

# *Archaeology Wales*

## **Corran Resort and Spa, Laugharne, Carmarthenshire**

ASIDOHL



By Philip Poucher

Report No: 1358


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# Archaeology Wales

## Corran Resort and Spa, Laugharne, Carmarthenshire

ASIDOHL

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## **Summary**

*In June 2015 Archaeology Wales was commissioned to carry out an ASIDOHL2 study to determine the potential impact of the proposed development of a spa resort, including lodges, ponds, wetland areas and a new swimming pool, reception and restaurant building, at the current Corran Resort and Spa, on East Marsh, Laugharne, Carmarthenshire. The proposed development lies within the Taf & Tywi Estuary Landscape of Outstanding Historic Interest (HLW (D) 9). The proposed development site currently comprises a hotel and spa complex centred on the former farmsteads of Hurst House and Malthouse, surrounded by an extensive area of post-medieval reclaimed marshland.*

*The ASIDOHL has been carried out in five stages. Stage 1, the introduction, identifies contextual information regarding the site. It draws attention to the previously undertaken LVIA report, which concluded that the proposed development will be acceptable in landscape and visual terms, and the Listed Building Assessment, which concluded that the new swimming pool and reception building can be absorbed into the current landscape without eroding its key characteristics, but that the pond and wetland area will have some detrimental impact and will need to be weighed against the wider public interest.*

*Stage 2, considers the direct, physical impact of the proposed development, assessed in absolute, relative terms and landscape terms. This is considered in terms of its impact on HLCA143. The overall magnitude of the direct physical impact is considered to be Moderate.*

*Stage 3, assesses the indirect impacts of the proposed development, in terms of indirect, physical impacts, and indirect (non-physical) visual impacts. These indirect impacts affect a wider area and several surrounding HLCAs are considered. Due to views to and from the site the development could have a potential visual impact on ten HLCAs, although this is considered to be Slight on seven of the HLCAs and Very Slight on two. The main potential impact is concentrated on HLCA143 Laugharne and Pendine Marsh. The overall magnitude of indirect impact here is scored as Considerable.*

*Stage 4, forms an evaluation of the relative importance of the HLCA, and the parts within them that are affected by the proposed development. This considers the overall value of HLCA 143 Laugharne and Pendine Marsh to be High. The remaining HLCAs are graded as Considerable, with the exception of HLCA140, which is graded as Moderate.*

*Stage 5, forms an assessment of the overall significance of the impact. Although the impact of the development and the reduction in the value of the HLCA on the Register are considered to be Medium, combined with the relatively high value of the HLCA within which the proposed development is located, this impact is scored as Fairly Severe within the ASIDOHL scoring system. The impact on HLCA 138 Sir John's Hill is scored as Moderate, while the impact on the remaining HLCAs are scored as Slight.*

## 1. INTRODUCTION

- 1.1 In June 2015 Archaeology Wales Ltd (AW) was commissioned to carry out an ASIDOHL2 study to investigate the possible impact on the historic environment of a proposed development at the Corran Resort & Spa, East Marsh, Laugharne, Carmarthenshire. The site lies within the Taf & Tywi Estuary Landscape of Outstanding Historic Interest (HLW (D) 9). As such an ASIDOHL2 (Assessment of the Significance of the Impact of Development On the Historic Landscape) was required to help inform the planning decision on the proposed development. AW was commissioned by the Corran Resort & Spa. The AW project number is 2349.

### ASIDOHL Layout

- 1.2 In assessing the impact of the proposed development, guidelines are laid out in 'Guide to Good Practice on Using The Register Of Landscapes Of Historic Interest In Wales In The Planning And Development Process' (Revised 2<sup>nd</sup> Edition) which includes revisions to the assessment process (ASIDOHL2). This guidance lays out a process for assessing the impacts, based on five stages.
- **Stage 1** consists of gathering the contextual information and provides the introduction to the report.
  - **Stage 2** is an assessment of the direct physical impacts of the proposed development, in absolute terms, relative terms and landscape terms. Within this tables are provided to quantify these impacts and their magnitude.
  - **Stage 3** is an assessment of the indirect impacts of the development, in terms of both indirect, physical impacts and also indirect (non-physical) visual impacts. Again tables are provided to quantify these impacts and their magnitude.
  - **Stage 4** is an evaluation of the relative importance of the Historic Character Area directly and/or indirectly affected by the proposed development. This is done in relation to the whole of the Historic Character Area concerned and the whole of the historic landscape area on the Register, followed by an evaluation of the relative importance of the Historic Character Area concerned in the national context.
  - **Stage 5** is an assessment of the overall significance of the impact. This combines stages 2 and 4 to produce an assessment of the overall significance of the impact of the proposed development and the affect that altering the Historic Character Area has on the whole of the historic landscape area on the Register. This stage also includes an examination of mitigation or positive benefits and a concluding statement.

## **ASIDOHL STAGE 1**

### **2.1 The Proposed Development (Figures 2 & 3)**

- 2.1.1 The proposed development consists of the erection of 200 two, three and four bedroom lodges, a swimming pool and reception, a restaurant forming an extension to the existing hotel, the creation of ponds and winter wetlands and potential improvements to the local highway network.
- 2.1.2 The lodges will be single-storey structures finished with cedar cladding and possible sedum roof covering. The structures will be built on wooden piles to float above a series of newly created shallow ponds, connected via raised walkways. Trees, tall grasses and reeds and meadow grass will be introduced. These ponds and lodges will be grouped in five main clusters around the existing Corran resort buildings at Hurst House and the Malthouse.
- 2.1.3 A newly created area of winter wetlands will be created along the northeast side of the proposed development area, where land will be reduced by between 600mm to 1000mm, connected to the lodge ponds by a series of drains.
- 2.1.4 The swimming pool and reception building will be a new build on land currently used as a car park to the south of the existing hotel. The exterior will be finished in smooth render and cedar boarding with a zinc standing seam roof. The building will be roughly 70m by 30m, two storey, fronted by a lawned garden area and car parking. Further carparking will be laid out around the Malt House to the north, which when combined will provide parking for c.300 cars (there is currently car parking for c.100 cars). An extension will also be added to the south side of the existing hotel building range.
- 2.1.5 A planting mitigation strategy has been proposed within the LVIA report (Anthony Jellard Associates 2015) included in the Planning Report with Design and Access Statement (Hayston Developments & Planning Ltd 2015) comprising the planting of narrow belts of native trees and shrubs (5-10m wide), and building on existing hedgerow and ditch field boundaries. This will include allowing some existing hedgerows to grow to heights of over 5m, 'gapped up' with appropriate native species, with extra width of planting in some field corners to create small copses. The aim is to provide some visual screening of the development whilst reinforcing existing field boundaries to help retain the rectilinear character of the landscape, but also attempting to achieve a balance within the planting to maintain the open characteristics of the levels, as well as providing wildlife corridors through the site.
- 2.1.6 The development will occupy c.14 hectares of land, of which 13.9 hectares is currently open fields.
- 2.1.7 Works on the road network to the site are also considered likely. The current single-track unclassified marsh road may be supplemented with additional passing bays between the A4066 and the site.
- 2.1.8 A planning application has been submitted for the site (W/31936). This ASIDOHL is provided as additional information to the existing application. The Local Planning Authority is Carmarthenshire County Council.

## 2.2 The Site

- 2.2.1 The site lies on flat reclaimed saltmarsh located at c.4m AOD on land on the western side of the Towy and Taf Estuary and 1.9km south-southwest of Laugharne, Carmarthenshire (Figure 1, SN 296 086). The land consists of regularly shaped pasture fields with some unimproved land, divided by drainage ditches with little or no woodland. Pendine sand dunes and burrows are located 0.6km to the south of the site's southern boundary.
- 2.2.2 The proposed development is based around the existing Corran resort and spa. The site incorporates Grade II listed former farmhouse and farm buildings, converted into the hotel and spa complex at Hurst House, and further converted buildings at the Malthouse Farm a short distance to the north. The proposed development area incorporates several surrounding fields, currently used as improved pasture grazing, bounded by ditches with some hedgerow planting.
- 2.2.3 The area of reclaimed marshland, between St John's Hill, Coygan quarry and the A4066 to the north, and Pendine Sands to the south, forms the Historic Landscape Character area (HLCA) 146 Laugharne and Pendine Marsh, part of the Taf and Tywi Estuary Area of Outstanding Historic Interest (HLW (D) 9).
- 2.2.4 The bedrock geology consists of Devonian and Silurian sedimentary Sandstone and Conglomerate underlying superficial tidal flat deposits characterized by sand, silt and clayey soils with high ground water (BGS 2015).

## 2.3 Previous Assessments

- 2.3.1 The area is included in the Taf and Tywi Estuary Area of Outstanding Historic Interest (HLW (D) 9) within the Register of Landscapes of Outstanding Historic Interest, published by Cadw, CCW and ICOMOS UK in 1998. The site and the area around it have been assessed as they sit within Historic Landscape Character Area 146 Laugharne and Pendine Marsh. The area has also been assessed as part of LANDMAP, which includes an assessment of the Historic Landscape (Laugharne and Pendine Marsh - CRMRTL40175), based around the same boundaries and reasoning as the HLCA.
- 2.3.2 Studies have been undertaken in association with the planning application as previously submitted, included in the Planning Report with Design and Access Statement (Hayston Developments & Planning Ltd 2015). These include a Landscape and Visual Impact Assessment (Anthony Jellard Associates 2015). This study examined all visual elements of the landscape character, not just the Historic Landscape, based on the LANDMAP aspect areas and other aspects of the visual environment. In examining the LANDMAP *Laugharne and Pendine Burrows Historic Landscape Aspect Area* the report concluded that the proposed development as a whole would have a *minor adverse* effect, resulting in *No Significant effect*. This is based largely on the fact that although ridge and furrow remains will be lost it will be retained where possible, substantial modifications will be made to the water drainage system but the maintenance of this system will be ensured, and the impact on the wider landscape is not considered significant. It also examined the impact on the visual setting of the



Registered Historic Landscape of the Taf and Tywi Estuary. The new swimming pool and reception building to the south of the Hurst House complex was considered to have no more significant visual effect than the present building complex on the surrounding landscape. The ponds, winter wetlands, lodges and associated infrastructure would represent a major visual change within the Registered Historic Landscape. However, the report considered the design of the lodges to blend into the new watery landscape, which would be redolent of the former pre-drainage marsh landscape. A new planting framework would accentuate the present rectilinear field boundaries and a balance would be struck to also maintain something of the open characteristic of the Levels. It considered the visual effects to therefore be between *minor and moderate adverse*. The overall conclusion of the report is that the predicted effects if this development would be acceptable in landscape and visual terms.

- 2.3.3 An assessment was also undertaken on the impact of the proposed development on the setting of the Listed Buildings that form part of the Corran complex (Scourfield 2015). This report considered the setting of the listed buildings to comprise the farmstead and surrounding 'improved' field system, it states that "This is evident at close hand, where The Corran (and other farms) are prominent within the expansive views across farmland of relatively uniform character (typically regular ditched fields with fences/thin hedges, interspersed with some small scrubby margins). All of this figures within views in, out and across the area". The setting for the listed buildings appears to largely correspond to the limits of the HLCA, which is described as distinctive and coherent. The development of the ponds, lodges and wetlands are seen as affecting the setting of the Listed Buildings. Although the views of the Listed Buildings from the north and west may be little impacted if the proposed development is carefully landscaped, views from the east of the formal front of the listed buildings will be affected to a greater degree by the proposed development, which will be markedly different from its current setting. The main view from the Listed Building will be eastward, originally designed to overlook this improved farmland, the view will again be markedly different with the proposed development. Many of the distant views, particularly from surrounded elevated ground, will be impacted upon, as the proposed development will introduce new features in a concentrated area, which will also impact on the 'spirit of the place' in terms of the improved agricultural landscape. The new swimming pool and reception building will have some impact on the setting, but the point is made however that if Hurst House had remained a functioning farm this area may have been characterised by modern farm buildings, as evidenced by other farm complexes within the area, and the current car park area where it is to be located adds nothing to the setting. The impact of the modernist design is considered a subjective one, but "the principle of expansion may be acceptable in an historic context, the immediate setting, and the overall 'sense of place'" (9.3). Views of and from the Listed Building are not considered to be greatly affected by the new buildings, and the distinctive layout of the main farm complex is still visible from a distance. The new building is therefore seen as being absorbed by the landscape without eroding its key characteristics. The report concludes that:

The former [ponds, lodges and wetlands] adds a new feature within the wider setting and in that no major or physical mitigation is realistic there is some landscape mitigation around the lodges, the proposal must be

weighed against the wider public interest. With regards to the latter [Swimming pool and reception building], the 'Brownfield' car park site, the legible design, and the comparable expansion of farmsteads locally are material considerations.

