



Former Lower St. Cyres School, Dinas Powys, South Wales

Landscape and Visual Appraisal



Date: May 2017
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Quality Management

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Date:	May 2017	
Revision:	B	
Project Number:	JPW0642	
Document Reference:	20170808_JPW0642_St. Cyres Lower School Landscape Appraisal FINAL_B.docx	
Document File Path:	O:\04 JOBS\OPEN JOBS\JPW0642 - FORMER ST CYRES LOWER SCHOOL, DINAS POWYS (CF)\5. Reports\2. Final Report\20170808 Issue to RPS Cardiff for planning application\20170808_JPW0642_St. Cyres Lower School Landscape Appraisal FINAL_B.docx	



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Amendment Record

Revision No.	Date	Reason for Change	Authors Initials
A	03.08.17	Planning Policy references updated.	CF
B	08.08.17	References to Scheduled Monuments amended for clarity. All figures updated to new application red line.	CF

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Introduction

- 1.1 The purpose of this report is to identify and assess the likely landscape and visual effects which would result from the construction of approximately 220 residential units and associated infrastructure on approximately 12 hectares (ha) of semi-improved grassland on the south-eastern edge of Dinas Powys, Vale of Glamorgan, hereafter referred to in this report as the **Proposed Development**
- 1.2 The site, hereafter referred to in this report as the **Application Site** is situated to the south of existing residential development at Murch. The coastal settlements of Penarth and Barry are located approximately 0.6 km and 2km to the east and to the southwest respectively on the edge of the Bristol Channel. The assessment forms part of a hybrid planning application to the Vale of Glamorgan Council. A plan showing the redline boundary of the Application Site and its context are shown in the Site Location Plan in Figure 1. This report considers the effects on:
 - Landscape elements and features including built heritage assets (e.g listed buildings and scheduled monuments);
 - Landscape Character; and
 - Visual Amenity.
- 1.3 A detailed methodology is provided in Appendix 1.
- 1.4 The report is based on Planning Layout 1540 100 A (BDW Hammond Yates Ltd, 2017), shown in Figure 3 and provides an overview of the Application Site within the landscape and visual context of the surrounding area and sets out the planning context of the Application Site with reference to landscape issues. The existing baseline landscape features and landscape character, which together make up the landscape resource, are described and reference is made to published landscape character studies and any relevant landscape designations. The current visibility of the Application Site from selected representative viewpoints in the surrounding landscape is also assessed.
- 1.5 A description of the Proposed Development is provided and the potential effects of these proposals on the landscape resource and the visual environment are identified. Mitigation measures, which form an integral part of the Proposed Development, are also described together with how these measures are likely to prevent, reduce or offset any perceived adverse effects.
- 1.6 An assessment is then made of the effects of the Proposed Development on the landscape and visual environment during the first winter post-development (Year 1) and for the summer 15 post-development (Year 15) by which time on-site tree and shrub planting will have established.
- 1.7 Landscape effects refer to changes arising from the Proposed Development on the physical elements that make up the landscape and which influence its character. These together, form the landscape resource. Visual effects refer to the changes to existing views available from representative viewpoints within the landscape surrounding the Application Site.

Assessment Methodologies

Relevant Guidance

- 1.8 The detailed assessment methodology is provided in Appendix 1. This report has been carried out with regard to best practice as described in the documents below:
- Guidelines for Landscape and Visual Impact Assessment, Third Edition Landscape Institute and the Institute of Environmental Management and Assessment GLVIA3 (2013);
 - GLVIA3 Statement of Clarification 1/13;
 - An Approach to Landscape Character Assessment, Natural England (2014);
 - Landscape Character Assessment Guidance for England and Scotland, Countryside Agency and Scottish Natural Heritage (2002);
 - Photography and Photomontage in Landscape and Visual Impact Assessment Advice Note 01/11, Landscape Institute (2011); and
 - LANDMAP Methodology "Visual and Sensory" Natural Resources Wales (2016).
- 1.9 The Guidelines for Landscape and Visual Impact Assessment (GLVIA3) are broad guidelines rather than detailed prescriptive methodologies. The methodologies tailored for the assessment of the Proposed Development are based on GLVIA3 guidance and are presented in detail at Appendix 1. The methodology is summarised below.
- 1.10 Landscape and visual studies provide an analysis of the physical and perceptual attributes of an area. The assessment of landscape issues relates to the potential effect of development on the landscape resource, which encompasses landscape character, quality and distinctive features including topography, drainage, vegetation and built features, whereas the study of visual constraints is concerned with the potential effect on views and visual amenity.
- 1.11 The analysis of visual constraints includes the identification of important views towards the Application Site, which are generally from a range of visual receptors, both public (highways and public rights of way) and private (residential properties and places of employment). Visual receptors are of varying sensitivity to change, with views from the ground floors of private residences generally accepted as being more sensitive to change than those from highways or places of work where attention is focused elsewhere. Public rights of way through rural areas with attractive landscapes, which are used for recreational purposes, are also usually accepted as being of high sensitivity to change.

Landscape Assessment Methodology

- 1.12 The landscape assessment combines the results of both an objective and subjective appraisal of the landscape. This appraisal consisted of three stages including a desk study, a field survey and an analysis of the likely effects resulting from the Proposed Development in the light of these studies.
- 1.13 The study area for the assessment extends to a radial distance of 5km from the Application Site boundary. Whilst there may be the potential for effects of the Proposed Development to extend beyond this limit, it is considered that the visual perception of the Proposed Development within the landscape is likely diminish with ever increasing distance and the Proposed Development, where visible, would be seen as an increasingly smaller component of the wider composite view.
- 1.14 With respect to the landscape baseline, information has been derived from Natural Resources Wales (NRW) LANDMAP database. LANDMAP is an all-Wales Geographical Information System (GIS) based landscape resource where landscape characteristics, qualities and influences on the

landscape are recorded and evaluated into a nationally consistent dataset (CCW (now NRW), 2011). It is administered by Natural Resources Wales (NRW) and comprises five spatially related datasets or aspect layers as follows:

- Geographical Landscape: considers the physical, primarily geological influences that have shaped the contemporary landscape and identifies those landscape qualities which are linked to the control or influence exerted by bedrock, surface processes, landforms and hydrology
- Landscape Habitats: considers the distribution of habitats at a broad scale comparable to other aspect layers leaving more localised information to be accessed through other data sets
- Visual and Sensory: considers what aspects of landscape are perceived through our senses, primarily visually, from the physical attributes of landform and landcover to their visible patterns of distribution and their consistent relationships in particular areas
- Historic Landscape: identifies those classes of historic land uses, patterns and features that are structurally prominent and contribute to the overall historic character of the present landscape
- Cultural Landscape: within LANDMAP this is taken to embrace any kind of human activity that can be related to landscape. It includes the contrived and sometimes pre-eminent expressions of culture, like art or literature, in which the landscape may be depicted or described, as well as the prosaic and commonplace expressions, like the choice of building materials, which were perhaps not intended to create something valuable or special

Desk Study

- 1.15 The desk study included the assessment of 1:25,000 scale Ordnance Survey maps together with aerial photography to establish the general context of the study area. This was followed by an analysis of relevant documentation (reports, development plans, assessments, government guidance etc.) to clarify the landscape and planning context.

Fieldwork

- 1.16 Fieldwork involved a visual survey of the Application Site and the surrounding area to record its character and identify key landscape elements and features.

Analysis

- 1.17 Based on the findings of the desk study and field survey, distinctive elements in the landscape, the pattern of their arrangement and their dominant features were identified and the existing character and quality of the affected landscape described.
- 1.18 An assessment has been made of the degree of change to various landscape components or elements and the overall landscape character that would result from the proposed development and the nature of any potential effects assessed.
- 1.19 Effects on the landscape can be defined as the relationship between the sensitivity of the landscape receptor and the magnitude of any change which the proposals would create. Effects may be adverse, beneficial or neutral in nature.
- 1.20 All effects are considered to be adverse unless otherwise stated.

Visual Assessment Methodology

- 1.21 An assessment has been undertaken to determine the degree of visual effect of the Proposed Development upon visual receptors in the surrounding landscape.

Desk Study

- 1.22 In order to help determine the extent of the study area for a landscape and visual assessment, a computer-generated Zone of Theoretical Visibility (ZTV) is frequently used. Preparation of a ZTV is recommended in GLVIA3 which states: *“it makes clear that the area so defined only shows land from which the proposal may theoretically be visible”*. (para. 6.8, p.103).
- 1.23 A ZTV Plan has been produced and shows areas from which the Proposed Development may be visible. The ZTV takes account of the screening effect of landform, significant built up areas and woodland/tree belt vegetation within the study area. The screening effect of other features such as hedgerows and hedgerow trees was not taken into account. Landform data was taken from OS Terrain 5 mapping, using point data at 50m centres. Building and woodland data was added manually using OS 1:25,000 scale maps, aerial photographs and site survey observations. The height of buildings surrounding the Application Site was assumed to be 9m and the height for significant tree vegetation was assumed to be 12m. Refer to the ZTV plan provided in Figure 5.
- 1.24 The ZTV for the Proposed Development was computer generated using Key Terra-firma software. It was based on the top level of buildings within the Application Site, representing the highest part of the proposed development. The ZTV uses an assumed 2.5 storey building height within the Proposed Development of 9.5m. A 5km radius has been selected for the extent of the study area used for this assessment and is considered to be consistent with GLVIA3 guidelines which refer to a *“need for an approach that is in proportion to the scale of the project that is being assessed and the nature of the likely effects. Judgement needs to be exercised at all stages in terms of the scale of investigation that is appropriate and proportional.”*
- 1.25 Visual receptors include the public or community at large and residents and visitors to an area. Viewpoints looking towards the Proposed Development have been selected from varying distances and directions to represent these visual receptors. These include views from the surrounding public highways and the Public Right of Way (PRoW) networks and other potentially important areas, including Scheduled Ancient Monuments.
- 1.26 **Representative Viewpoints were agreed with the Principal Landscape Architect at Vale of Glamorgan Council, via Email, on 15th March 2017.** (Note: As a result of fieldwork, the location of Viewpoint 9 has been modified due to in the inaccessibility of public footpath S13/2/1 to the east of Cog. The provisional Viewpoint 10, south of Wenvoe, has been omitted from the assessment as fieldwork has established that close, dense intervening vegetation prevents photographic assessment from this location.

Fieldwork

- 1.27 The provisional identification of representative viewpoints was refined by subsequent fieldwork, at which stage visual receptors identified from the desk study that might experience an effect were confirmed or omitted. These included highways and public rights of way, as well as residential properties. Existing views from a representative number of these locations were recorded photographically (see the ZTV and Viewpoint Location Plan in Figure 5 for viewpoint locations).
- 1.28 Baseline photographs were taken at eye level from the representative viewpoints, using a digital SLR camera with an f1.4 50mm fixed focal length lens in 35mm film format in accordance with Landscape

Institute guidelines. These photographs are shown in Appendix 2 in the assessment and a description of each representative view has been provided.

Analysis

- 1.29 The existing views were then compared with those that would result if the Proposed Development were to be constructed. The comparative changes in the views have been assessed for the winter of the first year following completion of the Proposed Development.
- 1.30 An assessment has then been made on the predicted views towards the Proposed Development in the summer months 15 years after construction when the on-site planting, which forms an integral part of the Proposed Development, has had time to establish. This is considered to provide an indication of long term visual screening and integration of on-site planting.

Limitations of the Landscape and Visual Assessments

- 1.31 The visual assessment has been based on analysis of OS mapping of the Application Site and the surrounding area and on a field survey of views towards the Application Site from publicly accessible viewpoints in the surrounding landscape. Although every effort has been made to include viewpoints in sensitive locations and locations from which the development would be most visible, not all public viewpoints from which the development would be seen have necessarily been included in the assessment. No access to private residences or land was obtained.
- 1.32 The visual assessment and associated field work was carried out on 23rd March 2017 when there was an absence of foliage on trees and hedgerows. This presents a worst case scenario in terms of potential views towards the Proposed Development. Conversely, views towards the Proposed Development are likely to reduce during the summer months with trees and vegetation in full leaf.

