



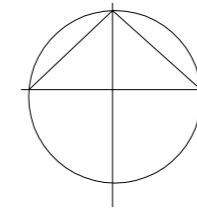
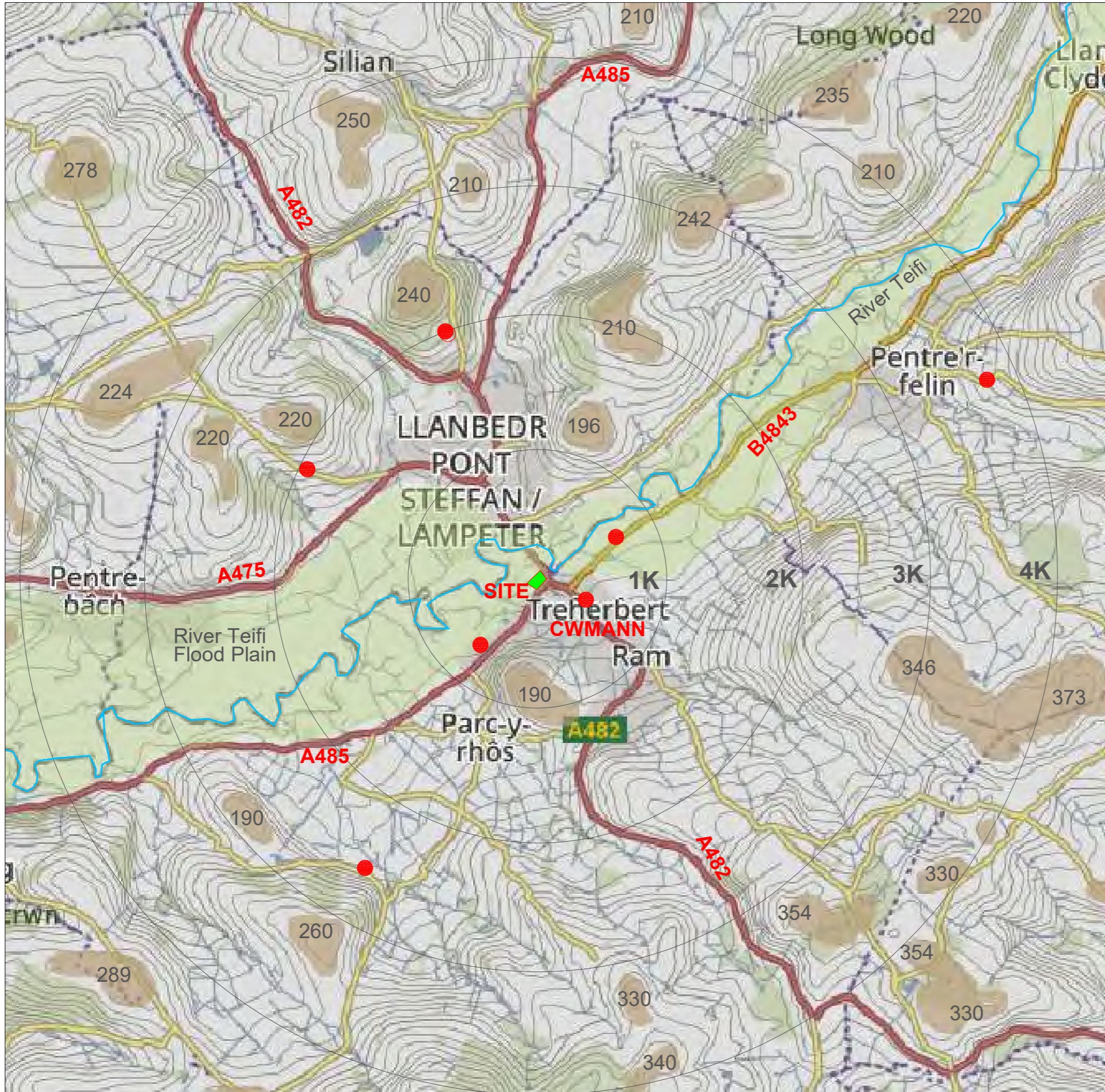
**CWMANN
NR LAMPETER
SA48 8DR**

**LANDSCAPE & VISUAL IMPACT ASSESSMENT
GRAPHIC APPENDIX**

20 October 2024

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- 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
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0 1Km
Scale

