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**SWANBRIDGE ROAD, SULLY**

**PHASE TWO**

LANDSCAPE AND VISUAL ASSESSMENT

**September 2016**



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## 1.0 INTRODUCTION

- 1.1 This Landscape and Visual Assessment has been prepared by Soltys Brewster Consulting, to assess the likely affects of the proposed development on the landscape and visual resource of the defined study area.
- 1.2 The proposed scheme consists of a phased residential development of up to 190 units. The application site, known as Swanbridge Road, Sully – Phase Two, in addition to land to the north of the site is included within the 2013 published Deposit Local Development Plan as a ‘reserve site’ for residential development (Deposit Housing Allocation MG2 (46)).
- 1.3 This Landscape and Visual Assessment describes and evaluates the existing landscape character and visual amenity and assesses the potential effects of the proposed development, including the effects of the proposed scheme on the physical landscape and visual amenity within the study area.
- 1.4 The assessment considers the development site and its wider relationship with the surrounding landscape and townscapes, to enable a thorough understanding of the setting, context and the extent of visibility of the proposed development on Swanbridge Road, Sully. This information provides a baseline of existing condition against which the impact of the proposed development can be assessed.
- 1.5 The assessments of landscape and visual effects, although connected, follow separate methodologies. Following the assessment of the landscape to identify potential changes in its character and perceived value, potential visual effects are assessed to identify changes arising from the proposed development on the composition of available views, perception of change and overall effects on visual amenity.
- 1.6 The methodology adopted for this assessment has been guided by current ‘best practice’ guidance published by the Landscape Institute and Institute of Environmental Management Guidelines for Landscape and Visual Impact Assessment, 3<sup>rd</sup> Edition (2013), tailored to the scope of the development, available detail and project constraints. Assessment was undertaken in September 2016.



## 2.0 SITE DESCRIPTION

- 2.1 The proposed site; which is located west of Swanbridge Road and south of Cog Road, Sully, comprises of the northern part of a large agricultural field, located immediately to the east of the existing settlement of Sully. The site is bounded by the consented outline application (01279/OUT) for Land South of Cog Road to the north. Swanbridge Road lies immediately to the east, the southern part of the large agricultural field the site lies to the south and existing dwellings of Sully to the west. The site measures approximately 7.3ha and is currently managed as a corn crop. The existing point of access in to the site is via an access gate in the north-eastern corner.
- 2.2 The topography of the site slopes gently from north to south, the northern hedgerow boundary of the site being located at the rising peak of Sully ridge.
- 2.3 The southern boundary has little physical defining features, as the site is currently managed as one large field along with the land to the south. A small section of vegetation and the boundary fences of a few residential dwellings that extend from the west form the far south-western site boundary.
- 2.4 The northern and eastern boundaries are typically formed by well-managed hedgerows. The western site boundary abuts the rear garden plots of existing dwellings along the far eastern edge of Sully, where boundaries are formed by close board fencing and boundary vegetation within gardens.

## 3.0 STUDY AREA AND CONTEXT

- 3.1 This section of the LVA establishes the baseline landscape and visual character of the study area by drawing together existing desktop information such as maps, planning designations and historic references, verifying and expanding upon this information through site survey. Refer to **Paragraph 6.1** for references of documents used within this section of the LVIA.

- 3.2 The LVIA study area covers a 3km radius from the centre of the proposed Swanbridge site. The study area falls within Vale of Glamorgan County. The South Wales coastline runs through the southern half of the study area, encompassing stretches of both developed and undeveloped coast.
- 3.3 The landscape is shaped by varied ridge and lowland floodplain topography, including the prominent Sully ridge, rising to approximately 54m AOD. Central parts of the study area include the low-lying floodplain of Cog Moors, crossed by a series of drainage channels and watercourses, including Sully Brook and Cadoxton River.
- 3.4 Central areas, including Cog Moor, contain mosaic landcover of rough pastoral fields. Field boundaries are often formed by overgrown or gappy hedgerow, containing individual and grouped trees and stretches of wire fence. In contrast, the Sully Ridge part of the study area contains pastoral landcover, with mosaic arable fields defined by more well managed, low hedgerow boundaries.
- 3.5 Much of the study area to the north, east and west contains urban settlements, including the southern extents of Lower Penarth, Dinas Powys and the eastern fringes of Barry, such as Palmerstown and Cadoxton.
- 3.6 The residential settlement of Sully contains a mixture of residential styles, primarily late 20th Century housing, largely of modular form on more elevated ground, with some linear development toward the lower, flatter southern fringes of the urban area overlooking Sully Bay. To the south eastern fringes, leisure land uses are more dominant, with a sports ground, holiday park and public house overlooking Sully Sound and Sully Island. Neighbouring urban residential settlements of Lower Penarth and Dinas Powys are similarly mixed in character, largely comprising modular housing development of 20th Century construction. The outer eastern extents of Barry lie within the west of the study area, containing the residential areas of Palmerstown and Cadoxton along with the large-scale industrial, light industrial, commercial and business development to the south, including Barry Power station and the Dow Corning silicone manufacturing plant.

- 3.7 There are several smaller hamlets within the study area. To the north eastern, the small settlement of Cog lies at the junction of Sully Road, Swanbridge Road and Cog Road.
- 3.8 The study area is crossed by a network of vehicular routes, including the well-trafficked A4055 primary route, which links Barry and Cardiff, via Dinas Powys cutting through the centre of the study area. The A4231 runs north from Barry industrial complex, connecting with north east Cardiff. Sully and Lower Penarth are served by the B4267, which lies approximately 370m from the southern site boundary at its nearest point. A number of other more minor routes cross the study area, linking Sully, Dinas Powys, Penarth and Llandough.
- 3.9 A network of Public Rights of Way cuts through the study area, including a number of coastal routes and the All Wales Coast Path. Several local public paths cross Sully Ridge, Cog Moors and Pop Hill within central parts of the study area, the nearest to the site running east from Home Farm. The National Cycle Network Route 88 runs through the settlements within the study area, following the course of the A4055 and cutting through Cosmeston Lakes.

#### 4.0 LEGISLATION AND POLICY CONTEXT

- 4.1 A review of relevant key statutory and non-statutory landscape planning designations and policies has been carried out as part of this appraisal.
- 4.2 Landscape planning designations and policies indicate the value that the national and local government, as well as statutory parties, attach to various landscape or landscape features within a geographic area. **Figure 3** illustrates the location and context of the proposal site in relation to landscape policy and designation that lie within the 3km study area. The application site lies within the administrative boundary of the Vale of Glamorgan.

##### **National Planning Policy**

*Planning Policy Wales (PPW) Edition 8, January 2016*

- 4.3 This document contains current land use planning policy for Wales. Of primary relevance to Landscape and Visual Assessment is the hierarchy of statutory and non-statutory designations.

PPW also supports the use of the Countryside Council for Wales' LANDMAP Information System as an importance information resource.

#### *Technical Advice Notes*

4.4 Relevant Technical Advice Notes include:

- Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009)
- Technical Advice Note (TAN) 6: Planning for Sustainable Rural Communities (2010)
- Technical Advice Note (TAN) 12: Design (2016)

#### *Wales Spatial Plan*

4.5 The WSP outlines strategic policy across the regions of Wales, advocating the importance of protecting and enhancing the environment. Chapter 14 also notes the value of distinctiveness of both the natural and built environment, the vision of the plan being to enhance the Welsh environment in all its forms.

### **Local Planning Policy**

#### *Vale of Glamorgan Adopted Unitary Development Plan (UDP) 1996-2011*

4.6 Policies relating to landscape and visual issues are noted below:

- Strategic Policy 1 states that “The Vale of Glamorgan’s distinctive rural, urban and coastal character will be protected and enhanced”.
- Strategic Policy 2, with regard to the environment, stipulates that “sustainable practices will be favoured” including “iv) proposals which improve the quality of the environment through the utilisation of high standards of design”. The aim of Strategic Policy 2 is to ensure that all proposed development within the Vale of Glamorgan respects the need to work towards sustainable development.
- Strategic Policy 3 relates to housing development within the Vale of Glamorgan, sets the housing target for the UDP plan period (1996-2011).

- Policy ENV 3 identifies Green Wedges “in order to prevent urban coalescence between and within settlements”, including the Green Wedge north west of Sully, Dinas Powys and Penarth to the South and West Of Llandough.
- Policy ENV 4 identifies Special Landscape Areas (SLAs), including Dyffryn Basin and Ridge Slopes and Cwrt - yr - Ala Basin SLA. Policy ENV 4 states that “New development within or closely related to the following special landscape areas will be permitted where it can be demonstrated that it would not adversely affect the landscape character, landscape features or visual amenities of the special landscape area”. The Dyffryn Basin and Ridge Slopes and Cwrt – yr – Ala Basin SLA lie beyond the 3km study area defined for the purposes of this assessment, and by virtue of distance and land from, is not expected to experience visibility toward the proposed site. Therefore, further consideration of SLA designations is not included within this assessment.
- Policy ENV 6 concerns development within the undeveloped coastal zone within the East Vale, stating that development will permitted “if the proposal would not cause unacceptable environmental effects by way of...visual or noise intrusion, impact on areas of landscape importance...”
- Policy ENV 10 – Conservation of the Countryside discusses measures to maintain and improve the countryside.
- Policy ENV 11 – Protection of Landscape Features states that “Development will 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 17 concerns the protection of built and historic environment, stating that “The environmental qualities of the built and historic environment will be protected.” Effects of development on “the special character appearance or setting” of listed buildings and conservation areas, Schedules Ancient Monuments and Sites of Archaeological and/ or Historic Interest, designed landscapes, parks or gardens of historic, cultural or aesthetic importance.

- Policy ENV 27 – Design of New Developments states that “Proposals for new development must have full regard to the context of the local natural built environment and its special features”. Criteria in determining new development include: effects on the local character of buildings and open spaces; standards of amenity and open space, access, car parking and servicing; extent of detrimental impact on adjacent areas; extent of protection and complementation of existing hard and soft landscaping features and; the distinction between public and private spaces.
- Policy HOUS 8 provides criteria for residential development which is within or closely related to the defined settlement boundaries provided that is sympathetic in to the environs of the site in “scale, form and character”; the proposed has no unacceptable effect on “the amenity and character of existing and neighbouring environments by virtue of...visual intrusion” or “areas of attractive landscape or high quality townscape”.
- Policy REC 12 concerns public rights of way and recreational routes, stating that “the Council will maintain and improve the existing pattern of public rights of way”.

*Vale of Glamorgan Deposit Local Development Plan (LDP) 2011-2026 (November 2013)*

- 4.7 The Vale of Glamorgan is now preparing the Local Development Plan which will cover the period 2011-2026. A Deposit LDP and Associated Documents were submitted to the Welsh Government and the Planning Inspectorate for independent examination on 24th July 2015. Although time expired, the UDP 1996-2011 remains the adopted development plan for the Vale. Planning Policy Wales, Edition 8 states that in determining planning applications “weight to be attached to an **emerging LDP** (or revision) when determining planning applications will in general depend on the stage it has reached... the appointed Inspector is required to consider the soundness of the whole plan in the context of national policy and all other matters which are material to it”. A summarised analysis of the relevant policies within the 2013 Deposit Local Development Plan is therefore included below – notably, the site is included within the LDP as an allocated as a reserved site for residential development under Policy MG2.

- Policy MG 2 allocates the Land West of Swanbridge Road, Sully for the development of 500 dwellings (reserve site) where it is necessary to ensure an adequate supply of housing land over the plan period.
  
- Policy MD 5 concerns residential development in key, service centre and primary settlements. The Swanbridge Road site lies adjacent to the settlement boundary of Sully as defined by Policy MD 5 within the Deposit LDP Proposals Map. The criteria in determining new development within key, service centre and primary settlements require that development “is of a scale and form that is commensurate with the surrounding area and does not unacceptably impact upon the character and appearance of the locality.”
  
- Policy MG17 – Special Landscape Areas (SLAs) defines SLAs, including the Dyffryn Basin and Ridge Slopes. Policy MG 17 states that “development proposals will be permitted where it is demonstrated they would cause no unacceptable harm to the important landscape character of the area”. The Dyffryn Basin and Ridge Slopes SLA lies beyond the 3km study area defined for the purposes of this assessment, and by virtue of distance and land form, is not expected to experience visibility toward the Swanbridge Road site. Therefore, further consideration of SLA designations is not included within this assessment.
  
- Policy MG 18 concerns Green Wedges, identifying Green Wedges to “prevent the coalescence of settlements and to retain the openness of the land”, including land North West of Sully and south of Penarth to Sully. Within Green Wedges “development which prejudices the open nature of the land will not be permitted”.

## 5.0 LANDSCAPE DESIGNATIONS

- 5.1 As part of the desk study appraisal, a summary review of relevant landscape designations has been undertaken. There are no landscape protection designations that apply to the site however a number of non-statutory designations extent within the 3km study area, as designated within the Vale of Glamorgan Unitary Development Plan 1996-2011. Landscape Designations are illustrated in **Figure 8.3**.

### **Green Wedges**

- 5.2 The ‘Dinas Powys and Penarth to the South and West of Llandough’ Green Wedge extends within the 3km study area, dividing the settlement of Dinas Powys and Lower Penarth/ Cogan. The ‘North West of Sully’ Green wedge is located on the western side of the existing settlement of Sully, abutting the fringes of Barry industrial/ commercial area.

### **Recreation Route**

- 5.3 A recreational route is proposed as a potential feeder route for cyclists and walkers into the cross South Wales section of the National Cycle Network. The disused railway is identified within the Vale of Glamorgan Unitary Development Plan as the primary course of the route. Policy REC 12 of the Vale of Glamorgan Unitary Development Plan is related to recreation routes, and states that *“where appropriate the council will favour the incorporation into these routes of bridleways, cycleways and facilities for users”*.

### **Scheduled Ancient Monuments and County Treasures**

- 5.4 A number of Scheduled Ancient Monuments fall within the study area to the north west around Dinas Powys and to the north east at Old Cogan Farm. A further Scheduled Ancient Monument is located on the eastern side of Sully Island.
- 5.5 Sully has a number of key historic built assets identified within the Vale of Glamorgan County Treasures List, including a number of listed residential and farm dwellings and associated outbuildings in and around the hamlet of Cog. These assets are considered as having special local architectural or historic interest and contributing to the cultural and environmental heritage in the borough. The County Treasures Supplementary Planning Guidance is non-statutory in nature but is intended to supplement existing policy guidance as set out below:

*“The recognition of locally important buildings and structures is thereby given an added dimension in the overall consideration of planning applications, with the emphasis given to the need for justification for the loss or unsatisfactory alteration of such building and intervention in development proposals”.*



## 6.0 ASSESSMENT METHODOLOGY

6.1 The methodology used within the assessment of landscape setting and context draws from the following recognised and established best practice guidance:

- Guidelines for Landscape and Visual Impact Assessment, Third Edition' (2013) (GLVIA3) The Landscape Institute / Institute of Environmental Management & Assessment. Guidelines that present current principles and techniques for preparing the methodology for a Landscape and Visual Assessment, in order that the assessment carried out is credible, consistent and effective.
  
