

## **APPENDIX 7.1**



**Land at Upper  
Cosmeston Farm,  
Lavernock Road,  
Penarth**

**Technical Appendix  
7.1: Landscape and  
Visual Baseline**

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On behalf of:  
**Welsh Government**

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(edp5187\_d008c 22 August 2019 PD/EB)

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(edp5187\_d003c 22 August 2019 AG/EB)

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(edp5187\_d004c 22 August 2019 AG/EB)

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(edp5187\_d005c 22 August 2019 AG/EB)

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*This version is intended for electronic viewing only*

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## **Section 1**

### **Introduction, Purpose, and Methodology**

#### **Introduction**

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Welsh Government ('the applicant') to undertake a Landscape and Visual Baseline as part of a Landscape and Visual Impact Assessment (LVIA) for the proposed mixed use development on Land at Upper Cosmeston Farm, Lavernock Road, Penarth, Vale of Glamorgan, to accompany an outline planning application.
- 1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Shrewsbury, Cardiff and Cheltenham. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website [www.edp-uk.co.uk](http://www.edp-uk.co.uk). EDP is a Registered Practice of the Landscape Institute<sup>1</sup> specialising in the assessment of the effects of proposed development on the landscape.
- 1.3 This Landscape and Visual Baseline forms part of a suite of documents prepared to inform an outline application which will consider the impacts of the Application Site and its proposals upon the current baseline condition. Based upon the findings of this baseline a Landscape Opportunities and Constraints plan has been provided to inform masterplan development, included at **Annex EDP 1**.

#### **Purpose**

- 1.4 This report identifies the baseline conditions of the Application Site and its surrounding area to determine those landscape and visual characteristics which might inform the design of the development proposals, including recommendations for mitigation. A subsequent LVIA will go on to provide an assessment of the landscape and visual effects predicted to arise from development on the Application Site with reference to this baseline analysis.
- 1.5 In compiling the assessment, EDP has undertaken the following key tasks:
  - A review of the planning policy context for the Application Site;
  - A desktop study and web search of relevant background documents and maps. EDP's study included reviews of aerial photographs, web searches, Local Planning Authority (LPA) publications and landscape character assessments. EDP has also obtained, where possible, information about relevant landscape and other designations such as Areas of Outstanding Natural Beauty (AONB), gardens and parks included on Cadw's 'Register of Parks and Gardens of Special Historic Interest in Wales' (RPG), Tree

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<sup>1</sup> LI Practice Number 1010

Preservation Orders (TPOs), scheduled monuments (SM), conservation areas (CA), and listed buildings (LB); and

- A field assessment of local site circumstances, including a photographic survey of the character and fabric of the Application Site and its surroundings, using photography from a number of representative viewpoints, undertaken by a qualified landscape architect.

### **Methodology Adopted for the Assessment**

- 1.6 This proposal is subject to an EIA as confirmed by the screening and scoping opinion, decision issued 5 April 2019. This Landscape and Visual Baseline has, therefore, been undertaken in accordance with the 'Guidelines for Landscape and Visual Impact Assessment – Third Edition (LI/IEMA, 2013)' (GLVIA3) as relevant to EIA schemes. The criteria referred to, but not defined within the guidelines, have been defined by EDP as set out in **Annex EDP 2**, with terms clearly defined within the Glossary at **Annex EDP 3**.
- 1.7 **Familiarisation:** EDP's study has included reviews of aerial photographs, web searches, LPA publications and landscape character assessments. EDP has also obtained, where possible, information about relevant landscape and other designations such as Areas of Outstanding Natural Beauty (AONBs), conservation areas and gardens and parks listed on Cadw's 'Register of Parks and Gardens of Special Historic Interest in Wales' (RPG).
- 1.8 **Field Assessment:** EDP has undertaken a comprehensive field assessment of local site circumstances, including a photographic survey of the character and fabric of the Application Site and its surroundings, using photography from a number of representative viewpoints. The field assessment was undertaken by a qualified landscape architect in clear weather conditions, over two site visits between 10 and 17 December 2018.
- 1.9 **Consultation:** Consultation has been carried out with the LPAs, principally involving discussions regarding the selection of representative viewpoints, or photoviewpoints (PVPs), of the Application Site and proposals, as set out in **Section 4**, with regard to the visual baseline.

### **Scope of this Report**

- 1.10 This report sets out the findings of the landscape and visual baseline appraisal of the proposals, with the assessment of effects provided in detail at Technical Appendix 7.3 and summarised within the Environmental Statement (ES) Chapter 7.
- 1.11 This baseline assessment forms the first of five constituent parts of the full LVIA, which is set out in the following documents:
- **Technical Appendix 7.1:** Landscape and Visual Baseline (this document);

- **Technical Appendix 7.2:** LVIA Supporting Figures;
- **Technical Appendix 7.3:** Assessment of effects; and
- **ES Chapter 7:** Landscape and Visual Impact containing a summary of the assessment and baseline.

### **The Proposals**

- 1.12 The proposals are described briefly below and more fully within the accompanying Design and Access Statement (DAS), Planning Statement and Chapter 5 of the Environmental Statement.
- 1.13 This Landscape and Visual Baseline accompanies a suite of documents that together inform an outline planning application to be submitted to Vale of Glamorgan Council (VoGC), as LPA, upon Land at Upper Cosmeston Farm, Lavernock Road, Penarth. The proposals upon the Application site bring forward the numbers, uses and requirements set out within the Allocation upon the Application Site through the Vale of Glamorgan Local Plan 2011-2026 (adopted June 2017), known as ‘MG2 (24) Land at Upper Cosmeston Farm, Lavernock’. In summary the Land at Upper Cosmeston Farm allocation comprises:
- Up to 576 dwellings comprising a mix of market and affordable housing;
  - 1 hectares of land to provide a new primary school and nursery, in accordance with policy MG6 (5). Through consideration of local facilities, a two form entry primary school is required, which is to be provided despite being in excess of the requirements of the allocation;
  - 1 hectares of land to be designated as public open space, in accordance with policy MG28 (10);
  - 0.1 - 0.2 hectares of land for the provision of a new community facility, in accordance with policy MG7 (4); and
  - The provision of a new highway access point onto Lavernock Road.
- 1.14 A subsequent Landscape ES Chapter, informed by this Landscape and Visual Baseline, will consider the impacts of the Allocation, and associated works.

### **Study Area**

- 1.15 In order to establish the baseline and the potential limit of notable effects, a broad study area of 5km from the Application Site was adopted as the initial search area. This enabled the geographical scope of the assessment to be defined, and provided the wider geographical context of the study. Within this area, the search focused on identifying the



local planning policy context, identifying national and local landscape designations and other relevant designations (e.g. AONBs, RPGs), and providing a general geographical understanding of the Application Site and its broader context (for example, in relation to landform, transport routes and the distribution and nature of settlement).

- 1.16 Following this initial analysis and subsequent field work, and having an appreciation of the development proposed, the study area has been refined to focus on those areas and features that are assessed to be likely to be affected by the proposals. The extent of this study area is 2km from the boundary, although occasional reference may be made to features beyond this area where appropriate. The study area is illustrated on **Plan EDP L1**.

## Section 2 The Site

- 2.1 **Plan EDP L1** illustrates the location of the Application Site's boundaries and the study area for this Landscape and Visual Baseline, and therefore future assessment. The Application Site is located adjacent to the southern edge of the settlement of Cosmeston, 0.68km to the north-west of Lavernock and approximately 0.76km to the south of Penarth. The Application Site is situated within the LPA area of Vale of Glamorgan Council (VoGC).
- 2.2 The Application Site's character and local context is illustrated on the aerial photograph contained as **Plan EDP L2**.
- 2.3 The Application Site's boundary encompasses an area of approximately 25.2 hectares (ha), comprising a mixture of pasture and arable agriculture, the farm buildings of Lower Cosmeston Farm and the course of the disused railway route between Penarth and Sully, which dissects the Application Site at its centre from north to south. Field parcels within the Application Site are defined by a mixture of hedgerow boundaries and tree belts. Also passing through the Application Site is an agricultural-character track which connects the B4267 to the former Penarth Royal Observer Corps (ROC) Post, located adjacent to the Application Site's south-eastern corner. The landform of the Application Site undulates between a low point of 14m above Ordnance Datum (aOD) at the Application Site's boundary with Lavernock Road and a high point of 34m aOD at the southern boundary of the eastern half of the Application Site.
- 2.4 In terms of its wider context, the Application Site is bordered to the north by existing built form of Cosmeston, notably the residential streets of Upper Cosmeston Farm, Raven Way, Fulmar Close, Shearwater Close, Petrel Close, Whitcliffe Drive and Cosmeston Drive. To the west the Application Site is bordered by the course of the B4267 (Lavernock Road), which connects Cosmeston to the nearby settlement of Sully to the south-west and divides the Application Site from Cosmeston Lakes Country Park which is situated beyond to the north-west. To the south of the Application Site the landscape is predominantly made up of arable agricultural land, with the village of Lavernock and the associated 'Holiday Village' located beyond the minor route of Fort Road. Directly to the east of the Application Site runs the course of the Wales Coastal Path, along the length of the Application Site's eastern boundary, before the land falls away as cliffs down to the Bristol Channel at Roundbush Rocks and Ranny Bay.

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## Section 3

### Policy Review and Findings of the EDP Data Trawl

#### Introduction

- 3.1 An appreciation of the 'weight' to be attributed to any landscape or visual effects arising from development starts with an understanding of the landscape designations and planning context within which any such development is to be tested for its acceptability.
- 3.2 EDP has conducted a data trawl of these relevant designations and matters, the findings of which are set out below and the locations of which are illustrated on **Plan EDP L3**.

#### Landscape Designations

- 3.3 The Application Site does not fall within, or contain, any nationally designated landscape, such as AONBs or National Parks, and no such designation falls within 5km of the Application Site.
- 3.4 On the most part, the Application Site does not sit within or form part of any local landscape designation, with the exception of the farm buildings located at the Application Site's south-western corner, which form part of the local designation of Green Wedge (the implications of which are considered further within a standalone Green Wedge Review).

#### *Cosmeston Lakes Country Park*

- 3.5 The Application Site sits in close proximity to Cosmeston Lakes Country Park, located 20m to the north-west of the Application Site beyond the B4267. It is a well-used landscape designation identified to be of local value for recreation and landscape enjoyment. The main feature of the Country Park is the large lake at its centre with an associated circular walking route, connected to a variety of longer circular routes and its location within a well treed character formed by tree belts and woodland blocks. These tree belts and woodland blocks, particularly those at its boundary, provide the designation with a contained character – with views and interests focused internally rather than to the landscape surrounding it.
- 3.6 Given its close proximity and potential for intervisibility with the Application Site, this designation is worthy of further consideration as to how the addition of the proposed development would affect existing views and character for receptors using the area for recreational purposes.

#### *Public Rights of Way and Access*

- 3.7 Public Rights of Way, National Cycle Routes (Sustrans) and Promoted Routes within the Application Site's context are all identified upon **Plan EDP L3**. No formal public access is available through or within the Application Site boundary; however, the Wales Coastal

Footpath – South Wales Coast and Severn Estuary section (a nationally promoted walking route of 176km which connects the Welsh coastline between Port Talbot and Chepstow) passes adjacent to the Application Site’s eastern boundary, within a well treed corridor.

- 3.8 Other than this adjacent national footpath, the Application Site is situated within a very sparse network of footpath routes, with limited connectivity between the urban edge and the adjacent landscape. Walking routes and public access are available within the adjacent Country Park to the north-west (PRoW L1/3/1 and P1/14/2), upon hillsides to the west (PRoW L1/4/1 and S13/2/1) and within the landscape to the south near Lavernock (PRoW L1/1/1 and L1/5/2).
- 3.9 National Cycle Route 88 makes use of the disused railway line to the north of the Application Site, currently terminating 100m to the north of the Application Site’s northern boundary. In its current form the route provides connection between Newport and Penarth, however it is proposed that the route will continue through the Application Site, along the disused railway line, to provide additional connection to Sully and ultimately Bridgend and Margam Country Park. At present, where the current route terminates (as seen within **Image EDP 1** below, taken from Cosmeston Drive), there is no available connection or indivisibility between this route and the Application Site.



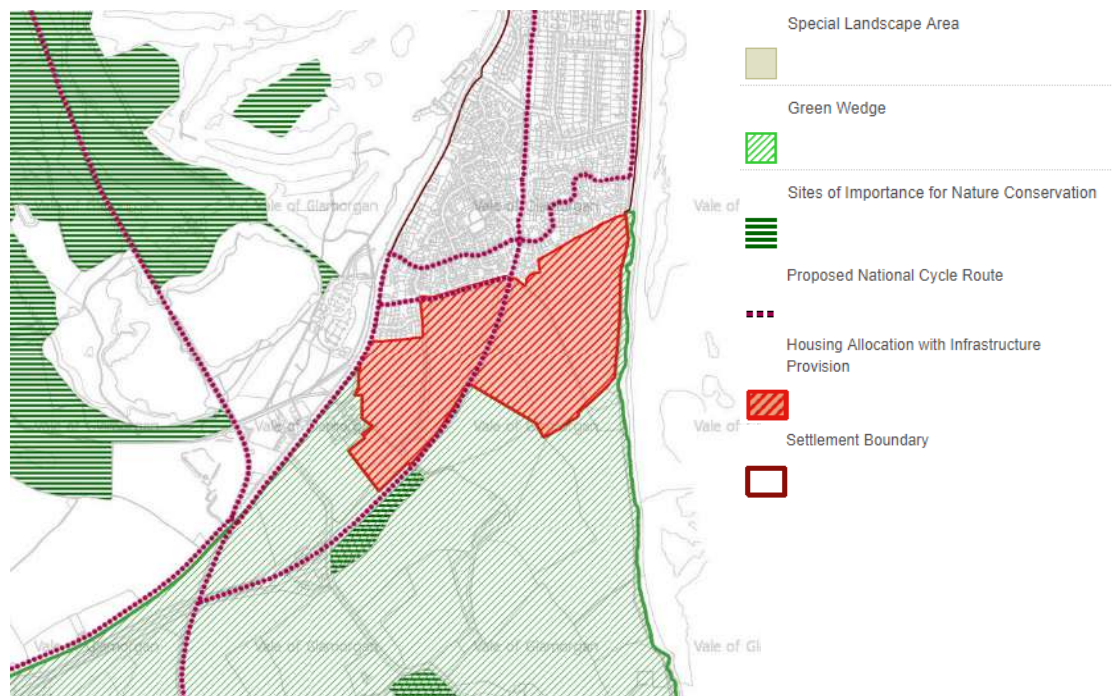
**Image EDP 1:** The termination point of National Cycle Route 88, looking along the continuation of the disused railway line, towards the Application Site.

- 3.10 These footpath/access routes, the extent of their use and their intervisibility with the Application Site are considered in greater detail within **Section 4** of this report.

## Local Planning Policy

- 3.11 The Application Site falls within the Vale of Glamorgan Council (VoGC) Local Planning Authority (LPA) area. The relevant planning policy for this LPA area is summarised below.
- 3.12 The current development plan for VoGC is the Vale of Glamorgan Local Development Plan (LDP) 2011-2026 (adopted 28 June 2017), which will guide the area's future development up to 2026<sup>2</sup>. An extract of the LDP Interactive Proposals Map<sup>3</sup> is provided as **Figure EDP 1** below.
- 3.13 As mentioned within **Section 1**, the Application Site, with the exception of the farm buildings of Lower Cosmeston Farm at the south-western corner of the Application Site, is identified as a Housing Allocation with Infrastructure Provision within the LDP. The LDP allocates 'MG2 (24) Land at Upper Cosmeston Farm, Lavernock' to be as follows:

*"This 22.2 hectare greenfield site is located to the south of Penarth adjacent to Lavernock Road. Development of the site will be informed by a masterplan/development brief which will identify and safeguard provisions for major infrastructure comprising a 1.0 hectare site to provide a new primary and nursery school; 1 hectare of designated public open space and an additional 0.1 – 0.2 hectares for the provision of a new community facility, in accordance with Policies MG6 (5), MG28 (10) and MG7 (4). Affordable housing will be delivered in accordance with Policy MG4."*



**Figure EDP 1:** Extract of the VoGC LDP 2011-2026 Interactive Adopted Proposals Map (June 2017)

<sup>2</sup> <http://www.valeofglamorgan.gov.uk/Documents/Living/Planning/Policy/LDP/LDP-Adoption/Adopted-LDP-Written-Statement-June-2017-final-interactive-web-version.pdf> (sourced November 2018)

<sup>3</sup> [http://myvale.valeofglamorgan.gov.uk/LDP\\_2017.html](http://myvale.valeofglamorgan.gov.uk/LDP_2017.html) (sourced November 2018)

3.14 The following additional policies are considered relevant to the site:

- MG18 Green Wedges, which states that:

*“Green wedges have been identified to prevent the coalescence of settlements and to retain the openness of land at the following locations:...*

*6. South Penarth to Sully;...*

*Within these areas development which prejudices the open nature of the land will not be permitted.”*

Further text relating to this policy identifies that *“within the areas defined by the green wedges there will be a presumption against inappropriate development which would contribute to urban coalescence, prejudice the open nature of the land, or have an adverse impact upon the setting of an urban area”*, in accordance with paragraphs 3.69 -3.74 of Planning Policy Wales (Edition 10 – adopted December 2018). Given the existing buildings present on the areas of the Application Site within this designation it’s also worth noting that the policy states: *“development associated with existing uses will be limited to minor structures which are strictly ancillary to existing uses”*.

- MD5 Development Within Settlement Boundaries, which states:

*“New development within these settlements will be permitted where the proposed development:...*

*3. Is of a scale, form, layout and character that is sympathetic to and respects its immediate setting and the wider surroundings and does not unacceptably impact upon the character and appearance of the locality;*

*4. The proposal would not result in the loss of natural or built features that individually or cumulatively contribute to the character of the settlement or its setting;...*

*6. Has no unacceptable impact on the amenity and character of the locality by way of noise, traffic congestion and parking;...”*

### **Other Documents of Relevance to Landscape Matters**

3.15 VoGC have commissioned a range of landscape planning evidence to assist in the land allocation process as part of the preparation of the local plan. These include, of relevance here:

- Landscape working for the Vale of Glamorgan (January 1999)<sup>4</sup>; and

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<sup>4</sup> <http://www.valeofglamorgan.gov.uk/Documents/Living/Planning/Policy/Landscapes-Working-for-the-Vale-1.pdf> (accessed November 2018)

- Vale of Glamorgan LDP 2011-2026 Green Wedge Background Paper (September 2013).
- 3.16 The Landscape working for the Vale of Glamorgan (January 1999) report is reviewed in **Section 4** due to its relevance to landscape character.
- 3.17 The Green Wedge Background Paper contains information that is of relevance to consideration of the Application Site as it comes forward for development, particularly in relation to Lower Cosmeston Farm. Given that the green wedge designation is predominantly based upon settlement division rather than being designated for purposes linked to value of landscape character and visual amenity, the impacts of the Application Site upon the green wedge designation are considered further within a stand-alone Green Wedge Review (edp5187\_r002) also produced by EDP.

