

Proposed Residential Development

Sully Sports and Social Development Site

St. Modwen Homes Ltd



ATKINS

Landscape and Visual Appraisal

June 2015

Notice

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Table of contents

Chapter	Page
1. Introduction	1
2. Baseline	2
2.1. Introduction	2
2.2. The Existing Site	2
2.3. Planning Policy and Landscape Designations	3
2.4. Landscape character	5
2.5. Visual Receptors and Existing Views	7
3. Proposed Scheme	9
3.1. Description of Proposed Scheme	9
3.2. Development Principles	9
3.3. Potential Impacts	9
3.4. Mitigation	10
3.5. Predicted Landscape Effects	12
3.6. Impacts on Visual Receptors and Views	14
3.7. Impacts of lighting	15
4. Conclusions	17
4.1. Landscape effects	17
4.2. Visual Effects	17

Appendix 1: Methodology

Figures

LVA Figure 1 Site Location Plan
LVA Figure 2 Policy Areas Relevant to Landscape
LVA Figure 3 Landscape Character
LVA Figure 4 Visual Receptors and Viewpoint locations
LVA Figure 5 Viewpoint 1 & 2
LVA Figure 6 Viewpoint 3 & 4
LVA Figure 7 Viewpoint 5 & 6
LVA Figure 8 Viewpoint 7 & 8
LVA Figure 9 Viewpoint 9 & 10
LVA Figure 10 Viewpoint 11
Landscape Framework Strategy 5133321-ATK-LA-001



1. Introduction

- 1.1.1.** This landscape and visual appraisal has been prepared on behalf of St. Modwen Homes Ltd in support of a hybrid planning application for a mixed use development including housing and a sports clubhouse and outdoor sports facilities. It is understood that the proposed new Sports and Social Club facilities would be the subject of a full planning application and outline permission would be sought for the residential development. This report focuses mainly on the proposed residential development, owing to the greater potential this has for impacts on the landscape, although it does take into account relevant impacts of the proposed Sports and Social Club development. Applications for outline planning permission seek to establish whether the scale and nature of a proposed development would be acceptable to the local planning authority, before a fully detailed proposal is put forward.
- 1.1.2.** The report provides a considered appraisal of the existing conditions and potential impacts of the proposed redevelopment of the Site upon the landscape character and the visual amenity of the area, although to a lesser level of detail than normally required for a full statutory environmental statement. The appraisal has been carried out using current best practice namely the Landscape Institute's Guidelines for Landscape and Visual Impact Assessment (Third Edition) 2013. The layout of the scheme which has been assessed is shown in the Design and Access Statement (DAS) accompanying the planning application. This report was initially undertaken in September 2014 and then updated in June 2015 to take account of the development of the masterplan.

2. Baseline

Introduction

- 2.1.1. As outlined in red on Figure LVA 1, the land to which the hybrid application relates (the Site) adjoins the B4267/South Road at the eastern edge of Sully.
- 2.1.2. The Site is bounded by houses to the west, and to the north there are also houses to the north of the B4267/South Road. To the east of the Site is Beach Road with low density detached houses and a small caravan park (Spinney Holiday & Leisure Park). The southern boundary adjoins the cliff along the Bristol Channel.
- 2.1.3. The proposed development on the Site (14.6 ha) includes sport facilities (8ha) located in its eastern part and residential development (6.6ha) in its western part.

The Existing Site

- 2.1.4. The Site is located on the edge of Sully village in the Vale of Glamorgan on the northern coast of the Bristol Channel, midway between the towns of Penarth and Barry.
- 2.1.5. Until the 19th century Sully was largely an agricultural village. It developed more slowly than nearby Penarth and Barry. In the past forty years Sully has grown steadily and this has been primarily by the addition of residential areas with associated open spaces and industrial developments.
- 2.1.6. The Site slopes gently from the north-east to the southwest from approximately 25m to 11m Above Ordnance Datum (AOD). Currently the Site is occupied by an indoor bowling arena, the sports and social club both with associated car parks; and a library at the northern end of the Site. The rest of the Site consists of playing fields or overgrown grassland. Currently the Site has one vehicular access point from the B4267/South Road in the north. There is also continuous pedestrian access to the Site from the Wales Coast Path along its southern and south-eastern edges including an access point off Beach Road to the east.
- 2.1.7. There is very little vegetation along the northern boundary of the Site. To the north of South Road, a tall hedgerow screens a small pocket of relatively modern residential properties. These properties are bound to the north by a dismantled railway corridor which formerly linked Sully with Penarth. Further to the north, there is a mosaic of irregular fields predominantly in arable use. To the north-east (approximately 1 mile) there is Cogan Plantation, which wraps along western edge of Cosmeston Lakes Country Park.
- 2.1.8. To the west, the Site borders a relatively modern residential area consisting predominantly of two storey semi-detached houses with back gardens adjoining the Site. A hedgerow with sparsely spaced trees (including a line of distinctive pines) separates the adjacent houses from the Site along the southern section of the western boundary. A wider and a denser hedgerow and a number of trees form a more robust belt of vegetation along the northern section of western boundary.
- 2.1.9. To the south, the Site adjoins Sully Bay (part of the Bristol Channel). The Wales Coast Path runs along the top of the cliff adjacent to the Site. This route is lined by a belt of small trees, shrubs and scrub vegetation overgrowing the top of the cliff. Beyond the cliff a wide rocky beach stretches along Sully Bay.
- 2.1.10. To the south-east, the Site adjoins a static caravan park which is partly enclosed by a mature hedgerow with trees. Further to the north a belt of dense trees along Beach Road

creates a dense screen along the eastern boundary. Beyond Beach Road there are a few detached houses with large gardens and a mosaic of small regular fields beyond which landform rises towards Hopkins Mount, which is heavily wooded at its base and ridgeline.

- 2.1.11.** The Wales Coast Path Public Right of Way (PRoW) runs along the southern and south-eastern boundary of the Site. This path runs along the full length of the Welsh coast and was designated in 2012.

Planning Policy and Landscape Designations

- 2.1.12.** The Site is located within the administration area of the Vale of Glamorgan Council. This local authority is in the process of adopting the Local Development Plan (LDP) 2011 – 2026. The LDP underwent a formal public consultation which ended on the 20th of December 2013. Until this LDP is adopted, the Unitary Development Plan 1996 - 2011 (adopted 18 April 2005) constitutes the development plan for the authority. A summary of relevant policies is presented in Table 2.1.