- 2.3.4 An archaeological appraisal of the proposed development site has also recently been undertaken as additional information for the planning application (Jones 2015). This report outlines the historical background of the area. Coygan was the home to important prehistoric activity, which continued into the early medieval period. The area of proposed development is likely to have been within the visible hinterland of Coygan hill and it is possible it may have been exploited as seasonal salt marshland hunting and pasture. The farmstead of Hurst House is first mentioned in the late 16<sup>th</sup> century, but the systematic enclosure, drainage and reclamation of the salt marsh did not occur until the mid-17<sup>th</sup> century onwards. Hurst House farmstead was redesigned in the early 19<sup>th</sup> century, and the Malthouse farm to the north was apparent by the early to mid-19<sup>th</sup> century. These complexes still exist, with Hurst House farmhouse and farm buildings Grade II listed. Surrounding reclaimed and improved pasture farmland is still extant, with distinctive ridge, drain and furrow cultivation marks identified in many of the surrounding fields. A former early-19<sup>th</sup> century tramway also crosses the area of proposed development to the north of Malthouse.
- 2.3.5 Other archaeological assessments undertaken in the area include an archaeological desk-based assessment on the ragworm farm to the southwest (Page 2002) and rapid archaeological surveys of Salthouse farm and Causeway Farm (Murphy 1999) as part of the Tir Gofal agri-environmental scheme.

## 2.4 Planning Policy Context

- 2.4.1 National Policies relating to archaeology and cultural heritage include the following:
- Ancient Monuments and Archaeological Areas Act 1979.
  - Planning (Listed Buildings and Conservation Areas) Act 1990.
  - Welsh Office Circular 60/96: Planning & the Historic Environment: Archaeology.
  - Welsh Office Circular 61/96: Planning & the Historic Environment: Historic Buildings and Conservation Areas.
  - Welsh Office Circular 1/98: Planning and the historic environment: directions by the Secretary of State for Wales.
- 2.4.2 In December 2014 Carmarthenshire County Council adopted the Local Development Plan (LDP) for the County, excluding the area of the Brecon Beacons National Park. The relevant sections of these are laid out within the Planning Report (Hayston Developments & Planning Ltd 2015), but of particular reference to the Historic Landscape are:
- ***SP13 Protection and Enhancement of the Built and Historic Environment***, which states that development proposals should preserve or enhance the built and historic environment of the County, its cultural, townscape and landscape

assets, and, where appropriate, their setting. Proposals relating to the following will be considered in accordance with national guidance and legislation. These assets include

- a) Sites and features of recognised Historical and Cultural Importance;
- b) Listed buildings and their setting;
- c) Conservation Areas and their setting;
- d) Scheduled Ancient Monuments and other sites of recognised archaeological importance.

Proposals will be expected to promote high quality design that reinforces local character and respects and enhances the local setting and the cultural and historic qualities of the plan area.

- ***Policy EQ1 Protection of Buildings, Landscapes and Features of Historic Importance***, which states that proposals for development affecting landscapes, townscapes buildings and sites or features of historic or archaeological interest which by virtue of their historic importance, character or significance within a group of features make an important contribution to the local character and the interests of the area will only be permitted where it preserves or enhances the built and historic environment.

## **2.5 Limitations**

2.5.1 This ASIDOHL2 study was carried out by Philip Poucher, Project Manager at Archaeology Wales, using the guidelines and methodology set out in the *Guide to Good Practice on Using the Register of Landscapes of Historic Interest in Wales in the Planning and Development Process Revised 2<sup>nd</sup> edition* (Cadw and CCW 2007).

2.5.2 The development proposals are laid out in the Planning Report with Design and Access Statement (Hayston Developments & Planning Ltd 2015) and other documents provided with the planning application and supplied by the client. The physical form and appearance of the development is understood.

2.5.3 Open access was available to the majority of relevant locations and viewpoints within the affected HLCAs, which were visited in June 2015. The timing of the visit meant vegetation levels were probably at their densest and highest, but this was taken into account when assessing the visual impact. No Zone of Theoretically Visibility has been produced.

2.5.4 The Historic Landscape is described in the Register of Landscapes of Outstanding Historic Interest, published by Cadw, CCW and ICOMOS UK in 1998, and the relevant HLCAs have been subject to a detailed characterisation exercise, described in detail by Dyfed Archaeological Trust at the following website:

<http://www.dyfedarchaeology.org.uk/projects/HistoricLandscapeCharacterisation.htm>

2.5.5 Confidence levels for this ASIDOHL are therefore high in most respects.

## **ASIDOHL STAGE 2 – ASSESSMENT OF DIRECT, PHYSICAL IMPACTS OF DEVELOPMENT**

### **3.1 Introduction**

- 3.1.1 This section comprises a description and quantification of the direct physical impacts of development on the Historic Character Area(s) affected by the proposed development.
- 3.1.2 The description and quantification is considered in three ways:
- a) In absolute terms, i.e. the proportion of the surface area of the HCA affected
  - b) In relative terms, i.e. the proportion of each of the key historic landscape characteristics (as identified in the Historic Landscape Characterisation report) that will be permanently lost or removed by the proposed development.
  - c) In landscape terms, the contribution that the affected elements of the key historic landscape characteristics make to the value of the Historic Character Area as a whole.
- 3.1.3 In each case, the physical impacts are assigned a score, and the overall scores for the impacts on the individual Historic Character Area are used to produce a quantified expression of the overall magnitude of direct impact on a 24 point scale. For each Historic Character Area these are presented as a table; each table is supplemented with qualifying statements and background information.

### **3.2 Impact Assessment**

#### **HISTORIC LANDSCAPE CHARACTER AREA 143 – LAUGHARNE AND PENDINE MARSH**

- 3.2.1 The proposed development is contained entirely within the HLCA 143 – Laugharne and Pendine Marsh. This area (Figures 1 & 4) represents a landscape of land reclamation from the former salt marsh, which began in the mid-17<sup>th</sup> and continued through into the 19<sup>th</sup> century.
- 3.2.2 From the later prehistoric period through until medieval times it is likely this area comprised salt marsh interspersed with brackish lagoons and areas of rough pasture on higher ground. The marsh is recorded in documents from the 13<sup>th</sup> century onwards, with farms, or dairies, recorded on the marsh from the late 16<sup>th</sup> century onwards, including East House, Brook House and Hurst House, the latter of course being within the proposed development area. A scheme of drainage and sea walls were constructed once Sir Sackville Crow had come into possession of the marsh in 1660. By the late 18<sup>th</sup> century this was considered to be the best farmland in the county, with the land being made more productive by the creation of distinctive ridge and furrow/drain across the fields. There appears to have been major investment into the marsh when it was part of the Broadway estate in the early 19<sup>th</sup> century. A new large sea-wall and quay were constructed at the east end of the marsh and many of the farms, including Hurst House, were rebuilt in a Georgian style in the 1820s.

3.2.3 This area is described as a very distinct character area with clear boundaries between it and its neighbours. The area is characterised largely by regularly-shaped fields of pasture, divided by drainage ditches. The ditches are typically accompanied by wire fences, with some low hedges also apparent. Fields become slightly less regular towards the eastern end of the area, including the north-eastern part of the proposed development area, more representative of the pre-drainage salt marsh. Pasture is the main land use, largely improved, also characterised by the distinctive ridge and furrow/drain visible within the fields. The settlement pattern is one of dispersed farms, characterised by the Georgian style of the farmhouses with large ranges, often formally arranged around a central yard. Most of these farms now have modern agricultural buildings in association with them.

#### 3.2.4 **A – In Absolute Terms**

The proposed development will have a direct physical impact on only one HLCA, that of HLCA143-Laugharne and Pendine Marsh. The entire development area consists of 1.5% (c.14 hectares) of the area of the HLCA (958 hectares). The proposed development comprises lodges, ponds, winter wetlands and other new builds that will replace the current visible landscape features over an area of c.13.9 hectares within the boundaries of the proposed development, therefore c.1.5% of the entire Historic Character Area HLCA143 will be permanently lost or removed by the proposed development. This is considered to be a *Very Slight* impact.

#### 3.2.5 **B – In Relative Terms**

The main characteristics of the HLCA consists largely of relatively flat, regularly-shaped fields of pasture, divided by drainage ditches with some wire fences and low hedges. These fields also contain characteristic traces of post-medieval ridge and furrow. Dispersed farmsteads, largely in the Georgian style with large farm buildings arranged around central courtyards, are the characteristic settlement pattern.

The development area includes a number of these characteristic pasture fields that form part of the reclaimed agricultural landscape, although it does appear to lie in a slight transition area from the regularly-shaped fields to fields exhibiting a more natural curvilinear drainage boundaries (possibly accounted for by the fact that Hurst House appears to be one of the earliest farms in the character area, recorded since the late 16<sup>th</sup> century, and therefore the surrounding fields may also be some of the earliest within the area). Many of the fields exhibit the characteristic ridge and furrow pattern, as identified in the archaeological appraisal (Jones 2015) with traditional drainage boundaries extant. The fields themselves, the drainage ditches and the ridge and furrow evidence are features of local importance (Category C) helping to define the local character of the area. These distinctive elements consistently cover approximately 660 hectares of the HLCA, the loss or removal of 13.9 hectares therefore constitutes just over 2%, which is graded as *Very Slight*.

Hurst House itself still retains its historic farmhouse and characteristic farm buildings laid out around a central courtyard, albeit the function has now changed from working farmstead to hotel resort and spa complex. The traditional buildings are Grade II listed. The Malthouse similarly retains traditional buildings with a changed function, these buildings are unlisted. These traditional buildings, which can be considered sites of

Regional Importance (Category B) will be retained therefore the impact is also graded as *Very Slight*.

Other key features within the proposed development area include remains of the early 19<sup>th</sup> century quarry tramway to the north, a feature of Local Importance (Category C). This tramway formerly extended 2.05km, c.650m of which runs through the proposed development area. However, it appears that the route of this former tramway will be retained, therefore the direct physical impact is grade as *Very Slight*.

The only other recorded archaeological feature within the proposed development area is a pond adjacent to the Malthouse Farm (PRN10499). This is considered to be a Minor feature (Category D). The site will however be completely removed by the development, which is graded as a *Very Severe* direct physical impact.

As an area of reclaimed wetland there is also considered to be an enhanced potential for the survival of significant palaeoenvironmental deposits. This could help provide evidence of past environments, palaeoclimates, sea-levels and preserved archaeological material of the pre-drainage landscape. Such evidence may be of Regional importance (Category B). Palaeoenvironmental potential is likely to be spread across a large area of the former marsh, therefore the direct physical impact is graded as *Very Slight*.

