

Application Site (eastern field)

Former site of St. Cyres Lower School

Murch Road



Viewpoint 1

Location: **View from Murch Road on the north eastern boundary of Application Site. Viewing south / southwest.**

Camera Make, Model and lens	Canon EOS 6D. 50mm F1.4 Lens	OS Reference	ST16500, 70901
Date and time	23/03/2017 09.33	Viewpoint altitude	35m

Baseline view

The view shows the eastern extremities of Murch Road with distant views contained by vegetation and trees to the west of the former entrance to St. Cyres Lower School and by close and distant field boundary vegetation within the site.

Sensitivity of Visual Receptors

The value of the view is assessed as Low as it does not form part of a statutory landscape designation. The view is further degraded by the presence of security fencing, signage, street furniture (lamp-posts) and the surface of Murch Road which appear in short-range views.

The susceptibility to changes in the view of the type of development proposed is assessed as Medium as it from a public highway where receptors experience transient and fleeting views.

The overall sensitivity is therefore assessed as Medium.

Magnitude of Change

It is considered that the Proposed Development would present a Medium Magnitude of Change at a Year 1 as the residential units would be visible to the east of the former school entrance. These units would further restrict views to towards the southwest.

By Year 15, with the establishment of peripheral tree planting which forms part of the Proposed Development, it is assessed that the Magnitude of Change would have reduced to Low.

Effect on Visual Amenity at Years 1 and 15

With a Medium sensitivity and a Medium Magnitude of Change, there would be a Moderate visual effect from this representative viewpoint post-construction at Year. With a Medium sensitivity and a Low Magnitude of Change by Year 15, there would Minor visual effect.



Viewpoint 2

Location: **View from PRoW S1/18/1 to the southeast of the Breeches connecting Swanbridge Road and Cross Common Road. Viewing north-west.**

Camera Make, Model and lens	Canon EOS 6D. 50mm F1.4 Lens	OS Reference	ST16603, 70562
Date and time	23/03/2017 09.49	Viewpoint altitude	29m

Baseline view

Views from public footpath S1/18/1 towards the northwest show a paddock and associated access track forming part of a small geometric field which is enclosed by good quality field boundary vegetation. The Breeches, in combination with hedgerow trees prohibit distance views towards the site.

Sensitivity

The value of the view is assessed as Medium as it is not part of a statutory landscape designation. The value of the view is also marginally reduced by the presence of equestrian infrastructure.

The susceptibility to changes in the view of the type of development proposed is assessed as High as the view is from a PRoW which is used for recreation and where receptors are likely to moving slowly. The viewpoint is close to Cogan Deserted Medieval Village (a scheduled monument).

The overall sensitivity is therefore assessed as High.

Magnitude of Change

It is considered that the Proposed Development would present a Negligible Magnitude of Change as a result of the sequential screening effect of dense intervening field boundary vegetation.

Effect on Visual Amenity at Years 1 and 15

With a High sensitivity and a Negligible Magnitude of Change, there would be a Minor visual effect from this representative viewpoint with the Proposed Development in place according to the assessment criteria. However, in reality, it is anticipated that the screening effect of intervening vegetation and trees is likely to present No Effect on the view at Years 1 and 15.



Viewpoint 3

Location: **View from PRow S1/25/2 on western edge of Morristown. Viewing southwest.**

Camera Make, Model and lens	Canon EOS 6D. 50mm F1.4 Lens	OS Reference	ST16701, 71260
Date and time	23/03/2017 10.03	Viewpoint altitude	37m

Baseline View

From public footpath S1/25/2 on the western edge of Morristown, views to the southwest present a largely rural and agricultural landscape characterised by rectilinear pastoral fields defined by managed hedgerows. Agricultural buildings associated with the Glasgoed Farm complex and residences along the eastern extremities of Murch Road are visible at mid-distance. Tree belts and The Breeches to the south and southwest of the site appear on the skyline in distant views, whilst overhead powerline and associated telegraph poles interrupt the skyline in close views.