Table 2.1 - Summary of relevant policies

Policy	Summary of Policy Content
Vale of Glamorgan Adopted Unitary Development Plan 1996 – 2011	
POLICY ENV 6 - EAST VALE COAST	<p>Outside the Glamorgan Heritage Coast development within the undeveloped coastal zone would be permitted if:</p> <p>[relevant policy extracts only below]</p> <p>i. a coastal location is necessary for the development and</p> <p>ii. the proposal would not cause unacceptable environmental effects by way of:</p> <ul style="list-style-type: none"> ◦visual or noise intrusion; ◦impact on areas of landscape importance; <p>The Plan would seek to ensure that development which requires a coastal location is located in areas that are presently developed, in order to ensure that the natural character and landscape of the undeveloped coastline is protected.</p>
POLICY ENV 10 - CONSERVATION OF THE COUNTRYSIDE	Measures to maintain and improve the countryside, its features and resources would be favoured, particularly in the Glamorgan Heritage Coast, areas of high quality landscape, and areas subject to development pressure and/or conflict such as the urban fringe.
POLICY ENV 11 - PROTECTION OF LANDSCAPE FEATURES	Development would be permitted if it does not unacceptably affect features of importance to landscape or nature conservation including: trees, woodland, hedgerows, river corridors, ponds, stone walls and species rich grasslands.
POLICY ENV 24 - CONSERVATION AND ENHANCEMENT OF OPEN SPACE	The conservation and enhancement of open spaces which are important for amenity, recreation and/or nature conservation within the built environment would be favoured, together with the creation of a network of green spaces and appropriate tree planting and landscaping schemes.

POLICY ENV 25 - REGENERATION OF URBAN AREAS	<p>[relevant policy extracts only below]</p> <p>Measures to improve the environmental quality of the urban fabric would be favoured with priority being given to older urban areas and housing estates. Particular attention would be given to the regeneration of derelict or degraded land.</p>
POLICY HOUS2 - ADDITIONAL RESIDENTIAL DEVELOPMENT	<p>Housing infill, small-scale development and redevelopment which meets the criteria listed in policy HOUS8 would be permitted within the settlement boundaries of the following: Sully [and other named settlements]</p> <p>Favourable consideration would be given, other than within areas identified as green wedges, to small-scale development which constitutes the “rounding off” of the edge of settlement boundaries where it can be shown to be consistent with the provisions of policy HOUS8 and particularly criterion (i).</p>
POLICY HOUS8 - RESIDENTIAL DEVELOPMENT CRITERIA - POLICY HOUS2 SETTLEMENTS	<p>Subject to the provisions of policy HOUS2, development would be permitted which is within or closely related to the defined settlement boundaries provided that it meets all the following criteria:</p> <p>[relevant policy extracts only below]</p> <p>i. the scale, form and character of the proposed development is sympathetic to the environs of the Site;</p> <p>ii. the proposal has no unacceptable effect on the amenity and character of existing or neighbouring environments of noise, traffic congestion, exacerbation of parking problems or visual intrusion;</p> <p>iii. the proposal does not have an unacceptable impact on good quality agricultural land (grades 1, 2 and 3a), on areas of attractive landscape or high quality townscape or on areas of historical, archaeological or ecological importance;</p>
POLICY REC 12 - PUBLIC RIGHTS OF WAY AND RECREATIONAL ROUTES	<p>During the plan period, the council would maintain and improve the existing pattern of public rights of way (including bridleways). Land would be protected and provision made for the establishment of the following routes as a framework for a network of linkages for the enjoyment of the countryside. [relevant policy extracts only below]</p> <p>vi. improvement of access to the coast at Lavernock Point, St Mary's Well Bay, Swanbridge, Sully, Rhoose Point, Pleasant Harbour and Summerhousepoint;</p> <p>vii. development of a seascape trail linking existing footpaths to provide an unbroken right of way from the Ogmre River to Cardiff Bay;</p> <p>viii. creation of new access opportunities as part of development proposals;</p> <p>Where appropriate the council would favour the incorporation into these routes of bridleways, cycleways and facilities for users.</p>
Vale of Glamorgan Deposit Local Development Plan 2011 - 2026 (draft)	
POLICY MG 18 - GREEN WEDGES	<p>Green Wedges have been identified to prevent the coalescence of settlements and to retain the openness of land at the following locations:</p>

	<p>[relevant policy extracts only below]</p> <p>6. SOUTH PENARTH TO SULLY;</p> <p>Within these areas development which prejudices the open nature of the land would not be permitted.</p>
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- 2.1.13.** The following are extracts from the Vale of Glamorgan Green Wedge LDP Background Paper 2013 “The Vale of Glamorgan Adopted Unitary Development Plan 1996 – 2011 included an Undeveloped Coastal Zone designation however it is not proposed to progress a similar designation as a part of the emerging LDP (2011 – 2026). The green wedge designation as now proposed [South Penarth to Sully] would therefore maintain protection to this sensitive area.”
- 2.1.14.** The Green Wedge Background Paper 2013 describes the area between the southern edge of Penarth and the eastern edge of Sully as “characterised by rolling, undulating lowland with its highest point a rounded hilltop [Hopkins Mount] located to the east of Swanbridge. The area is covered by a mosaic of pastoral fields enclosed by hedgerows that are often overgrown. The dismantled railway line that bisects the area creates a strong edge and provides a feeling of enclosure in some locations. The area is generally undeveloped however Lavernock Farm in the south-east has been developed as a substantial campsite/holiday village and there are caravan parks at St Mary’s Well Bay and Swanbridge. The feeling of tranquillity and rural character has been affected by these developments which together with some improved and extended properties create a suburban feel in some areas. Although views of the sea and more limited inland the area provides an important backcloth and essentially a rural hinterland.”
- 2.1.15.** LVA Figure 2 shows the extents of the Undeveloped Coastal Zone and Proposed Green Wedge. Development in these areas is covered by Policy ENV 6 – East Vale Coast (Vale of Glamorgan Adopted Unitary Development Plan 1996 – 2011) for Undeveloped Coastal Zone area; and Policy MG 18 - Green Wedges in the Vale of Glamorgan Deposit Local Development Plan 2011 - 2026 (draft).

Landscape character

- 2.1.16.** The following sections set out a summary description of published and unpublished landscape character assessments (illustrated on LVA Figure 3).
- 2.1.17.** The current landscape character assessment “Designation of Landscape Character Areas” was prepared for the Vale of Glamorgan Council by TACP consultancy (published August 2008). This landscape character assessment identifies two landscape character areas (LCAs) adjoining the Site. The northern section of the eastern boundary adjoins LCA 24 - Sully Ridge/Cosmeston. The key characteristics and attributes of this character area are summarised in Table 2.2.

