

Viewpoint information:

OS reference:	E274488 N197624
Ground level:	6m AOD
Direstion of view:	31°
Distance to site:	1.6km

Horizontal field of view:	90° (cylindrical projection)
Vertical field of view:	27°
Enlargement factor:	96%
Principal distance:	812.5mm
Paper size:	840 x 297mm (extended A3)

Correct printed image size:	820 x 250mm
Camera:	EOS 5D Mk III
Lens:	50mm (Canon EF 50mm f/1.8)
Camera height:	1.5m AGL
Date and time:	19/09/2024 11:51

Project no. TC24249 January 2026

Viewpoint 02: Near Dwr y Felin School, looking northeast toward the site

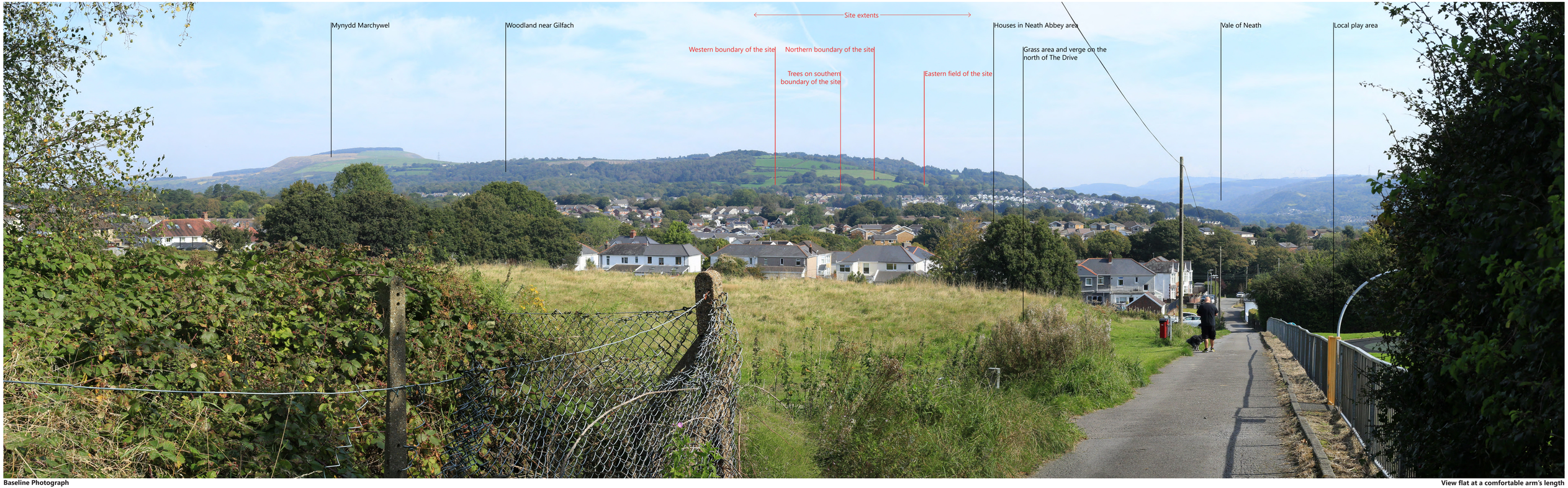
Leiros Parc, Bryncoch, Neath

LA.8-2

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Baseline Photograph **View flat at a comfortable arm's length**

Viewpoint information:

OS reference:	E273437 N197897
Ground level:	52m AOD
Direction of view:	58°
Distance to site:	2.2km

Horizontal field of view:	90° (cylindrical projection)
Vertical field of view:	27°
Enlargement factor:	96%
Principal distance:	812.5mm
Paper size:	840 x 297mm (extended A3)

Correct printed image size:	820 x 250mm
Camera:	EOS 5D Mk III
Lens:	50mm (Canon EF 50mm f/1.8)
Camera height:	1.5m AGL
Date and time:	19/09/2024 12:15

