

# TY FRY FARM, LOUGHOR, SWANSEA

## Landscape and Visual Appraisal



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# 1 INTRODUCTION

## General

- 1.1 The purpose of this report is to identify and assess the landscape and visual effects which would result from the proposed development of 23 two storey detached and semidetached residential properties and associated landscape proposals within an approximately 0.9Ha (Hectare) on land south of Glebe Road (Ty Fry Farm), Loughor, Swansea.
- 1.2 The site, referred to in the text below as the 'Application Site', is situated south of Glebe Road and forms the south easternmost part of an allocated development site (Ref. H1.32 Land South of Glebe Road). The Application Site comprises an open small pastoral field bordered by substantial trees and hedgerows. The site is generally well contained by hedgerow and tree vegetation to all boundaries, with slightly more open areas apparent to the eastern boundary abutting adjacent residential properties along Greenfield Place, with sections of this boundary being closed boarded fencing to rear gardens.
- 1.3 To the west of the Application Site lies Ty Fry Farm Phase 1 (Chapel Fields) development site, currently under construction, consisting of some 92 residential units forming part of the wider allocated site.
- 1.4 There is currently no public access to the Application Site. The location of the Application Site and its context, and relevant designations within the study area are shown on Figure 1. The Landscape and Visual Appraisal (LVA) forms part of the planning application to Swansea Council for the proposal, which is hereinafter referred to as the 'proposed development'.
- 1.5 This LVA follows the Guidelines for Landscape and Visual Impact Assessment: Third Edition (Landscape Institute and Institute of Environmental Management and Assessment, 2013), by providing an appraisal of the development proposals, which follows the broad principles of landscape and visual impact assessment, but at a level of detail appropriate to the scale and nature of the development proposed.
- 1.6 The LVA considers the potential effects of the development upon:
- Landscape character in general;
  - Individual elements and features in the landscape, and
  - Visual amenity of individuals who view the proposed development.

## Scope

- 1.7 This report considers the effects of the proposed development on the existing landscape resource and character and on the visual amenity of the surrounding environment. The appraisal has been carried out in accordance with the methodologies set out below and described in more detail in Appendix A.
- 1.8 The report 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 matters. The existing landscape features and landscape character, which together make up the landscape resource, are described, and reference is made to published landscape character studies and landscape designations. The current visibility of the Application Site from viewpoints within the surrounding landscape are also assessed.

- 1.9 A description of the proposed development is provided and the potential effects, of the proposals on the landscape resource and the visual environment, are identified. Where appropriate, landscape measures are suggested to prevent, reduce or offset potential adverse effects.
- 1.10 An appraisal of the effects of the proposed development on the landscape and visual environment during the first winter following completion of the development (Year 1) after the landscape measures have been implemented, but at which time their effect would be limited, and for summer 15 years after completion of the development (long-term Year 15) by which time the proposed landscape measures would be established.
- 1.11 Landscape impacts refer to changes arising from the proposed development on the physical elements that make up the landscape and which influence its character (the landscape resource). Visual impacts refer to the changes to existing views available to people living, working and travelling through the landscape surrounding the Application Site (the visual resource).
- 1.12 Figures and photographs have been used to illustrate this report. The location and visual extent of the Application Site and the location of Representative Viewpoints are indicated on Figure 3. Photographs were taken from each Representative Viewpoint in summer 2020, looking towards the Application Site from the surrounding landscape and are included at Figures 4.1 to 4.5.

### **Study Area**

- 1.13 The study area for the appraisal extends to a 3km radius (equivalent to a 6km diameter) from the approximate centre of the Application Site, this is based on the limits of potential visibility of the proposed development. It is considered that any potential significant landscape and / or visual effects would occur within 3km of the Application Site.

## 2 PLANNING POLICY CONTEXT

### Introduction

2.1 The following section identifies the national and local planning policies of relevance to landscape and visual matters, which have informed the existing baseline of the Application Site and surrounding landscape and informed the subsequent landscape and visual appraisal of the proposed development. The aims of the various policies, at national, county and local level, are summarised below.

### Planning Policy Guidance

#### Planning Policy Context

2.2 As part of establishing the existing baseline environment, this appraisal has reviewed and considered relevant planning policies in the currently adopted Local Development Plan (Table 2.1). Other documents, of material consideration, are reviewed in paragraphs 2.3 to 2.12.

#### Local Development Plan

2.3 The Development Plan for the Application Site comprises the Swansea Local Development Plan 2010 - 2025 (adopted on the 28th February 2019). Relevant policies to the proposed development within the Swansea Local Development Plan are described below.