Table 2.2 - Summary of the Landscape Character Area 24 – Sully Ridge/Cosmeston

Key Characteristics of the Sully Ridge/Cosmeston LCA:
<p>Characteristic visual and sensory features:</p> <ul style="list-style-type: none"> • Extensive views out across the Vale and Bristol Channel • Sense of exposure and coastal edge landscape, • Field boundaries are formed by well-maintained hedges

Key Characteristics of the Sully Ridge/Cosmeston LCA:

Key policy and management Issues

- Management of agricultural landscape elements
- Degradation of settlement edge landscape
- Pressure to intensify recreational developments
- Longer term management of Cosmeston Lakes Country Park
- Integration of new development into the landscape

- 2.1.18.** The LCA 6 Barry to Penarth Intertidal Zone wraps around the southern boundary of the Site. The key characteristics and attributes of this character area are summarised in Table 2.3.

Table 2.3 - Summary of the Landscape Character Area 6 – Barry to Penarth Intertidal Zone

Key Characteristics of the Barry to Penarth Intertidal Zone LCA:

Characteristic visual and sensory features:

- Views westwards across to Barry Docks and associated industrial areas
- Views eastwards to Penarth and Cardiff Bay
- Limited access from coastal path
- Exposed cliff areas

Key policy and management Issues

- Adverse effect on areas and paths
- Management of public access along coastal ridge and foreshore

- 2.1.19.** The Designation of Landscape Character Areas (2008) report does not indicate specific LCAs covering the Site or the adjacent settlement of Sully. Therefore, for the purposes of this appraisal, three bespoke LCAs are described as part of the baseline. This appraisal identifies landscape effects resulting from the construction and operational activities of the development on these identified landscape character areas.
- 2.1.20.** The three bespoke LCAs are the Sully Recreational LCA, which covers the Site itself, the Swanbridge LCA which adjoins the Site to the south-east and Sully Suburban LCA, which wraps along the western and northern boundaries of the Site.
- 2.1.21.** The Swanbridge LCA covers the hamlet of Swanbridge adjacent to the coast. This area includes two caravan parks (Spinney Holiday and Leisure Park and Island View Caravan Park). The seafront setting allows views overlooking Sully Island and the Bristol Channel from the caravan parks. These caravan parks are assumed to be mainly for holiday and weekend leisure use. The Wales Coast Path runs next to the caravan park.
- 2.1.22.** The Sully Recreational LCA comprises the existing leisure facilities, including bowling green and pavilion, indoor bowling area, library and adjacent car park. Further to the south, there are two football pitches set within semi-natural grassland. The southern boundary is formed by an elevated and vegetated cliff edge with small trees/shrubs and the adjacent Wales Coast Path. The extent of views across to Sully Island and Bristol Channel varies depending on one's location within the Site. Wide panoramic views are

available from more elevated ground at the northern edges of this LCA, however they are partially obscured by vegetation to the top of the cliff. The landform across this LCA slopes gently towards the sea. The characteristics of the Sully Recreational LCA vary significantly from the key attributes of the surrounding landscape. The residential development to the west and north form visual barriers to the Site. To the east, there is a natural barrier formed by the elevated landform of Hopkins Mount. Currently, the use in the northern part of the Site is more intensive; the southern part of the Site appears to be more neglected with views of Sully Bay and beyond obscured by vegetation along the coastal edge. This LCA is characterised by a sense of informality and remoteness and also the poor quality of its boundary treatments.

- 2.1.23.** The Sully Suburban LCA covers residential areas to the north and west of the Site. The history of Sully village dates back to medieval times. However, most of the houses within the Sully Suburban LCA are thought to have been built after 1960. The settlement pattern was initially linear, concentrated on the B4267/South Road with residential plots being expanded by acquiring adjoining fields in pastoral use. A dismantled railway line forms a prominent landscape feature bisecting the residential area. The seaside suburban development covers a relatively short section of the coast, occupying slightly elevated land above low coastal cliffs. This LCA is not completely built-up and includes distinctive, but fragmented, areas of open space such as gardens, allotments, playing fields.
- 2.1.24.** As there is a dissimilarity between the key attributes of the Sully Suburban LCA and the adjacent LCAs, this appraisal focuses around the impact of the development on the landscape character of the Site; and comments only on its boundary interface with the landscape character of the adjoining LCAs.

Visual Receptors and Existing Views

- 2.1.25.** The Site is bordered to the west by a line of trees and shrub vegetation beyond which stretches a row of houses along Clevedon Avenue. Predominantly two storey houses adjoin the B4267/South Road to the north of the Site. Whilst the northern boundary of the Site is relatively open, a hedgerow with trees along the B4267/South Road provides an effective screen for the two storey houses located further to the north. To the south-east, the Site borders a caravan park. To the east there are low density two storey properties within the Swanbridge hamlet, which are screened by a tall hedgerow along Beach Road.
- 2.1.26.** Views from PRoW are restricted to the Wales Coast Path on the Site's southern and south-eastern edges.
- 2.1.27.** The existing site enclosure is provided predominantly by belts of vegetation present on the Site or in its vicinity. This reduces the overall visibility in and out of the Site. This coupled with the wider topographical context of a gently raised landform to the north and elevated landform of Hopkins Mount to the east significantly limits the number of potential visual receptors, as shown on LVA Figure 4.
- 2.1.28.** The Site survey undertaken by Atkins on 16th July 2014 identified ten viewpoints, which form the basis for the appraisal of potential visual effects due to construction and operational activities. Viewpoint locations are shown on LVA Figure 4, which viewpoints presented on LVA Figures 5 to 10.
- 2.1.29.** Views from the north are heavily obscured by a tall hedgerow and trees along the B4267/South Road. Partially obscured views of the Site and beyond towards the Bristol Channel are available from the upper storey of one property on B4267/South Road to the north-west of the Site (Viewpoint no.10).
- 2.1.30.** Views from the east are obscured by a tall hedgerow along Beach Road. There are few visual receptors along this road, represented by two storey houses which are set back

from the road. The views from the upper storeys of these houses towards the Site are largely obscured. Viewpoints nos.3 and 4 were selected to represent views of people at the caravan park.

- 2.1.31.** Visual receptors to the south of the Site are represented by Viewpoints nos.5 and 6 (LVA Figure 7). These views are available to users of the Wales Coast Path. These views include the coastal edge which is largely obscured by vegetation along the top of the cliff and views of the Site with adjacent residential properties and the caravan park.