Project no. TC24249 January 2026

Viewpoint 03: The Drive, west of Neath Abbey, looking northeast toward the site

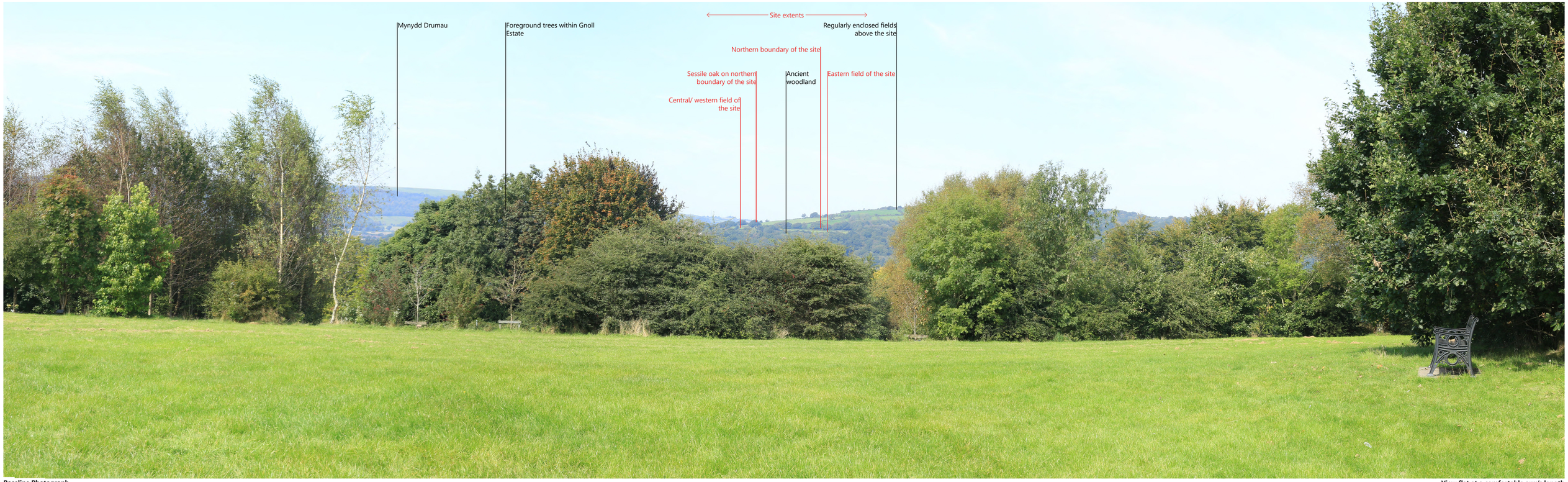
Leiros Parc, Bryncoch, Neath

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Baseline Photograph

View flat at a comfortable arm's length

Viewpoint information:

OS reference:	E276640 N197601	Horizontal field of view:	90° (cylindrical projection)	Correct printed image size:	820 x 250mm
Ground level:	71m AOD	Vertical field of view:	27°	Camera:	EOS 5D Mk III
Direction of view:	321°	Enlargement factor:	96%	Lens:	50mm (Canon EF 50mm f/1.8)
Distance to site:	1.7km	Principal distance:	812.5mm	Camera height:	1.5m AGL
		Paper size:	840 x 297mm (extended A3)	Date and time:	19/09/2024 13:09

