# APPENDIX 7.3

# Land at Upper Cosmeston Farm, Lavernock Road, Penarth

## Technical Appendix 7.3: Assessment of Effects

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On behalf of:
**Welsh Government**

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## Contents



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## Assessment of Effects Table 1: Landscape Character

**Notes:**
The assessment of effects undertaken within this table is primarily with regard to the Application Site (AS). Areas of the site's interior are referred to as Field Parcels 1-5, as identified within Section 4 of the Landscape Baseline (Technical Appendix 7.1).

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|---|
| Effects of moderate or greater are considered to be '**significant**' in landscape terms |
| Effects of moderate/minor or lesser, are '**not significant**' in landscape terms |

| **Receptor**: Landscape Character and fabric of the Application Area Itself. | | | | | |
|---|---|---|---|---|---|
| **Value** | **Susceptibility** | **Sensitivity** | **Construction:**<br>**Magnitude. Effect. Nature.** | **Year 1:**<br>**Magnitude. Effect. Nature.** | **Year 15:**<br>**Magnitude. Effect. Nature.** |
| Medium | Medium | Medium | **Very high**. Adverse**. Major/ moderate** and **significant.** | **Very high**. Adverse**. Major/ moderate** and **significant.** | **High**. Adverse**. Moderate** and **significant.** |
| **Description** | | | **Magnitude of Change Predicted as a result of the Application Proposals** | | |

**Value**

The AS does not fall within, or contain, any landscape designations. Visual and sensory character of the site is split in two by topography and bisecting tree belts through the site, but overall is visually contained. Field Parcels 1 and 2 have more of an inland character with a greater relationship with Lavernock Road, whereas Field Parcels 4 and 5 slope more towards the coast.

With the exception of the mature tree belts which dissect the site, none of the landscape components within the area are unusual or particularly rare within the local context, though they do contribute towards the well treed and contained character of the wider landscape. The character of the site, particularly its northern extent, is influenced by the adjacent urban edge and the transport route of Lavernock Road to the west. This road route creates a physical barrier between the AS and the wider landscape of the country park to the west.

The culture of the area is influenced by varied leisure experiences, though the site provides little towards this experience other than its position adjacent to the promoted route of the Wales Coastal footpath. The AS contains no PRoW within its extent, nor is it known to be referenced within poetry, art or literature. The adjacent settlement comprises post 1950s redbrick character and has limited historic value or relationship with the town's historic core.

Taking these matters into account, it is considered that the overall value of the site is medium.

**Susceptibility**

The susceptibility to change to the type of development proposed, retaining some elements of the baseline landscape character, in a location which contains influence from neighbouring built development areas and roads, is medium.

**Sensitivity**

Combining value and susceptibility to change yields a medium sensitivity.

Construction Phase

The construction of the primary route and local residential access roads, the groundworks associated with proposed development, drainage features and public open space, the building of the new housing and a primary/secondary school, will materially change the land use from agriculture to urban. Construction works will require large parts of the AS, at different times dependent on the phasing of the development, to be enclosed by fencing for security and safety purposes. The construction works would also require lighting.

The construction works would lead to a loss of some trees and hedgerows, and the equestrian pasture and arable land across the site and include localised ground remodelling. While some of the changes would be temporary in nature, the landscape character across the entirety of the AS would change fundamentally.

Construction activities will not benefit from the softening effects of strategic landscape planting across the areas of green infrastructure. Taking these matters into account, the overall magnitude of change at the level of the AS is considered to be very high locally, but quickly dissipating as distance from the construction operations increases.

Year 1

At Year 1 the proposed AS will have replaced all existing agricultural land and the farm buildings with new housing, a two-form primary school, landscaped areas, and related infrastructure, as shown on the parameter plans and illustrative masterplan. The layout of the proposed development has been developed to retain existing features that contribute to landscape character, including tree belts and hedgerows, where possible, resulting in a development with indicators of its former uses and field pattern. In addition, careful street alignment, connections to access routes, retention of view corridors, and the considered siting and design of new public open space, will ensure strong physical, visual, and perceptual links with the site's context.

However, the introduction of the new development will result in the partial loss of characteristic elements, and a wholesale change compared to the baseline situation. As would be expected for any such development on a greenfield site, there will, therefore, be a fundamental change to the character of the site itself. The AS will be changed from urban fringe agricultural fields to part of the adjoining built settlement, adopting similar characteristics of built form within its immediate context.

At year 1 the development will not benefit from the softening effects of new strategic landscape mitigation planting, however the existing tree belts (retained through the proposal) provide some maturity to the character of the scheme and break up the overall perception of built form extent and depth across the site. Taking these matters into account, the overall magnitude of change at the level of the AS is considered to be very high locally, but quickly dissipating as distance from the site increases.

Year 15

By year 15 the AS, and mitigation planting, will have matured softening the development and helping to contribute to its integration with the wider context. This will reduce the magnitude of change to some extent, but the overall change of any green field site to residential development will result in a high magnitude of change across the AS itself.

| **Receptor**: Local Landscape Character: LANDMAP. | | | | | |
|---|---|---|---|---|---|
| **Value** | **Susceptibility** | **Sensitivity** | **Construction:**<br>**Magnitude. Effect. Nature.** | **Year 1:**<br>**Magnitude. Effect. Nature.** | **Year 15:**<br>**Magnitude. Effect. Nature.** |
| Medium | Medium | Medium | **Low**. Adverse. **Minor** and **not significant**. | **Medium**. Adverse. **Moderate/minor** and **not significant**. | **Low**. Adverse. **Minor** and **not significant** |
| **Description** | | | **Magnitude of Change Predicted as a result of the Application Proposals** | | |

As described in the baseline report, the AS falls within the following LANDMAP aspect areas:

- 'Penarth' (Lowland Escarpment) Geological Landscape;
- 'Swanbridge' (Mosaic) Landscape Habitat;
- 'Lavernock Hinterland' (Open Rolling Lowland) Visual and Sensory;
- 'Lavernock' (Regular Fieldscape) Historic Landscape; and
- Cosmeston, Lavernock, Swanbridge (Leisure/Recreation) Cultural Landscape.

With LANDMAP's evaluation the aspect areas are considered to be of no more than 'moderate' evaluation, and therefore no more than local importance. Overall character and qualities of the combined aspect areas include:

- Rolling/undulating lowland;
- Top of cliffs facing the Bristol Channel, with occasional views to the sea;
- A mosaic of fields enclosed by hedgerows, which are often overgrown and containing trees;
- Dismantled railway, overgrown with vegetation, creates a strong edge to the area and a sense of enclosure; and
- The area appears under pressure from recreation and development and is poorly managed in parts this erodes its integrity and character.

Although the AS primarily comprises agricultural fields bounded by hedgerows; which are typical elements of its rural landscape context, the AS exhibits some degradation to character, primarily due to the adjoining settlement edge and access routes. Although generally rural in nature, the character of the site is strongly influenced by residential development, most notably alongside the northern site boundary.

**Value**

The AS, and surrounding area of the Aspect Areas within the ZPV, fall within an undesignated landscape. Overall the AS and its local context are considered to correlate well with the characteristics set out within the aspect area description and is therefore generally representative of the aspect areas. A number of detracting elements and minor inconsistencies do occur however, such as the connection of the site with the existing settlement edge which, alongside the identified leisure use influences, erode the integrity and character of the coastal agricultural landscape.

Construction Phase:

Likely direct effects of construction on the landscape of the AS itself have been assessed above, with this confirming that there will be an unavoidable wholesale change in its character. Effects on landscape character would extend marginally beyond the AS boundary to the wider LANDMAP Aspect Area context principally in relation to visibility of construction activities, lighting, noise, vibration, and the movement of materials to/ from the site which extends beyond the site boundary. The works would require temporary lighting where currently there is little street lighting, particularly away from the urban edge. Generally, noise/vibration effects would be most acutely perceived by residents within the settlement to the north of the AS during the early construction phases, or by those using recreational resources (e.g. PRoW and Country Park) nearby. Residences directly adjacent to the site would also experience visual effects of the construction phase. Visual effects are discussed in detail separately, but for the sake of completeness are discussed here briefly in terms of the perception of landscape character. The construction activities will be contained to a limited proportion of the Aspect Areas, due to the visual containment of the site (see Plan EDP L5 of Technical Appendix 7.1). The effects would be likely to be medium to long-term and temporary in nature and minimised by an appropriate construction management plan designed to reduce the effects on the existing landscape receptors and the amenity of local residents. Taking these matters into account, the overall magnitude of change at the level of the Aspect Areas is considered to be low.

Year 1

Likely effects of the operational phases of development on the AS's landscape resource have been assessed above with this confirming that there will be an unavoidable wholesale change in character across the site. The direct physical effects of development (i.e. changes to fabric of the site) would be contained within the AS and would not affect the wider landscape character area. However, perceptual effects would extend beyond the site boundary, principally in relation to visual changes resulting from the change of use.

