

Weycock Cross Landscape and Visual Assessment

Cardiff and Vale College Group

15 December 2023

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Contents

1.0	Introduction	1
	Structure of the report	2
2.0	Summary of Planning Policy Context	3
3.0	Baseline Conditions	5
	Site and surrounding area	5
	Topography	7
	Landscape character and quality	8
	Landscape character of the site	11
	The Site	14
	Landscape receptors and value	16
	Visual baseline	17
4.0	The Proposed Development	21
5.0	Landscape and Visual Appraisal	24
	Effect on landscape character	24
	Visual effects	27
6.0	Summary and conclusions	30

1.0 Introduction

- 1.1 This Landscape and Visual Assessment (LVA) has been prepared by Lichfields on behalf of the Cardiff and Vale College to accompany an outline planning application at Weycock Cross, Barry for:

Outline planning application for proposed redevelopment of the CAVC Weycock Cross campus for up to 16 dwellings (use class C3), including demolition, public open space, sustainable urban drainage system, landscaping and associated infrastructure and engineering works. All matters reserved except for means of strategic access.

- 1.2 The site has an area of approximately 1.46ha and lies approximately 0.5km from the north western edge of Barry. It is accessed, via a private drive, from A4226 Weycock Road – known locally as Five Mile Lane (see Figure 1: Site Location Plan). The local planning authority is the Vale of Glamorgan.



Figure 1: Site Location Plan (source: GEPro)

- 1.3 This LVA has been prepared to provide an analysis of the potential landscape and visual effects arising from the proposed development. It has been undertaken in accordance with the Guidelines for Landscape and Visual Impact Assessment, 3rd edition, with reference to the relevant planning policy context.

- 1.4 A more detailed overview of the methodology and criteria applied to the assessment is provided in Appendix 1.
- 1.5 In summary, the assessment considers:
- 1 The landscape character of the site and its surroundings;
 - 2 The visual role of the site in the surrounding area;
 - 3 The sensitivity of the existing landscape and views to change, having regard to the susceptibility of receptors to change and the value of the landscape and visual resources;
 - 4 The scale and extent of the change to the landscape and views that would result from the proposed development, and
 - 5 The effects of the proposed development on key landscape and visual receptors and whether the change would be beneficial, neutral or adverse.
- 1.6 The appraisal has been informed by the Design and Access Statement, Illustrative Masterplan and Parameter Plans, prepared by Lichfields.

Structure of the report

- 1.7 The report contains the following further sections:
- **Section 2: Summary of planning policy context** – provides a high level overview of the key planning policy requirements
 - **Section 3: Baseline conditions** – defines the scope of the study area and sets out the existing landscape character of the site and surrounding area, the main visual receptors and key representative views;
 - **Section 4: The proposed development** - summarises the proposed development
 - **Section 4: Landscape and visual appraisal** - considers the potential for landscape and visual effects and whether these are beneficial, neutral or adverse in light of the relevant policy context and landscape character of the site and surrounding area; and
 - **Section 5: Summary and conclusions** - summarises the findings of the analysis relevant to the proposal.

2.0 Summary of Planning Policy Context

2.1 The statutory development plan for the site comprises the Vale of Glamorgan Local Development Plan (2011-2026) – adopted 2017 – and Future Wales: The National Plan 2040 – adopted February 2021.

2.2 The following local and national policy and guidance is relevant and is a material consideration:

- 1 Planning Policy Wales Edition 9 (2016)
- 2 The Wales Spatial Plan Update (2008)
- 3 Technical Advice Note 12: Design (March 2016)
- 4 Design in the Landscape (2005) Supplementary Planning Guidance
- 5 Residential and Householder Development (2018) Supplementary Planning Guidance
- 6 Trees, Woodlands, Hedgerows and Development (2018) Supplementary Planning Guidance
- 7 Vale of Glamorgan: Barry Landscape Sensitivity and Capacity Study (March 2011)

2.3 An extract from the policies map is shown at Figure 2. This shows that the site is unallocated and lies within the Duffryn Basin and Ridge Slopes Special Landscape Area (SLA). Walters Farm SINC lies to the east of the site.

2.4 The site does not fall within any strategic view corridors or locally identified views.

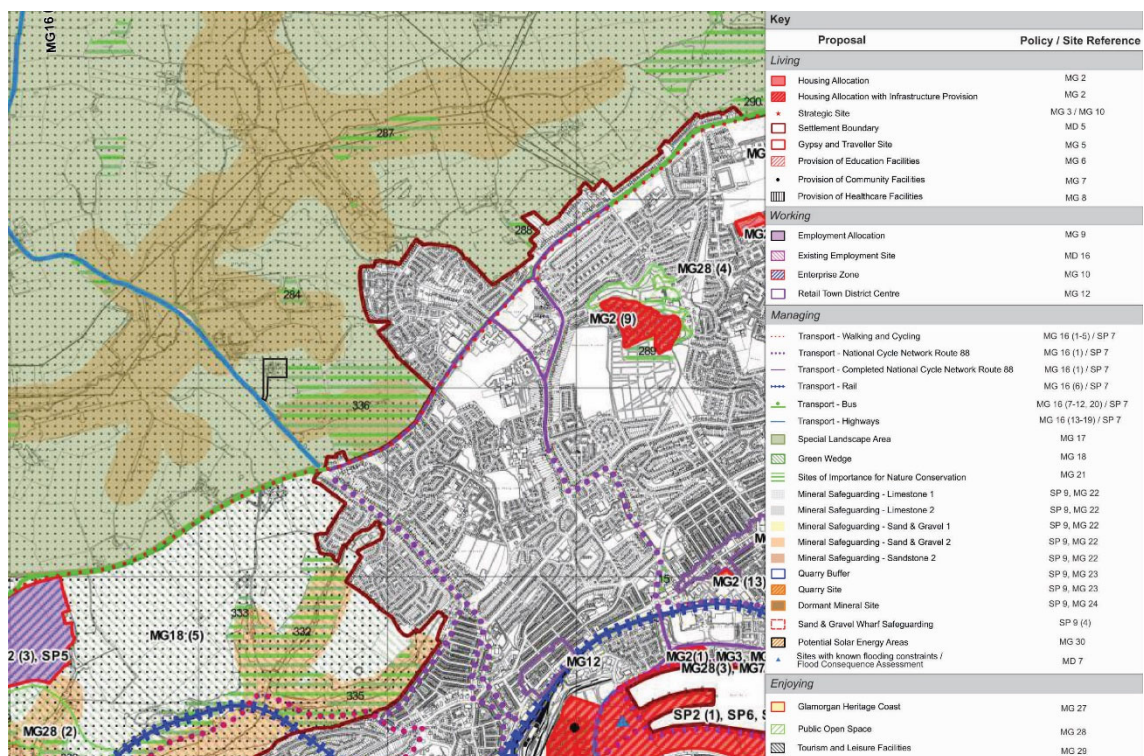


Figure 2: Adopted LDP Proposals Map

2.5 The landscape and visual policy context require consideration of the following:

- 1 Does the proposal avoid prejudicing the natural environment, taking account of existing landscape character and features (as described in The Barry Landscape Sensitivity and Capacity Study and set out within LANDMAP)? Will the prevailing landscape character and features be protected and enhanced? Does the development recognise and complement local character, creating a distinct sense of place? PPW, TAN12, TAN5, Policy SP1, Policy SP10, Policy MG17, Policy MG20
- 2 Does the location and design of the development and landscaping respect local features and use native species appropriate to the area? Will high quality trees and hedgerows be protected, or appropriate replacement planting be provided? PPW, TAN5, TAN12, DitL SPG, TWH&D SPG
- 3 Does the proposal comprise a high-quality development appropriate to the landscape setting, that adds to the overall quality and identity of the area and treats the edges sensitively? PPW, TAN5, TAN12, Policy MD2, TWH&D SPG
- 4 Is the height acceptable for the context and does the roofscape contribute positively to local views and the wider skyline? TAN12, Policy SP1, Policy MD1, Policy MD2

2.6 A more detailed summary of the relevant policy context is provided in Appendix 2.

3.0 **Baseline Conditions**

- 3.1 The baseline has been established by a combination of desk study and fieldwork. The desk study included a review of the relevant policy context and documents that define the landscape character of the site and surrounding area including Ordnance Survey mapping, aerial photography and historic mapping. A Zone of Theoretical Visibility (ZTV) plot has been prepared using GIS to help to define the zone within the proposed development may be visible.
- 3.2 Fieldwork recorded the character and qualities of the site and the surrounding area, confirmed the ZTV and the location of people in the surrounding area who may experience changes in their visual amenity. No strategic or local views have been identified. Fieldwork was undertaken on 22 September 2023 in clear weather conditions.

Site and surrounding area

- 3.3 The site occupies an irregular shaped 1.46ha plot approximately 0.5km from the north western edge of Barry. It is accessed, via a private drive, from Weycock Road and comprises a number of buildings of varying age and condition.
- 3.4 The driveway rises steeply from the A4226 and is surrounded to both sides by mature woodland. Views open up towards the main house about halfway along the drive. The site was originally developed as an Isolation Hospital for Barry. Designed by architect and town surveyor JC Pardoe, it opened for Smallpox patients in 1908. The original buildings remain, including:
- 1 The main house – formerly used for treatment
 - 2 Male and female wards building
 - 3 Service building – comprising kitchen, dining etc.
 - 4 Mortuary
- 3.5 The two storey main house has a symmetrical facade with stone bays to ground floor, either side of a front door set back behind an integral, stone arched porch. Three sash windows sit to the first floor. The hipped roof is finished in slate with contrasting terracotta hips and ridge. Brick chimneys rise to either side. The windows and door are surrounded by stone quoins and the walls are rendered. The three other remaining buildings were built in a similar style, albeit only single storey.
- 3.6 The redevelopment for educational use resulted in the construction of a number of single storey, flat roofed elements set between the original stone buildings, together with areas of hardstanding. A twentieth century, two storey residential property (caretaker) and associated garage also lies within the site's boundary.



1: View northwards along main drive



4: Western façade of wards (left) with mortuary to rear



2: Service block (left) with later addition and wards (right)



5: Classrooms to eastern side of Main House



3: View northwards along main façade to service block



6: View along southern edge of hardstanding area

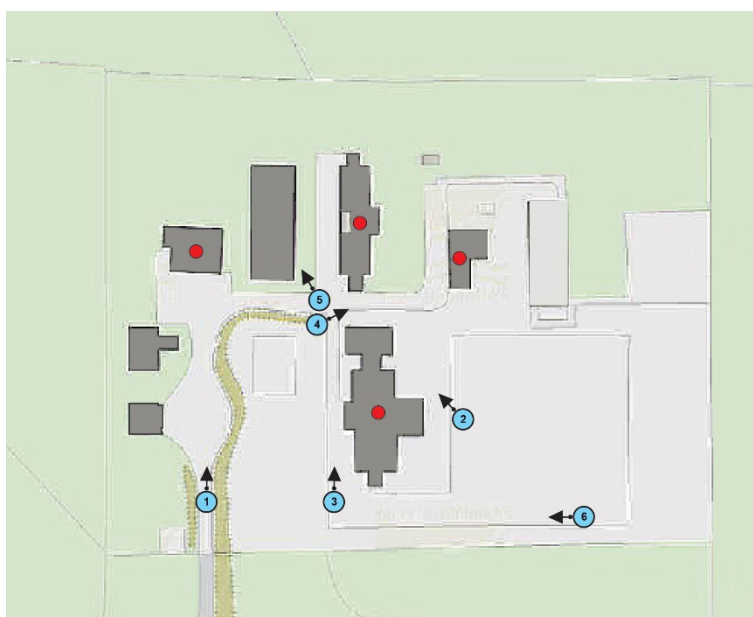


Figure 3: Site Photo Locations

- 3.7 The site is surrounded by blocks of woodland and pastoral fields defined by hedgerows (to the east). The Welsh Hawking Centre (now closed) lies to the north west of the site and an area of woodland lies between the site and Weycock Road to the west.
- 3.8 The site does not contain any listed buildings or scheduled monuments. No public rights of way pass through or immediately alongside the site.
- 3.9 The site contains numerous mature trees however the Council's online database indicates that none of the trees are subject to Tree Preservation Orders (TPO). The mature woodland known as Middleton Plantation to the south-west of the site is covered by a group TPO part of which lies on an Ancient Woodland Site.
- 3.10 The site is not within a nationally or internationally designated landscape but does lie within the Dyffryn Basin and Ridge Slopes Special Landscape Area. The site is located outside the settlement boundary of Barry.
- 3.11 The site's northern boundary is formed by a block of mixed, deciduous woodland – Coed Mawr. A solar farm lies between the woodland and Brynhill Golf Club, circa 500m to the north. The residential area of Colcot is 600m to the east of the site.
- 3.12 The A4226 Waycock Road links Barry to Bonvilston to the north. The northern extent of Barry lies 500m to the south east of the site.
- 3.13 The closest public right of way runs 750m to the north of the site, crossing the golf course.