Project no. TC24249 January 2026

Viewpoint 04: Gnoll Country Park, looking northwest toward the site

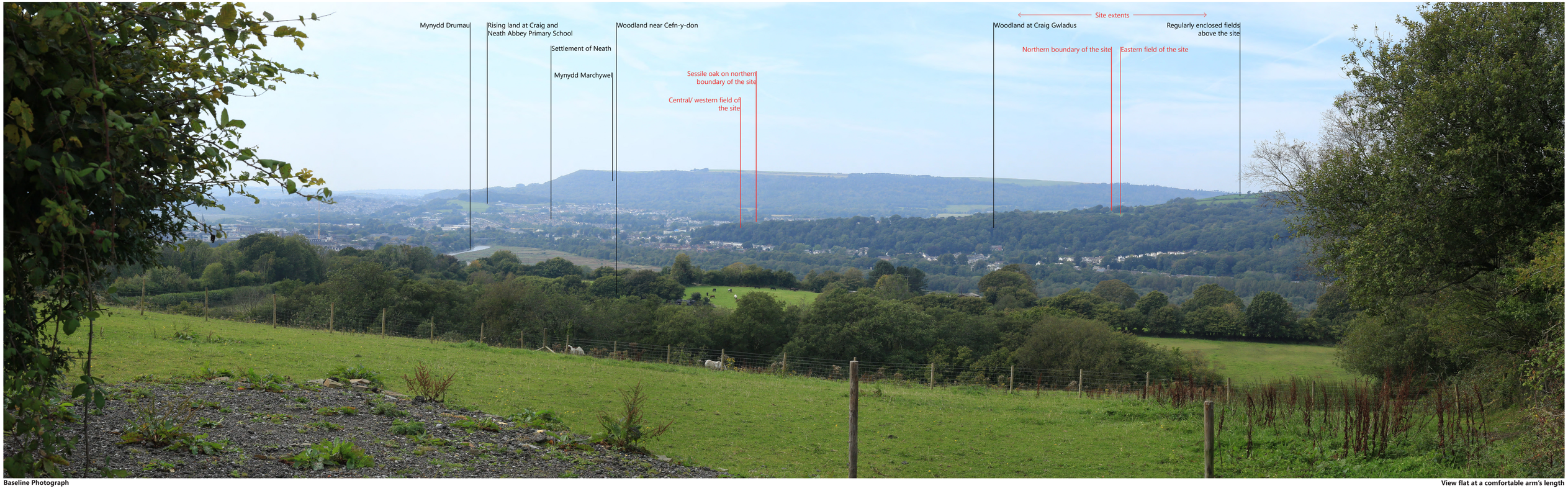
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Baseline Photograph

View flat at a comfortable arm's length

Viewpoint information:

OS reference:	E277248 N198112	Horizontal field of view:	90° (cylindrical projection)	Correct printed image size:	820 x 250mm
Ground level:	93m AOD	Vertical field of view:	27°	Camera:	EOS 5D Mk III
Direction of view:	299°	Enlargement factor:	96%	Lens:	50mm (Canon EF 50mm f/1.8)
Distance to site:	1.8km	Principal distance:	812.5mm	Camera height:	1.5m AGL
		Paper size:	840 x 297mm (extended A3)	Date and time:	19/09/2024 14:12

Project no. TC24249 January 2026

Viewpoint 05: Fairyland Road, National Cycle Route, looking northwest toward the site