3. Proposed Scheme

Description of Proposed Scheme

- 3.1.1.** The proposal for the development Site is illustrated in the Design and Access Statement (DAS), which accompanies the planning application. The proposal forms the basis of this appraisal. The Landscape Framework Strategy for the scheme is also presented on the appended drawing 5133321-ATK-LA-001
- 3.1.2.** Key features of the proposal are:
- Development of low and medium density housing in the western part of the Site; and in the eastern part of the Site, a redevelopment of Sully Sports and Leisure Clubhouse with associated sports pitches including a new outdoor bowling green, an all-weather full size pitch, a rugby pitch, two football pitches and 9-a-side pitch; incorporation of a touring caravan park to the south of the sports area;
 - A buffer zone alongside the Wales Coast Path is proposed to provide a transitional zone between the path and the proposed development;
 - Provision of pedestrian links between the proposed development and the Wales Coast Path;
 - Provision of the vehicular access into the residential area of the Site utilising the existing access with a separate access for the proposed new Sports and Social Club site;
 - Open space areas within the residential development.

Development Principles

- 3.1.3.** The Design and Access Statement (DAS) provides more detail on design principles and seeks to clarify broad principles of the proposed development, appearance, means of access, landscaping and scale of the proposed development. The DAS explains also how the proposed development responds to the Site and its setting.

Potential Impacts

Predicted causes of impact

- 3.1.4.** The project has been developed with an iterative approach to the design considering the likely significant effects and constraints.
- 3.1.5.** Table 3.1 sets out the key components of the project and their potential for giving rise to significant effects.

Table 3.1 - Key Project Components and Predicted Significant Effects

Project Components	Predicted Impacts	Nature of Effect
Development Phase – Construction		
Earthworks	Landscape impacts resulting from landform remodelling	Direct Long term

Project Components	Predicted Impacts	Nature of Effect
		Permanent (difficult to reverse) Neutral
Temporary introduction of a variety of construction plant such as cranes, earth-moving equipment, contractor's compounds, materials and storage areas, security fencing, on site car parks, signage and increased traffic movement.	A new temporary landscape character across the project site.	Direct Short term Temporary (reversible) Negative (adverse)
Loss of existing grassland.	Visual impacts on adjoining visual receptors.	Direct Long term Permanent (reversible) Neutral
Introduction of construction and security lighting.	Visual impacts of lighting on adjacent visual receptors.	Indirect Short term Temporary (reversible) Negative (adverse)
Development Phase – Operation		
Retention of some of the existing buildings and permanent land take for new built development.	Landscape and visual impacts on adjoining receptors.	Direct and indirect Long term Permanent (difficult to reverse) Positive (neutral)
Introduction of residential properties on the western part of the Site and reconfiguration of recreational facilities in the eastern part of the Site.	Change in overall landscape character.	Direct and indirect Long term Permanent (difficult to reverse) Positive (neutral)
Introduction of lighting to the residential areas, caravan park and two of the sports pitches.	Visual impacts of lighting on adjacent visual receptors.	Indirect Long term Permanent (difficult to reverse) Negative (adverse)

Mitigation

Environmental Measures Incorporated to Reduce Potential Significant Effects

- 3.1.6.** Proposed landscape mitigation measures have been incorporated as 'primary measures' into the masterplan. The proposed development is well contained by the existing surrounding vegetation.
- 3.1.7.** The proposal would introduce building massing (including new roofscape) into the development site, however low density housing is proposed along its more sensitive

boundaries. Amenity planting along the access roads and between development plots, including a pocket park would also help to integrate the development into the landscape and provide additional amenity and ecological value. Fencing would be appropriate to the area – close boarded with hedgerow to residential/sports boundary and open mesh to the sports pitches.

- 3.1.8.** In addition, the masterplan has been careful to retain vegetation on the edges of the development site. These vegetation belts are the main means of physical and visual enclosure of the development site. Hedgerows and trees along the boundaries would be retained and enhanced as part of the development proposals with existing shrubs and trees given appropriate management as well as further planting and gapping up where required. Construction activities would be specified and managed to protect the trees and shrubs and their root systems.
- 3.1.9.** The existing Wales Coast Path would be protected through the retention of a coastal corridor and sensitive boundary treatments to the adjoining residential properties.
- 3.1.10.** The proposed specific mitigation measures are described in two categories, which are relevant for this particular development: primary mitigation measures and standard construction and operational management practices.

Primary (incorporated) mitigation measures

Reduction

- Use of appropriate built form, material and finishes and their colour to aid integration within the surroundings;
- Reduction of obtrusive lighting, to minimise light pollution (in accordance with the Guidance Notes for the Reduction of Obtrusive Light (2005));
- Potential advance planting where appropriate, to create a structural landscape setting for the new development; and
- Introduction of low density development at the sensitive edges.

Offset, remedy or compensate

- Provision of sport facilities of higher quality to the existing on the Site;
- Landscape treatment to external boundaries enhancing visual amenity and biodiversity;
- Improvement of land management;
- Creation of new landscape, habitat and recreational areas; and
- Landscape treatment to the boundary between residential development and Sully Sports and Leisure Clubhouse;
- Replacement and extension of screening planting to south-eastern corner providing some screening of views from Sully Island.

Standard Construction management practices

- 3.1.11.** The following standard construction management practices have been proposed for use on the development Site:

- Erection of boards or solid fencing to minimise visual obtrusion during the construction phase;
- Construction activities would be specified and managed to protect the trees and shrubs and their root systems (in accordance with the Tree Protection Plan); and
- Location of compound areas and storage materials would be selected to minimise visual intrusion.

Predicted Landscape Effects

- 3.1.12.** This section deals with the assessment of the predicted landscape changes upon the identified landscape receptors that would be generated during the phased and overlapping construction and operational periods. During the construction period, landscape changes would be generated by activities such as the operation of construction plant, introduction of contractor's compounds, storage areas, security fencing and signage; and the associated construction traffic movements which would be transient and temporary in nature. Machinery used on the development site is likely to include haulage lorries, concrete mixer lorries and small cranes.
- 3.1.13.** Another change during the construction period would be the permanent loss of semi natural grassland in order to accommodate the proposed development. Existing trees and hedgerow trees along the perimeter of the development site would generally be retained except where advised by the project arborist. Appropriate replacement planting would be provided.
- 3.1.14.** Overall these activities would generate a sense of disturbance the magnitude of which would periodically vary in response to different activity phases. The existing site enclosure combined with relatively small scale of development would ensure that any such effects would be restricted to the development site only.
- 3.1.15.** The operational phase of the proposed development would result in introduction of dwellings with associated open space areas, touring caravan park and sport facilities. The construction of sport facilities would precede the construction and subsequent operational phases of residential development. A number of sport pitches are proposed across the recreational part of the development site and these include: a rugby pitch, football pitches including an all-weather pitch and 9-a-side pitch.
- 3.1.16.** Existing perimeter planting would be retained and enhanced. Otherwise, the Site does not contain any distinctive landscape elements and the overall condition of the existing elements is relatively poor. Consequently it is assessed that there are few sensitive landscape receptors which could be affected by either the construction or operation of the proposed development. Significant effects are likely to be limited to the long term effects of the operational period. The current land cover consists of existing buildings associated with Sully Sports and Leisure Clubhouse, and sports pitches and grassland. These would be gradually replaced by the phased development.
- 3.1.17.** The proposed dwellings and associated landscape infrastructure may, in parts, increase this sense of enclosure, particularly along the southern boundary of the development site. At the same time, however, new development would provide a balanced mix of new landscape and residential built form that would help to define the suburban edge of Sully. This, combined with low density housing proposed along southern boundaries of the Site, would assist in integrating the development into the existing landscape. The sense of enclosure would be reinforced along the B4267/South Road where some of the new houses would have a frontage on to the street. To the south, the houses would face the Bristol Channel and would be separated from the Wales Coast Path by a strip of semi-