It is clear from the review undertaken within the baseline that the site and its near context are influenced by the existing urban edge of Cosmeston, and the course of Lavernock Road, the latter of which severs the AS from the landscape of the country park to the west. The B4267 is a main arterial route, along which, in proximity to the site, there is the perception of an approach to the settlement resulting from the presence of existing buildings at Lower Cosmeston Farm and the presence of built form at the settlement edge of Cosmeston.

The AS would inevitably extend the settlement of Cosmeston into the agricultural landscape to the south of the settlement, and also along the course of Lavernock Road, though no further than the existing location of Lower Cosmeston Farm, which will be replaced with a new school building of a similar scale to those currently present. The proposed tall building within the 'village centre' of the proposal will form a new landmark feature along the coastline.

This would tend to increase the perception of 'urban character', but the limited visibility to the AS from the agricultural landscape, and surrounding road and recreation routes, means that the geographic extent across the aspect areas is limited. In addition, the masterplan has been carefully conceived, as have the proposed landscape mitigation measures, to ensure the impacts are moderated, and contained to localised impacts.

Therefore, whilst the development will result in some change to the perception of the aspect areas, the extent of change, both in terms of scale of perceived change and the extent of the aspect areas affected, as demonstrated by the visual assessment, means the magnitude of change would be such that the integrity of the aspect areas would not be unduly harmed and is assessed as medium.

Year 15

In the long term, the maturation of the green infrastructure will soften views towards the development from the wider rural context to the south, resulting in a distinct, defensible, and legible settlement edge with limited urbanising effects on the adjoining rural areas to the south, Cosmeston Lakes Country Park to the west, along the B4267 and from existing settlement of Cosmeston and Penarth to the north. The tall building of the village centre will continue to be perceived as a new landmark along the coastal edge, but over time (with the softening of materials and general acceptance of its presence) will settle into its context.

Therefore, whilst an adverse effect on the Aspect Areas results from the proposals in the short term, these effects will be tempered as mitigation planting matures and contributes to a well-designed improved urban-rural interface, albeit the urban edge will extend further into the coastal agricultural landscape than currently. This will lead to a low magnitude of change.

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| **Susceptibility to change**<br>The susceptibility to change to the type of development proposed is medium due to: the location of the AS within an area of the landscape which is evidently already influenced by the recent urban edge and the adjacent busy B road; the visual containment of the AS; and the fact that the AS would retain some elements of the baseline landscape character within its design. It is considered that the aspect areas could accommodate sensitively designed change within the AS without detrimental impact upon their overall character, and therefore is considered of medium susceptibility. Combining value and susceptibility to change results in medium overall sensitivity of host LANDMAP aspect areas to the proposal. | |

| **Receptor**: Local Landscape Character: VoGC Designation of Landscape Character Areas. | | | | | |
|---|---|---|---|---|---|
| **Value** | **Susceptibility** | **Sensitivity** | **Construction:**<br>**Magnitude. Effect. Nature.** | **Year 1:**<br>**Magnitude. Effect. Nature.** | **Year 15:**<br>**Magnitude. Effect. Nature.** |
| Medium | Medium | Medium | **Low**. Adverse. **Minor** and **not significant**. | **Medium**. Adverse. **Moderate/minor** and **not significant**. | **Very low**. Adverse. **Minor/negligible** and **not significant** |

| **Description** | **Magnitude of Change Predicted as a result of the Application Proposals** |
|---|---|
| As described in the baseline report, the AS falls within Landscape Character Area (LCA) No. 24 – Sully Ridge/Cosmeston.<br><br>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.<br><br>The site and its local context demonstrate similarity to this LCA with regard to: forming part of an elongated headland; land use of predominantly agriculture; the site's elevated area providing views over the Bristol Channel to the east and the hills of the Vale to the west; the presence of the B4267; and the close settlement presence which causes disruption to the landscape.<br><br>**Value**<br><br>The site and its surrounding context within the LCA is not designated for its landscape value. The LCA identifies some distinctive characteristics such as the presence of the recreational feature of Cosmeston Lakes Country Park and the elevated headland which allows views to the Bristol Channel and wider Vale, both of which are in part representative of the Site and its nearby context. The presence of the existing settlement edge of Cosmeston and the B4267, directly adjacent to the site and raw in appearance, forms a detractor in relation to the site however, reducing the overall value of this area of the LCA to medium.<br><br>**Susceptibility to change**<br><br>The susceptibility to change to the type of development proposed is medium due to: the location of the AS within an area of the landscape which is evidently already influenced by the recent urban edge and the adjacent busy B road; the visual containment of the AS; and the fact that the AS would retain some elements of the baseline landscape character within its design. It is considered that the LCA could accommodate sensitively designed change within the AS without detrimental impact upon their overall character, and therefore is considered of medium susceptibility. | <u>Construction Phase:</u><br><br>Likely direct effects of construction on the landscape of the AS itself have been assessed above, with this confirming that there will be an unavoidable wholesale change in its character. Effects on landscape character would extend marginally beyond the AS boundary to the wider LCA context principally in relation to visibility to construction activities, lighting, noise, vibration, and the movement of materials to/ from the site which extends beyond the site boundary. The works would require temporary lighting where currently there is little street lighting, particularly away from the urban edge. Generally, noise/vibration effects would be most acutely perceived by residents within the settlement to the north of the AS during the early construction phases, or by those using recreational resources (e.g. PRoW and Country Park) nearby. Residences directly adjacent to the site would also experience visual effects of the construction phase. Visual effects are discussed in detail separately, but for the sake of completeness are discussed here briefly in terms of the perception of landscape character. The construction activities will be contained to a limited proportion of the LCA, due to the visual containment of the site (see Plan EDP L5 of Technical Appendix 7.1). The effects would likely to be medium to long-term and temporary in nature and minimised by an appropriate construction management plan designed to reduce the effects on the existing landscape receptors and the amenity of local residents. Taking these matters into account, the overall magnitude of change at the level of the LCA is considered to be low.<br><br><u>Year 1</u><br><br>Likely effects of the operational phases of development on the AS's landscape resource have been assessed above with this confirming that there will be an unavoidable wholesale change in character across the site. The direct physical effects of development (i.e. changes to fabric of the site) would be contained within the AS and would not affect the wider landscape character area. However, perceptual effects would extend beyond the site boundary, principally in relation to visual changes resulting from the change of use.<br><br>It is clear from the review undertaken within the baseline that the site and its near context are influenced by the existing urban edge of Cosmeston, and the course of Lavernock Road, the latter of which severs the AS from the landscape of the country park to the west. The B4267 is a main arterial route, along which, in proximity to the site, there is the perception of an approach to the settlement resulting from the presence of existing buildings of Lower Cosmeston Farm and the presence of built form at the settlement edge of Cosmeston.<br><br>The AS would inevitably extend the settlement of Cosmeston into the agricultural landscape to the south of the settlement, and also along the course of Lavernock Road, though no further than the existing location of Lower Cosmeston Farm, which will be replaced with a new school building of a similar scale to those buildings currently present. The proposed tall building within the 'village centre' of the proposal will form a new landmark feature along the coastline.<br><br>This would tend to increase the perception of 'urban character', but the limited visibility to the AS from the agricultural landscape, and surrounding road and recreation routes within the LCA, means that the geographic extent of resulting impacts across the LCA is limited. In addition, the masterplan has been carefully conceived, as have the proposed landscape mitigation measures, to ensure the impacts are moderated, and contained to localised impacts – reflecting the existing settlement character adjacent and aiming to provide a softened settlement edge than that currently perceived (although at year 1 mitigation will not be sufficiently mature to provide this).<br><br>Therefore, whilst the development will result in some change to the perception of the LCA, the extent of change, both in terms of scale of perceived change and the extent of the aspect areas affected, as demonstrated by the visual assessment, means the magnitude of change would be such that the integrity of the LCA would be slightly changed but not unduly harmed and is assessed as medium.<br><br><u>Year 15</u><br><br>In the long term, the maturation of the green infrastructure will soften views towards the development from the wider rural context to the south, resulting in a distinct, defensible, and legible settlement edge with limited urbanising effects on the adjoining rural areas to the south, Cosmeston Lakes Country Park to the west, along the B4267 and from existing settlement of Cosmeston and Penarth to the north. The tall building of the village centre will continue to be perceived as a new landmark along the coastal edge, but over time (with the softening of materials and general acceptance of its presence) will settle into its context.<br><br>Therefore, whilst an adverse effect on the LCA results from the proposals in the short term, these effects will be tempered as mitigation planting matures and contributes to a well-designed improved urban-rural interface, albeit the urban edge will extend further into the coastal agricultural landscape than currently. As such, by Year 15 this will lead to a very low adverse magnitude of change. |