Topography

- 3.14 The lowest part of the site is at the entrance from Weycock Road, with levels of approximately 36m AOD. From here the driveway rises northwards to the main house at 51m AOD – with a further increase in height to the eastern site boundary where the levels are circa 56.5m AOD.

- 3.15 The topography of the wider area is shown on Figure 4. It illustrates that the site lies on rising land to the south of a valley running along the course of the River Weycock. Within the wider context the land rises eastwards towards its highest point at Colcott, where it plateaus at around 85m AOD. The land also rises to the north of the river valley to a highpoint at Northcliff Cottage, circa 80m AOD on Weycock Road.

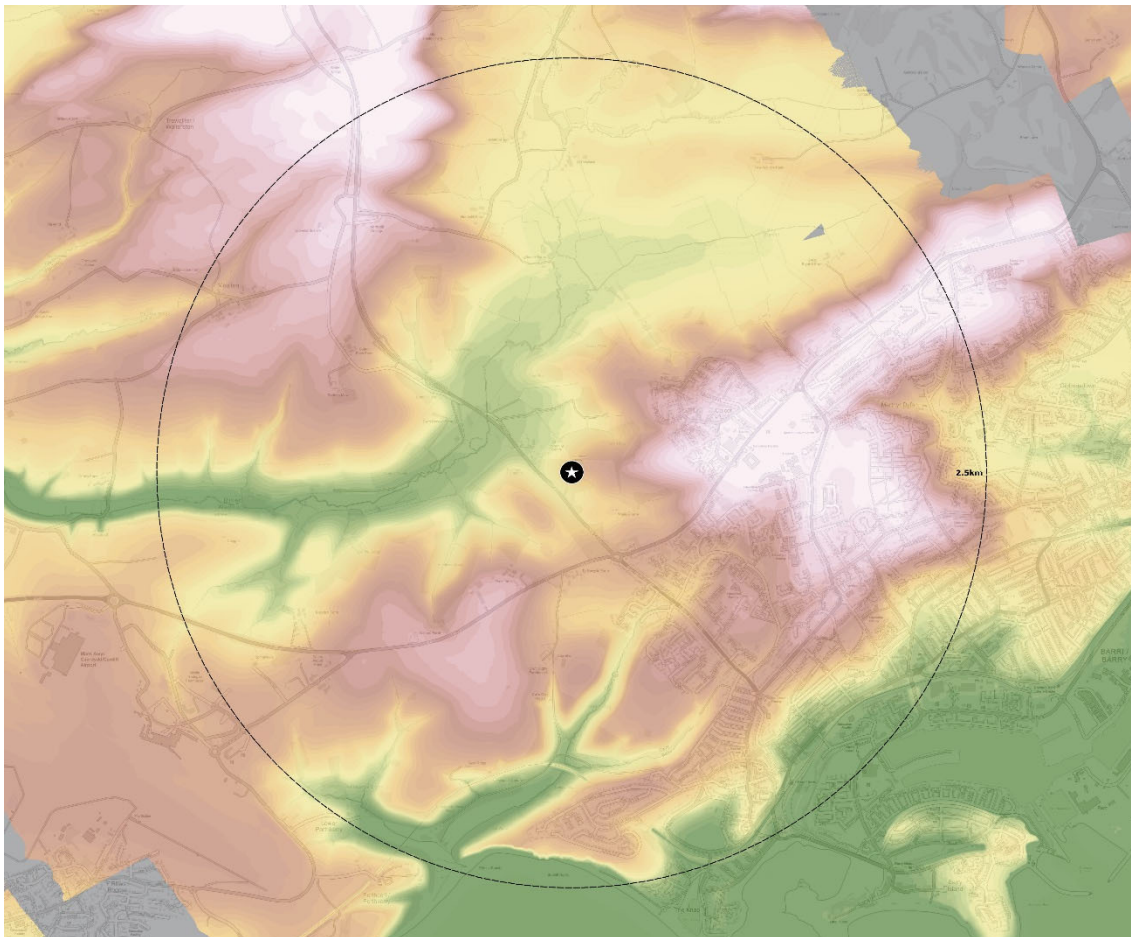


Figure 4: Topography

Landscape character and quality

- 3.16 To establish the landscape character of the surrounding area, an initial review of relevant available Landscape Character Assessments has been undertaken. These provide assessment at a national county/ district scale. Fieldwork and a desk study has been undertaken to review the contribution of the site, the value of the area and any changes to its landscape character.
- 3.17 The following Landscape Character Assessments are of relevance:
- 1 National Landscape Character Area (NLCA) 36: Vale of Glamorgan
 - 2 Dyffryn Basin and Ridge Slopes Special Landscape Area
- 3.18 At a national level the site lies within National Landscape Character Area (NLCA) 36: Vale of Glamorgan. National Resources Wales (2014) laid out its key characteristics as:
- 1 Lowland, rolling limestone plateau with glacial till;

- 2 Coastal cliffs – mark a sudden edge to the landscape. Species-rich calcareous, neutral and maritime grasslands are found on their tops. Layers of geology characterise their sides and inter-tidal platforms. Wide views over the Bristol Channel. Much is Heritage Coast;
- 3 Mixed agricultural land uses - with predominantly rural character;
- 4 Small woodlands – mainly to the east. Few large woods;
- 5 Mixed field patterns and sizes - with hedgerows and hedgebanks, frequent hedgerow trees. Limestone walls define land above the cliffs in the west;
- 6 Norman castles and medieval villages centred on churches;
- 7 Predominantly still rural - with strong senses of enclosure by historic field boundaries;
- 8 A number of large built developments – including Cardiff International Airport and Aberthaw Power Station. Some areas with traffic noise, e.g. in the M4 corridor; and
- 9 Commuter settlement - modern suburban housing extending but contrasting with historic settlement character.

3.19 LANDMAP was developed as a means of assessing the character of the Welsh landscape through evaluation criteria. It comprises five aspects; geology, habitat, historic, cultural landscape, and visual and sensory. The table below lays out the LANDMAP evaluation for each aspect area covering the site.

Table 1: LANDMAP Aspect Areas Evaluation

Aspect Area	Unique Area ID	Aspect Area/ Classification	Evaluation
Geological Landscape	VLFGGL962	Barry/ Rhoose	High
Landscape Habitat	VLFGLLH786	Aberthaw River Valleys	High
Visual & Sensory	VLFGVLS608	Upper Waycock Valley/ Dyffryn Area	High
Historic Landscape	VLFGHL050	Dyffryn	Outstanding
Cultural Landscape	VLFGCLS036	Upper Waycock Valley/ Dyffryn Area	High

3.20 LANDMAP’s methodology highlights that landscape character areas should be defined initially using the Visual and Sensory aspect data, refining it using the other aspects.

3.21 LANDMAP places the site within the Upper Waycock Valley/ Dyffryn Visual and Sensory Aspect Area (VSSA). The summary description of which is below:

The upper Waycock Valley is a broad gently sloping valley traversed by several minor watercourses. The highest point of the area is approximately 103m AOD in the north at the head of the Waycock Valley. The lowest point is approximately 25m AOD in the south west. The landcover is a mosaic of mostly pastoral fields with some arable enclosed by trimmed hedgerows with trees. Woodlands are dispersed throughout the area, generally on upper valley slopes and spurs. Settlement is centred on Duffryn, which is an attractive village of stone dwellings, stone walls and a stream running alongside the road. Dyffryn Gardens are a formal designed gardens nearby, with an improved access to the road to the A48 to the north. Farms and occasional dwellings are scattered across the area. These are linked by quiet minor roads and a network of public footpaths and generally the area is tranquil. However, the area borders Barry to the south east as well as the A4226, hence tranquillity is affected here. In general the rural landscape is well maintained and the farms and settlements maintain their character. Detractors are pylons which cross the area to the south and the prominent edge of Barry on the hill top to the south. The adjacent golf course also significantly modifies the landscape character.

3.22 LANDMAP classifies this Aspect Area as being of '**High**' value for the following reason:

The aspect area has broad, pleasing views to well managed countryside with a coherent field pattern and woodlands with settlements well integrated with the landscape and surrounding vegetation. The settlements have stone walls and streams also add to the picturesque quality of this area. The area is unspoilt, well managed and is in good and consistent condition throughout.

3.23 In terms of the other aspect areas the site lies within an area classed as high for both Geological and Cultural Landscapes, whilst the value of the Historical Landscape Area that it is within is classified as outstanding. The Landscape Habitat has been assessed as moderate within LANDMAP.

3.24 The site lies to the western edge of the Dyffryn Basin and Ridge Slopes Special Landscape Area (SLA):

'The majority of the area is an attractive, gentle valley ... There are broad, pleasing views to well-managed countryside which retains a coherent large field pattern and woodlands... a relatively unspoiled historic rural landscape... Settlements are well integrated with the landscape and surrounding vegetation...Dyffryn Gardens, at the centre of the SLA, is discretely enclosed by woodlands. It is an exceptional example of a planned landscape by Thomas Mawson and Grade 1 on the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales... Development at Wenvoe and the quarry does not respond to local materials... The Wenvoe area is a prime example of how a landscape has evolved over millennia, containing relics of multi-period occupation and exploitation, with high value as an evolved physical and social landscape...'

3.25 The Dyffryn Basin and Ridge Slopes Special Landscape Area (SLA) is of **High** value.

3.26 The Vale of Glamorgan: Barry Landscape Sensitivity and Capacity Study - March 2011 (BLSCS) assessed defined sites in north west Barry. The Weycock Campus was identified as site 2163/CS2 within the BLSCS, which highlighted its key characteristics as:

1 Valley side minor ridge above River Waycock

- 2 College annexe buildings with deciduous woodland to south and west and line of conifers.
- 3 Bounded by Coed Mawr Wood to the north, further woodland to the west and pasture to the northeast, south and east.
- 4 Access from Five Mile Lane lies to the west which has glimpsed views in.
- 5 Tranquil and rural character slightly disturbed by Five Mile Lane.
- 6 Woodland is SSSI and area is within SLA.
- 7 Views to buildings and woodland from the north.