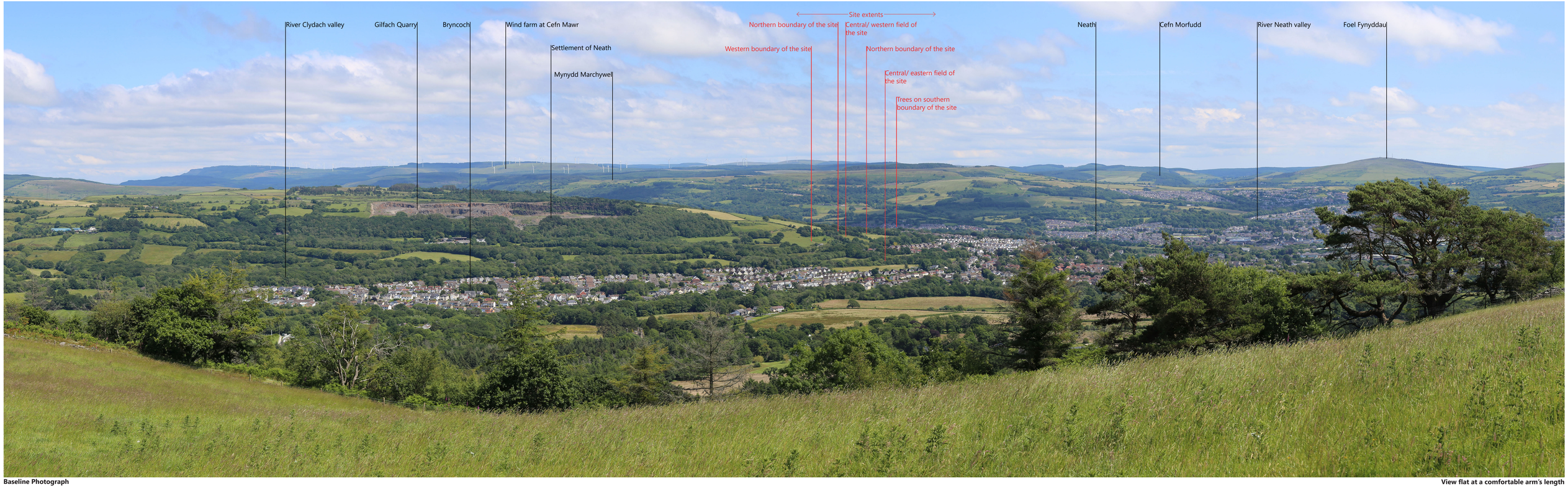
Leiros Parc, Bryncoch, Neath

LA.8-5

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Baseline Photograph

View flat at a comfortable arm's length

Viewpoint information:

OS reference:	E272747 N200131
Ground level:	239m AOD
Direction of view:	108°
Distance to site:	2.4km

Horizontal field of view:	90° (cylindrical projection)
Vertical field of view:	27°
Enlargement factor:	96%
Principal distance:	812.5mm
Paper size:	840 x 297mm (extended A3)

Correct printed image size:	820 x 250mm
Camera:	EOS 5D Mk III
Lens:	50mm (Canon EF 50mm f/1.8)
Camera height:	1.5m AGL
Date and time:	03/03/2023 10:35

Project no. TC24249 January 2026

Viewpoint 06: Mynydd Drumau, looking southeast toward the site

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Site Photograph 1: View from the central/ eastern field of the site, looking south



Site Photograph 2: View from public footpath on southern boundary of the site, looking north into the site

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Leiros Parc, Bryncoch, Neath
Site Photographs 1 and 2

LA.09-1

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Site Photograph 3: View from northern boundary of the site looking west

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Site Photograph 3 **LA.09-2**

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Appendix 2 – Assessment Methodology

The methodology used in this assessment has been based upon the recommendations in Guidelines for Landscape and Visual Impact Assessment 3rd Edition published by The Landscape Institute and the Institute of Environmental Management & Assessment in April 2013 (GLVIA3).

Landscape Effects Assessment

Establishing the landscape baseline

Baseline studies for assessing the landscape effects included a mix of desk study and field work to identify and record the character of the landscape and the elements, features and aesthetic and perceptual factors which contribute to it.

The elements that make up the landscape in the study area were recorded, including:

- physical influences - geology, soils, landform, drainage and water bodies;
- land cover, including different types of vegetation and patterns and types of tree cover;
- the influence of human activity, such as, land use and management, the character of settlements and buildings, the pattern and type of fields and enclosure; and
- the aesthetic and perceptual aspects of the landscape, e.g.: its scale, complexity, openness, tranquillity, wildness.

The overall character of the landscape in the study area was considered, including the particular combinations of elements and aesthetic and perceptual aspects that make each distinctive, usually by identification as key characteristics of the landscape. Evidence about change in the landscape was considered, including the condition of the different landscape types and/or areas, and their constituent parts and evidence of current pressures causing change in the landscape.