- 'LANDMAP Guidance Note 3: Using LANDMAP for Landscape and Visual Impact Assessment of Onshore Wind Turbines' Natural Resources Wales (NRW) (May 2013). LANDMAP a Geographical Information System (GIS) based landscape resource, for the whole of Wales (excluding the urban areas of Cardiff and Swansea) where information about the landscape is recorded, organised and evaluated into nationally consistent data sets, known as Evaluated Aspects. These Evaluated Aspects provide an information resource for Baseline Conditions and evaluation information at the assessment stage of the LVA. LANDMAP has been formally adopted as a methodology for landscape assessment by NRW and is also supported by the Welsh Assembly Government, as outlined in Planning Policy Wales (2016).

6.2 The method used follows an accepted approach derived from the published guidance as outlined above. The guidance is not prescriptive, but recognises that every project will require its own set of criteria and thresholds, tailored to suit local conditions and circumstances. In the case of this particular assessment, the approach followed recognises the specific attributes and scale of the project and distinctive characteristics of Sully and the surrounding landscapes.

6.3 In making judgements on effects, the LVA makes reference to mapped and documented baseline information and uses photography and field survey work, together with the professional judgement of experienced landscape assessors. It draws together existing desktop information which is then verified and supplemented by survey work in the field.

- 6.4 Potential landscape and visual effects are assessed as separate but linked issues. Both require a combination of quantitative and qualitative evaluation. The magnitude of landscape effects is derived from the extent to which physical changes to the landscape cause a change to the landscape as a resource in its own right<sup>1</sup>. Visual effects are related to changes to specific views and on the general visual amenity experienced by people<sup>2</sup>.
- 6.5 For both landscape and visual effects the significance of effects is derived from assessment of the nature of receptors likely to be affected (sensitivity) and the nature of effects likely to occur (magnitude), assessed through an evidence-based process combined with transparent professional judgement.<sup>3</sup> The level of significance assessed and reported is defined within GLVIA3 as a measure of the importance or gravity of the environmental effect that would occur<sup>4</sup>. The identification of effects is identified and described as accurately as possible, with explanation of judgements made at each stage. This ensured the identification of significant effects to be as transparent as possible. It is important to recognise that the landscape is constantly evolving, and that opinions on the merits or adverse impacts of a proposed development is highly subjective. Change brought about by a proposed development is neither positive nor negative in itself, it is only variation. Whether such change should be considered beneficial or adverse is a matter of judgement. Such judgements are derived from the observer's perceptions. It is likely that there will be a range of perceptions/ responses toward any development - which, in some circumstances, may range from the strongly positive to the strongly negative.
- 6.6 In conducting this assessment, judgements have been made as to the assessor's consideration of whether the likely effects of the proposed development are judged to be positive (beneficial) or negative (adverse) in their consequences for landscape or for visual amenity. Judgements have been made and set out in a transparent manner, accepting that this part of the assessment process is particularly subjective. Assessment recognises that there can be an equally justifiable and legitimate contrary opinion, in some circumstances; however the opinions set out in this assessment are genuinely held and based on professional judgement. GLVIA3 states the following:

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<sup>1</sup> Guidelines for Landscape and Visual Impact Assessment, Third Edition' (2013) Page 35, paragraph 3.20

<sup>2</sup> Guidelines for Landscape and Visual Impact Assessment, Third Edition' (2013) Page 35, paragraph 3.20

<sup>3</sup> Guidelines for Landscape and Visual Impact Assessment, Third Edition' (2013) Pages 37 and 38, paragraphs 3.23 and 3.24

<sup>4</sup> Guidelines for Landscape and Visual Impact Assessment, Third Edition' (2013) Page 158

*“The importance of perceptions of landscape is emphasised by the European Landscape Convention, and other may of course hold difference opinions on whether the effects are positive or negative, but this is not a reason to avoid making this judgement, which will ultimately be weighed against the opinions of others in the decision-making process”<sup>5</sup>*

6.7 The method has used available LANDMAP data to inform the baseline study and has included detailed examination of Level 3 Classification and Evaluation data to describe, classify and evaluate the existing landscape character and sensitivity to the development proposals, based on the LANDMAP Visual and Sensory Aspect Layer. The assessment of the significance of landscape and visual effects will depend on the degree to which the development:

- Complements and respects the landscape context including existing scale, landform, pattern of land cover and land use;
- Enables enhancement, restoration or retention of feature and attributes that contribute to the definition of local landscape character and visual amenity, and;
- Affects strategic and important views in addition to the visual context of receptors.

#### **Baseline Assessment of Character and Value of the Landscape**

6.8 Through the assessment and recording of the important elements that create distinct areas within the landscape, the existing character, value and sensitivity to change of the landscape within the study area has been established. Assessment included an appraisal of landform, land cover, seasonal and permanent habitat value and historical and cultural associations. Using information derived from desktop studies, examination of LANDMAP data (Level 3) and site surveys, the land was divided into areas of distinct, recognisable and common character called Landscape Character Areas (LCAs). Through the use of LANDMAP (Level 3) analysis and supplementary desk study and field assessment, LCAs within the 3km study area have been identified, broadly based upon LANDMAP Visual and Sensory Aspect Areas This approach draws upon the recommendations of LANDMAP Information Guidance Note 3, which states the following:

*“Where no LCAs have been defined and assessors wish to use these as the primary basis for reporting, all five LANDMAP aspects should be used as a basis for deriving them. The contribution of LANDMAP*

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<sup>5</sup> Landscape Institute / Institute of Environmental Management & Assessment, Guidelines for Landscape and Visual Impact Assessment, Third Edition’ (2013) Page 88, paragraph 5.37

*aspects to LCAs can be seen in Appendix A. The Visual and Sensory aspect areas are normally the starting point but they should be refined by the other four aspects as appropriate and can include other information and structured site surveys.”<sup>6</sup>*

- 6.9 Landscape character is the result of the interactions between different elements such as geology, soils, vegetation and historical and current human influences, that are unique to different areas. Defining landscape character enables an understanding to be formed of the inherent value and importance of separate landscape components, the processes that have created features such as field patterns and settlement forms and the processes that may alter landscape character in the future.
- 6.10 The quality and value placed on the landscape within the study area has a bearing on the significance of any changes that take place as a result of any proposed development. The significance of effects on the landscape is a function of the extent or degree of the landscape affected (the magnitude of effect) and the quality and value of that landscape.
- 6.11 To provide a measurement to classify the quality and sensitivity of the landscape, criteria have been devised and set out in a semantic scale. The criteria were developed by Soltys Brewster Consulting and were drawn from the published guidelines listed in **Paragraph 6.1**.

### **Assessment of Impacts on Landscape Character**

- 6.12 Landscape effects may include direct physical changes to landscape elements caused by the proposed development or indirect effects, such as effects on the setting of a particular landscape that may arise as a consequence of the proposed development. The potential landscape effects across the study area are identified by the on-site analysis and verification of landscape character information that is established during the baseline assessment. The landscape assessment criteria described in **Appendix A** provide a framework for the assessment of landscape effects.

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<sup>6</sup> Natural Resource Wales, LANDMAP Guidance Note 3: Using LANDMAP for Landscape and Visual Impact Assessment of Onshore Turbines (May 2013)

## Baseline Visual Assessment

### *Visual Analysis Mapping*

- 6.13 An assessment of the degree of visibility of the application site has been determined through landform analysis and the mapping of a theoretical visual envelope or outer limit of land visually connected with the proposal and field assessment. **Figure 1** illustrates the visual envelope, which has been manually prepared through assessment at human eye level from land within the site. This involved standing at the location of the development and looking out to identify and map the land that is visible from that and other points within the site. This can establish the outer limit or visual envelope of the land that may be visually connected with the proposal. There are likely to be substantive areas within the visual envelope where the site is not visible due to local landform, vegetation cover or built form, however the purpose of the visual analysis is to illustrate the potential ‘worst case’ presence or absence of views only. Visual analysis from the wider study area considers the actual extent of visibility from land within the visual envelope so as to inform the selection of viewpoints. Field assessment was carried out in September 2016.

### *Receptors of Visual Effects*

- 6.14 Impacts on visual amenity relate to changes in the composition of views and people’s responses to these changes.
- 6.15 From within the 3km study area, viewpoints were selected to represent various receptor groups, key or noteworthy viewpoints within the landscape and/ or illustrative viewpoints, which demonstrate particular effects and issues. These included locations frequented by members of the public such as busy vehicular routes, rights of way and locally acknowledged viewing points. Viewpoint locations are illustrated in **Figure 2**.
- 6.16 Viewpoints frequented by members of the public, such as public rights of way, popular visitor attractions, car parks, and views from settlements, as well as viewpoints located in particularly scenic areas, are favoured because these are likely to represent a greater concentration of sensitive visual receptors. Viewpoints from which the proposed development is likely to be prominent will also be favoured. This is in accordance with current best practice and guidance.
- 6.17 When carrying out viewpoint surveys, the nature of the view is noted as well as whether partial or full views of the proposed development would be experienced, whether views are static or

transitory, how prominent the proposed development may be, and whether large numbers of properties or viewers will experience the view. In many cases finding an uninterrupted view can be difficult and viewpoints where there is a significant amount of existing screening or no safe stopping place (e.g. on a busy road) are generally not shortlisted. Therefore, although the views chosen are representative they are not necessarily typical of the whole study area.

- 6.18 Additionally, for practical reasons, viewpoints have to be selected from publicly accessible locations and not from private land or property. It is accepted that views may differ from individual private property; however, in residential areas efforts are made to select public locations that will depict a view that represents a particular residential neighbourhood.

### **Assessment of Viewpoints**

- 6.19 Alongside character assessment, visibility has been analysed through the assessment of identified viewpoint locations.

- 6.20 From each viewpoint, assessment of the existing view and potential changes that will result from the proposed development has been completed in the field. The impact of the proposed development on the existing view has then been assessed using the criteria as described in **Appendix 1**. The following elements are considered in the description and assessment of visual effects from each viewpoint:

- The existing visual character and quality of the viewpoint (including whether it is within a designated landscape, the presence of visual detractors, skyline, aspects of visual scale and proportion etc);
- The character of the existing landscape against which the development would be viewed including any screening, interruption or filtering provided by existing surface features, vegetation and local topography;
- The viewpoint location, the presence and concentration of receptors, and receptor sensitivity (for example, will people view the development area during work or leisure activities, whilst in transit, etc);
- The proportion of the development that will be visible, its scale, distance from the viewpoint and position in the view in relation to other features within the view including adjacent land uses and pattern of land cover;

- The duration of the potential impact, i.e. is it long term or temporary, continuous or transitory (the latter meaning that the receptor would be exposed to the effect for a short time)

### **Cumulative Assessment**

- 6.21 Cumulative landscape and visual effects alongside the consented Land South of Cog Road, which is the first phase of the deposit LDP allocation have been assessed and have been undertaken in parallel with the process of assessing individual effects of the scheme. Only the consented Land South of Cog Road scheme has been considered in this report. We are unaware of any other proposed or consented residential developments likely to cause cumulative effects.

## **7.0 LANDSCAPE CHARACTER**

- 7.1 LANDMAP (Level 3) Data has been used to inform the appraisal of the existing landscape character, value and sensitivity within 3km of the proposed development site.
- 7.2 Analysis included detailed examination of available LANDMAP data to Level 3 classification, involving evaluation of data for all five aspect layers: Visual and Sensory, Landscape Habitats, Geological, Historic and Cultural Landscapes.
- 7.3 A series of illustrative maps have been produced for the 3km study area, using the methodology described in Information Guidance Notes 3 (refer to Figure 4 – Figure 13) and were produced and are consistent with LANDMAP data available to download at the time of preparation. Summaries of the LANDMAP Aspect Area Level 3 classifications and evaluation data for the five Aspect Layers can be found in **Appendix B**.

### **Baseline Landscape Character and Value Assessment**

- 7.4 Through the use of LANDMAP Level 3 analysis and supplementary desk study and field assessment, the land was divided into areas of distinct, recognisable and common character called Landscape Character Areas (LCAs). Twelve LCAs within the 3km study area have been identified, broadly based on LANDMAP Visual and Sensory Aspect Areas (as illustrated in **Figure 14**). The proposed development site is located entirely within LCA E2: Sully Ridge.

- 7.5 Field assessments were carried out in September 2016 across the study area.
- 7.6 The key characteristics of the landscape character areas were summarised in **Appendix B** and their landscape locations are shown on **Figure 14**.

**Landscape Sensitivity Evaluation**

- 7.7 An analysis of landscape character within the 12 identified character areas within the study area has been undertaken, based on the criteria identified in **Appendix A**.