**Table 1.**

<b>A - ASSESSMENT OF DIRECT, PHYSICAL IMPACTS ON HISTORIC CHARACTER AREA HLCA143 LAUGHARNE AND PENDINE MARSH</b>	
<b>ABSOLUTE IMPACT (LOSS OF AREA)</b>	<b>MAGNITUDE &amp; SCORE</b>
c.14ha, 1.4% area	Very Slight – 1

**Table 2.**

<b>B - RELATIVE AND LANDSCAPE IMPACTS (LOSS OF KNOWN ELEMENTS OR CHARACTERISTICS) &amp; SCORES</b>				
<b>Element / % Loss</b>	<b>Magnitude</b>	<b>Category</b>	<b>Landscape Value</b>	<b>Landscape Value Effect</b>
Field system - including grazed pasture, ditched boundaries and surface ridge & furrow) – 13.9ha, 2%	Very Slight – 1	C – 2	Very High – 6 (Distinctive and highly characteristic of the main HLCA character)	Slightly Reduced – 2
Traditional Buildings – Hurst House farmhouse and farm	Very Slight – 1	B - 3	Very High – 6 (Distinctive and highly characteristic)	Slightly Reduced – 2

building & the Malthouse farmhouse and farm buildings			of the main HLCA character)	
Tramway	Very Slight – 1	C – 2	Medium – 3 (An element of the early 19 <sup>th</sup> century investment into the landscape)	Very Slightly Reduced – 1
Pond (PRN10499)	Very Severe – 6	D – 1	Low – 2 (Part of the general agricultural landscape, not considered to be a particularly distinctive component however)	Very Slightly Reduced – 1
Palaeoenvironmental evidence	Very Slight – 1	B – 3	Low – 2 (As a feature of general potential it is not considered to be a particularly distinctive part of the character of the landscape)	Very Slightly Reduced – 1
<b>Average score</b> $(1+2+6+2) + (1+3+6+2) + (1+2+3+1) + (6+1+2+1) + (1+3+2+1) \div 5 = 9.4$				

Calculations to determine overall magnitude

Average score for relative and landscape impacts add absolute impact score:  $9.4 + 1 = 10$  (rounded off)

**Table 3.**

<b>OVERALL MAGNITUDE OF DIRECT PHYSICAL IMPACTS ON HISTORIC CHARACTER AREA 143 LAUGHARNE AND PENDINE MARSH</b>	
<b>Score</b>	<b>Grading</b>
10	Moderate

## **ASIDOHL STAGE 3 – ASSESSMENT OF INDIRECT IMPACTS OF DEVELOPMENT**

### **4.1 Introduction**

4.1.1 This section comprises a description and quantification of the indirect impacts of development on all the Historic Character Area(s) affected (Figure 1).

4.1.2 A clearly defined area will be directly or physically affected by the development, but a much greater area could be indirectly affected due to fragmentation or changes to the setting of features in the landscape. Changes to views of, or views from, a landscape feature are also important potential impacts. This stage is divided into two categories: the first (A) assesses the indirect physical impacts, the second (B) the indirect (non-physical) visual impacts.

#### **4.1.3 A – indirect, physical impacts**

The principal types of indirect physical impact listed in the Guide to Good Practice are:

- (i) An increased risk of exposure, erosion, disturbance, decay, dereliction or any other detrimental physical change to elements, during or consequent to development.
- (ii) Related to (i), the likelihood of increased management needs to maintain elements as, for example, through altered habitats, water levels, increased erosion, new access provision etc., during or consequent to development.
- (iii) The severance, fragmentation, dislocation or alteration of the functional connections between related elements, for example, a field system becomes ‘severed’ from its parent farmstead by an intervening development.
- (iv) The frustration or cessation of historic land use practices, for example, it becomes more difficult or impossible to manage an area in a traditional manner as a result of development.
- (v) The frustration of access leading to decreased opportunities for education, understanding or enjoying the amenity of elements, during or consequent to development.

#### **4.1.4 B – indirect (non-physical) visual impacts**

The principal types of indirect (non-physical) visual impact listed in the Guide to Good Practice are:

- (i) Visual impacts on elements from which a development can be seen (considered up to its maximum height). The impact might be on ‘views to’ or ‘views from’ these elements, and it should be assessed with reference to key historic viewpoints and essential settings. These should be considered in relation to a site’s original character and function, as well as to the vantage points and visual experience of a visitor today.
- (ii) Impact on the visual connections between related elements, by occlusion, obstruction, etc.



- (iii) Conversely, the creation of inappropriate visual connections between elements not intended to be inter-visible originally.
- (iv) Visual impact of the development itself in relation to the existing historic character of the area considering:
  - its form — the scale, number, density, massing, distribution etc.
  - its appearance — the size, shape, colour, fabric etc. of its constituent features

4.1.5 There are 46 HLCAs within the Registered Landscape. These cover a wide area, but as far as can be ascertained from the information available, the proposed development will impact in either a physical or non-physical (visual) way on only ten Character Areas at most; these are described below.

## 4.2 Impact Assessment

### HISTORIC CHARACTER AREA 143 LAUGHARNE AND PENDINE MARSH

4.2.1 A landscape of post-medieval agricultural reclamation from former salt marsh. The landscape is largely characterised by regular fields bounded in drainage ditches, with some more irregular fields to the east. The landscape is relatively open, predominantly pastoral, with occasional low hedges and wire fencing, with distinctive ridge and furrow/drain evident in many of the fields. The built environment is predominantly characterised by dispersed farmsteads, typical early 19<sup>th</sup> century in date with Georgian style farmhouses and large farm buildings arranged around central courtyards (Photo 1).

4.2.2 The proposed development is contained within this HLCA. Direct impacts on this HLCA are discussed in Stage 2. The following indirect physical impacts are laid in relation to the references given in 4.1.3 above:

A (i): Although much of the surface remains of the distinctive post-medieval ridge and furrow will be directly removed as part of the development, general landscaping works and construction activity may erode further traces during the development. Subsequent changes to water levels and introduction and spread of vegetation across the area may also disturb and obscure further remnants. Changes in drainage regimes may also lead to the abandonment of some traditional drainage ditches.

The intensification of activity within and around the traditional buildings, both during construction works and the subsequent use of the resort, increases the risk of disturbance to the structures, although clearly the development implies the continued maintenance of these structures.

Passage of construction vehicles, access routes and drainage systems crossing the tramway line increases the risk of disturbance to this feature.

Changes in water levels with the introduction of ponds and wetland areas and a new system of drainage may affect potential palaeoenvironmental deposits.

A (ii): The field system will be replaced, although many of the drains will be maintained and managed as part of the development.

Historic Buildings will see an increase in usage requiring more frequent maintenance of wear and tear.

The tramway requires little maintenance as it no longer functions.

The pond will be removed/replaced requiring no further management.

A (iii): The field system is extensive across the HLCA, this will be partly removed. The proposed ponds and wetlands will partially sever the surrounding farmland from the traditional farmstead to which is was formerly associated.

The line of the tramway will be maintained.

A (iv): The historic land use if that of grazed pasture, this will be fundamentally changed within the proposed development area.

A (v): Existing trackways will be maintained, and access will increase due to use by visitors to the resort.

**Table 4.**

<b>ASSESSMENT OF INDIRECT, PHYSICAL IMPACTS ON HISTORIC CHARACTER AREA 143 – LAUGHARNE AND PENDINE MARSH</b>		
<b>Impacts</b>	<b>Category &amp; Score</b>	<b>Magnitude &amp; Score</b>
Increased risk of erosion to Field System	C – 2	Slight – 2
Increased risk of disturbance to traditional buildings	B – 3	Slight – 2
Increased risk of disturbance to Tramway during construction period	C – 2	Moderate – 3
Increased maintenance requirement for traditional buildings	B – 3	Slight – 2
Function connection between traditional buildings and field system	B – 3	Moderate – 3
Cessation of historic land use practices	C – 2	Moderate – 3
Change of water tables through introduction of new wetlands, and new builds in other areas, may affect palaeoenvironmental material.	B – 3	Slight – 2
<b>Average Score</b> $(2+2) + (3+2) + (2+3) + (3+2) + (3+3) + (2+3) + (3+2) \div 7 = 5$		

4.2.3 The following indirect non-physical (visual) impacts are laid in relation to the references given in 4.1.4 above:

B (i): The open nature of the countryside affords relatively extensive views from around the East Marsh area within the HLCA. As Hurst House itself is visible, it is reasonable to assume any build of similar height will also be visible, as will the introduction of new wetland vegetation and/or vegetation screening. The main farmhouse will remain distinctive, and the layout of traditional buildings

would still be discernible from any elevated position, although increased vegetation cover around the site could mask some of the former farm buildings. The numerous lodges may be designed to blend into the wetland landscape, but the wetland landscape itself would be an intrusive element into the existing historic character of the area, disrupting wide ranging views of the open countryside.

A public footpath runs along the north and east edge of the marsh, also passing in front of the Corran resort entrance along the public road. Views of the proposed development are already restricted from the south, southeast (included the Grade II listed East House) and northwest due to sporadic hedgerow and small trees, but from other directions the proposed development will be seen as a new uncharacteristic element within the landscape. These viewpoints are illustrated from several points:

- SN28770935 (Photo 2) – north of Causeway Farm where the marsh road meets the track footpath along the north side of the marsh, demonstrating poor visibility
- SN29270952 (Photo 3) – NNW of the proposed development at the confluence of two public footpaths, demonstrating good visibility
- SN29840958 (Photo 4) – to the south of Salt House farm, demonstrating good visibility
- SN30410972 (Photo 5) – close to the confluence of two public footpaths at the northeast corner of the HLCA, demonstrating good visibility, although distant
- SN31250913 (Photo 6) – to the east of the proposed development from the sea wall forming the limit of the HLCA, demonstrating reducing visibility
- SN30570784 (Photo 7) – close to East House, a similar characteristic Georgian style farmstead incorporating Listed Buildings, demonstrating poor visibility
- SN29500856 (Photo 8) – from the road immediately to the south of the resort complex, demonstrating good visibility
- SN28800886 (Photo 9) – from the marsh road to the west of the proposed development, demonstrating good visibility

As recognised within the Listed Building assessment (Scourfield 2015) views from the historic buildings at the core of the proposed development will be affected mainly looking east as this is the main view from the farmhouse (Photo 1), across improved farmland, which will become wetland under the proposed development. The visual experience of a visitor to the resort would also be of a pre-drainage wetland landscape, not the characteristic reclaimed agricultural land as it is now.

- B (ii): The proposed development will further affect the setting of the historic farmstead core, by removing the immediate agricultural surrounds, and separating the farmstead from the outlying farmland. As pointed out in the Listed Building assessment, had the farmstead remained in use it could reasonable be assumed that new agricultural buildings may have been erected

in the area of the proposed swimming pool and reception building, therefore this particular new build is not considered to adversely impact on the visual connections, but the pond, lodges and wetland area will be a new uncharacteristic element.

B (iv): As already stated, the development of new buildings around the farmstead core of Hurst House may be considered to be typical of a farmstead expansion with modern wooden and metal agricultural buildings. The form and appearance of this new build is assessed within the listed building assessment. The lodges are designed to blend into the new wetland landscape, this landscape however, although as stated in the Planning Design would be redolent of the pre-drainage landscape, it is not in keeping with the current open reclaimed agricultural historic character of the area. What ponds there are tend to be small and sporadically distributed, tall vegetation is generally short scrubby trees, again relatively sparse across the landscape. Concentrations of wetland vegetation is not characteristic, nor is a concentration of existing vegetation of any significant height.