## Assessment of Effects Table 2: Visual Receptors

**Notes:**
The assessment of effects undertaken within this table is primarily with regard to the Application Site (AS). Areas of the site's interior are referred to as Field Parcels 1-5, as identified within Section 4 of the Landscape Baseline (Technical Appendix 7.1).

| |
|---|
| Effects of moderate or greater are considered to be '**significant**' in landscape terms |
| Effects of moderate/minor or lesser, are '**not significant**' in landscape terms |

**PRoW**

| **Receptor:** Users of the Wales Coastal Path. | | | | |
|---|---|---|---|---|
| **Sensitivity** | | **Construction:**<br>**Magnitude. Effect. Nature.** | **Year 1:**<br>**Magnitude. Effect. Nature.** | **Year 15:**<br>**Magnitude. Effect. Nature.** |
| Very High | | **Low,** Adverse, **Moderate** and **Significant**. | **Medium,** Adverse, **Major/moderate** and **Significant**. | **Very Low,** Adverse, **Moderate/minor** and **not significant**. |
| **Sensitivity of Receptor Explanation** | **Description of route** | **Magnitude of Change** | | |
| Visual receptors using this route are likely to be doing so with the intention of enjoying the view. In addition, the promoted nature of this footpath route elevates its value in comparison to other local public right of way routes in the area as a result of its nationally recognised status which would draw users from further afield. As such the sensitivity of receptors here is, generally, judged to be very high. | **Alongside the site's eastern boundary**:<br>This section of the route is contained and channelled by semi-mature route-side vegetation, creating a corridor effect and limiting the clarity of views into the site's interior despite its location directly adjacent (as seen within PVP EDP1 and 2). As receptors join the north-eastern corner of the site they experience a distinct change of character from the landscape experienced to the north, becoming more contained and with a greater feeling of leaving the direct, close-ranging influence of built form.<br>**Approaching from the north**:<br>To the north of the site the route travels along the cliffside and waterfront of Cosmeston and Penarth, respectively. This section of route is manicured in character forming a linear public open space along the clifftop edge. The route has an open character, heavily influenced by modern, clifftop residential development (as seen within PVP EDP 17) and adjacent road routes. Views of the site are limited by foreground built form, however glimpsed views are seen of the site's north-eastern boundary and field parcel.<br>**Approaching from the south**:<br>Approaching from the village of Lavernock to the south, the route presents a much more rural character, with agricultural field parcels to the left and coastal cliffs to the right, with distant views of Penarth waterfront and industrial Cardiff (as seen within PVP EDP 16). Views of the site are limited to its southernmost boundary, with the woodland adjacent to the site's south-western corner visible | Views from this route towards the site are represented by: PVP EDP 1, 2, 16 and 17; and Photomontage EDP 1, 16 and 17.<br><br><u>Construction Phase:</u><br>Effects from this phase of works will likely be most noticeable for footpath users travelling alongside the site's eastern boundary. Though the site's western vegetated edge will be retained, and will filter direct views of the site, receptors will likely recognise movement of vehicles within (and limited to) the adjacent field parcel as well as the noise associated with construction activity.<br><br>This will dissipate somewhat as receptors move away from the site to the north and south. From the south the visual presence of construction works would be limited to a small section along the south-eastern boundary of the site and tall cranes during construction of taller elements. From the north existing built form limits the visibility of construction within the western and central fields of the site, however movement associated with construction work and vehicles will be seen within the northern area of the eastern-most field. In both of these cases there will also be an audible impact for receptors, however this will be lessened by distance in comparison to those passing directly adjacent.<br><br>It is assessed that there would be a low to medium level of effect on views from this route during the construction phase. However, due to the infrequent, glimpsed nature of views from this route, and the short section of the overall route affected, it is assessed that the magnitude of change on the route as a whole would be low, at most, at the construction phase.<br><br><u>Year 1:</u><br>At year 1 receptors travelling along the site's eastern boundary will have the mature vegetation of the site's boundary providing an element of foreground screening of the new development within the adjacent field parcel. This will differ however for a small section of the route, as it leaves the existing settlement edge at the site's north-eastern corner, where a short section of site boundary vegetation would be removed to allow views and access along a green corridor into the centre of the site (as seen within Photomontage EDP 1). This slightly more open character would not be out of character, extending marginally into the site from the route's character to the north before returning to the current, more contained, character of the route which is experienced alongside the site at present.<br><br>From the wider extent of the route, new development would only ever be seen in part. Approaching from the south the view, currently uninfluenced by built form, would see the addition of new development along the site's south-eastern boundary, upon the skyline as a new element (seen within Photomontage EDP 16). Mitigation planting (including new hedgerow and tree planting along this site edge) will be present but not sufficiently matured at Year 1 to screen or noticeably filter views of these properties. Approaching from the north, in general the proposed residential development would not be considered out of character compared with the baseline condition and would be seen as a slight extension to the existing settlement edge. With Photomontage EDP 17, the new tall building within the village centre of the scheme is seen to rise above the existing roofline of foreground properties as a new landmark building. | |

| | | |
|---|---|---|
| | upon the skyline. Deeper views beyond the site boundary are limited by the site's internal undulating topography, sloping north towards the urban edge of Cosmeston. Beyond Lavernock to the south there are no available views. | Due to the glimpsed nature of overall views from this route, and the short section of the route affected, it is assessed that the magnitude of change on the route as a whole would be medium, at most, at Year 1.<br><br><u>Year 15:</u><br>By Year 15 mitigation planting along the site's south-eastern boundary, within the development's interior and reinforcement planting in the eastern vegetation boundary will have matured considerably and materials of properties will have weathered slightly over time. Though not eliminating views entirely, this will aid the assimilation and softening of development into the existing landscape condition, and notably reduce perceived impacts of proposals<br><br>With this in mind, and due to the short length of the overall route affected, it is assessed that the magnitude of change on the route as a whole would be very low at Year 15. |

| **Receptor:** PRoW L1/3/1. | | | | |
|---|---|---|---|---|
| **Sensitivity** | | **Construction:**<br>**Magnitude. Effect. Nature.** | **Year 1:**<br>**Magnitude. Effect. Nature.** | **Year 15:**<br>**Magnitude. Effect. Nature.** |
| High | | **Low,** Adverse, **Moderate/minor** and **not significant**. | **Low,** Adverse, **Moderate/minor** and **not significant**. | **Low,** Adverse, **Moderate/minor** and **not significant**. |
| **Sensitivity of Receptor Explanation** | **Description of route** | **Magnitude of Change** | | |
| Visual receptors using this route are likely to be doing so with the intention of enjoying the view and their surrounding landscape. Generally, their sensitivity is judged to be high as a result of their local recreational value. | The route forms a short connection between the Country Park and the road route of the B4267, crossing a well contained field to the west of the Cosmeston Medieval Village attraction (seen within the foreground of all views along its course).<br>The location of PVP EDP 8, as the route joins the B4267, forms the most open view of the site from the whole of this PRoW route – with clear views available to the unkempt agricultural buildings of Lower Cosmeston Farm, that give the impression of arrival at the settlement edge of Cosmeston. Beyond this, the interior of the wider AS 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.<br>Views towards the site from the rest of the PRoW route are curtailed by mature field boundary/roadside vegetation and trees alongside the B4267. | Views from this route towards the site are represented by: PVP EDP 8.<br><br><u>Construction Phase:</u><br><br>On the most part views from this PRoW route towards the site are screened from view by intervening vegetation, despite its close proximity. Clearest views of construction would be experienced at the route gate with the B4267, a localised point where receptors are already influenced by traffic movement and Lower Cosmeston Farm. Tall construction traffic may be experienced from the wider route during the construction of the school and western-most properties; however, this will be well filtered, and short term compared with the wider site construction.<br><br><u>Year 1:</u><br><br>As above, views of the site would be limited from the majority of the site by intervening vegetation, with the exception of the route's connection point with the B4267. At this point, represented by PVP EDP 8, receptors would experience a change in the view, however it would not be considered out of character from the baseline condition given the existing presence of Lower Cosmeston Farm. Existing farm buildings will be demolished and replaced with a new primary school of a similar building scale, with associated playing fields providing a softened green appearance at the edge of the school grounds. New residential development will be seen to widen in horizontal presence; however, the depth of such development will be limited to that within the 'Lakeside' section by existing tree belts of the site. It should be emphasised that the clear view experienced at PVP EDP 8 forms the worst-case scenario and represents only a small constituent of the overall route. The route as whole is assessed to experience no more than a low magnitude of change as a result of the new proposal at year 1 thanks to mature field boundary vegetation.<br><br><u>Year 15:</u><br><br>As mitigation planting along the site's south-western boundary and on the western frontage of the 'Lakeside' area matures the appearance of new built form and the school will be softened within the view despite their close proximity. Street planting within the development will also play a part in breaking up the block appearance of built form. With this in mind, and the existing presence of Lower Cosmeston Farm, the resulting view (though changed slightly) would not appear dissimilar to that currently experienced when meeting the B4267. For the rest of the route, existing field boundary vegetation would continue to filter any availability for views for receptors. Overall receptors are anticipated to experience no more than a low, adverse magnitude of change as a result of the development at Year 15 | |