Sensitivity

The value of the view is considered to be Medium as it is not part of a statutory landscape designation and whilst not an unattractive view it contains notable manmade detractors including overhead power lines and associated telegraph poles. Agricultural buildings associated with Glasgoed Farm contribute to the degradation of the view.

The susceptibility to changes in the view of the type of development proposed is assessed as High as it is from a PRow which is used for recreation where receptors are likely to be slow moving.

The overall sensitivity is therefore assessed as High.

Magnitude of Change

Views towards the site are oblique and the majority of the Proposed Development would be prohibited by the tree line defining the northern boundary of the site. Consequently the Magnitude of Change in the view is assessed as Low.

Effect on Visual Amenity

With a High sensitivity and a Low Magnitude of Change, there would be a Moderate visual effect at Year 1 post-construction from this representative viewpoint according to the assessment criteria. However, in reality it is considered that there would be a Minor Visual effect. It is anticipated that by Year 15 the visual effect would have reduced further as a result of the growth of peripheral tree planting adjacent to the site entrance.

Approximate extent of Application Site
(heavily filtered by deciduous trees on western boundary)



Viewpoint 4

Location: **View from railway bridge crossing Murch Road. Viewing southeast.**

Camera Make, Model and lens	Canon EOS 6D. 50mm F1.4 Lens	OS Reference	ST15917, 71382
Date and time	23/03/2017 10.30	Viewpoint altitude	20m

Baseline View

From within the urban area of Dinas Powys to the west of the site, views towards the southeast show a largely developed landscape comprising post-war terraced and individual housing bisected by Murch Road. The undeveloped, rising land beyond south eastern edge of Dinas Powys is characterised by defining field boundary vegetation in the form of deciduous trees which appear on the skyline.

Sensitivity

The value of the view is considered to be Medium as it shows a largely urban landscape including street furniture, signage and galvanised metal fencing to the edge of Murch Road.

The susceptibility to changes in the view of the type of development proposed is assessed as Medium as it is from a public highway where receptors are likely to experience fleeting and transient views.

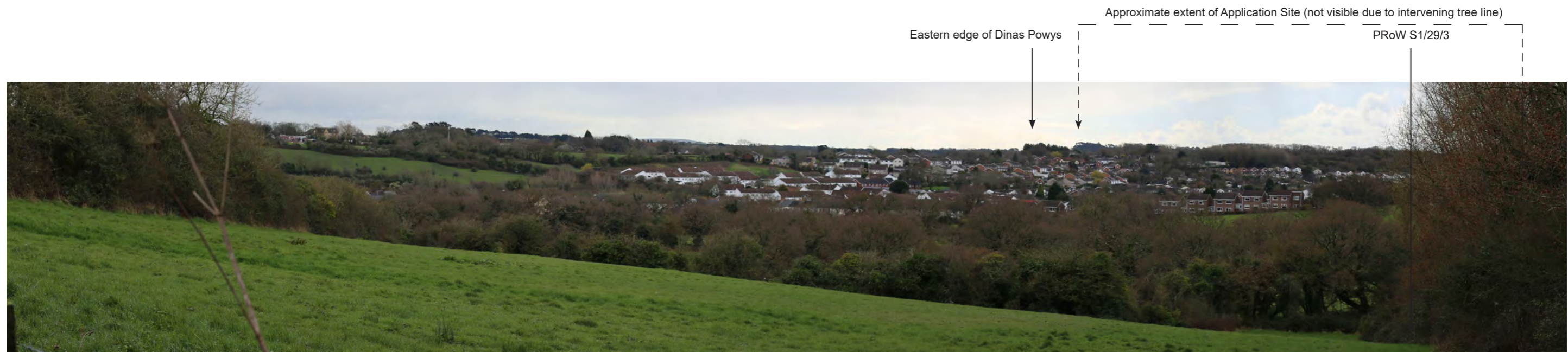
The overall sensitivity is therefore assessed as Medium.