### **Heritage Matters**

- 3.18 A separate Heritage Statement considers the historic character and setting of designated and non-designated heritage assets within the study area (see EDP187\_r003). While heritage assets are not landscape designations *per se*, they do, on occasion, serve to influence the character of the landscape and can inform landscape value. Where this is the case, it is noted in the relevant assessment. The locations of heritage assets readily sourced from published data are illustrated on **Plan EDP L3**.
- 3.19 No heritage features are identified within the Application Site boundary itself. Other heritage features within the Application Site's context (circa 2km from the Application Site boundary) include: 80 listed buildings (LB), 1 conservation area (CA), 2 Historic Parks and Gardens (HPG) and 4 Scheduled Monuments (SM).
- 3.20 Two Historic Parks and Gardens overlap with the 2km study area: Italian Gardens, within the urban fabric of Penarth some 1.3km to the north of the Application Site; and Alexandra Park, also within Penarth some 1.9km to the north.
- 3.21 Due to the distance from the Application Site, and the minimal intervisibility between it and the RPGs as a result of intervening built form (as verified during the field visit), it is considered very unlikely that there will be any change to the landscape character or visual amenity of these assets as a result of the proposals. Further assessment of potential effects on the landscape character of, and visual amenity of visitors to, these assets as a result of the proposals is therefore scoped out of this assessment.
- 3.22 The southern extent of Penarth Conservation Area extends into the 2km study area surrounding the Application Site, located 1.12km to the north. Given the distance from the boundary, the Application Site is not anticipated to have direct landscape effect upon the Conservation Area's character; however, the Penarth Conservation Area Appraisal and Management Plan does mention that: *"There are many short and long views into, out of and through the conservation area which make a positive contribution to its special character"* and that *"all development respects the important views within, into and from*



*the conservation area*”; however, no such ‘significant view’ is identified, on the CA’s Appraisal Maps, between the CA and the Application Site.

- 3.23 Off-site LBs are mainly within the CA identified above; however, scattered groups of LBs are also present outside this, including: Church of St Lawrence, 740m to the south in Lavernock; the barn at Home Farm and features associated with Cog Farm, circa 1.5km to the west; Downs Farmhouse, 1.5km to the north-west; St Peter’s Church, 1.8km to the north-west; and remains of Cwrt-y-vil Grange, 1km to the north. Given the distance and lack of intervisibility with the majority of these LB and their private nature, they are considered to provide little in the way of contribution towards the landscape character of the Application Site in question, and as such are scoped out from further assessment in terms of landscape.
- 3.24 SMs within the study area are predominantly focused to the anti-aircraft and coastal battery west of Lavernock Point, circa 900m to the south of the Application Site, and Cogan deserted medieval village, circa 1.4km to the north-west. Through field assessment it was found that intervisibility between the Application Site and these SMs was limited by intervening vegetation, and as such they have been scoped out from further consideration.

### **Ecology Matters**

- 3.25 A separate Ecology Assessment (ES Chapter 8) considers the ecological assets within the study area. While these are not landscape designations *per se*, as for the above referenced heritage assets, they do, on occasion, serve to influence the character of the landscape and can inform landscape value. Where this is the case, it is noted in the relevant assessment.
- 3.26 The ecology assets closest to the Application Site include the Severn Estuary RAMSAR site, Special Area of Conservation (SAC) and Special Protection Area (SPA), which all fall at the cliff base 35m to the east of the Application Site; and, Cosmeston Lakes Site of Special Scientific Interest (SSSI), 132m to the west; Penarth Coast SSSI, 29m to the east and 650m to the south of the Application Site.

### **Other Relevant Considerations**

#### ***Tree Preservation Orders and Ancient Woodland***

- 3.27 Through consideration of the VoGC’s online interactive constraints mapping, there are no Tree Preservation Orders (TPOs) or areas of ancient woodland within, or in close proximity to, the Application Site.
- 3.28 The closest area of Ancient Woodland is located circa 530m to the north-west of the Application Site within Glamorgan Golf Club and is considered unlikely to be affected by any development within the Application Site.

### **Interim Summary**

3.29 A review of the Application Site's planning context has found that:

- The Application Site does not lie within, or contain, any nationally or locally designated landscapes; however, the south-western corner of the Application Site falls into the designation of Green Wedge and the Application Site is located in close proximity to Cosmeston Lakes Country Park;
- The majority of the Application Site is covered by a housing allocation as part of Policy MG2 of the Vale of Glamorgan LDP. The southwestern corner of the Application Site focused around the buildings of Lower Cosmeston Farm, forms part of a green wedge designation between Cosmeston and Sully. This designation is considered in greater detail within a stand-alone Green Wedge Review;
- Local Plan policies of direct relevance to landscape and visual aspects of proposed development include adopted Vale of Glamorgan LDP Policy MD5 Development Within Settlement Boundaries;
- There are heritage features located within the 2km study area of the Application Site; however, they are not felt to have the potential to inform landscape character and value of the Application Site. The effect of the proposals on these assets is assessed at EDP5187\_r003);
- There are ecology features adjacent to the eastern edge of the Application Site, predominantly around the cliff base, that have the potential to inform landscape character and value of the Application Site's context. The effect of the proposals on these assets falls outside the scope of this report and is assessed as part of ES Chapter 8; and
- There are no TPOs or areas of ancient woodland within, or in close proximity to, the Application Site.

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## **Section 4**

### **Existing (Baseline) Conditions: Landscape Character**

#### **Introduction**

- 4.1 Landscape and visual assessment is comprised of a study of two separate but inter-linked issues:
- Landscape character: the physical make-up and condition of the landscape itself, which arises from a distinct, recognisable and consistent pattern of physical and social elements, aesthetic factors and perceptual aspects; and
  - Visual amenity: the way in which the Application Site is seen, views to and from the Application Site, their direction, character and sensitivity to change.
- 4.2 This section considers baseline landscape character matters and identifies other landscape resource receptors that are relevant to the assessment. Baseline visual amenity is considered in **Section 5**.
- 4.3 The principal components of the local landscape character of the Application Site and its context are the suburban edge of Cosmeston and its agricultural coastal hinterland landscape, described within both LANDMAP assessment and VoGC's Designation of Landscape Character Areas' (August 2008).
- 4.4 Baseline conditions in respect of the published landscape character assessments are summarised below, followed by a summary of EDP's own assessment of the character of the Application Site and local context.

#### **Review of Published Landscape Character Assessments**

##### **LANDMAP**

- 4.5 LANDMAP (Landscape Assessment and Decision Making Process) is a system that has been in development by Countryside Commission for Wales (CCW) (now Natural Resources Wales (NRW)) since 1997, in conjunction with the Wales Landscape Partnership Group (WLPG). The aim is to record and make available to anyone with an interest in land, a wide range of information about the Welsh landscape.
- 4.6 LANDMAP data is the key tool recommended for use in decision making relating to landscape character. Planning Policy Wales (Welsh Assembly Government, 2010) Section 5.3.13 states:

*“CCW's LANDMAP information system methodology is an important information resource upon which local planning authorities can draw in making the landscape assessments needed to inform local policy, guidance and decision making in this field. LANDMAP*

*describes and evaluates aspects of the landscape and provides the basis of a consistent Wales-wide approach to landscape assessment. LANDMAP assessments should be published. They can help to inform supplementary planning guidance on landscape assessment (covering, for example, local distinctiveness, special landscape areas and design)."*

- 4.7 LANDMAP is a GIS based 'whole landscape' approach that covers all landscapes, designated and non-designated. It identifies key landscape characteristics and qualities that can be used to aid planning policy and decisions. The accompanying guidance states that it is the use of all five layers of information (Historic Landscape, Visual and Sensory, Cultural Landscape, Geological Landscape and Landscape Habitats) that promotes sustainable landscape decision making, giving all five layers equal consideration.
- 4.8 The 'aspect areas', identified by the LANDMAP assessment, of relevance to the Application Site are summarised in **Table EDP 4.1** below. Each aspect area is described, assessed and assigned one of four overall grades of value: low, moderate, high or outstanding.

**Table EDP 4.1:** Findings of LANDMAP Aspect Area Assessment

| <b>Aspect</b>        | <b>Area Name</b>                 | <b>Classification</b> | <b>Evaluation and Justification</b>  |
|----------------------|----------------------------------|-----------------------|--|
| Geological Landscape | Penarth                          | Lowland Escarpment    | <b>Moderate</b><br><i>"Underlying geology is significant but no significant surviving exposures reported and adjacent coast shows same succession well exposed and within SSSI."</i>   |
| Landscape Habitat    | Swanbridge                       | Mosaic                | <b>Moderate</b><br><i>"The area supports remnant calcareous grassland communities of limited distribution within the Vale."</i>  |
| Visual and Sensory   | Lavernock Hinterland             | Open Rolling Lowland  | <b>Moderate</b><br><i>"The aspect area enjoys glimpse views of the sea, and framed views of pastoral land and some mixed woodland [with pine belts]. However, the area appears under pressure from recreation and development and is poorly managed in parts. This erodes its integrity and character. The area is not particularly rare."</i> |
| Historic Landscape   | Lavernock                        | Regular Fieldscape    | <b>Moderate</b><br><i>"This area constitutes a reasonably well-preserved example of early 19th century survey planned enclosure with remnants of earlier medieval occupation in the vicinity of Lavernock parish church."</i>  |
| Cultural Landscape   | Cosmeston, Lavernock, Swanbridge | Leisure/Recreation    | <b>Low</b><br><i>"Low, despite the variety of leisure experience on offer."</i>  |

- 4.9 With the above evaluations in mind, and NRW's methodology associated with interpretation of LANDMAP evaluations, the aspect area evaluations and therefore overall landscape character of this area is considered to be of no more than local importance. In terms of visual amenity of the Application Site, the key layer here is that of 'Visual and Sensory',

which is evaluated to be of 'Moderate' overall value. The aspect area is described within the assessment as (with EDP emphasis where relatable to the Application Site and its surrounding context):

*"The area is a rolling/undulating lowland, the highest point is approximately 61m AOD, a hilltop to the east of Swanbridge, the lowest 15m AOD on the top of cliffs facing the Bristol Channel. The area is covered by a mosaic of pastoral fields enclosed by hedgerows. Often these hedgerows are overgrown, many containing trees. The dismantled railway line to the north west of the area is also overgrown with vegetation and creates a strong edge to the area and also gives a surprisingly enclosed feel to parts of it. Pines feature in the area east of Swanbridge. There are several settlements in the area, including farms and hamlets linked by narrow roads which show signs of overuse at parking places. Lavernock Farm to the south east of the area has been developed as a campsite/holiday village and there is a caravan park at Swanbridge. The area's feeling of tranquillity has been affected by these developments. The area's hedgerows appear neglected in places as do some farm gates and fencing. Lavernock Farm camping ground and holiday village, together with some refurbished houses are suburban in appearance. The area's rural character is being eroded by these changes. Here are occasional views to the sea which influences the character of the area."*

4.10 Within the wider assessment of this aspect area it identifies that: *"the area appears under pressure from recreation and development and is poorly managed in parts. This erodes its integrity and character"* and *"the aspect area presents few features or qualities which are rare"*.

4.11 Having undertaken a wider field assessment within the study area, the following key characteristics described in the LANDMAP character assessments were found to be consistent with the area in and around the Application Site:

- Occasional views of the sea are experienced within the Application Site, though these are limited to the Application Site's easternmost fields when looking north towards Penarth. Other fields of the Application Site do not possess this intervisibility as a result of intervening vegetation and the Application Site's aspect, with the disused railway line forming a clear division between the landscape to the west of the Application Site and the coastal edge;
- The area around the Application Site is already influenced by recreational/leisure activities, such as the Country Park to the east, and development of both Cosmeston to the north and the buildings of Lower Cosmeston Farm itself, giving the areas a feeling of being well settled;
- Some hedgerows within the Application Site and the landscape to the south have undergone little or poor management, resulting in their form developing into gappy tree belts in places, in turn affecting the areas sense of place through providing cumulative screening; and

- The dismantled railway is found to create a strong visual boundary, providing both site and wider landscape containment between the land to the west of the Application Site and the coastal landscape to the east.

4.12 However, the following differences were recorded:

- Pines and evergreen species are not commonplace within the Application Site's character. Where they do occur locally, for example within the golf course to the north-west and along the boundary of Lower Penarth Cemetery (both locate outside of the character area), they have been planted ornamentally to provide screening; and
- LANDMAP identifies the areas sense of enclosure to be 'open'; however, through site investigation it was considered that the enclosure varied between open and contained as a result of a combination of undulating topography, and the presence of a number of strong tree belts and mature field boundary trees.

4.13 Overall the landscape within which the Application Site is situated is considered to correlate well with that experienced through site examination, and the Application Site itself is seen to be in part representative of the visual and sensory aspect area; however, a number of detracting elements and minor inconsistencies are available. Given this and the extent of the Application Site in comparison to the overall aspect area, it is expected that the visual and sensory aspect area could accommodate change within the Application Site without detrimental effect upon its overall character, and as such is perceived to be of **medium** sensitivity.

#### **Local Landscape Character Assessment**

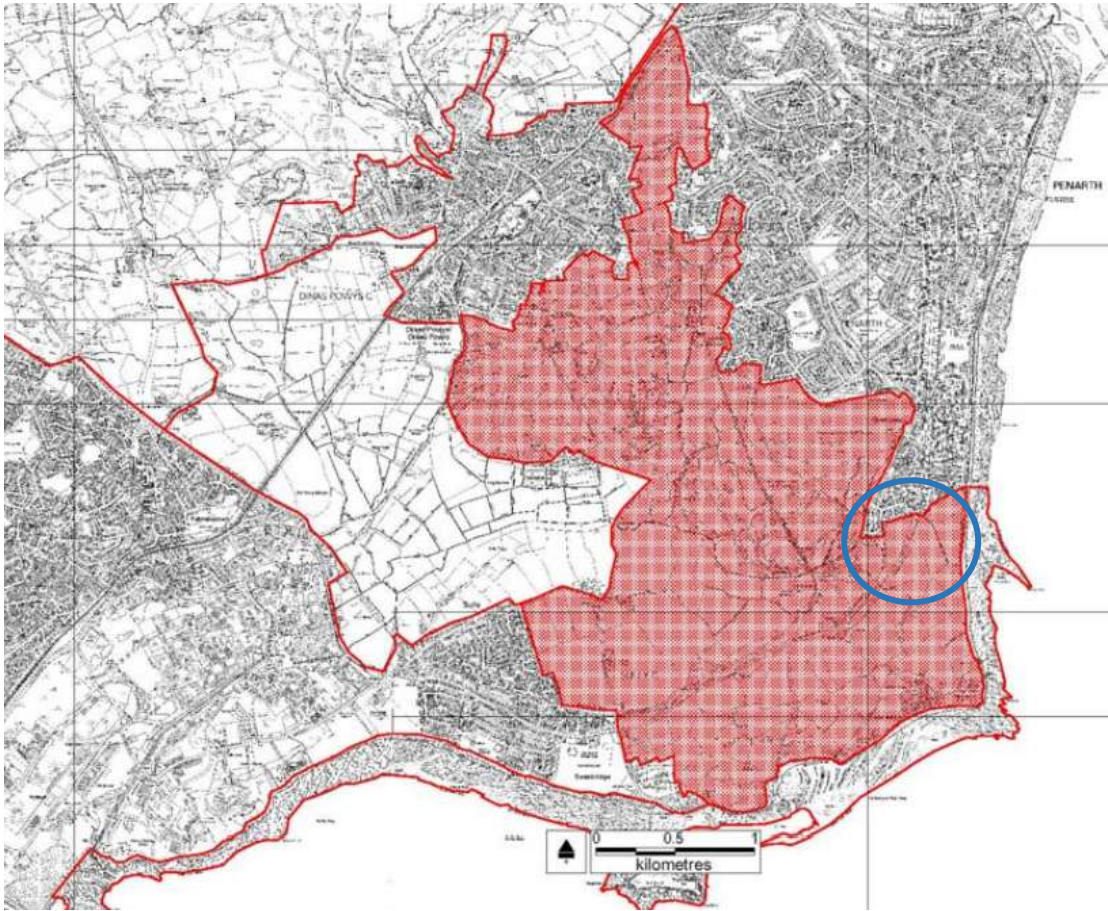
4.14 The published landscape character assessment relevant to the Application Site is the 'Vale of Glamorgan County Borough Council Designation of Landscape Character Areas' (August 2008), based upon the original Landscape Character Areas (LCA) developed within the previous 'Landscapes Working for the Vale of Glamorgan' (January 1999).

4.15 The Application Site falls entirely within and on the eastern extent of, Landscape Character Area (LCA) No. 24 – Sully Ridge/Cosmeston, as illustrated upon **Figure EDP 2**. This LCA briefly described as follows (underlined where characteristics are of relevance to the site): *"A small, but distinctive area underlain by carboniferous limestone, forming a locally prominent ridge. It affords extensive views across the Bristol Channel, however the sense of isolation is compromised by the adjacent suburbanisation associated with Penarth, Dinas Powys and Sully."*;

and,

*"A generally agricultural area, it includes Cosmeston Lakes Country Park, together with recreational landscapes such as the Golf Course on Downs. The B4267 runs across the area and offers views out across the Vale, at Swanbridge to the east of Sully extensive views across the Bristol Channel are afforded. The stretch of coastline from the northern*

*boundary to the UA boundary is excluded from LCA designation due to the proximity, and resultant character, with adjacent urban development.*



**Figure EDP 2:** Extract of Landscape Character Area 24 map of Vale of Glamorgan County Borough Council 'Designation of Landscape Character Areas' (August 2008). Application Site identified with a blue circle.

4.16 Considering the aspect area titles used within the LANDMAP process, the LCA goes on to identify the following characteristics:

- The majority of the area forms an elongated headland, running out at Lavernock Point generally rising up to 50m aOD;
- A mosaic of lowland terrestrial habitats, the area is mainly given over to agriculture;
- There are important water bodies and woodlands at Cosmeston Lakes, and small areas of woodland on the side slopes of the ridge;
- An elevated area offering extensive views out across the Vale and Bristol Channel;
- A sense of exposure and a coastal edge landscape with sparse, windblown vegetation mainly in pastoral use;



- Field boundaries are formed of well-maintained hedges;
  - Important recreational landscapes present including Cosmeston Lakes and the Golf Course; and
  - Close to the settlements more disturbance and disruption to the landscape with the visual settlement edge issues of litter, fly tipping and discordant boundaries.
- 4.17 Overall, the Application Site and its context are considered to be in keeping with this description and characteristics identified, with little discordance other than the height of the site does not reach the 50m aOD identified. Characteristics identified within this assessment are considered slightly more overarching in comparison to the LANDMAP assessment considered previously.
- 4.18 Overall, given the Application Site's general consistency, the host landscape character area (LCA no. 24) is considered to be of **medium** sensitivity to development.