natural grassland. The proposed planting along other boundaries would complement the new built form and help to integrate the development into the adjoining residential areas.

- 3.1.18.** It is considered that the Site currently has a medium level of tranquillity, which would reduce slightly as large areas of grassland with relatively low intensity use would be replaced with the proposed housing in the western part of the Site. Also on the eastern part of the site the proposed floodlit all weather pitch is expected to generate a higher intensity of use than existing.
- 3.1.19.** With regards to the attributes of the identified LCAs, the baseline has already noted that there are significant differences in character between them despite their proximity to each other. The direct effects of the proposed development on landscape character primary relate to the Sully Recreational LCA (i.e. the Site itself). Indirect effects of the proposed development on the adjacent LCAs are negligible due to the enclosure provided by built up areas to the west and north and the raised landform of Hopkins Mount to the east. The introduction of the residential development may in fact be perceived as a minor extension to the Sully Suburban LCA.
- 3.1.20.** In terms of methodology, the sensitivity of a landscape character area combines judgments on its susceptibility to change and the value attached to it. The magnitude of change caused by the development is considered in the context of size and scale, geographical extent, duration and reversibility of the effects on the landscape. The significance of effects combines this sensitivity and magnitude in making a judgment.
- 3.1.21.** Generally it is considered that the Sully Recreational LCA has the capacity to accommodate the proposed development. The value of the landscape character on the Site is considered to be low with its susceptibility to change also considered to be low, giving an overall low level of sensitivity. There are no landscape designations on the Site and landscape elements consist predominantly of sports fields and semi-natural outfield grassland with associated buildings. However the presence of the coastal edge (Barry to Penarth Intertidal LCA) on the southern side of the Site needs to be taken into account. Given the high landscape value of this adjoining LCA, with its implications for the sensitivity of the coastal edge of the Site, for the purposes of this assessment the sensitivity of the Sully Recreational LCA has been adjusted to medium level.
- 3.1.22.** The magnitude of change arising from the development is assessed overall as medium due to the partial loss of key characteristics of the area with the addition of new features that form prominent elements of character but are largely characteristic of the existing setting. In the case of the residential development these effects would be long term and difficult to reverse. However also to be taken into account are the proposed improvements to the existing sports pitches in the eastern part of the site which would transform a currently degraded sports field area into a high quality sports field landscape.
- 3.1.23.** Taking all the above into account it is considered that this would result in minor adverse effects (not significant) on the Sully Recreational LCA. The effects on the adjacent landscape character areas would be negligible and not significant.

Impacts on Visual Receptors and Views

- 3.1.24.** It is considered that the greatest impacts are likely to occur within the closest proximity to the development site. Views from the housing to the north are generally restricted by a tall hedgerow with trees along the B4267/South Road. These receptors are of high sensitivity but the magnitude of change would be negligible as the proposed development would cause a very minor loss or alteration to the view. The addition of new houses on the opposite side of the road and the reconfiguration of outdoor spaces around the Sully Sports and Leisure Clubhouse would form a largely inconspicuous component of the view. Most of the views from existing houses along the B4267/South Road would be fully screened. Subsequently the magnitude of change is considered to be negligible, meaning that there would be no perceptible deterioration or improvement in the existing view. The high sensitivity of residential receptors combined with negligible magnitude of change would result in negligible (not significant) effects.
- 3.1.25.** The exception to this is one property (Viewpoint 10) to the north-west of the development site, from where views are largely filtered by fencing around the access area to the development site. The magnitude of change associated with this house (No.1 Winsford Road) is in contrast considered to be medium. Combining with its high sensitivity as a residential receptor this would result in moderate adverse (significant) effects.
- 3.1.26.** It is expected that views from vehicles moving along the B4267/South Road, would generally not be affected as their views are focused primarily on the road. Minor alterations to the landscape fabric along the northern boundary of the development site are unlikely to adversely affect the views of road users.
- 3.1.27.** To the east, the views are largely blocked by a tall hedgerow with trees along Beach Road. This belt of vegetation screens completely views for road users. No views would be available from the ground floor level of adjacent houses. Filtered views of the proposed development would be available from the upper storeys in winter (e.g. Viewpoint no.4). Some of the construction activities may be perceptible. There may be a minor alteration to the characteristic of the view from receptors (from the upper storeys only) in the operational phase, of reconfigured sports pitches and the proposed housing beyond. These changes would be largely filtered by intervening vegetation and would be viewed obliquely from a receptor. The magnitude of change would be low. Subsequently the effects would be minor adverse (not significant) reducing to negligible at ground floor level.
- 3.1.28.** To the south, the change in the view would primarily affect users of the Wales Coast Path. Although this PRoW runs along the coastal edge above the cliff, the views towards the Bristol Channel are partially restricted by vegetation growing along the top of the cliff. The introduction of the proposed development would alter the inland component of views from this PRoW (Viewpoints no.2, 4, 5 and 6). It is expected that the magnitude of change would be medium as there would be a partial alteration to a key characteristic of the view through the introduction of residential properties facing the PRoW with their frontages or back gardens and the presence of touring caravans. These components would be continuously highly visible, but similar views of residential properties are available for the PRoW users walking to the west towards Sully, with views of static caravans available for those walking east. The high sensitivity of the PRoW users combined with medium magnitude of change would result in moderate adverse (significant) effects.
- 3.1.29.** The views from Sully Island would also be affected (Viewpoint no.11). The magnitude of change in case of this receptor would be low. The added features represented by the proposed houses, touring caravans and modified sport pitches would be continuously visible through existing and proposed vegetation, but largely inconspicuous and characteristic of the existing Site, when viewed from the receptor. Some vegetative screening is proposed to enhance that already existing but it should be noted that introducing full screening for views from Sully Island would be difficult and would

compromise existing views from the mainland. The changes would also be in the background of the view from the island, viewed as one of a series of components within the wider panorama. Taking these factors into account in conjunction with the high sensitivity of the recreational users on Sully Island the effects would be minor adverse and therefore not significant.