Magnitude of Change

It is considered that the Proposed Development would present a Low Magnitude of Change as views of its western edge would be filtered by trees on the western edge of the site. Any views of the site would form a very small element in the wider view already containing extensive areas of residential development. It is anticipated that views of the Proposed Development would further reduce during the summer with the deciduous trees on the western edge of the site in full leaf.

Effect on Visual Amenity

With a Medium sensitivity and a Low Magnitude of Change, there would be a Minor visual effect post-construction from this representative viewpoint at both Years 1 and 15.



Viewpoint 5

Location: **View from PRoW S1/29/3 to the south of Holms Farm. Viewing southeast.**

Camera Make, Model and lens	Canon EOS 6D. 50mm F1.4 Lens	OS Reference	ST16044, 72401
Date and time	23/03/2017 10.58	Viewpoint altitude	50m

Baseline View

From public footpath S1/29/3 on the opposing side of Dinas Powys, views to the southeast are framed by good quality, dense field boundary hedgerows and hedgerow trees. Mid-range views show residential development at the northern edge of Dinas Powys. Distant views comprise field boundary hedgerows and pockets of woodland which appear on the skyline and become increasingly extensive towards the south and appear on the skyline.

Sensitivity

The value of the view is assessed as Medium as it is not an unattractive view but with the contains notable manmade detractors in the form of residential development within Dinas Powys and does not form part of any landscape designation.

The susceptibility to changes in the view of the type of development proposed is assessed as High as it is from a public right of way which is used for recreation and where receptors are likely to be moving slowly.

The overall sensitivity is therefore assessed as High.

Magnitude

The Magnitude of Change is assessed as Negligible at Years 1 and 5 as the Proposed Development would largely be screened by the existing established deciduous tree line on the sites western boundary would not break the skyline and would therefore be barely perceptible.

Effect on Visual Amenity

With a High sensitivity and a Negligible Magnitude of Change, there would be a Minor visual effect post-construction from this representative Viewpoint at Years 1 and 5 according to the assessment criteria. However, in reality, it is considered that there would be a Negligible effect from this representative Viewpoint.

Approximate extent and direction of Application Site (not visible due to intervening woodland cover)

Park Wood



Viewpoint 6

Location: **View from PRoW M2/5/2 to the west of Michaelstone-le-Pit. Viewing southeast.**

Camera Make, Model and lens	Canon EOS 6D. 50mm F1.4 Lens	OS Reference	ST14713, 72830
Date and time	23/03/2017 11.34	Viewpoint altitude	46m

Baseline View

Views from public footpath M2/5/2 to the west of the small settlement of Michaelstone-le-Pit show a rural and agricultural landscape comprising large, gently undulating, arable fields defined by managed hedgerows. Distant views are prohibited by an extensive belt of deciduous woodland extending towards the southeast from Park Wood.

Sensitivity

The value of the view is considered to be Medium as it is not an unattractive rural view but does not form part of a statutory landscape designation. Distant views are also prohibited by an extensive area of deciduous woodland.

The susceptibility to changes in the view of the type of development proposed is assessed as High as it is from a PRoW which is used for recreation and receptors are likely to be slow moving.

The overall sensitivity is therefore assessed as High.

Magnitude of Change

At Years 1 and 5 there would be a No Effect on the view with the Proposed Development in place.

Effect on Visual Amenity

With a High sensitivity and No Effect on the Magnitude of Change, there would be No Effect from this representative Viewpoint with the Proposed Development in place at Years 1 and 15.



Viewpoint 7

Location: **View from Mount Road on Dinas Powys Common. Viewing southeast.**

Camera Make, Model and lens	Canon EOS 6D. 50mm F1.4 Lens	OS Reference	ST15145, 71066
Date and time	23/03/2017 12.33	Viewpoint altitude	40m

Baseline View

From Mount Road on the northern edge of Dinas Powys Common, views towards the southeast comprise the built form of Dinas Powys interspersed with deciduous tree belts on the southern edge of the Common and individual trees within private residences of Dinas Powys. The rising land beyond Dinas Powys towards the western edge of the site becomes increasingly wooded and appears on the skyline. Short-range views show Mount Road and part of Dinas Powys Common.