- Site
- Viewpoint

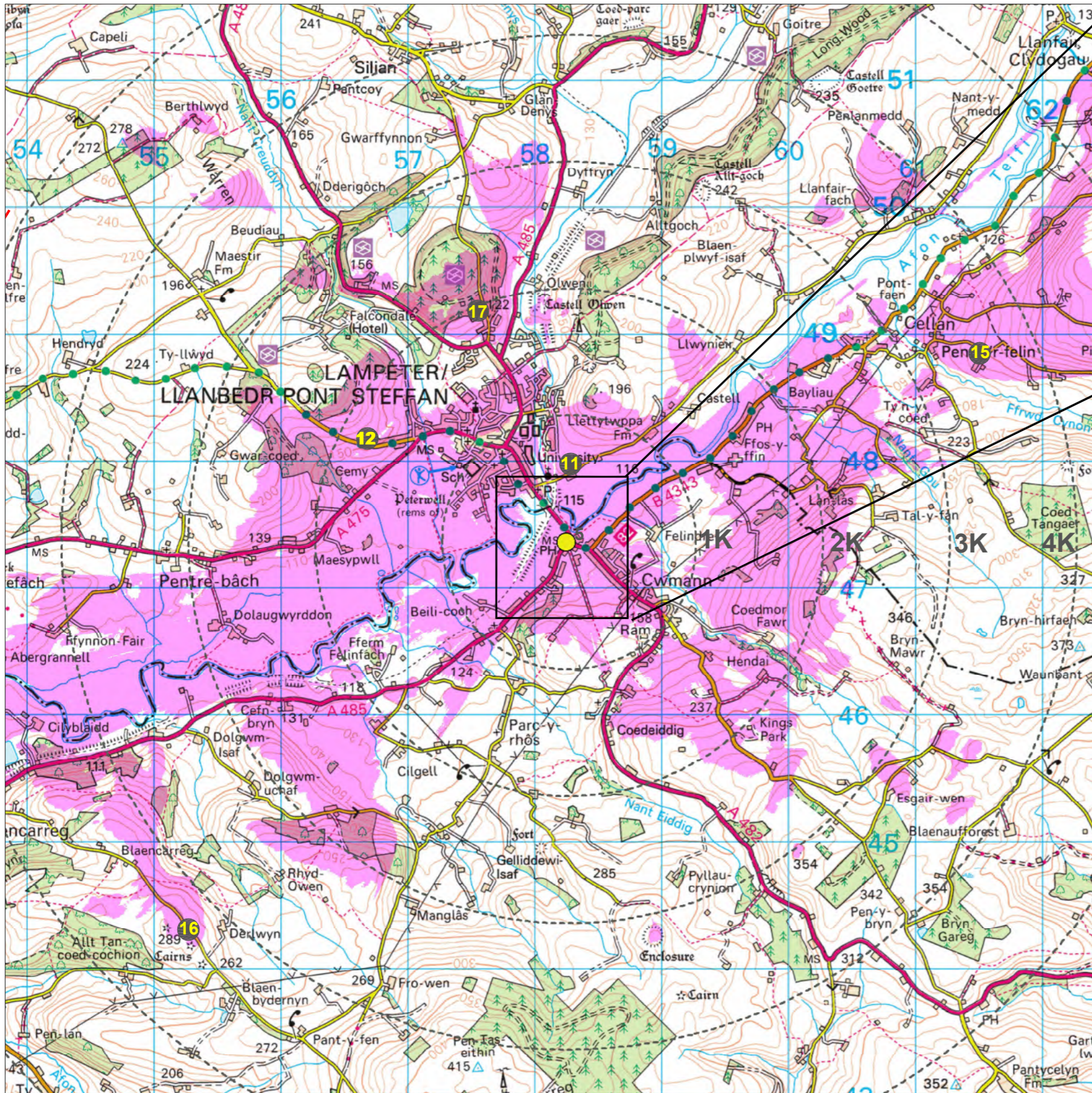
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Topography

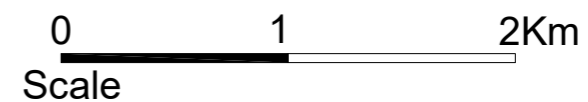
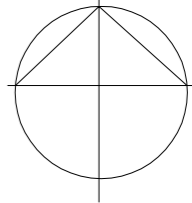
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- Site
- Viewpoint



NOTE
 The Zones of Theoretical Visibility illustrated are based on landform only and do not take into account the significant screening influence of vegetation and settlements