| **Receptor**: PRoW P1/14/2. | | | | |
|---|---|---|---|---|
| **Sensitivity** | | **Construction:**<br>**Magnitude. Effect. Nature.** | **Year 1:**<br>**Magnitude. Effect. Nature.** | **Year 15:**<br>**Magnitude. Effect. Nature.** |
| High | | **Low,** Adverse, **Moderate/Minor** and **not significant** | **Medium,** Adverse, **Moderate** and **significant** | **Low,** Adverse, **Moderate/minor** and **not significant** |
| **Sensitivity of Receptor Explanation** | **Description of route** | **Magnitude of Change** | | |
| Given the route's course within Cosmeston Lakes Country Park, visual receptors using this route are likely to be doing so with the intention of enjoying the views/landscape character (though not necessarily of the AS) and, generally, their sensitivity is judged to be high. | Forming a restricted byway crossing through the centre of Cosmeston Lakes Country Park, this route is on the most-part well vegetated on both sides limiting the extent of views available beyond the direct route of the PRoW. A single open view does occur however as the route crosses the Lake via a bridge, creating a break in this route-side vegetation of circa 30m and allowing views across the water towards the Country Park Visitor Centre.<br>Visibility of the site beyond the visitor centre is limited and filtered by the vegetated park boundary alongside the Lavernock Road, however glimpsed and filtered views are available of the farmhouse roofline of Lower Cosmeston Farm, the eastern extent of Field Parcel 1 and the tree belt which runs along Field Parcel 1's eastern edge. | Views from this route towards the site are represented by: PVP EDP 11.<br><br><u>Construction Phase:</u><br><br>Receptors would likely experience filtered views of construction traffic movement beyond intervening vegetation, particularly during construction within Field Parcel 1. And when using tall vehicles (e.g. cranes). This would only be experienced at a localised point of the route however, with the majority of views from the route screened by mature vegetation on both sides.<br><br><u>Year 1:</u><br><br>Development, particularly rooflines of properties and the school within Field Parcel 1, will be seen as a new and recognisable element within the view, nestled amongst the canopies of intervening vegetation. At this point mitigation planting within development will not have had sufficient time to mature and development will therefore appear 'raw' as a result of its unbroken and new material appearance. Again, this view forms a small constituent of the overall route.<br><br><u>Year 15:</u><br><br>By Year 15, mitigation planting within the scheme (notably street trees within Field Parcels 1 and 2) will have matured sufficiently to allow their canopies to break up the overall extent of built form within the view. This would not screen views of new rooflines entirely, however selected materials (ideally dark coloured roofing) will have weathered sufficiently to allow them to assimilate into the existing intervening and backdrop canopy vegetation. | |

| **Receptor**: PRoW L1/4/1. | | | | |
|---|---|---|---|---|
| **Sensitivity** | | **Construction:**<br>**Magnitude. Effect. Nature.** | **Year 1:**<br>**Magnitude. Effect. Nature.** | **Year 15:**<br>**Magnitude. Effect. Nature.** |
| High | | **Medium,** Adverse, **Moderate** and **significant** | **High,** Adverse, **Major/Moderate** and **significant** | **High,** Adverse, **Major/Moderate** and **significant** |
| **Sensitivity of Receptor Explanation** | **Description of route** | **Magnitude of Change** | | |
| Visual receptors using these routes are likely to be doing so with the intention of enjoying the views and surrounding landscape. Generally, given their value as a local walking route, their sensitivity is judged to be high. | This route traverses a sloping hillside 611m to the west of the AS within the outskirts of the Country Park, connecting the Country Park to PRoW S13/2/1 and Sully Road to the west. The route passes through large scale open grassland fields with internal tree blocks and mature filed boundary vegetation. Looking back towards Cosmeston, receptors experience filtered views of rooflines of the existing settlement edge (notably the 3-storey building on Shearwater Close located at the boundary of the site) beyond the well wooded intervening landscape.<br>A northern area of the AS can be identified adjacent to the Shearwater Close property, with glimpsed views available of: the small triangular tree block 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. Views of the Application Site appear long ranging and heavily filtered. | Views from this route towards the site are represented by: PVP EDP 12 and Photomontage EDP 12.<br><br><u>Construction Phase:</u><br><br>Construction activity and traffic would be experienced within long distance views, particularly within Field Parcels 4 and 5, the current division of which forms the skyline of this view alongside existing built form. Construction would not impact upon the receptor's experience of the foreground landscape, forming a minor, distant constituent of the overall view and only a temporary presence of movement by construction traffic.<br><br><u>Year 1:</u><br><br>Whilst built form is already identifiable within this long-distance view, new development would noticeably extend the horizontal presence of built form within the view to the right of that existing and would appear more visually evident in comparison with the baseline condition (as seen within Photomontage EDP 12). Existing tree belts provide some mature vegetation to break up built form blocks, however mitigation planting would not be sufficiently mature at Year 1 to provide effective filtering or softening of built form. The new tall built form associated with the community hub will be seen on the skyline alongside the existing 3 storey building located adjacent to the site off Shearwater Close. As with the construction phase, the foreground of views will remain unchanged.<br><br><u>Year 15:</u><br><br>Maturation of mitigation planting and weathering of building materials will break up and soften the block appearance of built form in part and contribute towards the already well treed character of the view. However, new built form will continue to be visible on the skyline and would be seen to extend the existing presence of built form into a currently rural view (influenced only by occasional glimpsed views of existing built form). Development would continue to create a new landscape element within the longer distance views, as it did at Year 1 and as such is anticipated to result in an overall high adverse magnitude of change at Year 15 for receptors using this feature. | | |

| **Receptor**: PRoW S13/2/1. | | | | |
|---|---|---|---|---|
| **Sensitivity** | | **Construction:**<br>**Magnitude. Effect. Nature.** | **Year 1:**<br>**Magnitude. Effect. Nature.** | **Year 15:**<br>**Magnitude. Effect. Nature.** |
| High | | **Medium,** Adverse, **Moderate** and **significant** | **High,** Adverse, **Major/Moderate** and **significant** | **High,** Adverse, **Major/Moderate** and **significant** |
| **Sensitivity of Receptor Explanation** | **Description of route** | **Magnitude of Change** | | |
| Visual receptors using this route are likely to be doing so with the intention of enjoying the views and, generally, their sensitivity is judged to be high. | This route connects PRoW L1/4/1, mentioned above, to the minor road route of Sully Road. It continues up the hillside from L1/4/1, but enters more so into a pasture agricultural landscape, with the extra elevation giving a more open character and extending the perceived length of views towards the site extent.<br>The 3-storey building of Shearwater Close remains a notable urban feature upon the skyline. The slightly elevated position of this viewpoint location allows for marginally more open views of the AS's interior in comparison to that seen from PRoW L1/4/1. Receptors currently experience views of the north eastern extent of Field Parcel 4 and adjacent woodland 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. | Views from this route towards the site are represented by PVP EDP 13.<br><br><u>Construction Phase:</u><br><br>The construction phase would be experienced similarly to that experienced along PRoW L1/4/1, though slightly more elevated and longer distance. Construction activity and traffic would be experienced within long distance views, particularly within Field Parcels 4 and 5, the current division of which forms the skyline of this view alongside existing built form. Construction would not impact upon the receptor's experience of the foreground landscape, forming a minor, distant constituent of the overall view and only a temporary presence of movement by construction traffic.<br><br><u>Year 1:</u><br><br>Whilst built form is already identifiable within the long distance of this view, new development would noticeably extend the horizontal presence of built form within the view to the right of that existing and would appear more visually evident in comparison with that existing. Existing tree belts provide some mature vegetation to break up built form blocks, however mitigation planting would not be sufficiently mature at Year 1 to provide effective filtering or softening of built form. The new tall built form associated with the community hub will be seen on the skyline alongside the existing 3 storey building located adjacent to the site off Shearwater Close. As with the construction phase, the foreground of views will remain unchanged.<br><br><u>Year 15:</u><br><br>Maturation of mitigation planting and weathering of building materials will break up and soften the block appearance of built form in part and contribute towards the already well treed character of the view. However, new built form will continue to be visible on the skyline and would be seen to extend the existing presence of built form into a currently rural view (influenced only by glimpsed views of existing built form). Development would continue to create a new landscape element within the longer distance views, as it did at Year 1. | | |