Sensitivity

The value of the view is considered to be Medium as it is not part of a statutory landscape designation. The notable presence of existing residential development, albeit filtered, further reduces the value of the view.

The susceptibility to changes in the view of the type of development proposed is assessed as High as the view is from an area of Access Land which is used for recreation and its proximity to Romano-British Farmstead (a scheduled monument).

The overall sensitivity is therefore assessed as High.

Magnitude

At Year 1 some filtered views of the western edge of the Proposed Development would be distantly perceptible during the winter months. However the Proposed Development would not break the skyline and would form a very small element in the view which already contains residential development. During the summer, with the deciduous trees on the site's western boundary in leaf, views of the Proposed Development are likely to reduce further.

The Magnitude of Change is therefore assessed as Negligible at Years 1 and 15.

Effect on Visual Amenity

With High sensitivity and a Negligible Magnitude of Change, there would be a Minor visual effect from this representative viewpoint with the Proposed Development in place at Years 1 and 15 in accordance with the assessment criteria. However, in reality, it is considered that actual effect on visual amenity would be Negligible.

Approximate direction and extent of Application Site (not visible due to intervening vegetation)

PRoW S1/10/1



Viewpoint 8

Location: **View from PRoW S1/10/1 to the south of St. Andrew' Major Golf Club and Driving Range. Viewing northeast.**

Baseline View

From the low-lying land in the vicinity of St. Andrew's Major Golf Club and Driving Range, views from public footpath S1/10/1 show the eastern extremities of the driving range enclosed by good quality field boundary vegetation. Distant views are contained by a combination of amenity planting on the eastern extremities of the driving range and the sequential screening effect of field boundary vegetation beyond. The safety fencing associated with the driving range and extensive vegetation including hedgerow trees defining the southern edge of public footpath S1/10/1 break the skyline in short-range views.

Sensitivity

The value of the view is considered to be Medium as it does not form part of a statutory landscape designation. The value of the view is further reduced by the close prominence of the safety fencing.

The susceptibility to changes in the view of the type of development proposed is assessed as High as it is from a PRoW which is used for recreation where receptors are likely to be slow moving.

The overall sensitivity is therefore assessed as High.

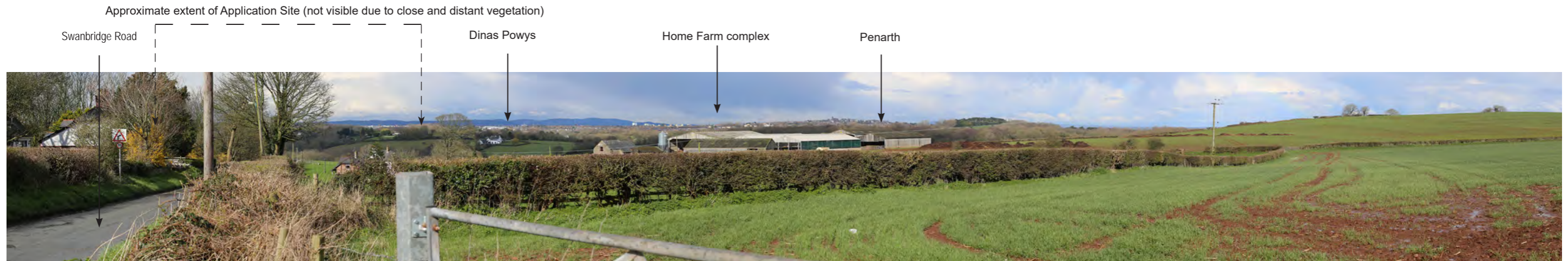
Magnitude of Change

At Years 1 and 15 there would be No Effect with the Proposed Development in place.

Effect on Visual Amenity

With a High sensitivity and No Effect on the Magnitude of Change, there would be No Effect on visual amenity from this Viewpoint with the Proposed Development in place.