**Table 5.**

<b>ASSESSMENT OF INDIRECT (NON-PHYSICAL) VISUAL IMPACTS ON HISTORIC CHARACTER AREA 143 – LAUGHARNE AND PENDINE MARSH</b>		
<b>Impacts</b>	<b>Category &amp; Score</b>	<b>Magnitude &amp; Score</b>
General landscape views will be interrupted by proposed development which is noticeably different from the existing historic landscape character, affecting viewpoints to the west, north and northeast.	C – 2	Moderate – 3
Change to essential setting around the traditional buildings, and potential masking of views of the farmstead itself.	B – 3	Moderate – 3
Visual connection linking the traditional buildings to the surrounding farmland will be affected.	B – 3	Moderate – 3
Views of the landscape from the farmstead will be interrupted by a new uncharacteristic element.	C – 2	Moderate – 3
Changes to the layout of the traditional farmstead core with addition of new buildings	B – 3	Slight – 2
Experience within the development will be of a pre-drainage landscape rather than current historic landscape	C – 2	Considerable – 4
Development form	2.5*	Considerable – 4

Development Appearance	2.5*	Considerable – 4
*Average value of element sensitivity (2+3+3+2+3+2) ÷ 6 = 2.5		
<b>Average Score</b> (2+3) + (3+3) + (3+3) + (2+3) + (3+2) + (2+4) + (2.5+4) + (2.5+4) ÷ 8 = 5.75		

Calculations

Indirect, physical impacts + indirect, non-physical (visual impact): 5 + 5.75 = 10.75

To create number on a 28-point scale - (10.75 x 28) ÷ 20 = 15 (rounded off)

**Table 6.**

<b>OVERALL MAGNITUDE OF INDIRECT IMPACTS ON HISTORIC CHARACTER AREA 143 – LAUGHARNE AND PENDINE MARSH</b>	
<b>Score</b>	<b>Grading</b>
15	Considerable

#### **HISTORIC CHARACTER AREA 144 LAUGHARNE AND PENDINE BURROWS**

- 4.2.4 An extensive area of sand dunes fronting Laugharne and Pendine Marsh. The dunes probably began forming in the 2<sup>nd</sup> millennium BC and would have provided an existing barrier for the post-medieval agricultural reclamation of the former salt marsh to its north. Since the Second World War the area has housed a military research establishment.
- 4.2.5 This area lies to the south of the proposed development site; there will be no indirect, physical impact on this Character Area.
- 4.2.6 The following indirect non-physical (visual) impacts are laid in relation to the references given in 4.1.4 above:
- B (iv): The proposed development will be visible, or partially visible, from several points along the border between the two Historic Character Areas, although largely the dunes that line the edge of the area will screen the development from the majority of this character area and none of these are regarded as key viewpoints. As an area of military activity visitors to this area would necessarily be limited. The impact of the form and appearance of the development is therefore not considered significant from this area.

**Table 7.**

<b>ASSESSMENT OF INDIRECT (NON-PHYSICAL) VISUAL IMPACTS ON HISTORIC CHARACTER AREA 144 LAUGHARNE AND PENDINE BURROWS</b>		
<b>Impacts</b>	<b>Category &amp; Score</b>	<b>Magnitude &amp; Score</b>

Visual impact on historic landscape from within this HLCA	C - 2	Very Slight – 1
Development form	2	Very Slight – 1
Development appearance	2	Very Slight – 1
<b>Average Score</b> $(2+1) + (2+1) + (2+1) \div 3 = 3$		

Calculations

To create number on a 28-point scale -  $(3 \times 28) \div 20 = 4$  (rounded off)

**Table 8.**

<b>OVERALL MAGNITUDE OF INDIRECT IMPACTS ON HISTORIC CHARACTER AREA 144 LAUGHARNE AND PENDINE BURROWS</b>	
<b>Score</b>	<b>Grading</b>
4	Slight

#### **HISTORIC CHARACTER AREA 136 LAUGHARNE SALTMARSH**

- 4.2.7 An area of salt marsh to the east which has mainly developed since the construction of the sea wall between this and the Laugharne and Pendine Marsh area in the early 19<sup>th</sup> century. There is some earlier salt marsh to the north closer to Laugharne.
- 4.2.8 There will be no indirect physical impact on this Character Area by this proposed development.
- 4.2.9 The following indirect non-physical (visual) impacts are laid in relation to the references given in 4.1.4 above:
- B (iii): The proposed development will created an ‘island’ of wetland within the improved agricultural landscape, which from a distance may be viewed as an outlying element of this HLCA rather than its current appearance within the reclaimed marsh.
- B (iv): The development itself will be masked from view from this HLCA by the sea wall that defines the eastern limit of HLCA 143.

**Table 9.**

<b>ASSESSMENT OF INDIRECT (NON-PHYSICAL) VISUAL IMPACTS ON HISTORIC CHARACTER AREA 136 LAUGHARNE SALTMARSH</b>		
<b>Impacts</b>	<b>Category &amp; Score</b>	<b>Magnitude &amp; Score</b>
Inappropriate visual connection due to the creation of an isolated wetland area	C - 2	Slight – 2

<b>Average Score</b> $(2+2) \div 1 = 4$
---

Calculations

To create number on a 28-point scale -  $(4 \times 28) \div 20 = 6$  (rounded off)

**Table 10.**

<b>OVERALL MAGNITUDE OF INDIRECT IMPACTS ON HISTORIC CHARACTER AREA 136 LAUGHARNE SALTMARSH</b>	
<b>Score</b>	<b>Grading</b>
6	Slight

### **HISTORIC CHARACTER AREA 138 SIR JOHN'S HILL**

- 4.2.10 An area of Old Red Sandstone cliffs, the former sea cliff, now rising from the saltmarsh and reclaimed marsh. Largely steep cliffs cloaked in deciduous woodland. Archaeologically there is documentary evidence of a medieval settlement at Cyn Gaddael at the western end, otherwise there are a few late post-medieval abandoned cottages and a 19<sup>th</sup> century scenic walk. Quarrying activity would also seem likely, although masked by woodland.
- 4.2.11 The area lies in relatively close proximity to the proposed development, although there will be a buffer of at least c.250m between them. The access road from the A4066 to the resort (the current marsh road) runs through the western end of this area, although no associated road improvement works associated with the development are considered in this area. Therefore, there is considered to be no indirect physical impact on this Character Area by this proposed development.
- 4.2.12 The following indirect non-physical (visual) impacts are laid in relation to the references given in 4.1.4 above:
- B (i): The proposed development may potentially alter the current visual setting of this landscape area by changing the existing agricultural landscape within c.250m of the cliffs, although this will only affect views from this area. This area includes a scenic walk, with associations with Dylan Thomas. Significant viewpoints exist on this walk, these however are largely focused on views either to the southeast or east, the proposed development will only be partially visible from one of these viewpoints (at SN 30510984, Photo 10). Although the walk extends along the cliff to the west it was clear from the site visit that this route is seldom used, if at all as it was almost impassable in places. The dense woodland cover also masked views towards the proposed development from within this area, although it should be noted that being deciduous these views may be markedly different during the winter months. These further, less significant viewpoints of the scenic walk are however illustrated at:

- SN30370984 (Photo 11) – from footpath along the wooded cliffs, relatively accessible but not commonly used.
- SN29910969 (Photo 12) – from the footpath along the wooded cliffs, above Salthouse, very rarely used.

B (iv): The views from the scenic walk also cover the best general views of the form and appearance of the proposed development from this HLCA. The wetland area, lodges and ponds will be a very visible component of the immediate landscape, although the layout of the historic farmsteads at the core of the proposed development will still be readily definable from these vantage points. Tree cover and lack of accessibility also lessens the impact.

**Table 11.**

<b>ASSESSMENT OF INDIRECT (NON-PHYSICAL) VISUAL IMPACTS ON HISTORIC CHARACTER AREA 138 SIR JOHN'S HILL</b>		
<b>Impacts</b>	<b>Category &amp; Score</b>	<b>Magnitude &amp; Score</b>
Impact to views from points along the scenic walk	C - 2	Slight – 2
Development form	2	Moderate – 3
Development appearance	2	Moderate – 3
<b>Average Score</b> $(2+2) + (2+3) + (2+3) \div 3 = 4.67$		

Calculations

To create number on a 28-point scale -  $(4.67 \times 28) \div 20 = 7$  (rounded off)

**Table 12.**

<b>OVERALL MAGNITUDE OF INDIRECT IMPACTS ON HISTORIC CHARACTER AREA 138 SIR JOHN'S HILL</b>	
<b>Score</b>	<b>Grading</b>
7	Slight

### **HISTORIC CHARACTER AREA 151 COYGAN**

4.2.13 A distinctive hill rising from the reclaimed marsh, consisting of an outlier of Carboniferous limestone. This would have formerly dominated the area and contained some important Palaeolithic cave deposits as well as significant Iron Age, Roman and early-medieval activity on its summit. These remains have however now largely been destroyed through late post-medieval and modern quarrying that has removed the summit and most of the eastern flank of the hill.



4.2.14 There will be no indirect physical impact on this Character Area by this proposed development.

4.2.15 The following indirect non-physical (visual) impacts are laid in relation to the references given in 4.1.4 above:

B (i): Quarrying activity occupies much of the eastern side of this hill which would have extensive views eastward across the marsh and the area of proposed development. As a working quarry area however these are not considered to be significant viewpoints.

B (iv): The immediate setting of extensive modern quarrying activity is likely to detract from the impact of the proposed development form and appearance, despite clear views across the site afforded from this HLCA.

**Table 13.**

<b>ASSESSMENT OF INDIRECT (NON-PHYSICAL) VISUAL IMPACTS ON HISTORIC CHARACTER AREA 151 COYGAN</b>		
<b>Impacts</b>	<b>Category &amp; Score</b>	<b>Magnitude &amp; Score</b>
Impact to views from the quarry	D - 1	Slight – 2
Development form	1	Slight – 2
Development appearance	1	Slight – 2
<b>Average Score</b> $(1+2) + (1+2) + (1+2) \div 3 = 3$		

Calculations

To create number on a 28-point scale -  $(3 \times 28) \div \text{by } 20 = 4$  (rounded off)

**Table 14.**

<b>OVERALL MAGNITUDE OF INDIRECT IMPACTS ON HISTORIC CHARACTER AREA 151 COYGAN</b>	
<b>Score</b>	<b>Grading</b>
4	Slight

**HISTORIC CHARACTER AREA 147 LAUGHARNE PARISH, PENDINE AND LLANDDOWROR**

4.2.16 An extensive character area covering rolling hills and deep valleys, largely divided into irregular fields of pasture with valley woodland and a settlement pattern of dispersed farms and small villages. The archaeology of such a large area is also diverse, with a number of Bronze Age and Iron Age funerary, ritual and settlement sites, along with medieval settlement, churches and mills and a large number of post-medieval cottages and farmsteads. Although largely unaffected the area does include raised

hills to the south with small nucleated settlement such as Llansadurnen that have extensive views southwards across the reclaimed marsh and dunes.

4.2.17 There will be no indirect physical impact on this Character Area by this proposed development.

4.2.18 The following indirect non-physical (visual) impacts are laid in relation to the references given in 4.1.4 above:

B (i): The village of Llansadurnen is an important element of the character area, as a small village clustered around its medieval church. The proposed development will be visible from buildings along the southern side of the village, although these same building will obscure views from the rest of the village, including the church. These views are represented in Photos 13 and 14.

B (iv): The proposed development is likely to be seen as a new element in the largely agricultural landscape. However the farmstead core however should still be discernible, and views of the marsh are already somewhat affected by the ragworm farm and quarrying on Coygan. The impact is also lessened by the relatively small area of this HLCA from which the proposed development will be visible.