3.27 The Study concluded that the site had a **High-medium** landscape sensitivity, primarily due to the woodland forming part of the wider woodlands to the valley sides and, its SSSI designation. High-medium sensitivity being defined as *'Key characteristics of landscape are vulnerable to change and/or have high value as a landscape resource.'*

3.28 The Study highlighted the importance of the woodland in mitigating *'the effect of the urban form to the south in views from the north'*. Whilst it considered the main building to have be of some merit, it concluded that the remaining buildings were less sensitive, with their effects on the landscape being limited by *'height, extent and the surrounding woodland.'*

3.29 In terms of visibility (at the time of its preparation in 2011) the Study stated that *'the buildings are just visible from the north and there are views into the site off Five Mile Lane'*.

3.30 The BLSCS considered the landscape capacity of the site to accommodate housing, concluding that *'In landscape terms the existing college buildings site could be converted to accommodating a few dwellings of an appropriate scale and character and preferably not above 2 storeys high and not increasing visibility from the north. The access from Five Mile Lane would need to be low key and rural in character.'*

Landscape character of the site

Historic Evolution

3.31 As Figure 3 illustrates, in 1879, prior to the construction of the Isolation Hospital, the site appears to have been partially woodland and the remainder was farmland associated with the nearby Walter's Farm to the south west. Coed Mawr and Middleton Plantation (unnamed on the OS map) were well established by this time, as was the woodland surrounding the site. Five Mile Lane (Weycock Road) is clearly visible running north west to south east, to the west of the site.

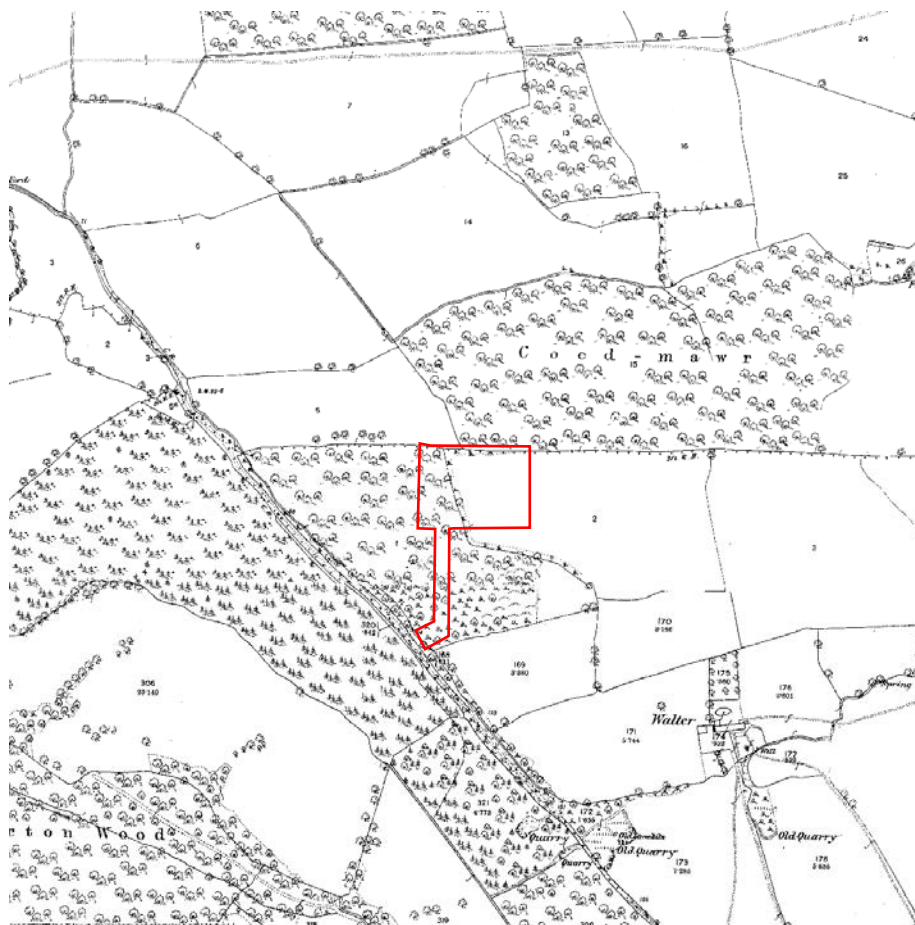


Figure 5: OS Mapping 1879

3.32

The record on the HER within the site is that of an Isolation Hospital (PRN: 06777s). Isolation hospitals were built to help combat infectious diseases, keeping patients away from large population centres in order to limit the spread of the disease. They were particularly common around major docks or ports, and it is likely therefore that the Hospital was built in association with Barry Docks. Designed by architect and town surveyor JC Pardoe, it opened for Smallpox patients in 1908. The original buildings remain, including:

- the main house – originally used for treatments
- male and female wards building
- service building containing kitchen, dining etc, and
- the mortuary

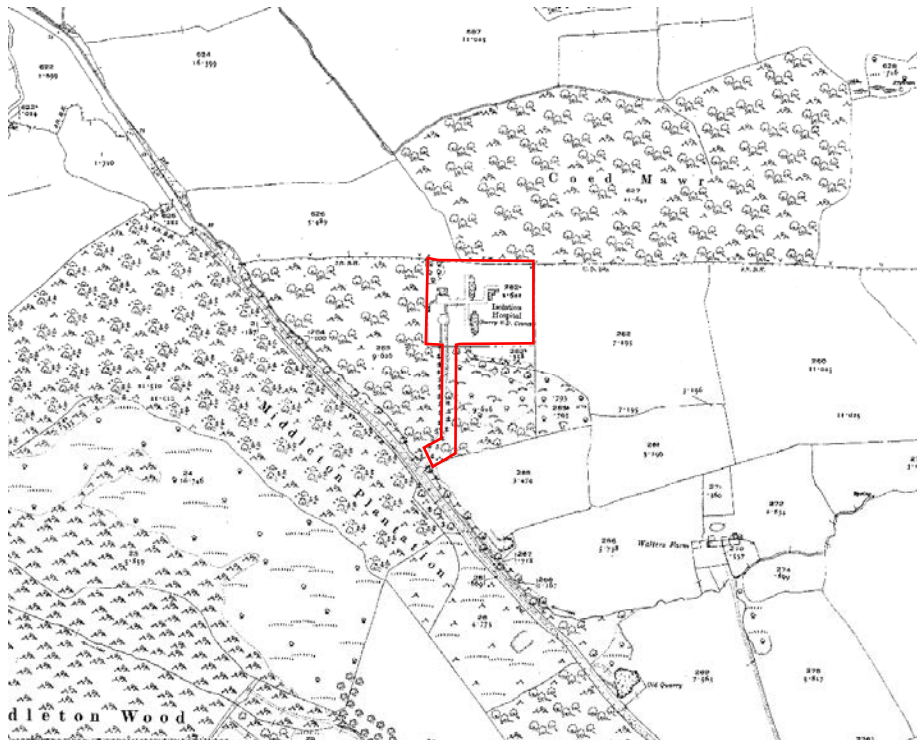


Figure 6: OS Mapping 1919

3.33 At some point between 1965 and 1975 the site was converted into a college campus, which brought about the construction of several more prefabricated buildings to the site, which can be seen in the 1975 OS Mapping in Figure 5.

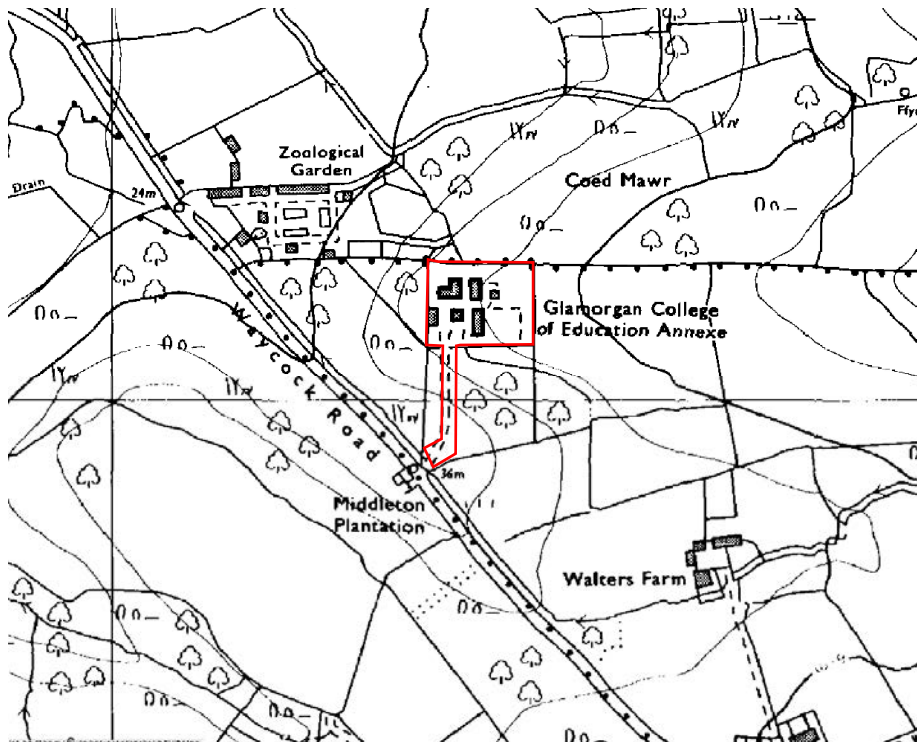


Figure 7: OS Mapping 1975

- 1.1 Site visits undertaken in February 2022 and September 2023 confirmed that the site is well contained by the dense tree/ landscaping that surrounds it and as such visibility is limited . As the following images illustrate the landscaping, both within and around the site, has matured over the past 20 years with a significant amount of growth to the northern and eastern boundaries.



Figure 8: Site Aerial 2001 (source: GEPro)



Figure 9: Site Aerial 2020 (source: GEPro)

The Site

- 3.34 The application site comprises two areas; the former college campus and a driveway linking it to Weycock Road, also known locally as Five Mile Lane, to the south.
- 3.35 The application site is surrounded by blocks of woodland and pastoral fields defined by hedgerows (to the east). Coed Mawr, mixed deciduous woodland, lies to the north, with additional woodland surrounding the site to the west and south.
- 3.36 DataMap Wales shows that the woodland to the north and west of the site forms part of the Barry Woodlands Site of Special Scientific Interest (SSSI). The driveway providing access to the campus runs through the SSSI from Weycock Road to the south. This area of woodland is designated as a SSSI due to the presence of important ground flora. Much of the SSSI is also designated as Ancient Semi- Natural Woodland (ASNW), the boundary of which extends into the previously developed campus area. Figure 8 indicates the extent of the SSSI and ASNW.
- 3.37 The 'West of Barry College' SINC lies to the east of the site boundary.