Camera Make, Model and lens	Canon EOS 6D. 50mm F1.4 Lens	OS Reference	ST14107, 70027
Date and time	23/03/2017 14.05	Viewpoint altitude	10m



Viewpoint 9

Location: **View from Swanbridge Road to the north of Home Farm, Cog. Viewing north.**

Camera Make, Model and lens	Canon EOS 6D. 50mm F1.4 Lens	OS Reference	ST16328, 68550
Date and time	23/03/2017 14.44	Viewpoint altitude	31m

Baseline View

From the rising land to the south of the hamlet of Cog, views to the north are extensive and show a gently undulating landscape characterised by an agricultural and rural landscape interspersed with small hamlets. Dinas Powys is visible in distant views. Short-range views show rectilinear arable fields defined by managed hedgerows, buildings associated with the Home Farm complex and individual private residences to the western edge of Swanbridge Road. Overhead power lines and associated telegraph poles break the skyline in close views.

Sensitivity

The value of the view is considered to be Medium as it does not form part of a statutory landscape designation and is not an unattractive view but includes the presence of detractors at short-range including agricultural buildings associated with the Home Farm complex and overhead power lines and associated telegraph poles.

The susceptibility to changes in the view of the type of development proposed is assessed as Medium as it is from a public highway where views are transient and fleeting.

The overall sensitivity is therefore assessed as Medium.

Magnitude of Change

The Proposed Development, where visible beyond the intervening trees to the edge of Swanbridge Road, would form a very small element in the existing view and would be barely discernible against the backdrop of existing built form. Consequently, the Magnitude of Change is assessed as Negligible.

Effect on Visual Amenity

With Medium sensitivity and a Negligible Magnitude of Change, there would be a Negligible visual effect from this representative viewpoint with the Proposed Development in place at Years 1 and 15.

South Wales Coast Path Approximate direction and extent of Application Site (not visible due to close intervening vegetation)



Viewpoint 10

Location: **View from South Wales Coast Path to the north of Bay Caravan Park. West of Swanbridge. Viewing north.**

Camera Make, Model and lens	Canon EOS 6D. 50mm F1.4 Lens	OS Reference	ST17572, 68066
Date and time	23/03/2017 15.22	Viewpoint altitude	34m

Baseline View

Views to the north from the South Wales Coast Path to the west of Swanbridge are partially contained by dense, intervening vegetation and trees which appear in close-range views. Where slightly more distant views are available they comprise rectilinear arable fields defined by fragmented hedgerows containing hedgerow trees.

Sensitivity

The value of the view is considered to be Medium as it does not form part of a statutory landscape designation and although it is not unattractive, the view is heavily contained by the screening effect of vegetation.

The susceptibility to changes in the view of the type of development proposed is assessed as High as it is from a promoted long distance trail used for recreation and where receptors are likely to be moving slowly.

The overall sensitivity is therefore assessed as High.

Magnitude

The Proposed Development would not be visible from this Viewpoint due to the screening effect of close and mid-distant intervening vegetation.

Consequently, there would be no Magnitude of Change in the view with the Proposed Development in place.

Effect on Visual Amenity

With High sensitivity and Negligible Magnitude of Change, there would be a Minor effect on visual amenity with the Proposed Development in place according to the assessment criteria. However in reality there would be no effect with the Proposed Development in place.

public bridleway bisecting Cosmeston Country park
(defined by tree-line)

Approximate direction and extent of Application Site (not visible due to intervening vegetation and landform)



Viewpoint 11

Location: View from Cosmeston Lakes Country Park adjacent to the play area. Viewing north-west.

Camera Make, Model and lens	Canon EOS 6D. 50mm F1.4 Lens	OS Reference	ST17108, 69839
Date and time	23/03/2017 15.52	Viewpoint altitude	17m

Baseline View

Views to the northwest adjacent to the play area within Cosmeston Lakes Country Park show a rising landform and comprise managed amenity grassland enclosed by trees and foliage associated with the public bridleway which bisects the Park towards the west, and by a tree line separating the Park from The Glamorganshire Golf Club to the east/northeast.