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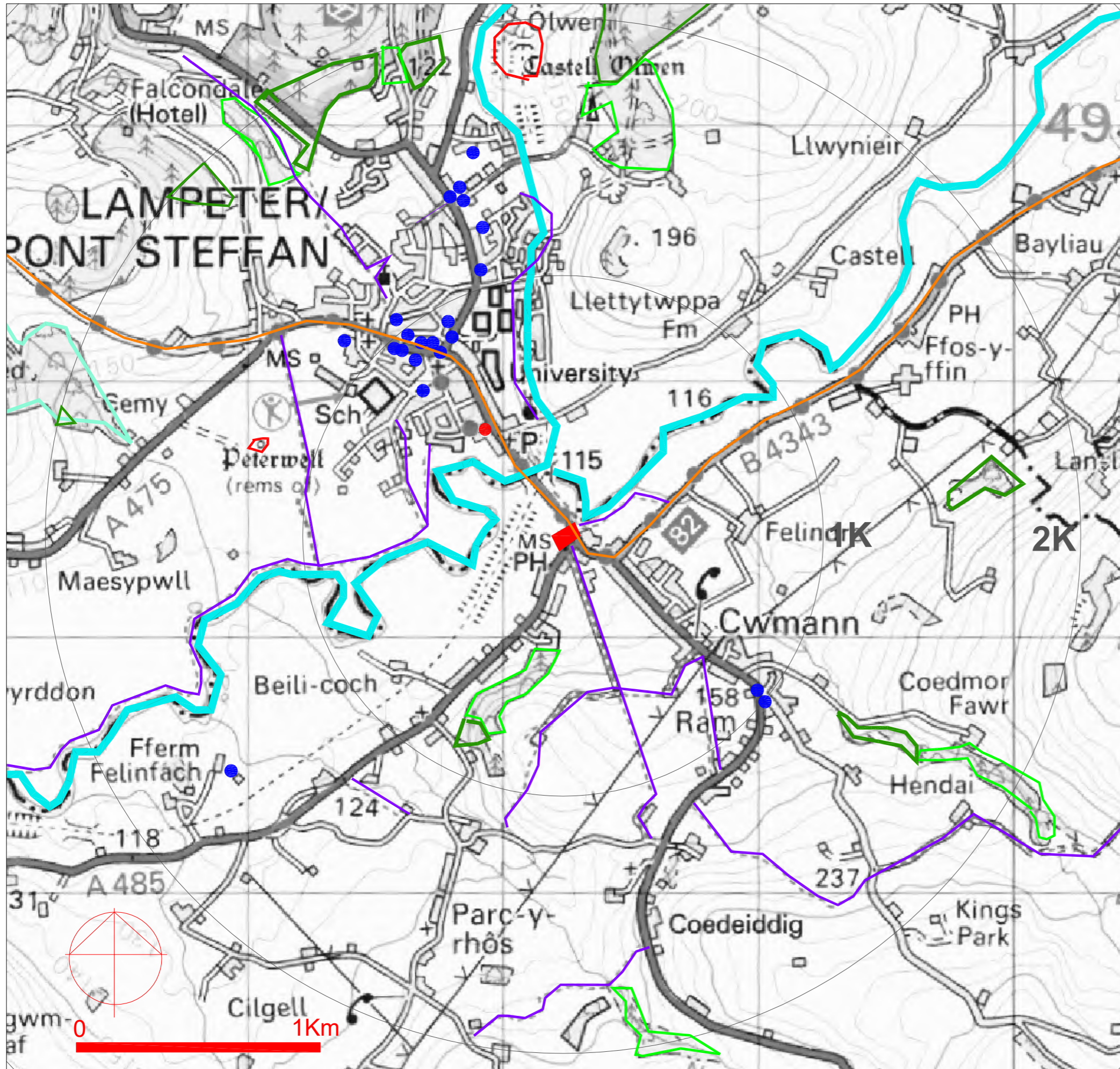
**Viewpoint
 Locations**

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WITHIN THE SITE CURTILAGE : POLICIES

- Future Wales: The National Plan 2040. Policy 9 'Resilient Ecological Networks and Green Infrastructure'
- Planning Policy Wales Edition 11 (Feb 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).