#### Swansea Local Development Plan

2.4 The Swansea Local Development Plan was adopted on the 28<sup>th</sup> February 2019 and sets out the overall planning strategy for the Council from 2010-2025. Completed in accordance with National Planning Policy and Guidance. The Plan provides a clear planning framework to address key issues facing the County, providing certainty and the basis for efficient planning decisions.

**Table 2.1 Swansea Local Development Plan Policies**

Plan Policy	Details
<b>Policy PS1:</b> Sustainable Places	<p><i>In order to deliver sustainable places and strategically manage the spatial growth of the County, the delivery of new homes, jobs, infrastructure and community facilities must comply with the Plan’s sustainable settlement strategy that requires:</i></p> <ul style="list-style-type: none"> <li><i>i. Development to be directed to the most sustainable locations within the defined settlement boundaries of the urban area and Key Villages;</i></li> <li><i>ii. New homes and jobs to be delivered in a manner consistent with growth forecasts and the Plan’s Sustainable Housing and Employment Strategies;</i></li> <li><i>iii. The safeguarding and protection of the character and openness of Green Wedges; and</i></li> <li><i>iv. Inappropriate development in the countryside to be resisted.</i></li> </ul>
<b>Policy PS2:</b> Placemaking and Place Management	<p><i>Development should enhance the quality of places and spaces and respond positively to aspects of local context and character that contribute towards a sense of place.</i></p>

Plan Policy	Details
<b>Policy HC1:</b> Historic and Cultural Environment	<i>The County's distinctive historic and cultural environment will be preserved or enhanced by:</i> <i>i. Requiring high quality design standards in all development proposals to respond positively to local character and distinctiveness;</i> <i>ii. Identifying and safeguarding heritage assets, sites and their settings;</i> <i>iii. Supporting heritage and cultural led regeneration schemes;</i> <i>iv. Safeguarding and promoting use of the Welsh language.</i>
<b>Policy ER5:</b> Landscape Protection	<i>Development will not be permitted that would have a significant adverse effect on the character and quality of the landscape of the County.</i>
<b>Policy ER8:</b> Habitats and Species	<i>Development proposals that would have a significant adverse effect on the resilience of protected habitats and species will only be permitted where:</i> <i>i. The need for development outweighs nature conservation importance of the site;</i> <i>ii. The developer demonstrates that there is no satisfactory alternative location for the development which avoids nature conservation impacts; and</i> <i>iii. Any unavoidable harm is minimised by effective mitigation to ensure that there is no reduction in the overall nature conservation value of the area. Where this is not feasible, compensation measures designed to conserve, enhance, manage and, where appropriate, restore natural habitats and species must be provided.</i>
<b>Policy ER11:</b> Trees, Hedgerows and Development	<i>Development that would adversely affect trees, woodlands and hedgerows of public amenity or natural/cultural heritage value, or that provide important ecosystem services, will not normally be permitted.</i>

## Site Allocation

2.5 The Application Site forms a small part of a larger site allocations, H1.32 Land South of Glebe Road Loughor, as detailed in Chapter 5 (Appendix 3) of the currently adopted Swansea LDP. *'The purpose of this appendix is to set out key site requirements and site informatives for all sites allocated in the Plan. The appendix provides additional detail to the requirements set out in the site allocation policies and sets out clearly where the Council will require infrastructure to be provided to support development. The appendix also clearly sets out where Plan policies will require further assessments to be carried out to establish the impact of development of the allocated site in relation to known issues, constraints and designations.'*

2.6 Table 2.2 below summarises the requirements of the Allocated Site. The Application Site itself is a small part of the wider allocation, as such, many of the site requirements relate to the site as a whole rather than the Application Site specifically.

**Table 2.2 Swansea Local Development Plan Allocated Site Requirements**

Plan Policy	Details
<b>Site Ref:</b> H1.32 Land South of Glebe Road, Loughor	<i>Provide Green Infrastructure network throughout the site in accordance with Policy ER 2 Strategic Green Infrastructure Network.</i>  <i>Provision of Open Space in accordance with the FiT guidance set out in Six Acre Standard Document, Policy SI 6 Provision of New</i>

Plan Policy	Details
	<p><i>Open Space, Council's Open Space Assessment and Open Space Strategy.</i></p> <p><i>Biodiversity and environmental enhancements in accordance with relevant LDP policies, which may include the requirement to submit and agree ecological management plans. (Policies ER 9 Ecological Networks and Features of Importance for Biodiversity, RP 1 Safeguarding Public Health and Natural Resources, RP 2 Noise Pollution, RP 3 Air and Light Pollution, RP 4 Water Pollution and the Protection of Water Resources, RP 6 Land Contamination, RP 7 Land Instability).</i></p> <p><i>PROW: connections and improvements will be sought to the following PROWs which are onsite or adjacent to the site: LC40, LC39</i></p>

## Other Material Considerations

### Planning Policy Wales (Edition 10, 2018)

2.7 The Planning Policy Wales (PPW) was first published in December 2018 by the National Assembly for Wales, replacing all previous versions, as part of National Planning Policy and guidance.