- 3.1.30.** The views from the existing caravan park (Spinney Holiday & Leisure Park) are represented by Viewpoint no. 3. The sensitivity of people staying at the caravan park is considered to be high as their attention is focused on the enjoyment of the landscape and in particular views out to the Bristol Channel. The magnitude of change would be low as the proposed development would result in a minor alteration to some key characteristics of the view. The modified sports facilities proposed in the east of the Site would be very similar to those associated with the existing Sully Sports and Social Club. The introduction of housing would become a new feature in the view, however in comparison to the baseline scenario the filtered views of the few residential properties along Clevedon Avenue would be replaced with similarly filtered views of the newly introduced houses on the development site. These changes would be most prominent in the background of the view and would be viewed as an element of the wider panoramic view. Subsequently the effects would be minor adverse (not significant).
- 3.1.31.** Views from most residential properties to the west are largely screened by a line of trees and hedgerow / boundary planting along the back gardens. Subsequently the effects would be negligible and not significant.
- 3.1.32.** However a few properties along the southern end of Clevedon Avenue would experience a change in the view as a result of construction and operational activities. As they are residential the sensitivity of these receptors is considered to be high. The magnitude of change for these receptors would be high as they would be exposed to a major alteration to key characteristics of the view through the introduction of new houses in close proximity. Partial views of the Bristol Channel would be replaced with views of construction activities followed by the newly built houses in the operational phase. This change would be substantial in close proximity to the visual receptor. Subsequently these properties would sustain a marked deterioration in the existing view and the effects would be major adverse and significant. It is considered that this level of effect would apply only to two houses at the southern end of Clevedon Avenue (no.21 and a property currently under redevelopment).

Impacts of lighting

- 3.1.33.** Currently the Site is not lit extensively at night. The only night time lighting present on the Site is internal lighting to the existing buildings and lighting columns associated with the car parks. As described in the baseline, the Site is generally well screened with a few exceptions such as on its north-western and south-western corners. Some lighting is visible at night; however there is not believed to be any glare, light trespass, or light spill into the Site from adjacent houses at present.
- 3.1.34.** A detailed lighting design has been prepared for the development by Arturus.
- 3.1.35.** During the construction phase, temporary floodlighting might be necessary during winter months. Temporary and security lighting in the contractor's compound and car park areas is also to be expected.
- 3.1.36.** During the operational phase, installed lighting would comprise of column mounted street lighting along the internal road network, adjoining the proposed residential properties, within the car park areas and around the existing indoor bowling arena. Some limited lighting would be provided for the touring caravan park. In addition to this, the all-weather pitch and the grass training pitch would be lit by floodlights when in use after daylight

hours.

- 3.1.37.** Any car park lighting and street lighting would be designed to comply with the guidance contained within BS5489-1:2003 and BS13201-2:2003, with the appropriate level for the proposed use of each road taken into account.
- 3.1.38.** The following potentially significant lighting impacts from the operational phase of the proposed development are listed below:
- light spill, sky glow and glare from street lighting within the residential part of the development site and as a result of flood lighting of the all-weather pitch,
 - temporary and intermittent glare from the headlamps of vehicles using the development site; and
 - potential glare and light spill from security lighting.
- 3.1.39.** The negative effects of construction related lighting can be reduced or eliminated both through appropriate design and construction management practices and these include:
- specified working hours;
 - sheltered location of floodlights and construction compound away from the potential receptors switched off automatically using a timer;
 - glare should be avoided by positioning lights at less than 70 degrees and directing into the centre of the development Site; and
 - sky glow from modern flood lights would be minimised with appropriate shields to avoid light spilling upwards.
- 3.1.40.** The adverse effects of lighting during operational phase would be minimised through the appropriate design according to the Guidance Notes for the Reduction of Obtrusive Light GN01:2011.

4. Conclusions

Landscape effects

- 4.1.1.** Of the landscape receptors, only the Sully Recreational LCA would be subject to medium magnitude of landscape change. The construction activities would create a temporary landscape across the development Site with a higher magnitude of construction activities in the western part of the development Site, where the houses would be constructed. The construction activities would overlap with the operational phase in the residential part of the proposed development. As a result of operational phase recreational facilities would be reconfigured and residential properties would be introduced. The combined medium sensitivity and medium magnitude of change resulted in minor adverse and not significant effects on the Sully Recreational LCA.
- 4.1.2.** With regard to potential landscape effects upon receptors outside the actual development site, the assessment concludes that the relatively isolated and substantially enclosed nature of the Site would reduce visibility of the construction activities on the adjacent landscape character areas. Also the proposals have strived to retain the boundary vegetation and enhance it where possible. The fabric and character of the development site would change through more intensified recreational uses on part of the development site and the introduction of housing, which would effectively extend the Sully Suburban LCA for additional houses. The proposed development would provide a landscape structure within and on the boundary of the development site.

Visual Effects

- 4.1.3.** The potential visual effects are severely restricted by the presence of boundary vegetation except for some of those receptors, which immediately adjoin the development site. A small proportion of these would only have partial or heavily filtered views predominantly due to the presence of adjacent mature tree cover but also due to the orientation of the properties. Most of the residents on Clevedon Avenue or the B4267/South Road would have restricted views of construction activities and of the completed development.
- 4.1.4.** Receptors that would be likely to sustain either medium or high magnitudes of visual change in their views and therefore would experience significant visual effects would be restricted to the following:
- Residents along the southern end of Clevedon Avenue (no.21 and a property currently under redevelopment);
 - One property (no.1 Winsford Road) adjacent to the development site to the north-west; and
 - Users of the Wales Coast Path.
- 4.1.5.** Although these receptors would experience a change in the view, the adverse effects of these changes could be minimised through provision of appropriate boundary treatment, introduction of planting or other visual barriers to screen the views as described in detail in the mitigation section of the report.
- 4.1.6.** The relatively small number of visual receptors viewing the shoreline from Sully Island would experience partially filtered views of the proposed development site with no significant effects.



Methodology

Approach

As a matter of best practice this landscape and visual assessment (LVA) has been undertaken using a methodology that has been developed by Landscape Institute and Institute of Environmental Management as set out in the Guidelines for Landscape and Visual Impact Assessment (3rd Edition;2013).

The assessment of effects was preceded by a review of baseline information to inform the landscape and visual context. This included also analysis of the planning framework, statutory designations using variety of information sources i.e.: the Defra website magic.defra.gov.uk and relevant local planning authority documents.