**Table 1: Landscape Sensitivity**

<b>LCA A1: Barry and Sully Coastal Gap</b>	<p><b>Susceptibility of Landscape Receptors to Change:</b> Low</p> <p>An area of semi-rural. Urban fringe character. Landscape influences include the presence of existing development within the immediate context. This is an intimate scale landscape, enclosed by existing development of varied form and pattern – including largescale industrial works, significant cultural buildings such as Hayes Point and smaller-scale, modular residential development. Landscape condition is varied, including some less maintained areas.</p> <p><b>Value of Landscape Receptors:</b> Medium</p> <p>This LCA is influenced by ongoing landscape change and urban fringe landuses. Although generally of pleasant semi-rural characteristics, overall character is not rare.</p> <p><b>Landscape Sensitivity:</b> Low</p> <p>Assimilation of the above considerations indicates low landscape sensitivity. By virtue of existing characteristics, pressures and influences, this LCA is considered tolerant of change.</p>
<b>LCA B1: Cog Moors</b>	<p><b>Susceptibility of Landscape Receptors to Change:</b> Medium</p> <p>A distinctive landscape, largely displaying rural characteristics. Roadways and views toward existing development influence</p>



	<p>character, however this is an open landscape of distinctive pattern and landscape elements. Integrity of landscape elements is somewhat eroded in places as a result of deterioration of hedgerows. Detractive views towards Barry industrial area.</p> <p><b>Value of Landscape Receptors:</b> Medium</p> <p>An area of positive character, although degraded in parts and subject to occasional detractive views and landscape elements. A distinctive but not rare sense of place.</p> <p><b>Landscape Sensitivity:</b> Medium</p> <p>Assimilation of the above considerations indicates medium landscape sensitivity. By virtue of the existing landscape attributes and the nature of landscape receptors, this LCA is considered capable of absorbing some degree of change without affecting overall character.</p>
<p><b>LCA C1: Penarth and Dinas Powys Urban Fringe</b></p>	<p><b>Susceptibility of Landscape Receptors to Change:</b> Medium/ High</p> <p>A settled, buffer landscape which is positively influenced by an attractive landscape pattern and combination of landscape elements – such as boundary hedgerow and tree groupings. The pattern of change within the surrounding landscape has resulted in pressure on the LCA for future development.</p> <p><b>Value of Landscape Receptors:</b> Medium</p> <p>Sense of place is lacking as a result of the mix of declining and poorly maintained farming landscape in parts. The area presents no strong or unique visual and sensory qualities, however this LCA is significant as a green buffer between existing settlement.</p> <p><b>Landscape Sensitivity:</b> Medium/ high</p> <p>Assimilation of the above considerations indicates medium/ high landscape sensitivity. A landscape vulnerable to development pressures, lacking sense of place and declining landscape qualities in</p>

	parts.
<b>LCA D1: Wenvoe Environs</b>	<p><b>Susceptibility of Landscape Receptors to Change:</b> Low</p> <p>A rolling valley landscape, which is relatively enclosed. The influences of the A4050 primary vehicular route effect the integrity of landscape character. Although typically well managed, visual detractors including pylon towers and other overhead infrastructure are present. Views to higher ground mean the valley sides are most sensitive to change. Settlement, commercial development, quarry works and roadways compromise the integrity of landscape character.</p> <p><b>Value of Landscape Receptors:</b> Medium</p> <p>A rural area, typically of good condition and of scenic quality in places, although influenced by detractive elements and lacking in rare or unique landscape qualities.</p> <p><b>Landscape Sensitivity:</b> Low</p> <p>Assimilation of the above considerations indicates low landscape sensitivity. A landscape considered to be of robust character by virtue of existing influences on the landscape.</p>
<b>LCA E1: Costmeston Country Park and Golf Course</b>	<p><b>Susceptibility of Landscape Receptors to Change:</b> Medium/ high</p> <p>A well used recreational landscape, absent of settlement. An attractive LCA, of small-medium scale. Enclosed character, contained within basin topography and including grass landcover and woodland groupings.</p> <p><b>Value of Landscape Receptors:</b> High</p> <p>Distinctive semi-rural recreational character which provides a clear sense of place. A unique recreational waterbody landscape, rare within the Vale of Glamorgan. Well-frequented and</p> <p><b>Landscape Sensitivity:</b> High</p>

	<p>Assimilation of the above considerations indicates high landscape sensitivity. A landscape of local significance.</p>
<p><b>LCA E2: Lavernock Hinterland</b></p>	<p><b>Susceptibility of Landscape Receptors to Change:</b> Medium/ High</p> <p>An open, mosaic landscape containing a simple palette of landscape elements. Suburban influences affect landscape character in places. Settlement is present within the LCA. The area is under pressure from recreation and development.</p> <p><b>Value of Landscape Receptors:</b> Low</p> <p>Rural character is somewhat eroded in places by sub-urban and urban fringe influences. Hedgerows and other boundary treatments appear neglected in places. The area presents few features within are rare or unique.</p> <p><b>Landscape Sensitivity:</b> Medium/ High</p> <p>Assimilation of the above considerations indicates medium/ high landscape sensitivity. A settled landscape, influenced by recreational and development uses. The area is vulnerable to development pressures.</p>
<p><b>LCA E3: Sully Ridge</b></p>	<p><b>Susceptibility of Landscape Receptors to Change:</b> Medium</p> <p>Typically a well-managed, productive mosaic landscape. An open, simple landscape. Intactness of landscape character varies across the LCA Urban influences affect parts of the LCA, such as the land South of Cog Road development site, which abuts existing settlement and is influenced by traffic and human activity. Settlement character of Sully, abutting the LCA, contrasts with the picturesque qualities of the well-maintained village of Cog, which is of noted historic and cultural value.</p> <p><b>Value of Landscape Receptors:</b> Low</p> <p>The aspect area is largely well-maintained with well managed hedgerow and stone wall boundaries and appropriate new</p>

	<p>development, which contribute toward an attractive quality. The LCA is not protected by any landscape designations, and is representative of pastoral landscapes within the Vale of Glamorgan.</p> <p><b>Landscape Sensitivity: Low</b></p> <p>Assimilation of the above considerations indicates low landscape sensitivity. A peaceful, pastoral landscape in places, however influenced by human activity and development within other parts. Sensitivity is somewhat mixed across the LCA, however by virtue of the simple palette of well-managed landscape elements, overall sensitivity is assessed as medium/ low.</p>
<p><b>LCA F1: Penarth to Swanbridge Coast</b></p>	<p><b>Susceptibility of Landscape Receptors to Change: Low</b></p> <p>A dramatic landscape, containing very limited built form. Exposed and of strong and distinctive sense of place. Distinct landscape character contained within a well defined area, with open views focussing out to sea and along cliffs/ beaches.</p> <p><b>Value of Landscape Receptors: High</b></p> <p>A rare and highly scenic landscape, of recreational value and habitat interest.</p> <p><b>Landscape Sensitivity: Medium</b></p> <p>Assimilation of the above considerations indicates medium landscape sensitivity. A robust landscape, comprising of distinct landscape attributes considered tolerant to change. However, well-frequented by a number of sensitive landscape receptors.</p>
<p><b>LCA F2: Swanbridge to Barry Coast</b></p>	<p><b>Susceptibility of Landscape Receptors to Change: Low</b></p> <p>A dramatic landscape, containing very limited built form – however in places development extends to the edge of the LCA, including residential, industrial and caravan park development. Development is almost always visible in places. Distinct landscape character contained within a well defined area, with open views focussing out</p>

	<p>to sea and along cliffs/ beaches.</p> <p><b>Value of Landscape Receptors:</b> Medium/ high</p> <p>A rare and highly scenic landscape, of recreational value and habitat interest. However landscape condition is worn in places as a result of heavy use.</p> <p><b>Landscape Sensitivity:</b> Medium</p> <p>Assimilation of the above considerations indicates medium landscape sensitivity. A robust landscape, comprising of distinct landscape attributes considered tolerant to change. However, well-frequented by a number of sensitive landscape receptors.</p>
<p><b>LCA G1: Barry and Sully</b></p>	<p><b>Susceptibility of Landscape Receptors to Change:</b> Low</p> <p>Urban areas of mixed grain and settlement pattern, including some areas of poor quality development. Lack of coherent urban structure within parts of Barry, however Sully is of a more legible settlement form. Mixed townscape features, materials and streetscape elements across the LCA. Often visually enclosed as a result of built forms.</p> <p><b>Value of Landscape Receptors:</b> Medium</p> <p>Typically fair condition, however mixed quality and illegible form in areas with industrial detractors.</p> <p><b>Landscape Sensitivity:</b> Low</p> <p>Assimilation of the above considerations indicates low landscape sensitivity. Robust landscape elements tolerant of change and typically of low sensitivity to residential development.</p>
<p><b>LCA G2: Dinas Powys</b></p>	<p><b>Susceptibility of Landscape Receptors to Change:</b> Low</p> <p>Urban settlement, containing a distinct, intact historic core with linked modern housing estates of lesser quality and a more mixed materials palette. Cut by busy and noisy vehicular routes. High level</p>

	<p>of visual enclosure as a result of built forms.</p> <p><b>Value of Landscape Receptors: Low</b></p> <p>Typically fair condition. Moderate rarity as a result of the small, intact historic core. Generally limited scenic quality and low integrity.</p> <p><b>Landscape Sensitivity: Low</b></p> <p>Assimilation of the above considerations indicates low landscape sensitivity. Robust landscape elements tolerant of change and typically of low sensitivity to residential development.</p>
<b>LCA G3: Penarth</b>	<p><b>Susceptibility of Landscape Receptors to Change: Medium</b></p> <p>Distinct settlement of intact built character. Pleasant views are available from a number of locations. Largely coherent materials palette and sense of place.</p> <p><b>Value of Landscape Receptors: Medium</b></p> <p>Typically fair condition. High rarity by virtue of historic inner core and promenade areas. Moderate scenic quality.</p> <p><b>Landscape Sensitivity: Medium</b></p> <p>Assimilation of the above considerations indicates low landscape sensitivity. A combination of well defined landscape attributes contribute to LCA of robust qualities, tolerant to some degree of change.</p>

## 8.0 VISUAL BASELINE

- 8.1 An assessment of the degree of visibility of the Swanbridge Road site has been determined through Visual Envelope Mapping, as illustrated in **Figure 1**. The purpose of the visual envelope is to establish the outer limit of the land that may be visually connected with the proposal. There are likely to be substantive areas within the visual envelope where the site is not visible due to local landform, vegetation cover or built form, however the purpose of the visual analysis is to illustrate the potential ‘worst case’ presence or absence of views only.
- 8.2 At the time of the visual envelope survey; the site was covered by a mature crop of corn, reaching a height of approximately 1.5 - 2m above ground. With this, the visual envelope shown on **Figure 1** is correct at the time of preparation and may change subject to crop harvesting.
- 8.3 Within the Visual Envelope, a mixed range of visual receptors are present – including residential receptors within immediate proximity – such as those located along Swanbridge Road and the eastern flanks of Sully. Residential receptors within the Visual Envelope also include those at greater distance, such as within the communities of Dinas Powys and Penarth. Other receptors include vehicular travellers, such as those along the minor roads which border the site and others using more major routes such as the A4055. Outdoor workers, including farm workers are also key receptors, represented across expanses of the Visual Envelope, particularly within central areas, including parts of the ‘Dinas Powys and Penarth to the South and West of Llandough Green Wedge’.
- 8.4 The key receptor groups contained within the visual envelope are discussed below, with a view to establishing likely locations for detailed field analysis and viewpoint assessment.

### Receptor Groups

#### *Residents of Key Settlements*

- 8.5 These are likely to be amongst the higher sensitivity receptor groups within the study area because they are static receptors that will experience views for long periods of time. However, sensitivity is limited in that views will be heavily influenced by man-made urban elements. Primarily, the key settlements considered within the study area are Sully, Barry, Dinas Powys

and Penarth. A number of these receptors are unlikely to be affected by the proposed development. Others, including the fringe areas of settlements within immediate proximity of the proposed development are likely to experience a mix of more open and partially obscured views.

*Residents of Small Settlements and Individual Dwellings*

- 8.6 This group of receptors is judged to be highly sensitive because they are static receptors that will experience views for long periods of time. Individual dwellings within the countryside may historically be located in order to take advantage of high quality landscapes or views. The historic village settlement of Cog and adjacent farm dwellings is a key receptor group, located to the north east of the site.

*People Undertaking Recreation where the Landscape within which the Proposed Development is Located is seen as the Primary Reason for Attraction.*

- 8.7 This group of receptors is judged to be highly sensitive because they are static receptors that will experience views for long periods of time. Receptors may include people undertaking recreation where the landscape within which the proposed development is seen as the primary reason for attraction – such as walkers and hikers of recognised footpaths, open access land and rights of way, riders and scenic route users. Receptors are more likely to be within a designated landscape and could be attracted to visit more frequently, or stay longer, by virtue of the view. There are very limited numbers of receptors of this nature within the study area, however potential receptors within this group may include walkers along the All Wales Coast Path – although the proposed development is unlikely to affect this route.

*Visitors Undertaking Active Outdoor Recreation Activities that are not Directly Associated with the Enjoyment of Scenery.*

- 8.8 This receptor group is judged to have medium sensitivity because they are not always located in designated or highly scenic landscapes and their primary reason for being in the landscape is not the appreciation of its character and appearance. There will be a varied number of these receptors, including for example, users of the National Cycle Networks, walkers along Public Rights of Way – which cross within close proximity of the site as well as through the wider study area. Some will be concentrated around settlements and others in rural areas according to where the facilities for their respective



pursuits are located. Their length of stay will not be affected by landscape and visual quality although their enjoyment may be enhanced by it.

#### *Outdoor Workers*

- 8.9 This group of receptors is considered to be of medium sensitivity because they are mobile receptors that will engage in active work. The quality of landscape and visual character will not influence their presence or length of stay but they are likely to spend prolonged periods of time outdoors and this time may be enhanced by scenic quality. They are most likely to include agricultural and forestry workers who will be located in proximity to the development and also throughout the study area.

#### *Travellers in Vehicles using the Primary, Secondary and Tertiary Road Networks*

- 8.10 This group of receptors is considered to be of low sensitivity because they will experience transitory views whilst travelling at relative speed through the landscape for reasons other than the enjoyment of the landscape or visual quality. Their use of the road network may be enhanced by landscape and visual quality but will also be heavily influenced by man-made elements, the roads themselves and the traffic on them. These may themselves be of detriment to landscape quality, particularly given where road corridors are in poor physical quality or where noise from busy traffic detracts from the tranquillity of the landscape. The key primary routes that cross the study area include the A4055 and B4267. A number of other well-used routes also cross the study area, including Sully Road.

#### *Users of Indoor Workplaces and Community Facilities*

- 8.11 This group of receptors is judged to be of low sensitivity because they will spend only short periods of time in the landscape for reasons that are not related to or affected by landscape and visual quality. They will experience temporary or transitory views whilst engaged in other activities. This group of receptors may include churchgoers, customers at petrol stations and garages, public houses, leisure centres and other community facilities. They are most likely to be located within settlements and on the primary or secondary road networks and will occur in moderate to large numbers across the study area.

## Viewpoints

8.12 To assess the potential effects of the proposed development on key receptor groups and from key parts of the study area, four viewpoints were selected. The viewpoints were chosen as being representative of publicly accessible land within approximately 3km of the site. The locations of the selected viewpoints are illustrated in **Figure 2** and detailed in **Table 12** below.