Landscape value

The European Landscape Convention promotes taking account of all landscapes, including ordinary or undesignated landscapes. The relative value attached to the landscape was considered at the baseline stage to inform the judgments about the effects likely to occur, whether to areas of landscape as a whole or to individual elements, features and aesthetic or perceptual dimensions, at the community, local, national or international levels.

Landscape designation is a starting point in understanding landscape value, but value may also be attached to undesignated landscapes. Special Qualities, reasons for designation, relevant policies in management plans or designation-specific policies in development plans, were consulted in assessing the relative value of the landscape within designated areas.

Areas of landscape whose character is judged to be intact and in good condition, and where scenic quality, wildness or tranquillity, and natural or cultural heritage features make a particular contribution to the landscape, or where there are important associations, are likely to be highly valued. For "ordinary, everyday landscapes," the judgement was based upon the degree to which they are representative of typical character, the intactness of the landscape and the condition of its elements, scenic quality, sense of place, aesthetic and perceptual qualities.

In Wales, the evaluation of the five aspects of the landscape described in LANDMAP was used, in conjunction with the criteria in Table A2-1 below, where appropriate.

When determining the landscape value, the following elements were considered, in addition to consideration of values associated with designations:

- The importance of the landscape, or the perceived value of the landscape to users or consultees, as indicated by, for example, international, national or local designations;
- The importance of elements or components of the landscape in the landscape character of the area or in their contribution to the landscape setting of other areas;
- Intrinsic aesthetic characteristics, scenic quality or sense of place, including providing landscape setting to other places;
- Cultural associations in the arts or in guides to the area, or popular use of the area for recreation, where experience of the landscape is important;
- The presence and scale of detractors in the landscape and the degree to which they are susceptible to improvement or upgrading; and
- Conservation interests: The presence of features of wildlife, earth science or archaeological or historical and cultural interest can add to the value of the landscape as well as having value in their own right.

The following table indicates the criteria used to determine the Landscape value:

Table A2-1 Criteria to determine landscape value

Value	Criteria
High Value	Landscapes subject to international or national designations, and non-designated landscapes where the following considerations apply: Areas of landscape whose character is judged to be intact and in good condition; Scenic quality, wildness or tranquillity, and/or natural or cultural heritage features make a particular contribution to the landscape;

Value	Criteria
	There are important cultural and artistic associations; They are representative of typical character of the area or have a character or elements that are valued for their rarity; Particular components may be identified as important contributors to the landscape character; The landscape is valued for recreational activities where experience of the landscape is important.
Medium Value	Landscapes subject to local designations, and non-designated landscapes where the following considerations apply: Areas of landscape whose character is judged to be intact with few detractors; Scenic quality, wildness or tranquillity, and/or natural or cultural heritage features make a contribution to the landscape; There are cultural and artistic associations; They are representative of typical character of the area or have a character or elements that are identified for their rarity; Particular components may be identified as contributors to the landscape character; The landscape is a setting for recreational activities where experience of the landscape forms part of the experience.
Low Value	Areas of non-designated landscapes whose character is in poor condition; Scenic quality, wildness or tranquillity, and/or natural or cultural heritage features are not key characteristics of the landscape; Cultural and artistic associations are absent; They are not representative of typical character of the area, but are also not valued for rarity; Particular components may be identified as contributors to the landscape character; There is little scope for recreational activities where experience of the landscape is important.

The landscape baseline report aims to:

- describe, map and illustrate the character of the landscape of both the wider study area and the site and its immediate surroundings;

- identify and describe the individual elements and aesthetic and perceptual aspects of the landscape, particularly those that are key characteristics contributing to its distinctive character;
- indicate the condition of the landscape, including the condition of landscape elements or features;
- project forward drivers and trends in change and how they may affect the landscape over time, in the absence of the proposal; and
- evaluate the landscape and, where appropriate, its components, aesthetic and perceptual aspects, particularly the key characteristics.