**Transport Routes – Roads**

| **Receptor:** B4267 (Lavernock Road). | | | | |
|---|---|---|---|---|
| **Sensitivity** | | **Construction:**<br>**Magnitude. Effect. Nature.** | **Year 1:**<br>**Magnitude. Effect. Nature.** | **Year 15:**<br>**Magnitude. Effect. Nature.** |
| Low | | **High,** Adverse, **Moderate/minor** and **not significant**. | **High,** Adverse, **Moderate/minor** and **not significant**. | **Medium,** Adverse, **Minor** and **not significant**. |
| **Sensitivity of Receptor Explanation** | **Description of route** | **Magnitude of Change** | | |
| While this road is coded as a 'road generally less than 4m wide' on OS maps, indicating a minor, or local, road, it is a busy route between Sully and the southern edge of Cosmeston, and is lined by road ancillaries such as street lights and pedestrian footpaths which reduce its rural character. Visual receptors using this route are likely to be fast moving and doing so to reach a destination, rather than with the intention of enjoying the view. As such their sensitivity is judged to be **low**. | At present the B4267 is lined on both sides by well-maintained semi-mature native hedgerow planting that provides various degrees of screening for both vehicular and pedestrian users. Availability of views towards the site are limited predominantly to the western-most field parcel and the existing buildings of Lower Cosmeston Farm, however the availability of these views varies as follows.<br>**Alongside the site's western boundary**:<br>The extent of views into the site, notably the western field parcels, are close ranging but limited by roadside hedgerow, and beyond that limited by the mature tree belts running within the site boundary. Receptors are already influenced by the presence of built form, including the raw southern settlement edge of Cosmeston (notably modern properties of Upper Cosmeston Farm) and the existing house and agricultural buildings associated with Lower Cosmeston Farm.<br>**Approaching from Cosmeston to the north**:<br>The existing built form of Cosmeston limits the extent of views available of the site when travelling along this route from the north. Approaching from the north, views of the site are limited to the western field boundary hedgerow and buildings of Lower Cosmeston Farm (as demonstrated within PVP 5), and available only as far as the route's junction with Cosmeston Drive (circa 230m to the north)<br>**Approaching from Sully to the south**:<br>Approaching from settlements such as Sully to the south, the extent of views available are limited by a combination of roadside hedgerow alongside St Mary's Well Bay Road and Fort Road and intervening field boundary tree belts/hedgerows. The initial noticeable features of the site when approaching from this direction are the buildings of Lower Cosmeston Farm which, with their existing backdrop of Cosmeston, give the impression of approach up to settlement. From this direction available views extend no further than circa 530m south from the site along the route. | Views from this route towards the site are represented by PVP EDP 5, 7, 8 and 14, and Photomontage EDP 7 and 14.<br><br><u>Construction Phase:</u><br>During the construction phase Lavernock Road will form the primary access point to the site for construction traffic, for all phases of the development. Two points of access are to be created, one based at the existing access to Lower Cosmeston Farm, servicing the school building and some residential development, and a second new access point just south of the existing residential development of Upper Cosmeston Farm, servicing the rest of the site. With this, receptors will experience an increase in construction traffic along this road route, as well as close-ranging construction activity within the site itself – however this will be most notable from a short section of the route which runs directly adjacent to the site's boundary. Moving away from the site boundary, the visible impacts of construction will reduce, with only an overall stretch of 1km likely to see construction work (at least in part) onsite; however, the increase in works traffic will continue to be experienced. Overall a high magnitude of change is expected, resulting in a moderate/minor adverse level of effect.<br><br><u>Year 1:</u><br>Development proposals will see the partial removal of roadside hedgerow along the western boundary of the site to facilitate the two access points, identified above, and the creation of a new crescent-like frontage with associated SuDS lake feature (as seen within Photomontage EDP 7). The development will extend the presence of built form alongside this road route, from the current settlement edge of Cosmeston to the existing built form of Lower Cosmeston Farm (to be replaced with a two-form entry primary school building). With the partial removal of the site boundary hedgerow and addition of new properties, development will notably change the character of views when travelling directly adjacent to the site's boundary (represented by PVP EDP5 and 7), though will not be out of character from existing built form experienced as the route and associated receptors approach from the north. The presence of the new lake and tree planting along this frontage sets back properties partially from the road route to reduce the potentially imposing influence upon receptors and aid the transition from tight development experienced to the north, to the agricultural fields to the south-west. Depth of development experienced will be limited to Field Parcel 1 through a combination of foreground dwellings and the site's retained tree belts curtailing the extent of views to Field Parcels 2-5.<br>Approaching from the north and south, beyond the site boundary extents, visibility of the site (and therefore new development and its associated influences) quickly diminishes as a result of existing built form and vegetation. Given the existing presence of Lower Cosmeston Farm, from wider views along the route, new development would be noted but would not be considered a fundamental change to views, or as an over-extension of built form compared to the baseline. As such it is anticipated that a high magnitude of change would be experienced as receptors pass adjacent to the site, however this would reduce quickly to medium as receptors move away to the north and south. As such a maximum of moderate/minor level of effect as a result of new development is anticipated for receptors using this route<br><br><u>Year 15:</u><br>New tree planting within the streetscapes of development and the new landscaped frontage will have had time to mature by Year 15, giving the western edge/entrance to development a much greener, softened appearance, reflecting the treed roadside of the Country Park opposite. Vegetation proposed along the south-western site boundary to the school would also have matured and softened the overall appearance of the new school building and would ultimately provide a softer approach from the south than that experienced of Lower Cosmeston Farm at present. With this in mind it is expected that the anticipated magnitude of change would reduce slightly to medium at Year 15, resulting in no more than a minor level of effect upon receptors as a result of new development proposals. | |

| **Receptor**: Fort Road. | | | | |
|---|---|---|---|---|
| **Sensitivity** | | **Construction:**<br>**Magnitude. Effect. Nature.** | **Year 1:**<br>**Magnitude. Effect. Nature.** | **Year 15:**<br>**Magnitude. Effect. Nature.** |
| Medium | | **Medium,** Adverse, **Moderate/minor** and **not significant**. | **Medium,** Adverse, **Moderate/minor** and **not significant.** | **Low,** Adverse, **Minor** and **not significant**. |
| **Sensitivity of Receptor Explanation** | **Description of route** | **Magnitude of Change** | | |
| Visual receptors using this lane are passing through an agricultural landscape at the urban fringe, potentially with the intention of enjoying the view, and their sensitivity is judged to be medium. | A narrow, single carriageway country road lined on both sides by well maintained, dense roadside vegetation which channels views along the road's course rather than to the left or right.<br>Visibility to the AS area is limited for standard car users by the roadside hedgerow. Taller vehicles however would experience clear views of the AP over this route-lining hedge, notably toward the buildings associated with Lower Cosmeston Farm and the adjoining fields, and the settlement edge of Cosmeston. Any available views would be further limited by intervening tree belt vegetation as the road route passes under and beyond the railway bridge (travelling east from Lavernock Road Junction), allowing only a 210m section of the overall road route to have potential for intervisibility. | Views from this route towards the site are represented by PVP EDP 9.<br><br><u>Construction Phase:</u><br>As demonstrated through PVP EDP 9, pedestrian (though no footpath present) and standard height car receptors receive limited to no views of the proposal site as a result of the well-maintained roadside hedgerow. This would similarly be the case during the construction period of the development. As noted within the baseline however, receptors within taller vehicles will have potential for views to the site above these hedgerows, and will therefore experience views of construction activities relating to Field Parcel 1 (Lakeside), the school and partially Field Parcel 3. Where available these views will be in the middle distance, against an existing backdrop of built form and nestled amongst the retained site tree belts. Ultimately, where views are available, the construction phase of the project is anticipated to result in a (worst case) medium adverse magnitude of change upon receptors using this route.<br><br><u>Year 1:</u><br>Development of the site would involve the replacement of the existing Lower Cosmeston Farm buildings with a new primary school (of similar scale), against a backdrop of new properties within Field Parcel 1 (Lakeside). Given the existing visual presence (for taller vehicles) of Lower Cosmeston Farm and the existing settlement edge of Cosmeston within the view, development of the site would not be considered out of character with the baseline condition, nor would it extend built form markedly towards the road route or horizontally within the view when compared to that currently present – with visibility of the eastern half of development screened by existing tree belts. Standard height cars would continue to experience no views of the site and therefore no experience of new development along this minor road route. With the above in mind it is considered that, at worst, receptors using this route would experience a medium adverse magnitude of change with the addition of proposals.<br><br><u>Year 15:</u><br>Development materials will have had sufficient time to weather into their environment and mitigation planting within the site, and along the south-western boundary of the school, will have matured sufficiently to provide a filtering effect of the development. It is anticipated that the maturation of mitigation planting will soften the presence of built form within the view (where available for taller vehicles) more so than that currently available, therefore providing benefit to receptors. Standard height cars would continue to experience no views of the site and therefore no experience of new development along this minor road route. With the above in mind it is considered that, at worst, receptors using this route would experience a low adverse magnitude of change with the addition of proposals. | |