**Table 2: Summary of Viewpoints**

VP. No.	Location	Grid Ref.	Approx. Distance from Site	Reasons for Choice
1	Permissive Public Footpath along disused Penarth Railway Line	316064, 168108	214m	Represents view from the residential community of Sully. Located at the far eastern end of a short 'dead end' footpath off Arlington Road. Footpath has been allocated as a recreational route in the Vale of Glamorgan UDP.
2	Informal Open Space between Arlington Road and Brean Close, Sully	315966, 168286	15m	Represents view from the residential community of Sully. Located in the centre of an area of informal open space immediately adjacent to the south-west corner of the site.
3	Swanbridge Road	316332, 168561	5m	Represents views from Swanbridge Road to the east of the site. Located opposite the existing site access.
4	Dinas Powys Common	315077, 171067	2.75km	Represents more distance view toward the site from elevated location within

				residential community of Dinas Powys. Located at well used local public open space.
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**9.0 THE PROPOSED DEVELOPMENT**

- 9.0 The proposed development site includes 7.3 ha of land, which was included within 2013 published Deposit Local Development Plan for residential development (Housing Allocation MG2 (46) as a ‘reserve site’. Land directly north of the application site is also included in the proposed allocation. An outline planning application for the development of the land immediately to the north has a resolution to grant planning permission for up to 350 units. The permission will be issued following the signature of the S106 agreement. (2013/01279/OUT).
- 9.1 Phased residential development of up to 190 units is proposed, constructed over approximately 6-7 years. The proposed development includes parcelled development of principally two-storey residential dwellings, of low density.
- 9.2 This assessment is based on the proposed development as illustrated in CWA Indicative Masterplan (**Appendix 1**).
- 9.3 The arrangement and orientation of housing is expected to respond to existing site constraints – including the ridgeline contours and integrate with the layout and landscape of the consented development of the land immediately to the north of the site, know as Land South of Cog Road.
- 9.4 The layout incorporates landscape buffer areas on the fringes and within the site, including buffering through generous rear gardens plots, integral public open space, hedgerow planting and offsetting the build form of the development from the boundary edge. The incorporation of an ecological reserve area within the north-eastern corner of the site provides protection to and integration with the consented ecological reserve area immediately to the north of the site. Both linear and modular arrangements are indicated within the scheme layout, containing a number of amenity spaces and a central route, providing the principal access via the consented Land South of Cog Road residential development immediately to the north of the site. The layout incorporates a framework of structural landscape vegetation which will assist with the

establishment and integration of the scheme within the landscape and encourage fragmentation of façade and roofscape views.

- 9.5 The character of built form is to be fully resolved through a Reserved Matters application, however Landscape and Visual Impact Assessment indicates that the palette of architectural forms and materials should reflect the surrounding built forms where appropriate, including the consented Land South of Cog Road residential development immediately to the north.
- 9.6 Within views looking toward the site, where available, roofscapes have the potential to be visually dominant, and the arrangement of form, texture and colour is considered as part of the embedded mitigation strategy. The responsive use of slate or similar effect roofing materials, so as to minimise visual impact and integrate with existing character is expected. A simple range of exterior wall finishes/ rendering of natural tone and with references to the white, colour washed walls within the immediate context could be used, so as to contribute to a cohesive visual character. Reflective materials are to be kept to a minimum.
- 9.7 The proposed scheme is contained within existing retained hedgerows as part of the framework of landscape infrastructure, which also includes informal open space in the north-east, north-west and south-east of the site. Retained landscape features such as boundary hedgerows are integral to landscape character and provide important visual screening and softening.
- 9.8 The development scheme also includes the provision of a new hierarchy of routes, with a single vehicular access to the site gained by a new junction with the consented Land South of Cog Road (Phase 1) residential development immediately to the north of the site. No through access onto Swanbridge Road is provided so as to maintain its relatively rural character.

## **10.0 ASSESSMENT OF EFFECTS**

### **Construction Effects**

- 10.1 Potential impacts arising during the construction phase of the proposed development on landscape and visual amenity are of lower magnitude than those of the operational phase, predominantly due to the short timescale and temporary nature of the construction phase of works. As such, a qualitative assessment has been undertaken, focusing on the general aspects

of landscape change and potential visual impact during the construction phase, which is predicted to involve the construction of between approximately 45 and 64 units per year over a 3 year period.

10.2 Impacts have been assessed in accordance with the criteria provided in the methodology (refer to **Appendix A**). No individual viewpoint analysis has been undertaken for the construction phase assessment.

10.3 Construction will involve the use of a new site access, which is likely to be located along the northern boundary of the development site. During the construction phase of the works, a 2m high site hoarding may be erected around the site boundary in order to secure the site. A storage compound will be located within the site. There may also be a single storey site office. Temporary lighting is expected to be proposed for the storage compound, which will include lighting columns.

10.4 From experience, the main construction activities which may result in landscape and visual effects during the construction phase are likely to include:

- Topsoil stripping and excavation
- Stockpiling of soil/ substrate materials
- Machinery and material storage
- Plant and vehicle movements
- Construction site lighting in winter months
- Temporary fencing and security
- Erection and operation of tall plant such as cranes

10.5 The main visual effects during the construction period (other than the appearance of the residential development within the landscape, which is considered during the operational phase assessment) are likely to be caused by the movement and activity of groundworks plant undertaking land stripping / excavation work and the erection of the buildings themselves, as these activities are likely to be visible from longer distances than other low level construction activities such as the layout of new surfaces.

- 10.6 Construction activity will be relatively localised within the landscape, relatively short term and temporary. Given these factors, and the limited visibility from sensitive receptors, the level of magnitude of effect on landscape character and visual amenity during the construction phase is considered to be medium/ low. Although magnitude overall is relatively low, from those close distance locations (within approximately 3km) where views are available, construction activity over the duration of the works will be a notable, albeit local feature in the landscape. Significance of effects on both landscape character and visual amenity arising within 3km of the development are not predicted to be significant, given the duration and nature of the works.

### **Operational Effects on Landscape Character**

- 10.7 Please refer to **Figure 14 Landscape Character Areas** and **Figure 1 Visual Envelope**.
- 10.8 The following paragraphs provide a qualitative assessment of effects on landscape character as a result of the proposed development (based on the Indicative Masterplan). Direct and indirect effects within the 3km study area of the proposed development are assessed below. Significance of effects is based upon the significance criteria provided within **Appendix A**.
- 10.9 Of the 12 character areas within the 3km study area, seven character areas are expected to receive views of the proposed development. These areas include LCA E3: Sully Ridge, LCA C1: Penarth and Dinas Powys Urban Fringe, LCA D1: Wenvoe Environs, and LCA G1: Barry and Sully. Limited parts of LCA G2: Dinas Powys and LCA G3: Penarth are located within the Visual Envelope, however given the urban nature of landscape character in these parts of the study area, views from these LCAs are expected to be limited, and therefore LCA G2 and G3 are excluded from the assessment below. Similarly, limited parts of LCA E1: Cosmeston Lakes Country Park and Golf Course are located within the Visual Envelope, however given the wooded nature of landscape character in this part of the study area, views from this LCA are expected to be limited, and therefore LCA E1 are excluded from the assessment below.
- 10.10 LCA A1: Barry and Sully Coastal Gap, LCA B1: Cog Moors. LCA E2: Lavernock Hinterland and LCAs F1 and F2 Penarth to Barry coasts are excluded from further detailed assessment, as Visual Envelope mapping indicates that these areas are unlikely to be affected by the proposed development as a result of topographical screening and other influences. Therefore, within

LCA, A1, B1, E1, E2, F1 and F2, G2 and G3 landscape effects are therefore considered **negligible** and not significant.

### **LCA E3: Sully Ridge**

- 10.11 Sully Ridge is considered to be of **medium/ high** landscape sensitivity. This is an open mosaic landscape, of rural character eroded in places by sub-urban and urban fringe influences.
- 10.12 The proposed development site is located within LCA E3, and therefore direct effects on landscape character are to be experienced within a part of the LCA. These direct effects are contained within the development site boundary. The introduction of residential land use, limited removal/ realignment of hedgerow vegetation and the inclusion of new designed landscapes, access routes and green corridors will have a direct impact on landscape character within a limited part of the LCA. Within the development site area itself, the proposed development is expected to be immediately apparent and would result in substantial, long term alteration to landscape character.
- 10.13 The distinctive settlement of Cog is located within LCA E3, to the north-east of the proposed site and the consented residential development of Land South of Cog Road is located immediately along the northern boundary of the proposed site. Within these areas, close distance views toward the development site would likely be available. The proposed development is expected to have localised indirect effects on landscape character within these parts of the LCA, which contains landscape elements of distinctive character and landscape quality.
- 10.14 Where direct effects occur within the site boundary and within the immediate setting of the proposed development site, magnitude of effect is considered to be **high**. Within these contained areas of the LCA, the proposed development would result in substantial alteration to key elements of landscape character. Significance of landscape effects within the proposed site and its immediate setting are therefore considered to be **major**. In mitigating for effects on the immediate setting of the proposed site, the scheme uses a palette of materials and treatments which reference the existing setting and rural characteristics of the hamlet of Cog and the consented Land South of Cog Road residential development. Perceptual links through the retention of existing boundary treatments and the use of stone walls and hedgerows within the

design are expected to assist in accommodating the development within its immediate landscape setting. A substantial landscape buffer is proposed, in the form of a 10m wide hedgerow along the northern boundary and an ecological reserve within the north-eastern most corner of the site, where the proposed site boundary abuts the consented Land South of Cog Road residential development and where the site is closest to the hamlet of Cog.

- 10.15 From elsewhere within LCA E3: Sully Ridge, the proposed development is expected to appear as an additional landscape element within the context of existing development along Cog and Swanbridge Road, the consented Land South of Cog Road residential development and the wider landscape setting. Views of the proposed development are likely to be available from limited areas, at greater distance, filtered or partially obscured, and within the context of the framework of mature tree and hedgerow vegetation along Swanbridge Road and within the wider mosaic fieldscape. Indirect effects within this area are therefore considered likely to be of lesser significance than those within the development site boundary and its immediate setting, given the nature of views and existing landscape character elements.
- 10.16 Overall magnitude of effect on landscape character within the wider LCA is limited by the geographical area within which LCA E3 is affected – a large extent of the LCA lies outside of the Illustrative Visual Envelope of the scheme (**Figure 14**) and would therefore remain unchanged. The LCA is influenced by existing development within Sully and the consented Land South of Cog Road residential development to the west and north, respectively as part of the baseline landscape character. Retained structural landscape vegetation, including established hedgerow boundaries and the presence of a mature landscape framework within the site context and the wider study area, is also expected to limit effects on landscape character. These retained elements and proposed structural landscape features within the site, including strategic tree planting, may positively contribute to the integration of the site within the surrounding context of Sully Ridge. The proposed development is likely to be fragmented by vegetative elements, and is of a pattern and urban form comparable to that of existing settlement within the adjacent settlement of Sully and the consented Land South of Cog Road, referencing the materials palette and forms of the consented Land South of Cog Road. Substantial parts of the LCA are likely to remain unaffected by the proposed development, given that views are contained by rolling lowland topography. Overall magnitude of landscape effects on LCA E3: Sully Ridge is therefore considered to be **medium**.



10.17 The incorporation of landscape sensitivity (**medium / high**) and magnitude of landscape effects (**medium**) concludes that overall significance of landscape effect on LCA E3: Sully Ridge is likely to be **moderate**. The proposed development is not expected to become defining of landscape character within the wider LCA, although it is likely to appear as an easily noticeable additional landscape element. By virtue of settlement massing, form and materials and retained landscape elements, which include existing and consented built development within the baseline landscape character, the development is expected to be accommodated within the context of the LCA. Significance of landscape effects are therefore considered as **moderate**. By virtue of responsive design, which complements the character of existing built development within the immediate setting of the site, impacts are considered to be **neutral**. The scheme design makes use of existing landscape attributes and features, such as boundary treatments, materials and structural vegetation, so as to contribute toward local sense of place and integrate with its context.

#### *Cumulative Effects*

10.18 Both the proposed Swanbridge Site and the consented Land South of Cog Road are located within this LCA, therefore, cumulative effects are expected to occur. Cumulative effects will also be limited by the geographical area within which LCA E3 is affected – a large extent of the LCA lies outside of the Illustrative Visual Envelope of the scheme (**Figure 14**).

10.19 The proposed development is expected to appear as an additional landscape element within the context of the consented Land South of Cog Road residential development. Where views of both the proposed development and the consented Land South of Cog Road are likely to be available, they are from more distant, limited areas and are filtered or partially obscured by the framework of mature tree and hedgerow vegetation along Swanbridge Road and within the wider mosaic fieldscape. Additionally, they will be perceived in context with the neighbouring urban LCA G1: Barry and Sully. Overall magnitude of cumulative landscape effects on LCA E3: Sully Ridge is therefore considered to be **medium**. The incorporation of landscape sensitivity (**medium / high**) and magnitude of cumulative landscape effects (**medium**) concludes that overall significance of cumulative landscape effect on LCA E3: Sully Ridge is likely to be **moderate**.

#### **LCA C1: Penarth and Dinas Powys Urban Fringe**

10.20 LCA C1 is of **medium/ high** landscape sensitivity, comprising a buffer landscape.

- 10.21 There are no direct effects on landscape character within this LCA.
- 10.22 The influences of urban development contribute to the landscape character of this LCA, which abuts the existing settlements of Dinas Powys and Penarth. From a number of more elevated locations, more distance views of Barry urban and industrial development are also prominent visual elements which contribute to urban fringe character.
- 10.23 From many locations within Penarth and Dinas Powys Urban Fringe LCA, views of the proposed development are likely to be limited, as a result of landform and screening effects of vegetation and built forms (refer to **Figure 1 Visual Envelope**). When visible, the proposed development would likely appear as a minor additional landscape element, seen at distance within the wider landscape. The urban fringe aesthetic and perceptual qualities of the LCA are expected to remain largely unchanged by the appearance of the development within the landscape, which would be visible in part only. The proposed development would likely be assimilated within the landscape, of lesser consequence than existing and consented development influences and assimilated within the wider retained landscape framework. Magnitude of landscape effect is therefore assessed as **low**.
- 10.24 The incorporation of landscape sensitivity (**medium/ high**) and magnitude of landscape effects (**low**) concludes that significance of landscape effect is likely to be **minor**. The proposed development would likely be integrated into the existing landscape, without the loss of key underlying attributes. The buffer function of the LCA, and its heightened sensitivity as an area vulnerable to development is not considered to be affected by the proposed development, which would likely comprise a minor additional element within the wider, rolling landscape. Significance of landscape effect is therefore considered **minor**. Impacts are considered to be **neutral** as following the construction of the development there will be no material change to the existing landscape character.

#### *Cumulative Effects*

- 10.25 Cumulative effects of the proposed Swanbridge Site in addition to the consented Land South of Cog Road are limited to the geographical area within which LCA C1 is affected – refer to Illustrative Visual Envelope of the scheme (**Figure 14**). From many locations within Penarth and Dinas Powys Urban Fringe LCA, views of the proposed development are likely to be limited, as

a result of landform and screening effects of vegetation and built forms, additionally, where visible, the proposed development in addition to the consented Land South of Cog Road would likely appear as a minor additional landscape element, seen at distance within the wider landscape.

- 10.26 Additionally, the influences of urban development contribute to the landscape character of this LCA, which abuts the existing settlements of Dinas Powys and Penarth. Magnitude of cumulative landscape effects on LCA c1 is therefore considered to be **low**. The incorporation of landscape sensitivity (**medium / high**) and magnitude of cumulative landscape effects (**low**) concludes that overall significance of cumulative landscape effect on LCA C1 is likely to be **minor**.