Baseline Conditions

Landscape Baseline

- 1.33 The aim of the baseline study is to describe the individual components of the physical landscape which are present on-site and within the study area and to provide an understanding of how the landscape's constituent elements including its character, its spatial variation, geographic extent, condition, the way in which the landscape is experienced and the value attached to it may be effected by the Proposed Development.
- 1.34 The Application Site is located on the south-eastern edge of Dinas Powys and is centred on National Grid Reference (NGR) ST 16264, 70785. The settlements of Penarth and Barry are located approximately 0.6 km and 2km to the east and to the southwest respectively. The south-western edge of Cardiff is located approximately 2.5km to the northeast.
- 1.35 The Application Site occupies approximately 12 hectares (ha) of low-lying semi-improved grassland within the Vale of Glamorgan and comprises eight rectilinear fields defined by an established hedgerow network containing hedgerow trees.
- 1.36 The larger central and easternmost fields were formerly under the occupation of St. Cyres Lower School and include redundant sports pitches. The footprint of the demolished school buildings is located towards the north-eastern edge of the central field.
- 1.37 A recently constructed medical centre is situated outside the Application boundary on the footprint of the former school tennis courts beyond the north-eastern boundary of the Application Site.
- 1.38 The site is accessed from the northeast from Murch Road.
- 1.39 A small triangular copse in the centre of the Application Site is the site of a former farm complex known as Stoneylands.
- 1.40 A Tree Survey Report (JSL2735_770) carried out by RPS in March 2017 describes the site as *well treed, native rich, with numerous prominent individual trees, mostly pedunculate oaks that provide significant amenity both to the local site and the wider landscape+with %a large number of pedunculate mature to veteran oaks located throughout the site with concentrations to the peripheries and within the tree belts bounding the grass areas.+*
- 1.41 The survey identified numerous fine field maple and ash of *%high amenity value+together with other native species including, holly, cherry, birch, alder, hawthorn and blackthorn that complimented the climate oak canopy character of the site. Poplar and willow, and ornamental pine were also present.*
- 1.42 The tree report identifies that "cover was predominantly native but a number of ornamental trees were identified. The surveyed Corsican Pine stand provides evergreen interest and at a great height is visible from some distance."
- 1.43 The Tree Survey Report confirms that there are no Tree Preservation Orders (TPOs) on the site.
- 1.44 Land immediately to the north and to the west of the Application Site comprises the existing residential development of Murch and Dinas Powys. Land immediately to the south of the site comprises a broadly east-west aligned area of deciduous woodland known as The Breeches. Land to the east of the site comprises agricultural land and farm complexes including Glascoed Farm and Old Cogan Hall Farm, before reverting to an area of residential development comprising the western edge of Penarth.
- 1.45 Cross Common, a broadly rectangular area of Access Land is situated immediately beyond the south-western flank of The Breeches.

Description of surrounding area

Landscape designations

- 1.46 The Landscape Designation Plan, shown in Figure 2 shows that the Application Site and study area contains no statutory or non-statutory landscape designations.
- 1.47 Cross Common Site of Importance for Nature Conservation (SINC) extends into the Application Site.
- 1.48 The Breeches, an area of deciduous woodland immediately beyond the south-western boundary of the site, is within the Cross Common SINC. An area of The Breeches directly beyond the southern boundary of the site is designated as ancient semi-natural woodland.
- 1.49 The Garden of Wenvoe Castle, located approximately 3km to the west of the site, and Cwrt-yr- Ala located approximately 2.8km to the northwest of the site, are Grade II Listed under the Register of Landscape Parks and Gardens of Historical Interest in Wales.
- 1.50 Within a 2.5km radius of the site, Alexandra Park, Penarth Italian Gardens and Penarth Windsor Gardens are located towards the north-eastern edge of Penarth are also Grade II Listed under the Register of Landscape Parks and Gardens of Historical Interest in Wales.
- 1.51 Cog Moors and Cosmeston Lakes are Sites of Special Scientific Interest (SSSI).
- 1.52 The Dinas Powys Conversation Area is located approximately 0.7km west of the site.

Settlements and built form

- 1.53 The nearest settlements to the Application Site are:
- Murch (eastern edge of the larger conurbation of Dinas Powys, immediately beyond the site's north western boundary);
 - Penarth (approximately 0.7km east);
 - Barry (approximately 2km southwest);
 - Llandough (approximately 2km northeast);
 - Cardiff (approximately 3km northeast);
 - Wenvoe (approximately 3km west); and
 - Sully (approximately 4.2km northwest).
- 1.54 The Application Site is situated to the south of existing residential development at Dinas Powys. These include:
- Private residences at Cherry Close, Murch Road, Windyridge and Sunnycroft Lane (immediately beyond the northern and western boundaries of the site)
- 1.55 Additionally, there are a number of individual farm complexes and private residences within the surrounding area.
- Glascoed Farm (approximately 0.1km east);
 - Old Cogan Farm (approximately 0.4km southeast);
 - Private residences on the western edge of Sully Road, Morrystown (approximately 0.4km northeast)
 - Individual private residences on the northern edge of Cross Common Road (approximately 0.3-0.5km south); and
 - Private residences at Cae Canol, Hoel Tre Forys, Hoel Y Brenin and Cae Gwyn Lower Penarth 0.6km (approximately at southeast).

Listed Buildings and Built Heritage

- 1.56 There are a number of listed buildings and built heritage assets in the study area:
- Number 1-6 Little Orchard, Grade II, (immediately beyond the northern boundary);
 - St. Peters Church, Grade II* (approximately 0.3km southeast);
 - Cogan deserted Medieval Village, (approximately 0.4km southeast);
 - the remains of Dinas Powys Castle, (approximately 1km to the northwest) and
 - Romano-British Farmstead at Dinas Powys Common (0.7km west).
 - The south-eastern edge of the Dinas Powys Conversation Area is located approximately 0.6km to the northwest of the site.
- 1.57 Cogan deserted Medieval Village, the remains of Dinas Powys Castle and the Romano-British Farmstead at Dinas Powys Common are designated Scheduled Monuments.

Public Highways

- 1.58 The closest public highways are residential on the eastern edge of Dinas Powys, namely Cherry Close, Murch Road (north), Windyridge (northwest) and Sunnycroft Lane (west).
- 1.59 In the wider context of the Application Site, Sully Road is situated approximately 0.2km east, Cross-Common Road is approximately 0.4km southwest and Swanbridge Road (approximately 0.2km southeast). These highways locally connect villages, hamlets farm complexes and individual private residences.
- 1.60 The A4055 extends to the northeast from Barry and bisects Dinas Powys (approximately 0.6km to the northeast of the site) connecting with the A4232 on the western edge of Cardiff Bay.
- 1.61 Approximately 2.3km to the south of the site the B4267 aligns to the southeast from Barry, then to the east through Sully and arcs towards Lower Penarth, broadly reflecting the geography of the coastline.
- 1.62 To the west of the site, the A4321 connects with the A4050 to the north of Barry and extends broadly to the north/northwest, by-passing Wenvoe eventually multiplexing with the A4232 dual carriageway to the south of Michaelston-super-Ely.

Topography

- 1.63 The site occupies a small hill that rises gently towards the southwest of the Application Site towards Murch Road, before an increasingly pronounced descent to the northwest towards the existing residential development area of Dinas Powys.
- 1.64 The on-site topography ranges from around 34m Above Ordnance Datum (AOD) along both the eastern and western edges, to around 44m (AOD) on the Application Site's south western boundary with The Breeches (an area of off-site deciduous woodland).
- 1.65 The site's topography is broadly consistent with that of the immediate surrounding landscape. Notable topographical changes occur at Park Wood (approximately 2.4km northwest) where the land rises to 117m AOD; the land falls to 6m AOD on the low-lying land forming part of Sully Moors (approximately 1.3km south/southwest).

Trees, woodland and hedgerows

- 1.66 There are several named areas of woodland within the study area. The Breeches which extends from the south-eastern edge of Dinas Powys forms part of the southern boundary of the site. Cogan Plantation, an irregularly-shaped area of deciduous woodland is located on the western edge of Cosmeston Lakes Country Park (approximately 0.8km south of the site).

- 1.67 Case Hill Wood, a northeast-southwest aligned belt of mixed woodland is located to the north of Dinas Powys approximately 1.2km to the northwest of the site.
- 1.68 Beauville Wood and Park Wood combine to form an extensive area of mixed woodland located on a northeast facing slope to the north of Dinas Powys (approximately 1.3km to the northwest of the site).
- 1.69 There are numerous pockets of unnamed woodland and copses scattered throughout the study area many of which are located adjacent to watercourses and valley edges.
- 1.70 Field boundary vegetation within the vicinity of the Application Site and within the site's wider context comprises good quality, dense and heavily treed hedgerows which define the field boundary

Public Rights of Way (PRoW) and public access

- 1.71 The study area contains numerous PRoW many of which connect the larger populated areas including Dinas Powys and Penarth with the surrounding landscape together with isolated villages and hamlets. The closest PRoW to the site are:
- 1.72 Footpath S1/28c/2 . extending to the north from Murch Crescent connecting with Aberdovey Close (approximately 0.2km north of the site);
- Footpath S1/25/1 . broadly east-west aligned to the north of Murch Road and connecting Dinas Powys with footpath S1/28c/2 (approximately 0.2km north of the site);
 - Footpath S1/25/2 - broadly southwest-northeast aligned and connecting footpath S1/28c/2 with the eastern edge of Penarth (approximately 0.2km north/northeast of the site);
 - Bridleway S1/45/1 - extending to the south from Dinas Powys to Cross Common Road (immediately beyond the far south western boundary of the site);
 - Footpath S1/18/1 . to the south of The Breeches connecting Cross Common Road and Swanbridge Road (approximately 0.2km to the south/south east of the site); and
 - Footpaths S1/16/1 and S1/15/1 . aligning to the southeast from Cross Common Road to connect with Swanbridge Road and the A4055 respectively (approximately 0.3km and 0.4km to the southwest).
- 1.73 The remaining PRoW in the context of the site are located within the residential estates of Dinas Powys and Penarth.
- 1.74 The study area contains one long distance footpath . the Wales Coast Path (approximately 2.2km east).
- 1.75 The closest notable areas of Access Land comprise:
- Cross Common, located to the southwest of The Breeches (approximately 0.1km to the southwest of the site);
 - Dinas Powys Common . situated on the south-western edge of Dinas Powys (approximately 0.8km to the west of the site);
 - Case Hill Wood . north of Dinas Powys (approximately 1.2km to the northwest of the site); and
 - Park Wood . northwest of Dinas Powys (approximately 1.3km to the northwest of the site).

Watercourses and waterbodies

- 1.76 The Ely River, located approximately 1.4km to the northwest, is the only major watercourse in the study area.
- 1.77 Cadoxton River, which rises in the vicinity of the Michaelstone-le-Pit, aligns to the south in the direction of Dinas Powys, passing to the northwest of the site at a distance of approximately 0.3km.

- 1.78 Two minor unnamed watercourses converge to the southwest of Morrystown (0.4km east of the site) and align to the south, passing through the Old Cogan Farm complex and form a tributary of Sully Brook.
- 1.79 The remaining watercourses in the study area comprise drainage ditches, many of which respect field boundaries and are located on the lower-lying land comprising Cog Moor.
- 1.80 There are a number of minor natural lakes which occupy the lower-lying farmland to the south of Dinas Powys.
- 1.81 An extensive lake forms part of the Cosmeston Lakes Country Park located approximately 1.8km to the southeast of the site.
- 1.82 Ordnance Survey maps indicate the presence of numerous springs and wells scattered throughout the study area.