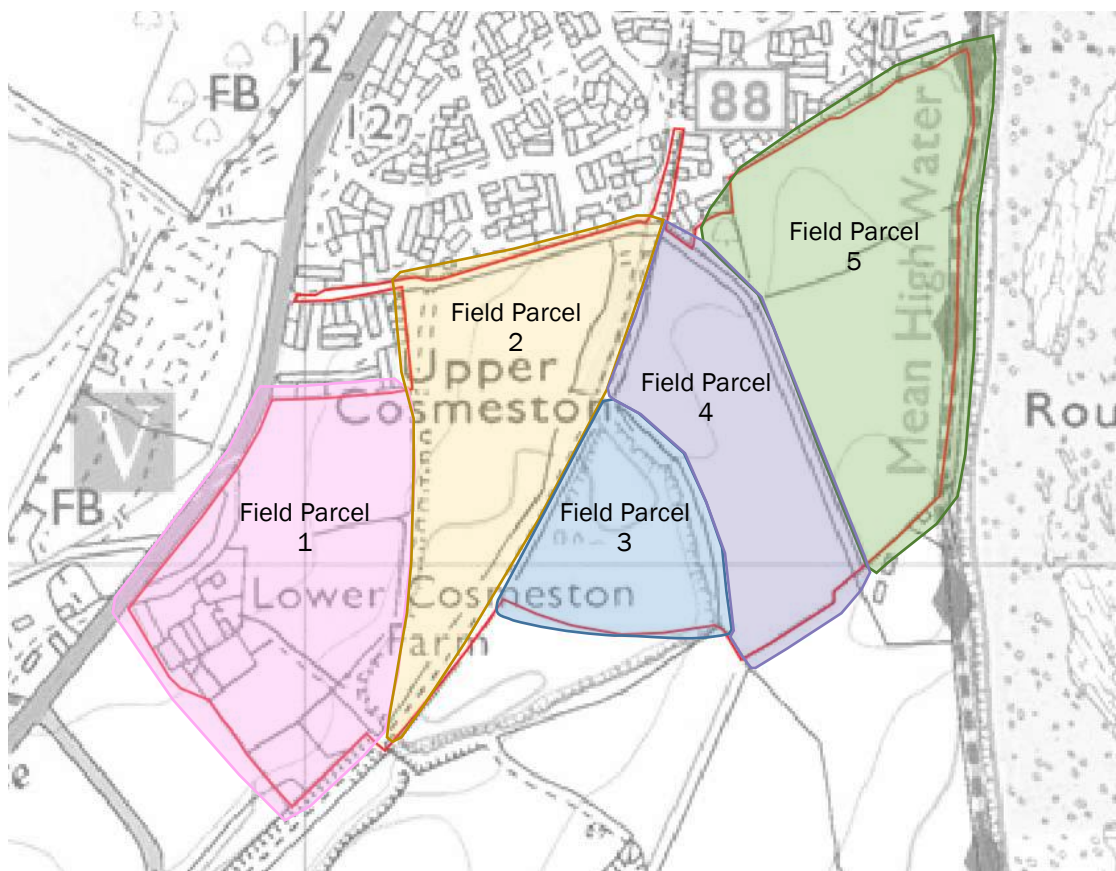
#### **EDP's Landscape Character Assessment**

- 4.19 While the above published assessments provide a helpful contextual appreciation of the wider landscape, none provide a sufficiently site-specific assessment to allow a reliable assessment to be made of the effects of the proposed development on the landscape. In particular, published assessments tend to miss more localised influences on the landscape such as the effect of traffic or existing development on tranquillity and visual character, especially in close proximity to settlements. This requires an appropriately detailed assessment of the Application Site itself and its immediate surroundings which EDP has undertaken and is described below.
- 4.20 EDP conducted an assessment of the Application Site's characteristics in December 2018, in dry clear weather conditions. The individual elements of the Application Site were noted, as were the differences in the composition and the character of the Application Site's physical components to the published assessment, and their value and ability to accommodate change (for definitions, see **Annex EDP 3**).
- 4.21 The aerial photograph provided at **Plan EDP L2** illustrates the character and features of the landscape across the Application Site and near context. The photographs taken from the illustrative viewpoint locations also illustrate the character of the landscape across the Application Site area and surrounding area (**Photoviewpoints EDP 1 to 20**).
- 4.22 Recognising that 'landscape' is multi-dimensional, embracing sensory perception, time depth, and physical attributes, this Landscape and Visual Baseline reviews landscape character in terms of the following aspects, or dimensions:
- The Physical Landscape – its topographic/geological and hydrological character;
  - Visual and sensory character;

- Landscape fabric and habitats; and
- Cultural connections and historic landscape character.

4.23 The Application Site is located adjacent to the southern edge of Cosmeston. It is defined by this settlement edge to the north, the B4267 to the west, agricultural land to the south and the coastline to the Bristol Channel to the east.

4.24 **Figure EDP 3** below divides the Application Site into 5 parcels for the purpose of description, given the variance of fabric across the Application Site. **Image EDP 1 – 9**, alongside the photoviewpoints provided at the rear of this report, are included to support visual understanding of the character of the Application Site.

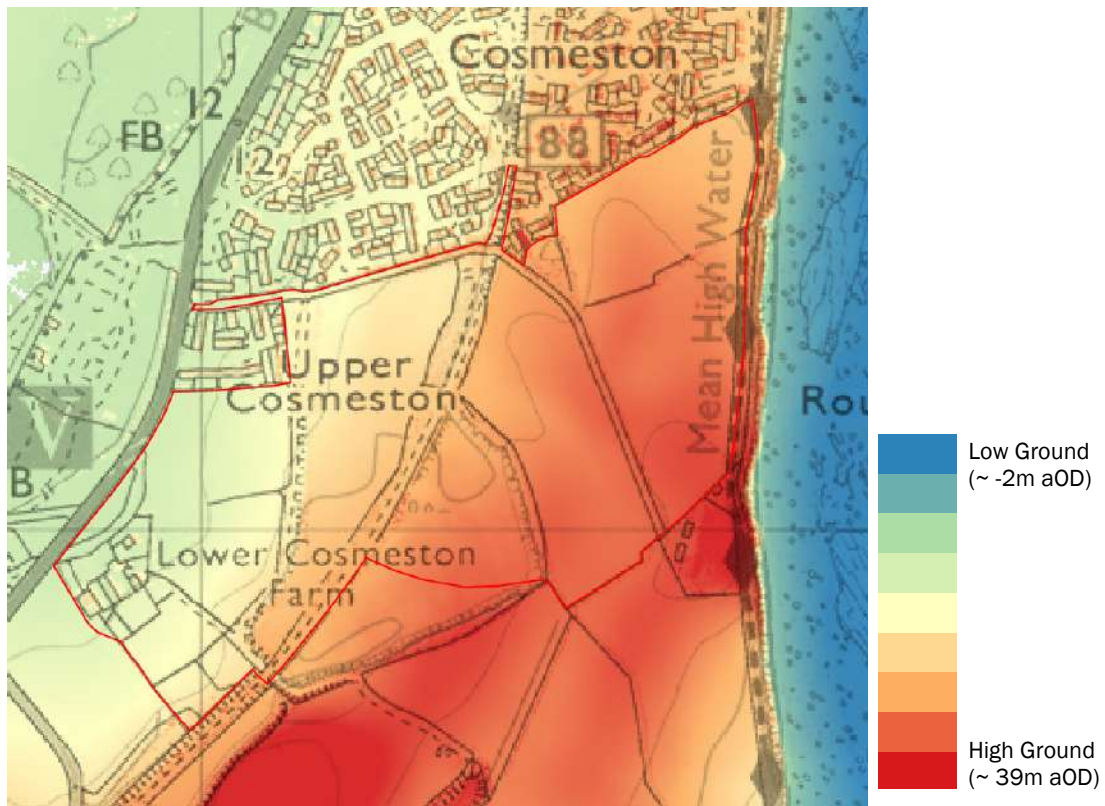


**Figure EDP 3:** Application Site Field Parcels.

### ***The Physical Landscape***

4.25 **Figure EDP 4** illustrates that, as described in the published landscape character assessments, the Application Site and its immediate context is gently undulating. The Application Site's high ground broadly lies across the clifftop fronting onto the Severn Estuary, which reaches circa 25m above Ordnance Datum (aOD); however, elevated landscape to the south of the Application Site also influences the Application Site's aspect. The low point of the Application Site is located at its western edge, within the extent of existing built form of Lower Cosmeston Farm, at 13m aOD. Overall, the aspect of the

Application Site appears to be generally north-westerly across **Field Parcels 3 - 5**, east of the disused railway line, and westerly within **Field Parcels 1 and 2**.



**Figure EDP 4:** Application Site topography, based upon LiDAR 2m DSM data.

- 4.26 The disused railway is the only element of the Application Site which contrasts this, staying at a level along its course so that it is higher than adjacent site ground to the south of the Application Site and appears to descend into a lower cutting at the Application Site's northern edge to pass under a bridge (as seen within **Image EDP 6**) and then seemingly rise to be at grade with the settlement to the north where it becomes the termination of cycle route 88.
- 4.27 **Field Parcel 3**, and the wider field within which it is situated, historically formed part of an old quarry site which has since been infilled and repurposed for equestrian pasture grazing. This past use has in turn created a gently undulating surface to the interior of this Field Parcel, which can be seen within **Image EDP 2** below.



**Image EDP 2:** Looking east across **Field Parcel 3** from the disused railway line. Land is uneven as a result of its previous quarry use.

- 4.28 The Application Site does not contain any watercourses or waterbodies within its boundary. Despite being situated in close proximity to Cosmeston Lakes to the north-west, and the cliffs down to the Severn Estuary to the east, no risk of flooding is identified within the Application Site's extent.
- 4.29 This character element of the site is perceived to be able to accommodate change without changing these characteristics fundamentally and, as such, is considered to be of **low** sensitivity.

### ***Visual and Sensory Character***

- 4.30 Not surprisingly for an area of this size, the visual and sensory character varies across the Application Site and is linked, primarily, to the topography and division created by bisecting tree belts. As can be seen within **Image EDP 2** to **9**, the individual fields of the Application Site appear internally open; however, the combination of vegetation and topography (both on-site and off-site) contribute to the Application Site's overall contained visual character, despite its size and location upon the clifftop.



**Image EDP 3:** Views north across **Field Parcel 1** from the north-eastern edge of Lower Cosmeston Farm. The settlement edge created by properties of Upper Cosmeston Farm is seen to be raw and clear, with limited screening provided by boundary vegetation.



**Image EDP 4:** View north across **Field Parcel 2**, compartmentalised by electric fencing and used for equestrian grazing. Rooflines of existing built form of Cosmeston, at the northern boundary of the Field Parcel, are seen beyond boundary vegetation.



**Image EDP 5:** Looking south along the disused railway line. Vegetation previously associated with the railway limits the extent of views from this route, limiting their availability to pre-existing gaps currently used for field access.



**Image EDP 6:** Looking north at the northern extent of the disused railway line within the Application Site. Due to private ownership, this access is currently blocked from use, with the railway bridge overgrown with ivy and surrounded by agricultural spoil. The photo demonstrates the change in levels between **Field Parcel 4**, to the right of the view, and this railway cutting as it passes below the railway bridge.



**Image EDP 7:** View west over **Field Parcel 4**, demonstrating a large scale, open arable Field Parcel. Glimpsed views are available beyond intervening vegetation towards the undulating landscape to the west.



**Image EDP 8:** View north across the northern field of **Field Parcel 5**, demonstrating the clarity of intervisibility between this area of the Application Site and the northern settlement boundary. Views from this location are also available towards the clifftop settlement of Penarth, St Augustine Church and industrial development of Cardiff Docks.



**Image EDP 9:** View north-west across the southern field of **Field Parcel 5**, again demonstrating its arable land use and glimpsed intervisibility with existing built form of Cosmeston.

- 4.31 Despite the Application Site's close proximity to the clifftop and the mention within LANDMAP, intervisibility with the Severn Estuary/Bristol Channel and coastal landscape are limited, as a result of mature vegetation associated with the Wales Coastal Path which runs adjacent to the Application Site boundary. Occasional glimpsed views towards Penarth and the waterfront are available from within the Application Site; however, these are predominantly contained to within **Field Parcel 5** (as seen within **Image EDP 8**, taken at the east-west dividing hedgerow).
- 4.32 On the most part, the Application Site is felt to have greater connection with the settlement at the northern and western edges of the Application Site. With the exception of the above, the majority of views from within the Application Site are directed inland, with some parts of the Application Site, notably the eastern edge of **Field Parcel 2** and **4**, experiencing glimpsed views of undulating hillsides beyond intervening vegetation of the adjacent country park to the west (as seen within **Image EDP 7**).
- 4.33 **Field Parcel 1**, being the lowest part of the Application Site, feels particularly visually contained by the tree belt along its eastern boundary and the tree belt forming the eastern edge of the country park, as seen within **Image EDP 3**. This Field Parcel is also heavily influenced by the raw, open character of built form of Upper Cosmeston Farm, as well as the on-site presence of Lower Cosmeston Farm. As such this Field Parcel has a particularly urban edge character, sandwiched between existing built form and contained to the east by a mature tree belt.
- 4.34 **Field Parcel 2** is visually contained by mature tree belts on both sides, as seen within **Image EDP 4**; however, at its high point views are available to the western hillsides beyond the country park and clarity of adjacent built form becomes clearer, especially of dwellings along Upper Cosmeston Farm. The boundary with the northern settlement here is better vegetated in comparison with **Field Parcel 1**, with development set back by a vegetated private track; however, views of rooflines continue to maintain an edge of settlement character to this parcel of the Application Site.
- 4.35 The disused railway line and its associated vegetation (seen within **Image EDP 5**) forms a clear visual division through the Application Site, screening the majority of **Field Parcels 3, 4** and **5** from the landscape to the west.

- 4.36 **Field Parcel 5** is open and elongated in character and feels slightly separated from built form through the presence of the disused railway, with visibility of the adjacent built form to the north being limited and screened by mature vegetation. As with **Field Parcel 2**, as landform of the field drops towards the railway line glimpsed views are available towards hillsides to the west, including the farmsteads of Swanbridge Road/Cog Road and glimpsed long distance views of the north-eastern urban edge of Sully.
- 4.37 Through the above, it is considered that the findings of LANDMAP with respect to visual and sensory character are in keeping with the Application Site. Most views are characterised by agricultural land parcels, with the combination and layering of numerous tree belts within views giving a well wooded appearance to the area. However, the Application Site is influenced by the urban edge along its northern boundary, giving the majority of the Application Site a settlement edge character rather than one of open countryside. With this in mind, and the overall contained nature of the Application Site, it is felt that with sensitive design the Application Site would have potential to accommodate development without causing extensive damage to the visual and sensory character of the Application Site. This character aspect is therefore considered of **medium** sensitivity to development.

#### ***Landscape Fabric and Biodiversity***

- 4.38 The landscape fabric is illustrated on the aerial photograph at **Plan EDP L2**. Additional information regarding hedgerow/tree species and condition is provided within the accompanying ecology report.
- 4.39 The Application Site is located on the southern development edge of Cosmeston, made up of 8 fields divided by a mixture of mature hedgerows and tree belts. Generally Field Parcels of the Application Site are large in scale and regular in shape; however, the overall character of the Application Site is felt to be divided in two by the course of the disused railway line, with associated tree belts on either side, which passes from north to south across the Application Site.
- 4.40 **Field Parcels 1** and **2** to the west of the railway line are used for the purpose of equestrian grazing, with **Field Parcel 2** being internally subdivided into paddocks by temporary electric fencing. The fields to the south-east of Lower Cosmeston Farm, within **Field Parcel 1** are divided by post and wire fencing and bordered by low hedgerow to the south-west. The remaining fields of **Field Parcel 1** are open in character with evidence of a defunct dividing hedgerow stretching into the Application Site from the east. **Field Parcels 1** and **2** are separated by a mature tree belt which runs from north to south across the Application Site, which forms a strong green connection between the southern extent of built form and the disused railway corridor.
- 4.41 **Field Parcels 4** and **5**; however, to the east of the disused railway line, are used for intensive arable agriculture, making them very open in character but also contained by boundary vegetation which, through limited management, appears to have grown into tall shrub/tree belts. A gappy, tree lined private agricultural track, which connects the B4267 to the small woodland block and adjacent fields to the south-east of the Application Site,



divides **Field Parcels 4** and **5**, along with a triangular wedge area of broadleaf woodland copse at the Application Site's northern boundary.

- 4.42 **Field Parcel 3** differs to those identified above, in that it comprises the northern section of a much wider field, which extends to the south of the Application Site. The boundary which divides **Field Parcel 3** from **4** is of hedge-bank structure, likely as a result of the field's previous quarry use, with gappy hedgerow in poor condition along its course. The southern boundary of the Application Site, through this field is currently not delineated by any landscape feature or fence. As mentioned with regard to physical character, this field surface is uneven and undulating in character whereas the other fields of the Application Site are much smoother in comparison.
- 4.43 The Application Site also contains existing built form comprising the buildings of Lower Cosmeston Farm, clustered together at the Application Site's south-western corner. These buildings include a two-storey residential farmhouse surrounded by tree planting, two large corrugated steel-clad agricultural barns, a steel circular storage area (used for Christmas trees at the time of visit) and a number of stone agricultural buildings currently used as stables and storage (as seen within **Photoviewpoint EDP 7**). Also, at the rear (south-east) of these buildings is a large menage, emphasising the farm's now predominantly equestrian use.
- 4.44 Overall, the Application Site is considered to contain a number of locally valuable landscape features in good condition from both a landscape and ecological perspective, notably the tree belt between parcels 1 and 2 and the disused railway and its associated vegetation belts. However, other hedgerows of the Application Site, due to limited management, have reduced in quality over time and become gappy – requiring improvement and reinforcement if retained. Given the size and openness of the Application Site's Field Parcels, it is felt that with sensitive design the landscape fabric of the Application Site could accommodate change within its boundary, without detrimental effect upon key landscape features. With this in mind the landscape fabric and habitat of the Application Site is deemed to be of **medium** sensitivity to development.

#### ***Cultural Connection and Historic Landscape Character***

- 4.45 The locations of heritage assets readily sourced from published data are illustrated on **Plan EDP L3** and briefly described in **Section 2**. Additional information is provided within the accompanying archaeology and heritage report.
- 4.46 LANDMAP identifies the culture of the area to be influenced by 'the varied leisure experiences' set within a rural landscape, which are present around the Application Site in the form of Cosmeston Lakes Country Park and Medieval Village to the west, Glamorgan Golf Course to the north-west and the holiday parks associated with Lavernock to the south. None of the cultural references/leisure facilities mentioned within LANDMAP are associated directly with the Application Site itself and, where these features occur, they are predominantly encompassed by significant landscape features to provide containment.

- 4.47 The Application Site is not identified to be of any cultural value in relation to references in poetry, art or literature. Though the promoted walking route of the Wales Coastal Path passes adjacent to the Application Site's eastern boundary, which may be considered to give the site elevated value, the route is not identified for telling a cultural story of the area and is well divided from the Application Site's core by mature vegetation of the Application Site's eastern boundary. The settlement edge against which the Application Site is situated is of predominantly post 1950s redbrick character rather than forming any 'historic core' of Cosmeston.
- 4.48 As such the Application Site is deemed to be of **low** sensitivity in terms of cultural connections and able to accommodate change without detrimental effect upon the cultural character of the Application Site or overall settlement.

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## Section 5

### Existing (Baseline) Conditions: Visual Amenity

#### Introduction

- 5.1 This section identifies those visual receptors that may be able to obtain views to the Application Site, their distribution, character, and value. It also identifies representative viewpoints that form the basis of assessment of views to the Application Site.
- 5.2 EDP has conducted the assessment of the views available to and from the Application Site by walking and driving (as appropriate) local roads and rights of way. Before doing so, a broad area of search was defined using a Geographical Information System (GIS) based computer programme that predicts the Zone of Theoretical Visibility (ZTV), as detailed below.