Sensitivity

The value of the view is considered to be Medium as it does not form part of a statutory landscape designation and although it is not unattractive, the view is heavily contained by the screening effect of trees and vegetation.

The susceptibility to changes in the view of the type of development proposed is assessed as High as the view is from a country park which is used as a destination for recreation.

The overall sensitivity is therefore assessed as High.

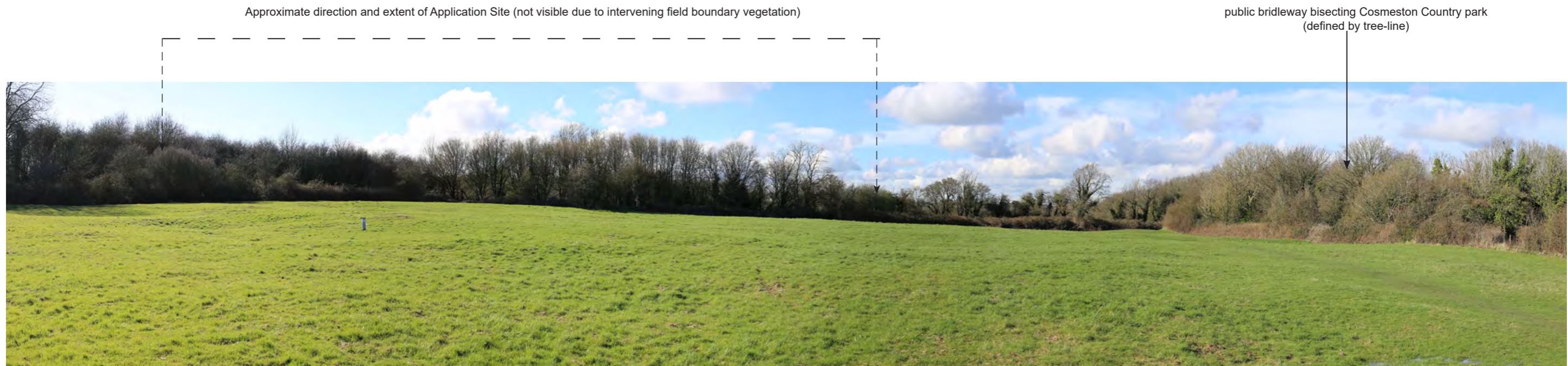
Magnitude

The Proposed Development would not be visible from this Viewpoint due to the screening effect of close and mid-distant intervening vegetation.

Consequently, the Magnitude of Change would be Negligible with the Proposed Development in place.

Effect on Visual Amenity

With High sensitivity and Negligible Magnitude of Change, there would be a Minor effect on visual amenity with the Proposed Development in place according to the assessment criteria. However in reality there would be No Effect from this Viewpoint with the Proposed Development in place.



Viewpoint 12

Location: **View from the northern edge of Cosmeston Lakes Country Park. Viewing north-west.**

Camera Make, Model and lens	Canon EOS 6D. 50mm F1.4 Lens	OS Reference	ST17524, 69521
Date and time	23/03/2017 16.04	Viewpoint altitude	22m

Baseline View

Views from the northern edge of Cosmeston Country Park show an area of amenity grassland enclosed by trees and foliage associated with the public bridleway which bisects the Park towards the east, and by trees and vegetation separating the Park from the agricultural land to the west.

Sensitivity

The value of the view is considered to be Medium as it does not form part of a statutory landscape designation and although it is not unattractive, the view is heavily contained by the screening effect of trees and vegetation.

The susceptibility to changes in the view of the type of development proposed is assessed as High as the view is from a country park which is used as a destination for recreation.

The overall sensitivity is therefore assessed as High.

Magnitude

The Proposed Development would not be visible from this Viewpoint due to the screening effect of close and mid-distant intervening vegetation.

Consequently, there would be no Magnitude of Change in the view with the Proposed Development in place.

Effect on Visual Amenity

With High sensitivity and Negligible Magnitude of Change, there would be a Minor effect on visual amenity with the Proposed Development in place according to the assessment criteria. However in reality there would be No Effect with the Proposed Development in place.