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**Designated
Landscapes**

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- Vegetation to be Removed
- Rushes
- Existing Trees and Vegetation
- Grass Areas
- Bank/Contours
- River, Pond, Ditches
- Fence
- Application Boundary
- Public Rights of Way
- National Cycle Route 82

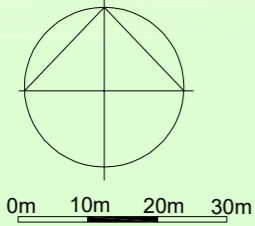
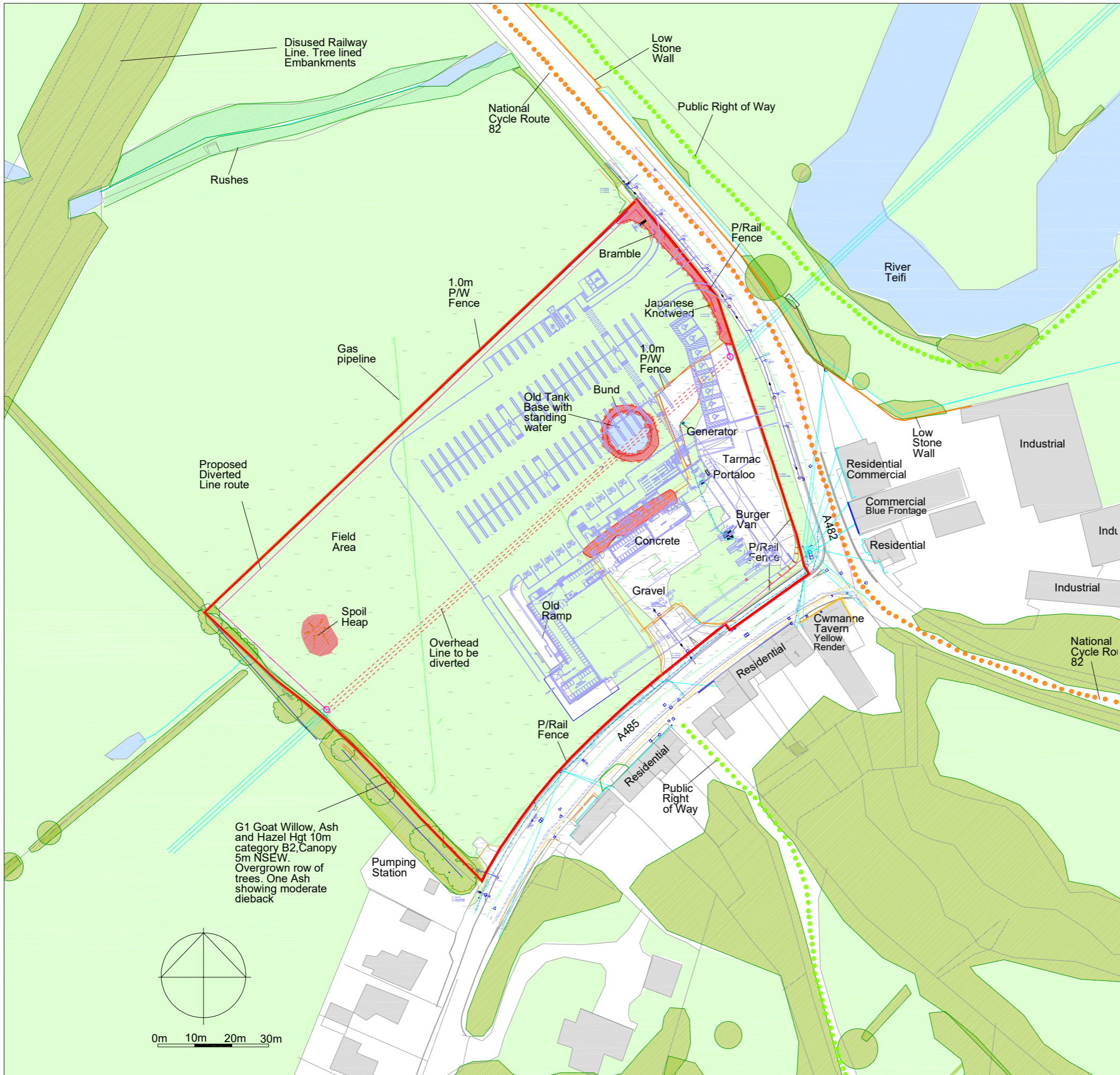
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**Existing
Features**

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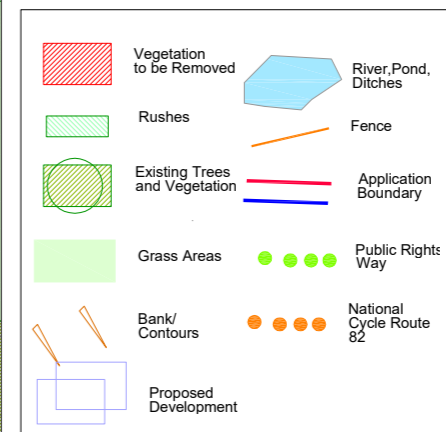


CONSTRAINTS:

- **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.
 - 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 as necessary

OPPORTUNITIES :

- **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.
 - Plant hedgerows on east and north existing fenced boundaries.
 - Introduction of long term management for 5 years.
 - 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.