#### Visibility to the Application Site

- 5.3 Using landform data within GIS, EDP has prepared a broad Zone of Theoretical Visibility (ZTV) using digital surface modelling (DSM) data. This data includes height data on landform and surface features, and therefore accounts for the screening effects of intervening landform, buildings, structures and vegetation. The ZTV for the Application Site extent, is presented at **Plan EDP L4**. The area identified by the ZTV was then visited by walking and driving (as appropriate) local roads, rights of way and other publicly accessible viewpoints. Through this exercise, the main visual receptors predicted to have actual visibility to the Allocation, and constituent areas, were identified and the Zone of Primary Visibility (ZPV) of the Application Site was established.
- 5.4 The ZPV is where the proposed development would be visible to the casual observer on foot, cycling, driving or travelling by train where the views would normally be close-ranging and open; the proposal would be an obvious element of the view. Beyond this area, there is a zone of visibility that is less open, being either partly-screened or filtered. Views from within this wider zone would include the proposal – it may not be immediately noticeable, but once recognised would be a perceptible addition to the view. The extent of the proposal within such views would vary and, in some cases, it would be almost indistinguishable as a consequence of both increasing distance and intervening visual screening.
- 5.5 The visual appraisal identified that the gently undulating landform of the study area and Application Site itself means that landform, existing settlement/structures and vegetation provide effective elements of screening for the extent of development proposed. The visual appraisal, illustrated at **Plan EDP L5**, shows the ZPV for the Application Site and its main determinants. It shows that visual containment is provided by:
- To the north and north-east – the existing settlement edge of Cosmeston, the Application Site's undulating cliffside location and vegetation of the Wales Coastal Footpath along the Application Site's eastern edge;

- To the north-west – the vegetation associated with the northern edge of the B4267 and south-western edge of Cosmeston Lakes Country Park;
- To the south-west - the well-maintained route-side hedgerow vegetation of Fort Road and the B4267 and intervening field boundary vegetation;
- To the south – the tree belt associated with the disused railway line, the gently undulating topography of both the Application Site interior and the intervening landscape between the southern edge of the Application Site and the southern coastline, and existing tree blocks/belts within the landscape to the south; and
- To the south-east – the northern orientation of the eastern fields of the Application Site, the woodland block at the Application Site’s south-eastern corner and intervening field boundary and route-side (Wales Coastal Footpath) vegetation.

### **Representative Viewpoint Selection**

- 5.6 Based on fieldwork observations, and the findings of the data trawl, a number of representative viewpoints, or photoviewpoints (PVPs), have been selected, the locations of which are shown on **Plan EDP L5**, while the views themselves are shown on the Photoviewpoint Sheets attached at the rear of this report: **Photoviewpoints EDP 1 to 20**.
- 5.7 These PVPs have been selected to best represent the variety of views available towards the Application Site area from public vantage points. Vale of Glamorgan Council principal landscape architect, Gareth Phillips, was consulted by e-mail (on 12 November 2018) regarding the location of PVPs. A response was received on 13 November stating that “*on the face of it we don’t think there are any other viewpoints that we need to pick up at this stage. They look to have picked up the ones they need to; on the coastal path, highway and rights of way.*” The viewpoints suggested and approved have been included within this Landscape and Visual Baseline.
- 5.8 The GLVIA3 states a preference that the ‘worst case’ scenario is used for visual assessment, bearing in mind that the actual visibility of an Application Site is normally greater in winter (when trees and hedgerows have no leaves). On this basis, the photoviewpoint assessment for the Application Site was carried between 10 and 17 December 2018, and so is compliant with this industry standard guidance, with the exception of **Photoviewpoint EDP 20** which was taken on 14 May 2019, but still considered suitably representative for assessment purposes.
- 5.9 Details of each view, and the reason for its selection as a ‘representative viewpoint’, are given in **Table EDP 5.1**.

**Table EDP 5.1:** Representative Viewpoints, or PVP, agreed with Vale of Glamorgan Council (Gareth Phillips, Principal Landscape Architect; Regeneration and Planning).

| <b>PVP No.</b> | <b>Location</b>  | <b>Grid Ref.</b> | <b>Distance and direction to Application Site</b> | <b>Visual Receptor(s)</b>                                       |
|----------------|--|------------------|---|---|
| 1              | Wales Coastal Footpath at the Application Site.              | 318605, 169442   | On Boundary; south-west                           | Users of Wales Coastal Path, and residents                      |
| 2              | Wales Coastal Footpath at the Application Site.              | 318585, 169154   | 12m; north-west                                   | Users of Wales Coastal Path                                     |
| 3              | View from residential street of Shearwater Close             | 318379, 169360   | 14m; south  | Residents   |
| 4              | View from residential street of Upper Cosmeston Farm         | 318056, 169201   | 36m; east   | Residents   |
| 5              | B4267, at the Site's north-western corner                    | 317969, 169150   | On Boundary; south                                | Users of B-road (and pavement adjacent to the site)             |
| 6              | Cosmeston Lakes Country Park Visitor Car Park                | 317926, 169205   | 73m; south-east                                   | Users of visitor centre   |
| 7              | B4267, at the existing access to Lower Cosmeston Farm        | 317870, 169019   | 14m; east   | Users of B-road (and pavement adjacent to the site)             |
| 8              | B4267, at junction with Fort Road and PRoW L1/3/1            | 317756, 168874   | 117m; east  | Users of B-road (and pavement adjacent to the site), PRoW users |
| 9              | Looking north from Fort Road                                 | 317864, 168751   | 115m; north-east                                  | Users of local road (no pavements)                              |
| 10             | Northern lakeside of Cosmeston Lakes Country Park            | 317545, 169317   | 448m; south-east                                  | Users of Country Park   |
| 11             | Bridge crossing the Lake within Cosmeston Lakes Country Park | 317474, 169228   | 455m; east  | Users of PRoW and Country Park                                  |
| 12             | PRoW L1/4/1 to the west of the Application Site              | 317179, 168814   | 611m; east  | Users of PRoW   |
| 13             | PRoW S13/2/1, near Home Farm                                 | 316758, 168834   | 1.09km; east                                      | Users of PRoW   |
| 14             | B4267, approaching form Sully                                | 317475, 168558   | 528m; north-east                                  | Users of Broad (pavement on one side)                           |
| 15             | PRoW L1/1/1, near Lavernock Holiday Village                  | 318159, 168214   | 634m; north                                       | Users of PRoW   |
| 16             | Wales Coastal Footpath, near Lavernock                       | 318689, 168373   | 523m; north-west                                  | Users of Wales Coastal Path                                     |
| 17             | Wales Coastal Footpath, near Craven Walk                     | 318631, 169866   | 404m; south                                       | Users of Wales Coastal Path                                     |

| PVP No. | Location  | Grid Ref.      | Distance and direction to Application Site | Visual Receptor(s)                                   |
|---------|---|----------------|--|--|
| 18      | Wales Coastal Footpath, near Channel View and Cliff Top Recreation Ground | 318644, 170247 | 790m; south                                | Users of Wales Coastal Path, recreation ground users |
| 19      | Lower Penarth Cemetery and Glamorganshire Golf Club                       | 317960, 170048 | 795m; south-east                           | Cemetery and Golf Course Users                       |
| 20      | Penarth Pier and Waterfront   | 319087, 171292 | 1.89km; south                              | Pier and waterfront users                            |

### Visual Receptors

- 5.10 As discussed above, the opportunity for views to the Application Site from publicly accessible locations is limited. However, users of the following locations and routes have been identified as potentially able to perceive a change as a result of the proposals that could result in a notable effect. The Field Parcels identified within **Figure EDP 3** have been used to understand the extent of Application Site interior visible from each receptor.

### PRoW

- 5.11 As illustrated by **Plan EDP L3** and **L5**, there is no public access available within the Application Site; however, a number of PRoW routes pass within the study area and in some cases in close proximity to the Application Site's boundary. Where these routes do exist, many fall outside the ZTV so that visibility to the Application Site from publicly accessible locations is further limited. The publicly accessible locations and routes deemed to have potential to experience change through consideration of the ZTV, online mapping resources and the site visit are set out below.

#### *Wales Coastal Path*

- 5.12 The Wales Coastal Path passes directly adjacent to and alongside the entirety of the Application Site's eastern boundary, forming part of the promoted route which travels along Wales' coastline. To the east of this route the landscape falls away as a steep cliffside, down to the beach of Roundbush Rocks and the waters of the Bristol Channel/Severn Estuary beyond. The character of this route varies as it moves from north to south across the study area, as demonstrated through relevant photoviewpoints.
- 5.13 **Photoviewpoint EDP 17** and **18** represent views from the coastal path as it approaches the Application Site from the north. Here the character and associated views from the route are open and relatively unvegetated, with clear views towards the Bristol Channel/Severn Estuary and the islands of Flat Holm and Steep Holm which lie within the estuary. The route is also heavily influenced by existing built form of Cosmeston (quite contemporary in character as a result of their clifftop character) and is clearly felt to form part of a corridor

of public open space which stretched along the cliff edge between Cliff Hill, 1.25km to the north, and Whitcliffe Drive adjacent to the Application Site's north-eastern boundary. Views towards the Application Site when travelling south along this section of route are limited to glimpsed views of the eastern extent of **Field Parcel 5**, seen beyond Cosmeston's existing built form.

- 5.14 **Photoviewpoint EDP 1 and 2** represent views from alongside the Application Site's eastern boundary, notably as it joins the Application Site at its north-eastern and south-eastern corners. As the route passes the Application Site, the character changes distinctly in comparison to that experienced to the north. The route becomes heavily contained on both sides by mature hedgerow vegetation (as seen within the photoviewpoints) and, despite the route's continued close proximity to the cliff-edge, intervisibility with the Bristol Channel/Severn Estuary is curtailed entirely. Similarly, despite its location directly adjacent to the Application Site, views into the Application Site's interior are heavily filtered by route-side vegetation, with only glimpsed views available through the mesh of branches. Occasional gaps, seemingly created through unauthorised access and wildlife routes, allow for occasional clearer views into **Field Parcel 5** (such as that seen in **Photoviewpoint EDP 2**); however, these are few and fleeting when walking the route. Thanks to its contained character along this stretch of the route, when travelling along the coastal footpath from the north, receptors currently experience a feeling of moving away from built form towards a more naturalised, secluded character of the coastal footpath.
- 5.15 **Photoviewpoint EDP 16** represents views from the coastal path when travelling towards the Application Site from Lavernock to the south. Here the route continues to be well vegetated on both sides; however, more opportunities for views both inland and across the water present themselves through occasional vegetation gaps and the undulation of landform. With regard to views of the Application Site; however, this undulating landform forms a key element of screening of the site's interior, alongside the Application Site's vegetated eastern edge which limits views of the Application Site upon the clifftop edge. As can be seen within **Photoviewpoint EDP 16**, the wooded area located adjacent to the Application Site's south-eastern corner is visible; however, views into the Application Site itself, notably **Field Parcel 4**, are curtailed as its landform slopes away towards the existing settlement edge to the north.

*PRoW L1/3/1*

- 5.16 *PRoW L1/3/1* forms a connection between the Country Park and the road route of the B4267, crossing a field to the west of the Cosmeston Medieval Village attraction. **Photoviewpoint EDP 8** represents available views as this footpath route joins the B4267, 117m to the west of the Application Site, and is considered to be the clearest available view from this route considering intervening roadside vegetation along the B4267. Receptors at this location experience clear views of the run-down looking agricultural buildings associated with Lower Cosmeston Farm, within the Application Site boundary, that give the impression of arrival at the settlement edge of Cosmeston. Beyond this the interior of the Application Site is well contained; the vegetation associated with the disused railway line curtails the extent of views available of the eastern fields beyond, and only glimpsed views of the western Field Parcels (**Field Parcel 1**, and partially **Field Parcel 2**)



are available beyond the existing foreground agricultural buildings. With this in mind the views of the Application Site are already influenced by the presence of built form but do form a wide horizontal presence in this instance, partially due to the Application Site's close proximity.

*PRoW P1/14/2*

- 5.17 PRoW P1/14/2 forms a restricted byway which crosses through the centre of Cosmeston Lakes Country Park, notably crossing the lake itself via a bridge. On the most part this route is well vegetated on both sites, with mature vegetation channelling views along the route rather than to the east or west across the lake. An open view occurs however where the route crosses the lake connection via a bridge, as represented by **Photoviewpoint EDP 11**, allowing for clear views to the east towards the Cosmeston Lakes Country Park Visitor Centre.
- 5.18 Visibility beyond the visitor centre toward the Application Site is limited by the Country Park's internal and boundary tree belts and vegetation, though glimpsed views are available through this to the farmhouse building of Lower Cosmeston Farm, the eastern extent of **Field Parcel 1** and the tree belt which runs along **Field Parcel 1**'s eastern edge.

*PRoW L1/4/1*

- 5.19 Traversing a sloping hillside 611m to the west of the Application Site, views from PRoW L1/4/1 are represented by **Photoviewpoint EDP 12** and are seen to be well wooded and characterised by an accumulation of overlapping tree belts and field boundary vegetation. To the left of the view, vegetation of the Cosmeston Lakes Country Park limits views of the extent of existing settlement, with only a small number of roofline's visible beyond. A 3-storey property located upon Shearwater Close adjacent to the northern edge of the Application Site is seen to notably break the vegetated horizon and create a raw edge to existing built form seen. Through locating this property, a northern area of the Application Site can be identified adjacent, with glimpsed views available of: the small triangular group of trees adjacent to Shearwater Close; vegetation aligning the private track which runs through the Application Site; vegetation associated with the northern extent of the disused railway and the north-eastern edge of **Field Parcel 4**. Though only 611m away from the Application Site's nearest boundary these views of the Application Site appear long ranging and heavily filtered.

*PRoW S13/2/1*

- 5.20 Continuing up the hillside mentioned above from PRoW L1/4/1, **Photoviewpoint EDP 13** represents views from PRoW S13/2/1 as it meets a farm track connected to Home Farm to the west of this location. The character of the view remains very similar to that seen along PRoW L1/4/1 described above; however, the foreground pasture field appears more open and extends the perceived length of views towards the site extent. The 3-storey building to the north of the Application Site remains a notable urban feature upon the skyline. The slightly elevated position of this viewpoint location allows for slightly more open views of the Application Site's interior in comparison to **Photoviewpoint EDP 12**. Views of

the north eastern extent of **Field Parcel 4** and adjacent woodland (alongside Shearwater Close, as described above) continue to be available, with additional partial views experienced of the southern edge of **Field Parcel 4** and of **Field Parcels 1** and **2** to the west of the railway.

*PRoW L1/1/1*

- 5.21 PRoW L1/1/1 passes south-west from Fort Road, near the small settlement of Lavernock and its associated holiday park, before joining the Wales Coastal Path by The Bay Caravan Park to the south-west. **Photoviewpoint EDP 15** represents views from this PRoW and the southern extent of the Wales Coastal Path. As can be seen within this viewpoint, intervening vegetation blocks any availability of views towards the Application Site, even during the winter months when no leaf cover is available. As a result, receptors using this route are expected to experience no change through any development proposals upon the Application Site and, as such, this viewpoint location and PRoW is scoped out from any further consideration within subsequent assessment.
- 5.22 Given the recreational use of these PRoW routes by local receptors to enjoy the surrounding landscape, the sensitivity of receptors using these PRoW routes (although influenced in part by the presence of existing built form of Cosmeston) is considered to be **high**. Considering the promoted status of the Wales Coastal Path as a scenic long-distance footpath, this route in particular is considered of greater, national value and as such, sensitivity of receptors using this promoted route would ordinarily be considered to be of **very high** sensitivity. However, it is important to note that the experience of receptors on the Wales Coastal Footpath is a transitional one and that, at numerous points along its length, and particularly in the vicinity of the Application Site (for example around **Photoviewpoint EDP 1** and **2**), it is characterised by receptors passing through, or close to, existing built form and settlement areas. Users of the path in proximity to the Application Site will have either recently been through/around the built up areas of Penarth and Sully or will be heading towards them and as such, their sensitivity to being in close proximity to built form is reduced.

**Transport Routes – Roads**

*B4267 (Lavernock Road)*

- 5.23 The B4267 Lavernock Road runs alongside the Application Site's western boundary, connecting the settlements of Cosmeston and Sully (located 1.7km to the south-west of the Application Site). The route also forms a key connection between Cosmeston and its neighbouring settlement of Sully, with a pedestrian footpath running alongside and provision of a regular bus service. A series of photoviewpoint locations have been identified along this road route to consider how the extent of intervisibility alters when travelling towards and past the Application Site from both the north-east and south-west.
- 5.24 **Photoviewpoint EDP 5** represents views at the Application Site's north-western corner, where the existing urban edge meets the Application Site boundary. This minor road route is reasonably wide in character, with a pedestrian footpath running alongside, bordered by

well-maintained hedgerow of the Application Site's western boundary to the left and vegetation associated with the boundary of Cosmeston Lakes Country Park to the right. Glimpsed views can be seen of the farmhouse building of Lower Cosmeston Farm beyond foreground hedgerow, nestled amongst associated vegetation which provides additional filtering of views. This roadside hedgerow limits the extent of views into the interior of **Field Parcel 1**; however, overhead lines crossing this field can be identified and add an urbanising feature within the view. At this point receptors are beginning to get the feeling of moving away from existing settlement of Cosmeston; however, the existing presence of Lower Cosmeston Farm extends the current influence of built form, providing an urban edge context rather than a clear movement into 'countryside'.

- 5.25 Moving further south-west along the road route, **Photoviewpoint EDP 7** represents views from the B4267 at the access point to Lower Cosmeston Farm. Again, given the viewpoint's location in close proximity to the Application Site's boundary, the Application Site is seen to be close ranging and forming a wide horizontal constituent of the view. The farm's current wide entrance and presence of numerous company advertisement signage makes this access a notable feature when travelling along the road route, giving receptors an urbanised influence prior to reaching the current perceived edge of Cosmeston. As with **Photoviewpoint EDP 5**, the Application Site boundary hedgerow limits the clarity of views into **Field Parcel 1**, though the canopy of vegetation associated with the disused railway line and tree belt within the Application Site can be seen above the foreground hedgerow, limiting any views available to the Application Site's eastern Field Parcels beyond.
- 5.26 Approaching from the south-west, intervisibility with the Application Site is heavily filtered by intervening vegetation alongside minor road links of Fort Road and St Mary's Well Bay Road, tree belts alongside the disused railway line route and the general orientation of the road route. **Photoviewpoint EDP 14** represents views from this road route as receptors approach from the neighbouring settlement of Sully. This forms the first point along the route where clearly identifiable intervisibility with the Application Site, notably the buildings of Lower Cosmeston Farm seen along the course of the road, occurs when travelling from the south-west. Tree belts located within the Application Site are seen to form the skyline behind foreground vegetation and the farm buildings, with the rooflines of existing settlement just visible upon the skyline above the farmhouse buildings.
- 5.27 Moving closer to the Application Site from the south-west direction, as described within the PRoW section above, **Photoviewpoint EDP 8** represents views from the B4267 at the point where PRoW L1/3/1 and Fort Road join, 117m to the south-west of the Application Site. For receptors travelling along this road route from the south-west, as a result of the presence of intervening vegetation up until this point, this location presents the first clear view of **Field Parcel 1** and the buildings of Lower Cosmeston Farm. Intervisibility with the Application Site's eastern fields is curtailed by undulating landform and the presence of interior site vegetation belts associated with the disused railway line.
- 5.28 Overall it is considered that a stretch of circa 900m of the B4267 will experience intervisibility with the Application Site and proposed development, and the extent of these views will vary from close-ranging and clear when alongside the Application Site's boundary to mid-distance and filtered by intervening vegetation when approaching from Sully.

### *Fort Road*

- 5.29 Fort Road provides the only road connection between the B4267 and the small village of Lavernock to the south-east. It is a minor, single car width road route bordered on both sides by dense, well maintained hedgerow. As can be seen within **Photoviewpoint EDP 9**, this hedgerow notably limits the extent of views available towards the Application Site for car users and pedestrians (though no formal footpath is available). Taller vehicles may have the potential for wider views from this road route towards the Application Site, where these are available they will be likely limited to the existing buildings of Lower Cosmeston Farm (which will form a notable urban detractor) and the fields to the west of the disused railway line; however, it's worth noting that these would be seen against a backdrop of existing built form. It is expected that any views from this road would be limited to a 180m stretch of the road route from the B4267, before it passes under the railway bridge and enters into the vegetation belt associated with the disused railway line. Beyond this, undulating landform and intervening vegetation between the road and the site act to curtail available views of the Application Site.
- 5.30 Given the minor and rural nature of these road routes, and the potential for receptors to have an element of appreciation of the landscape through which they pass when commuting to work/home or travelling to local recreational facilities, receptors using these minor road routes are considered to be of **medium** sensitivity to development upon the Application Site.