**Recreational Receptors**

| **Receptor**: The Glamorganshire Golf Club. | | | | |
|---|---|---|---|---|
| **Sensitivity** | | **Construction:**<br>**Magnitude. Effect. Nature.** | **Year 1:**<br>**Magnitude. Effect. Nature.** | **Year 15:**<br>**Magnitude. Effect. Nature.** |
| Medium | | **Low.** Adverse. **Minor** and **not significant**. | **Medium.** Adverse. **Moderate/minor** and **not significant**. | **Medium.** Adverse. **Moderate/minor** and **not significant**. |
| **Sensitivity of Receptor Explanation** | **Description of Visibility** | **Magnitude of Change** | | |
| 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. | On the most part, views out from the golf course are filtered by the tree belts which divide the greenways and the undulating landform upon which it is sited – allowing mixed availability of open and contained views from within its extent. From the high point of the Golf Course however, at its northernmost boundary, receptors experience views towards the coast which are already influenced in the mid-ground of views by filtered built form of the southern edge of Cosmeston.<br>From this location, partial views of the AS are available beyond intervening golf course vegetation and landform, as seen within PVP EDP 19, including the interior of Field Parcels 2 and 3, either side of the well vegetated disused railway line. | Views from this recreational receptor towards the site are represented by PVP EDP 19.<br><br><u>Construction Phase:</u><br>The majority of the site, and therefore construction works, would be screened from view by interior golf course vegetation blocks in the foreground and mature on-site tree belts. From the high point of the course however(represented by PVP EDP 19), construction within the southern extent of Field Parcel 2 (Cosmeston Green) would be experienced, and likely tall construction vehicles (e.g. cranes) would create short term movement within views. Overall a low, adverse magnitude of change would be experienced as a result of the construction phase.<br><br><u>Year 1:</u><br>Views from the golf course are already influenced by existing built form of Cosmeston within distant views. Development would see the extent of built form extended horizontally across the view but would, on the most part, be screened by a combination of undulating topography, golf course vegetation and tree belts of the site. Glimpsed views of built form within the southern extent of Field Parcel 2 (Cosmeston Green) will appear raw and new at Year 1, as mitigation planting will not have matured sufficiently. Despite this addition to the view, the overall views from receptors within the golf course will see a slight change in the view but it would not be considered fundamentally altered. As such no more than medium adverse magnitude of change is anticipated at Year 1.<br><br><u>Year 15:</u><br>With the maturation of mitigation and weathering of development materials (particularly roofing) development will have softened and assimilated itself more so into the landscape than at Year 1. Maturing tree canopies will break up the overall block appearance of built form and reflect the treed landscape and boundaries currently seen within the views towards the site. A large portion of development would continue to be screened by golf course vegetation blocks, however, where views of new development are available it would continue to form a recognisable element within the view, though markedly softened compared to Year 1 thanks to mitigation measures providing an element of greening to aid its assimilation into the landscape. As such no more than medium adverse magnitude of change is anticipated at Year 15. | |

| **Receptor**: Lower Penarth Cemetery. | | | | |
|---|---|---|---|---|
| **Sensitivity** | | **Construction:**<br>**Magnitude. Effect. Nature.** | **Year 1:**<br>**Magnitude. Effect. Nature.** | **Year 15:**<br>**Magnitude. Effect. Nature.** |
| Low | | **Very Low**, Neutral, **Negligible** and **not significant** | **Very Low**, Neutral, **Negligible** and **not significant** | **Very Low**, Neutral, **Negligible** and **not significant** |
| **Sensitivity of Receptor Explanation** | **Description of Visibility** | **Magnitude of Change** | | |
| 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. | On the most part, as a result of the cemetery's northward sloping aspect, the availability of views from this AS 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.<br>PVP EDP 19 also represents one of these rare glimpsed views from the southern boundary of Lower Penarth Cemetery. As mentioned above, where these views from the cemetery are available, partial views of Field Parcels 2 are seen; however, the rest of the Application Site is heavily filtered by intervening vegetation of the adjacent golf course. | Views from this receptor towards the site are represented by PVP EDP 19, though are limited in availability to the cemetery's southern-most edge only.<br><br><u>Construction Phase:</u><br>On the most part views of the site are screened from view by the general orientation of the cemetery's grounds and the vegetated boundary of its southern-most edge with the Golf Course.<br><br>As a result of the cemetery's northerly aspect away from the site, receptors are likely to experience very low to no magnitude of change upon receptors as a whole as a result of the construction phase, with impacts likely to be more audible than visual.<br><br><u>Year 1 and 15:</u><br>As for the construction phase, views of the site and proposed development from the Cemetery at Year 1 and Year 15 are on the most part screened from availability as a result of the area's sloping topography to the north, away from the site. Glimpsed views would be available when looking to the site from the cemetery's southern-most boundary however the view, whilst slightly altered would be similar in perception to the baseline situation. In both instances the magnitude of change as a result of the development's operational phases (Year 1 and 15) would be very low. | | |

| **Receptor**: Cosmeston Lakes Country Park and Visitor Centre. | | | | |
|---|---|---|---|---|
| **Sensitivity** | | **Construction:**<br>**Magnitude. Effect. Nature.** | **Year 1:**<br>**Magnitude. Effect. Nature.** | **Year 15:**<br>**Magnitude. Effect. Nature.** |
| Medium | | **Medium,** Adverse, **Moderate/minor** and **not significant** | **High**, Adverse, **Moderate** and **significant** | **Medium,** Adverse, **Moderate/minor** and **not significant** |
| **Sensitivity of Receptor Explanation** | **Description of Visibility** | **Magnitude of Change** | | |
| 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. | The Country Park, though open internally, has a well contained, insular character, created by the tree belts which surround its extent, especially that alongside Lavernock Road. Receptor focus is on the lakeside location rather than views out to the wider landscape. From locations such as the car park and the northern lakeside the potential for filtered views of the site are available through the treeline, with existing rooflines of residential built form of Upper Cosmeston Farm and the agricultural buildings of Lower Cosmeston Farm discernible through the branches (predominantly during winter months when leaf cover is at a minimum).<br>From the northern edge of the lake (**PVP EDP 10**), considered to be the photoviewpoint most representative of experience within the Country Park's core, the rooflines of Lower Cosmeston Farm can be identified beyond intervening vegetation, allowing the identification of glimpsed views to the interior of the Application Site's western fields (Field Parcels 1 and 2) against a backdrop of the disused railway vegetation. | Views from this recreational receptor towards the site are represented by PVP EDP 6, 10 (and its associated photomontage) and 11<br><br><u>Construction Phase:</u><br>As seen within PVP EDP 10 receptors within the Country Park do experience glimpsed views of the site beyond the containing boundary vegetation of the designation. With this in mind receptors are likely to experience some visual influence from the construction process, predominantly within the western field parcels. This will be predominantly in relation to movement of construction traffic, particularly tall vehicles such as cranes, as well as audible presence, and as such a maximum medium adverse magnitude of change is anticipated as a result of this change.<br><br><u>Year 1:</u><br>Rooflines of new dwellings within Field Parcels 1 and 2 (Lakeside and Cosmeston Green), and the new primary school (in the location of the existing buildings of Lower Cosmeston Farm) will be visible above the parks surrounding tree belt. Development will increase the extent of built form seen within the view and may be more visually present within the view than the existing settlement as a result of the new and raw appearance of materials and immaturity of mitigation vegetation.<br><br>Considering PVP EDP 10 and Photomontage EDP 10 at the northern edge of the lake, development rooflines would be a noticeable new addition to the view and would increase the urban appearance of the view beyond the eastern containing hedgerow of the Country Park. Tall properties within the Village Square will be seen to break the vegetated skyline, forming a new landmark within the view to the left of the existing visitor centre. As such development at Year 1 is anticipated to result in a high magnitude of change for receptors at the location of PVP EDP 10. This impact is considered to be localised however, with the majority of views from elsewhere in the country park being limited or filtered by interior tree blocks and vegetation, as seen within PVP EDP 6 and 11. From within the car park and visitor centre views are screened by surrounding vegetation/tree belts, however as with existing properties of Upper Cosmeston Farm, new development would be glimpsed, but heavily filtered beyond foreground vegetation. With this in mind, in the worst-case scenario the magnitude of change experienced for receptors within the country park would be high at Year 1.<br><br><u>Year 15:</u><br>By Year 15 property materials would weather and mitigation planting would mature. The vegetation canopies of street trees within the 'Lakeside' area and within the public open space created at the site's western boundary will appear to break up the overall presence of built form seen within the view, softening visibility of rooflines and helping to assimilate development into the well treed landscape currently seen in PVP EDP 10. Tall properties within the Village Square will continue to be visible and breaking the vegetated skyline. With the above in mind, by Year 15 the magnitude of change will reduce to medium adverse magnitude of change, with the development forming a new and recognisable element within the view but not fundamentally altering the contained and insular experience of the Country Park. | |