Assessing the Landscape Effects

The baseline information about the landscape was combined with understanding of the details of the proposal to identify and describe the landscape effects. The landscape receptors were identified, that is, the components or aspects of the landscape likely to be affected, such as, overall character or key characteristics, individual elements or features, or specific aesthetic or perceptual aspects.

Interactions between the landscape receptors and the components or characteristics of the development at its different stages were considered: construction and operation, and the different types of effect: direct and indirect, secondary, cumulative, short, medium and long-term, permanent and temporary, adverse and beneficial.

Landscape effects considered included:

- change in and/or partial or complete loss of elements, features or aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;
- addition of new elements or features that will influence the character and distinctiveness of the landscape; and
- combined effects of these changes on overall character.

The landscape effects were categorised as adverse, beneficial, or negligible in their consequences for the landscape, judged from the degree to which the proposal fits with existing character and the contribution the development makes to the landscape in its own right, even if in contrast to existing character.

The assessment of the landscape effects was based on assessment of the sensitivity of the landscape receptors and the magnitude of the change in the landscape arising from the proposal.

Sensitivity of the landscape receptors

The sensitivity of landscape receptors combines judgments of their susceptibility to the type of change arising from the development proposal and the value attached to the landscape.

Susceptibility to change means the ability of the landscape receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.

The value attached to the landscape receptors was established in the baseline study.

The sensitivity of landscape receptors to change is categorised as high, moderate or lesser, in accordance with the criteria set out below to determine the susceptibility and value of the landscape receptor.

When determining the landscape susceptibility, the following elements were considered:

- The ability of the landscape receptor to accommodate the proposed development without undue consequences for the maintenance of the landscape character and/or the achievement of landscape planning policies and strategies;
- The degree to which the changes arising from the development would alter the overall character, quality/condition of a particular landscape type or area;
- The degree to which the changes arising from the development would alter individual elements or features or aesthetic and perceptual aspects important to the landscape character; and
- Existing landscape studies may identify the sensitivity of the landscape type or area or its characteristics to the general type of development that is proposed.

The following table indicates the criteria used to determine the landscape susceptibility:

Table A2-2 Criteria for landscape susceptibility

Susceptibility	Criteria
High Susceptibility	The changes arising from the type of development would alter the overall character, quality/condition of a particular landscape type or area. The changes arising from the type of development would alter or remove individual elements or features or aesthetic and perceptual aspects important to, or add new elements incongruous to, the landscape character. The type of development would compromise the achievement of landscape planning policies and strategies for the landscape.

Susceptibility	Criteria
	The changes arising from the type of development would alter or remove elements or features or aesthetic and perceptual aspects important to the landscape character or add new elements that would reinforce the key characteristics of the landscape character.
Low Susceptibility	The changes arising from the type of development would not alter the overall character, quality/condition of a particular landscape type or area. The type of development would not compromise the achievement of landscape planning policies and strategies for the landscape. The changes arising from the type of development would not alter or remove individual elements or features or aesthetic and perceptual aspects important to, or add new elements incongruous to, the landscape character.

Where the susceptibility identified falls between high and low, an intermediate level of susceptibility is assigned, e.g., "moderate." The basis for the scale of susceptibility assigned to the landscape receptor is linked back to evidence from the baseline study.