### **Recreation Receptors**

#### *The Glamorganshire Golf Club*

- 5.31 Glamorganshire Golf Club is located circa 200m to the north-west of the Application Site, beyond the B4267 and to the north of Cosmeston Lakes Country Park. The landscape of this recreation feature is undulating in nature and divided by numerous tree belts, consisting of a mixture of deciduous and coniferous tree species, giving it a mixed availability of open and contained views from within its extent. **Photoviewpoint EDP 19** represents views from the high point of the golf course, adjacent to the settlement edge of Chantry Rise and the Lower Penarth Cemetery (considered below). From this location partial views of the Application Site are available beyond intervening golf course vegetation and landform, including of the interior of **Field Parcels 2** and **3**, either side of the disused railway. As seen within the photoviewpoint, views from the golf course are already influenced by existing built form of Cosmeston.
- 5.32 Though users of this recreational facility are likely to be using the course predominantly for the purpose of sport participation, there is potential for receptors to be enjoying the facility's surrounding landscape context at the same time. With this in mind, receptors within the Golf Club grounds are considered to be of **medium** sensitivity to development.

*Lower Penarth Cemetery*

- 5.33 On the most part, as a result of the cemetery's northward sloping aspect, the availability of views from this receptor south-east towards the Application Site are particularly limited. This is emphasised by the coniferous tree belt and understorey which runs along the cemetery's southern boundary to divide it from the adjacent golf course. As well as views from the Golf Club, **Photoviewpoint EDP 19** also represents glimpsed views from the southern boundary of Lower Penarth Cemetery, though these are limited in availability due to the presence of boundary vegetation and the orientation of the cemetery's interior. As mentioned above, where these views from the cemetery are available, partial views of **Field Parcels 2 and 3** are seen; however, the rest of the Application Site is heavily filtered by intervening vegetation of the adjacent golf course.
- 5.34 Given the limited availability of views from this feature, its orientation, and the fact that receptors are likely to be using the area for purposes other than the enjoyment of the landscape, receptors within the cemetery are considered to be of **low** sensitivity to development.

*Cosmeston Lakes Country Park and Visitor Centre*

- 5.35 A number of photoviewpoint locations have been identified in relation to recreation receptors within the country park. **Photoviewpoint EDP 6** represents receptors within the County Park car park and Visitor Centre, looking east towards the Application Site. The mature tree belt which divides the country park from the road route of the B4267 provides containment of views from this direction, filtering the availability of any clear views towards the Application Site. As can be seen within the photoviewpoint, when leaf cover is at a minimum, glimpsed visibility of the existing residential properties of Upper Cosmeston Farm (located directly adjacent to the northern edge of the Application Site) are experienced through intervening vegetation. At present clarity of views of the Application Site itself from this location are limited; however, the Application Site's proximity to this edge, and the existing visibility of built form adjacent, means that potential intervisibility with future development upon the Application Site may be available dependent upon design.
- 5.36 **Photoviewpoints EDP 10 and 11** represent views from within what is considered to be the 'core area' of the Country Park, alongside and crossing the main lake feature respectively. In both cases, clear views are available across the lake towards the visitor centre, however the tree belts along the boundary of the designation help to contain the clarity and extent of further views towards the Application Site. From the northern edge of the lake (**Photoviewpoint EDP 10**) the rooflines of Lower Cosmeston Farm can be identified beyond intervening vegetation, allowing the identification of glimpsed views of the interior of the Application Site's western fields (**Field Parcels 1 and 2**) against a backdrop of disused railway vegetation. However, from the crossing bridge (**Photoviewpoint EDP 11**, also considered in relation to PRow P1/14/2), this extent of interior views is filtered more so by intervening vegetation. In both instances the nearby existing built form of Cosmeston is well screened by vegetation; however, glimpsed views of rooflines can be made out through the canopy during winter months.

- 5.37 Users of this recreational facility are likely to be using the area for the purpose of enjoyment of the surrounding landscape, e.g. dog walking or bird-watching, though this is likely to be focused to the interior of the Country Park's boundaries. With this in mind, and the local value of this facility, it is considered that receptors here would be of **medium** sensitivity to development.

*Clifftop Recreation Ground*

- 5.38 As well as views from the Wales Coastal Path, **Photoviewpoint EDP 18** also represents views from the Clifftop Recreation Ground located 820m to the north of the Application Site. As mentioned in relation to the coastal path, views from this location towards the Application Site are characterised by the recreation ground's cliffside location. Views towards the Application Site are limited by the intervening presence of existing settlement along the clifftop, with only glimpsed partial views available of the easternmost edge of **Field Parcel 5** where gaps in built form allow. Given that users of this recreation ground are likely to be using this area for purposes other than the enjoyment of the landscape (e.g. sports, mini-golf or use of the formal play area), and with consideration of the existing influence of built form within the foreground of views, receptors at this recreation ground are likely to be of no more than **medium** sensitivity to development.

*Penarth Pier*

- 5.39 As mentioned within **Section 4** regarding the landscape character of the site, the high ground of the site within Field Parcel 5 experiences clear views north towards Penarth Pier and waterfront therefore it is likely that return views from this recreational feature are available. **Photoviewpoint EDP 20** represents views from the end of Penarth Pier looking south along the coastline towards the site. The coastline and clifftops are already seen to be influenced by built form, with the existing built form of Cosmeston's eastern edge (Whitcliffe Drive, The Paddocks, Cliffside, Forrest Road and Chanel View) and Lavernock village visible within long distance views. The Application Site is also glimpsed along this coastal cliff-edge within long distance views, to the left of Cosmeston's current extent, however the visible presence of the site is limited to the eastern edge of Field Parcel 5 alongside the well-treed route of the Wales Coastal Path.
- 5.40 Users of this feature are likely to be using it for the purpose of enjoyment of the surrounding landscape, e.g. dog walking, sea-front walks, though this is likely to be focused to the water and nearby cliff-sides, where influence of development is already experienced. With this in mind, and the local value of this feature, it is considered that receptors here would be of **medium** sensitivity to development.

**Residential Receptors**

- 5.41 This Landscape and Visual Baseline focusses on the identification of views from publicly accessible locations. Views from private residential properties, although likely to be of **high** to **very high** sensitivity to development and changes in the view, are not protected by national planning guidance or local planning policy. However, it is considered that good site masterplanning of new development sites should put into consideration the visual amenity

of domestic dwellings in close proximity to proposals and this has been undertaken in this case.

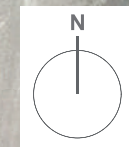
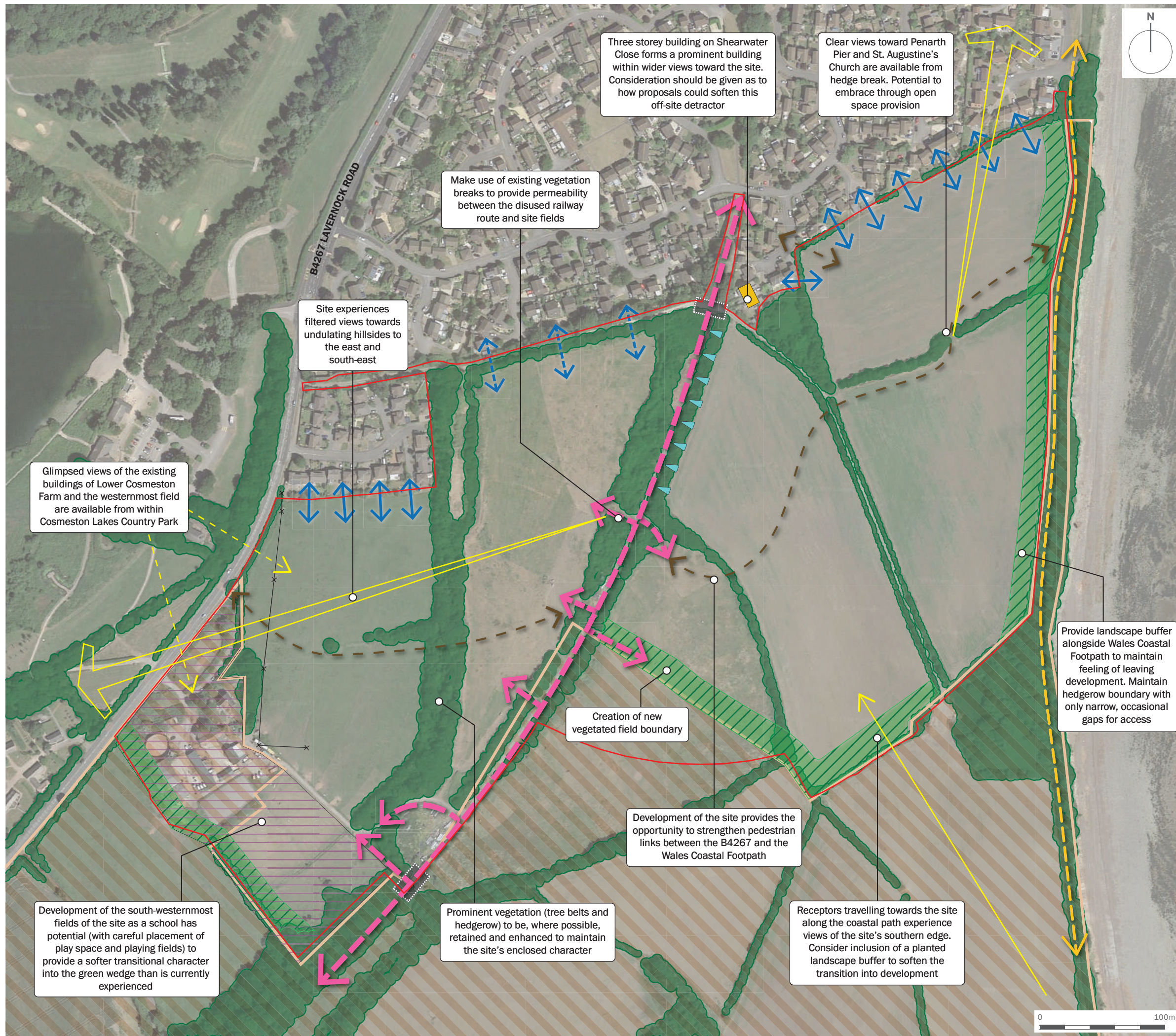
5.42 Residential views of the Application Site are found to be localised and contained in extent as a result of surrounding undulating landform, vegetation and the presence of built form itself. Residential receptors likely to experience views towards the Application Site from within the curtilages of their properties are as follows, with key residential groups identified upon **Plan EDP L5**:

- Properties directly to the north of the Application Site, along Whitcliffe Drive, Petrel Close, Cosmeston Drive and Shearwater Close (**Photoviewpoint EDP 3**), which front onto the Application Site with clear intervisibility as a result of a lack of settlement boundary vegetation; and potentially properties beyond;
- Properties to the north of the Application Site along Fulmar Close, Raven Way and Osprey Close, which are set back from the Application Site boundary by a private track and associated mature vegetation which limits the extent and availability of views into the Application Site;
- Properties directly to the north-west of the Application Site, along Upper Cosmeston Farm (**Photoviewpoint EDP 4**), where views into the interior of the site (at ground level) are partially filtered by boundary vegetation; and
- Properties within the small village of Lavernock, 695m to the south-east.

**Annex EDP 1**  
**Landscape Opportunities and Constraints**  
**(edp5187\_d008c 22 August 2019 PD/EB)**



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- Site Boundary
- ↔ Wales Coastal Footpath
- ↔ New Sustrans Connection Along Disused Railway
- ↔ Potential for New East-West Connection Across Site
- Landscape Buffer
- Potential Development Location for School
- Existing Railway Bridge
- Prominent Vegetation (Tree Belts and Hedgerow) to be retained and enhanced where possible
- Green Wedge
- ↔ Clear, Raw Intervisibility with Adjacent Properties
- ↔ Glimpsed Intervisibility with Adjacent Properties Due to Intervening Vegetation
- ↔ Prominent Visual Building
- x— Overhead Lines
- ↔ Steep Slopes
- ↔ Clear Views to Site
- ↔ Glimpsed Views to Site
- ↔ Wider Views From Site Interior

client  
**Welsh Government**

project title  
**Land at Upper Cosmeston Farm, Lavernock Road, Penarth**

drawing title  
**Landscape Opportunities and Constraints**

|                |                    |          |    |
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| drawing number | edp5187_d008c      | checked  | EB |
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## **Annex EDP 2 Methodology**

### **Introduction**

- A2.1 Provided within this section the methodology for landscape and visual impact assessment as used by EDP for development proposals of this type.

### **Methodology**

- A2.2 The assessment methodology for assessing landscape and visual effects prepared by EDP is based on the following best practice guidance:

- Guidelines for Landscape and Visual Impact Assessment – Third Edition (LI/IEMA, 2013); and
- An Approach to Landscape Character Assessment (Natural England 2014).

- A2.3 Other reference documents used to understand the baseline position in landscape terms comprise published landscape character assessments appropriate to the site's location and the nature of the proposed development.

- A2.4 The nature of landscape and visual assessment requires both objective analysis and subjective professional judgement. Accordingly, the following assessment is based on the best practice guidance listed above, information and data analysis techniques. It uses quantifiable factors wherever possible and subjective professional judgement where necessary and is based on clearly defined terms (see Glossary, **Annex EDP 1**).

### **Landscape Assessment**

- A2.5 Landscape effects derive from changes in the physical landscape fabric that may give rise to changes in its character and how this is experienced. These effects need to be considered in line with changes already occurring within the landscape and which help to define the character of it.
- A2.6 Effects upon the wider landscape resource i.e. the landscape surrounding the development, requires an assessment of visibility of the proposals from adjacent landscape character areas, but remains an assessment of landscape character and not visual amenity.

### **Visual Assessment**

- A2.7 The assessment of effects on visual amenity draws on the predicted effects of the development, the landscape and visual context, and the visibility and viewpoint analyses,

and considers the significance of the overall effects of the proposed development on the visual amenity of the main visual receptor types in the study area.

### ***Identifying Landscape and Visual Receptors***

A2.8 This assessment has sought to identify the key landscape and visual receptors that may be affected by the changes proposed.

A2.9 The assessment of effects on landscape as a resource in its own right draws on the description of the development, the landscape context and the visibility and viewpoint analysis to identify receptors, which, for the proposed development may include, but not be limited to, the following:

- The landscape fabric of the development site;
- The key landscape characteristics of the local context;
- The 'host' landscape character area that contains the proposed development;
- The 'non-host' landscape character areas surrounding the host character area and may be affected by the proposals (where relevant); and
- Landscape designations on a national, regional or local level (where relevant).

A2.10 The locations and types of visual receptors within the defined study areas are identified from Ordnance Survey maps and other published information (such as walking guides), from fieldwork observations and from local knowledge provided during the consultation process. Examples of visual receptors may include, but not be limited to, the following:

- Settlements and private residences;
- Users of National Cycle Routes and National Trails;
- Users of local/regional cycle and walking routes;
- Those using local rights of way – walkers, horse riders, cyclists;
- Users of open spaces with public access;
- People using major (motorways, A and B) roads;
- People using minor roads; and
- People using railways.

### **Assessment of Landscape and Visual Effects**

A2.11 The assessment of effects on the landscape resource includes consideration of the potential changes to those key elements and components that contribute towards recognised landscape character or the quality of designated landscape areas; these features are termed landscape receptors. The assessment of visual amenity requires the identification of potential visual receptors that may be affected by the development. As noted, following the identification of each of these various landscape and visual receptors, the effect of the development on each of them is assessed through consideration of a combination of:

- Their overall sensitivity to the proposed form of development, which includes the susceptibility of the receptor to the change proposed and the value attached to the receptor; and
- The overall magnitude of change that will occur - based on the size and scale of the change, its duration and reversibility.

### **Defining Receptor Sensitivity**

A2.12 A number of factors influence professional judgement when assessing the degree to which a particular landscape or visual receptor can accommodate change arising from a particular development. Sensitivity is made up of judgements about the 'value' attached to the receptor, which is determined at baseline stage, and the 'susceptibility' of the receptor, which is determined at the assessment stage when the nature of the proposals, and therefore the susceptibility of the landscape and visual resource to change, is better understood.

A2.13 Susceptibility indicates "*the ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences*"<sup>5</sup>. Susceptibility of visual receptors is primarily a function of the expectations and occupation or activity of the receptor. A degree of professional judgement applies in arriving at the susceptibility for both landscape and visual receptors and this is clearly set out in the technical appendices to this assessment.

A2.14 A location may have different levels of sensitivity according to the types of visual receptors at that location. Any one receptor type may be accorded different levels of sensitivity at different locations.

A2.15 **Table EDP A2.1** provides an indication of the criteria by which the overall sensitivity of a landscape receptor is judged within this assessment and considers both value and susceptibility independently.

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<sup>5</sup> Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, Third Edition Page 158

**Table EDP A2.1:** Landscape Receptor Sensitivity

| Category  | Landscape Receptor Value Criteria  | Landscape Susceptibility to Change Criteria  |
|-----------|--|--|
| Very High | Nationally/internationally designated/valued countryside and landscape features; strong/distinctive landscape characteristics; absence of landscape detractors.                                      | Strong/distinctive landscape elements/- aesthetic/perceptual aspects; absence of landscape detractors; landscape receptors in excellent condition. Landscapes with clear and widely recognised cultural value. Landscapes with a high level of tranquillity. |
| High      | Locally designated/valued countryside (e.g. Areas of High Landscape Value, Regional Scenic Areas) and landscape features; many distinctive landscape characteristics; very few landscape detractors. | Many distinctive landscape elements/- aesthetic/perceptual aspects; very few landscape detractors; landscape receptors in good condition. The landscape has a low capacity for change as a result of potential changes to defining character.                |
| Medium    | Undesignated countryside and landscape features; some distinctive landscape characteristics; few landscape detractors.   | Some distinctive landscape elements/- aesthetic/perceptual aspects; few landscape detractors; landscape receptors in fair condition. Landscape is able to accommodate some change as a result.   |
| Low       | Undesignated countryside and landscape features; few distinctive landscape characteristics; presence of landscape detractors.  | Few distinctive landscape elements/- aesthetic/perceptual aspects; presence of landscape detractors; landscape receptors in poor condition. Landscape is able to accommodate large amounts of change without changing these characteristics fundamentally.   |
| Very Low  | Undesignated countryside and landscape features; absence of distinctive landscape characteristics; despoiled/- degraded by the presence of many landscape detractors.                                | Absence of distinctive landscape elements/- aesthetic/perceptual aspects; presence of many landscape detractors; landscape receptors in very poor condition. As such landscape is able to accommodate considerable change.                                   |

A2.16 For visual receptors, judgements of susceptibility and value are closely interlinked considerations. For example, the most valued views are those that people go and visit because of the available view – and it is at those viewpoints that their expectations will be highest and thus most susceptible to change. The overall sensitivity of visual receptors is rated in a two-step process that combines both susceptibility and value as indicated by the criteria in **Table EDP A2.2**.