#### **LCA D1: Wenvoe Environs**

- 10.27 LCA D1 is of **low** landscape sensitivity, comprising a relatively enclosed, rolling mosaic landscape, typically of good condition and scenic quality.
- 10.28 There are no direct effects on landscape character within this LCA.
- 10.29 Limited indirect effects are considered likely from restricted locations within this LCA. As a result of landform and distance, the greater extent of the LCA is likely to remain unaffected as a result of the proposed development (refer to **Figure1 Visual Envelope**). Views may be available toward the site from elevated locations; however aesthetic and perceptual aspects are largely likely to remain unchanged given distance to the proposed development, partial or glimpsed visibility and proximity of existing and consented urban development within the landscape setting of this LCA. Magnitude of landscape effect is therefore considered **low**.
- 10.30 The assimilation of landscape sensitivity (**low**) and magnitude of landscape effects (**low**) concludes that significance of landscape effect is likely to be **minor**. Existing key landscape character elements of the LCA – including rolling valley landscape elements, vehicular routes and well-managed fieldscapes, are likely to remain defining of landscape character. Significance of landscape effect is therefore assessed as **minor**. Impacts are considered to be **neutral** as following the construction of the development there will be no material change to the existing landscape character.

*Cumulative effects*

- 10.31 Cumulative effects of the proposed Swanbridge site in addition to the consented Land South of Cog Road development are limited due to the restricted locations in which the proposed Swanbridge site is potentially visible (refer to **Figure1 Visual Envelope**). Where views of both the proposed Swanbridge site and the consented Land South of Cog Road development are available, aesthetic and perceptual aspects are still likely to remain unchanged. Magnitude of cumulative landscape effects are therefore considered **low**. The assimilation of landscape sensitivity (**low**) and magnitude of cumulative landscape effects (**low**) concludes that significance of cumulative landscape effect is likely to be **minor**.

**LCA G1: Barry and Sully**

- 10.32 LCA G1 is of **low** landscape sensitivity, characterised by urban development of varied grain and settlement pattern.
- 10.33 There are no direct effects on landscape character within this LCA.
- 10.34 Indirect effects are likely to be present within restricted parts of this LCA. Across the greater extent of the LCA, the development of the Swanbridge Road site will have little or no landscape effect – as a result of landform and existing built forms obscuring views toward the development site. From the wider LCA, the construction of the proposed development is likely to have negligible effects on landscape character.
- 10.35 From limited locations on the eastern fringes of Sully, where the development site abuts the eastern boundary of the LCA, indirect effects are likely to be prominent, given the proximity of the development to existing residential properties within Sully which are located within the immediate landscape setting of the site. However, the influences of existing and consented developments are likely to also remain prominent. The incorporation of hedgerow boundaries and landscape buffering through garden plots to proposed properties is expected to assist in limiting the magnitude of indirect effect on this settlement edge. The eastern fringe of Sully constitutes a small geographical extent of the wider LCA, and the wider settlement of Sully would largely remain unaffected by the development. Overall magnitude of landscape effects on LCA G1: Barry and Sully are therefore assessed as **low**.

10.36 The incorporation of landscape sensitivity (**low**) and magnitude of landscape effects (**low**) concludes that significance of landscape effect is likely to be **minor**. The urban and industrial character of this LCA is likely to remain largely unaffected by the Swanbridge Road development. Impacts are considered to be **neutral** as following the construction of the development there will be no material change to the existing landscape character.

*Cumulative Effects*

10.37 From limited locations on the eastern fringes of Sully, where the development site abuts the eastern boundary of the LCA, cumulative effects are likely to be prominent, given the proximity of the proposed development and the consented Land South of Cog Road development to existing residential properties within Sully which are located within the immediate landscape setting of the sites. However, the influences of existing developments are likely to also remain prominent. Therefore, overall magnitude of landscape effects on LCA G1: Barry and Sully are therefore assessed as **low**.

10.38 The incorporation of landscape sensitivity (**low**) and magnitude of cumulative landscape effects (**low**) concludes that significance of cumulative landscape effect is likely to be **minor**.

**Summary of Landscape Effects**

10.39 **Table 3** below provides a summary of landscape effects, as assessed above.

**Table 3: Summary of Landscape Effects**

Landscape Character Area	Landscape Sensitivity	Magnitude of Landscape Effects	Significance of Landscape Effects	Significance of Cumulative Landscape Effects
<b>C1: Penarth and Dinas Powys Urban</b>	Medium/high	Low	Minor, neutral	Minor

<b>Fringe</b>				
<b>D1: Wenvoe Environs</b>	Low	Low	Minor, neutral	Minor
<b>E3: Sully Ridge</b>	Medium/ High	Medium	Moderate, beneficial	Moderate
<b>G1: Barry and Sully</b>	Low	Low	Minor, neutral	Minor

10.40 Effects on landscape character range from moderate – not significant across the 12 character areas. Of the 12 character areas, effects on landscape character are considered not significant within seven LCAs, minor significance within four character areas and moderate within one character area. Moderate effects are contained within LCA E3, which includes the site and its immediate context to the east.

10.41 The value of the existing landscape ranges from high-low, with built areas typically of low value and of mixed form and condition, with a lack of coherent urban structure within parts of the more major settlement within the study area. The ridgeline landscape within which the proposed development site is located is typified by settled rural character with urban fringe influences.

10.42 Within the wider landscape, the dominant form of Barry Power Station is a prominent landscape element within the setting of Sully Ridge. The immediate context to the proposed development site contains the consented Land South of Cog Road residential development and the hamlet settlement of Cog. The Swanbridge Road development is expected to affect the landscape within a limited geographical area, with large parts of the study area remaining outside the Visual Envelope. Within the immediate setting of the scheme, responsive design is expected to assist in assimilating the development within the landscape, complementing the character of existing built development and landscape elements.

10.43 Embedded mitigation for the effects of the scheme within the design – such as the potential selection of appropriate materials that reference the immediate landscape setting (to be evolved

during a reserved matters application), the development of a landscape framework and the screening and fragmentary effects of proposed vegetation minimise negative effects, offering the potential to positively contribute toward local sense of place and integrate the development within its context.

## **Operational Effects on Visual Amenity**

### *Visual Envelope Mapping*

- 10.44 Figure 1 illustrates the visual envelope, which establishes the outer limit of the land that may be visually connected with the proposed development. Paragraphs 8.1- 8.11 discuss the visual envelope and key receptor groups within the study area.

### *Visual Assessment*

- 10.45 To assess the potential visual impacts of the proposed scheme, four viewpoints have been selected. These viewpoints were chosen as being representative of publically accessible land within the 3km study area.
- 10.46 It should be noted that the viewpoints chosen have been selected to illustrate the presence of the proposed development in the landscape rather than to show the screening effects of buildings, landform, vegetation and other landscape features. Although views are representative, they are not necessarily fully comprehensive.
- 10.47 The viewpoint locations selected for assessment, and the reason for their selection are listed in **Table 2** above.

### **Viewpoint 1: Permissive Public Footpath along disused Penarth Railway Line (Figure 16)**

**Approximate Distance from Site:** 214m to nearest boundary

**Approximate Elevation:** 30m AOD

- 10.48 **Susceptibility to Change of Visual Receptors:** Moderate – includes residents of properties, including private houses, where the secondary view is oriented toward the project. Receptors are not located within a designated landscape.

- 10.49 **Sensitivity of Visual Receptors:** Moderate – the location is not of high value, however by virtue of future recreational value, receptors are considered responsive to change.
- 10.50 **Existing View:** This close viewpoint is located at the far eastern end of a short ‘dead end’ footpath off Arlington Road, Sully. This short footpath follows the alignment of a disused railway line, which has been designated as a potential Recreational Route in the Vale of Glamorgan’s UDP (Policy REC 3: Extension of the Penarth Railway Walk South West towards Sully).
- 10.51 From this location the view looking north-east toward the proposed site is framed by mature vegetation to the right and residential development to the left. The eastern part of the site is perceptible between the rear garden fencing and vegetation in the centre of the view. De Sully Grange along Swanbridge Road can be seen along the skyline and to the east of the proposed site. The view is characterised by its enclosed location and its urban edge location.
- 10.52 **Proposed View:** The proposed development is expected to only occupy a very thin slice of the view between the rear garden fencing and vegetation in the centre of the view. Due to the enclosed and framed nature of the view, only the dwellings in the eastern part of the proposed site are expected to be visible, predominantly in profile along the ridgeline and in front of De Sully Grange. These dwellings will be to some extent screened by the proposed 3m wide hedgerow along the southern edge of the site. Due to the south sloping landform oblique views over the roofscape of this part of the development are likely to be available. The mass of the roofscape may be interrupted by proposed trees within the development.
- 10.53 The existing property of De Sully Grange is likely to remain a clearly visible feature on the ridgeline, forming a backdrop to development along the eastern site boundary. The proposed development is expected to use a palette of materials which reflects that of existing and consented surrounding development.
- 10.54 **Visual Effect:** The proposed development site is located within a very small proportion of the view only, the greater extent of which would remain unchanged. Planned mitigation measures include the use of a considered materials palette, which may assist in the visual integration of the development within the view and the proposed 3m wide hedgerow along the southern site



boundary and a well considered internal landscape scheme. Overall magnitude of effect is therefore assessed as **low**.

10.55 The assimilation of receptor sensitivity (**moderate**) and magnitude of visual effects (**low**) concludes that significance of visual effect is likely to be **minor**. The construction of the project would result in additional features discernible within the view; however overall visual quality is likely to remain unchanged by virtue of the small proportion of the view occupied, distance and planned mitigation. The development would be visible as an additional feature along the Sully Ridge skyline, accommodated alongside existing built development and within the context of the existing structural landscape framework. The overall integrity of the view is expected to remain intact, with the development accommodated within the view alongside existing visual elements and qualities. Impacts are considered to be **neutral** as following the construction of the development there will be no material change to the existing visual elements or qualities within the view from this location.

10.56 **Cumulative Effects:** Cumulative visual effects are unlikely from this viewpoint as the consented Land South of Cog Road development will be screened by the proposed Swandridge site. Magnitude of cumulative visual effects is therefore assessed as **negligible**. The assimilation of receptor sensitivity (**moderate**) and magnitude of cumulative visual effects (**negligible**) concludes that significance of cumulative visual effect is likely to be **negligible**.

**Viewpoint 2: Informal Open Space between Arlington Road and Brean Close, Sully (Figure 17)**

**Approximate Distance from Site:** 15m

**Approximate Elevation:** 27m AOD

10.57 **Susceptibility to Change of Visual Receptors:** Moderate – includes residents of properties, including private houses, where the secondary view is oriented toward the project. Receptors are not located within a designated landscape.

10.58 **Sensitivity of Visual Receptors:** Moderate – the location is not of high value.

- 10.59 **Existing View:** From this close location the view looking north-east into the proposed site is framed by mature vegetation to the left, which forms a very small part of the proposed site's southern boundary and residential development the rear gardens of which again, form a small part of the proposed site's southern boundary to the right. The majority of the site is perceptible above these rear gardens in the centre of the view. The hedgerow and hedgerow trees which define the top of Sully Ridge and the northern site boundary can just be seen above the skyline. The view is characterised by its urban edge location.
- 10.60 **Proposed View:** The proposed development is expected to occupy a large proportion of the centre of the view. The proposed residential dwellings in the south-west corner of the proposed development will be clearly seen above and between the existing vegetation to the left of the view and the residential built form to the right. A 3m new hedgerow will run along the northern edge of the rear gardens of the existing residential properties in the view, partially screening the proposed residential dwellings.
- 10.61 **Visual Effect:** The proposed development site is located within a large central proportion of the view. Planned mitigation measures include the use of a considered materials palette and well considered internal landscape scheme; which may assist in the visual integration of the development within the view, a proposed 3m wide hedgerow along the southern site boundary and setting the proposed build elements of the proposal back from the edge of the site to provide an additional buffer between the proposed development and the existing residential dwellings. The overall nature of the view from this location is expected to change; however, although the proposed development is likely to form a recognisable new element within the overall view, the new features within the view are expected to integrate with existing landscape elements – including built structures and boundary treatments. The nature of the foreground is to remain unchanged, with reference points within the wider visual setting assisting in the integration of the development within its context - such as existing built dwellings, boundary treatments and vegetation framing the view. Overall magnitude of effect is therefore assessed as **medium**.
- 10.62 The assimilation of receptor sensitivity (**moderate**) and magnitude of visual effects (**medium**) concludes that significance of visual effect is likely to be **moderate**. The construction of the project would result in additional features within the view, however by virtue of planned mitigation measures and retained references to the existing visual composition; the proposed

scheme is expected to be accommodated within the overall composition of the view. Impacts are considered to be **neutral** as the development will complement the forms and settings of existing built structures, referencing semi-rural visual qualities and the structural composition of the view.

- 10.63 **Cumulative Effects:** Cumulative visual effects are unlikely from this viewpoint as the consented Land South of Cog Road development will be screened by the proposed Swandridge site. Magnitude of cumulative visual effects is therefore assessed as **negligible**. The assimilation of receptor sensitivity (**moderate**) and magnitude of cumulative visual effects (**negligible**) concludes that significance of cumulative visual effect is likely to be **negligible**.

### **Viewpoint 3: Swanbridge Road (Figure 18)**

**Approximate Distance from Site:** 5m

**Approximate Elevation:** 41m AOD

- 10.64 **Susceptibility to Change of Visual Receptors:** Moderate to low – main receptors include people travelling along Swanbridge Road, although there are nearby residential receptors with primary and secondary views towards the proposed site to the north and south of the viewpoint.
- 10.65 **Sensitivity of Visual Receptors:** low – sensitivity is limited by the limited existing view, which contains a channelled view along Swanbridge Road and glimpsed views beyond the roadside hedgerows into an agricultural field. This is not a designated landscape.
- 10.66 **Existing View:** From this close location the view looking south-west through a field gate into the proposed site is framed by mature hedgerows along the western edge of Swanbridge Road. Swanbridge Road can be seen to the far left of the view, heading south towards the B4267, forming the eastern boundary of the proposed site. The site is located behind the road-side hedgerows with filtered views through the steel field gate in the centre of the view. The proposed site is currently covered with a crop of corn, which along with the road-side hedgerows and field gate form the skyline to the view. The view is characterised by its semi-

rural location and due to its slightly lower elevation compared to the surrounding agricultural fields and the tall mature road-side hedgerows, the view has enclosed and intimate nature.