Residential Properties and built form

- 1.83 The closest residential properties to the site are located along the southern edge of Cherry Close and Murch Road (beyond the northern boundary), the south-eastern edge of Windyridge (immediately beyond the north-western boundary) and an individual private residence (immediately beyond the south-western boundary). The Glascoed and Old Cogan Farm complexes are located approximately 0.1km and 0.3km to the east and southeast of the site respectively.

Description of Proposals

- 1.84 The proposals are based on Planning layout 1540-100 (BDW Hammond Yates Ltd, 2017) shown in Figure 3.
- 1.85 The proposal is for residential development comprising:
- A mixed-use scheme of residential, community and recreational uses;
 - Public Open Space (POS) comprising a 3-ha area retained by Vale of Glamorgan for community and recreational facilities towards the central and southern portion of the site;
 - Amenity tree and shrub planting throughout the site;
 - Access Roads; and
 - The retention and bolstering+ of peripheral trees and vegetation as an integral part of the proposed development.

Planning Policy Context

National Policy Guidance

- 1.86 The relevant landscape planning policies to the Proposed Development are contained within Planning Practice Guidance issued by the UK Government in March 2014. Paragraph 7 states:

“Development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, local man-made and natural heritage and culture, while not preventing or discouraging appropriate innovation”. The successful integration of all forms of new development with their surrounding context is an important design objective, irrespective of whether a site lies on the urban fringe or at the heart of a town centre”.

Planning Policy Wales (PPW) - (Edition 9, November 2016)

- 1.87 Chapter 4, paragraph states that:

“Development plans need to reflect the policy goals of the Wales Spatial Plan. They have a major role in setting out the vision for sustainable communities in Wales. This vision should consider not only the needs of existing urban and rural areas but also future relationships between urban settlements and their rural hinterlands, particularly in light of the impacts of climate change.

Development plans need to provide a framework to stimulate, guide and manage change towards sustainability. They should secure a sustainable settlement pattern which meets the needs of the economy, the environment and health, while respecting local diversity and protecting the character and cultural identity of communities. In their land allocation policies and proposals, local planning authorities should:

- promote sustainable patterns of development, identifying previously developed land and buildings, and indicating locations for higher density development at hubs and interchanges and close to route corridors where accessibility on foot and by bicycle and public transport is good;*
- maintain and improve the vitality, attractiveness and viability of town, district, local and village centres;*
- foster development approaches that recognise the mutual dependence between town and country, thus improving linkages between urban areas and their rural surroundings;*
- locate development so that it can be well serviced by existing infrastructure (including for energy supply, waste management and water)*
- ensure that development encourages opportunities for commercial and residential uses to derive environmental benefit from co-location;*
- locate development in settlements that are resilient to the effects of climate change, by avoiding areas where environmental consequences and impacts cannot be sustainably managed. Where development takes place in areas of known risks, ensure that the development is designed for resilience over its whole lifetime; and*
- ensure that tackling the causes and consequences of climate change is taken into account in locating new development.”*

- 1.88 Chapter 9 . Housing, paragraph 9.1.1 states:

The Welsh Government will seek to ensure that:

- previously developed land is used in preference to greenfield sites;*

- *new housing and residential environments are well designed, meeting national standards for the sustainability of new homes and making a significant contribution to promoting community regeneration and improving the quality of life; and that*
- *the overall result of new housing development in villages, towns or edge of settlement is a mix of affordable and market housing that retains and, where practical, enhances important landscape and wildlife features in the development.*

1.89 Paragraph 9.1.2 states:

“Local planning authorities should promote sustainable residential environments, avoid large housing areas of monotonous character and make appropriate provision for affordable housing. Local planning authorities should promote:

- *mixed tenure communities;*
- *development that is easily accessible by walking, cycling and public transport, although in rural areas required development might not be able to achieve all accessibility criteria in all circumstances;*
- *mixed use development so communities have good access to employment, retail and other services;*
- *attractive landscapes around dwellings, with usable open space and regard for biodiversity, nature conservation and flood risk;*
- *greater emphasis on quality, good design and the creation of places to live that are safe and attractive;*
- *the most efficient use of land;*
- *well-designed living environments, where appropriate at increased densities;*
- *construction of housing with low environmental impact; reducing the carbon emissions generated by maximising energy efficiency and minimising the use of energy from fossil fuel sources, using local renewable and low carbon energy sources where appropriate; and*
- *‘barrier free’ housing developments, for example built to Lifetime Homes standards”.*

District Policy Guidance

Vale of Glamorgan (VoG) and Local Development Plan (LDP)

- 1.90 The adopted VoG and LDP allocates the site for the provision of 300 dwellings as part of a mixed-use development with a minimum of 40% affordable housing, a new community facility and public open space.
- 1.91 Appendix 5 of the LDP Written Statement sets out individual site details on the proposed housing allocations within the LDP. Accordingly, it states that development of the former St Cyres School site will provide improvements to local infrastructure in order to facilitate the use of sustainable transport, particularly in terms of improved pedestrian access to Eastbrook rail station. Further infrastructure improvements will be required in terms of surface water drainage, including an assessment for the potential of a Sustainable Drainage System (SuDS), while additional consultation will reveal if improvements are required in relation to foul water drainage and potable water supply. Detailed surveys regarding agricultural land quality and the potential for archaeological features will also be required.
- 1.92 The proposed development seeks to deliver this allocation in accordance with other relevant policies within the emerging LDP, which are set out below. A balanced judgement of the material weight to be accorded to these policies is required:

- 1.93 LDP Policy SP 1 . Delivering the Strategy: The development proposals will help achieve the LDP Strategy by providing both market and affordable homes in a mix of housing types and tenures to help meet the needs of the local community and to reinforce the role of Dinas Powys as a Primary Settlement within the Vale of Glamorgan.
- 1.94 LDP Policy SP 3 . Residential Requirement: The provision of a substantial number of new homes will help meet the identified, residential requirement of 9,460 new homes by 2026 to be made available in sustainable locations.
- 1.95 LDP Policy SP 4 . Affordable Housing Provision: The proposals include the requirement of LDP Policy M4 for 40% of all new homes on-site to be affordable, which will help contribute to the established need for 3,252 affordable dwellings over the Development Plan period.
- 1.96 LDP SP 7 . Transportation: A Transport Statement will be submitted as part of the planning application, which will identify if any improvements are required to the existing local highway network.
- 1.97 LDP Policy SP 10 . Built and Natural Environment: A crucial requirement of the development would be the protection of The Breeches Site of Important Nature Conservation (SINC) immediately adjacent to the site's southern boundary. Additionally, technical surveys will be undertaken as part of the planning process, which will reveal whether any important archaeological or geological features are present within the site.
- 1.98 In addition to the above Strategic Policies, the planning application will seek to comply with the following Managing Development policies:
- MD 1 . Location of New Development;
 - MD 2 . Design of New Development;
 - MD2A . Provision of Open Space;
 - MD 4 . Community Infrastructure and Planning Obligations;
 - MD 5 . Development within Settlement Boundaries;
 - MD 7 . Housing Densities;
 - MD 8 . Environmental Protection;
 - MD 9 . Historic Environment; and
 - MD 10 . Promoting Biodiversity.

Effect on Landscape Elements and Features

- 1.99 The effect on landscape elements relates to the direct effect on the physical fabric of the Application Site arising from the proposals. These are assessed as follows:

Site Topography

- 1.100 The Application Site is located at between 33m and 44m AOD on a former school site on the southern edge of the Vale of Glamorgan.
- 1.101 **Sensitivity:** The undulating farmland surrounding the Application Site is considered to be of Medium value and Medium susceptibility as its intervisibility with the wider surrounding area is contained by blocks of woodland immediately to the south and dense field boundary vegetation. The overall sensitivity is considered to be Medium.
- 1.102 **Magnitude:** The Application Site topography would largely remain unchanged except at a local level required for the re-grading/modelling for building footings and access roads. The Magnitude of Change is therefore considered to be Low.
- 1.103 **Effect:** With a Medium sensitivity and a Low Magnitude of Change, the Proposed Development would result in a Minor effect on site topography.

Hedgerows

- 1.104 The hedgerows enclosing the site and the deciduous woodland towards the southern boundary would be retained and would therefore be unaffected by the Proposed Development. The internal hedgerows towards the western boundary of the site would be removed as part of the Proposed Development.
- 1.105 **Sensitivity:** Hedgerows and trees are considered to be of High value and susceptibility within the Dinas Powys South (VLFGLLH932) Landscape Habitat Aspect Area. Their overall sensitivity is therefore considered to be High.
- 1.106 **Magnitude:** As the Proposed Development would require the loss of the internal hedgerows towards the western boundary, it is considered that the Magnitude of Change would be Medium.
- 1.107 **Effect:** With a High sensitivity and Medium Magnitude of change, the Proposed Development would result in a Major effect on hedgerows and trees on the Application Site.

Semi-improved grassland

- 1.108 The Application Site comprises eight rectilinear fields enclosed by hedgerows. The land use of the Application Site would change from one of semi-improved grassland to residential development comprising buildings, hard surfacing, areas of amenity grassland and shrub and tree planting associated with public open space and private residential gardens.
- 1.109 **Sensitivity:** The semi-improved grassland is considered to be of Medium value and of Low susceptibility due the commonality of this landscape element within the Vale of Glamorgan. The overall sensitivity is therefore considered to be Medium.
- 1.110 **Magnitude:** The majority of the existing semi-improved grassland would be removed to allow for the construction of the Proposed Development. The Magnitude of Change is therefore considered to be High.
- 1.111 **Effect:** With a Medium sensitivity and High Magnitude of Change, the Proposed Development would result in a Major effect on the semi-improved grassland within the Application Site.

Public Rights of Way

1.112 The Application Site contains no public rights of way.

Summary of effects on landscape elements.

Landscape Elements	Value	Susceptibility	Sensitivity	Magnitude	Effect
Site Topography	Medium	Medium	Medium	Low	Minor
Hedgerows and Trees	High	Medium	Medium	Medium	Major
Semi- improved grassland	Medium	Medium	Medium	High	Major

Effect on Landscape Character

National Character Areas

National Character Areas (NCAs)

- 1.113 The national Landscape Character Map of Wales (2008) is considered to be of limited use as a strategic planning tool with regard to this appraisal due to the scale of the mapping and information available.
- 1.114 LANDMAP is the formally adopted methodology for landscape assessment and is advocated by Planning Policy Wales (PPW), is promoted by the Countryside Council for Wales (CCW) and is considered to be a whole+landscape approach that covers all landscapes, designated and non-designated in Wales.
- 1.115 LANDMAP separates each character area into nationally consistent data sets into the following five categories (Aspects):
- Geological Landscape;
 - Landscape Habitats;
 - Visual and Sensory Landscape;
 - Historic Landscape; and
 - Cultural Landscape.
- 1.116 Each category is provided with an evaluation level as follows:

Evaluation	Definition
High	Of regional or county importance to the aspect
Moderate	Of local importance to the aspect
Low	Of little or no importance to the aspect
Unknown	Insufficient information exists to evaluate the area

- 1.117 A summary of each LANDMAP Aspect Area and description covering the site are provided in the table below:

Aspect type	Area ID	Area name	Classification	Evaluation
Geological Landscape	VLFGGL238	Penarth	Lowland Escarpment	Moderate
Landscape Habitat	VLFGLLH932	Dinas Powys South	Mosaic	High
Visual and Sensory	VLFGGLVS473	Penarth and Dinas Powys Urban Fringe	Mosaic Rolling Lowland	Moderate
Historic Landscape	VLFGGLH011 VLFGGLH013	Cogan and Pop Hill Penarth and Dinas Powys Urban	Irregular Fieldsapes Nucleated Settlement	High Moderate
Cultural Landscape	VLFGGLCL016	Dinas Powys	Urban Settlement	Moderate

Assessment of LANDMAP Aspects and Landscape Character

- 1.118 Whilst all LANDMAP Aspect areas have been considered, the main foci are on the Landscape Habitat, Visual and Sensory and Historical and Cultural Landscape LANDMAP Aspect Areas. An assessment of these and their relevance to the site are described below.