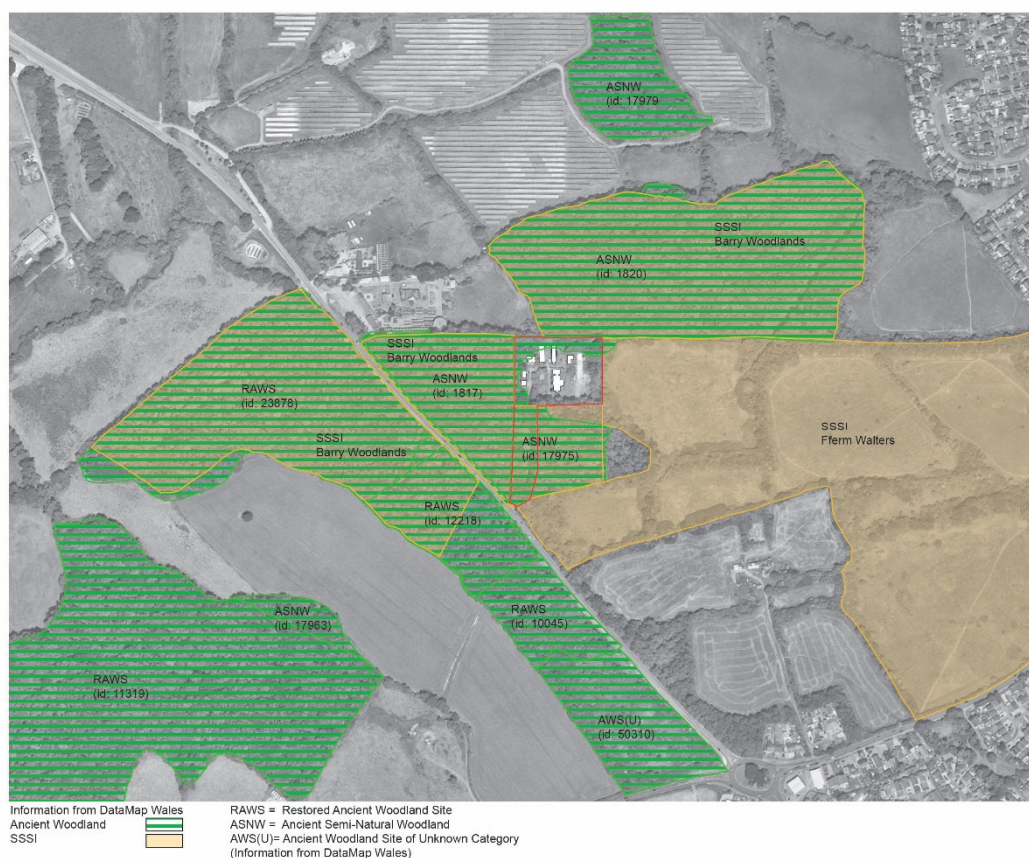


Figure 10: Ancient Woodland & SSSI Plan

- 3.38 A Tree Survey, Categorisation and Constraints Report prepared by Steve Ambler and Sons Tree Specialists Ltd. concluded that significant tree cover is restricted to the woodlands surrounding the site, with only immature self-seeded trees and planted amenity trees found within the site itself. The survey recorded no Category A Trees on the site. The survey recorded six individual Category B trees, together with trees within three woodland areas and within seven tree groups, all recorded as Category B. The remaining trees were considered to be of little arboricultural or visual merit, or were in poor condition – Categories C and U.
- 3.39 The former campus comprises six buildings set within extensive areas of hardstanding and include the main house, male and female wards building, former kitchen/ dining wing, mortuary, utilitarian educational block and caretaker’s house and garage. The buildings on site are currently derelict, with the exception of the 1970s house which is occupied. The two-storey main house has a symmetrical façade but is unremarkable in terms of architectural quality.
- 3.40 The site is not publicly accessible and has well established boundaries of trees that limit its visual role within the immediate surrounding area.
- 3.41 The overall site is of **High-medium** value.

Landscape receptors and value

- 3.42 The most relevant basis for the assessment of the proposed development is considered to be the Upper Weycock Valley/ Dyffryn Visual and Sensory Aspect Area (VSSA). In addition the site lies to the western edge of the Dyffryn Basin and Ridge Slopes Special Landscape Area (SLA).
- 3.43 The main sensitive landscape receptors within the wider area VSSA and SLA that have the potential to be affected by the development of the site are:
- 1 Habitats (trees alongside Weycock Road, to site boundaries and within the site itself)
 - 2 Barry Woodlands SSSI (surrounding and extending across the southern part of the site) and Fferm Walters SSSI (to the east of the site)
 - 3 Route of the Great Glamorgan Way running adjacent to Weycock Road
 - 4 Blocks of Ancient Semi-natural Woodland surrounding (and within) the site
- 3.44 The key sensitive landscape receptors within the site include:
- 1 Area of Ancient Semi-natural Woodland
 - 2 Area of SSSI
 - 3 Category B trees (six individual trees and those within three woodland areas W1, W1a and W2, and those within seven tree groups G1, G2, G3, G4, G5, G9 and G10). The Tree Survey, Categorisation and Constraints report highlights that *'these are trees which are large and prominent in the locality and in general good health and condition with some minor defects, or groups which cohesively provide screening of views into or out of the site (or between parts of it)'*.
 - 4 Main building
- 3.45 There are no designated heritage assets within the site, and no potential impacts have been identified that would affect the wider historic built environment context, due to distance, intervening development and nature of the proposal. An Archaeological Desk Based Assessment has been prepared, which highlights the former isolation hospital as a non-designated archaeological asset.

Visual baseline

Zone of theoretical visibility

3.46 The Zone of Theoretical Visibility (ZTV) is the area within which views of the proposed development could be obtained. This has informed the extent of the Study Area defined within this TVA.

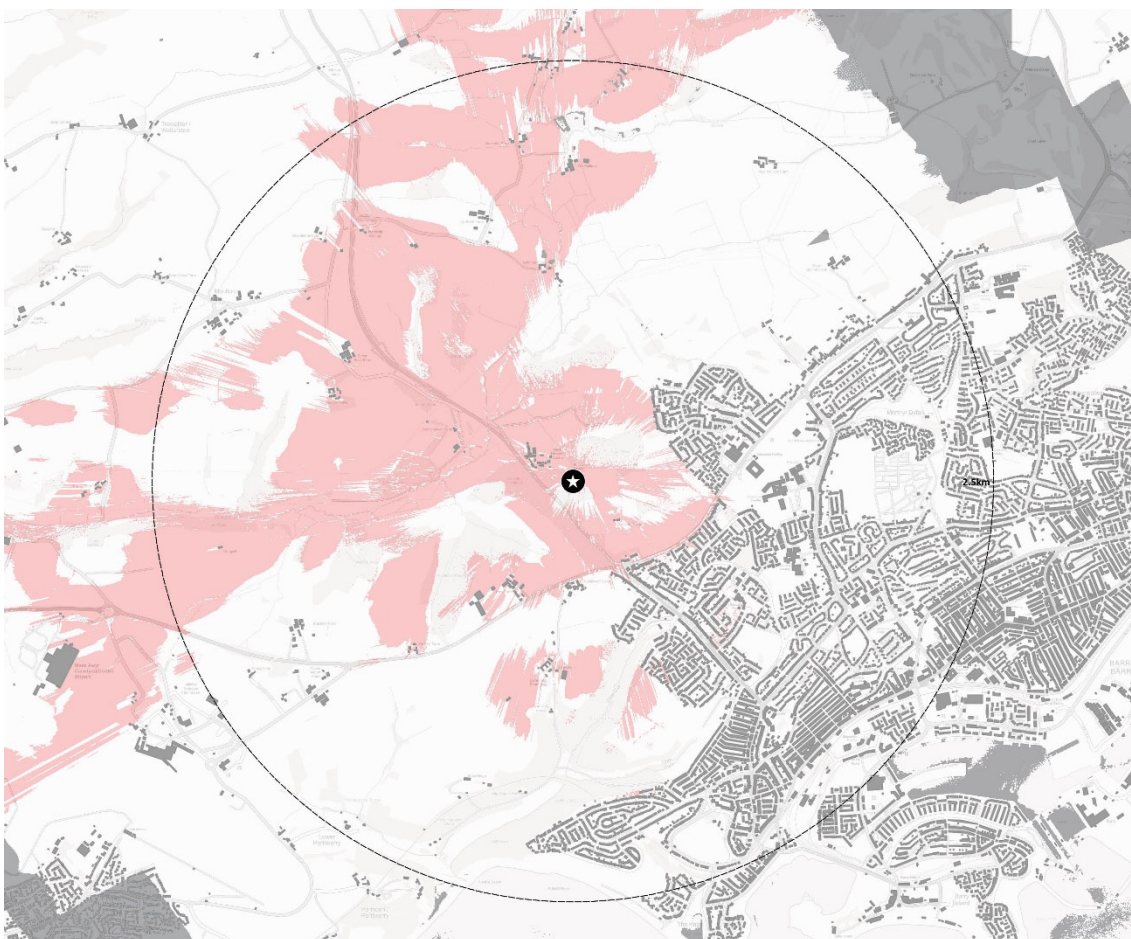


Figure 11: Zone of Theoretical Visibility

Key



Site



Existing Building

Zone of Theoretical Visibility (ZTV):

ZTV represents the area over which a development could theoretically be seen and is based on a Digital Surface Model (DSM) with full surface screening. The DSM is produced from the last return LIDAR signal and includes heights of all surface objects, such as vehicles, buildings and vegetation, as well as the terrain surface. LIDAR is usually flown during winter months meaning that vegetation is at its barest.

Proposed development height (2 Storey): 8.5m (above ground level)
Viewer height: 1.6m



Proposed development visible

3.47 The Zone of Theoretical Visibility (ZTV) is the area within which views of the proposed development could be obtained and has informed the extent of the Study Area. The ZTV plots were created using ESRI GIS software (version 10.8.2). The modelling was based on the following datasets:

- Data: Welsh Government LIDAR (2m); and
- OS Open Map – Local, 2023

3.48 The ZTV plot identifies the areas where there is a potential line of sight between the scheme and the viewer, assuming a viewer height of 1.6m (the median of average male and female heights). They are based on the ground terrain plus built features and vegetation. The ZTV (Figure 9) shows the following areas of theoretical visibility (in pink).

3.49 Fieldwork indicated potential for views of the proposal from:

- Lengths of Weycock Road
- Higher ground to the north west of the site
- Higher ground to the north east of the site
- Public footpaths to the north and north west of the site

3.50 The ZTV illustrates that other areas which are not publicly accessible but may experience a change to the view include:

- Western edge of the Solar Farm and fields to the north
- Field immediately to the east of the site
- Area of fields lying between Walters Farm and Port Road

Visual receptors

3.51 Visual receptors are people within the surrounding area whose views or visual amenity could be affected by development proposals. The extent to which people perceive changes to views or visual amenity as being detrimental is largely dependent on their expectation and activity. Visual receptors that are more susceptible to changes to views include:

- 1 Users of public open spaces, whose focus is on amenity;
- 2 Residents with an outlook in the direction of a site from a main habitable room; and
- 3 Users of public rights of way, whose focus is on amenity.

3.52 Other receptors who as a result of their context or activity tend to be less susceptible to visual change include:

- 1 Motorists, their passengers and people using public transport whose views are transient and generally not focussed on visual amenity (unless using a tourist route); and
- 2 People at work or engaged in other activities such as shopping or active recreation.

3.53 Desk study and fieldwork has been undertaken to establish the visual receptors within the wider area that are influenced by the proposed development.

3.54 Visual receptors relevant to the study include:

- People travelling along Weycock Road – including pedestrians, cyclists and motorists
- People travelling along The Great Glamorgan Way (long distance mountain bike and horse-riding route)
- People using public rights of way (PRoW)

Key representative views

3.55 This analysis has considered a selection of publicly accessible views obtained from the surrounding area that are representative of the experience of different types of visual receptor. The views have been chosen to reflect the typical views over a range of distances and some of the main receptors of changes to views and visual amenity.