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**Opportunities
& Constraints**

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- Green Infrastructure Corridors- trees, hedgerows, grasslands, woods
- Blue Infrastructure Corridors- river ditches, ponds & streams
- Site

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 existing 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.

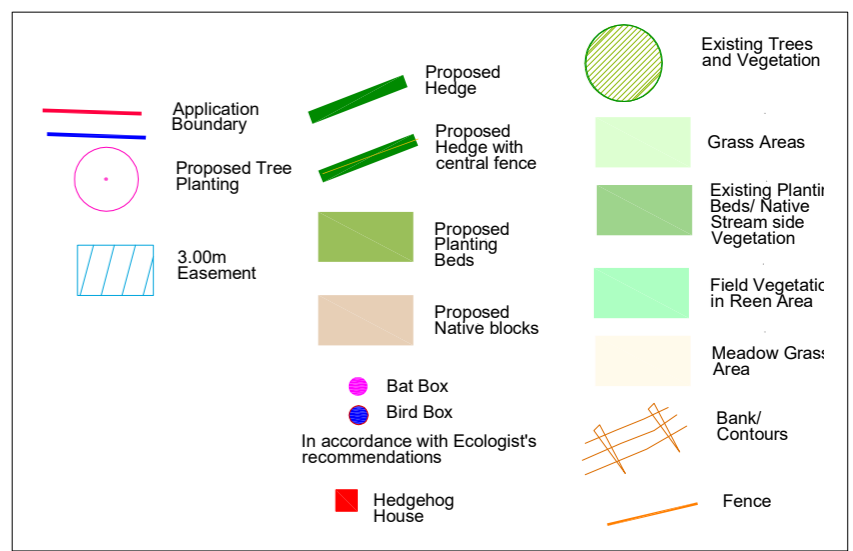
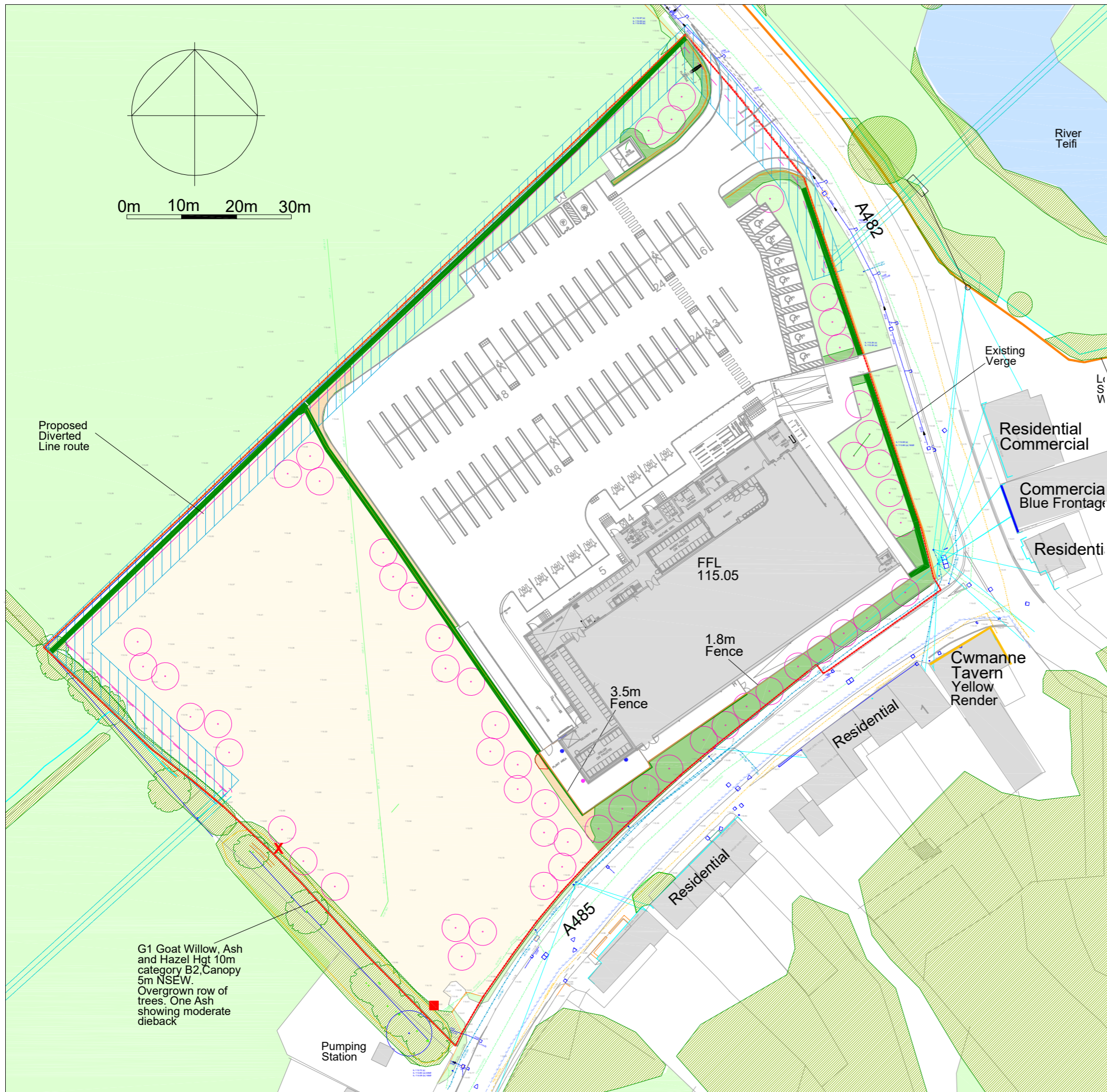
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Green Infrastructure