**Table 15.**

<b>ASSESSMENT OF INDIRECT (NON-PHYSICAL) VISUAL IMPACTS ON HISTORIC CHARACTER AREA 147 LAUGHARNE PARISH, PENDINE AND LLANDDOWROR</b>		
<b>Impacts</b>	<b>Category &amp; Score</b>	<b>Magnitude &amp; Score</b>
Impact to views from Llansadurnen (including Grade II listed church)	B - 3	Slight – 2
Development form	2	Very Slight – 1
Development appearance	2	Very Slight – 1
<b>Average Score</b> $(3+2) + (2+1) + (2+1) \div 3 = 3.67$		

Calculations

To create number on a 28-point scale -  $(3.67 \times 28) \div 20 = 5$  (rounded off)

**Table 16.**

<b>OVERALL MAGNITUDE OF INDIRECT IMPACTS ON HISTORIC CHARACTER AREA 147 LAUGHARNE PARISH, PENDINE AND LLANDDOWROR</b>	
<b>Score</b>	<b>Grading</b>
5	Slight

### HISTORIC CHARACTER AREA 140 WESTMEAD WOOD

4.2.19 An area of former sea-cliff, now inland and rising from reclaimed marsh to the south. Similar to Sir John’s Hill, this area comprises heavily wooded steep cliffs although now with some later plantations. It a distinctive area separating the reclaimed marsh from rolling hilly farmland to the north.

4.2.20 There will be no indirect physical impact on this Character Area by this proposed development.

4.2.21 The following indirect non-physical (visual) impacts are laid in relation to the references given in 4.1.4 above:

B (iv): Views from this area are largely theoretical across the eastern end of the marsh and proposed development area. This Area lies some distance to the west, and due to its steep wooded nature any views will be partial and unlikely to be considered significant viewpoints. The form and appearance of the proposed development will only be partially visible at best.

**Table 17.**

<b>ASSESSMENT OF INDIRECT (NON-PHYSICAL) VISUAL IMPACTS ON HISTORIC CHARACTER AREA 140 WESTMEAD WOOD</b>		
<b>Impacts</b>	<b>Category &amp; Score</b>	<b>Magnitude &amp; Score</b>
Impact to views from within the Character Area	D - 1	Very Slight – 1
Development form	1	Very Slight – 1
Development appearance	1	Very Slight – 1
<b>Average Score</b> $(1+1) + (1+1) + (1+1) \div 3 = 2$		

Calculations

To create number on a 28-point scale -  $(2 \times 28) \div 20 = 3$  (rounded off)

**Table 18.**

<b>OVERALL MAGNITUDE OF INDIRECT IMPACTS ON HISTORIC CHARACTER AREA 140 WESTMEAD WOOD</b>	
<b>Score</b>	<b>Grading</b>
3	Very Slight

### HISTORIC CHARACTER AREA 152 LAQUES

4.2.22 An area of rolling agricultural land on the east side of the Tywi River. Largely an open pastoral landscape, with some small stands of woodland with a settlement pattern of dispersed farmsteads. There is some prehistoric archaeology within this area, which

during the medieval period appears to have been partly unenclosed and partly belonging to a monastic grange farm. The current enclosure pattern appears to have developed during the 17<sup>th</sup> and 18<sup>th</sup> centuries.

4.2.23 There will be no indirect physical impact on this Character Area by this proposed development.

4.2.24 The following indirect non-physical (visual) impacts are laid in relation to the references given in 4.1.4 above:

B (i): The area includes high ground with extensive views south-westward across the river and incorporating the reclaimed marsh beyond. This includes possible significant viewpoints, such as around the National Trust car park close to Lord's Park Grade II listed). Views from Lord's Park itself are likely to be very limited. The view from the car park is represented in Photos 15 & 16.

B (iv): The proposed development will be visible, but at a distance to reduce the obvious separation of agricultural activity within the area. Most of the settlements and routes through the landscape have only limited views, if any views at all. One such viewpoint from one of the roads is represented by Photos 17 & 18, taken from SN33380996, just within the boundary of the registered Historic Landscape.

**Table 19.**

<b>ASSESSMENT OF INDIRECT (NON-PHYSICAL) VISUAL IMPACTS ON HISTORIC CHARACTER AREA 152 LAQUES</b>		
<b>Impacts</b>	<b>Category &amp; Score</b>	<b>Magnitude &amp; Score</b>
Impact to views from NT carpark close to Lord's Park	C - 2	Very Slight – 1
Development form	2	Very Slight – 1
Development appearance	2	Very Slight – 1
<b>Average Score</b> $(2+1) + (2+1) + (2+1) \div 3 = 3$		

Calculations

To create number on a 28-point scale -  $(3 \times 28) \div 20 = 4$  (rounded off)

**Table 20.**

<b>OVERALL MAGNITUDE OF INDIRECT IMPACTS ON HISTORIC CHARACTER AREA 152 LAQUES</b>	
<b>Score</b>	<b>Grading</b>
4	Slight

### HISTORIC CHARACTER AREA 142 BLACK SCAR

4.2.25 A narrow area of steep coastal slopes and cliffs on the east side of the river, below character area 152 Lacques. As a limestone area there are a number of post-medieval quarries and limekilns (including a Grade II listed limekiln) in this area but otherwise limited archaeological or settlement activity.

4.2.26 There will be no indirect physical impact on this Character Area by this proposed development.

4.2.27 The following indirect non-physical (visual) impacts are laid in relation to the references given in 4.1.4 above:

B (iv): As rising ground below the Lacques this area is likely to incorporate some views across the reclaimed marsh and the area of proposed development. This area is not easily accessed however, thus reducing any visual impact, further reduced by distance and vegetation cover. No significant viewpoints to the site were identified.

**Table 21.**

<b>ASSESSMENT OF INDIRECT (NON-PHYSICAL) VISUAL IMPACTS ON HISTORIC CHARACTER AREA 142 BLACK SCAR</b>		
<b>Impacts</b>	<b>Category &amp; Score</b>	<b>Magnitude &amp; Score</b>
Impact to views from within the Character Area	D - 1	Very Slight – 1
Development form	1	Very Slight – 1
Development appearance	1	Very Slight – 1
<b>Average Score</b> $(1+1) + (1+1) + (1+1) \div 3 = 2$		

Calculations

To create number on a 28-point scale -  $(2 \times 28) \div 20 = 3$  (rounded off)

**Table 22.**

<b>OVERALL MAGNITUDE OF INDIRECT IMPACTS ON HISTORIC CHARACTER AREA 142 BLACK SCAR</b>	
<b>Score</b>	<b>Grading</b>
3	Very Slight

### HISTORIC CHARACTER AREA 173 ST ISMAEL

4.2.28 A distant area on the east side of the estuary, of largely pastoral agriculture with some wooded coastal slopes. This landscape has largely evolved from the enclosure of former strip fields in the 17<sup>th</sup> century. Settlement pattern is largely dispersed

farmstead and houses, including some important historical farms as well as the landmark medieval parish church of St Ismael, and a small post-medieval cluster of dwellings at Broadway.

4.2.29 There will be no indirect physical impact on this Character Area by this proposed development.

4.2.30 The following indirect non-physical (visual) impacts are laid in relation to the references given in 4.1.4 above:

B (i): St Ismael’s church is an important viewpoint, Grade II listed, but located at a low elevation and some distance from the proposed development any view is considered extremely limited.

B(iv): Theoretical views west across the estuary and over the area of proposed development are possible, given the height and west facing nature of much of this character area. However, the distance will lessen any impact the proposed development will have on the surrounding landscape, which is still likely to give the overall impression of reclaimed marshland.

**Table 23.**

<b>ASSESSMENT OF INDIRECT (NON-PHYSICAL) VISUAL IMPACTS ON HISTORIC CHARACTER AREA 173 ST ISMAEL</b>		
<b>Impacts</b>	<b>Category &amp; Score</b>	<b>Magnitude &amp; Score</b>
Impact to views from St Ismael’s church	B - 3	Very Slight – 1
Development form	3	Very Slight – 1
Development appearance	3	Very Slight – 1
<b>Average Score</b> $(3+1) + (3+1) + (3+1) \div 3 = 4$		

Calculations

To create number on a 28-point scale -  $(4 \times 28) \div 20 = 6$  (rounded off)

**Table 24.**

<b>OVERALL MAGNITUDE OF INDIRECT IMPACTS ON HISTORIC CHARACTER AREA 173 ST ISMAEL</b>	
<b>Score</b>	<b>Grading</b>
6	Slight

## ASIDOHL STAGE 4 - EVALUATION OF RELATIVE IMPORTANCE

### 5.1 Introduction

- 5.1.1 The following section comprises an evaluation of the relative importance of the Historic Character Area(s) (or part(s) thereof) directly and/or indirectly affected by development in relation to:
- (a) the whole of the Historic Character Area(s) concerned, and/or
  - (b) the whole of the historic landscape area on the Register, followed by
  - (c) an evaluation of the relative importance of the Historic Character Area(s) concerned in the national context, and a determination of the average overall value of all the Historic Character Areas (or parts thereof) affected.
- 5.1.2 The section (Stage 4) will be completed with a determination of the average, overall value of all the Historic Character Areas (or part(s) thereof) affected.
- 5.1.3 The evaluation criteria used is that suggested within the *Good Practice on Using the Register of Landscapes of Historic Interest in Wales in the Planning and Development Process* (Cadw and CCW 2007). This SAM-based evaluation criteria was derived from criteria applied in a historic landscape assessment of part of the Gwent Levels landscape of outstanding historic interest (Welsh Office, M4 Relief Road Magor to Castleton — Stage 2 Assessment, Draft Report for Consultation by Ove Arup and Partners, April 1998/ Amended October 1998, Appendix 2 — *The Historic Landscape* by S. Rippon), and from work by the Gwynedd Archaeological Trust.

### 5.2 Evaluation of the relative importance of the part of Historic Landscape Character Areas directly and/or indirectly affected by development.

- 5.2.1 **HLCA 143 Laugharne and Pendine Marsh:** The affected part of the HLCA is common throughout the HLCA therefore rarity is low, but the area still remains a very distinctive and representative part of the main HLCA characteristics that applies also to the whole of the Historic Landscape. The relationship between the historic farmstead and its surrounding agricultural land is of important group value, which currently survive well. Although the farmstead use has changed, continuing use of the buildings and their listed status ensures good survival and condition, and it can still be clearly read as part of the agricultural landscape even though the buildings themselves are no longer in agricultural use. There has been no archaeological work on this site, but the potential for further understanding the standing buildings as well as earlier remains in the surrounding landscape is high, along with palaeoenvironmental study. Amenity is probably low, given the change of use of the site. The landscape has important associations with the Broadway estate, as well as the original Sackville Crow era reclamation.

**Table 25.**

Value	V High/ V Good	High/ Good	Mod/ Med	Low	V Low/ Poor	V High/ V Good	High/ Good	Mod/ Med	Low	V Low/ Poor
In relation to:	(a) Whole of Historic Character Area					(b) Whole of Historic Landscape Area on the Register				
Criterion:										
Rarity				x					x	
Representativeness	x						x			
Documentation			x					x		
Group Value		x					x			
Survival	x					x				
Condition	x					x				
Coherence	x						x			
Integrity		x					x			
Potential		x						x		
Amenity				x					x	
Associations		x						x		

Calculations for the relative importance of the HLCA for:

Step A: (4 x V High @ 5) + (4 x High @ 4) + (1 x Moderate @ 3) + (2 x Low @ 2) = 43

Step B: (2 x V High @ 5) + (4 x High @ 4) + (3 x Moderate @ 3) + (2 x Low @ 2) = 37

**5.2.2 HLCA 144 – Laugharne and Pendine Burrows:** The affected element of HLCA is limited to some peripheral dunes, common further into the HLCA, but part of the distinctive character of the area, that survive in moderately good condition despite the modern military installation across the area. The integrity of the dune system is still relatively good and readily understandable. The use of the area as a military installation does however significantly reduce any potential or amenity.