Landscape Habitat Aspect Area (VLFGLLH932 - Dinas Powys South) Fig 6b

- 1.119 The Landscape Habitat Aspect Area description identifies that the network of small fields and well-developed hedgerows compliments and provides connectivity to habitat associated with Cosmeston Country Park. In terms of Phase 1 Habitat Types, semi-natural broadleaved woodland comprises 6%, dense scrub 8%, semi-improved natural grassland 7%, improved grassland 63% and buildings 9%.
- 1.120 In terms of biodiversity character, this Aspect Area is described as *“Grasslands on elevated ground immediately south of Dinas Powys. A small field pattern, occasional small woodland copses and semi-improved neutral grassland add wildlife value to the area.”*
- 1.121 The overall Evaluation of Habitat and Species is assessed as High due to a *“A high proportion of semi-natural habitats likely to be of significant wildlife value.”* The justification for the overall evaluation for habitat and species states: *“The network of small fields including semi-improved neutral grasslands, woodlands as well as well-developed hedgerows appear to provide significant value to wildlife.”*
- 1.122 The justification for the Aspect boundary identifies: *“The network of small fields including semi-improved neutral grasslands, woodlands as well as well-developed hedgerows appear to provide significant value to wildlife.”*
- 1.123 It is considered that the landscape habitat of the site is consistent with LANDMAP description of this Landscape Habitat Aspect Area in terms of small field sizes with established hedgerows, broadleaved woodland and semi-improved grassland.

Visual and Sensory Landscape Aspect Area (VLFGLVS473 - Penarth and Dinas Powys Urban Fringe) Figures 6c and 6d

- 1.124 The Visual and Sensory Landscape Aspect Area summary description identifies: *“A rolling/undulating lowland landscape rising to approximately 60m AOD in the north from approximately 10m AOD in the south. The area forms a green buffer between Penarth to the east and Dinas Powys in the west. The landcover is predominantly pastoral fields with many overgrown hedgerows containing trees. There are some wooded areas to the south mostly around Pop Hill. Farms are scattered across the area and discontinuous ribbon development has occurred along the narrow lanes over time. Further development is occurring along Sully Road. Development is suburban in character. The area's tranquility is compromised by the visibility of development and usage of the roads. Many fields appear overgrown whilst others appear overgrazed. Some are used for equestrian uses. The associated poorly built stables are unsightly and common. Change detection 2014: edge of Penarth has expanded into this area, including prominent new Llandough Hospital.”*
- 1.125 The criteria for an overall Moderate evaluation is described: *“(The aspect area offers views of a modest picturesque value, often to pleasant elements of fields, hedgerows and trees which are, however in a declining state of quality. The integrity of the area has been effected by the declining state of farmland plus pressure from housing development, which is often inappropriate. The various areas of housing, mixed in with declining or better maintained farming landscape means the area presents little common character and therefore lacks a sense of place, whilst generally it possesses no unique or strong visual or sensory qualities. The aspect area is therefore evaluated as moderate.)”*

1.126 The justification for the Aspect boundary describes: %South and South-West steep slopes and associated field pattern in area contrast with Cog Moors. East and West urban boundary of Penarth and Dinas Powys. North-West ridge line and road. South-East differing field land use to Cosmeston recreational area. 2014 - boundary changes at edge of settlement/expansion+

1.127 The recommendations for this Aspect Area in visual and sensory terms are identified as follows:

[%anmediate - Improve management of rural boundaries (hedgerows/fences) and copses;

Immediate – green wedge separation of settlements; and

Medium Term – Maintain rural access footpath network.”]

1.128 It is considered that LANDMAP’s Visual and Sensory description is considered consistent with the site and its immediate environs in terms the undulating lowland landscape with the presence of pastoral fields, overgrown hedgerows and hedgerow trees.

Historic Landscape Aspect Area VLFGLH011 (Irregular Fieldsapes) Figure 6e and 6f

1.129 The Irregular Fieldsapes Historical Landscape Aspect Area is described as follows:

1.130 *“This aspect area represents the survival of a possible medieval fieldscape of small-elongated rectangular strip fields on Pop Hill and north of Old Cogan Hall Farm. Much of the landscape still exhibits the form of closely regimented fields. However, during the last century many of these small strip fields have been amalgamated into larger enclosures. The modern settlement of Dinas-Powys has encroached into this medieval landscape, which extended as far north as Eastbrook, east to the medieval settlement of Cogan and Dinas-Powys Moors to the west. Cross Common is a small unenclosed area on Pop Hill, large irregular fields dominate the landscape on top of the hill and it is possible this represents some enclosure of an earlier common of much greater size. The 12th century medieval settlement at Cogan consisted of several house platforms, two roads, a mill and leat, all centred on St Peter’s Church. A castle or fortified manor house is suggested at the site of the 19th century Old Cogan Hall farmhouse. The parish and manor of Cogan were held in the 12th century by the de Cogan family. By the 16th century the manor had passed to the Herbert family where it remained until being purchased by Lord Bute in 1793. St Peter’s Church, which served the deserted medieval village of Cogan, dates to the 12th century but with later 15th and 16th century remodeling. The church fell into disuse by the 18th century but was later restored in 1888-1894 by W Frame, architect to the Bute Estates. The Third Marquess of Bute also provided a bronze reredos in memory of James A Corbett, a kinsman (died 1890) who had instigated the restoration of the church.”*

1.131 The following is described in LANDMAP’s %evaluation Matrix+Section: Integrity:

1.132 *“High (The dominant landscape pattern, characterised by a possible medieval fieldscape of small elongated rectangular strip fields on Pop Hill and N of Cogan Hall, with larger enclosures on the eastern periphery of the area, largely resembles that shown on the OS 1st edition map, although during the 20th century many of the smaller strip fields were amalgamated into larger enclosures and modern housing development extending South of Dinas Powys has encroached on the northern fringes of the area.)”*

Potential:

1.133 *“High (This area has not been covered by a detailed historic landscape characterisation and consequently there is potential for further investigation of this landscape. The origins and development of the possible medieval fieldscape visible on Pop Hill and North of Old Cogan Farm merit further investigation, while the extent and chronology of occupation of the deserted medieval settlement in the vicinity of St Peter’s Church and Old Cogan Hall (presumed to occupy the site of the medieval castle referred to in documentary sources) remains to be fully determined through archaeological fieldwork and documentary study.)”*

Rarity:

- 1.134 Low (Other examples of irregular fieldscapes exist within the Vale of Glamorgan historic landscape).+

Survival:

- 1.135 "N/A (The overall landscape pattern depicted on the OS 1st edition map has survived relatively intact, in spite of the partial breakdown of the fieldscape on Pop Hill caused by the amalgamation of smaller strip fields into larger enclosures. Roman activity in the area is evidenced by a villa site at Pop Hill, of which no trace has apparently survived. Evidence of medieval settlement is represented by the Norman parish church of St Peter at Cogan, the site of a medieval castle at Old Cogan Hall and the earthworks of a medieval deserted settlement to the E of the church, which survive in reasonably good condition and have been designated as a Scheduled Ancient Monument, consisting of a series of earthwork house platforms lining both sides of a sunken track, to the S of which was a mill.)"

Historic Landscape Aspect Area VLFGLHL019 (Nucleated Settlement) Figure 6e and 6f

- 1.136 This aspect area is defined as "the extent of the urban development of Penarth and Dinas-Powys. Penarth developed in the second half of the 19th century, the docks were established in 1865 and an extension was completed by 1884 to take the overflow traffic from the docks at Cardiff. A total of fourteen coal staiths were in operation at this time, handling more than 3,000,000 tons per year. The dock peaked in the second decade of the 20th century, in 1912 it handled coal and coke exports totalling 4,179,506 tons. Penarth established itself as a retirement town for wealthy landowners, merchants and colliery owners. Large 19th villas were erected in the town, most with views of the sea, for the wealthy and were in contrast to the cheaper terracing built for the dockworkers. The esplanade was constructed during 1883-4 and the pier ten years later. Elaborate gardens were laid out for both the wealthy and the lower classes (VOGHL14, 15, 16 and 18). In 1871, the population reached 3,104 and ten years later it was 6,228, over the next decade the number of inhabitants doubled, taking the figure to 12,424. Penarth Church is known to be at least 12th century in date and Llandough was an important Early-medieval monastic centre from the mid-7th century to the end of the 11th century. the monastic sites were located in the vicinity of St Dochdwy church; the early-medieval Irbici cross-shaft (SAMGm209) stands to the southwest of church. To the north of the church, on the site of the former Great House Farm, an excavation carried out by the Cotswold Archaeological Trust revealed an Early- medieval cemetery of over 800 inhumations. There were also a number of Iron Age and Roman burials, which may indicate a continuity of settlement at the Llandough Farm villa site 150m to the south. Excavations at the villa revealed a site of five periods, including an Iron Age farmstead, succeeded by a Roman villa, then early medieval inhumations followed by a possible medieval grange belonging to..."

- 1.137 LANDMAP assessing this Aspect Area as Moderate due to "The late 19th-20th century urban sprawl of Penarth, with outlying suburbs at Llandough to the N and Dinas Powys to the W, has largely obscured earlier fieldscapes and patterns of settlement. However, an older focus of settlement remains at Llandough, centred on the church of St Dochdwy where excavations have revealed evidence of a large early medieval cemetery standing in close proximity to the site of a Roman villa and early medieval monastery."

- 1.138 It is considered that both LANDMAP Historic Landscape Aspect Areas covering the site are consistent with the site and its immediate environs in terms the presence of small-elongated rectangular strip fields (which occupy the western portion of the site).

Cultural Landscape Aspect Area (VLFGLCL016 – Dinas Powys) Figure 6g

- 1.139 The Rural Landscape Cultural Landscape Aspect area is described as follows:

"Dinas Powys is a large village containing the remains of a significant 12th century castle and many sub-urban facilities such as shops, pubs and restaurants and a railway station. The modern village

began to grow from c. 1890, a haven of villas from workaday Barry in a wide range of styles - from Tudoresque, several small American-style housing developments from the 1960s and 1970s, and a group of concrete houses from 1968. There is a quite extensive Conservation Area. The essence is of a well-regarded middle-class dormitory settlement, reinforced by the presence of a railway station on the Vale of Glamorgan line. Commuting residents now look to Cardiff as much as Barry for their employment."

- 1.140 The condition of the Cultural Aspect Area is described as %good+, value %moderate+ and trend %constant+.
- 1.141 This description of the Rural Landscape Cultural Landscape Aspect Area is considered consistent with the cultural aspects of the environs of the site in terms of the presence of residential development of varying ages and the individually designed housing at Little Orchard (north) influenced by the architectural style of Frank Lloyd-Wright.

Existing townscape character

- 1.142 The site occupies a peri-urban location on the eastern edge of Dinas Powys and to the west of Penarth. Development to the north and west of the site predominantly comprises post-war development of individual detached residences, interspersed with some estates containing semi-detached housing.
- 1.143 The settlement is bisected by the Cardiff . Bridgend railway line which broadly separates the historic core to the north and predominantly 20th century residential development to the south.
- 1.144 The historical core of the village is focused along Mill Road towards the west of the settlement much of which is subject to Conversation Area status and features substantial remains of a Norman castle, the adjacent Cwm George (the site of the Celtic hill fort from which Dinas Powys takes its name) and St. Peter's Church.