- 10.67 **Proposed View:** The proposed development is expected to occupy a large proportion of the centre of the view, although it will be the north-east ecological reserve area that would be perceptible. The existing field gate will be removed and the access opening will be gapped up with new hedgerow planting, forming a continuous hedgerow along the proposed site's eastern boundary. Views of the proposed development will be limited to the landscape structure within the proposed ecological reserve which will be perceptible above and between the proposed and existing roadside/site boundary hedgerow. The residential dwelling set further into the proposed site will be filtered and screened by the new and existing site hedgerow and the intervening ecological reserve area and associated landscape features.
- 10.68 **Visual Effects:** The proposed development site is located within a large central proportion of the view. Planned mitigation measures include retaining the existing hedgerow, removing and gapping up the existing access and a well considered ecological reserve landscape scheme. The overall nature of the view from this location is expected to change; however, although the proposed development is likely to form a recognisable new element within the overall view, the new features within the view are expected to integrate with existing landscape elements – including boundary treatments and structural planting. The nature of the foreground is to remain unchanged, with reference points within the wider visual setting assisting in the integration of the development within its context - such as Swanbridge Road, boundary treatments and vegetation framing the view. Overall magnitude of effect is therefore assessed as **low**.
- 10.69 The assimilation of receptor sensitivity (**low**) and magnitude of visual effects (**low**) concludes that significance of visual effect is likely to be **minor**. The construction of the project would result in additional features within the view, however by virtue of planned mitigation measures and retained references to the existing visual composition; the proposed scheme is expected to be accommodated within the overall composition of the view. Impacts are considered to be **neutral** as the development will complement the forms and settings of existing built structures, referencing semi-rural visual qualities and the structural composition of the view.

10.70 **Cumulative Effects:** Cumulative visual effects are unlikely from this viewpoint as the consented Land South of Cog Road development will be screened by the proposed hedgerow planting along the north and eastern site boundaries. Magnitude of cumulative visual effects is therefore assessed as **negligible**. The assimilation of receptor sensitivity (**low**) and magnitude of cumulative visual effects (**negligible**) concludes that significance of cumulative visual effect is likely to be **negligible**.

#### **Viewpoint 4: Dinas Powys Common (Figure 19)**

**Approximate Distance from Site:** 2.75km

**Approximate Elevation:** 40m AOD

10.71 **Susceptibility to Change of Visual Receptors:** Moderate – receptors include people undertaking recreational pursuits and those attracted to visit more frequently or stay for longer by virtue of the leisure facilities rather than the value of the view.

10.72 **Sensitivity of Visual Receptors:** Moderate-low – sensitivity is limited by the breadth of the existing view, which contains a mosaic mix of existing visual elements, including a well-established structural landscape, which dominates the view. This is not a designated landscape, although a Scheduled Ancient Monument lies adjacent to the viewpoint location.

10.73 **Existing View:** This is a more distant, expansive view, which looks from Dinas Powys to Barry. Overall visual character is dominated by the presence of mixed development within a sweeping, mosaic landscape containing dense woodland cover and some open fields. The distinctive landform of Sully Ridge and the flat Cog Moors below is clearly visible from this elevated location. The prominent Barry Power Station which rises above the flat landscape of Cog Moors, is clearly visible to the right of the view. Sully Ridge is prominently visible within the centre of the view. The Sully Ridge skyline contains built development and tree canopies within Sully, which characterises the western part of the ridge. The northern boundary of the proposed site is visible within the eastern part of the ridge, where the skyline is less interrupted. The remaining area of the proposed site falls south, beyond the skyline. The consented Land South of Cog Road development along the sites northern boundary and properties along Ashby Road, are also visually prominent along the ridgeline slopes. Above, tree cover along Swanbridge Road forms a dense band marking the eastern extent of the site.

- 10.74 **Proposed View:** The proposed development is expected to only occupy a very thin slice of the view along the top of Sully Ridge. Due to the south facing nature of the proposed site, only the proposed dwellings within the north-western part of the proposed site are expected to be visible in profile along the skyline. These will be to some extent screened by the consented Land South of Cog Road application immediately north of the site.
- 10.75 Due to the south sloping landform of the proposed site and the consented Land South of Cog Road residential development, the mass of the roofscape will quickly become barely visible. The existing mature tree canopies along Swanbridge Road, which form a dense band along the skyline, are likely to remain a clearly visible feature on the ridge, forming a backdrop to development along the eastern site boundary. The existing hedgerow which marks Cog Road to the north of the proposed site is expected to remain visible.
- 10.76 **Visual Effect:** Magnitude of effect is limited by the distance between the proposed development and the receptor. The proposed development site is located within a very small proportion of the view only, the greater extent of which would remain unchanged. Within the contained part of the view effected. Planned mitigation measures, including the retention of hedgerow along Swanbridge Road and the use of a considered materials palette, may assist in the visual integration of the development within the view. Overall magnitude of effect is therefore assessed as **low - negligible**.
- 10.77 The assimilation of receptor sensitivity (**moderate-low**) and magnitude of visual effects (**low - negligible**) concludes that significance of visual effect is likely to be **minor**. The construction of the project would result in additional features discernible within the view; however overall visual quality is likely to remain unchanged by virtue of the small proportion of the view occupied, distance and planned mitigation. The development would be visible as an additional feature along the Sully Ridge skyline, accommodated alongside existing and consented built development and within the context of the existing structural landscape framework. The overall integrity of the view is expected to remain intact, with the development accommodated within the view alongside existing visual elements and qualities. Impacts are considered to be **neutral** as following the construction of the development there will be no material change to the existing visual elements or qualities within the view from this location.

10.78 **Cumulative Effects:** Cumulative visual effects are unlikely from this viewpoint as the consented Land South of Cog Road development will screen the proposed Swanbridge site. Magnitude of cumulative visual effects is therefore assessed as **negligible**. The assimilation of receptor sensitivity (**moderate**) and magnitude of cumulative visual effects (**negligible**) concludes that significance of cumulative visual effect is likely to be **negligible**.

### Summary of Visual Effects

10.79 **Table 4** below provides a summary of landscape effects, as assessed above.

**Table 4: Summary of Visual Effects**

Viewpoint	Receptor Sensitivity	Magnitude of Landscape Effects	Significance of Landscape Effects	Significance of Cumulative Visual Effects
<b>1: Permissive Public Footpath along disused Penarth Railway Line</b>	Moderate	Low	Minor, neutral	Negligible
<b>2: Informal Open Space between Arlington Road and Brean Close, Sully</b>	Low	Medium	Moderate, neutral	Negligible
<b>3: Swanbridge Road</b>	Moderate-low	Low	Minor, neutral	Negligible
<b>4: Dinas Powys Common</b>	Moderate-low	Low	Minor, neutral	Negligible

10.80 Despite the rising landform of Sully Ridge on which the proposed site is located, visibility into the development area is limited by the surrounding sunken topography and mature vegetative framework. Embedded mitigation measures and the retention of existing hedgerow vegetation and will assist with the visual integration of the development.

- 10.81 As a result of elevated topography, the northern development parcels are more visible. Retained and proposed landscape buffering, including integral public open space, specimen and grouped tree planting and private plots are likely to mitigate visual effects in this area to some degree.
- 10.82 The retention of Swanbridge Road and Cog Road as minor routes and the inclusion of open space within the north-eastern corner of the site assist in the integration of the development within its immediate context at the strategic level. Further to this, the use of a coherent materials palette which references the traditional architecture styles where appropriate, and the considered retention and referencing of boundary treatments assists in visual integration and minimises magnitude of visual effect.
- 10.83 The viewpoint assessment demonstrates that changes to visual amenity within the study area are considered to be of minor through to moderate significance. Visual assessment from the four selected viewpoint locations indicated that none of the locations would experience visual effects of major significance. Impacts are considered to be **neutral** from all four viewpoint locations assessed, as following the construction of the development there will be no material change to the existing visual elements or qualities within views.

## 11.0 MITIGATION MEASURES

- 11.1 A number of design iterations have taken place in order to minimise the landscape and visual effect of the scheme. These are described in the ‘Proposed Development Description’ **Section 9** above.
- 11.2 The residual effects of the proposed development following the integral mitigation measures embedded in the design would be as assessed above. Once the development is complete, through the construction of buildings which are of a design and scale which reference and complement the existing landscape and visual setting, the development site will be integrated within the surrounding landscape, providing potential for enhancement of landscape and visual qualities.



## 12.0 SUMMARY

12.1 Assessment of effects on landscape character concludes that direct effects would be restricted to within the application site boundary only, contained within a small part of Landscape Character Area E3: Sully Ridge. Indirect effect may also occur within the wider landscape of LCA E3; however these are likely to be restricted to a limited part of the LCA, with the much of the LCA remaining unaffected by the proposed development. Overall landscape effects on the landscape of LCA E3 are considered to be of moderate significance and neutral, by virtue of responsive design. There may also be indirect effects from more distant locations within the study area, including the landscapes of Penarth and Dinas Powys Urban Fringe, Wenvoe Environs and the settlements of Barry and Sully. All indirect effects outside of LCA E3: Sully Ridge are considered to be of minor significance and are assessed as neutral.

12.2 Although located at the crest of Sully Ridge, the proposed site is visually well-contained, by virtue of sloping topography and the sunken aspect of the surrounding ridge slopes, combined with the screening effect of mature framework vegetation and existing built forms. As a result, views looking toward the site from the north and south are generally not available. Views from the south are restricted to contained areas, typically higher in elevation and clear of vegetation. Views from the east and west are available from close distance locations only, such as from the minor routes which abut the site boundary and the eastern fringes of Sully.

Within the local landscape context, the outline masterplan proposals are of a design and layout appropriate to the wider setting of Sully Ridge. By virtue of strategic layout, potential architectural references and the development of a landscape framework, the proposed scheme is integrated within landscape setting, offering the potential to positively contribute toward local sense of place. Embedded mitigation measures and rural references where appropriate, including the potential selection of coherent palette of materials and architectural forms at detailed design, the retention of existing hedgerow vegetation assist with the integration of the development within the landscape.

12.3 Assessment indicates that the iterative design and consideration of potential effects has resulted in proposal that limits impacts on the existing landscape baseline. The development is visually integrated into its context, reducing and removing significant adverse impacts on visual amenity,

and the landscape proposals aim to enhance the character of the landscape within the development site.

- 12.4 Cumulative landscape effects of the proposed Swanbridge site have been considered in addition to the consented Land South of Cog Road only.
- 12.5 Cumulative landscape effects of the proposed Swanbridge site in addition to the consented Land South of Cog Road would be restricted to within LCA E3: Sully Ridge and the far eastern edge of LCA G1: Barry and Sully; however these are likely to be restricted to a limited parts of the LCAs, with much of the LCAs remaining unaffected by the proposed development. Overall cumulative landscape effects on the landscape of LCA E3 are considered to be of moderate significance. There may also be cumulative effects from more distant locations within the study area, including the landscapes of LCA E2, E1 and D1. All cumulative effects outside of LCA E3: Sully Ridge are considered to be of minor, significance.
- 12.6 All cumulative visual effects of the proposed development of Swanbridge Road site in addition to the consented Land South of Cog Road from Viewpoints 1 to 4 are likely to be negligible, not significance due to the proposed site being well-contained, by virtue of sloping topography and the sunken aspect of the surrounding ridge slopes, combined with the screening effect of mature framework vegetation and existing built forms impeding the proposed Swanbridge Road site from being perceptible alongside the consented Land South of Cog Road development.

**Appendix A:**  
**Assessment Criteria**

## Assessment Criteria

### *Assessment of Impacts on Landscape Character*

#### *Evaluation of Landscape Sensitivity*

An assessment of sensitivity is made to determine the degree to which each LCA can accommodate development or change without detrimental effects on its character. In this assessment ‘sensitivity’ is derived from combining judgements of the susceptibility of landscape receptors to the type of change proposed and the value attached to the landscape’.

#### *Susceptibility of Landscape Receptors to Change*

The susceptibility of landscape receptors to the type of change or development proposed is described within GLVIA3 as “the ability of the landscape receptor (whether it be the overall character or quality / condition of a particular landscape type or area, or an individual element and / or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and / or the achievement of landscape planning policies and strategies”<sup>8</sup>. The relationship between the various landscape character components assists in defining if, and how development may be placed in the landscape. It also allows choices to be made on informing design, which will vary according to the characteristics of the receiving landscape. The susceptibility to change of a given landscape is particular to both the specific landscape in question and the specific nature of proposed development<sup>9</sup>. Susceptibility to change of the study area landscape and component Landscape Character Areas to residential development of the nature proposed is appraised within assessment. The range of factors considered includes:

- The nature of existing features within the landscape, including the presence or absence of existing residential development.
- Landscape pattern, land use, density, built form and scale of the landscape.
- Landscape and townscape features, vegetation cover, materials, streetscape elements, infrastructure and circulation.
- Historic uses and the pattern of change within the landscape.
- Stability, robustness and fragility of landscape attributes and ability to be restored

<sup>7</sup> Guidelines for Landscape and Visual Impact Assessment, Third Edition’ (2013) Page 88, paragraph 5.37

<sup>8</sup> Guidelines for Landscape and Visual Impact Assessment, Third Edition’ (2013) Page 88, paragraph 5.40

<sup>9</sup> Guidelines for Landscape and Visual Impact Assessment, Third Edition’ (2013) Page 89, paragraph 5.42

- Visual enclosure / the openness of views within the landscape, and visual attributes including the distribution and number of receptors, static and transitory receptors, scope for visual mitigation.
- The condition of the landscape, including the maintenance of individual elements such as hedgerows, buildings, woodland or drainage systems.
- The nature of the proposed development, its component parts and character.
- The extent to which sensitive design consideration and mitigation limit the degree of change.

*Value of Landscape Receptors*

Baseline study establishes the value attached to the landscape receptors, based on review of any designations at both national and local levels, and a range of factors identified within published guidance, including:

- Landscape quality, including the extent to which typical character is represented in individual areas, the intactness of the landscape and of condition of individual elements
- Scenic quality and perceptual, including the degree to which the landscape appeals to the senses, the perception of tranquillity or wildness
- Rarity and representativeness, including the presence of rare elements or features within the landscape or character or elements which are considered to be particularly important examples
- Conservation interests such as the presence of features of wildlife, earth science or archaeological or historical and cultural interests
- Recreational value such as landscapes where recreational activity where experience of the landscape is important
- Associations and cultural value, including landscapes associated with particular people, such as artists or writers, or events in history<sup>10</sup>.