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LANDSCAPE STRATEGY

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.

TREES

- Protection fencing to protect roots of western hedgerow.
- 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 sympathetic 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.

G1 Goat Willow, Ash and Hazel Hgt 10m category B2, Canopy 5m NSEW. Overgrown row of trees. One Ash showing moderate dieback

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Landscape
Strategy**

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View North Looking north from the centre of the Site and the nearest postal code is SA48 8DR



View East Looking east from the centre of the Site and the nearest postal code is SA48 8DR

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**Internal Site
N and E Views**

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Cwmanne
Tavern

Gap where
track and PROW
goes uphill thro
woodland

A485 Along south of site with terraced house blocks on the opposite of the road
Some houses stone faced and others rendered.

Post & Rail
Fence

Existing Field
Gate



View South Looking south from centre of the Site . The nearest postal code is SA48 8DR

Ash with signs
of ash-dieback

Western Hedgrow with off-Site trees

Overhead Lines

Tree-lined
Disused Railway
Embankment

A485



View West Looking west from centre of the Site . The nearest postal code is SA48 8DR

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**Internal Views
S and W**

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View 1 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



View 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

Panorama horizontal field of View - 107deg, Viewing distance @ A3 - 300mm

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**Viewpoints
1 & 2a**

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View 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



View 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

Panorama horizontal field of View - 107deg, Viewing distance @ A3 - 300mm

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**Viewpoints
2b & 3**

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Extent of Site



View 4 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

Extent of Site



View 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

Panorama horizontal field of View - 107deg, Viewing distance @ A3 - 300mm