Table A2-3 illustrates indicative criteria for assessing landscape sensitivity combining

Category	Indicative criteria
High sensitivity	A highly valued landscape e.g., of national or international importance, whose character or key characteristics are very susceptible to change; Aspects of the landscape character are highly valued as "key characteristics" and, often identified as susceptible to change in national or local character assessments; The landscape character is highly valued as intact and in good condition and particularly vulnerable to disturbance; A highly valued landscape with no or limited potential for substitution or replacement.
Moderate sensitivity	A landscape of local importance or value, whose character or key characteristics are susceptible to change; Other characteristics of the landscape character also valued in national or local character assessments and susceptible to change; The landscape character is valued for moderate condition and not particularly vulnerable to disturbance;

Category	Indicative criteria
	A moderately valued landscape with some potential for substitution or replacement.
Lesser sensitivity	No or little evidence of value or importance attached to the landscape area, its features or characteristics; Few features, characteristics or qualities susceptible to disturbance or particularly susceptible to improvement or upgrading Good potential for substitution or replacement

Magnitude of Landscape Change

Effects on landscape receptors are assessed in terms of size or scale, the geographical extent of the area influenced, and its duration and reversibility.

Table A2-4 Considerations for assessing magnitude of landscape change

Consideration	Indicative criteria
Size or scale of change	Categorised on a scale of Large, Medium, Small, Negligible or None, based upon: The extent of existing landscape elements that will be lost (or added), the proportion of the total extent that this represents and the contribution of that element to the character of the landscape; The degree to which aesthetic or perceptual aspects of the landscape are altered either by removal of existing components of the landscape or additions of new ones; Whether the effect changes the key characteristics of the landscape, which are critical to its distinctive character.
Geographical area over which the landscape would be changed	Categorised on a scale of: Small: at site level, within the development site itself or at the level of the immediate setting of the site; Medium: at the scale of the landscape type or character area within which the proposal lies; Large: where the development influences several landscape types or character areas.
The duration of the changes	The durations of changes due to the development are categorised as: Short term: zero to five years; Medium term: five to ten years;

Consideration	Indicative criteria
	Long term: ten to twenty-five years; Permanent: more than twenty-five.
Reversibility	The prospect and the practicality of the effect being reversed within twenty-five years.

Indicative criteria used to determine the magnitude of change is as follows:

Table A2-5 Indicative criteria for assessing magnitude of landscape change

Magnitude of Change	Landscape Change
Great change	Major size or scale of change, affecting the landscape type or character of the area within which the proposal lies or extending over the wider area; likely to be longer term or permanently, with low prospect of reversibility
Medium change	Intermediate size or scale of change, affecting part of the landscape type or character of the area within which the proposal lies, or larger scale of change at the level of the site or immediate context; likely to continue into the medium term, with good prospect of reversibility
Small change	A minor proportion of the extent of the character type or area is affected or smaller scale of change over a larger extent; the changes occur at the level of the site or immediate context, and likely to be short term and reversible.
Negligible/no change	No apparent change to landscape characteristics

While GLVIA3 includes the duration of the change in the consideration of the magnitude of change, in some cases a major size or scale of change of shorter duration may be considered a "great change".

Assessment of landscape effects

Final conclusions about the degree of effect, whether adverse or beneficial, relate the separate judgements about sensitivity of the receptors and magnitude of the changes combined, based upon the following indicative considerations and criteria:

Table A2-6 Indicative criteria for assessing landscape effects

Landscape effect	Indicative criteria
Major	Highly sensitive landscape completely degraded or greatly changed, with little or no scope for mitigation; Great improvement, sufficient to upgrade overall landscape character. Irreversible adverse or beneficial effects, over an extensive area, on elements and/or aesthetic and perceptual aspects that are key to the character of nationally valued landscapes.
Moderate	Medium change to moderately sensitive landscape or its character; lesser change to higher sensitivity landscape or greater change to less sensitive landscape.
Minor	Small or limited adverse change to the existing landscape or its character; greater change to less sensitive landscape; Considerable scope for mitigation; Small improvement to the existing landscape. Reversible adverse or beneficial effects of short duration, over a restricted area, on elements and/or aesthetic and perceptual aspects that contribute to but are not key characteristics of the character of landscapes of community value.
Negligible	No perceptible change to the existing landscape or its character; The change is difficult to discern.