Assessment of landscape character up to 2km from the Application Site

Landscape Scale

- 1.145 The site and the immediate surrounding landscape is low-lying and benefits from high levels of enclosure due to the presence of good quality field boundary vegetation in the form of hedgerows, many of which contain hedgerow trees.
- 1.146 Extensive areas of plantation, particularly to the north of Dinas Powys and deciduous woodland blocks including The Breeches immediately to the south of the site interrupt views, reducing the perceived landscape scale.
- 1.147 Areas of slightly higher ground where intervening vegetation is absent and where larger fields occupy the landscape, an increased landscape scale is experienced as distant views are afforded towards opposing valleys.

Landform and Enclosure

- 1.148 Landform and enclosure immediately surrounding the site are broadly similar to that of the site itself. The site forms part of a gently undulating landscape, with pronounced elevation of 117m AOD at Park Wood (approximately 2.4km northwest).
- 1.149 The sense of enclosure of the landscape surrounding the Application Site is frequently influenced by both the elevation of the surrounding landscape and by its land use. High enclosure levels are frequently experienced throughout the study area due to good quality field boundary hedgerows, hedgerow trees, belts and blocks of woodland and the undulating landform itself.

- 1.150 Within the settlements of Dinas Powys and Penarth, enclosure levels increase as a result of built form and residential planting.
- 1.151 It is not considered that the perceived levels of enclosure within the study area would materially change as a result of the Proposed Development.

Landscape Pattern and Complexity

- 1.152 The 2km study area surrounding the site comprises the built form of Dinas Powys to the north and west and Penarth situated beyond agricultural land to the east. The landscape to the south of the site is agricultural, comprising pastoral fields under occasional arable cultivation. Woodland cover and good quality hedgerows are a notable landscape feature. The field pattern is rectilinear but with varying sizes and orientation. Smaller fields occupy the slopes and larger fields occupy the lower-lying land in the vicinity of Cog Moors. Towards the southeast, in the vicinity of Cosmeston Country Park and the Glamorganshire Golf Club, the landscape complexity locally increases as a result of fragmented woodland cover and the presence of amenity planting forming part of the golf course. To the north of Dinas Powys the landscape complexity is considered to be heavily influenced by the topography and land cover, with extensive areas of plantation occupying the higher ground and fragmented field boundary vegetation located on valley sides and adjacent to watercourses.
- 1.153 Increased levels of complexity occur around the peripheries of the smaller settlements and occasionally around farm complexes and private residences due to the presence of increased vegetation cover and due to a slightly more intricate field pattern. The landscape pattern and complexity would not materially change as a result of the Proposed Development.

Settlement pattern

- 1.154 Dinas Powys and Penarth are the primary settlements in the study area. The remaining settlement pattern comprises scattered individual and often isolated farm complexes and private residences including Downs Farm and The Oxhams (south), Biglis Farm (southwest) and Mill Farm and Holms Farm (north). There would be a marginal increase in the settlement pattern on the south-eastern edge of Dinas Powys as a result of the Proposed Development.

Existing built infrastructure and human influence

- 1.155 With exception of the settlement pattern, the most prominent human influences in the study area comprises overhead energy distribution infrastructure comprising powerlines and associated pylons. The higher buildings and chimney stack at Llandough Hospital (approximately 1.9km to the northeast of the Application Site) are notable human influences on the landscape.
- 1.156 Elevated sections of primary roads which transverse the landscape exert some human influence on the study area.
- 1.157 It is not considered that the Proposed Development would materially change the perception of built infrastructure and human influence within the surrounding area.

Skylines

- 1.158 Skylines towards the north and west from the areas surrounding the Application Site are formed by coniferous plantation on the higher ground to the northwest of Dinas Powys. At a local level, skylines frequently comprise dense field boundary hedgerows, hedgerows trees and overhead power lines and associated telegraph poles in some views. The Proposed Development would marginally change the skyline at a local level from views immediately surrounding the Application Site and from some views to the north and west of Dinas Powys. However, any change in the skyline as a result of the Proposed Development would be limited to locally available views.

Inter-visibility

- 1.159 In the areas immediately surrounding the Application Site, inter-visibility is heavily influenced by the levels of enclosure often as a result of good quality and extensive field boundary vegetation, hedgerow trees and areas of woodland including The Breeches. Localised areas of increased inter-visibility are exhibited from the rising and higher land to the north and northwest in the vicinity of Penny-Turnpike Road where views are afforded over Dinas Powys towards the Application Site. There would be a marginal change in inter-visibility from the areas immediately surrounding the Application Site as a result of the Proposed Development.

Tranquillity

- 1.160 The Application Site is located on the south-eastern edge of Dinas Powys. Consequently, levels of tranquillity reduce beyond the southern and eastern boundaries of the Application Site as a result of traffic noise and noise within the developed urban area of Dinas Powys. Tranquillity levels increase over the agricultural ground towards the northeast and east and then decrease again towards the urban edge of Morristown and Lower Penarth. It is considered that the Proposed Development would marginally alter the tranquillity levels within the immediate surrounding of the Application Site.

Summary

- 1.161 In summary, the landscape surrounding the Application Site can be described as:
- Located within a low-lying undulating landscape towards the southern edge of the Vale of Glamorgan;
 - Peri-urban with the built form of Dinas Powys immediately to the north and west, agricultural land to the east and a combination of deciduous woodland and agricultural land to the south.
 - Levels of enclosure surrounding the Application Site are considered to be high with good quality hedgerows containing hedgerow tree defining field boundaries;
 - Skylines frequently comprise belts or larger pockets of deciduous woodland and occasionally electricity distribution infrastructure in the form of overhead power lines and associated telegraph poles. The chimney stack associated with Llandough Hospital is visible in some views towards the north.

Assessment of Landscape Character

Dinas Powys South Landscape Habitat Aspect Area VLFGLLH932

Sensitivity

- 1.162 The Dinas Powys South Landscape Habitat Aspect Area VLFGLLH932 is classified as "Mosaic" in the Level 3 LANDMAP assessment which covers the majority of the Application Site, the remainder of the study area and beyond to the south, north and east of Dinas Powys. This Aspect area has been assessed by LANDMAP as High due to a high proportion of semi-natural habitats likely to be of significant wildlife value. Consequently, the overall landscape habitat sensitivity is assessed as High.

Magnitude

- 1.163 In consideration of the entire Aspect Area, the Proposed Development would present a localised effect on the Dinas Powys South Landscape Habitat Aspect Area, resulting in a Low Magnitude of Change.

Effect

- 1.164 With a High Sensitivity and a Low Magnitude of Change, there would be a Moderate effect according to the assessment methodology. However, in reality, it is considered that there would be a Minor effect with the Proposed Development in place.

Penarth and Dinas Powys Urban Fringe Visual and Sensory Aspect Area VLFGLVS473

Sensitivity

- 1.165 The Penarth and Dinas Powys Urban Fringe Aspect Area covers the geographical area from Llandough in the north to Cosmeston Lakes Country Park in the south. The Penarth and Dinas Powys Urban Fringe Aspect Area is considered to be of Medium value and susceptibility as it has been provided with a Moderate evaluation in the LANDMAP assessment. The overall sensitivity is therefore considered to be Medium.

Magnitude

- 1.166 The proposals would result in a modest and localised physical effect on the Penarth and Dinas Powys Urban Fringe Aspect Area within the site itself and the Zone of Theoretical Visibility (ZTV) as shown in Figure 5. The Proposed Development would generally result in a Low Magnitude of Change for the Penarth and Dinas Powys Urban Fringe Aspect Area.

Effect

- 1.167 With a Medium sensitivity and a Low Magnitude of Change, the Proposed Development would result in a Minor effect on the landscape character of the Penarth and Dinas Powys Urban Fringe Aspect Area.

Historic Landscape Aspect Area (VLFGLH011 - Irregular Fieldscapes)

Sensitivity

- 1.168 The Irregular Fields Aspect Area covers the western portion of the Application Site and includes the majority of the study area to the south. This Aspect Area is described in LANDMAP's overall assessment as High. Consequently, the sensitivity is also assessed as High.

Magnitude

- 1.169 The Proposed Development covers a very small proportion of the far northern boundary of Aspect Area VLFGLH011. This would result in a Low Magnitude of Change.

Effect

- 1.170 With a High Sensitivity and a Low Magnitude of Change there would be a Moderate effect on the Aspect Area VLFGLH011. However, in reality, it is considered that there would be a Minor Effect.

Historic Landscape Aspect Area (VLFGLH013 - Nucleated Settlement)

Sensitivity

- 1.171 The Nucleated Settlement Aspect Area covers the eastern portion of the Application Site and extends to the peripheries of Cardiff to the north and the Bristol Channel to the east. This Aspect Area is described in LANDMAP's overall assessment as Low. Consequently, the sensitivity is also assessed as Low.

Magnitude

- 1.172 The Proposed Development covers a very small proportion of the far southern boundary of Aspect Area VLFGLH013. This would result in a Low Magnitude of Change.

Effect

- 1.173 With a Low Sensitivity and a Low Magnitude of Change there would be a Negligible effect on the Aspect Area VLFGLH013.

Effect on Visual Amenity

- 1.174 The ZTV and Viewpoint Location Plan are provided in Figure 5.
- 1.175 The ZTV indicates that the Proposed Development would potentially be visible from the eastern and south eastern edge of Dinas Powys, and from the agricultural land between Dinas Powys and Penarth. The ZTV also shows an area of potential visibility of the Proposed Development to the south west of Dinas Powys in the direction of Barry and fragmented visibility towards Llandough.

Baseline Visual Receptors

- 1.176 The ZTV indicates that the Proposed Development would not generally be visible from Dinas Powys (as a result of built form), with the exception of private residences immediately beyond the northern and western boundaries of the site.
- 1.177 Fieldwork has established that the greatest effect on visual amenity is likely to be from areas immediately surrounding the site, notably from the southern extremities of Murch Road beyond the north-eastern boundary of the site.
- 1.178 Views towards the Proposed Development from areas to the south and east are heavily contained by The Breeches and by the tree belt along the site's south eastern flank. Some filtered views of the Proposed Development would be afforded from the rising land in the vicinity of Dinas Powys Common, however, such views are likely to diminish with the presence of foliage on intervening deciduous trees on the site's western boundary.
- 1.179 Fieldwork has established that oblique and transient views of the western edge of the Proposed Development are likely through field gateways on the elevated sections of Pen-y-Turnpike Road, however the Proposed Development would appear at distance and form a very small element of the wider panoramic view already containing the residential development of Dinas Powys.
- 1.180 From the remaining higher ground to the west of Dinas Powys, views towards the site are prevented by either intervening field boundary vegetation, blocks of deciduous woodland or by landform.

Residential Properties

- 1.181 The closest residential properties are identified as:
- 1.182 Private residences at Cherry Close, Murch Road, Windyridge, Little Orchard and Sunnycroft Lane (immediately beyond the northern and western boundaries of the site).
- 1.183 Additionally, there are a number of individual farm complexes and private residences within the surrounding area:
- Glascoed Farm (approximately 0.1km east);
 - Old Cogan Hall Farm (approximately 0.4km southeast);
 - Private residences on the western edge of Sully Road, Morristown (approximately 0.4km northeast)
 - Individual private residences on the northern edge of Cross Common Road (approximately 0.3-0.5km south); and
 - Private residences at Cae Canol, Hoel Tre Forys, Hoel Y Brenin and Cae Gwyn Lower Penarth 0.6km (approximately at southeast).