The following criteria have been devised to define landscape value:

Table 1: Landscape Value Categories

<b>Exceptional Value:</b>	Areas of especially high, acknowledged quality through designation as National Parks, Areas of Outstanding Natural Beauty or other landscape based sensitive area. Of landscape significance within the wider region or
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<sup>10</sup> Guidelines for Landscape and Visual Impact Assessment, Third Edition’ (2013) Page 84, box 5.1

	nationally.
<b>High Value:</b>	Areas that have a very strong positive character with widely valued and consistent distinctive features that give the landscape unity, richness and harmony. Of landscape significance within the region or district.
<b>Medium Value:</b>	Areas that exhibit positive character but which may have evidence of ongoing evolution, alteration/degradation or erosion of features resulting in a less distinctive landscape. May be of some local significance with some positive recognisable structure.
<b>Low Value:</b>	Areas that are generally more negative in character, degraded and in poor condition. No distinctive positive characteristics and with little or no structure. Scope for positive enhancement.

Judgements of the relationships between the value attached to landscape receptors and their susceptibility to change are combined to determine landscape sensitivity. **Table 2** outlines the general principles that are used to inform and guide the assessment of landscape sensitivity:

Table 2: Landscape Sensitivity

<b>High</b>	A landscape where the majority of attributes are unlikely to withstand change without causing a change to overall character to the extent that it would be difficult or impossible to restore. The frequency and sensitivity of landscape receptors is also likely to be high.
<b>Medium</b>	A landscape with a combination of attributes that is capable of absorbing some degree of change without affecting overall character. There are less likely to be large numbers of sensitive landscape receptors.
<b>Low</b>	A landscape where the majority of attributes are robust and/ or tolerant of change to the extent that change or development would have little or no effect on overall character. It is likely to be easily restored and the frequency and sensitivity of landscape receptors is likely to be low.

### *Magnitude of Landscape Effects*

The magnitude of impact on landscape character is defined as the degree of change that will result from the introduction of the proposed development. It is dependent on a number of factors, including size or scale, geographical extent and duration and reversibility of effect<sup>11</sup>. Judgements should, for example, take account of the following:

- The degree to which existing landscape character elements will be altered by the proposed development, the total extent that this represents and contribution of altered elements to the character of the landscape;
- The degree to which aesthetic or perceptual aspects are altered and whether key characteristic elements which are critical to the distinctive character of the landscape are effected
- The extent of the proposed development experienced from the landscape character area being assessed
- The relationship of the proposed development to adjoining land uses and the wider landscape context
- Whether effects are ‘direct’ or ‘indirect’
- Geographical extent of effect, including general effects at site level, at the level of the immediate setting or within the wider landscape character area or multiple areas;
- The distance of the proposed development from a specified landscape character area; and
- The duration, permanence and extent of the effect in physical and visual terms.
- Reversibility of effects, ephemeral transient or temporary effects

**Table 3** outlines the general principles that are used to inform and guide the definition of the magnitude of landscape effects:

Table 3: Magnitude of Landscape Effects

<b>High</b>	The proposed development will result in substantial loss or major alteration to key elements of landscape character to the extent that there is a fundamental and permanent, or long-term, change to landscape character. The change may occur over an extensive area.
<b>Medium</b>	The proposed development will result in the loss or alteration to key elements of landscape character to the extent that there is a partial long-

<sup>11</sup> Guidelines for Landscape and Visual Impact Assessment, Third Edition’ (2013) Page 90, paragraph 5.48

	term change to landscape character. The change may occur over a limited area.
<b>Low</b>	The proposed development will result in minor loss or alteration to key elements of landscape character to the extent that there is a slight change to landscape character. The change may be temporary and occur over a limited area.
<b>Negligible</b>	The proposed development will result in such a minor loss or alteration to key elements of landscape character that there will be no fundamental change.

*Significance of Landscape Effects*

The significance of landscape effects is dependent on the points considered within the landscape sensitivity appraisal, the factors that influence the magnitude of change upon it, and the relationship between landscape sensitivity and magnitude of landscape change.

**Table 4** outlines the general principles that are used to inform and guide the definition of the significance of landscape effects for the Swanbridge Road site:

Table 4: Significance of Landscape Effects

<b>Major</b>	The development will have direct effects upon characteristic landscape features, altering elements of the landscape that contribute toward distinct character. The proposed development is likely to become a defining landscape element. Characteristic features affected or substantially influenced may include topography, woodland, prominent hedgerows or other dominant land cover features, existing Public Rights of Way and other routes. The development is likely to become the defining landscape element.
<b>Moderate</b>	The proposed development site may be a characteristic component of landscape character, the alteration of which may influence key attributes to the extent that changes to the character of the landscape are easily noticeable, although the development would not become the defining



	<p>landscape element</p> <p>The development site may be a distinct feature within views from the landscape, or influential although not defining of landscape character. The proposed development may influence sensitive landscape features within Sully ridge and the surrounding landscape and coast, or may become a key component of existing settlement within the valley.</p> <p>Consideration of settlement massing, form and grain will determine the extent to which the development is accommodated within the context of Sully ridge and the surrounding landscape and coast.</p> <p>Landscape character would remain less defined by the development than by other landscape attributes</p>
<b>Minor</b>	<p>Where the proposed development can be integrated into the existing landscape, without the loss of key underlying landscape attributes. The proposed development would have little, or no, effect on existing landscape character.</p>
<b>Negligible</b>	<p>The development would be integrated into the existing landscape without having a material effect upon the distinctive and valued landscape characteristics</p>

*Assessment of Impacts on Visual Amenity*

*Evaluation of Visual Sensitivity*

The sensitivity of visual receptors is dependent on susceptibility to change of the person or group of people likely to be affected, and the value attached to particular views<sup>12</sup>.

*Susceptibility of Visual Receptors to Change*

<sup>12</sup> Landscape Institute / Institute of Environmental Management & Assessment, Guidelines for Landscape and Visual Impact Assessment, Third Edition' (2013) Page 113, paragraph 6.31

The susceptibility of different visual receptors to changes in views relates to their occupation or activity whilst experiencing the view and the resultant extent to which their attention or interest may therefore be focussed on the views and the visual amenity experienced.<sup>13</sup>

Table 5: Susceptibility to change of visual receptors

<b>High</b>	May typically include residents of properties, including private houses, caravans, B&Bs, guest houses and hotels where the main view is orientated towards the Project , or people undertaking recreation where the seascape or landscape within which the development is seen as the primary reason for attraction or reason for visit (e.g. tourists, walkers and hikers on recognised footpaths, open access land, rights of way and promenades, scenic route users, yachts and inshore recreational boat users). Receptors are more likely to be within a designated landscape and could be attracted to visit more frequently, or stay for longer, by virtue of the view.
<b>Moderate</b>	May typically include outdoor workers (e.g. fishermen, farmers) and people undertaking recreational pursuits where the seascape/landscape within which the Project is seen is not the primary reason for attraction (e.g. golf, water based sports, historic sites). May also include residents of properties where the proposed development would form an ancillary view. Receptors are less likely to be within a designated landscape and could be attracted to visit more frequently or stay for longer by virtue of the facilities and features of the particular attraction rather than by the value of the view.
<b>Low</b>	May typically include people travelling through the seascape/landscape by car, train, bus, ferry etc; people in community facilities, industrial/office/shop workers, Receptors are unlikely to be within a designated landscape and are most likely to be present at a given viewpoint by virtue of some other need or necessity unrelated to the appreciation of the seascape/landscape or visual value.

*Value attached to views*

<sup>13</sup> Landscape Institute / Institute of Environmental Management & Assessment, Guidelines for Landscape and Visual Impact Assessment, Third Edition' (2013) Page 113, paragraph 6.32

In determining visual sensitivity, professional judgements take into account the value attached to the view. Considerations are likely to include the recognition attributes to particular views, for example in relation to heritage assets or through planning designations. Further indicators may include an appearance on tourist maps, provision of facilities for enjoyment such as parking places, sign boards and interpretive materials. Where relevant these considerations are taken into account when making professional judgements regarding the sensitivity of visual receptors.

### *Sensitivity of Visual Receptors*

The sensitivity of visual receptors is dependent on the nature of the receptor and the value of the view, including other seascape/landscape elements within it. Table 13.8 outlines the general principles that are used to inform and guide the assessment of visual sensitivity at each viewpoint

Table 6: Sensitivity of visual receptors

<b>High</b>	Receptors highly responsive to new visual elements of the type proposed, by virtue of their location, nature and/or existing visual qualities and elements. Receptors will be highly susceptible to change and considered to be at a location of high value.
<b>High - Moderate</b>	Receptors responsive, but able to accommodate a small degree of new visual elements of the type proposed, by virtue of their location, nature and/or existing visual qualities and elements. Receptors may be highly susceptible to change and considered to be at a location of high value but not exclusively so.
<b>Moderate</b>	Receptors who are able to accommodate some new visual elements of the type proposed, by virtue of their location, nature and/or existing visual qualities and elements. Receptors may be susceptible to change, although less likely to be at a location of recognised value.
<b>Moderate - Low</b>	Receptors are able to accommodate a high degree of new visual elements of the type proposed, by virtue of their location, nature and/or existing visual qualities and elements. Receptors may be susceptible to change, although less likely to be at a location of recognised value.

<b>Low</b>	Receptors where new visual elements of the type proposed may be readily accommodated, by virtue of location, nature and/or existing visual qualities and elements. Receptors are not likely to be highly susceptible to change or at a location of recognised value.
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*Magnitude of Visual Effects*

The magnitude of effect on visual amenity is defined as the degree of change that will result from the introduction of the proposed development. It is dependent on a number of factors, including size or scale, geographical extent and duration and reversibility of effect<sup>14</sup>. Judgements should, for example, take account of the following:

- Distance between the proposed development and the receptor;
- The angle of the view in relation to the main activity of the receptor
- Extent visible and the relative amount of time over which changes to the view will be experienced, including whether views will be full, partial or glimpses
- Prominence of the development in views;
- Proportion of the field of view occupied by the development and scale of change in the composition of the view
- Other development and built structures within the view;
- The backdrop to the development in the view;
- Nature of the foreground in the view;
- Presence of existing retained features in the view and the degree of contrast or integration of any new features with existing remaining landscape elements;
- Planned mitigation to reduce potential visual impact and to integrate development

Magnitude of effect on visual amenity (i.e. views and visual appreciation and enjoyment of the landscape) is categorised as high, medium, low and negligible and is defined in **Table 7**.

Table 7: Magnitude of Visual Effects

<b>High</b>	The proposed development would be an immediately apparent feature that would affect and change the overall appearance of the view and to
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<sup>14</sup> Guidelines for Landscape and Visual Impact Assessment, Third Edition’ (2013) Page 115, paragraph 6.38

	which other features would become subordinate. Development is likely to be visually dominant.
<b>Medium</b>	The proposed development would form a recognisable new element within the overall view and would be readily observed without changing the overall nature of the view. Overall quality of the view may remain intact. Development is likely to be visually prominent.
<b>Low</b>	The proposed development would form a component of the wider view that might be missed by the casual observer. Awareness of the development would not have a marked effect on the overall quality of the view. Development is likely to be visible.
<b>Negligible</b>	The proposed development would be barely perceptible, or imperceptible, and would have no marked effect on the overall quality of the view. Development is likely to be not visible.

*Significance of Visual Effects*

- 10.0 The significance of visual effects is dependent on the points considered within the appraisal of sensitive receptors, the factors that influence the magnitude of visual change, and the relationship between visual sensitivity and magnitude of visual change. Viewpoint assessment included an analysis of viewpoints located outside of the site, illustrating the nature of available views towards the site from adjoining landscape areas. The significance of impact from these locations and effects on the landscape has been measured against the criteria detailed in **Table 8** below, which consider the context within which the proposed development is viewed and the ability of the landscape to absorb visual effects.

Table 8: Significance of Visual Effects

<p><b>Major</b></p>	<p>The development would affect exiting views to the extent that defining visual elements will become subservient within the view. When viewed within the context of Sully ridge and the surrounding landscape and coast, the development may be seen as conflicting with existing visual character; however existing characteristic elements may be retained as reference points within the view. The degree which existing elements such as skylines, woodland blocks, hedgerow, topography and other structural landscape features are retained will be considered in determining significance. Receptors are more likely to be categorised as being of high sensitivity and less likely to be of low sensitivity.</p>
<p><b>Moderate</b></p>	<p>The development would result in alteration to landscape features which contribute to the existing visual character or quality, but the overall integrity of the landscape is maintained. The development may be suitably absorbed or accommodated within the view alongside existing visual elements. The view may contain existing built form, within the context of which the proposed scheme may be accommodated within the overall composition of the view, without degrading the integrity of existing visual qualities.</p>
<p><b>Minor</b></p>	<p>The development would be visually integrated within the existing landscape without the loss of essential landscape features which contribute to landscape character and quality. Receptors are more likely to be categorised as being of low sensitivity and less likely to be of high sensitivity.</p>
<p><b>Negligible</b></p>	<p>The development would be integrated into the existing landscape without having a material effect upon the distinctive and valued characteristics views.</p>

## Appendix B

### Study Area LANDMAP Aspect Areas and Landscape Character Area Descriptions:

**Table 9: Summary of LANDMAP (Level 3) Data**

<p><b>Visual and Sensory</b>  (refer to Figure 4 and Figure 5)</p>	<p>The study area predominantly contains rolling lowland landscape classifications, with spreading urban areas and coastline landscape classifications along the shoreline.</p> <p>The site is located within Open Rolling Lowland at Sully Ridge, which is characterised by a mosaic of largely pastoral fields.</p> <p>The urban areas of Sully and Barry are classified within overall evaluation as low value. Penarth and Dinas Powys are of moderate overall value within LANDMAP data, by virtue of well-maintained Victorian built form of high integrity. The rolling lowland landscape which extends within central parts of the study area is of moderate overall evaluation as a result of distinct sense of place due to topographical and land management influences. Sea and foreshore aspect areas are of outstanding value, as a result of simple but dramatic seascape qualities.</p>
<p><b>Cultural Landscape</b>  (refer to Figure 6 and Figure 7)</p>	<p>Extensive ‘rural’ aspect areas cover much of the central region of the study area. Urban cultural aspect areas are also extensive. The Land South of Cog Road site is located within an ‘education and welfare’ Aspect Area, distinctively defined within Cultural Landscape data by Sully Hospital – a former tuberculosis hospital, which has now been converted into Hayes Point apartments.</p> <p>Much of the study area is of high overall evaluation, including ‘rural’ and ‘urban’ Aspect Areas, as a result of the intact nature of the rural landscape and the distinctive origins of Penarth and regeneration potential of Barry. Sully is classified as high overall evaluation, by virtue of the presence of Sully Hospital (now Hayes Point) as an outstanding example of inter-war functional architecture. Cosmeston, Lavernock, Swanbridge ‘leisure/ recreation’ Aspect Area is of low evaluation.</p>
<p><b>Historic Landscape</b>  (refer to Figure 8 and Figure 9)</p>	<p>Historic Landscape Aspect Areas include regular and irregular fieldscapes and recreational land, ‘nucleated settlement’ within Penarth, Dinas Powys and Sully and ‘communications’/ ‘processing/ manufacturing’ Aspect Areas within Barry.</p> <p>Overall evaluations are typically moderate or high. The site itself is located within ‘regular fieldscape’, of moderate value. High overall value is attributed to the manufacturing and docks regions of Barry by virtue of</p>