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**Viewpoints
4 & 5**

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Extent of Site



View 6 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

Extent of Site



View 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

Panorama horizontal field of View - 107deg, Viewing distance @ A3 - 300mm

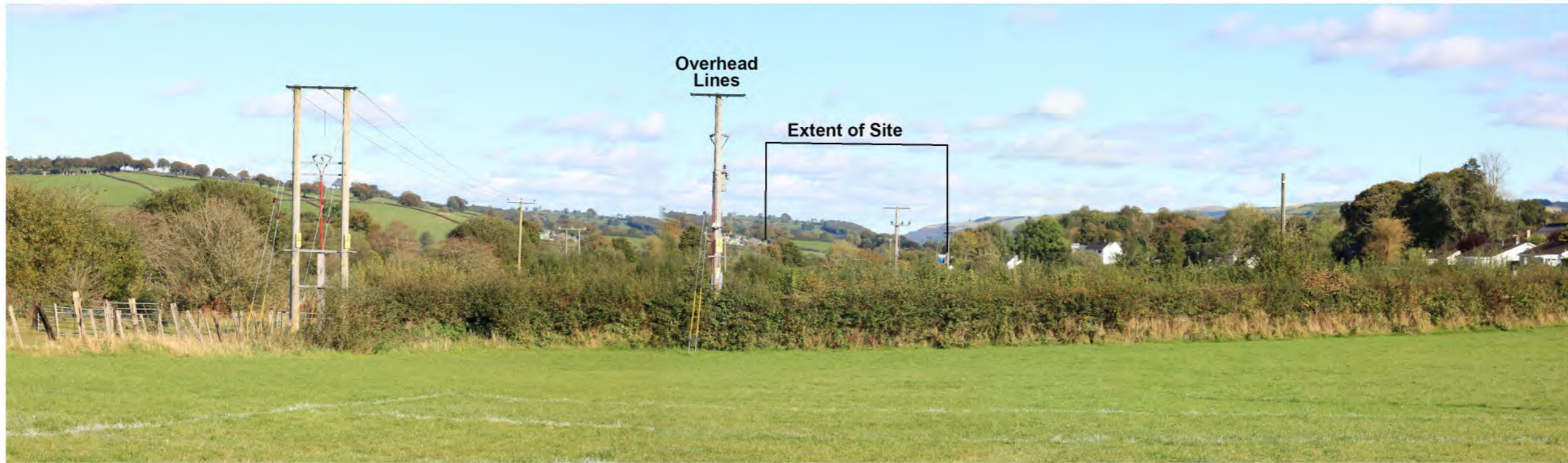
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**Viewpoints
6 & 7**

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View 8 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



View 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 development site. The nearest postal code is SA48 8DR

Panorama horizontal field of View - 107deg, Viewing distance @ A3 - 300mm

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**Viewpoints
8 & 9**

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View 10 Looking southwest towards the Site from the Dol Dalis (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



View 11 Looking southwest from the verge 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

Panorama horizontal field of View - 107deg, Viewing distance @ A3 - 300mm

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**Viewpoints
10 & 11**

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View 12 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



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

Panorama horizontal field of View - 107deg, Viewing distance @ A3 - 300mm

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**Viewpoints
12 & 13**

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View 14 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.



View 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

Panorama horizontal field of View - 107deg, Viewing distance @ A3 - 300mm

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**Viewpoints
14 & 15**

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View 16 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



View 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

Panorama horizontal field of View - 107deg, Viewing distance @ A3 - 300mm

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**Viewpoints
16 & 17**

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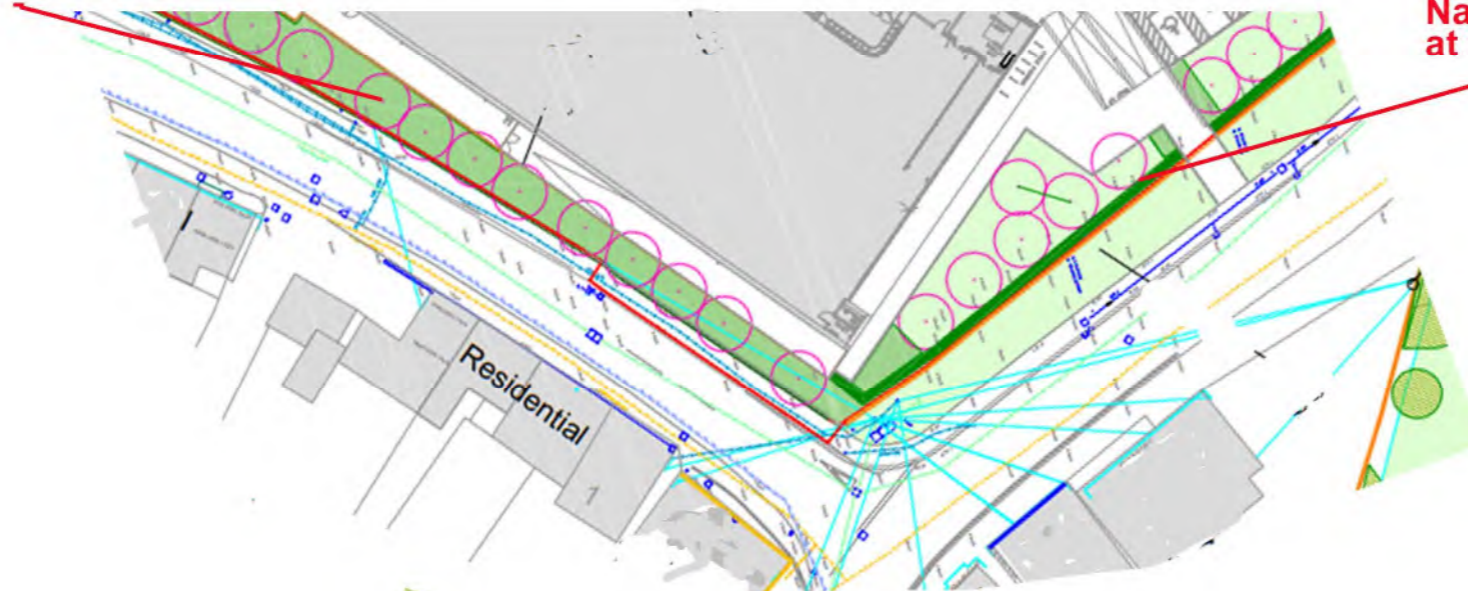
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Planting Bed main central
planting mature height
2-3.00m