Private residences at Cherry Close, Little Orchard, Murch Road, Windyridge and Sunnycroft Lane

- 1.184 Fieldwork has established that direct views towards the Proposed Development are likely from the rear first floor windows of the residential properties along the south-eastern extremities of Cherry Close, Little Orchard, and from the rear facing windows of properties on the south-eastern edge of Windyridge, however in most instances such views would be heavily filtered by extensive hedgerow vegetation and the trees defining the northern boundary of the site.
- 1.185 Views of the Proposed Development from residences further to the west are likely to decrease with ever increasing distance as a result of the sequential screening effect of the intervening built form within Dinas Powys and trees and vegetation within private gardens.
- 1.186 **Sensitivity:** Views from residential properties are generally considered to be of high value, susceptibility and overall sensitivity.
- 1.187 **Magnitude:** The Magnitude of Change is considered to be low for residences on Cherry Close, Little Orchard, Murch Road, Windyridge and Sunnycroft Lane as a result of intervening vegetation and, in some instance, built form and due to the orientation of properties away from the site.
- 1.188 **Effect:** With a High sensitivity and a Low Magnitude of Change, the effect is Moderate according to the assessment criteria. However, in reality, the Magnitude of Change is likely to be Minor.

Glascoed Farm

- 1.189 Glascoed Farm benefits from extensive vegetation beyond its western/south western curtilage. Consequently, views towards the site and therefore the Proposed Development would be heavily contained.
- 1.190 **Sensitivity:** Views from residential properties are generally considered to be of high value, susceptibility and overall sensitivity.
- 1.191 **Magnitude:** The Magnitude of Change is assessed as Negligible for the occupants of Glascoed Farm due to intervening vegetation.
- 1.192 **Effect:** With a High sensitivity and a Negligible Magnitude of Change, there would be a Minor effect as a result of the Proposed Development for the occupants of Glascoed Farm.

Old Cogan Hall Farm

- 1.193 It is unlikely that the Proposed Development would be visible from The Old Cogan Hall Farm complex due to the combination of the screening effect of extensive field boundary vegetation immediately to the west and the intervening landform.
- 1.194 **Sensitivity:** Views from residential properties are generally considered to be of high value, susceptibility and overall sensitivity.
- 1.195 **Magnitude:** The Magnitude of Change is therefore assessed as Negligible for the occupants of Old Cogan Hall Farm.
- 1.196 **Effect:** With a High sensitivity and a Negligible Magnitude of Change, there would be a Minor effect as a result of the Proposed Development for the occupants of Glascoed Farm according to the assessment criteria. However, in reality, it is considered that there would be a Negligible effect.
- 1.197 From the remaining private residences and farm complexes surrounding the Application Site the Proposed Development would not be visible due to the screening effect of roadside hedgerows and hedgerow trees and, from some locations, extensive tree belts blocks. This would result in either a Negligible or No Effect on visual amenity.

Public Highways

- 1.198 The Proposed Development is located within the surroundings of the following public highways:
- Cherry Close, Murch Road (north), Windyridge (northwest) and Sunnycroft Lane (west);
 - Sully Road (0.2km east),
 - Cross-Common Road 0.4km (southwest); and
 - Swanbridge Road (approximately 0.2km southeast).
- 1.199 **Sensitivity:** Views from the unnamed lanes are considered Medium value and of Medium susceptibility due to the visual enclosure provided by hedgerows limiting views across the adjacent landscape. The overall sensitivity is therefore considered to be Medium.
- 1.200 **Magnitude:** For the surrounding highway network the Magnitude of Change as a result of the Proposed Development is assessed as Low or Negligible.
- 1.201 **Effect:** With the exception of the extremities of Murch Road which would undergo a Moderate visual effect, reducing to a Minor effect by Year 15, the remaining public highways would undergo either a Minor or Negligible effect with the Proposed Development in place.

Public Rights of Way (PRoW)

- 1.202 The Proposed Development is located within the surroundings of the following public rights of way (PROW):
- Footpath S1/28c/2 . extending to the north from Murch Crescent connecting with Aberdovey Close (approximately 0.2km north of the site);
 - Footpath S1/25/1 . broadly east-west aligned to the north of Murch Road and connecting Dinas Powys with footpath S1/28c/2 (approximately 0.2km north of the site);
 - Footpath S1/25/2 - broadly southwest-northeast aligned and connecting footpath S1/28c/2 with the eastern edge of Penarth (approximately 0.2km north/northeast of the site);
 - Bridleway S1/45/1 - extending to the south from Dinas Powys to Cross Common Road (immediately beyond the far south western boundary of the site);
 - Footpath S1/18/1 . to the south of The Breeches connecting Cross Common Road and Swanbridge Road (approximately 0.2km to the south/south east of the site); and
 - Footpaths S1/16/1 and S1/15/1 . aligning to the southeast from Cross Common Road to connect with Swanbridge Road and the A4055 respectively (approximately 0.3km and 0.4km to the southwest).
- 1.203 Fieldwork has established that views towards the site from public footpaths S1/28c/2 and S1/25/1 are heavily contained due to either built form or intervening vegetation. Views from public bridleway S1/45/1 are contained by a combination of the sequential filtering effect of field boundary vegetation, residential built form and by The Breeches. Consequently, there would be no visual effect from these PROWs with the Proposed Development in place.
- 1.204 **Sensitivity:** Views from public rights of way (PROW) are representative of those experienced by walkers, local residents and tourists and are therefore considered to be of high value, susceptibility and overall sensitivity.
- 1.205 **Magnitude:** From public footpath S1/25/2, filtered, oblique and mid-distant views of the north-eastern edge of the Proposed Development would be available, presenting a Low Magnitude of Change in the view, however these would reduce over time with the establishment of on-site tree planting.

- 1.206 **Effect:** With a High sensitivity and a Low Magnitude of Change, there would be a Moderate effect on visual amenity for public footpath S1/25/2 according to the assessment criteria. However, in reality, it is considered that there would be a Minor visual effect, reducing further over time with the establishment of peripheral tree planting adjacent to the entrance of the development.
- 1.207 Fieldwork has established that the Proposed Development would present either a Minor, Negligible or No Effect on visual amenity from the remaining PRow in the study area.

Recreation, Listed Buildings, Scheduled Monuments and Places of Worship

- 1.208 The proposals are located within the surroundings of the following recreational areas, Listed Buildings and places of worship:
- Cosmeston Lakes Country Park (approximately 0.5km southeast);
 - The Glamorganshire Golf Club (approximately 0.9km southeast);
 - St. Andrew's Golf Club and Driving Range (approximately 1.6km west);
 - Number 1-6 Little Orchard, Grade II, (immediately beyond the northern boundary);
 - St. Peters Church, Grade II*, (approximately 0.3km southeast);
 - Cogan deserted Medieval Village, a designated Scheduled Monument, (approximately 0.4km southeast); and
 - Romano-British Farmstead at Dinas Powys Common, a designated Scheduled Monument (0.7km west).
- 1.209 **Sensitivity:** Recreational areas, listed buildings, scheduled monuments and places of worship are regarded to be of high value, susceptibility and overall sensitivity.
- 1.210 **Magnitude:** With the exception of the private residences on the southern extremities of Little Orchard, which may undergo a Negligible Magnitude of Change as filtered views of the Proposed Development may be visible through intervening vegetation, there would be No Effect with the Proposed Development in place from the locations listed above due to the combination of either intervening distance and vegetation.
- 1.211 **Effect:** With a High Sensitivity and a Negligible Magnitude of Change, there would be a Minor visual effect according to the assessment criteria. In reality however, it is considered that this effect would be Negligible.

Landscape Designations

- 1.212 There are no statutory landscape designations in the study area as shown in Figure 2.

Selection of Representative Viewpoints

- 1.213 The ZTV for the Proposed Development was used to guide the selection of representative viewpoints for the visual assessment. The selected viewpoints are not intended to cover every possible view, but are representative of a range of receptor types e.g. residents, horse riders, walkers, cyclists and road users from various directions and distances from the Application Site boundary.
- 1.214 A visual assessment from the representative viewpoints was carried out in March 2017 to determine how the Proposed Development might influence the visual amenity for these typical receptors. The assessment was carried out as part of the site survey, with the photographic assessment recording the character of the views and the existing visibility of the Application Site. The viewpoint photographs and detailed visual assessment are provided in Appendix 2.

Visual Assessment (Construction Phase)

- 1.215 The duration of the construction phase for the Proposed Development would be approximately xxx months. Levels of activity on the Application Site would increase from those associated with the current management activities, but these would generally only be visible to receptors in the immediate vicinity of the Application Site and would be limited to fragmented views for occupants of the private residences at Cherry Close, Little Orchard and Windyridge.
- 1.216 Oblique views of the construction activities would be afforded towards a small portion of the site from the terminus of Murch Road through the access to the site on its north-eastern boundary, however such views are likely to be limited to the movement of plant.
- 1.217 For receptors using PRoW S1/25/2 on the eastern edge of Dinas Powys some fragmented and oblique views of construction activities from a small portion of the site would be available over intervening field boundary vegetation.
- 1.218 The susceptibility to changes of the development type proposed is Medium for PRoW S1/25/2 as a result of the notable presence of existing residential development on the edge of Dinas Powys and the visual influence of manmade detractors including overhead power lines and agricultural buildings. The overall sensitivity is therefore assessed as Medium.
- 1.219 The Magnitude of Change is assessed as Low for the duration of the construction phase as mid-range views of the construction activities would be obtained over a small proportion of the site, resulting in an overall Minor effect.
- 1.220 From PRoW S1/18/1 to the south of the site, views of construction activities would be prevented by The Breeches and by intervening field boundary vegetation.
- 1.221 The susceptibility to changes of the development type proposed is High and the overall sensitivity would therefore be High.
- 1.222 The Magnitude of Change is assessed as Negligible for the duration of the construction phase as views of the construction activities would be prevented by dense intervening field boundary vegetation and trees. This would result in an overall Minor effect according to the assessment criteria. However, in reality the overall visual effect would be Negligible.

Visual Assessment (Post-construction)

Distant Views (2km+ from the Application Site)

- 1.223 There are four representative Viewpoints (VPs) located 2km or more from the Application Site . VPs 6, 8, 9 and 10. VP 6 would undergo No Effect as a result of the Proposed Development, Viewpoint 8 would undergo a Negligible effect as a result of the Proposed Development and VPs 9 and 10 would undergo No Effect as a result of the Proposed Development.

Medium Range Views (500m to 2km from the Application Site)

- 1.224 There are four medium range representative Viewpoints . VPs 5, 7, 11 and 12. VP5 would undergo a Negligible effect as a result of the Proposed Development, VP7 would under a Minor effect as a result of the Proposed Development and VPs11 and 12 would undergo No Effect as a result of the Proposed Development.

Short-range Views (less than 500m from the Application Site).

- 1.225 Of the three short-range representative Viewpoints (VPs):

- VP1 would undergo a Moderate Visual Effect at Years 1, reducing to a Minor Visual Effect by Year 15;
- VP2 would undergo Minor Visual Effects at Years 1 and 15 (in reality a Negligible Visual Effect at both Years 1 and 15);
- VP3 would undergo a Moderate Visual Effect at Years 1 and 15 (in reality a Minor Visual Effect at reducing further with time); and
- VP4 would undergo Minor Visual Effects at Years 1 and 15.