	<p>extant docks systems and settlement patterns. Cosmeston County Park is also of high value as a result of the rarity of the park and lakes as a reclaimed historic extractive landscape. Cogan and Pop Hill irregular fieldscapes are of high overall evaluation, based on the largely intact survival of a medieval fieldscape of elongated strip fields and well-preserved earthworks of a medieval deserted settlement.</p>
<p><b>Landscape Habitats</b> <b>(refer to Figure 10 and Figure 11)</b></p>	<p>The study area contains extensive ‘mosaic’ landscape habitats, which are of mixed overall value. Cog moors and mosaic south of Dinas Powys are of high overall value, by virtue of the significant value of the network of small fields and drainage systems contained within these areas. Elsewhere, overall value is typically low, with moderate value attributed to Swanbridge mosaic habitats, resulting from woodland and remnant semi-natural grassland communities biodiversity value.</p> <p>Outstanding value is attributed to intertidal regions as a result of inherent biodiversity. Residential/ developed areas are of low overall value.</p>
<p><b>Geological Landscape</b> <b>(refer to Figure 12 and Figure 13)</b></p>	<p>The geological landscape of the study area largely contains undulating lowland hill terrain, engineered features and reclaimed/ infilled land and lowland escarpment.</p> <p>Lowland escarpment areas are of moderate overall value, as a result of the significance of underlying geology. Similarly, the ‘undulating lowland hill terrain’ within the proposed development site is located is also of moderate value. Cog moors and the engineered areas of Barry docks and industrial estate are of low value. On the north western fringes of the study area, ‘lowland plateau’ and ‘lowland escarpment’ around Wenvoe and the northern extent of Barry are of high overall evaluation, by virtue of distinct scarp and dip topography and potentially significant exposures.</p>

**Table 10: Summary of Landscape Character Areas**

LCA Code	Landscape Character Type	LCA Name and LANDMAP Aspect Area	Description and Key Characteristics
<b>A1</b>	Flat Lowland Mosaic	<b>Barry and Sully Coastal Gap</b>  LANDMAP Area Unique ID Code VLFGLVS884	<b>LANDMAP Visual and Sensory Overall Evaluation:</b> Moderate  Small area of relatively flat land enclosed by industrial and housing development on three sides and the coast to the south. The area reaches 18m AOD at its western end. The character is essentially semi-rural with trees and overgrown hedgerow enclosing areas of pasture used for grazing and the grounds of several substantial buildings. These include a hospital, children's hospice and remand home. The tree cover is very important especially to the west in integrating the built form. The area shows signs of wear and urban fringe characteristics with its amenity disposal area. Views out to the coast are attractive.
<b>B1</b>	Flat Open Lowland Farmland	<b>Cog Moors</b>  LANDMAP Area Unique ID Code VLFGLVS480	<b>LANDMAP Visual and Sensory Overall Evaluation:</b> Moderate  Cog Moors is a distinctive flat, low lying floodplain crossed by drainage channels. The highest point of the moor is in the north at approximately 10m AOD while the lowest point is to the south at approximately 5m AOD. Cog Moors has a mosaic landcover of rough pastoral fields. Boundaries include overgrown hedgerows which are often discontinuous, often containing trees acting as boundaries, wire fences and sometimes drainage ditches and occasional vegetation. There is no settlement and the area has a feeling of remoteness and tranquillity in parts located away from the A4055, which detracts from rural character in places. The railway line also cuts through the landscape. The area is enclosed by landform with views possible to ridges either side and to Barry industrial area.

C1	Mosaic Rolling Lowland	Penarth and Dinas Powys Urban Fringe LANDMAP Area Unique ID Code VLFGLVS473	<p>There are several detractors in the area including the raised existing road, sewer manholes, power lines, and disused or abandoned excavation works.</p> <p><b>LANDMAP Visual and Sensory Overall Evaluation:</b> Moderate</p> <p>A rolling/undulating lowland landscape rising to approximately 60m AOD in the north from approximately 10m AOD in the south. The area forms a buffer between Penarth to the east and Dinas Powys in the west. Landcover is predominantly pastoral fields with many overgrown hedgerows containing trees. There are some wooded areas to the south mostly around Pop Hill. Farms are scattered across the area and discontinuous ribbon development has occurred along the narrow lanes over time. Further development is occurring along Sully Road. Development is typically suburban in character. The area's tranquillity is compromised by the visibility of development and usage of the roads. Many fields appear overgrown whilst others appear overgrazed. Some are used for equestrian uses - associated poorly built stables are unsightly and common.</p>
D1	Mosaic Lowland Valleys	Wenvoe Environs LANDMAP Area Unique ID Code VLFGLVS620	<p><b>LANDMAP Visual and Sensory Overall Evaluation:</b> Moderate</p> <p>This LCA is a rolling/undulating lowland valley. Its highest point is a valley side by Wenvoe Quarry to the north at 110m AOD and its lowest point approximately 10mAOD in the south bordering Cog Moors. The area has a mosaic landcover of pastoral and arable fields set within hedgerows often containing trees. These enclose the area effectively. There are several wooded areas concentrated on the steeper valley sides, mostly to the south of the area. Several watercourses dissect the area, running south. There a number of settlements consisting of farms and a hamlet. Wenvoe quarry and the associated commercial properties, council depot and straight access road provide urban elements to</p>

<p><b>E1</b></p>	<p>Open Lowland</p>	<p><b>Cosmeston Country Park and Golf Course</b>  LANDMAP Area Unique ID Code VLFGLV532</p>	<p>the north. The Cardiff to Barry road (A4050) locally disturbs the tranquility but other roads connecting Dinas Powys to Barry and Wenvoe are relatively quiet. Access to most of the area is infrequent, with most pressure concentrated on the western and northern sides round the main roads and edges to Cardiff, Barry and Wenvoe. The condition of the rural landscape tends to echo this pressure. To the north and east there is suburban detailing to roads, increasing signage and property refurbishments and new development. To the east of the area the landscape maintains a more rural and tranquil setting of apparently well managed hedgerows and woodland. There are various visual detractors in the area including pylons and electrical overhead wires, and whilst the disused railway provides an interesting landscape element, it is used for rubbish dumping in places. Views to the higher ground mean valley sides are most sensitive to change. Wenvoe Quarry is relatively well screened by landform.</p> <p><b>LANDMAP Visual and Sensory Overall Evaluation:</b> Moderate</p>
<p><b>E2</b></p>	<p>Open Lowland</p>	<p><b>Sully Ridge</b>  LANDMAP Area Unique ID Code VLFGLV637</p>	<p>Basin of land which centres on the Cosmeston Lake former quarry. A popular country park, public amenities include a well-frequented visitor centre and re-constructed Medieval Village adjacent to the B4267. There is a characteristic lack of hedgerow with dominant grass landcover. The area is generally highly managed. Attractive views and picturesque landscape elements are present, however high level of recreational use result in a lack of tranquility.</p> <p><b>LANDMAP Visual and Sensory Overall Evaluation:</b> Moderate</p> <p>This LCA forms a distinct ridge. The highest point being 54m AOD and the lowest approximately 10m AOD bordering Sully Brook and Cog Moors. There are views towards the Bristol Channel from the hill and a feeling of being exposed at this point. The land cover is a mosaic of fields dominated by</p>

			<p>pasture, with some arable with low managed hedges in a dominant boundary type. Generally the landscape appears well managed and productive. There are no woodlands. Two minor roads cross the area. The settlement pattern focuses on Cog - a well maintained village of scenic quality which abuts the proposed site. This distinctive, picturesque hamlet contains a number of traditional buildings including the listed farmhouse and outbuildings at Cog Farm. There are a number of traditional stone walls marking curtilages of properties within the hamlet of Cog and adjacent to the site. Further development influences within the LCA include a small strip of 20th Century suburban ribbon development lies close to the foot of the slop bordering Cog Moors (Ashby Road). The area also has a boundary with suburban Sully. As a result, whilst the area is generally tranquil within, at its edges to the south this is less so with continual traffic and human movement. Near the edge of Sully and the main Penarth - Barry Road, suburbanising pressures, and detailing are particularly evident, affecting the character of the essential rural landscape.</p>
<p><b>E3</b></p>	<p>Open Rolling Lowland</p>	<p><b>Lavernock Hinterland</b> LANDMAP Area Unique ID Code VLFGLV787</p>	<p><b>LANDMAP Visual and Sensory Overall Evaluation:</b> Moderate</p> <p>An area of undulating topography, with occasional glimpsed views to the sea. Mosaic landcover includes pastoral fields enclosed by overgrown hedgerow and trees. The dismantled railway line to the north west of the area is a strong landscape element, containing overgrown and naturalised vegetation and forming a partially enclosed northern boundary to the LCA in places. The area contains several hamlet settlements and scattered farms, linked by narrow minor routes. Other development influences within the LCA include Lavernock Farm to the south east of the area, which has been developed as a campsite/ holiday village, and a further caravan site at Swanbridge. Rural character is consequently eroded in parts.</p>

<b>F1</b>	Sea, Intertidal and Coastal	<b>Penarth to Swanbridge Coast</b>	<p><b>LANDMAP Visual and Sensory Overall Evaluation:</b> High - Outstanding</p> <p>Distinctive and highly value landscape of rugged and dynamic cliff edges, wave cut rock formations and sandy beaches opening into the Bristol Channel. Varied cliff mosaic landcover includes gorse, bracken and scrub. Distinctive wave cut rock formation and platform areas are characteristic within parts of the LCA. Accessible beaches are popular and well-used. Exposure, dramatic views and sensory qualities of noise and wind are also characteristic.</p>
<b>F2</b>	Sea, Intertidal and Coastal	<b>Swanbridge to Barry Coast</b>	<p><b>LANDMAP Visual and Sensory Overall Evaluation:</b> High - Outstanding</p> <p>A series of low cliffs and rocky slopes crossed by a public footpath follow much of the coastline within the LCA. Semi-natural vegetation including tree cover is present in some places. Developed influences are prevalent – including housing, caravans and industrial estate. The LCA is well used for recreational purposes and development is visually dominant from many locations. Open and expansive views across the Bristol Channel are characteristic. The sensory influences of the sea are also dominant.</p>
<b>G1</b>	Urban	<b>Barry /Sully</b>  LANDMAP Area Unique ID Code  VLFGVLS219	<p><b>LANDMAP Visual and Sensory Overall Evaluation:</b> Low</p> <p>An urban area, set on an undulating to hilly landform with a large flat coastal plain and Barry Island; it is the largest town in the Vale. The highest point in Barry is approximately 90m AOD near the north west section of the town. The lowest point is approximately 5m AOD next to the Bristol Channel. Barry has a Victorian core of 4 to 5 storey brick buildings with stone detailing around walls and doors. Whilst the buildings at the core have remained mostly intact these have been modified over the years with signage etc. A new shopping village has been built near to the existing shopping centre. Designed as buildings surrounded by parking, rather than as perimeter blocks, this shopping village has altered the structure and grain of the town. The inner core is also made up of Victorian terrace houses many</p>

<p><b>G2</b></p>			<p>of which have been inappropriately renovated. The outer suburbs of Barry are made up of a mixture of building styles from 1920's to 1970's housing. Some close to the coast such as round the Knap are attractive. Many outer areas have a discordant appearance. Part of Barry's edge to the east has been developed with larger scale retail and commercial estates. This presents a poor quality entry to the town and lacks any distinctive character of place. The A4231 acts as a boundary to the east and the A4226 does to an extent to the north although this has been bridged by housing and commercial development. The docks area from a natural visual focus for the main part of the town. Barry Island, once a major tourist destination, is now lower key with a promenade and housing on the sensitive peninsula.</p>
<p><b>Dinas Powys</b></p> <p>LANDMAP Area Unique ID Code</p> <p>VLFGVS288</p>	<p><b>LANDMAP Visual and Sensory Overall Evaluation: Low</b></p>	<p>An urban area, situated on the River Cadoxton and the associated valley slopes and hills. The highest point is approximately 50m AOD towards Eastbrook the lowest approximately 10m AOD near Cog Moors. Dinas Powys has a small Victorian core (mostly intact) of stone and brick buildings, arranged around a triangular park atop a hill, complete with trees and flower baskets. Modern housing estates have significantly extended the village including across the A4055. Built approximately between the 1950's to 1970's, these newer estates often lack quality open spaces and seem to suffer from a lack of defensible spaces. The extension to the west is linear and of higher quality. The A4055 is busy and noisy and often carries large lorries and other commercial vehicles. Thus the tranquility of the town is modified. The main through road is edged by linear shop development (often warehouse like with off street car parking at the front) Dinas Powys Common penetrates close into the settlement core. This is important green edge linking large parts of the village directly with the countryside.</p>	

<p><b>G3</b></p>	<p><b>Penarth</b> LANDMAP Area Unique ID Code VLFVGS152</p>	<p><b>LANDMAP Visual and Sensory Overall Evaluation:</b> Moderate</p> <p>The area of Penarth is an urban area and lies on elevated land next to the River Ely and Bristol Channel. The highest point in Penarth is approximately 50m AOD near its centre, the lowest around sea level. Penarth is historically a genteel suburb of Cardiff and has a Victorian core of local stone buildings with brick detailing to doors and windows or sandstone detailing to brick walls. The architectural style is predominantly intact. Wide tree lined streets dominate the core complete with hanging baskets. To the outskirts the town's topography becomes very important as green ridges, hills, and valleys become as much a part of the town's experiences as the housing adjoining them. Penarth has an attractive waterfront complete with promenade, renovated pier and cliffs. These form an important landmark for the town. There is also a modern marina on the Ely estuary which creates a second water front for the town. Whilst the centre of Penarth has remained mostly intact (excepting some 1970's apartment developments, generally well screened) the outer areas have undergone a number of development periods. Whilst generally pleasant, some of these outer areas (along Sully Road and neighbouring Cosmeston Lakes Park) have suburbanised the areas around them through street lighting, kerb detailing and signage and this has impacted on the neighbouring rural landscape. Some parts of the newer outskirts are almost devoid of landscaping and need integrating into their surrounding landscapes. Penarth is crossed by a number of main roads including the A4055 Cardiff to Barry road, and the Barry to Cardiff railway line. These are concentrated to the north of the town where tranquility is most affected by these transport corridors</p>
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**Appendix C**

**CWA Indicative Masterplan:**



LAND WEST OF SWANBRIDGE ROAD, SULLY

Indicative Masterplan

1:1000 @ A2