**Table EDP A2.2:** Visual receptor sensitivity

| Category  | Visual Receptor Criteria   |
|-----------|--|
| Very High | Designed view (which may be to or from a recognised heritage asset or other important viewpoint), or where views of the surroundings are an important contributor to the experience. Key promoted viewpoint e.g. interpretative signs. References in literature and art and/or guidebooks tourist maps. Protected view recognised in planning policy designation. Examples may include views from residential properties, especially from rooms normally occupied in waking or daylight hours; national public rights of way, e.g. National Trails and nationally designated countryside/landscape features with public access which people might visit purely to experience the view; and visitors to heritage assets of national importance. |
| High      | View of clear value but may not be formally recognised, e.g. framed view of high scenic value, or destination hill summits. It may also be inferred that the view is likely to have value, e.g. to local residents.<br><br>Examples may include views from recreational receptors where there is some appreciation of the landscape, e.g. golf and fishing; local public rights of way, access land and National Trust land, also panoramic viewpoints marked on maps; road routes promoted in tourist guides for their scenic value.  |
| Medium    | View is not promoted or recorded in any published sources and may be typical of the views experienced from a given receptor.<br><br>Examples may include people engaged in outdoor sport other than appreciation of the landscape e.g. football and rugby or road users on minor routes passing through rural or scenic areas.   |
| Low       | View of clearly lesser value than similar views experienced from nearby visual receptors that may be more accessible.<br><br>Examples may include road users on main road routes (motorways/A roads) and users of rail routes or people at their place of work (where the place of work may be in a sensitive location). Also views from commercial buildings where views of the surrounding landscape may have some limited importance.   |
| Very Low  | View affected by many landscape detractors and unlikely to be valued.<br><br>Examples may include people at their place of work, indoor recreational or leisure facilities or other locations where views of the wider landscape have little or no importance.   |

A2.17 The tables above offer a template for assessing overall sensitivity of any landscape or visual receptor as determined by combining judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape as set out at paragraph 5.39 of GLVIA 3rd Edition (2013). However, the narrative in this report may demonstrate that assessment of overall sensitivity can change on a case-by-case basis.

A2.18 For example, a high susceptibility to change and a low value may result in a medium overall sensitivity, unless it can be demonstrated that the receptor is unusually susceptible or is in some particular way more valuable. A degree of professional judgement applies in arriving at the overall sensitivity for both landscape and visual receptors.

**Magnitude of Change**

A2.19 The magnitude of any landscape or visual change is determined through a range of considerations particular to each receptor. The three attributes considered in defining the magnitude are:

- Scale of change;
- Geographical extent; and
- Duration and reversibility/proportion.

A2.20 Receptor locations from which views of the proposed development are not likely to occur will receive no change and therefore no effect. With reference to the Zone of Theoretical Visibility (ZTV) and site survey, the magnitude of change is defined for receptor locations from where visibility of the proposed development is predicted to occur.

A2.21 **Table EDP A2.3** provides an indication of the criteria by which the size/scale of change at a landscape or visual receptor is judged within this assessment.


**Table EDP A2.3:** Landscape and Visual Receptor Magnitude of Change Criteria

| Category         | Landscape Receptor Criteria   | Visual Receptor Criteria   |
|------------------|---|--|
| <b>Very High</b> | Total loss of or major alteration to key elements/features/characteristics of the baseline condition. Addition of elements which strongly conflict with the key characteristics of the existing landscape.                                  | There would be a substantial change to the baseline, with the proposed development creating a new focus and having a defining influence on the view.           |
| <b>High</b>      | Notable loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that are prominent and may conflict with the key characteristics of the existing landscape.                 | The proposed development will be clearly noticeable, and the view would be fundamentally altered by its presence.  |
| <b>Medium</b>    | Partial loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that may be evident but do not necessarily conflict with the key characteristics of the existing landscape. | The proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor.                            |
| <b>Low</b>       | Minor loss or alteration to one or more key elements/features/characteristics of the baseline landscape. Addition of elements that may not be uncharacteristic within the existing landscape.   | The proposed development will form a minor constituent of the view being partially visible or at sufficient distance to be a small component.                  |
| <b>Very Low</b>  | Barely discernible loss or alteration to key elements/features/characteristics of the baseline landscape. Addition of elements not uncharacteristic within the existing landscape.  | The proposed development will form a barely noticeable component of the view, and the view whilst slightly altered would be similar to the baseline situation. |



A2.22 **Table EDP A2.4** provides an indication of the criteria by which the geographical extent of the area affected is adjudged within this assessment.

**Table EDP A2.4:** Geographical Extent Criteria

|  | <b>Landscape Receptors</b>  | <b>Visual Receptor Criteria</b>   |
|--|---|---|
| <p><b>Largest</b></p>  <p><b>Smallest</b></p> | Large scale effects influencing several landscape types or character areas.                   | Direct views at close range with changes over a wide horizontal and vertical extent.                            |
|  | Effects at the scale of the landscape type or character areas within which the proposal lies. | Direct or oblique views at close range with changes over a notable horizontal and/or vertical extent.           |
|  | Effects within the immediate landscape setting of the site.                                   | Direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected. |
|  | Effects at the site level (within the development site itself).                               | Oblique views at medium or long range with a small horizontal/vertical extent of the view affected.             |
|  | Effects only experienced on parts of the site at a very localised level.                      | Long range views with a negligible part of the view affected.   |

A2.23 The third, and final, factor, in determining the predicted magnitude of change is duration and reversibility. Duration and reversibility are separate but linked considerations. Duration is judged according to the defined terms set out below, whereas reversibility is a judgement about the prospects and practicality of the particular effect being reversed in, for example, a generation. The categories used in this assessment are set out below.

Duration:

- Long term (20 years+);
- Medium to long term (10 to 20 years);
- Medium term (5 to 10 years);
- Short term (1 year to 5 years); or
- Temporary (less than 12 months).

Reversibility:

- Permanent with unlikely restoration to original state, e.g. major road corridor, power station, urban extension etc.;
- Permanent with possible conversion to original state, e.g. agricultural buildings, retail units;
- Partially reversible to a different state, e.g. mineral workings;

- Reversible after decommissioning to a similar original state, e.g. wind energy development; or
- Quickly reversible, e.g. temporary structures.

**Significance of Effect**

A2.24 The purpose of the EIA process is to identify the significant environmental effects (both beneficial and adverse) of development proposals. Schedule 4 to the EIA Regulations specifies the information to be included in all environmental statements, which should include a description of:

*"The likely significant effects of the development on the environment, which should cover the direct effects and any indirect, secondary, cumulative, short, medium and long-term, permanent and temporary, positive and negative effects of the development"*

A2.25 In order to consider the likely significance of any effect, the sensitivity of each receptor is combined with the predicted magnitude of change to determine the significance of effect, with reference also made to the geographical extent, duration and reversibility of the effect within the assessment. Having taken such a wide range of factors into account when assessing sensitivity and magnitude at each receptor, the significance of effect can be derived by combining the sensitivity and magnitude in accordance with the matrix in **Table EDP A2.5**.

A2.26 The parameters identified for the evaluation of effects follows recommendations for the assessment of visual effects, in guidance published by Scottish Natural Heritage<sup>6</sup>, which states that:

*"The...matrix of three classes on each axis producing 9 cells, only 3 of which are typically judged as significant, is in our view simplistic and unrefined and quite unsuitable as a tool for widespread use. In particular it implies a degree of certainty about a very restricted definition of significance that we do not believe is justified. Expanding a 3 x 3 (9 cells) matrix to 4 x 4 (16 cells) or even 5 x 5 (25 cells) is much more representative of the diversity of size and sensitivity found in visual impact assessment."*

**Table EDP A2.5:** Level of effects matrix

| Overall Sensitivity | Overall Magnitude of Change |                     |                     |                     |                       |
|---------------------|-----------------------------|---------------------|---------------------|---------------------|-----------------------|
|                     | Very High                   | High                | Medium              | Low                 | Very Low              |
| Very High           | Substantial                 | Major               | Major/-<br>Moderate | Moderate            | Moderate/-<br>Minor   |
| High                | Major                       | Major/-<br>Moderate | Moderate            | Moderate/-<br>Minor | Minor                 |
| Medium              | Major/-<br>Moderate         | Moderate            | Moderate/-<br>Minor | Minor               | Minor/-<br>Negligible |

<sup>6</sup> Scottish Natural Heritage (2002) *Visual Assessment of Windfarms Best Practice*, Scottish Natural Heritage Commissioned Report F01AA303A

| Overall Sensitivity | Overall Magnitude of Change |                     |                       |                       |                      |
|---------------------|-----------------------------|---------------------|-----------------------|-----------------------|----------------------|
|                     | Very High                   | High                | Medium                | Low                   | Very Low             |
| <b>Low</b>          | <b>Moderate</b>             | Moderate/-<br>Minor | Minor                 | Minor/-<br>Negligible | Negligible           |
| <b>Very Low</b>     | Moderate/-<br>Minor         | Minor               | Minor/-<br>Negligible | Negligible            | Negligible/-<br>None |

A2.27 Each effect is described and evaluated individually through the combination of all of the relevant factors and assessed as either significant or not significant. For landscape and visual effects, those effects identified at a substantial, major, major/moderate or moderate level (bold type within matrix above) are generally considered to be significant and those effects assessed at a moderate/minor, minor, minor/negligible or negligible level are considered to be not significant.

A2.28 In certain cases, where additional factors may arise, a further degree of professional judgement may be applied when determining whether the overall change in the view will be significant or not and, where this occurs, this is explained in the assessment.

**Definition of Effects**

A2.29 Taking into account the levels of effect described above, and with regard to effects being either adverse or beneficial, the following table represents a description of the range of effects likely at any one receptor.

**Table EDP A2.6:** Definition of effect

| Effect             | Definition   |
|--------------------|--|
| <b>Substantial</b> | Effects which are in complete variance to the baseline landscape resource or visual amenity.                             |
| <b>Major</b>       | Effects which result in noticeable and fundamental alterations to the landscape resource or visual amenity.              |
| <b>Moderate</b>    | Effects which result in noticeable but non-fundamental alterations to the baseline landscape resource or visual amenity. |
| <b>Minor</b>       | Effects which result in slight alterations to the landscape resource or visual amenity.                                  |
| <b>Negligible</b>  | Effects which result in barely perceptible alterations to the landscape resource or visual amenity.                      |
| <b>None</b>        | No detectable alterations to the landscape resource or visual amenity.   |

A2.30 Effects can be adverse (negative), beneficial (positive) or neutral. The landscape effects will be considered against the landscape baseline, which includes published landscape strategies or policies if they exist. Changes involving the addition of large scale man-made objects are typically considered to be adverse as they are not usually actively promoted as part of published landscape strategies. Accordingly, the assessment of landscape effects as a result of these aspects of the proposed development will be assumed to be adverse, unless otherwise stated within the assessment.

A2.31 Visual effects are more subjective as people’s perception of development varies through the spectrum of negative, neutral and positive attitudes. In the assessment of visual

effects, the assessor will exercise objective professional judgement in assessing the level of effects and, unless otherwise stated, will assume that all effects are adverse, thus representing the worst-case scenario.

### ***Cumulative Effects***

A2.32 Cumulative effects generally occur where there may be simultaneous or sequential visibility of two or more developments of the same type and scale, or where the consideration of other schemes would increase an effect identified. Where other similar schemes are in the planning system and made known to the applicant, or are under construction, these are considered in conjunction with the proposed scheme.

## Annex EDP 3 Glossary of LVIA Terms

| <b>TERM AND DEFINITION</b>  |
|---|
| <b>Baseline</b>   |
| The existing (pre-development) landscape and visual context of a study area, including landscape fabric, landscape character and existing views. The landscape baseline is not static and may be changing for various reasons. The landscape baseline can also consider such factors and describe the likely future landscape character of the landscape, without the proposed development.   |
| <b>Effects</b>  |
| A predicted change in the environmental baseline as a result of the proposed development. Effects can be positive or negative.  |
| <b>Field Pattern</b>  |
| The pattern of hedges and walls that define fields in farmed landscapes (LI/IEMA 2002).   |
| <b>Intervisibility</b>  |
| Two points on the ground or two features are described as “intervisible” when they are visible from each other.   |
| <b>Landscape</b>  |
| Landscape results from the way that different aspects of our environment (physical, social, aesthetic and perceptual) interact together and are perceived by us: <ul style="list-style-type: none"> <li>• Physical elements – e.g. geology, landform, soils, flora and fauna;</li> <li>• Social elements – e.g. land use, enclosure patterns, and the patterns, form and scale of settlements and other built development;</li> <li>• Aesthetic factors – e.g. colour, form, visual texture and pattern, sounds, smells and touch; and</li> <li>• Perceptual factors – e.g. memories, associations, stimuli and preferences.</li> </ul> |
| <b>Landscape capacity</b>   |
| The degree to which a particular landscape character type or area is able to accommodate change without significant effects on its character. Capacity is likely to vary according to the type and nature of change being proposed.   |
| <b>Landscape character</b>  |
| Landscape character arises from a distinct, recognisable and consistent pattern of physical and social elements, aesthetic factors and perceptual aspects in the landscape.   |
| <b>Landscape character areas (LCAs)</b>   |
| Single unique areas that are discrete geographical areas containing one or more landscape types.  |
| <b>Landscape character types (LCTs)</b>   |
| Generic units of landscape that display a distinct, consistent and recognisable landscape character.  |
| <b>Landscape condition</b>  |
| Description of the maintenance and condition of landscape elements and the degree to which landscape elements are representative of the landscape character area.   |
| <b>Landscape element</b>  |
| A physical component (both natural and manmade) of the landscape.   |
| <b>Landscape fabric</b>   |
| The elements and features that constitute the physical components of the landscape, including ground vegetation, hedgerows, trees, shrubs, walls, fences, and vernacular structures.  |

| <b>TERM AND DEFINITION</b>   |
|--|
| <b>Landscape units</b>   |
| An umbrella term for landscape character areas and landscape character types.  |
| <b>Landscape value</b>   |
| The importance or value of the landscape to society, usually based on landscape designations or policies as indicators of recognised value.  |
| <b>Mitigation</b>  |
| Measures, including any process, activity or design that will avoid, reduce, remedy or compensate for the predicted significant effects of a development on the environmental baseline.  |
| <b>Public access</b>   |
| <p>Land with public access includes:</p> <ul style="list-style-type: none"> <li>• <b>Definitive rights of way</b> – public footpaths, bridleways, cycle routes, Byways Open to All Traffic (BOATS) and highways. Shown on Definitive Rights of Way maps held by the Local Authority. Most routes are also shown on Ordnance Survey maps;</li> <li>• <b>Permissive paths and bridleways</b> – routes where there is public access with the permission of the landowner. Such routes are usually closed at least one day a year to prevent establishment of a public right of way;</li> <li>• <b>Public open space</b> – areas designated for specified public uses, usually in the ownership of the Local Authority. Includes parks and recreation grounds. Shown on Local Development Plans;</li> <li>• <b>Beaches</b> – the public have permitted access to much of the foreshore (intertidal zone – between high and low tide marks) owned by the Crown Estate, and on land above high water mark owned by the Local Authority. Some beaches above high tide mark are privately owned and some beaches and foreshore have restricted access for military purposes;</li> <li>• <b>Access land</b> – land where public access is currently permitted with the permission of landowners. Includes land outlined in purple on the OS Explorer (1:25,000) sheets and with:                         <ul style="list-style-type: none"> <li>○ No symbol – land open to public with permission of owners;</li> <li>○ White oak leaf in purple box – National Trust, always open;</li> <li>○ Purple oak leaf in white box – National Trust limited access;</li> <li>○ Tree symbols in purple box – Forestry Commission;</li> <li>○ Single leaf in purple box – Woodland Trust; and</li> <li>○ White “AL” in purple box – other access land.</li> </ul> </li> <li>• <b>Open access land</b> – areas of mountains, moor, heath, down, common land and coastal foreshore that have been designated under Section 2 of the Countryside and Rights of Way Act 2000. The right of access is for walkers only and does not extend to cycling, horse riding or driving a vehicle, nor does the right of access apply to developed land, gardens or cultivated land. Under the CRoW Act 2000, there was a process of consultation that allowed the right of appeal for those with a legal interest in the land, and for sensitive ecological or archaeological sites to be excluded. Conclusive maps showing the areas designated as open access land (Registered Common Land and Open Country) are now available from Natural England (in England) and the Countryside Council for Wales (in Wales).</li> </ul> |
| <b>Viewing distance</b>  |
| That distance that a viewpoint illustration should be held from the eye in order for the illustration to match the scale of the actual view when used in the field to identify the location and scale of the proposed development.   |
| <b>Visibility</b>  |
| <p>Visibility is a measure of the distance that can be seen by the human eye at any one time. Daylight visibility will depend on several factors, including:</p> <ul style="list-style-type: none"> <li>• Atmospheric transparency (governed by the solid and liquid particles held in suspension in the atmosphere);</li> </ul>   |

| <b>TERM AND DEFINITION</b>  |
|---|
| <ul style="list-style-type: none"><li>• Degree of contrast between an object and the background against which it is observed;</li><li>• Position of the sun; and</li><li>• Observer's visual acuity.</li></ul>  |
| <b>Visual receptor(s)</b>   |
| An individual observer or group of observers who are capable of experiencing a change in the view.  |
| <b>Zone of Theoretical Visibility (ZTV)</b>   |
| The ZTVs consider the 'bareground' situation and assume excellent visibility with no atmospheric attenuation. The ZTVs therefore represent the maximum potential, theoretical visibility i.e. the worst-case situation. In reality, other components of the landscape such as forestry, trees, buildings etc. will introduce screening effects which, coupled with the atmospheric conditions, will reduce this visibility, in some instances to a considerable extent. |