| **Receptor**: Clifftop Recreation Ground. | | | | |
|---|---|---|---|---|
| **Sensitivity** | | **Construction:**<br>**Magnitude. Effect. Nature.** | **Year 1:**<br>**Magnitude. Effect. Nature.** | **Year 15:**<br>**Magnitude. Effect. Nature.** |
| Medium | | **Low,** Adverse, **Minor** and **not significant** | **Low,** Adverse, **Minor** and **not significant** | **Very Low,** Adverse, **Minor/negligible** and **not significant** |
| **Sensitivity of Receptor Explanation** | **Description of Visibility** | **Magnitude of Change** | | |
| 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. | Views from this location towards the AS are characterised by the recreation ground's cliffside location. Views towards the AS are long distance and limited by the intervening presence of existing settlement along the clifftop. Only glimpsed partial views are available of the easternmost edge of Field Parcel 5 alongside vegetation of the Wales Coastal Path, however views such as that seen in **PVP EDP 18** are only available at the recreation ground's eastern most edge where gaps in foreground-built form allow. | Views from this recreational receptor towards the site are represented by PVP EDP 18.<br><br><u>Construction Phase:</u><br>Development is a sufficient distant away, and screened by foreground-built form, such that visibility of construction works would be experienced as only a minor constituent of the view, predominantly limited to development with the western-most extent of Field Parcel 5 (Garden Village and Hill Top View) and tall construction of the Village Square. Construction is considered to have no more than a low magnitude of change upon views from this sports ground as a result of the intervening distance and screening.<br><br><u>Year 1:</u><br>As with the construction phase, visibility of the site and development is limited by foreground-built form. The addition of the proposal would not widen views of the site, nor the extent of built form experienced. New dwellings alongside the vegetation associated with the Wales Coastal Footpath would be seen within Field Parcel 5 and the addition of taller buildings at the Village Square may be glimpsed, but on the most part views would be little changed from the baseline condition and development would not deter from the recreation ground's cliffside location given its existing presence on the edge of built form. As such no more than a low adverse/neutral magnitude of change is anticipated at Year 1.<br><br><u>Year 15:</u><br>Mitigation planting, especially within the green corridor leading up to the Village Square and within the streetscapes of the 'Garden Village' area will help to further soften the appearance of development as it matures into its location over time. As with Year 1, the proposal would not widen views of the site, nor the extent of built form experienced, nor would it not deter from the recreation ground's cliffside location. By Year 15 it is anticipated that the development will have softened and assimilated sufficiently into the landscape that it would form a barely noticeable new component of the view (with the exception of the tall buildings of the Village Square which would be seen partially above existing development as a high quality landmark feature), and would appear in keeping with existing developed views experienced by this receptor. | | |

| **Receptor**: Penarth Pier and Waterfront. | | | | |
|---|---|---|---|---|
| **Sensitivity** | | **Construction:**<br>**Magnitude. Effect. Nature.** | **Year 1:**<br>**Magnitude. Effect. Nature.** | **Year 15:**<br>**Magnitude. Effect. Nature.** |
| Medium | | **Low,** Adverse, **Minor** and **not significant** | **Medium,** Adverse, **Moderate/Minor** and **not significant** | **Medium,** Adverse, Moderate/**minor** and **not significant** |
| **Sensitivity of Receptor Explanation** | **Description of Visibility** | **Magnitude of Change** | | |
| Visual receptors using this route are likely to be doing so to enjoy the waterside location of the pier and town or to reach a destination within Penarth. Receptors are aware of their urban location and would recognise the existing built form which stretches up and along the cliff edge of Cosmeston. As such their sensitivity is judged to be medium. | Views from the Pier are characterised by the receptor's waterfront location and on the coastal cliff edge running to Lavernock to the south and industrial Cardiff edge to the north. Receptors are influenced by existing development of Penarth Waterfront, from which the Pier extends, but also existing clifftop and cliff-edge development nestled within and broken up by mature tree planting. The existing eastern edge of Cosmeston and the manicured section of the Wales Coastal Path are seen within long distance views alongside the northern edge of the site. Views of the sire are limited in depth by this existing built form, the sites topography and existing vegetation, with potential for views limited to field parcels and the sites eastern edge. | Views from this recreational receptor towards the site are represented by PVP EDP 20 and its associated Photomontage<br><br><u>Construction Phase:</u><br>Receptors on the pier will experience glimpsed long-distance views of construction, notably within Field Parcel 5 (Garden Village and Hill Top View areas) alongside the Wales Coastal Path and the tall buildings of the Village Square. Construction will generally be identified in terms of movement of construction vehicles/cranes but will be sufficiently distant that it would not notably alter the experience of this waterside environment. Overall a low magnitude of change is anticipated during the construction phase.<br><br><u>Year 1:</u><br>With the addition of the proposal, notably new 2-3 storey properties along the eastern most edge of the site within 'Hill Top View' and 'Garden Village' (which will be seen to peep over existing vegetation of the Wales Coastal Path) and all the buildings of the Village Square, development will be seen to extend further along the coastline than the existing settlement extent of Cosmeston, glimpsed within long distance views upon the clifftop.<br><br>As seen within views from the pier and Photomontage EDP 20, though identifiable when new, the 2-3 storey residential development element of the scheme would not fundamentally change the current experience of the views, though the taller village centre buildings would create a distant new landmark building upon the clifftop to the south. As such there is considered to be no more than medium magnitude of change at Year 1.<br><br><u>Year 15:</u><br>As with Year 1 upper storeys of properties along the western edge of the site would continue to be seen above cliff edge vegetation of the Wales Coastal Footpath, extending the presence of existing development marginally further left within the view. With maturation of internal mitigation planting, the existing presence of built form and the distance between receptor and development, it is expected that development would assimilate to the existing view; however the Village Square tall buildings will continue to be noticable of the skyline. Overall it is anticipated that by Year 15 the magnitude of change will remain at medium. | |

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## Assessment of Effects Table 3: Residential Receptors

**Notes:**
The assessment of effects undertaken within this table is primarily with regard to the Application Site (AS). Areas of the site's interior are referred to as Field Parcels 1-5, as identified within Section 4 of the Landscape Baseline (Technical Appendix 7.1).

| |
|---|
| Effects of moderate or greater are considered to be '**significant**' in landscape terms |
| Effects of moderate/minor or lesser, are '**not significant**' in landscape terms |

| **Receptor**: Properties directly to the north of the Application Site, along Whitcliffe Drive, Petrel Close, Cosmeston Drive and Shearwater Close. | | | | |
|---|---|---|---|---|
| **Property** | **Sensitivity** | **Construction:**<br>**Magnitude. Effect. Nature.** | **Year 1:**<br>**Magnitude. Effect. Nature.** | **Year 15:**<br>**Magnitude. Effect. Nature.** |
| Properties directly to the north of the Application Site, along Whitcliffe Drive, Petrel Close, Cosmeston Drive and Shearwater Close. | Very High | **High**. Adverse. **Major** and **significant**. | **High**. Adverse. **Major** and **significant**. | **Medium**. Adverse. **Major/ moderate** and **significant**. |
| **Sensitivity**<br>Properties along Whitcliffe Drive, Petrel Close, Cosmeston Drive and Shearwater Close overlook the northern extents of Field Parcels 4 and 5 of the AS. The majority of properties are set back from the site boundary by private rear gardens and 1.8m high close-board fencing, however clear intervisibility with the site remains from upper storey windows.<br>PVP EDP 3 demonstrates views available from a gap in existing development along Shearwater Close, and therefore represents the clarity of views presently available over Field Parcel 5 from these residential receptors.<br>Given their close proximity, and the likelihood of rooms to be occupied during waking hours, their sensitivity is assessed as very high. | | **Magnitude of Change Predicted**<br><br>Potential views from these properties across the AS to the south, proposed as residential properties, a Village Square and area of green infrastructure, are broadly represented by PVP EDP 3 and its associated Photomontage.<br><br><u>Construction Phase</u><br>During the construction phase it is assessed that receptors will experience close ranging visibility of construction works within Field Parcels 4 and particularly in relation to the construction of new residential properties along the AS's northern boundary Field Parcel 5 (notably the northern-most properties of the 'Garden Village' area). The effect will be clearly identifiable and close ranging, however, visual impacts will likely be limited to those dwellings directly adjacent to the site boundary with overlooking windows, extending a very limited distance further into the existing development extent. Where views into the site fields are available the magnitude of change upon residential receptors here is anticipated to be high, as is expected with the change of any adjacent green field site to built form.<br><br><u>Year 1</u><br>At Year 1 it is assessed that the level of effect will be similar to that at construction. Those most affected by the addition of development would be those properties directly adjacent to the site's northern boundary. While there is the potential for mitigation planting to be incorporated with the green corridor along the northern boundary, that could be secured through condition, this will be immature and relatively ineffective at Year 1. New properties are to be set back from existing settlement by a new road route, taking into account the private amenity of existing residents, but will still appear close ranging and will be a notable addition within views from existing properties. A high magnitude of change is anticipated for these properties at Year 1.<br><br>Adjacent properties of Whitcliffe Drive, however, will overlook the public open space which contains part of the development's SuDS network and provides a pedestrian connect between the Wales Coastal Footpath and the Village Square, which would also be seen within their view at a distance. As such, though their view will continue to be changed as a result of development these residential receptors are considered to experience a slightly reduced magnitude of change compared to those who face new housing.<br><br><u>Year 15</u><br>While, at Year 15, mitigation planting will have matured the change in the character of the landscape to the south of these properties from agricultural to residential will still be apparent and in close proximity to the receptors so that it is assessed that it will have little effect on the magnitude of change. Other than through the weathering and maturation of materials into their context to appear as an extension to existing development. | | |