Intermediate conditions may be described, such as Moderate-Major, where the criteria for Moderate may be exceeded but not qualify as Major. Where magnitude of change is "None," the effect would correspondingly be "None."

Effects may be adverse or beneficial. In some instances, the effect may be offset by other considerations, for example, through the mitigation or landscape proposals, and the resulting effect may be neither beneficial nor adverse.

Visual Effects Assessment

Establishing the visual baseline

Baseline studies for visual effects establish:

- the area in which the development may be visible;
- the different groups of people who may experience views of the development;

- the location where they will be affected;
- the nature of the views at those points; and
- the different groups of people who may be affected by the changes in views or visual amenity.

The potential areas where the site and development proposal are likely to be visible were mapped. Landscape components affecting visibility, like buildings, walls, fences, trees, hedgerows, woodland and banks, were identified through field surveys and mapped where relevant.

The people within the area who may be affected by the changes in views and visual amenity – the visual receptors – were identified, for example:

- people living in the area;
- people passing through on roads and the local lanes;
- people visiting promoted landscapes or attractions; and
- people engaged in recreation of different types, including users of public rights of way, bridleways and access land.

Where relevant, views that form part of the experience and enjoyment of the landscape were noted, for example, from promoted paths, tourist or scenic routes and associated viewpoints.

The proposed viewpoints selected were discussed with the local authority, and informed by the visual appraisal, field surveys, and by desk-based research on various issues, for example, access and recreation, valued landscapes, tourist attractions and destinations, popular vantage points, and relative distribution of population. Viewpoints were selected to represent the experience of different types of visual receptors.

The details of viewpoint locations were mapped and catalogued, sufficient to allow someone else to return to the location and record the same view. Photography was carried out in accordance with the Landscape Institute; Advice Note 06/19 Visual Representation of Development Proposals (2019).

The baseline report aims to describe, map and illustrate:

- the type of people (visual receptors) likely to be affected, making clear the activities they are likely to be involved in when enjoying the view;
- details of the viewpoints and of the visual receptors likely to be affected at each;
- the nature, composition and characteristics of the existing view, noting any particular horizontal or vertical emphasis, and any key foci; existing views have been illustrated in annotated photographs identifying important components of the view.

- elements, such as landform, buildings or vegetation, which may interrupt, filter or otherwise influence the views;
- whether or how the view may be affected by seasonal or weather variation.

Assessing the Visual Effects

Predicting and describing visual effects

The baseline information about the visual receptors was combined with understanding of the details of the proposal to identify and describe the visual effects, considering:

- changes in views and visual amenity arising from elements of the development;
- the distance of the viewpoint from the development and whether the viewer would focus on the development due to its scale and proximity or whether the development would be only a small or minor element in a panoramic view;
- whether the view is stationary or transient or one of a sequence of views;
- the nature of the changes: changes in the skyline, creation of a new visual focus in the view, introduction of new elements, changes in visual simplicity or complexity, alteration of visual scale or the degree of visual enclosure; and
- seasonal differences in effects, arising from the varying degree of screening and/or filtering of views by vegetation in summer and winter.

Categorising the visual effects as adverse or beneficial (or neutral) in their consequences for views and visual amenity was based on judgments about whether the changes affect the quality of the visual experience, and the nature of the existing views and the nature of the changes to the views.

The visual effects were assessed, based on assessment of the nature of the visual receptors and their sensitivity, and the nature of the effect on views and visual amenity, that is, the magnitude of visual change.

Sensitivity of the visual receptors

The people or groups of people likely to be affected at a specific viewpoint – the visual receptors – are assessed in terms of their susceptibility to change in views and visual amenity and the value attached to particular view locations and views.

The susceptibility of visual receptors to changes in views and visual amenity is a function of the occupation or activity of people experiencing the view at particular locations and the extent to which their attention or interest is focused on the views or the visual amenity they experience at particular locations. The context of the location also contributes to susceptibility,