1.226 The summary of effects on visual receptors and representative viewpoints are shown in Table 1:

Table 1. Summary of Effects on Visual Receptors and Representative Viewpoints

Visual Receptor/ Representative Viewpoint	Value	Susceptibility	Sensitivity	Magnitude	Effect
Residential Properties					
Private residences at Cherry Close, Murch Road, Windyridge, Sunnycroft Lane and Little Orchard	High	High	High	Low	Moderate
Glascoed Farm	High	High	High	Low	Minor*
Old Cogan Hall Farm	High	High	High	Negligible	Negligible*
Private residences on the western edge of Sully Road, Morristown	High	High	High	Negligible	Negligible*
Private residences on the northern edge of Cross Common Road	High	High	High	Negligible	Negligible*
Public Highways					
Murch Road	Medium	Medium	Medium	Medium	Moderate
Sully Road	Medium	Medium	Medium	Negligible	Negligible
A4232	Medium	Medium	Medium	Negligible	Negligible*
A4055	Medium	Medium	Medium	Negligible	Negligible*
B4267	Medium	Medium	Medium	Negligible	Negligible*
A4321	Medium	Medium	Medium	Negligible	Negligible*
Public Rights of Way					
Footpath S1/28c/2 extending to the north from Murch Crescent connecting with Aberdovey Close	High	High	High	Negligible	Negligible*

Public footpath S1/25/1 . broadly east-west aligned to the north of Murch Road and connecting Dinas Powys with footpath S1/28c/2	High	High	High	Negligible	Negligible*
Visual Receptor/ Representative Viewpoint	Value	Susceptibility	Sensitivity	Magnitude	Effect
Public footpath Footpath S1/25/2 - broadly southwest-northeast aligned and connecting footpath S1/28c/2 with the eastern edge of Penarth	High	High	High	Low	Moderate
Bridleway S1/45/1 - extending to the south from Dinas Powys to Cross Common Road	High	High	High	Negligible	Negligible*
S1/18/1 . to the south of The Breeches connecting Cross Common Road and Swanbridge Road	High	High	High	Negligible	Negligible*
Public Footpaths S1/16/1 and S1/15/1 . aligning to the southeast from Cross Common Road to connect with Swanbridge Road and the A4055 respectively	High	High	High	Negligible	Negligible*
(approximately 0.3km and 0.4km to the southwest).					
Recreational Areas and Places of Worship					
Cosmeston Lakes Country Park	High	High	High	Site not visible	No effect
St. Andrew's Golf Club and Driving Range	High	High	High	Site not visible	No effect
Cogan deserted Medieval Village (SAM)	High	High	High	Site not visible	Negligible*
Romano-British Farmstead at Dinas Powys Common (SAM)	High	High	High	Negligible	Negligible*
Representative Viewpoints					
Viewpoint 1 . View from Murch Road on the north-eastern boundary of the Application Site.	High	High	High	Medium	Moderate (reducing to Minor)

Viewpoint 2 . View from public footpath S1/18/1 to the south of The Breeches connecting Swanbridge Road and Cross Common Road.	High	High	High	Site not visible	Negligible
Visual Receptor/ Representative Viewpoint	Value	Susceptibility	Sensitivity	Magnitude	Effect
Viewpoint 3 . View from public footpath S1/25/2 on the western edge of Morristown.	High	High	High	Low	Minor*
Viewpoint 4 . View from railway bridge crossing Murch Road.	Medium	Medium	Medium	Low	Minor
Viewpoint 5 . View from public footpath S1/29/3 to the south of Holms Valley Farm	High	High	High	Negligible	Negligible*
Viewpoint 6 . View from public footpath M2/5/2 to the west of Michaelstone-le-Pit.	High	High	High	Site not visible	No Effect
Viewpoint 7 . View from Mount Road on Dinas Powys Common	High	High	High	Negligible	Negligible*
Viewpoint 8 . View from public footpath S1/10/1 to the south of St. Andrew's Major Golf Club and Driving Range.	High	High	High	Site not visible	No Effect
Viewpoint 9 . View from Swanbridge Road to the north of Home Farm, Cog	Medium	High	High	Site not visible	No Effect
Viewpoint 10 . View from Wales Coast Path to the north of the Bay Caravan Park	High	High	High	Site not visible	No Effect
Viewpoint 11 - View from Cosmeston Lakes Country Park adjacent to the play area.	High	High	High	Site not visible	No Effect
Viewpoint 12 - View from the northern edge of Cosmeston Lakes Country Park	High	High	High	Site not visible	No Effect

* a negligible effect although minor in accordance with the methodology in Appendix 1.

- 1.227 In the wider context of the Application Site, Sully Road is situated approximately 0.2km east, Cross-Common Road is approximately 0.4km southwest and Swanbridge Road is approximately 0.2km southeast. These highways locally connect villages, hamlets farm complexes and individual private residences.
- 1.228 the A4055 extends to the northeast from Barry and bisects Dinas Powys (approximately 0.6km to the northeast of the site) connecting with the A4232 on the western edge of Cardiff Bay.
- 1.229 Approximately 2.3km to the south of the site, the B4267 aligns to the southeast from Barry, then to the east through Sully and arcs towards Lower Penarth, broadly reflecting the geography of the coastline.
- 1.230 To the west of the site, the A4321 connects with the A4050 to the north of Barry and extends broadly to the north/northwest, by-passing Wenvoe eventually multiplexing with the A4232 dual carriageway to the south of Michaelston-super-Ely.

Night-time Visual Effects

- 1.231 It is assumed that the access roads within the Proposed Development would be illuminated at night by standard columnar street lighting. There would be a marginal increase in illumination levels post-construction from the surrounding area however, the additional illumination would be seen within the context of the far larger illumination levels from within Dinas Powys to the north and east. From distance views on the higher ground to the west of Dinas Powys, it is likely that the increase in illumination would be limited as a result of intervening vegetation on the site's western boundary.

Mitigation

- 1.232 Mitigation measures have been incorporated into the design of the Proposed Development through an iterative design process and provide an integral part of the Proposed Development rather than an addition.

Mitigation during the Construction Phase

- 1.233 Retained trees and hedgerows would be protected during the construction phase to prevent or minimise any adverse effects on them and their root protection areas in accordance with Trees in Relation to Construction BS5837:2012. Refer to the Tree Survey Report (JSL2735_770, March 2017) submitted as a separate part this Application.

Mitigation of Effects on Landscape Features and Elements

- 1.234 The embedded mitigation measures include native tree planting in areas of Public Open Space (POS), tree and shrub planting within the private gardens and the bolstering of existing native vegetation along site boundaries.
- 1.235 The proposed tree planting will serve the purposes of screening any residual views of the Proposed Development from the adjacent public rights of way and highway network (notably public footpath S1/25/2 and the south-eastern extremities of Murch Road respectively). The additional tree and hedgerow planting will additionally serve as an important ecological resource for foraging and nesting birds and mammals on and around the Application Site.

Mitigation of Effects on Visual Amenity

- 1.236 As identified in the %effects on Visual Amenity+section, the site benefits from extensive enclosure as a result of The Breeches to the south west and good quality field boundary hedgerows which define the remaining boundaries of the site. The presence of such vegetation would limit the effect of the Proposed Development on visual amenity to receptors in the immediate vicinity of the site.
- 1.237 It is considered that the combination of the retention of the existing hedgerows and trees together with proposed tree and hedgerow planting, would result in a longer-term benefit for both the Application Site and the surrounding landscape. Consequently, it is considered that there would be no additional mitigation measures required to address any residual effects arising from the Proposed Development.

Conclusion

- 1.238 This Appraisal of Landscape Effects relates to proposed development comprising approximately 220 residential units and associated infrastructure on approximately 12 hectares (ha) of semi-improved grassland on the south-eastern edge of Dinas Powys, Vale of Glamorgan.
- 1.239 The Application Site occupies comprises eight rectilinear fields defined by an established hedgerow network containing hedgerow trees.
- 1.240 The larger central and easternmost fields were formerly under the occupation of St. Cyres Lower School and include a redundant sports pitch. The footprint of the demolished school buildings is located towards the north-eastern edge of the central field.
- 1.241 The site is considered to be peri-urban with the residential built form of Dinas Powys immediately to the north and west and agricultural land interspersed with occasional farm complexes and private residences to the south and east.
- 1.242 The site and the immediate surrounding landscape is low-lying and benefits from high levels of enclosure due to the presence of good quality field boundary vegetation in the form of hedgerows, many of which contain hedgerow trees.
- 1.243 Extensive areas of plantation, particularly to the north of Dinas Powys and deciduous woodland blocks including The Breeches immediately to the south of the site interrupt views, reducing the perceived landscape scale.
- 1.244 Areas of slightly higher ground where intervening vegetation is absent and where larger fields occupy the landscape, exhibit an increased landscape scale as distant views are afforded towards opposing valleys.
- 1.245 The site does not form part of any statutory or non-statutory landscape designations.
- 1.246 The published LANDMAP Aspect Area descriptions and the author's own assessment are broadly similar to that of the site and its immediate environs. The key landscape features are summarised as:
- A peri-urban landscape with the residential development of Dinas Powys to the north and west and largely agricultural landscape south and east;
 - A strong field boundary network comprising established and dense hedgerows, frequently containing hedgerow trees which contribute to a high sense of enclosure and define the rectilinear and often geometric field pattern;
 - Field sizes vary with smaller fields located in the vicinity of settlements and valley edges; field sizes increase on the lower-lying uncultivated land comprising Cog Moor;
 - Frequent areas of coniferous plantation generally occupying the higher ground and including The Breeches (beyond the southern boundary of the site) and Park Wood and Case Hill Wood (occupying the higher ground to the north and north west of Dinas Powys respectively);
 - Human influence is exhibited by the built form of Dinas Powys to the north and west and the western edge of Penarth to the east and by the surrounding highway network including the A4055 (bisecting Dinas Powys), the A4231 (defining the eastern edge of Barry) and the B4267 (to the west of the Bristol Channel).
 - Human influence is also exhibited by the energy distribution network in the form of overhead power lines, pylons and telegraph poles frequently and by the presence of large notable buildings including the chimney stack at Llandough Hospital approximately 1.9km to the northeast on the southern edge of Cogan.

- 1.247 The combination of the retention of existing trees and hedgerows, together with the proposed on-site planting would result in a long-term benefit for site and the surrounding landscape.
- 1.248 The limited inter-visibility within the area surrounding the site which arises from the good quality field boundary network, frequent hedgerow trees and woodland blocks would limit the effect on visual amenity of the proposed development from key receptors both in the vicinity of the site and from the rising and higher ground to the north west of Dinas Powys. Therefore, it is concluded that there would be No Effect with the Proposed Development in place from the Scheduled Monuments assessed due to the combination of either intervening distance and vegetation. Visibility of the site from key receptors to the south is prohibited by extensive field boundary vegetation, The Breeches and, at distance, by the sequential screening effect of hedgerows, hedgerow trees and topography. Consequently, receptors that would undergo the highest effects are limited to those in the immediate vicinity of the Application Site, namely receptors using Murch Road and occupiers of the private residences on the south western and southern extremities of Windyridge, Little Orchard, Sunnycroft Lane and Cherry Close . all located beyond the northern boundary of the site.
- 1.249 The integral amenity tree and shrub planting which would form part of the proposed development would serve the purpose of providing additional screening of the residential units whilst increasing and enhancing on-site ecological biodiversity and connectivity to the surrounding area.
- 1.250 It is considered that there would be no additional mitigation measures required to address any residual effects arising from the Proposed Development.
- 1.251 Of the twelve Viewpoints, one would undergo a Moderate effect (VP 1). This effect would reduce to Minor by 15 years post-construction as a result of the establishment and growth of amenity tree and shrub planting in the vicinity of the site entrance. The remaining Viewpoints would undergo either a Minor, Negligible or No Effect as a result of the Proposed Development at Year 1.
- 1.252 It is therefore concluded that as site benefits from a high level of enclosure as a result of extensive peripheral vegetation, hedgerows trees and woodland blocks, the Proposed Development would be successfully assimilated into the landscape with limited visibility of the proposed residential units from the surrounding receptors. Where parts of the site are visible, views of the Proposed Development would be heavily filtered by intervening trees, and such views would reduce over time with the appropriate management of the existing retained on-site vegetation and the growth of amenity tree planting.