| **Receptor**: Properties to the north of the Application Site along Fulmar Close, Raven Way and Osprey Close. | | | | |
|---|---|---|---|---|
| **Property** | **Sensitivity** | **Construction:**<br>**Magnitude. Effect. Nature.** | **Year 1:**<br>**Magnitude. Effect. Nature.** | **Year 15:**<br>**Magnitude. Effect. Nature.** |
| Properties to the north of the Application Site along Fulmar Close, Raven Way and Osprey Close | Very high | **Medium**. Adverse. **Major/ moderate** and **significant**. | **Medium**. Adverse. **Major/Moderate** and **significant**. | **Low**. Adverse. **Moderate** and **significant**. |
| **Sensitivity**<br><br>Properties along the southern most extent of these streets front and side on to the northern boundary of Field Parcel 2 of the AS. All properties are set back and separated from the AS's agricultural interior by an onsite track, lined on both sides by mature tree and shrub planting. This track and existing vegetation provides filtering and screening of views into the AS's interior, particularly from ground storey windows, however first storey windows may experience glimpsed views beyond the tree canopy. Given their proximity to the site, these receptors are considered to have a very high sensitivity. | | **Magnitude of Change Predicted**<br><br><u>Construction Phase</u><br>During the construction phase it is assessed that visibility of low-level construction activity will be limited by intervening mature vegetation of the track alongside the AS's northern boundary, however, there will be potential for glimpsed visibility to high level activity above the tree canopy (but only that adjacent to the site boundary in relation to the northern extent of 'Cosmeston Green'). The extent of impact penetration into this existing settlement edge will be limited as a result of property orientation, the AS's topography and the filtering effect of intervening trackside vegetation. A medium magnitude of change is anticipated as a result of the construction phase.<br><br><u>Year 1</u><br>At Year 1 it is assessed that there would be glimpsed visibility to the new development, limited to glimpsed rooflines of new properties thanks to the retained vegetation along the site's northern edge. New development will be positioned in close proximity to existing built form, however it will continue to be separated by the existing track and associated vegetation. Additional tree planting and re-enforcement planting along the site's northern boundary could be secured through condition, however this will be immature and provide little added screening at Year 1.<br><br><u>Year 15</u><br>At Year 15, mitigation planting along the site's northern boundary will have matured and gapped up availability of views through the existing vegetation belts. As a result of existing vegetation, the clarity of change from agricultural land to residential development will be heavily filtered and, whilst close ranging to theses properties, would likely have no more than a low adverse magnitude of change upon these receptors at Year 15. | | |

| **Receptor**: Properties directly to the north-west of the Application Site, along Upper Cosmeston Farm. | | | | |
|---|---|---|---|---|
| **Property** | **Sensitivity** | **Construction:**<br>**Magnitude. Effect. Nature.** | **Year 1:**<br>**Magnitude. Effect. Nature.** | **Year 15:**<br>**Magnitude. Effect. Nature.** |
| Properties directly to the north-west of the Application Site, along Upper Cosmeston Farm | Very High | **High**. Adverse. **Major** and **significant**. | **High**. Adverse. **Major** and **significant**. | **Medium**. Adverse. **Major/moderate** and **significant**. |

**Sensitivity**

Properties of the residential street of Upper Cosmeston Farm are contained to the south and east by the AS. Properties along the southern edge of the road experience clear views into Field Parcel 1 of the AS and the existing farm buildings, with little in the way of vegetative screening along the site boundary or within private rear gardens.

Along the residential street's eastern edge, the existing western tree belt through the site screens visibility of the site's agricultural field interior (as seen within EDP PVP 4). Beyond these directly adjacent properties, properties north of the street are unlikely to experience clear views into the site.

Potential views from these properties across the AS to the east, proposed as residential properties of 'Cosmeston Green' and area of green infrastructure, are broadly represented by PVP EDP 14.

**Magnitude of Change Predicted**

Application proposals in the vicinity of these receptors includes new residential development backing on to the existing private rear gardens of properties to the south of the street, and new residential properties to the east beyond the retained and enforced tree belt.

Construction Phase

During the construction phase it is assessed that visibility of eastern properties to low level construction activity would be limited by intervening vegetation, however southern properties would experience clear and close ranging views of construction within the 'Lakeside' development area only. For the southern properties of this street in particular, the magnitude will be very high, slightly reduced to high for eastern properties as a result of the filtering effects of existing vegetation which sets back new development of 'Cosmeston Green' from the existing properties. In both instances, there would be visibility of tall construction vehicles (either clearly or beyond the existing tree belt) and the noise from construction phase will be apparent. Overall a high magnitude of change is anticipated for these residential receptors during the construction phase.

Year 1

At Year 1 the movement and audible disturbance of the construction phase will have finished with remaining influence being predominantly limited to visual presence of new built form. It is assessed that there would be clear visibility of new development on the northern edge of 'Lakeside' from the southern-most properties of Upper Cosmeston Farm. Located in close proximity to their current rear garden boundaries. Filtered views to the western extent of 'Cosmeston Green' will be available to the eastern-most properties of Upper Cosmeston Farm through gaps in, and over lower sections of, the additional tree planting. Mitigation planting within this existing tree belt, and potential inclusion of an orchard space, is proposed to strengthen the tree belt, however at Year 1 this will be immature and relatively ineffective. Overall a high magnitude of change is anticipated for properties of Upper Cosmeston Farm at Year 1.

Year 15

At Year 15, mitigation planting within the existing tree belt will have matured and will further limit the clarity of development visibility for the eastern-most properties of Upper Cosmeston Farm. For the Southern-most properties however, the change in the character of their view from predominantly agricultural to residential, and in close proximity to the property, will continue to be apparent and recognisable. As such it is assessed that the maturation of mitigation will have little effect on the magnitude of change for these properties at Year 15, reduced only slightly as existing residents become accustomed to their presence over time and with consideration of Upper Cosmeston Farm's recent development itself.

| **Receptor**: Properties within the small village of Lavernock. | | | | |
|---|---|---|---|---|
| **Property** | **Sensitivity** | **Construction:**<br>**Magnitude. Effect. Nature.** | **Year 1:**<br>**Magnitude. Effect. Nature.** | **Year 15:**<br>**Magnitude. Effect. Nature.** |
| Properties within the small village of Lavernock | High | **Low**. Adverse. **Moderate/minor** and **not significant**. | **Low**. Adverse. **Minor** and **not significant**. | **Very Low**. Adverse. **Minor** and **not significant**. |
| **Sensitivity**<br>Located 700m to the south of the site, intervisibility between the site and properties of Lavernock is limited by existing vegetation belts, hedgerows and undulating intervening topography. As for the Wales Coastal Footpath (represented by PVP EDP 16), where breaks in the vegetation allows views of the site are limited to its south eastern boundary adjacent to the small patch of woodland along the cliff edge. The availability of views would be very limited and long distance, however, given the remote rural character of the settlement sensitivity is considered high. | | Construction Phase<br>During the construction phase it is assessed that visibility to low level construction activity would be limited by intervening vegetation and undulating coastal landform. However, there would be potential for long distance visibility to high level activity above these intervening elements within the southern extent of development, over a narrow extent of the overall view, and the noise from construction would be apparent.<br><br>Year 1<br>At Year 1 it is assessed that there would be some potential for glimpsed visibility to the new development rooflines along the south-eastern site edge where intervening vegetation and landform allow, however on the most part these are expected to be screened from view by intervening landscape elements. Tree planting along the south-eastern boundary, which could be secured through condition, will be immature and relatively ineffective at breaking up new built form at Year 1.<br><br>Year 15<br>At Year 15, mitigation planting will have matured sufficiently to provide some filtering of development within views, where available, and weathering of building materials will aid assimilation of proposals to the point that they would be well integrated and softened into the baseline condition. With this in mind the anticipated magnitude of change for residential receptors in Lavernock would be expected to reduce to very low, adverse at Year 15 | | |

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