**Table 26.**

Value	V High/ V Good	High/ Good	Mod/ Med	Low	V Low/ Poor	V High/ V Good	High/ Good	Mod/ Med	Low	V Low/ Poor
In relation to:	(a) Whole of Historic Character Area					(b) Whole of Historic Landscape Area on the Register				
Criterion:										



Rarity				x					x	
Representativeness		x						x		
Documentation			x						x	
Group Value		x						x		
Survival		x						x		
Condition		x						x		
Coherence			x					x		
Integrity			x					x		
Potential				x						x
Amenity					x					x
Associations					x					x

Calculations for the relative importance of the HLCA for:

Step A: (4 x High @ 4) + (3 x Moderate @ 3) + (2 x Low @ 2) + (2 x V Low @ 1) = 31

Step B: (2 x High @ 4) + (4 x Moderate @ 3) + (2 x Low @ 2) + (3 x V Low @ 1) = 27

**5.2.3 HLCA 136 – Laugharne saltmarsh:** It is difficult to quantify the effected part of this HLCA, although the area is relatively uniform in character. As such rarity is low, representativeness will be high. There is little documentary evidence for this area, and the uniformity also reduces any potential group value. The area does appear in good condition, and can be clearly read and understood as to its development. There are no known associations and it offers little opportunity for public engagement. Palaeoenvironmental potential enhances its general potential levels.

**Table 27.**

Value	V High/ V Good	High/ Good	Mod/ Med	Low	V Low/ Poor	V High/ V Good	High/ Good	Mod/ Med	Low	V Low/ Poor
In relation to:	(a) Whole of Historic Character Area				(b) Whole of Historic Landscape Area on the Register					
Criterion:										
Rarity					x				x	
Representativeness	x						x			
Documentation					x					x
Group Value				x						x
Survival		x						x		
Condition		x						x		

Coherence		x						x		
Integrity		x						x		
Potential			x						x	
Amenity				x						x
Associations					x					x

Calculations for the relative importance of the HLCA for:

Step A: (1 x V High @ 5) + (4 x High @ 4) + (1 x Moderate @ 3) + (2 x Low @ 2) + (3 x V Low @ 1) = 31

Step B: (1 x High @ 4) + (4 x Moderate @ 3) + (2 x Low @ 2) + (4 x V Low @ 1) = 24

5.2.4 **HLCA 138 – Sir John’s Hill:** The views affect a relatively large part of this HLCA, so rarity is low and representativeness is generally relatively high, as is group value. Documentary references appear relatively sparse, and archaeological elements within the landscape do appear to survive particularly well, which affects its coherence and integrity. There is probably good scope to better understand this landscape, and improved use of the public footpath, with its associations with Dylan Thomas, would be a useful amenity.

**Table 28.**

Value	V High/ V Good	High/ Good	Mod/ Med	Low	V Low/ Poor	V High/ V Good	High/ Good	Mod/ Med	Low	V Low/ Poor
In relation to:	(a) Whole of Historic Character Area				(b) Whole of Historic Landscape Area on the Register					
Criterion:										
Rarity				x					x	
Representativeness		x					x			
Documentation				x						x
Group Value		x							x	
Survival				x					x	
Condition				x					x	
Coherence				x					x	
Integrity				x					x	
Potential			x						x	
Amenity		x						x		
Associations		x					x			

Calculations for the relative importance of the HLCA for:

Step A: (4 x High @ 4) + (1 x Moderate @ 3) + (6 x Low @ 2) = 31

Step B: (2 x High @ 4) + (1 x Moderate @ 3) + (7 x Low @ 2) + (1 x V Low @ 1) = 26

5.2.5 **HLCA 151 – Coygan:** The quarried area is the common feature of this HLCA, so rarity is low, representativeness is also limited however due to the considerable time-depth of the character of this area, which is not represented by the quarry. Previous archaeological work in this area leads to relatively good documentation. Survival and condition may be subjective, as clearly the quarry survives well, but it has destroyed previous evidence of activity on the hill and affected all other subsequent categories with the exception of associations, where the association of previous activity on the hill, along with the establishment of major quarrying in the early 19<sup>th</sup> century is important.

**Table 29.**

Value	V High/ V Good	High/ Good	Mod/ Med	Low	V Low/ Poor	V High/ V Good	High/ Good	Mod/ Med	Low	V Low/ Poor
In relation to:	(a) Whole of Historic Character Area				(b) Whole of Historic Landscape Area on the Register					
Criterion:										
Rarity				x					x	
Representativeness				x						x
Documentation		x					x			
Group Value				x					x	
Survival				x					x	
Condition				x					x	
Coherence					x				x	
Integrity					x				x	
Potential			x					x		
Amenity					x					x
Associations		x						x		

Calculations for the relative importance of the HLCA for:

Step A: (2 x High @ 4) + (1 x Moderate @ 3) + (5 x Low @ 2) + (3 x V Low @ 1) = 24

Step B: (1 x High @ 4) + (2 x Moderate @ 3) + (6 x Low @ 2) + (2 x V Low @ 1) = 24

5.2.6 **HLCA 147 – Laugharne Parish, Pendine and Llanddowror:** The potential visual impact affects only a small proportion of this HLCA, which itself lies largely outside the registered Historic Landscape, reducing most values relating to the Historic Landscape. Llansadurnen and surrounds are relatively representative of the character of this area although the specific settlement features are not common throughout the HLCA. The elements of the settlement survive in relatively good condition close to its original form, and can be reasonably well understood. The potential for further study and amenity is somewhat limited, and there are no known associations.

**Table 30.**

Value	V High/ V Good	High/ Good	Mod/ Med	Low	V Low/ Poor	V High/ V Good	High/ Good	Mod/ Med	Low	V Low/ Poor
In relation to:	(a) Whole of Historic Character Area					(b) Whole of Historic Landscape Area on the Register				
Criterion:										
Rarity			x						x	
Representativeness			x							x
Documentation			x						x	
Group Value				x						x
Survival			x						x	
Condition		x						x		
Coherence		x							x	
Integrity			x					x		
Potential				x						x
Amenity				x						x
Associations					x					x

Calculations for the relative importance of the HLCA for:

Step A: (2 x High @ 4) + (5 x Moderate @ 3) + (3 x Low @ 2) + (1 x V Low @ 1) = 30

Step B: (2 x Moderate @ 3) + (4 x Low @ 2) + (5 x V Low @ 1) = 19

5.2.7 **HLCA 140 – Westmead Wood:** The impact is slight on the general landscape, most scores are relatively low as there are no specific elements affected.

**Table 31.**

Value	V High/ V Good	High/ Good	Mod/ Med	Low	V Low/ Poor	V High/ V Good	High/ Good	Mod/ Med	Low	V Low/ Poor
In relation to:	(a) Whole of Historic Character Area					(b) Whole of Historic Landscape Area on the Register				
Criterion:										
Rarity					x				x	
Representativeness			x						x	
Documentation					x					x
Group Value				x					x	
Survival				x						x
Condition			x						x	
Coherence			x						x	
Integrity			x						x	
Potential					x					x
Amenity					x					x
Associations					x					x

Calculations for the relative importance of the HLCA for:

Step A: (4 x Moderate @ 3) + (2 x Low @ 2) + (5 X V Low @ 1) = 21

Step B: (6 x Low @ 2) + (5 x V Low @ 1) = 17

5.2.8 **HLCA 152 – Lacques:** As an outlying area with a limited impact on part of the general landscape the relative importance to the HLCA therefore scores low in many of the categories. Large parts of this area also lie outside the registered Historic Landscape area.

**Table 32.**

Value	V High/ V Good	High/ Good	Mod/ Med	Low	V Low/ Poor	V High/ V Good	High/ Good	Mod/ Med	Low	V Low/ Poor
In relation to:	(a) Whole of Historic Character Area					(b) Whole of Historic Landscape Area on the Register				

Criterion:										
Rarity				x					x	
Representativeness			x							x
Documentation				x					x	
Group Value				x						x
Survival			x						x	
Condition			x					x		
Coherence				x					x	
Integrity				x					x	
Potential					x					x
Amenity				x						x
Associations				x					x	

Calculations for the relative importance of the HLCA for:

Step A: (4 x Moderate @ 3) + (7 x Low @ 2) + (1 x V Low @ 1) = 27

Step B: (1 x Moderate @ 3) + (6 x Low @ 2) + (4 x V Low @ 1) = 19

5.2.9 **HLCA 142 – Black Scar:** As above, the impact is a very slight one on the general landscape of this area, therefore scores are relatively low, although this area does lie within the registered Historic Landscape.

**Table 33.**

Value	V High/ V Good	High/ Good	Mod/ Med	Low	V Low/ Poor	V High/ V Good	High/ Good	Mod/ Med	Low	V Low/ Poor
In relation to:	(a) Whole of Historic Character Area				(b) Whole of Historic Landscape Area on the Register					
Criterion:										
Rarity				x					x	
Representativeness		x						x		
Documentation				x						x
Group Value				x					x	
Survival			x					x		
Condition			x					x		
Coherence			x						x	

Integrity				x					x	
Potential				x					x	
Amenity					x					x
Associations				x					x	

Calculations for the relative importance of the HLCA for:

Step A: (1 x High @ 4) + (3 x Moderate @ 3) + (6 x Low @ 2) + (1 x V Low @ 1) = 26

Step B: (3 x Moderate @ 3) + (6 x Low @ 2) + (2 x V Low @ 1) = 23

5.2.10 **HLCA 173 – St Ismael:** This area includes the relatively important site of St Ismael’s church, although impact is fairly limited and spread across a wide ranging view. This consequently reduces the value of most of the categories examined.

**Table 34.**

Value	V High/ V Good	High/ Good	Mod/ Med	Low	V Low/ Poor	V High/ V Good	High/ Good	Mod/ Med	Low	V Low/ Poor
In relation to:	(a) Whole of Historic Character Area				(b) Whole of Historic Landscape Area on the Register					
Criterion:										
Rarity				x					x	
Representativeness			x						x	
Documentation			x					x		
Group Value		x							x	
Survival			x					x		
Condition			x					x		
Coherence				x					x	
Integrity				x					x	
Potential				x						x
Amenity				x						x
Associations			x						x	

Calculations for the relative importance of the HLCA for:

Step A: (1 x High @ 4) + (5 x Moderate @ 3) + (5 x Low @ 2) = 29

Step B: (3 x Moderate @ 3) + (6 x Low @ 2) + (2 x V Low @ 1) = 23

### 5.3 Evaluation of the relative importance in the national context, of the Historic Character Areas directly and/or indirectly affected by the proposed development (Step C)

5.3.1 Several coastal, estuarine, areas are included in the Register of Landscapes of Outstanding and Special Historic Interest, particularly along the South Wales coastline including areas such as Gower, Merthyr Mawr & Kenfig, and the Gwent Levels. Areas of reclaimed marsh are more extensive in the Gwent Levels, with a greater time-depth, but the Laugharne and Pendine marshes present a very coherent, extensive and well-defined area that is relatively rare to find. The build-up of extensive sand dune systems, former sea cliffs of Old Red Sandstone with limestone outcrops, and pockets of salt marsh is seen extensively within Gower, with dune systems an important feature of the Merthyr Mawr & Kenfig area. The importance of the early activity at Coygan as well as the medieval development of this area, and the association with a famous poet do all serve to raise the comparative importance of this area however.