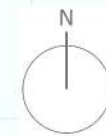
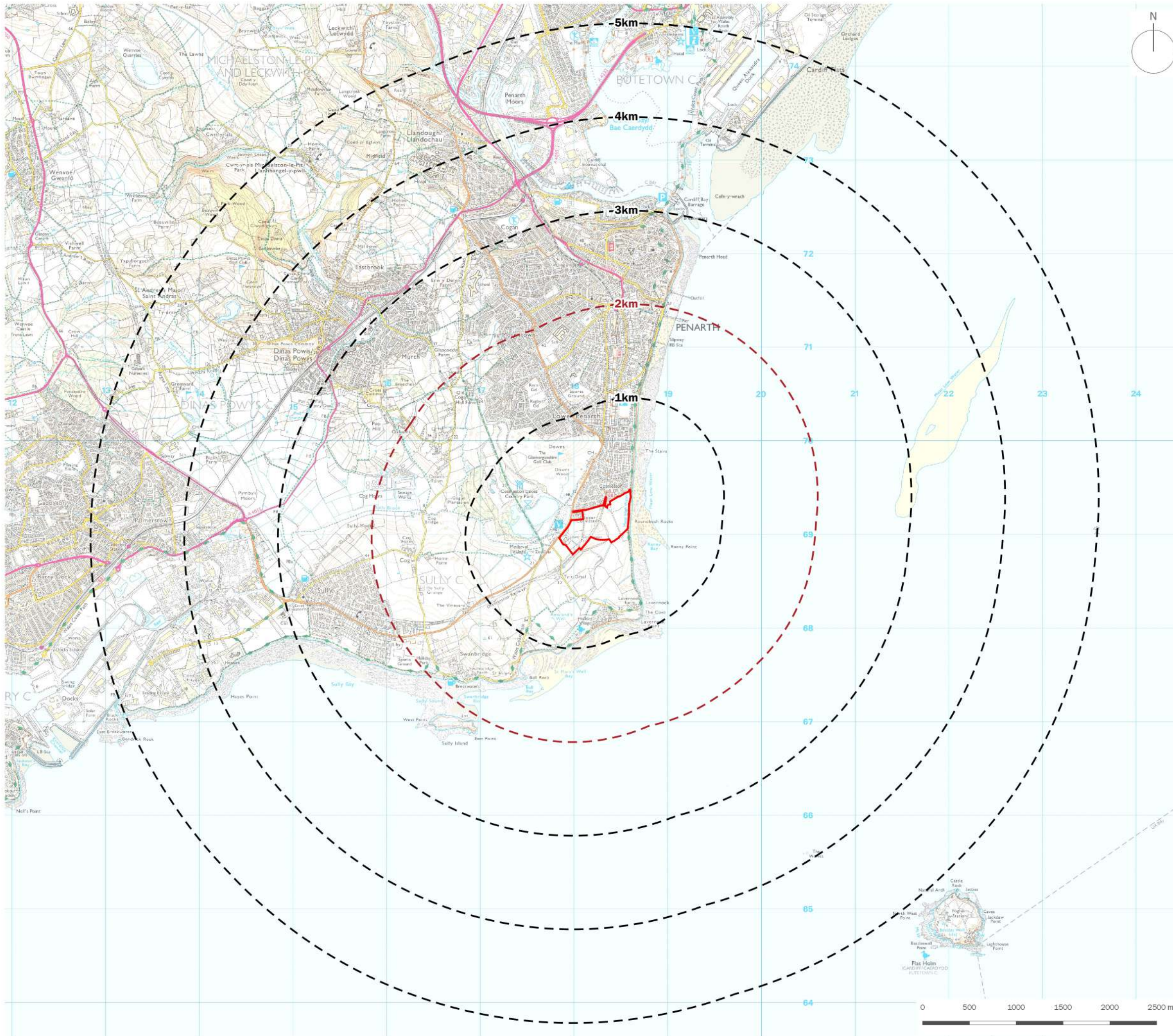
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## Plans

|                    |   |
|--------------------|---|
| <b>Plan EDP L1</b> | Site Location and Boundaries<br>(edp5187_d003c 22 August 2019 AG/EB)          |
| <b>Plan EDP L2</b> | Local Landscape Character and Context<br>(edp5187_d004c 22 August 2019 AG/EB) |
| <b>Plan EDP L3</b> | Findings of EDP Data Trawl<br>(edp5187_d005c 22 August 2019 AG/EB)            |
| <b>Plan EDP L4</b> | Zone of Theoretical Visibility<br>(edp5187_d006c 22 August 2019 AG/EB)        |
| <b>Plan EDP L5</b> | Findings of EDP's Visual Assessment<br>(edp5187_d007b 21 June 2019 AG/EB)     |

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- Site Boundary
- Range Rings (at 1km intervals)
- 2km Detailed Study Area

|                         |  |             |
|-------------------------|--|-------------|
| client                  |  |             |
| <b>Welsh Government</b> |  |             |
| project title           | <b>Land at Upper Cosmeston Farm, Lavernock Road, Penarth</b> |             |
| drawing title           | <b>Plan EDP L1: Site Location and Boundaries</b>             |             |
| date                    | 22 AUGUST 2019   | drawn by AG |
| drawing number          | edp5187_d003c  | checked EB  |
| scale                   | 1:40,000 @ A3  | QA CR       |



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Landscape to the north-west of the site is heavily orientated towards recreation and leisure, including the Glamorganshire Golf Club and Cosmeston Lakes Country Park.

Well wooded character of the Country Park gives the area a sense of enclosure from both the road route of the B4267 and the landscape beyond.

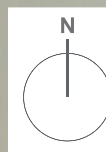
To the north of the site the Wales Coastal Path runs alongside existing built form within a cliffside green corridor.






The site presents a strong relationship with the sea, as a result of its cliffside location and available views.

The site fields comprise a mixture of equestrian and arable agriculture uses.

Wales Coastal Path becomes increasingly vegetated in character as it moves away from built form towards, and beyond the site.

The landscape to the south of the site is made up of irregular agricultural (predominantly arable) field parcels divided by a mixture of tree belts and hedgerow.



-  Site Boundary
-  Raw/Open Edge To Existing Development
-  Dis-used Railway Line Route
-  Wales Coastal Path
-  Notable Areas of Woodland and Hedgerow Provide Strong Green Infrastructure Connection Between the Site and the Landscape to the South and West
- x25** Elevation Points (metres above Ordnance Datum)

client  
**Welsh Government**

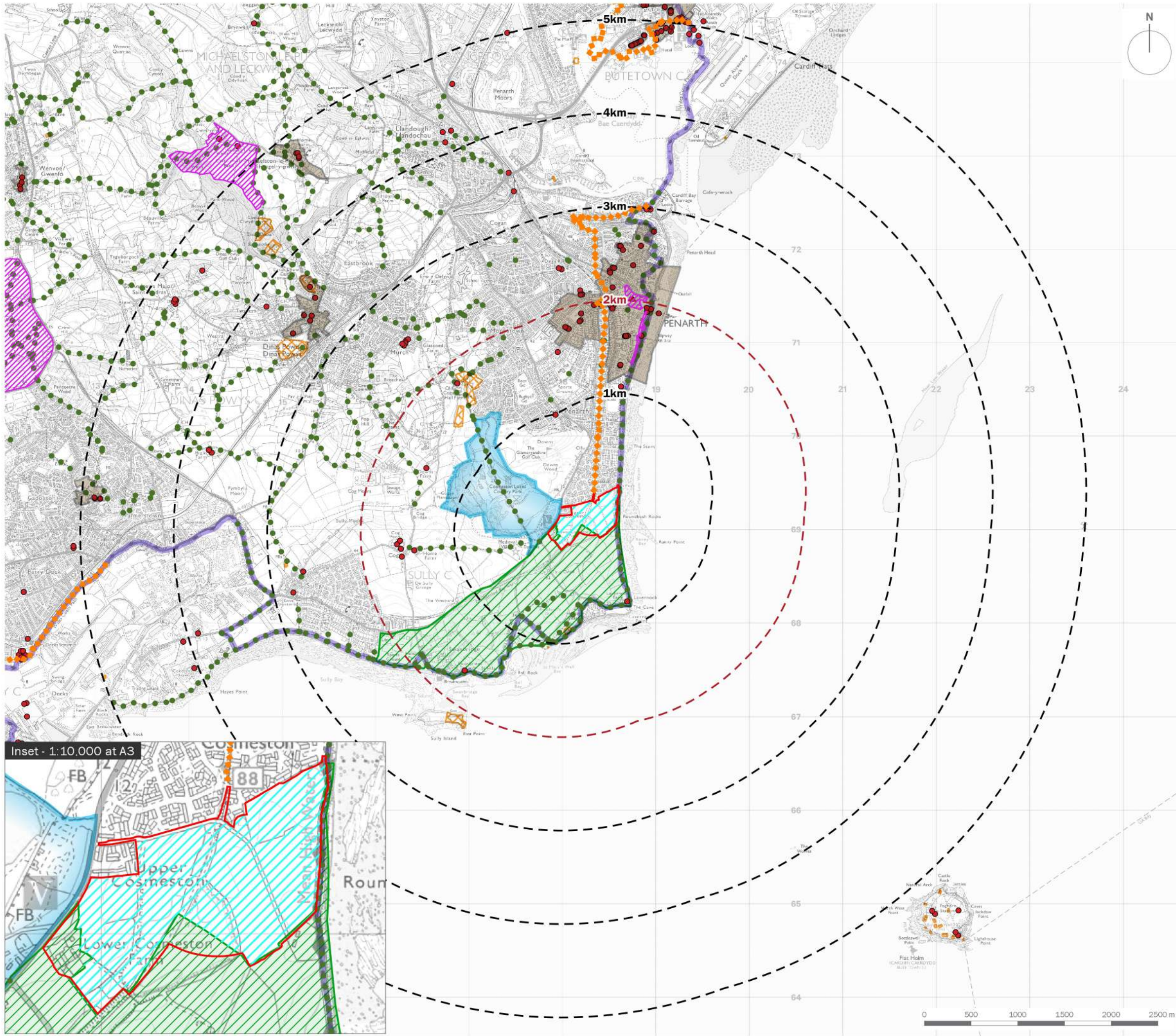
project title  
**Land at Upper Cosmeston Farm, Lavernock Road, Penarth**

drawing title  
**Plan EDP L2: Local Landscape Character and Context**

|                |                           |          |           |
|----------------|---------------------------|----------|-----------|
| date           | <b>22 AUGUST 2019</b>     | drawn by | <b>AG</b> |
| drawing number | <b>edp5187_d004c</b>      | checked  | <b>EB</b> |
| scale          | <b>Refer to scale bar</b> | QA       | <b>CR</b> |

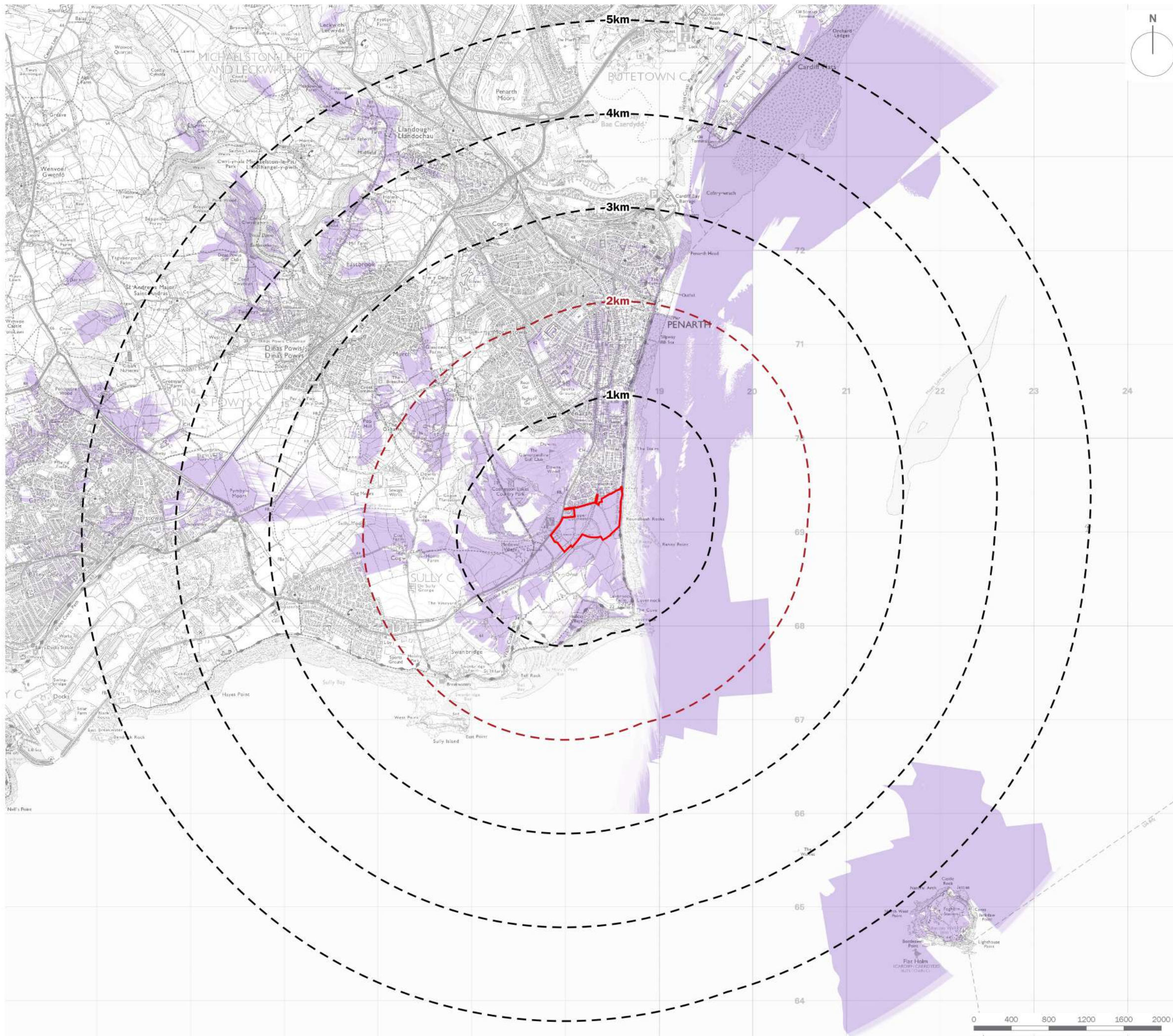


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-  Site Boundary
-  Range Rings (at 1km intervals)
-  2km Detailed Study Area
-  National Cycle Routes (Sustrans)
-  PRoW
-  Wales Coastal Path
-  Country Parks
- Vale of Glamorgan LDP Policies**
-  Green Wedge (Vale of Glamorgan LDP)
-  Housing Allocation 24 (Vale of Glamorgan LDP)
-  Listed Buildings
-  Conservation Areas
-  Scheduled Ancient Monuments
-  Historic Parks and Gardens

client  
**Welsh Government**  
 project title  
**Land at Upper Cosmeston Farm, Lavernock**  
 drawing title  
**Plan EDP L3: Findings of EDP Data Trawl**  
 date 22 AUGUST 2019 drawn by AG  
 drawing number edp5187\_d005c checked EB  
 scale 1:40,000 @ A3 QA CR



-  Site Boundary
-  Range Rings (at 1km intervals)
-  2km Detailed Study Area
-  Zone of Theoretical Visibility (ZTV)

NOTE: The Zone of Theoretical Visibility (ZTV) indicated the area from which development upon the site would theoretically be visible based upon a digital model of screening elements. The ZTV was calculated using a spatial modelling algorithm which considers the following parameters:

- 1.6m Receptor Elevation
- 10m Proposed Development Height
- LiDAR 2m Digital Surface Model (DSM) (vertical accuracy of +/- 5cm)

The ZTV using LiDAR 2m DSM takes into account the screening effect of buildings, trees and landform.

client

**Welsh Government**

project title

**Land at Upper Cosmeston Farm, Lavernock Road, Penarth**

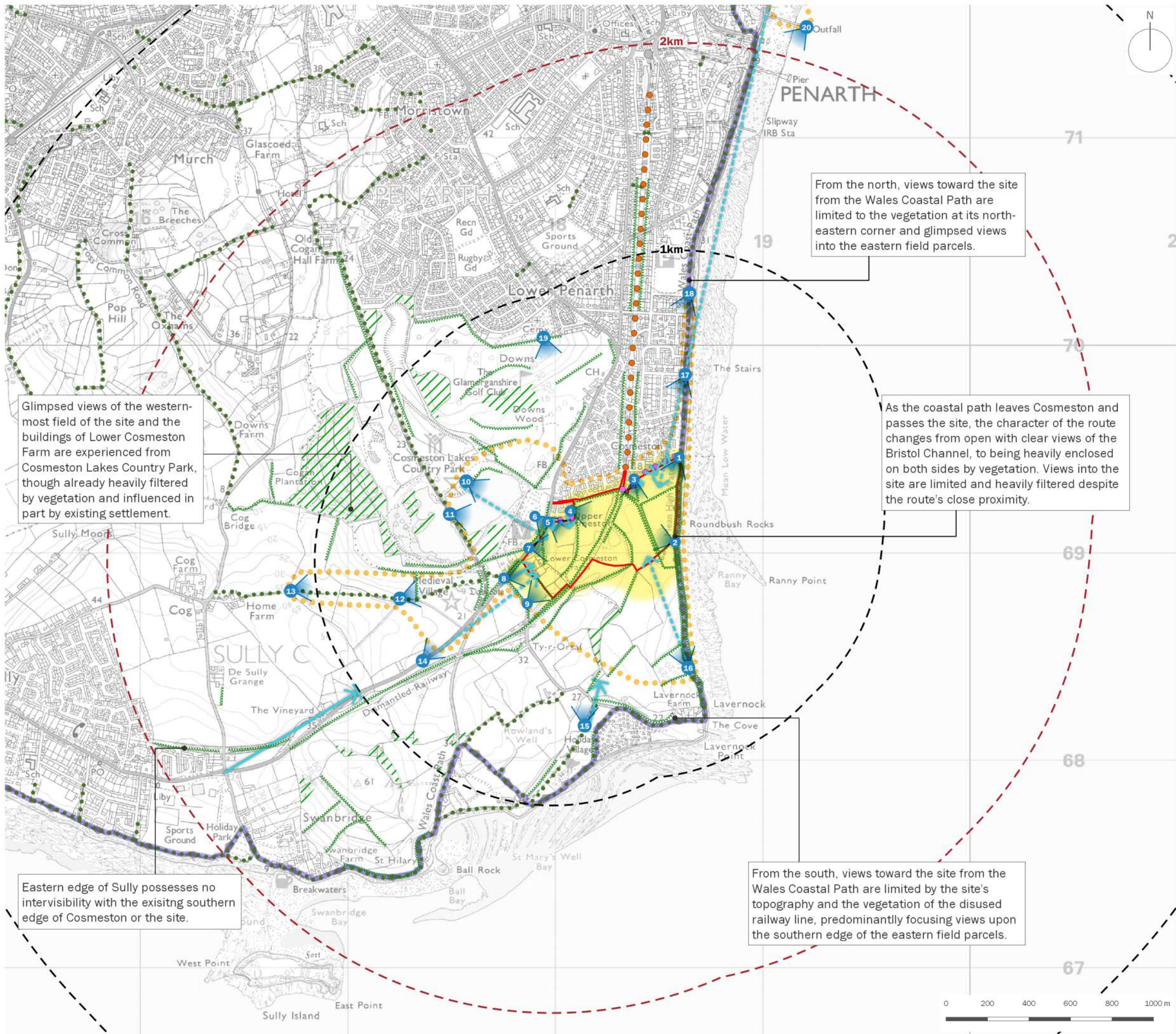
drawing title

**Plan EDP L4: Zone of Theoretical Visibility**

|                |                       |          |           |
|----------------|-----------------------|----------|-----------|
| date           | <b>22 AUGUST 2019</b> | drawn by | <b>AG</b> |
| drawing number | <b>edp5187_d006c</b>  | checked  | <b>EB</b> |
| scale          | <b>1:20,000 @ A3</b>  | QA       | <b>CR</b> |



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- Site Boundary
  - Range Rings (at 1km intervals)
  - 2km Detailed Study Area
  - 1 Photoviewpoint Locations
  - Zone of Primary Visibility
  - Zone of Secondary Visibility
  - Woodland Block
  - Hedgerow/Treebelt
  - Residential Receptors
  - Public Right of Way (PRoW)
  - Wales Coastal Path
  - National Cycle Route
- Availability of Views**
- Clear Views
  - - - - - Glimpsed Views
  - | | | Curtailed Views

|                |  |             |
|----------------|--|-------------|
| client         | <b>Welsh Government</b>                                      |             |
| project title  | <b>Land at Upper Cosmeston Farm, Lavernock Road, Penarth</b> |             |
| drawing title  | <b>Plan EDP L5: Findings of EDP's Visual Assessment</b>      |             |
| date           | 21 JUNE 2019   | drawn by AG |
| drawing number | edp5187_d007b  | checked EB  |
| scale          | 1:18,000 @ A3  | QA CR       |



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## **Photoviewpoints**

(edp5187\_d012b 21 June 2019 LB/EB)

- Photoviewpoint EDP 1** Wales Coastal Footpath at the Application Site.
- Photoviewpoint EDP 2** Wales Coastal Footpath at the Application Site.
- Photoviewpoint EDP 3** View from residential street of Shearwater Close
- Photoviewpoint EDP 4** View from residential street of Upper Cosmeston Farm
- Photoviewpoint EDP 5** B4267, at the site's north-western corner
- Photoviewpoint EDP 6** Cosmeston Lakes Country Park Visitor Car Park
- Photoviewpoint EDP 7** B4267, at the existing access to Lower Cosmeston Farm
- Photoviewpoint EDP 8** B4267, at junction with Fort Road and PRoW L1/3/1
- Photoviewpoint EDP 9** Looking north from Fort Road
- Photoviewpoint EDP 10** Northern lakeside of Cosmeston Lakes Country Park
- Photoviewpoint EDP 11** Bridge crossing the Lake within Cosmeston Lakes Country Park
- Photoviewpoint EDP 12** PRoW L1/4/1 to the west of the Application Site
- Photoviewpoint EDP 13** PRoW S13/2/1, near Home Farm
- Photoviewpoint EDP 14** B4267, approaching from Sully
- Photoviewpoint EDP 15** PRoW L1/1/1, near Lavernock Holiday Village
- Photoviewpoint EDP 16** Wales Coastal Footpath, near Lavernock
- Photoviewpoint EDP 17** Wales Coastal Footpath, near Craven Walk
- Photoviewpoint EDP 18** Wales Coastal Footpath, near Channel View and Cliff Top Recreation Ground
- Photoviewpoint EDP 19** Lower Penarth Cemetery and Glamorganshire Golf Club
- Photoviewpoint EDP 20** Penarth Pier and Waterfront



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Photoviewpoint EDP 1: Wales Coastal Footpath at the Application Site



Passing the site boundary the Wales Coastal Path is contained by route-side vegetation.