The Guidelines for Landscape and Visual Impact Assessment 3rd edition (GLVIA) state that:

“LVIA must address both effects on landscape as a resource in its own right and effects on views and visual amenity...An assessment of landscape effects should consider how the proposal will affect the elements that make up the landscape, its aesthetic and perceptual aspects, its distinctive character and the key characteristics that contribute to this....An assessment of visual effects deals with the effects of change and development on the views available to the people and their visual amenity.”

Judging landscape and visual effects requires methodical consideration of each effect identified and assessment of the sensitivity of the landscape and visual receptors and the magnitude of the effect on the landscape.

Assessment of Sensitivity

The GLVIA notes that:

“The determination of the sensitivity of the landscape resource is based upon an evaluation of each key element or characteristic of the landscape likely to be affected. The evaluation will reflect such factors as its quality, value, contribution to landscape character, and the degree to which the particular element or characteristic can be replaced or substituted”

Each visual receptor, meaning the particular person or group of people likely to be affected at a specific viewpoint, should be assessed in terms of both their susceptibility to change in views and visual amenity and also the value attached to particular views.”

Relative sensitivity is assessed on a three point scale as noted in Table 1.1 below:

Table 1.1 Sensitivity Rating

Sensitivity Rating		
Rating	Landscape Sensitivity	Sensitivity of visual receptors
High	Key characteristics of the landscape are fragile and very sensitive to change.	Occupiers of residential properties Recreational users or tourists whose attention may be focussed on the landscape Designated or protected views
Medium	Some key characteristics of the landscape are vulnerable to change, but in general the landscape has the ability to absorb the effects of the development, without a significant change in character.	People travelling through the landscape People staying in hotels and healthcare institutions
Low	The key characteristics of the landscape are generally robust and the landscape may be able to accommodate the development without a significant change in character.	People at work and in educational institutions People engaged in formal sports activities

Magnitude of Impact

The 3rd edition of the GLVIA states, that: "Each of visual effects identified needs to be evaluated in terms of its size or scale, the geographical extent of the area influenced, and its duration and reversibility."

The impact of the proposed development upon the landscape character and for identified visual receptors has been assessed considering both construction and operation of the scheme. Consideration has also been given to the residual impact following establishment and growth of planting proposed as part of the scheme landscape. The magnitude of impact has been assessed taking account of the scale, extent and duration of any change. The magnitude of impact is rated using the guideline definitions in Table 1.2 below:

Table 1.2 Magnitude of Impact Rating

Magnitude of Impact Rating		
Rating	Landscape Impacts	Visual Impacts
<i>High</i>	Total loss or major alteration to key characteristics of the character and/or setting of the character area. Introduction of elements that substantially alter the character or tranquillity of the area.	Total loss or alteration to key aspects of view. Addition of new features that are highly visible, incongruous or in close proximity.
<i>Medium</i>	Partial loss or alteration to key characteristics of the character and/or setting of the character area. Introduction of elements that noticeably alter the character or tranquillity of the area.	Partial loss or alteration to key aspects of view. Addition of new features that are highly visible, though in keeping with the existing view, or viewed in middle ground /partially screened/viewed obliquely.
<i>Low</i>	Minor loss or alteration to characteristics of the character and/or setting of the character area. Introduction of elements that discernibly alter the character or tranquillity of the area.	Minor loss or alteration to key aspects of view. Addition of new features that are visible, though in keeping with the existing view. Changes to background of view or largely filtered/screened or viewed obliquely.
<i>Negligible</i>	Very minor loss or alteration to characteristics of the character and/or setting of the character area. Introduction of elements that make no perceptible change to the character or tranquillity of the area.	Very minor loss or alteration to key aspects of view. Addition of new features that are inconspicuous and in keeping with the existing view. Changes to background of view or seen as inconspicuous element in wide panorama. Almost entirely filtered/screened.

Significance of Effect

The significance of effect on the landscape is defined as the extent of physical changes and subsequent impacts on the landscape and the perception of how the landscape types/sub-types would be affected or whether new ones are established. The significance of visual effect is defined as the extent of change to the existing view. Such changes may be beneficial (ie improve or enhance the character or view) or adverse (ie detract from or deteriorate the character or view).

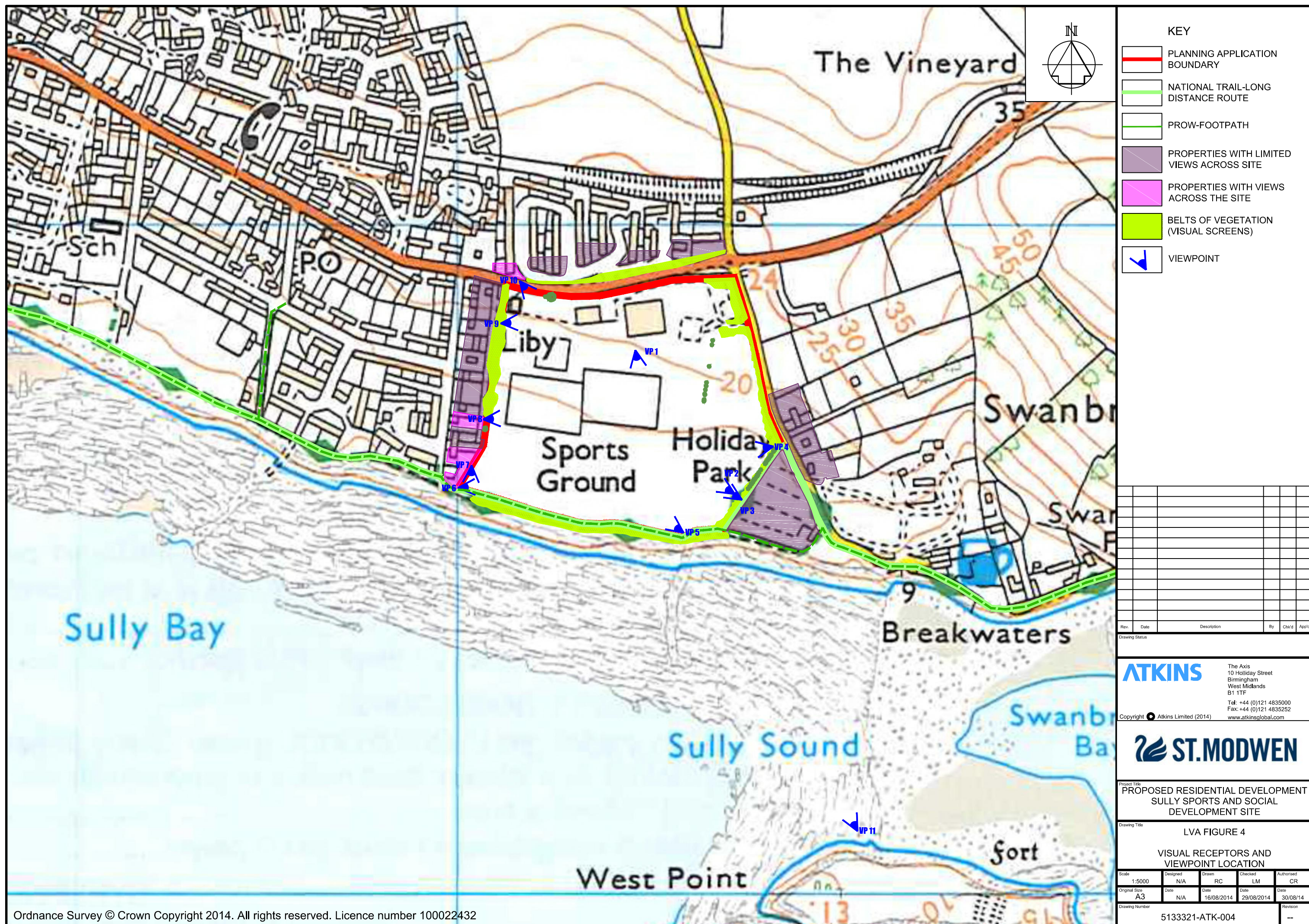
The significance of landscape and visual effects of the scheme has been derived by assessing the sensitivity of the landscape or visual receptor against the magnitude of impact, using the guidance matrix in Table 1.3.