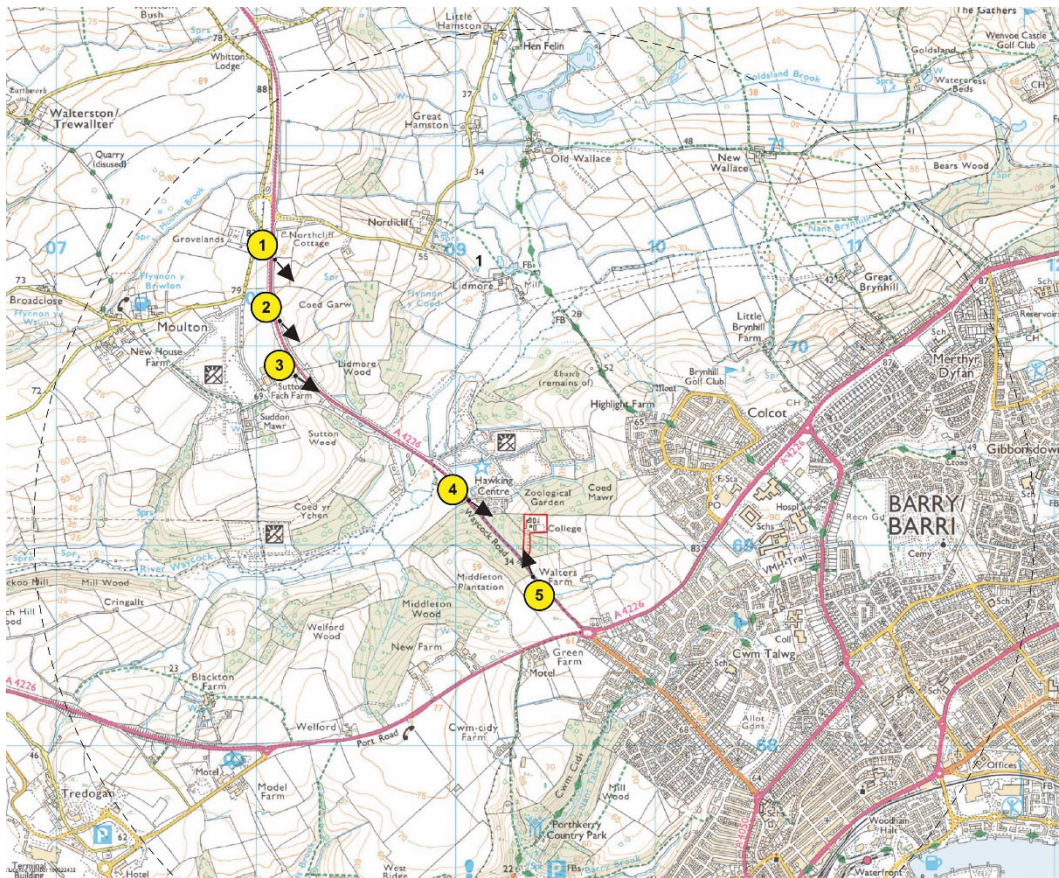


Figure 12: Viewpoint Location Map

3.56 These representative viewpoint locations are:

- **View 1:** The Great Glamorgan Way, to east of Weycock Road
- **View 2:** The Great Glamorgan Way, to east of Weycock Road
- **View 3:** The Great Glamorgan Way, to west of Weycock Road
- **View 4:** Weycock Road at entrance to Welsh Hawking Centre site
- **View 5:** Weycock Road travelling north

3.57 These are shown on Figure 10 and the photographs from these locations and associated details are provided in Appendix 3.

3.58 **Baseline photography, using a Canon EOS 6D (full-frame) was undertaken on 22 September 2023 in clear weather conditions with good visibility.**

4.0 The Proposed Development

4.1 The planning application is for:

Outline planning application for proposed redevelopment of the CAVC Weycock Cross campus for up to 16 dwellings (use class C3), including demolition, public open space, sustainable urban drainage system, landscaping and associated infrastructure and engineering works. All matters reserved except for means of strategic access.



Figure 13: Illustrative Masterplan

4.2 The key features that are relevant to the landscape and visual appraisal are summarised below:

- 1 The proposed development is in outline and as such this assessment has been based upon an illustrative masterplan prepared by Lichfields and development parameters which form part of the application. The parameter plans include access, extent of development and green infrastructure.
- 2 The Illustrative Masterplan (Figure 11) shows eight houses, a new build block of six flats and the main house converted into two flats – a total of 16 dwellings. All of the proposed dwellings lie within the northern part of the development site.
- 3 The illustrative masterplan illustrates that the houses will be rectangular in form and will be up to two storeys in height.
- 4 An improved junction is proposed with Five Mile Lane. The existing driveway is to be widened to accommodate traffic accessing the proposed residential development. The access road will incorporate a pedestrian footway adjoining the northern side of Five Mile Lane. Once inside the site boundary the footway crosses to the western side of the driveway – limiting impact upon the woodland to either side of the road, before reverting to the eastern side at the northern part of the site.
- 5 The development layout has been informed by drainage requirements, allowing for an attenuation pond, rain gardens and swales.
- 6 Six trees would be removed within the southern part of the site to facilitate access. A further ten trees would need to have their crowns lifted to enable traffic and/or pedestrians to pass beneath them. The Illustrative Masterplan also indicates that a number of trees would need to be removed within the northern part of the site to accommodate the development. Further details are included within Section 5 of this appraisal.
- 7 The landscape proposals (as illustrated within the Green Infrastructure Parameter Plan and Landscape Masterplan prepared by Roberts Limbrick) include areas of retained ecological grassland, amenity grassland and wildflower mix. The area surrounding the attenuation basin is to be sown with a wildflower wetland mix. Existing trees are to be retained where possible, supplemented with proposed new trees.



Figure 14: Landscape Masterplan

4.3 Further details are included in the Design and Access Statement and application drawings.

5.0 **Landscape and Visual Appraisal**

Effect on landscape character

- 5.1 The landscape effects have been considered at both a site-wide and character area level. Given the limited scale and localised visibility of the proposals, this assessment has concluded that there would be no effect upon the broad ranging characteristics of the National Landscape Character Area (NLCA) 36: Vale of Glamorgan.

Landscape character of the site

- 5.2 The site currently comprises a number of vacant buildings in various states of repair, together with areas of hard landscaping. The perimeter trees and woodland provide screening from the majority of the surrounding area.
- 5.3 As sent out in Section 3 the site has a **High-medium** landscape value. The main elements of value are the six individual Category B trees together with the trees within woodlands W1, W1a and W2 and groups G1, G2, G3, G4, G5, G9 and G10, that are also categorised as Category B. Ancient Semi-natural Woodland (ASNW) and Barry Woodlands SSSI extend across the southern part of the site, and the ASNW also extends into the northern and north western part of the site.
- 5.4 The previous educational use of the site sets out the principle of development and has resulted in a plateau of development surrounded on three sides by the ASNW. Within this already developed footprint there are limited landscape features of value – there are no Category B trees and only a small area of grassland of ecological value. As a consequence of this the site is considered to be of **Medium** susceptibility to change associated with the proposed development. Having regard to both its value and susceptibility, its overall sensitivity is considered to be **Medium**.
- 5.5 The proposal would result in the removal of six buildings and the refurbishment of the main house. It would introduce residential development of up to two storeys with associated access, parking, private gardens and shared green space. A total of five Category U trees and six Category C trees, together with hedge H1 would need to be removed within the northern part of the site (refer to Parameter Plan 3: Green Infrastructure) to accommodate the Illustrative Masterplan. None of these trees lie within the ASNW or SSSI. The removal of the Category U trees would be primarily for arboricultural reasons.
- 5.6 It is proposed that a total of six trees would be removed within the southern part of the site to facilitate access including; one within tree group G2 (CatB2); tree T11 (CatU) which is noted as 'dead' within the arboricultural survey; one within tree group G3 (CatB2); trees T15 (CatC2 Austrian Pine) and T16 (CatU Common Ash) and; an unnamed tree within woodland W1b (CatB2,B3). Further investigation will be required to determine the potential effect of the detailed proposals for the driveway on tree T18. Works are likely to be required to select trees along the driveway to lift their crowns to accommodate taller vehicles.
- 5.7 The Landscape Masterplan indicates that 15 new trees would be planted within the northern part of the site. The north eastern site boundary is to be strengthened with native hedging and native shrub planting, whilst native woodland buffer planting (3.0m wide) is

proposed running along the boundary with the northern woodland (ASNW). Areas of existing ecological grassland are to be retained to the centre of the site, and the publicly accessible margins are to be sown with a woodland wildflower and grass mix. The proposed attenuation basin and swales are to be sown with a wildflower, wetland meadow mix. The existing grassland is to be retained to either side of the new access road and footway.

- 5.8 Overall there would be a **High** degree of change to the landscape character of the site.
- 5.9 The proposal would introduce residential development to the northern part of the site, replacing existing buildings (up to 8.37m in height) and large areas of hardstanding with houses and flats (circa 8.5m in height) together with areas of private gardens, driveways, amenity space and planting. The proposals would result in an urbanising effect on the already developed site.
- 5.10 The trees along the site’s boundaries would remain largely intact, with the exception of the loss of those trees highlighted (para. 5.16) at the site entrance which will need to be removed to improve access. While there would be some loss of trees associated with the scheme, the majority would be retained. These would be supplemented with replacement and additional tree planting.
- 5.11 The scheme would be considerate in terms of its scale (maximum two storey) and form. The DAS indicates that consideration is to be given to the choice of roof colour in order to minimise potential visual effects.
- 5.12 The development would alter the site’s character from its former educational use (now vacant) comprising individual teaching blocks with large areas of hardstanding, to a range of residential units set within a landscaped setting. The majority of the important landscape features including the ASNW and SSSI within the site would be retained.
- 5.13 Overall, having regard to the Illustrative Masterplan and Parameter Plan 3: Green Infrastructure there would be a localised **Minor Adverse** effect on the landscape character of the site as a result of the removal of some trees.

Effect on National Landscape Character Area 36: Vale of Glamorgan

- 5.14 In terms of LANDMAP the site lies within the National Landscape Character Area 36: Vale of Glamorgan. As stated previously this NLCA comprises a number of Aspect Areas. The following table summarises the effect of the proposed development upon each Aspect Area:

Table 5.1 Summary of Aspect Area appraisal

Aspect Area	Value	
Visual and Sensory: Upper Waycock Valley/ Dyffryn	High	The development proposals, within an already developed site, would have no detrimental effect upon the wider character of the Aspect Area. Restricted views within the Aspect Area minimises the potential for visual effects.
Geological: Barry Rhoose	High	No sensitive geological features have been identified within the site, therefore this Aspect Area would experience no effect from the proposed development

Landscape Habitat: Aberthaw	High	A limited number of trees would be removed or be subject to works – some for arboricultural reasons, others to facilitate development. This would have the potential for limited, localised direct effect upon the SSSI and ASNW.
Historic Landscape: Duffryn	Outstanding	The development proposals would have no effect upon the heritage assets highlighted within this Aspect Area assessment.
Cultural Landscape: Upper Waycock Valley/ Dyffryn	High	The development proposals would have no effect upon the cultural importance of the Upper Waycock Valley/ Dyffryn Cultural Landscape Aspect Area.

5.15 There would be a **Very Low** degree of change to NLCA36 as a result of the proposed development.

5.16 The proposed development would have a **Negligible** effect upon NLCA36: Vale of Glamorgan, with the key characteristics remaining unaffected.

Effect on Dyffryn Basin and Ridge Slopes Special Landscape Area

5.17 As identified in Section 3, the character of the Dyffryn Basin and Ridge Slopes SLA has a **High** value.

5.18 The site is situated at the south western edge of the SLA which adjoins the built-up edge of Barry along the line of Port Road (A4050). The site was initially developed as an Isolation Hospital at the start of the 20th Century, changing to an education use when the hospital became obsolete. As such it is an established part of the existing SLA. The boundary woodland and trees would be largely retained, maintaining the existing screening of the site from the surrounding SLA.