Glimpsed, heavily filtered, views into the adjacent field parcels of the site are available through route-side vegetation.



Photoviewpoint EDP 2: Wales Coastal Footpath at the Application Site

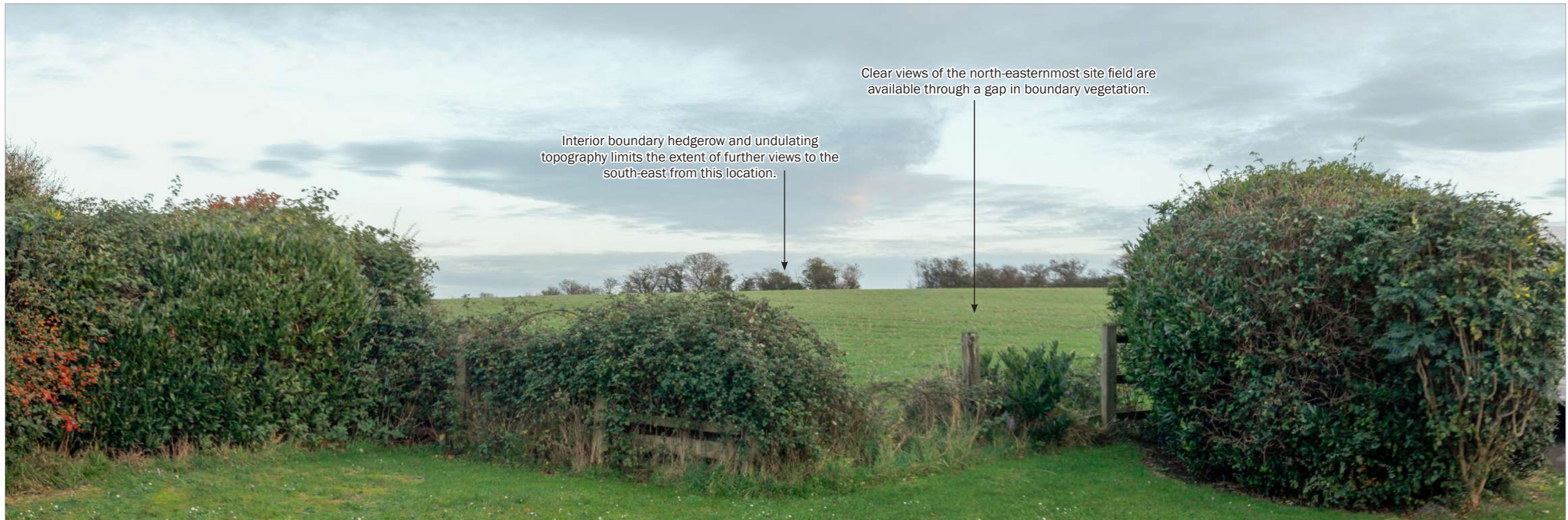


Occasional hedgerow gaps allow for glimpsed views into the adjacent site field, parcel from this vegetated route. Existing built edge of Cosmeston visible within views.





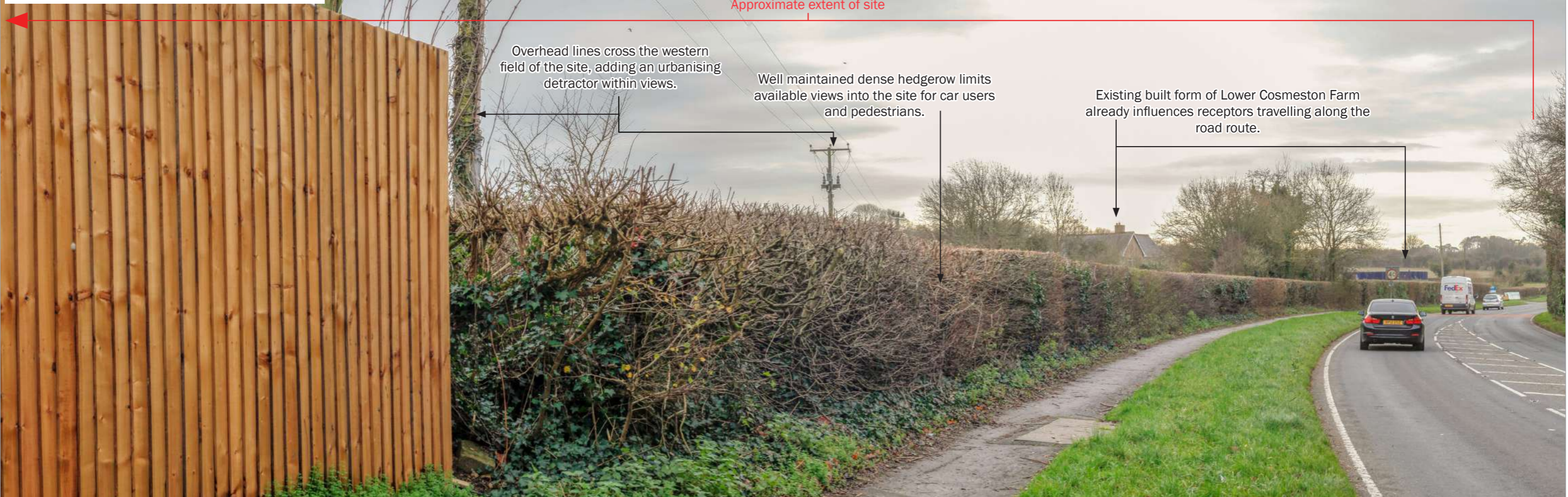
For 70° view, refer to image below



Photoviewpoint EDP 4: View from residential street of Upper Cosmeston Farm



Photoviewpoint EDP 5: B4267, at the site's north-western corner





For 70° view, refer to image below



Glimpsed heavily filtered views of existing built form of Upper Cosmeston Farm are available through intervening vegetation.

Mature tree belt along the eastern edge of the Cosmeston Lakes Country Park provides containment and limits available views to the western edge of the site.



For 70° view, refer to image below

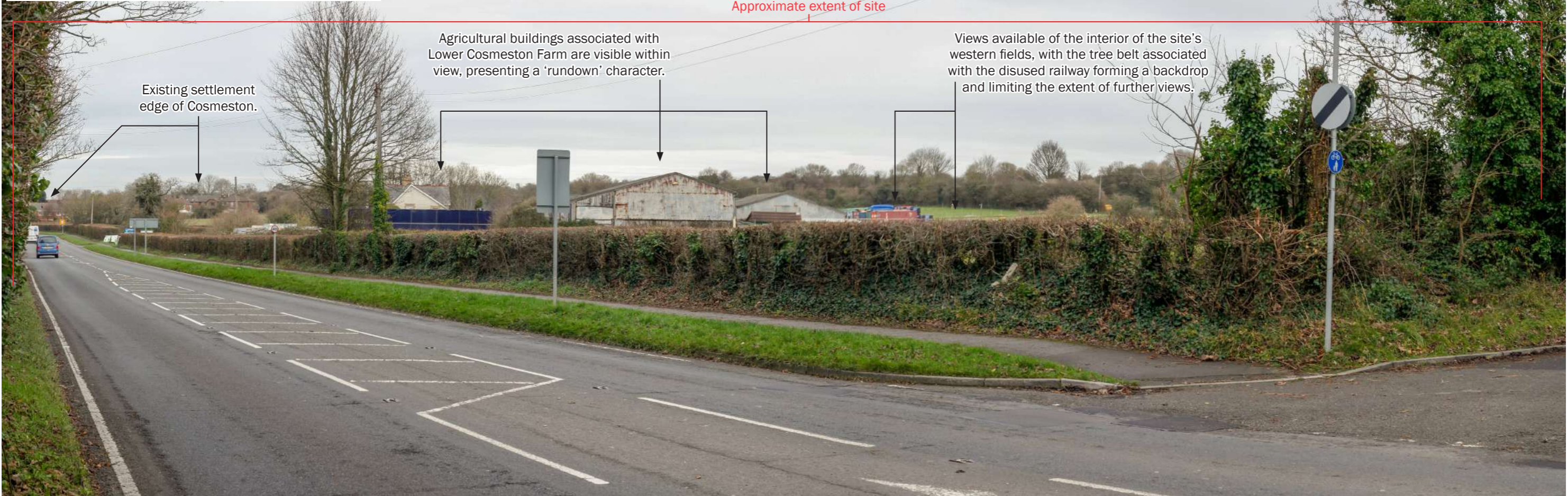


Clear views of the existing settlement edge of Cosmeston, with little in the way of vegetation along its edge to divide those properties from the site.

Well maintained hedgerow alongside the B4267 limits the extent of views into the site for pedestrians and car users.

Existing access to Lower Cosmeston farm appears 'raw' as a result of its open character and the presence of numerous business signs.

Photoviewpoint EDP 8: B4267, at junction with Fort Road and PRow L1/3/1

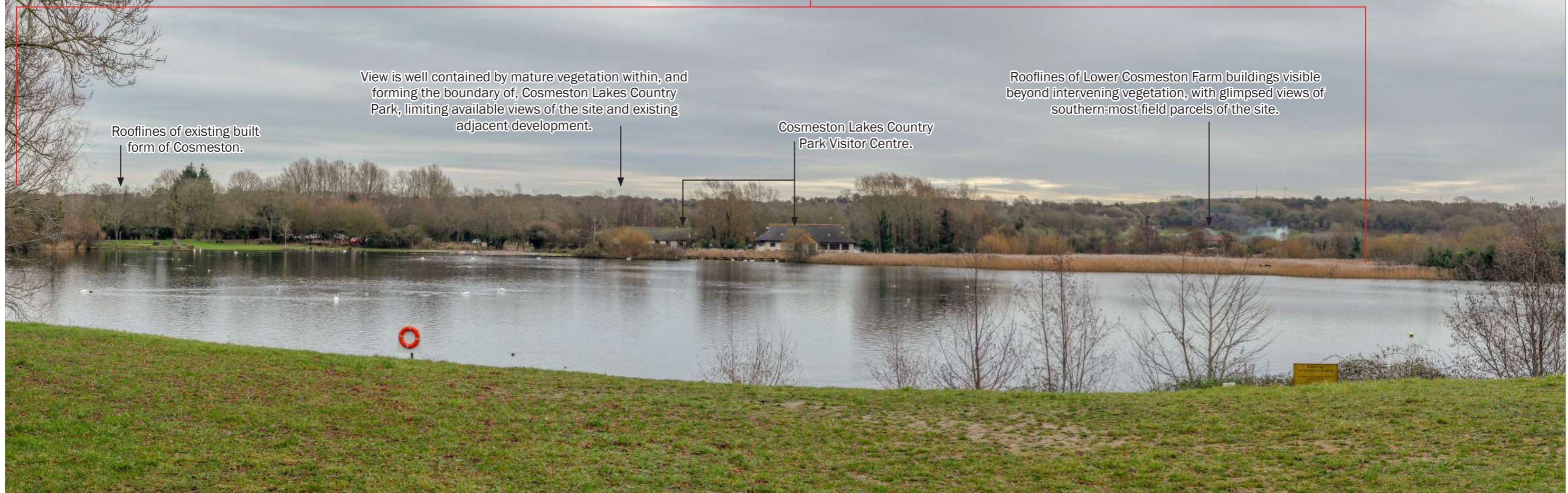


Photoviewpoint EDP 9: Looking north from Fort Road



Photoviewpoint EDP 10: Northern lakeside of Cosmeston Lakes Country Park

Approximate extent of site



Rooflines of existing built form of Cosmeston.

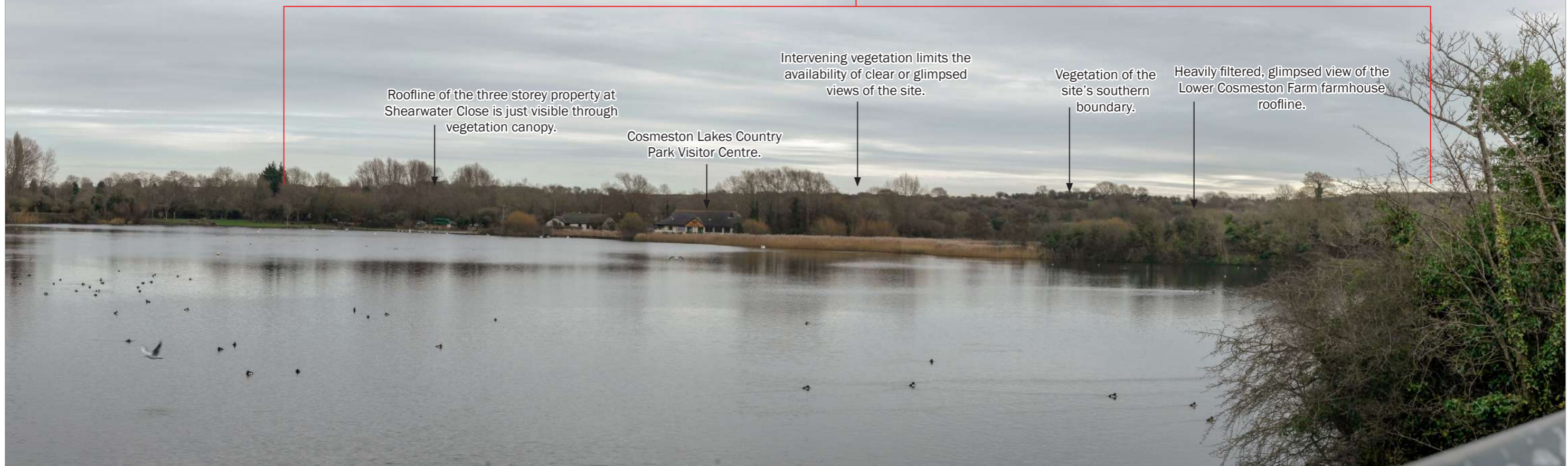
View is well contained by mature vegetation within, and forming the boundary of, Cosmeston Lakes Country Park, limiting available views of the site and existing adjacent development.

Cosmeston Lakes Country Park Visitor Centre.

Rooflines of Lower Cosmeston Farm buildings visible beyond intervening vegetation, with glimpsed views of southern-most field parcels of the site.

Photoviewpoint EDP 11: Bridge crossing the Lake within Cosmeston Lakes Country Park

Approximate extent of site



Roofline of the three storey property at Shearwater Close is just visible through vegetation canopy.

Cosmeston Lakes Country Park Visitor Centre.

Intervening vegetation limits the availability of clear or glimpsed views of the site.

Vegetation of the site's southern boundary.

Heavily filtered, glimpsed view of the Lower Cosmeston Farm farmhouse roofline.



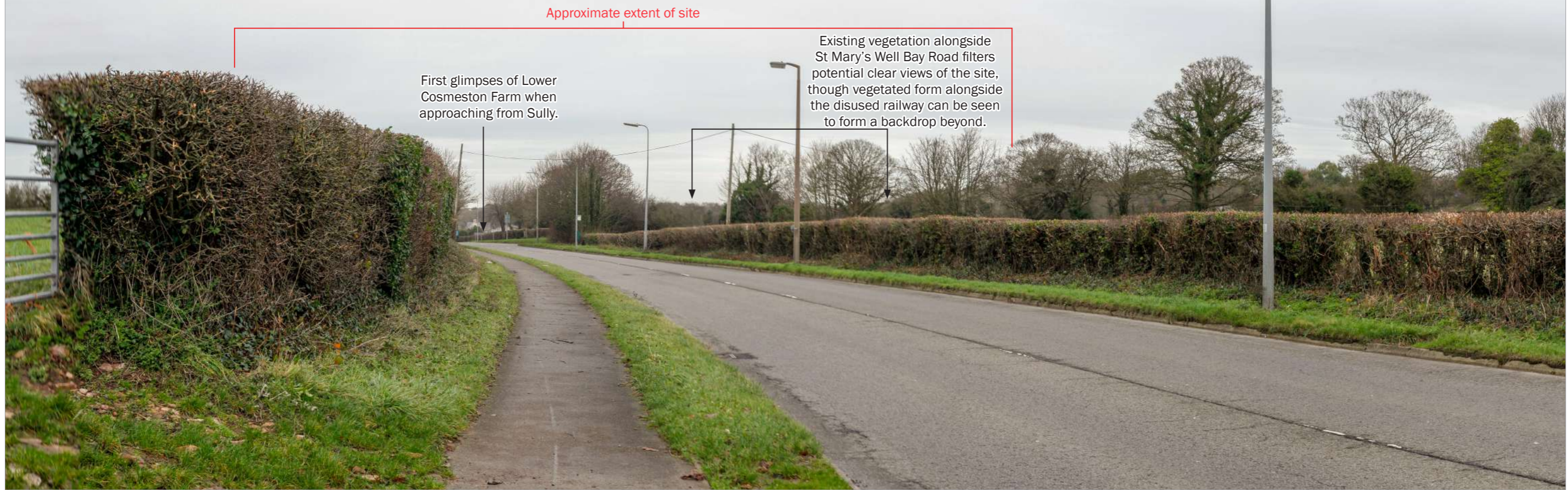
Photoviewpoint EDP 12: PRoW L1/4/1 to the west of the Application Site



Photoviewpoint EDP 13: PRoW S13/2/1, near Home Farm



Photoviewpoint EDP 14: B4267, approaching from Sully



Photoviewpoint EDP 15: PRoW L1/1/1, near Lavernock Holiday Village



Photoviewpoint EDP 16: Wales Coastal Footpath, near Lavernock



Photoviewpoint EDP 17: Wales Coastal Footpath, near Craven Walk



Photoviewpoint EDP 18: Wales Coastal Footpath, near Channel View and Cliff Top Recreation Ground



View emphasises the open character of this section of footpath, and its existing relationship with built form.

Glimpsed views of the site's eastern most field parcels beyond existing built form.

Existing settlement screens the majority of views of the site.

Approximate extent of site

Photoviewpoint EDP 19: Lower Penarth Cemetery and Glamorganshire Golf Club



Views already influenced by built form of Cosmeston.

Flat Holm.

Glimpsed views of the disused railway line and site fields either side, beyond undulating landform and vegetation of the golf course.

Approximate extent of site



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