Drawings

Figure 1 - Site Location Plan

Figure 2 - Landscape Designation Plan

Figure 3 . Planning Layout (Hammond Yates, 2017)

Figure 4 - Landscape Features Plan

Figure 5 - ZTV and Viewpoint Location Plan

Figure 6a - Geological Aspect Areas (LANDMAP)

Figure 6b - Landscape Habitat Aspect Areas (LANDMAP)

Figure 6c - Visual and Sensory Aspect Areas Level 3 (LANDMAP)

Figure 6d - Visual and Sensory Aspect Areas Overall Classification (LANDMAP)

Figure 6e - Historic Landscape Aspect Areas Level 3 (LANDMAP)

Figure 6f - Historic Landscape Aspect Areas Overall Classification (LANDMAP)

Figure 6g - Cultural Landscape Aspect Areas Level 3 (LANDMAP)

Appendices

Appendix 1 - Detailed Assessment Methodology

Appendix 2 - Detailed Viewpoint Descriptions

Appendix 1 - Detailed Assessment Methodology

1.0 Appraisal of Landscape and Visual Effects (ALVE) Methodology

1.1 This Appraisal of Landscape and Visual Effects (ALVE) has been undertaken with reference to best practice, as outlined in the following published guidance:

- Guidelines for Landscape and Visual Impact Assessment (3rd Edition) -
- Landscape Institute/ Institute of Environmental Management and Assessment (2013);
- GLVIA3 Statement of Clarification 1/13;
- Landscape Character Assessment Guidance for England and Scotland - (2002) Countryside Agency / Scottish Natural Heritage; and
- Photography and photomontage in landscape and visual assessment (2011) - Landscape Institute Advice Note 01/11.

1.2 GLVIA3 states within paragraph 1.1 that %andscape and Visual Impact Assessment (LVIA) is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity.+¹

1.3 GLVIA3 also states within paragraph 1.17 that when identifying landscape and visual effects there is a %eed for an approach that is in proportion to the scale of the project that is being assessed and the nature of the likely effects. Judgement needs to be exercised at all stages in terms of the scale of investigation that is appropriate and proportional.+²

1.4 GLVIA3 recognises within paragraph 2.23 that %professional judgement is a very important part of LVIA. While there is some scope for quantitative measurement of some relatively objective matters much of the assessment must rely on qualitative judgements+³ undertaken by a landscape consultant or a Chartered Member of the Landscape Institute (CMLI).

The effects on cultural heritage and ecology are not considered within this ALVE.

Study Area

1.5 The study area for the ALVE was taken to be a 5km radius from the site. However, the main focus of the assessment was taken as a radius of 2km from the site as it is considered that beyond this distance, even with good visibility, the proposed development is unlikely to be perceptible in the landscape.

1 Para 1.1, Page 4, GLVIA, 3rd Edition
2 Para 1.17, Page 9, GLVIA, 3rd Edition
3 Para 2.23, Page 21, GLVIA, 3rd Edition

Effects Assessed

1.6 Landscape and visual effects are assessed through professional judgements on the sensitivity of landscape elements, landscape character, visual receptors and representative viewpoints combined with the predicted magnitude of change arising from the proposals. The landscape and visual effects have been assessed in the following sections:

- Effects on landscape elements;
- Effects on landscape character; and
- Effects on visual amenity.

Sensitivity is defined in GLVIA3 as **“a term applied to specific receptors, combining judgments of susceptibility of the receptor to a specific type of change or development proposed and the value related to that receptor.”**⁴

Various factors in relation to the susceptibility and value of landscape elements, landscape character, visual receptors or representative viewpoints are considered below and are cross referenced to determine the overall sensitivity as shown in Table 1:

SUSCEPTIBILITY	VALUE			
		HIGH	MEDIUM	LOW
	HIGH	High	High	Medium
	MEDIUM	High	Medium	Medium
	LOW	Medium	Medium	Low

1.7 Magnitude of change is defined in GLVIA3 as **“a term that combines judgements about the size and scale of the effect, the extent over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.”**⁵ Various factors contribute to the magnitude of change on landscape elements, landscape character, visual receptors and representative viewpoints.

1.8 The sensitivity of the landscape and visual receptor and the magnitude of change resulting from the proposed development are cross referenced in Table 8 to determine the degree of landscape and visual effects.

⁴ Glossary, Page 158, GLVIA, 3rd Edition

⁵ Glossary, Page 158, GLVIA, 3rd Edition

2.0 – Effects on Landscape Elements

The effects on landscape elements are limited to the site and include the direct physical change to the fabric of the land, such as the removal of woodland, hedgerows or grassland to allow for the proposed development.

Sensitivity of Landscape Elements

Sensitivity is determined by a combination of the value that is attached to a landscape element and the susceptibility of the landscape element to changes that would arise as a result of the proposed development. see pages 88-90 of GLVIA3. Both value and susceptibility are assessed as high, medium or low.

The criteria for assessing the value of landscape elements and landscape character is shown in Table 2:

Table 2, Criteria for assessing landscape value	
HIGH	<p>Designated areas at an International, National or Local scale (including but not limited to World Heritage Sites, National Parks, AONBs, SLAs, etc) considered to be an important component of the country's character experienced by a high number of people.</p> <p>Landscape condition is good and components are generally maintained to a high standard.</p> <p>In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence/absence of major infrastructure, the landscape has an elevated level of tranquillity.</p> <p>Rare or distinctive landscape elements and features are key components that contribute to the landscape character of the area.</p>
MEDIUM	<p>No formal designation but (typically) rural landscapes, important to the setting of towns and villages and considered to be a distinctive component of the national or local landscape character experienced by a large proportion of its population.</p> <p>Landscape condition is fair and components are generally well maintained.</p> <p>In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence/absence of major infrastructure, the landscape has a moderate level of tranquillity. Rare or distinctive landscape elements and features are notable components that contribute to the character of the area.</p>

LOW	<p>No formal designations but a landscape of local relevance (including but not limited to public or semi-public open spaces, village greens or allotments) and also green infrastructure and open spaces within residential areas likely to be visited and valued by the local community.</p> <p>Landscape condition may be poor and components poorly maintained or damaged.</p> <p>In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence/absence of major infrastructure, the landscape has limited levels of tranquility.</p> <p>Rare or distinctive elements and features are not notable components that contribute to the landscape character of the area.</p>
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The criteria for assessing the susceptibility of landscape elements and landscape character is shown in Table 3:

Table 3, Criteria for assessing landscape value	
HIGH	<p>Scale of enclosure . landscapes with a low capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc.</p> <p>Nature of land use . landscapes with no or little existing reference or context to the type of development being proposed.</p> <p>Nature of existing elements . landscapes with components that are not easily replaced or substituted (e.g. ancient woodland, mature trees, historic parkland, etc.).</p> <p>Nature of existing features . landscapes where detracting features, major infrastructure or industry is not present or where present has a limited influence on landscape character.</p>
MEDIUM	<p>Scale of enclosure . landscapes with a medium capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc.</p> <p>Nature of land use . landscapes with some existing reference or context to the type of development being proposed.</p> <p>Nature of existing elements . landscapes with components that are easily replaced or substituted.</p> <p>Nature of existing features . landscapes where detracting features, major infrastructure or industry is present and has a noticeable influence on landscape character.</p>

LOW	<p>Scale of enclosure . landscapes with a high capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc.</p> <p>Nature of land use . landscapes with extensive existing reference or context to the type of development being proposed.</p> <p>Nature of existing features . landscapes where detracting features or major infrastructure is present and has a dominating influence on the landscape.</p>
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Various factors in relation to the susceptibility and value of landscape elements are assessed and cross referenced to determine the overall sensitivity as shown in Table 1.

Magnitude of Change on Landscape Elements

Professional judgement has been used to determine the magnitude of change on individual landscape elements within the site as shown in Table 4:

Table 4. Criteria for assessing magnitude of change for landscape elements	
HIGH	Total loss of a landscape element.
MEDIUM	Partial loss or alteration to part of a landscape element.
LOW	Minor loss or alteration to part of a landscape element.
NEGLIGIBLE	No loss or very limited alteration to part of a landscape element.

3.0 – Effects on Landscape Character

Landscape character is defined as the “**distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.**”⁶

The assessment of effects on landscape character considers how the introduction of new landscape element physically alters the landform, landcover, landscape pattern and perceptual attributes of the site or how visibility of the proposed development changes the way in which the landscape character is perceived.

Sensitivity of Landscape Character

Sensitivity is determined by a combination of the value that is attached to a landscape and the susceptibility of the landscape to changes that would arise as a result of the proposed development . see pages 88-90 of GLVIA3. Both value and susceptibility are assessed as high, medium or low.

The criteria for assessing landscape character value is shown in Table 2.

The criteria for assessing landscape character susceptibility is shown in Table 3.

Magnitude of Change on Landscape Character

Professional judgement has been used to determine the magnitude change on landscape character as shown in Table 5:

Table 5, Criteria for magnitude of change for landscape character	
HIGH	Introduction of major elements into the landscape or some major change to the scale, landform, land cover or pattern of the landscape.
MEDIUM	Introduction of some notable elements into the landscape or some notable change to the scale, landform, landcover or pattern of the landscape.
LOW	Introduction of minor new elements into the landscape or some minor change to the scale, landform, landcover or pattern of the landscape.
NEGLIGIBLE	No notable or appreciable introduction of new elements into the landscape or change to the scale, landform, landcover or pattern of the landscape.

4.0 – Effects on Visual Amenity

The effects on visual amenity consider the changes in views arising from the proposed development in relation to visual receptors including settlements, residential properties, transport routes, recreational facilities and attractions; and on representative viewpoints or specific locations within the study area as agreed with the Local Planning Authority.

Sensitivity of Visual Receptors

Sensitivity is determined by a combination of the value that is attached to a view and the susceptibility of the receptor to changes in that view that would arise as a result of the proposed development . see pages 113-114 of GLVIA3. Both value and susceptibility are assessed as high, medium or low.

The value attached to a view includes a recognition of value through landscape designations, indicators of value attached to views by visitors such as the inclusion on maps or reference within guidebooks, provision of facilities, presence of interpretation boards, etc.

The criteria for assessing visual susceptibility is shown in Table 6:

Table 6, Criteria for assessing visual susceptibility	
HIGH	Includes occupiers of residential properties and people engaged in recreational activities in the countryside such as using public rights of way.
MEDIUM	Includes people engaged in outdoor sporting activities and people travelling through the landscape on minor roads and trains.
LOW	Includes people at place of work e.g. industrial and commercial premises and people travelling through the landscape on A roads and motorways.

Magnitude of Change on Visual Amenity

Professional judgement has been used to determine the magnitude change on landscape character as shown in Table 7:

HIGH	Major change in the view that has a defining influence on the overall view with many visual receptors affected.
MEDIUM	Some change in the view that is clearly visible and forms an important but not defining element in the view.
LOW	Some change in the view that is not prominent with few visual receptors affected.
NEGLIGIBLE	No notable change in the view.
NO EFFECT	No part of the site/proposed development visible due to intervening distance, vegetation and/or topography

5.0 – Degrees of Effect for Landscape and Visual Receptors

The degree of effects are professional judgements based upon all the factors in terms of landscape and visual sensitivity and the magnitude of change arising from the proposed development. The cross referencing of landscape and visual sensitivity and the magnitude of change determines the overall degree of effects as shown in Table 8:

		Magnitude of Change				
		HIGH	MEDIUM	LOW	NEGLIGIBLE	NO EFFECT
Sensitivity	HIGH	Substantial	Major	Moderate	Minor	No Effect
	MEDIUM	Major	Moderate	Minor	Negligible	
	LOW	Moderate	Minor	Negligible	Negligible	
NO EFFECT	No Effect					

6.0 – Nature of Effects

GLVIA3 includes an entry that states “**effects can be described as positive or negative (or in some cases neutral) in their consequences for views and visual amenity.**”⁷ GLVIA3 does not, however, state how negative or positive effects should be assessed and therefore becomes a matter of subjective judgement rather than reasoned criteria. Due to inconsistencies with the assessment of negative or positive effects a precautionary approach is applied to this ALVE that assumes all landscape and visual effects are considered to be negative or adverse unless otherwise stated.

⁷ Paragraph 6.29, Page 113, GLVIA, 3rd Edition

Appendix 2 - Detailed Viewpoint Descriptions