5.19 The urban edge of Barry is highlighted as a detractor to the character of the SLA, together with the pylons which cross the southern section of the area (to the north of the site). Likewise, Brynhill Golf Course to the north east is highlighted as having '*significantly modified the landscape character*'. At the time of the SLA's designation the solar arrays to the north had not been developed – these also now detract from the value of the southern area. As such the sensitivity of landscape receptors within the southern end of the SLA are compromised. The susceptibility of the SLA to change to be **High to medium**.

5.20 The Barry Landscape Sensitivity and Capacity Study highlights the site as being of High/medium sensitivity, with the woodland and SSSI being '*very sensitive*' and noting that the buildings (other than the main building) are less sensitive. However, the site is a very small part of the SLA and this, together with the proximity of existing detractors, screening provided by existing woodland, trees and topography, and very limited works being proposed to the most sensitive areas has led to the conclusion that the SLA's sensitivity to the proposed development is considered to be **High to medium**.

5.21 There would be a **Very Low** degree of change to the Dyffryn Basin and Ridge Slopes Special Landscape Area as a result of the proposed development.

- 5.22 Although some trees would need to be removed to improve access and to facilitate development within the northern part of the site the majority of trees would be retained and supplemented with replacement and additional planting, including native hedging, shrub and woodland buffer planting, together with wildflower and amenity grassland.
- 5.23 Views would be limited by existing screening, with the most notable change being the site entrance, where the introduction of a footpath would create an urbanising effect upon the eastern side of the A4226. There would be an increase in scale and extent of built form within the site, but not extending beyond its current, well screened boundaries. Glimpsed views to the site would be limited from higher ground to the north – from where it would be seen against the backdrop of intermittent development to the northern edge of Barry, and the characteristic glimpsed roofs within the woodlands to the northern slopes of the town.
- 5.24 Overall there would be a **Negligible** effect upon the Dyffryn Basin and Ridge Slopes Special Landscape Area.

Visual effects

- 5.25 The visual appraisal has been undertaken with reference to five representative views. It gives an overview of the likely range of visual effects and receptors affected. The following plans, prepared by Lichfields, have been used to inform the assessment:
- 1 Illustrative Layout (60108-01-003RevA)
 - 2 Parameter Plan 1: Access (60108-01-002RevA)
 - 3 Parameter Plan 2: Extent of Development (60108-01-002RevA)
 - 4 Parameter Plan 3: Green Infrastructure (60108-01-002RevA)
- 5.26 The nature of the visual effects has been assessed by considering:
- 1 The capacity of the receptors (or people) to accept changes to view dependant on their activity and perception, and the values attributed to that view.
 - 2 The predicted degree (or magnitude) of change to the view (its scale, extent and permanence).
- 5.27 The nature of the change has been assessed as being beneficial, neutral or adverse, having regard to the visual characteristics of the landscape and the change arising from the application proposals.
- 5.28 The appraisal of visual effects is set out in Appendix 3.
- 5.29 **Summary of visual effects**
- 5.30 Views of the proposed development would be generally localised due to the screening provided by the woodland to the site boundaries and within the surrounding area, and landform. People using PRoWs to the north east of the site would experience no change in view due to the topography and intervening trees. Likewise open spaces and properties within Colcot would not experience a change in view as a result of intervening woodland. For those travelling along the A4226 Port Road (East) views towards the site are screened by roadside hedgerows and trees.

- 5.31 People using the Great Glamorgan Way to the north of the site (View 1) and to the eastern side of the A4226, would only see a limited glimpse of a small area of the northern part of the site, above the existing (retained) tree line. Although elements of the roofscape of the proposed development would be visible from this viewpoint the change would be barely perceptible given the distance of the receptors (circa 1.8km) from the site and as such receptors would experience a Negligible effect. Likewise, receptors further south along the Great Glamorgan Way (View 2) would glimpse views of roofscapes to the northern side of the site. As some elements of the existing roofscape can be made out from this viewpoint at present, the proposed development would be in character with the existing view. The careful choice of materials and colours for the roofscape would mitigate any potential visually detrimental effects resulting from the proposals. Receptors would experience a Negligible effect.
- 5.32 Receptors using the Great Glamorgan Way to the north of the site (View 3), to the western side of the A4226 would experience very limited changes, confined to views of elements of roofscape that would result in a relatively small component within the overall view. The new elements of roofscape would replace the existing (lower) glimpsed views of existing buildings on the site. The character of this view includes glimpses of roofs, seen between and above treelines, including those at the former Hawking Centre immediately to the north of the site and houses to the northern side of Port Road (East). People travelling along this length of the GGW would see some elements of roofscape that would be consistent with the existing character and therefore have a Neutral visual effect.
- 5.33 As the landform drops away southwards from Viewpoint 3 the previous glimpsed views of the site from the north are screened by the trees and woodland that surround the site. By the point at which the GGW diverts from the original alignment of Five Mile Line, back onto the alignment of the A4226, the roofscape to the northern side of the site is no longer visible. When looking towards the site from the entrance to the former Hawking Centre (View 4) the site is screened from view by the landform and surrounding woodland. As a consequence, receptors of this view would experience no visual change.
- 5.34 For receptors travelling along the A4226 (View 5) the enhanced access, provision of a footpath to the northern side of the site entrance, and loss of some trees and works to others, would result in a medium degree of change. This said, the proposed entrance would replace the existing rusted and locked, utilitarian gates and signage that currently provides an unattractive access to the site and as such receptors would experience a Minor Beneficial effect.

Table 5.2 Summary of visual appraisal

Ref	Location	Value	Susceptibility	Sensitivity	Degree of Change	Visual Effect
View 1	Great Glamorgan Way	High	High	High	Very Low	Negligible
View 2	Great Glamorgan Way	High	High	High	Low	Negligible
View 3	Great Glamorgan Way	Medium to high	High	High	Low	Neutral
View 4	Weycock Road	Medium	Low (m&c) Medium (ped)	Low (m&c) Medium (ped)	Nil	Nil
View 5	Weycock Road	Medium	Low (m&c) Medium (ped)	Low (m&c) Medium (ped)	Medium	Neutral

6.0 Summary and conclusions

6.1 This LVA has been prepared to consider the landscape and visual effects arising from the application scheme. The report has been informed by the relevant planning context, best practice guidance, and current landscape character assessments relevant to the consideration of landscape and visual matters.

Landscape Effects

- 6.2 The site comprises a driveway leading to a previously developed former college site, surrounded by woodland. It is not publicly accessible. Ancient Semi-natural Woodland (ASNW) and Barry Woodlands SSSI extend across the southern part of the site, and the ASNW also extends into the northern and north western part of the site. It has been assessed as being of **High-medium** landscape value. The site was found to have **Medium** sensitivity to change, due to its previous development.
- 6.3 The site is located within the Dyffryn Basin and Ridge Slopes Special Landscape Area which has **High to Medium** sensitivity. It is considered that the site can accommodate some change due to its previous development, the enclosed nature of the site and limited visibility, together with its location at the periphery of the SLA.
- 6.4 The main elements of value within the site are the six individual Category B trees together with the trees within woodlands W1, W1a and W2 and groups G1, G2, G3, G4, G5, G9 and G10, that are also categorised as Category B. Parameter Plan 3: Green Infrastructure, shows the trees affected by the proposals. Within the northern part of the site the trees are Category C and Category U, none of which lie within the ASNW or SSSI. Within the southern part of the site six trees have been highlighted for removal to facilitate access – one of which (T11) is dead. Further investigation will be required to determine the potential effect of the detailed proposals for the driveway on tree T18. It is likely that select trees along the driveway will require having their crowns lifted to allow clearance above the roadway. In order to limit impact upon the existing trees, ASNW and SSSI, the driveway has been designed to a minimal width and includes a section of shared surface to further minimise land take.
- 6.5 There would be a localised **Minor Adverse** effect on the landscape character of the site itself as the result of the removal of a number of trees and urbanising effect of the proposed works to the entrance, including the widening of the junction and construction of a footway to the eastern side of Weycock Road. The majority of trees would be retained within and surrounding the site. Land take to accommodate the access driveway has been minimised and the main development area has been limited to an area of already degraded habitat. New tree and habitat creation would compensate for any losses.
- 6.6 The assessment has concluded that the proposed development would have a **Negligible** effect upon NLCA36: Vale of Glamorgan, with the key characteristics remaining unaffected. Likewise the change to the Dyffryn Basin and Ridge Slopes SLA would be very limited. As such the assessment has found that there would be a **Negligible** effect on the SLA.

Visual Effects

- 6.7 A ZTV, along with fieldwork reviewed the potential for views of the proposed development from the surrounding area. In total 5 representative views have been considered in the visual assessment.
- 6.8 The assessment found that views of the proposed development would be localised due to screening provided by both woodlands surrounding the site and within the surrounding area, together with local topography.
- 6.9 Receptors on footpaths and the golf course to the east of the site would experience no visual effects due to intervening landforms and landscaping.
- 6.10 People walking or riding south along the Great Glamorgan Way (Views 1 and 2), to the eastern side of Weycock Road would experience Negligible effects as a result of the proposed development due to the distance of the receptor and the filtering/ screening effect of the trees to the site's northern boundary. Receptors crossing the bridge, onto the western side of Weycock Road (View 3) would experience a Neutral visual effect, with the glimpsed views of rooftops of the existing buildings within the site being replaced with slightly higher, new development set further back – compatible with the characteristics of the existing view.
- 6.11 Receptors travelling southwards along Weycock Road (View 4) would not experience any change to the view, due to the site being surrounded by trees and the change in level between the receptor and the site.
- 6.12 The introduction of a widened access, new footway, and associated loss of vegetation would result in a highly localised more urbanised length of road than exists at present to those approaching the site from the south (View 5). These receptors would experience a Neutral visual effect as a result of the proposed development access.

Compliance with policy

- 6.13 The proposal complies with local and national planning policy in respect of landscape and views as follows:

Does the proposal avoid prejudicing the natural environment, taking account of existing landscape character and features (as described in The Barry Landscape Sensitivity and Capacity Study and set out within LANDMAP)? Will the prevailing landscape character and features be protected and enhanced? Does the development recognise and complement local character, creating a distinct sense of place? PPW, TAN12, TAN5, Policy SP1, Policy SP10, Policy MG17, Policy MG20

- 6.14 Yes. The site is within the Dyffryn Basin and Ridge Slopes SLA which is of **High** value. The illustrative layout of the site has sought to retain, as far as possible, existing positive landscape features within the site. Some trees would need to be removed for arboricultural reasons and to facilitate improved access (refer to Parameter Plan 3: Green Infrastructure).
- 6.15 The proposal would have an urbanising effect upon the character of the site as a result of the scale, form and appearance of the development. However, the site has already been developed and currently contains a number of structures of poor quality and little architectural merit that are falling into a state of disrepair. These buildings, together with a large area of hardstanding would be removed and replaced with high quality residential

development, associated parking, private amenity space and open space. The main house would be renovated to provide additional residential accommodation. The majority of trees and hedgerows would be retained, maintaining the existing landscape structure. New native trees and planting would be incorporated within the site, and landscape buffers would be included to the rear of gardens to prevent encroachment into the surrounding woodland.