5.3.2 The overall value of the HLCAs in the national context is calculated using the same criterion as laid out in Tables 25 to 34, but applied nationally. The scores are summarised below:

- HLCA 143 - Laugharne and Pendine Marsh = 34
- HLCA 144 – Laugharne and Pendine Burrows = 25
- HLCA 136 – Laugharne saltmarsh = 22
- HLCA 138 – Sir John’s Hill = 26
- HLCA 151 – Coygan = 27
- HLCA 147 – Laugharne Parish, Pendine and Llanddowror = 20
- HLCA 140 – Westmead Wood = 20
- HLCA 152 – Lacques = 24
- HLCA 142 – Black Scar = 23
- HLCA 173 – St Ismael = 25

5.3.3 In order to determine an average overall value for the HLCA on a scale of 1 – 100 the results of each individual step was divided by 55, then multiplied by 100. This was then divided by 3 (the number of steps) and the average overall value is then rounded off and is presented in the table below:

**Table 35.**

<b>Average, overall value of all the Historic Character Areas (or part(s) thereof) affected</b>	
	Grading
<b>HLCA 143 – Laugharne and Pendine Marsh</b>	69 – High
<b>HLCA 144 – Laugharne and Pendine Burrows</b>	50 - Considerable
<b>HLCA 136 – Laugharne saltmarsh</b>	47 - Considerable
<b>HLCA 138 – Sir John’s Hill</b>	50 - Considerable
<b>HLCA 151 – Coygan</b>	45 - Considerable



<b>HLCA 147 – Laugharne Parish, Pendine and Llanddowror</b>	42 - Considerable
<b>HLCA 140 – Westmead Wood</b>	35 - Moderate
<b>HLCA 152 – Lacques</b>	42 - Considerable
<b>HLCA 142 – Black Scar</b>	44 - Considerable
<b>HLCA 173 – St Ismael</b>	47 - Considerable

## ASIDOHL STAGE 5 - ASSESSMENT OF OVERALL SIGNIFICANCE OF IMPACT

### 6.1 Introduction

6.1.1 This section comprises an assessment of the overall significance of impact of development, and the effects that altering the Historic Character Area(s) concerned has on the whole of the historic landscape area on the Register.

**Table 36.**

<b>SUMMARY OF THE OVERALL SIGNIFICANCE OF THE IMPACT OF DEVELOPMENT ON TAF &amp; TYWI ESTUARY LANDSCAPE OF OUTSTANDING HISTORIC INTEREST (HLW (D) 9)</b>				
<b>Historic Character Area</b>	<b>Value of Historic Character Area (based on Stage 4 results)</b>	<b>Impact of Development (based on Stages 2 &amp; 3 results)</b>	<b>Reduction of Value of the Historic Landscape Area on Register</b>	<b>Overall Significance of Impact</b>
HLCA143 - Laugharne and Pendine Marsh	High – 8	Medium – 5	Medium – 5	8+5+5=18 <b>Fairly Severe</b>
HLCA 144 – Laugharne and Pendine Burrows	Medium - 6	Very Low - 1	Very Low - 1	6+1+1=8 <b>Slight</b>
HLCA 136 – Laugharne saltmarsh	Medium - 5	Very Low - 1	Very Low - 1	5+1+1=7 <b>Slight</b>
HLCA 138 – Sir John’s Hill	High - 7	Low - 2	Low - 2	7+2+2=11 <b>Moderate</b>
HLCA 151 – Coygan	High - 7	Very Low - 1	Very Low - 1	7+1+1=9 <b>Slight</b>
HLCA 147 – Laugharne Parish, Pendine and Llanddowror	Medium - 4	Very Low - 1	Very Low - 1	4+1+1=6 <b>Slight</b>
HLCA 140 – Westmead Wood	Medium - 4	Very Low - 1	Very Low - 1	4+1+1=6 <b>Slight</b>
HLCA 152 – Lacques	Medium - 5	Very Low - 1	Very Low - 1	5+1+1=7 <b>Slight</b>
HLCA 142 – Black Scar	Medium - 5	Very Low - 1	Very Low - 1	5+1+1=7 <b>Slight</b>
HLCA 173 – St Ismael	Medium - 5	Very Low - 1	Very Low - 1	5+1+1=7 <b>Slight</b>

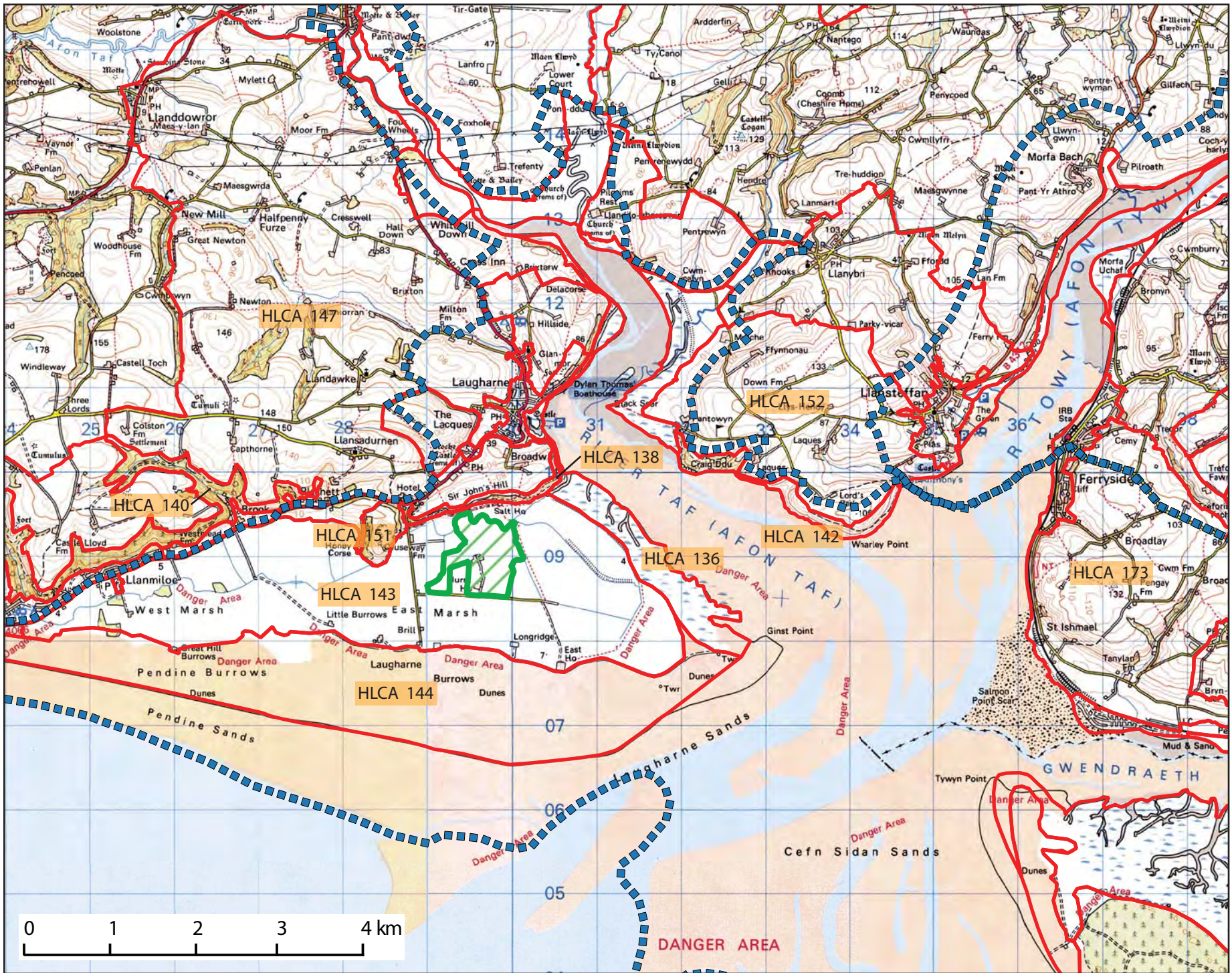
## 7 CONCLUSION


- 7.1 An Assessment of the Significance of Impact of Development on the Historic Landscape (ASIDOHL) has been undertaken on a proposed development at the Corran resort and Spa, East Marsh, Laugharne. The proposed development includes the constructed of 200 new lodges set within ponds with an area of winter wetlands to the northeast. This will be centred on the existing spa buildings at Hurst House and the Malthouse, former farmsteads, which will also include the construction of a new swimming pool and reception building. The proposed development lies within the the Taf & Tywi Estuary Landscape of Outstanding Historic Interest (HLW (D) 9). This Landscape of Outstanding Historic Interest is further subdivided into individual Historic Landscape Character Areas (HLCAs).
- 7.2 The ASIDOHL is laid out in five stages. Stage 1, the introduction, identified the contextual information regarding the site. Details of the proposed development are provided here, as well as the planning policy context. The planning application submitted for the proposed development is supplemented with a Landscape and Visual Assessment (LVIA) Report and an Assessment of the impact on the Listed Buildings at Hurst House. These, and other relevant previous assessments are summarised. The LVIA report concluded that the proposed development would be acceptable in landscape and visual terms. The Listed Building assessment concluded that the new swimming pool and reception building could be absorbed into the current landscape without eroding its key characteristics, but that the pond and wetland area would have some detrimental impact and would need to be weighed against the wider public interest.
- 7.3 Stage 2 assessed the direct, physical impact of the proposed development, assessed in absolute, relative terms and landscape terms. This was considered in terms of its impact on HLCA143. The overall magnitude of the direct physical impact is considered to be Moderate.
- 7.4 Stage 3 assessed the indirect impacts of the proposed development, in terms of indirect, physical impacts, and indirect (non-physical) visual impacts. These indirect impacts affect a wider area and several surrounding HLCAs were considered. Due to views to and from the site the development could have a potential visual impact on ten HLCAs, although this is considered to be Slight on seven of the HLCAs and Very Slight on two. The main potential impact is concentrated on HLCA143 Laugharne and Pendine Marsh. The overall magnitude of indirect impact here is scored as Considerable.
- 7.5 Stage 4 formed an evaluation of the relative importance of the HLCA, and the parts within them that were affected by the proposed development. This considered the overall value of HLCA 143 Laugharne and Pendine Marsh to be High. The remaining HLCAs were graded as Considerable, with the exception of HLCA140, which was graded as Moderate.
- 7.6 Stage 5 formed an assessment of the overall significance of the impact. Although the impact of the development and the reduction in the value of the HLCA on the Register are considered to be Medium, combined with the relatively high value of the HLCA within which the proposed development is located this impact is scored as Fairly

Severe within the ASIDOHL scoring system. The impact on HLCA 138 Sir John's Hill was scored as Moderate, the impact on the remaining HLCAs were scored as Slight.

