

Views of rooftops barely visible (and in winter only) from the Millennium Heritage Long Distance Trail

strategy

The previous LVIA, Local Plan Policy and the Conservation Area Appraisal both emphasise the need to maintain the rural character of St Nicholas. This can be achieved by:

- Retaining field patterns, tree and hedgerow enclosure together with new grouped trees
- Providing large gardens with large trees
- Omitting closeboard fencing or reducing in most visible areas
- Promoting biodiversity and designing wildlife corridors to link the development with the surrounding countryside
- Using sympathetic construction materials, detailing, roof pitches
- Allowing pedestrian permeability and good links to the local Public Rights of Way
- Using native species for hedgerows, and a selection of evergreen trees typical of the area such as cedar in public open spaces

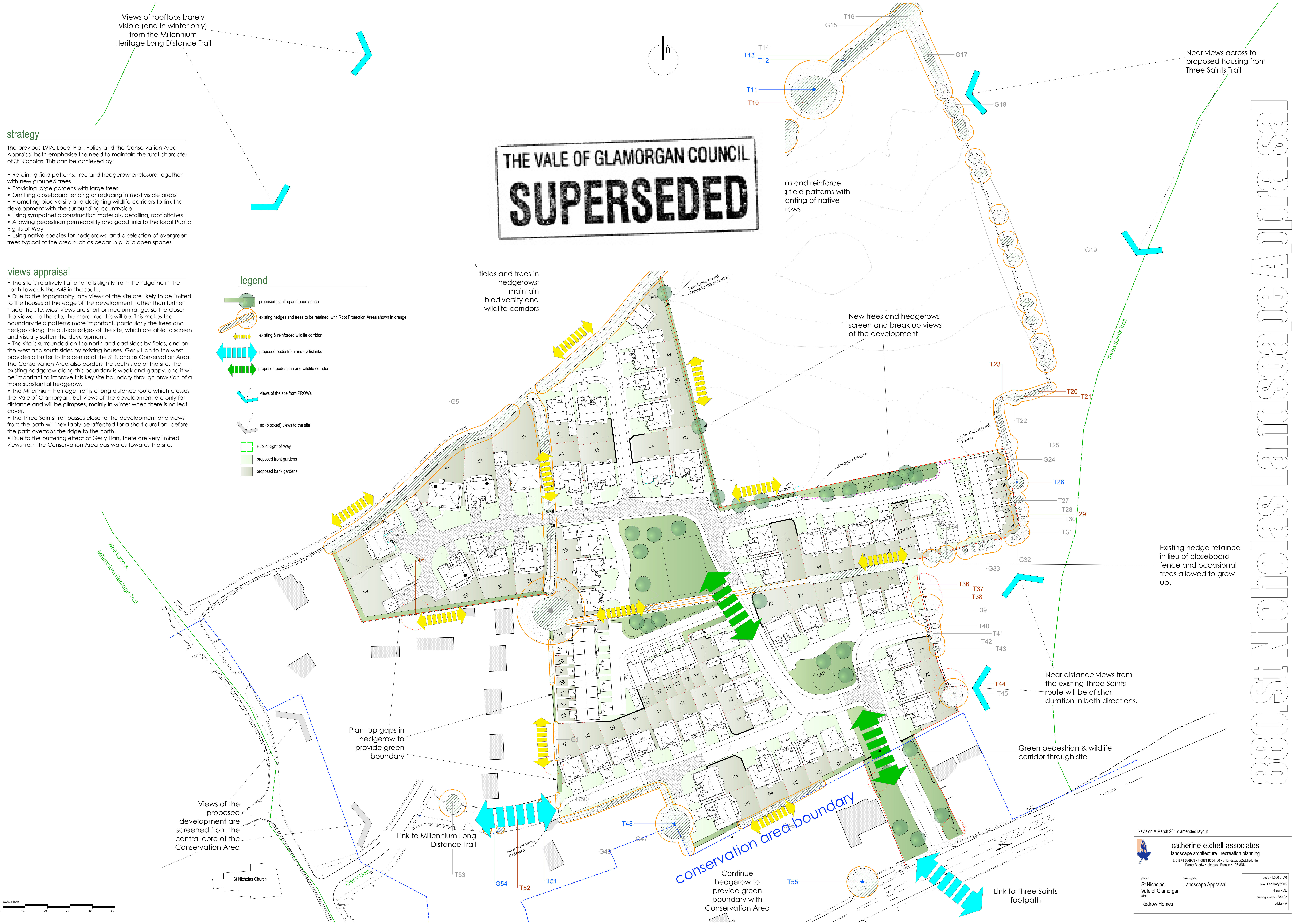
views appraisal

- The site is relatively flat and falls slightly from the ridge line in the north towards the A48 in the south.
- Due to the topography, any views of the site are likely to be limited to the houses at the edge of the development, rather than further inside the site. Most views are short or medium range, so the closer the viewer to the site, the more true this will be. This makes the boundary field patterns more important, particularly the trees and hedges along the outside edges of the site, which are able to screen and visually soften the development.
- The site is surrounded on the north and east sides by fields, and on the west and south sides by existing houses. Ger y Llan to the west provides a buffer to the centre of the St Nicholas Conservation Area. The Conservation Area also borders the south side of the site. The existing hedgerow along this boundary is weak and gappy, and it will be important to improve this key site boundary through provision of a more substantial hedgerow.
- The Millennium Heritage Trail is a long distance route which crosses the Vale of Glamorgan, but views of the development are only for distance and will be glimpses, mainly in winter when there is no leaf cover.
- The Three Saints Trail passes close to the development and views from the path will inevitably be affected for a short duration, before the path overtops the ridge to the north.
- Due to the buffering effect of Ger y Llan, there are very limited views from the Conservation Area eastwards towards the site.

legend

- proposed planting and open space
- existing hedges and trees to be retained, with Root Protection Areas shown in orange
- existing & reinforced wildlife corridor
- proposed pedestrian and cyclist links
- proposed pedestrian and wildlife corridor
- views of the site from PROWs
- no (blocked) views to the site
- Public Right of Way
- proposed front gardens
- proposed back gardens

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reinforce field patterns with planting of native rows

New trees and hedgerows screen and break up views of the development

Existing hedge retained in lieu of closeboard fence and occasional trees allowed to grow up.

Near distance views from the existing Three Saints route will be of short duration in both directions.

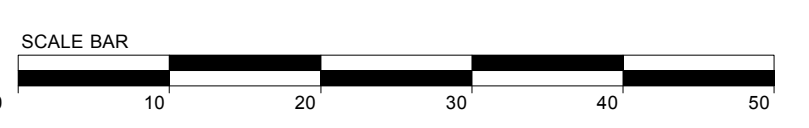
Plant up gaps in hedgerow to provide green boundary

conservation area boundary
Continue hedgerow to provide green boundary with Conservation Area

Link to Three Saints footpath

Views of the proposed development are screened from the central core of the Conservation Area

Link to Millennium Long Distance Trail



Revision A March 2015: amended layout

catherine etchell associates
landscape architecture + recreation planning
t: 01874 638803 • f: 0871 900465 • e: landscape@etchell.info
Pencoed • Brecon • Brecon • LD3 9HW

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880.St Nicholas Landscape Appraisal