Native Hedge planted
at 1.20m height

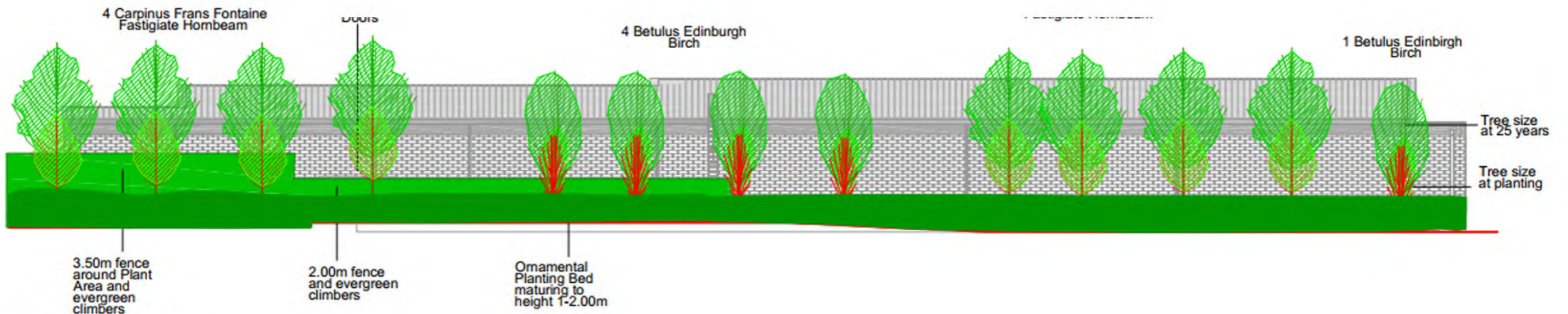


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Corner Elevation
Detail

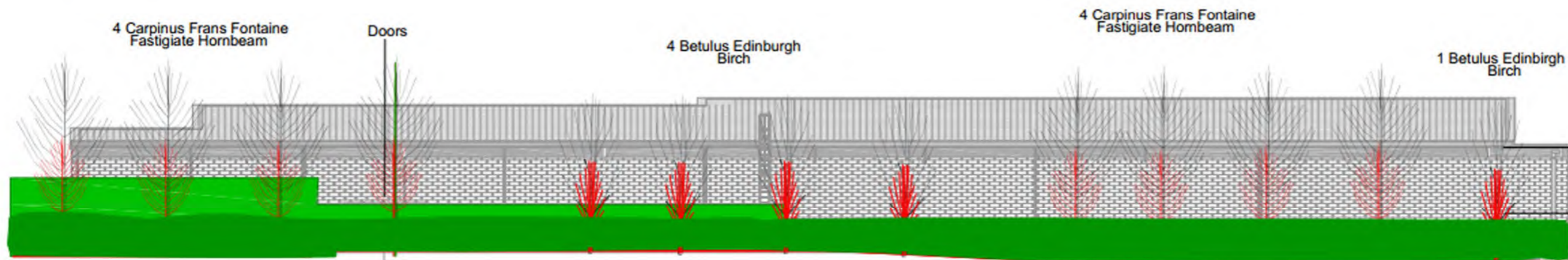
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SUMMER



WINTER

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Rear Elevation
Detail

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