Does the location and design of the development and landscaping respect local features and use native species appropriate to the area? Will high quality trees and hedgerows be protected, or appropriate replacement planting be provided? PPW, TAN5, TAN12, DitL SPG, TWH&D SPG

6.16 Yes. The proposed development has sought to retain and integrate existing trees and hedgerows wherever possible to provide screening, an attractive setting for the development, biodiversity enhancement and amenity for future users of the site. Additional planting is proposed including the use of native trees, hedgerow, shrubs, grassland and wildflower planting. This will mitigate the removal of trees as well as other vegetation required to facilitate the development.

6.17 As outlined within the Landscape Masterplan new trees, hedgerows and planting will be of native or semi-native species and will be in keeping with the character of the surrounding landscape. Works to trees and the protection of retained trees has been taken into consideration.

Does the proposal comprise a high-quality development appropriate to the landscape setting, that adds to the overall quality and identity of the area and treats the edges sensitively and has no unacceptable effect on trees? PPW, TAN 5, TAN12, Policy MD2, TWH&D SPG

6.18 Yes. The proposed landscape strategy seeks to retain and reinforce the planting provided to the site boundary; integrating important landscape features including key trees and hedgerows; accommodating sustainable drainage, including an attenuation basin; as well as providing attractive and functional areas of amenity space within the site. All of which will contribute to the creation of a high-quality place.

6.19 Trees highlighted for removal are generally of lower value with the exception of those within tree groups G2 and G3, assessed as being Category B2, which will need to be removed to provide an appropriate width for the proposed driveway.

6.20 With regard to the development's relationship with the ASNW's boundary at the northern and north western extent of the site, a 3m woodland buffer has been proposed to prevent encroachment from rear gardens. The eastern boundary has been strengthened with native hedgerow and shrub planting. New native trees are proposed between parking bays and within the central landscaped area further enhancing the site's landscape character.

Is the height acceptable for the context and does the roofscape contribute positively to local views and the wider skyline? TAN12, Policy SP1, Policy MD1, Policy MD2

6.21 Yes. The proposal is for two storey development. The positioning of the dwellings and number of storeys is based upon recommendations within the Barry Landscape Sensitivity and Capacity Study (2011) which stated that, in terms of capacity for housing, *'the existing college buildings site could be converted to accommodating a few dwellings of an*

appropriate scale and character and preferably not above 2 storeys high and not increasing visibility from the north.'

- 6.22 Although the height of the development will be higher than the existing buildings on the site the dwellings will be sited further south, limiting the potential for impact on views to the northern boundary. This, together with the judicious choice of roof covering and colour at the detailed design stage will mitigate any potential visual effects of the proposals upon views from the north.

Conclusion

- 6.23 As the assessment has shown there would be some adverse landscape effects resulting from the redevelopment of this site due to the removal of some trees to facilitate access and accommodate the development. These effects would be localised and the scheme has incorporated mitigation in the form of new native planting. In terms of visual effects these too would be limited. Glimpsed views of roofs to the northern side of the site would be visible, however the careful use of colour and siting of the dwellings further into the site than the current builds would address any minor adverse visual effects resulting from the development.
- 6.24 Overall it is considered that the proposed scheme is acceptable in landscape and visual terms and complies with the relevant planning policy context .

Appendix 1 Methodology

- A1.1 The methodology is in general conformity with the approach set out in the *Guidelines for Landscape and Visual Impact Assessment* prepared by the Landscape Institute and Institute of Environmental Management and Assessment, 2013 (GLVIA3). The guidance in the Landscape Advice Technical Guidance Note 06/19 *Visual Representation of Development Proposals* has also been reviewed.
- A1.2 This study comprises separate but interrelated assessments: an assessment of the likely significant effects on the character and quality of the landscape; and an assessment of the effect of development on views, viewers and their visual amenity.
- A1.3 Drawings prepared by Lichfields and Roberts Limbrick Landscape Architects have been used in combination with the ZTV and photography to assess the change to the landscape character and identified views as a result of the proposed development.

Approach to landscape appraisal

- A1.4 Landscape is a product of the interaction between a range of physical characteristics (e.g. topography buildings and landscaping) and human activity (e.g. land use, human culture and history). The assessment of landscape effects requires the existing characteristics, quality and sensitivity of the application site and the surrounding area to be defined to enable an evaluation of the effects of the proposed development on the landscape to be made.
- A1.5 For each character area identified, the key characteristics which give the area its distinct sense of place are set out. These are usually positive features but can also be negative in a degraded environment. Key positive characteristics are sensitive receptors that could be directly or indirectly affected by the development.
- A1.6 For landscape character areas, compatible with GLVIA3 para 5.5, PPW and TAN 12, the following aspects of landscape character have been reviewed where relevant:
- The context and setting;
 - Topography and relationship to built form;
 - Historic evolution of the area;
 - The urban grain – pattern and scale of streets, blocks, development plots and buildings;
 - Land use and activity;
 - Movement patterns;
 - The scale, mass, form and proportion of buildings;
 - Building style, details and use of materials including vernacular traditions; and
 - The public realm including the role of open spaces, vegetation and water features.
- A1.7 The value of the landscape is established, having regard to any designations and the value of its component parts. It is noted that undesignated landscapes may also have value in their constituent elements and overall character. The existing landscape quality and value
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is categorised as high, medium, low or negligible/zero, based on the criteria in Table 1 below:

A1.8

Table 1: Classification of Landscape Value

Value	Landscape Character
High	High quality landscape, in good condition May be rare landscape type Have high scenic/ perceptual qualities (e.g. Wilderness/ tranquillity) or notable cultural associations Value of landscape recognised by national/ international designation
Medium	Common landscape type Generally good condition/ intact features for type Only occasional detracting elements May be local landscape designation/ or be locally valued for its scenic qualities/ well used
Low	Common landscape type of limited importance with few features of landscape interest, no particular scenic or perceptual qualities There may be notable detracting elements and potential for enhancement
Very low	Poor/ degraded condition No features of landscape interest Notable potential for enhancement

A1.9 The susceptibility of the landscape receptors to accommodate change arising from the proposed development is based on factors such as rarity, robustness and consistency based on the criteria at Table 2 below.

A1.10

Table 2: Susceptibility of Landscape Receptors to Change

Classification	Susceptibility of Landscape Receptors to Change
High	Rare or vulnerable component of landscape or landscape character. Limited potential for change without effect on integrity of valued feature. Notable aesthetic/ perceptual qualities or cultural associations that could be adversely affected by the development
Medium	Landscape component or character that is sufficiently robust or frequent to accommodate some changes without affect integrity or notable aesthetic/ perceptual or cultural qualities. Some potential for change without effect on valued landscape feature/ attribute
Low	Robust or frequent component of the landscape or landscape character Integrity of any valued aspects of landscape character would be maintained with development in place

Nil	Highly robust landscape component or character Change to landscape character compatible with policy/ objectives
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The sensitivity of the landscape to accommodate change is categorised as being high, medium, low or very low by experienced assessors having regard to both to its "value" (Table 1) and the susceptibility of the receptors to change (Table 2).

The nature (or degree) of change to the landscape receptors that arises from the introduction of the development is then predicted, and is defined with reference to the criteria in Table 3 below.

Table 3: Classification of Nature of Change to Landscape

Classification	Nature of change to landscape
High	Large change/addition to landscape over a wide area or permanent loss/major alteration of key characteristic feature(s).
Medium	Moderate permanent changes in localised area, or partial loss/alterations of characteristic feature(s). Change may include the introduction of prominent new elements which are characteristic/appropriate to the existing landscape.
Low	Change to minor component/ small change or addition. Introduction of elements which are in character with the existing landscape. A change that is of short duration or reversible.
Very low	Very minor loss or alteration to minor feature / characteristic or virtually imperceptible change in any components / No noticeable change. Maybe very short term or reversible.

The assessment considers the effects of proposals on elements of the landscape that contribute to its character and on the character areas as a whole.

The landscape effects are judged based on a combination of both the sensitivity of the landscape to change and the degree to which the proposed development will effect the landscape. Consideration is then given as to whether effects on receptors are adverse, neutral or beneficial in light of local/other relevant policy objectives. A balanced view is taken in cases where there are both positive and negative changes.

Visual assessment methodology

The assessment of a development’s visual effects relates to the changes that will occur in views as a result of the development, viewers' responses to those changes and the effect the changes have on visual amenity.

The existing baseline situation has been recorded; establishing the components, character and amenity of the existing scene within each view.

The value of views is determined having regard to Table 4 below.

Table 4: Value of View

Classification	Value of view
High	Protected view, viewpoint or panorama, designated vista, scene with considerable scenic or amenity value (may be protected by designations).
Medium	View/outlook with local scenic or amenity value.
Low	View/outlook with limited scenic/amenity value.
Nil	View dominated by significant detracting elements. No residual scenic or aesthetic values.

Analysis of the effects of the proposed development on those views has then been undertaken with reference to the application drawings, photographs of the existing situation, annotated photographs and AVRs.

Visual effects relate to changes in available views of the landscape and the effects of those changes on people. It considers:

- The effects (adverse, neutral or beneficial) due to proposed development upon representative views through intrusion or obstruction;
- The reactions and numbers of viewers who may be affected; and,
- The overall effects on visual amenity.

The sensitivity of visual receptors (i.e. people at specific locations) to proposed change has been determined having regard to:

- The activity and expectations of the receptors – their susceptibility to change; and
- The importance or value of the view.

The criteria applied in assessing the susceptibility of visual receptors is set out in Table 5 below.

Table 5: Susceptibility of visual receptors to change

Classification	Susceptibility of visual receptors to change (capacity of people, at particular locations – the visual receptors – to accept change).
High	<p>People within/using public open spaces whose focus is on amenity value</p> <p>People using public rights of way through highly valued landscape or using national/regional/tourist routes</p> <p>People within the immediate setting of elements of national cultural heritage value who may be focussed on visual amenity</p> <p>Residents with outlook from main aspect of residential property*</p>
Medium	<p>People using open spaces whose appreciation of amenity is secondary to their activity (e.g. cemeteries)</p> <p>People using public rights of way through landscape of limited value whose main focus is on the journey/commute rather than its amenity</p> <p>Residents with compromised visual amenity/ limited outlook*</p> <p>Pedestrians/ cyclists on local roads e.g. moving through residential areas where there may be some awareness of amenity</p>
Low	People at work who are not focussed on visual amenity

	Transient receptors such as motorists on main roads whose focus is on travelling
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The sensitivity of receptors to change has been assessed as being high, medium, low or nil. This is based on the judgement of experienced assessors having regard to the susceptibility of the receptor to change and the value of the view/visual amenity.

The nature (or degree) of the change arising as a result of the development has been predicted using the visualisations together with the application plans. The change is categorised as nil, very low, low, medium or high and are set out in Table 6 below, having regard to the scale of change to the views, their composition, the contrast/integration of features with the prevailing landscape, screening of elements of value/ interest and whether the view of development is clear, partial/filtered or glimpsed.

Table 6: Nature (degree) of Change to Visual Receptors

Classification	Degree of Change
High	Large change to the view. Development becomes the prominent feature in the scene introducing a major new component. Limited screening effects. Alternatively, existing development may be replaced by notably larger (more prominent) or notably smaller (less prominent) development.
Medium	The proposals are a visible and recognisable new element, moderately prominent within the scene. Possible screening of some, but not all elements. Alternatively, new development may replace existing buildings with larger (more prominent) or notably smaller (less prominent) development.
Low	The proposals would be a new, relatively small component in the overall view. Development may be seen at a distance in context of existing development and/or screening effects limit amount of new development in the view
Very Low	May be substantive screening. Views over such a distance or change so small that barely distinguishable from the general scene. Alternatively, development may replace existing development with buildings of the same or similar scale. Overall, change to view barely perceptible.
Nil	No change to the view

The effects on views and visual amenity is assessed on the basis of a series of representative views. This enables an assessment of the effects on a range of typical receptors in the surrounding area.