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-  Registered Historic Landscape Area
-  Historic Landscape Character Area (HLCA)
-  Proposed development area

Figure 1: Location plan, also showing HLCA's mentioned in the report

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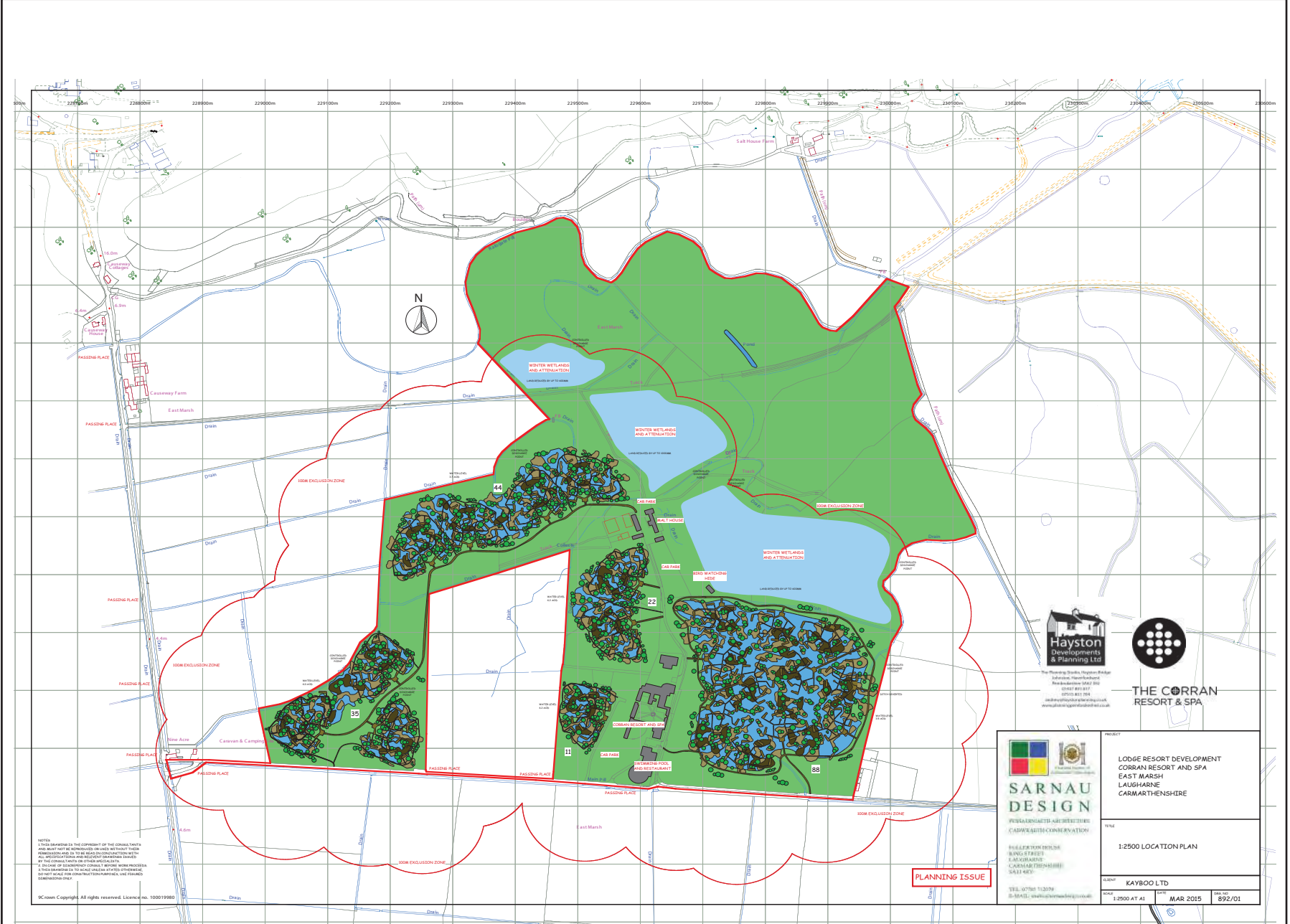


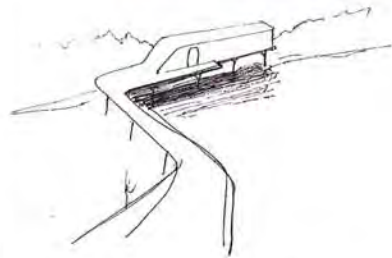
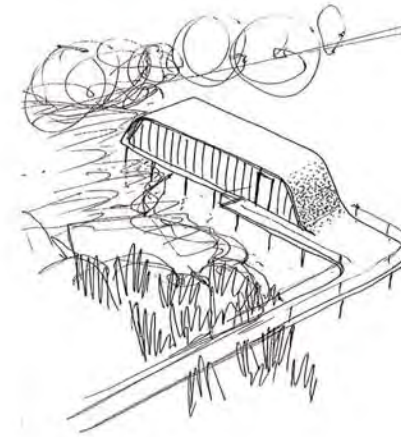
Figure 2: Proposed development plan



RE-INTRODUCTION OF PONDS, LAKES AND WETLAND



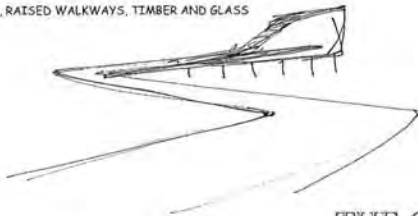
TREES, GRASSES, WETLAND AND LODGES



ECO LODGES, RAISED WALKWAYS, TIMBER AND GLASS



Possible plan of wetland landscape with lodges and walkways that lead from the hotel to the lodges and also a pathway for other guests to explore the landscape.



### THE CORRAN RESORT AND SPA PROPOSAL FOR ECO LODGES



RE-INTRODUCTION OF PONDS, LAKES AND WETLAND



GRASSES AND NATURAL HABITAT



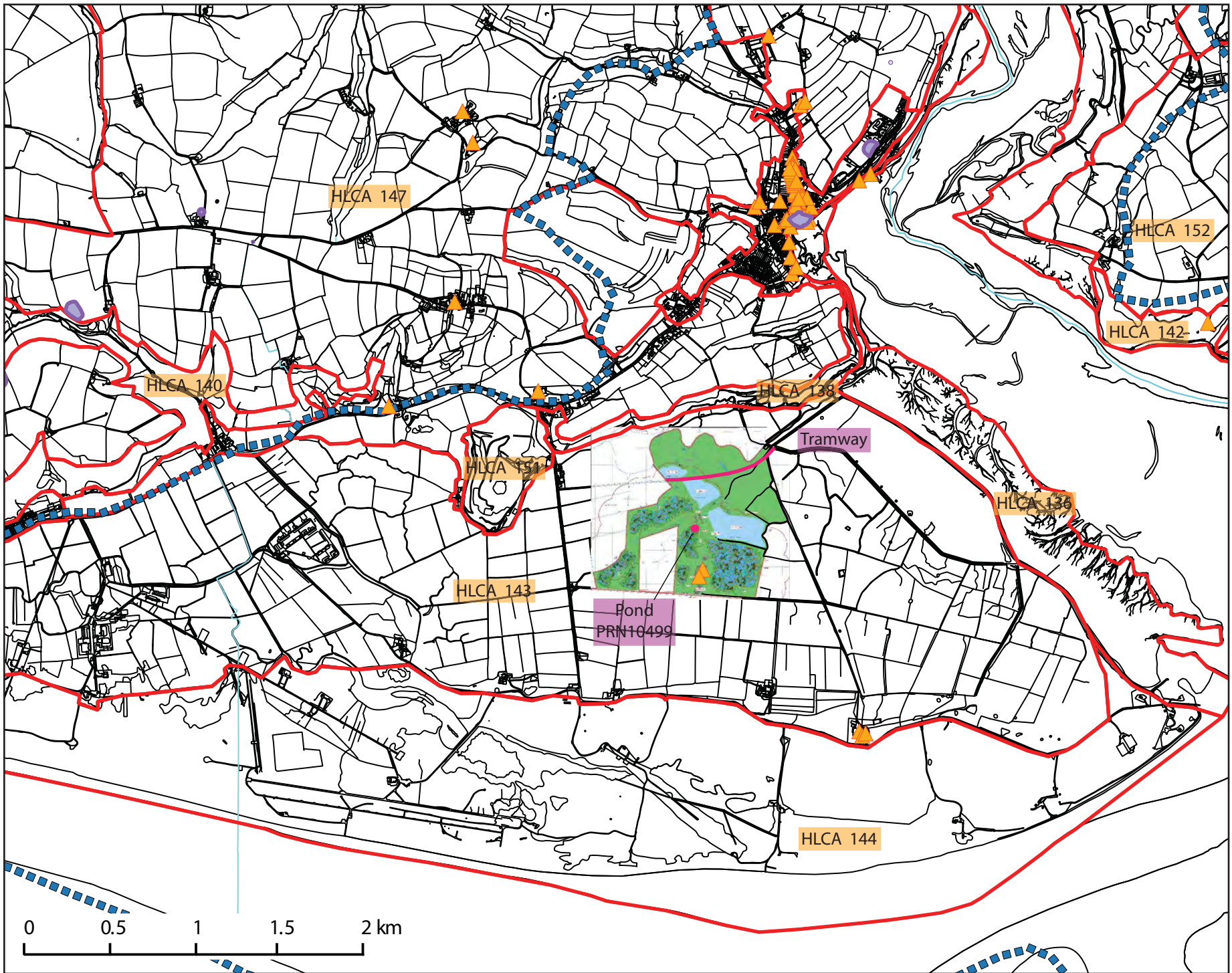
THE CORRAN RESORT & SPA

PLANNING ISSUE

 <p><b>SARNAU DESIGN</b> PENSAERNAETH ARCHITECTURE CAMPYRAETH CONSERVATION</p> <p>FFL EIRTOS 18/156 KING STREET LAUGHARNE CARMARTHENSHIRE SA33 4BY</p> <p>TEL: 07782 110779 E-MAIL: info@sarnaudesign.co.uk</p>	<p>PROJECT: LODGE RESORT DEVELOPMENT CORRAN RESORT AND SPA EAST MARSH LAUGHARNE CARMARTHENSHIRE</p>
	<p>SCALE: INITIAL SKETCH PROPOSALS</p>
<p>CLIENT: KAYBOO LTD</p>	<p>DATE: #1 MAR 2015</p>

Figure 3: Illustrative example of proposed lodge, pond and wetland development.









-  Historic Landscape Character Area (HLCA)
-  Scheduled Ancient Monument
-  Listed Building
-  Archaeological site

Figure 4: Proposed development area overlaid on location plan of HLCAs and archaeological sites

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Photo 1: View NW of the front face of Hurst House with the former farm building ranges to the left. Also shows agricultural setting and remnants of the distinctive post-medieval ridge and furrow remains in the foreground.



Photo 2: View SE from north of Causeway Farm where the marsh road meets the track footpath along the north side of the marsh, demonstrating poor visibility of the proposed development, which will start to the left of the arrow.



Photo 3: View south from SN29270952, NNW of the proposed development at the confluence of two public footpaths, demonstrating good visibility. The Malthouse is arrowed on the left, Hurst House on the right.



Photo 4: View south from SN29840958, to the south of Salthouse farm, demonstrating good visibility. Arrow points to Hurst House.



Photo 5: View SW from SN30410972, On a small bridge close to the confluence of two public footpaths at the northeast corner of the HLCA, demonstrating good albeit distant visibility. Arrow points to Hurst House.



Photo 6: View W from SN31250913, to the east of the proposed development from the sea wall forming the limit of the HLCA, demonstrating reduced visibility over distance and the encroachment of vegetation into the view on the left. Arrow points to Hurst House.



Photo 7: View NW from adjacent to East House, a similar characteristic Georgian style farmstead incorporating Listed Buildings, demonstrating poor visibility with intervening vegetation cover. Arrow points to Hurst House.



Photo 8: View NE from SN29500856, the road immediately to the south of the resort complex, demonstrating good visibility.



Photo 9: View E from SN28800886, on the marsh road to the west of the proposed development, demonstrating good visibility. Arrow points to Hurst House.



Photo 10: View SW from scenic viewpoints within HLCA 138 Sir John's Hill (at SN 30510984). Proposed development will extend to the right of the arrow.



Photo 11: View SW from scenic walk within HLCA 138 Sir John's Hill, at SN30370984, showing restricted views.



Photo 12: View SSW from SN29910969, an open view on the rarely used footpath within this area of HLCA 138 Sir John's Hill. Arrow points to Hurst House.



Photo 13: View SE from Llansadurnen churchyard (HLCA 147) showing restricted views.



Photo 14: More open view from properties on south side of Llansadurnen towards the proposed development area. Arrow points to Hurst House. Coygan quarry visible on the left.





Photo 15: Distant views W from HLCA 152 Lacques, taken from the National Trust car park close to Lord's Park.



Photo 16: Zoomed in view of Photo 15 to illustrate location and visibility of proposed development area. Arrow points to Hurst House.



Photo 17: Similar distant view from HLCA 152, taken from the roadway at SN33380996, just within the boundary of the registered Historic Landscape.



Photo 18: As Photo 17, zoomed in. Arrow points to Hurst House.

# Archaeology Wales



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