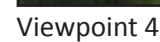
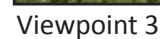
Table 1.3 Effect matrix

Effect matrix			
	Sensitivity		
Magnitude	<i>High</i>	<i>Medium</i>	<i>Low</i>
<i>High</i>	<i>Major</i>	<i>Major/Moderate</i>	<i>Moderate/Minor</i>
<i>Medium</i>	<i>Major/Moderate</i>	<i>Moderate</i>	<i>Moderate/Minor</i>
<i>Low</i>	<i>Moderate/Minor</i>	<i>Minor</i>	<i>Minor/Negligible</i>
<i>Negligible</i>	<i>Minor/Negligible</i>	<i>Minor/Negligible</i>	<i>Negligible</i>

Major effects are generally considered to be significant, *Moderate* effects may be considered to be significant, *Minor* and *Negligible* effects are generally not considered to be significant.





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ATKINS

The Axis
10 Holliday Street
Birmingham
West Midlands
B1 1TF

Tel: +44 (0)121 4835000
Fax: +44 (0)121 4835252
www.atkinsglobal.com

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ST.MODWEN

Project Title

**PROPOSED RESIDENTIAL DEVELOPMENT
SULLY SPORTS AND SOCIAL
DEVELOPMENT SITE**

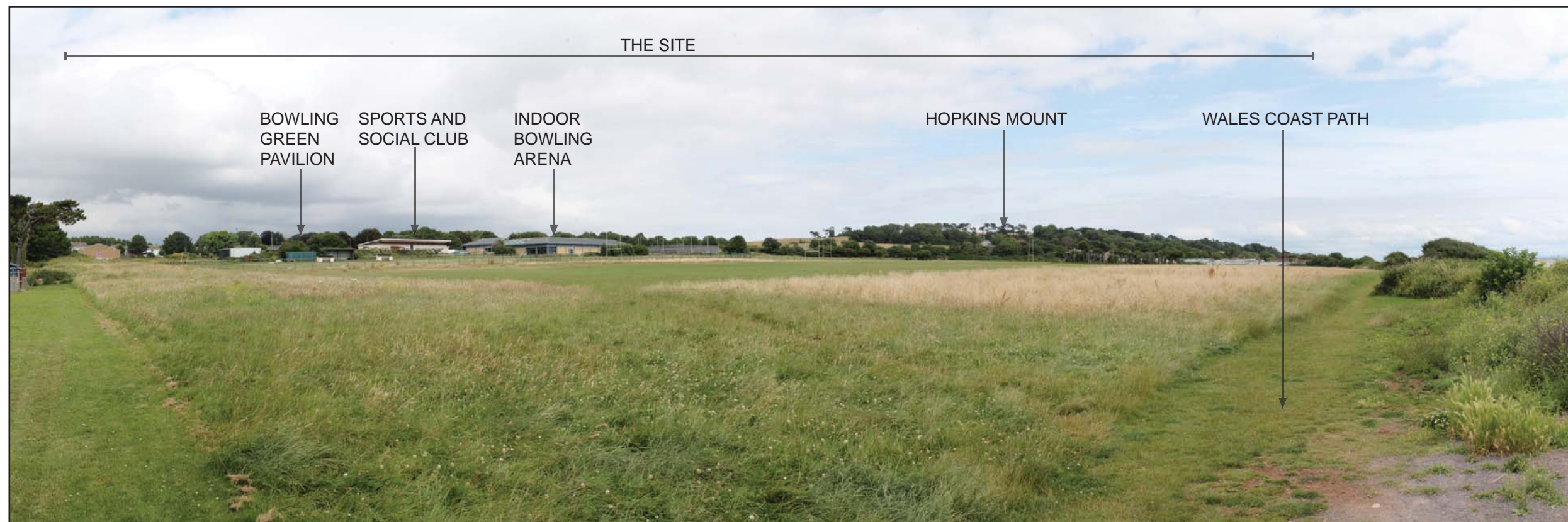
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LVA FIGURE 6
Viewpoint 3&4

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Drawing Number 5133321-ATK-005				Revision -

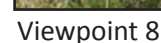
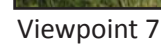


Viewpoint 5



Viewpoint 6

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ATKINS

The Axis
10 Holliday Street
Birmingham
West Midlands
B1 1TF

Tel: +44 (0)121 4835000
Fax: +44 (0)121 4835252
www.atkinsglobal.com

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Project Title

**PROPOSED RESIDENTIAL DEVELOPMENT
SULLY SPORTS AND SOCIAL
DEVELOPMENT SITE**

Drawing Title

LVA FIGURE 8
Viewpoint 7&8

Scale	N/A	Designed	N/A	Drawn	RC	Checked	LM	Authorised	CR
Original Size	A3	Date	N/A	Date	19.08.2014	Date	29.08.2014	Date	29.08.2014
Drawing Number								Revision	
5133321-ATK-008								-	



Viewpoint 9



Viewpoint 10



Contact name

Penny Taylor

Atkins Limited
The Axis
10 Holliday Street
Birmingham
B1 1TF

Penny.Taylor@atkinsglobal.com

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