A judgement is made by experienced assessors about the visual effect at each of the representative view positions having regard to the sensitivity of the receptor (a product of their susceptibility to change and value of the view), the nature (or degree) of change that would be experienced (its scale, extent, permanence) and the qualitative aspects of the

change (i.e. whether overall it would have a beneficial, neutral or adverse effect). In some cases, whilst there may be changes to a view, where these are compatible with the context and will neither harm nor benefit the outlook, they are assessed as being neutral.

It is recognised that while the description of the baseline, the identification of sensitive receptors and the prediction of the nature (or degree) of the effects, can be objectively established, the sensitivity of receptors and the judgement about whether the effect would be positive, neutral or negative involve a qualitative judgement.

Neutral effects are considered to be in keeping with the general character of the view, neither enhancing nor detracting from its key elements or where there is a balance of positive and negative changes that overall would lead to no harm to visual amenity.

Appendix 2 Relevant Policy Context

Vale of Glamorgan Local Development Plan (2011-2026)

Policy SP1 – Delivering the Strategy

2.1 The strategy will seek to improve the living and working environment, promote enjoyment of the countryside and coast and manage important environmental assets. This will be achieved by:

- 1 Providing a range and choice of housing to meet the needs of all sectors of the community;
- 2 Promoting a range of employment sites intended to meet the needs of the Vale of Glamorgan and the wider capital region;
- 3 Reinforcing the role of Barry, service centre settlements and primary settlements as providers of cultural, commercial and community services;
- 4 Promoting sustainable transport;
- 5 Delivering key infrastructure linked to the impacts of development;
- 6 Protecting and enhancing the built, natural and coastal environment;
- 7 Promoting opportunities for sustainable tourism and recreation; and
- 8 Favouring development that promotes healthy living.

Policy SP10 – Built and Natural Environment

2.2 Development proposals must preserve and where appropriate enhance the rich and diverse built and natural environment and heritage of the Vale of Glamorgan including:

- 9 The architectural and / or historic qualities of buildings or conservation areas, including locally listed buildings;
- 10 Historic landscapes, parks and gardens;
- 11 Special landscape areas;
- 12 The Glamorgan Heritage Coast;
- 13 Sites designated for their local, national and European nature conservation importance; and
- 14 Important archaeological and geological features.

Policy MG17 – Special Landscape Areas

2.3 Special Landscape Areas (SLA) have been designated to protect areas of the Vale of Glamorgan that are considered to be important for their geological, natural, visual, historic or cultural significance.

2.4 The designation of SLAs is not intended to prevent development but to ensure that where development is acceptable careful consideration is given to the design elements of the proposal such as the siting, orientation, layout and landscaping, to ensure that the special

qualities and characteristics for which the SLAs have been designated are protected. With policy states that *'Within the special landscape areas....., development proposals will be permitted where it is demonstrated they would cause no unacceptable harm to the important landscape character of the area.'*

- 2.5 It is a requirement of the policy that *'development proposals within SLAs will be required to fully consider the impact of the proposal on the SLA through the submission of a Landscape and Visual Impact Assessment (LVIA). A LVIA will be required for any development that is likely to have a significant impact upon landscape character, or have a significant visual effect within the wider landscape (by virtue of its size or prominence or degree of impact on the locality) and will be prepared in accordance with the latest Landscape Institute and the Institute of Environmental Management and Assessment guidelines'*.

Policy MG20 – Nationally Protected Sites and Species

- 2.6 Policy MG20 is concerned with development likely to have an adverse effect either directly or indirectly on the conservation value of a site of special scientific interest, stating that it will only be permitted where it is demonstrated that:

- 15 *There is no suitable alternative to the proposed development; and*
- 16 *It can be demonstrated that the benefits from the development clearly outweigh the special interest of the site; and*
- 17 *Appropriate compensatory measures are secured; or*
- 18 *The proposal contributes to the protection, enhancement or positive management of the site.*

- 6.25 *Development proposals likely to affect protected species will only be permitted where it is demonstrated that:*

- 1 *The population range and distribution of the species will not be adversely impacted;*
- 2 *There is no suitable alternative to the proposed development;*
- 3 *The benefits of the development clearly outweigh the adverse impacts on the protected species; and*
- 4 *Appropriate avoidance, mitigation and compensation measures are provided.*

Policy MD2 - Design of New Development

- 2.7 Policy MD2 sets out the key principles that developers should consider in respect of design, amenity and access which together contribute to attractive, safe and accessible environments.
- 2.8 All development proposals will be required to fully consider the context and character within which the development proposal is located so as to ensure that it contributes positively to the local setting including important views and vistas.
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Planning Policy Wales Ed.11 (February 2021)

- 2.9 PPW recognises the importance of good design in protecting and enhancing environmental quality, emphasising that *'Good design is also inclusive design. The principles of inclusive design are that it places people at the heart of the design process, acknowledges diversity and difference, offers choice where a single design solution cannot accommodate all users, provides for flexibility in use, and, provides buildings and environments that are convenient and enjoyable to use for everyone.'*
- 2.10 Objectives of Good Design:
- 5 *Access and inclusivity: Ensuring ease of access for all*
 - 6 *Environmental sustainability: Achieving efficient use and protection of natural resources / enhancing biodiversity / designing for change*
 - 7 *Character: Sustaining or enhancing local character. Promoting: legible development / a successful relationship between public and private space / quality, choice and variety / innovative design*
 - 8 *Community safety: Ensuring attractive, safe public spaces /security through natural surveillance*
 - 9 *Movement: Promoting sustainable means of travel*
- 2.11 Section 6: Distinctive and Natural Places states that;
- The special and unique characteristics and intrinsic qualities of the natural and built environment must be protected in their own right, for historic, scenic, aesthetic and nature conservation reasons. These features give places their unique identity and distinctiveness and provide for cultural experiences and healthy lifestyles.*
- 2.12 Para 6.3.12 highlights that *'Planning authorities should provide for the conservation and, where appropriate, enhancement of local landscapes. This may include policies for landscape features, characteristics and qualities of local significance, and the designation of Special Landscape Areas (SLAs).'*.....' LANDMAP and any associated landscape character assessments (including the register of historic landscapes in Wales) should be used to inform local landscape policies and SPG, and to help identify or revise SLAs.'
- 2.13 Para 6.4.17 Sites of Special Scientific Interest (SSSI) states that *'SSSIs are of national importance. The Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way Act 2000, places a duty on all public bodies, including planning authorities, to take reasonable steps, consistent with the proper exercise of their functions, to further the conservation and enhancement of the features by reason of which a SSSI is of special interest.'*
- 2.14 Para 6.4.26 *'Ancient woodland and semi-natural woodlands and individual ancient, veteran and heritage trees are irreplaceable natural resources, and have significant landscape, biodiversity and cultural value. Such trees and woodlands should be afforded protection from development which would result in their loss or deterioration unless there are significant and clearly defined public benefits;'*.....
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Technical Advice Note 5: Nature Conservation and Planning (2009)

2.15 TAN5 is concerned with setting out that policy should:

- 10 *Safeguard nationally and locally designated sites whilst making clear the relative weight to be attached to the different designations;*
- 11 *Protect ancient woodlands, veteran trees and other trees of nature conservation value;*

Technical Advice Note 12: Design

2.16 Tan 12 sets out the following key objectives in terms of character:

- *Sustaining or enhancing local character*
- *Promoting legible development*
- *Promoting a successful relationship between public and private space*
- *Promoting quality, choice and variety*
- *Promoting innovative design*

2.17 It also highlights the need to respond to

- *landscapes and townscapes, culture and biodiversity*
- *locally distinctive patterns and forms of development*
- *existing buildings, infrastructure, urban/rural landscape and public art*
- *clear boundaries and established building lines*
- *appropriateness of uses and the mix of uses and densities*
- *easily recognisable and understood features and landmarks.*

2.18 Para 4.11 notes that *'Appraisal of the landscape should focus on its quality in terms of geology and geomorphology, vegetation and habitats, visual and sensory quality and historic and cultural quality. "LANDMAP" is one method of assessment which has the potential to provide a framework and information base from which good design and management can be developed.'*

2.19 Para 5.5.2 *'In general terms, good design will almost always be dependent on working within the natural constraints and the historic character of the landscape and this should be the starting point from which the design of development evolves. The aim should be to achieve good design solutions which maximise the natural landscape assets and minimise environmental impact on the landscape.'*

2.20 Para 5.6.2 states that *'In areas recognised for their landscape, townscape, architectural, archaeological and/or historic value, such as National Parks, Areas of Outstanding Natural Beauty, World Heritage Sites and conservation areas, the objective of sustaining character is particularly important and context appraisals should reflect this.'*

2.21 Para 5.11.3 *'The design of housing layouts and built form should reflect local context and distinctiveness, including topography and building fabric. Response to context should not be confined to architectural finishes. The important contribution that can be made to local*

character by contemporary design, appropriate to context, should be acknowledged. To help integrate old and new development and reinforce hierarchy between spaces, consideration should be given to retaining existing landmarks, established routes, mature trees and hedgerows...'

Design in the Landscape SPG

2.22 Para 6.3 of the SPG highlights that *'In sensitive locations (eg SLA, coastal sites) the Council may require planning applications to be submitted by the submission of additional information to fully assess the impact of a proposed development.'* It goes on to say that landscape appraisals may form part of such additional information.

2.23 Key design principles within DG1 Sustainable Development (page 11) relevant to the LVA include:

- *Locate development on brown field sites avoiding, ecologically sensitive sites wherever possible*
- *Developments should be designed to avoid/minimise impacts on protected species and habitats.*
- *Conserve existing site features such as watercourses and semi-natural vegetation....*

2.24 The main aim of DG17 Design and Management for Nature Conservation is to *'maintain and enhance nature conservation resource in the Vale.'*

Trees, Woodlands, Hedgerows and Development SPG (2018)

2.25 The introduction to the SPG sets out the integral nature that trees, Woodlands and hedgerows play in the urban and rural landscape of the Vale of Glamorgan.

2.26 Para 5.8.1 highlights that *'Ancient woodlands in Britain are those which have been continuously wooded for a minimum of three to four hundred years, (although not necessarily with the same type of tree cover). They are frequently very diverse and will often also contain rare or unusual species. They may also have historical and archaeological significance due to the low level of physical disturbance. Ancient woodland is therefore an irreplaceable resource and is protected through Welsh Government policy.'*

2.27 Section 8 is concerned with the integration of trees and hedgerows into development layouts. Para 8.1.2 states that *'Where the site survey identifies individual or groups of trees as well as hedgerows the Council shall expect the layout of new development to sensitively incorporate these features so that they provide additional visual amenity value to the development as well as opportunities for nature conservation.'*

2.28 Para 8.1.4 *'In considering site design and landscaping, the relationship of the new development to existing trees and hedgerows will need to be carefully considered so as to avoid a future conflict and also ensure the longevity of these features.'*

2.29 Para 11.1 considers new development next to woodlands, highlighting that *'Where new development adjoins existing woodlands, a transitional area or 'ecotone' between new landscaping and the existing woodland should be provided to promote biodiversity and ensure ecosystem resilience.'* It goes on to say that *'An appropriate width for a woodland ecotone should be at least 15m, measured from the centre of the trunk of the largest tree*

growing closest to the edge of the existing woodland' and that 'Reductions in the default width are only likely to be acceptable where assessment of the woodland demonstrates satisfactorily that the development and woodland will co-exist harmoniously.'

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