2.8 The PPW sets out the land use planning policies of the Welsh Government. The conservation and improvement of the natural heritage of Wales is one of its objectives noting the following (paragraph 6.02 and 6.03):

*“The special and unique characteristics and intrinsic qualities of the natural and built environment must be protected in their own right, for historic, scenic, aesthetic and nature conservation reasons. These features give places their unique identity and distinctiveness and provide for cultural experiences and healthy lifestyles.”*

*As well as those characteristics regarded as special or unique there are other, environmental qualities of places which are ubiquitous. Environmental components of places, such as clean air, access to open spaces and water quality, are linked to the quality of the built and natural environment. The environmental components of places influence and shape health and wellbeing as well as playing a role in sustaining and creating places which are adaptable and resilient to change. Distinctive and Natural places must maintain or incorporate green infrastructure, recognising the wide-ranging role it can play, as key components of their natural and built fabric. Doing so will maximise health and well-being of communities and the environment.”*

2.9 It also attaches considerable importance to the benefits of good design stating (paragraph 3.10) that:

*“In areas recognised for their particular landscape, townscape, cultural or historic character and value it can be appropriate to seek to promote or reinforce local distinctiveness. In those areas, the impact of development on the existing character, the scale and siting of new development, and the use of appropriate building materials (including where possible sustainably produced materials from local sources), will be particularly important.”*

### Technical Advice Note (TAN): Nature Conservation and Planning (2009)

2.10 TAN 5 provides advice about how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation. This guidance note should be read in conjunction with Planning Policy Wales, in particular with Chapter 5 Conserving and Improving the



Natural Heritage and Coast which sets out the Assembly Government's objectives for the natural heritage and the land use planning policies which support these.

### **Summary of Planning Policy**

- 2.11 The Swansea Local Development Plan incorporates strategies to conserve and enhance (where possible) the important features, elements and characteristics of the rural landscape by avoiding visually intrusive development and promoting good quality design which incorporates appropriate green infrastructure.
- 2.12 The PPW sets out overarching aims to ensure development is appropriately located, well designed and sustainable. In summary, the policies set out to improve the overall quality of an area, establish a strong sense of place and create an attractive and comfortable location, responding to local character.

## 3 EXISTING CONDITIONS

### Landscape Baseline

- 3.1 This section sets out the context of the Application Site within the surrounding area, with reference to published landscape assessments and, where relevant, landscape designations at national and local levels. It describes the location, topography and drainage, land use, vegetation cover, existing rights of way and existing landscape character. The Application Site, its location and landscape planning context, are shown at Figure 1 and in the photographs at Figures 4.1 to 4.5.

### Landscape Character

- 3.2 Landscape character areas and landscape character types can be defined at a variety of scales and a substantial amount of published information is available at the national, county and district scales. The principal published information comprises Natural Resources Wales (NRW) national landscape characterisation of Wales (NRW, 2014) and LANDMAP, an “*all-Wales Geographical Information System (GIS) based landscape resource...*”.

### National Landscape Character

- 3.3 At a national level, Natural Resources Wales (NRW) has prepared a National Landscape Character Areas (NLCA) map for Wales (NRW, 2014). This has divided the country into 48 broad scale character areas, the descriptions of which highlight what distinguishes one landscape from another with reference to distinct natural, cultural and perceptual characteristics within each region. The application sites fall entirely within NLCA '38: Swansea Bay' with NLCA '39: Gower' in close proximity to the south of the Application Site.
- 3.4 NLCA 38 is described as a ‘*narrow coastal plain links the lowlands of Glamorgan to those of Gwendraeth. In the middle section around Port Talbot its width is constricted by the adjacent sea and steeply uplands. Extensive sandy coast is backed by dunes, with lagoons and important coastal heath. Major river estuaries issue within the area, including those of rivers Loughor, Neath and Tawe. Large parts of the area have been built on, with major docks by the Neath and Tawe estuaries. The focus of development is the city of Swansea, Wales’ second largest, but also Llanelli, Neath Port Talbot and Pyle. Character is urban and suburban with large housing and industrial estates.*’ (NCLA 38: Summary Description, NRW 2014). The key characteristics of NCLA 38 are summarised below.
- *Narrow coastal plain – a long lowland area, of limited width in its middle section, between uplands and the sea, and opening out into wider lowland areas at either end.*
  - *Estuaries – including those of the Rivers Loughor, Tawe, Neath and Ogmere.*
  - *Extensive soft coastline - sand dunes and sweeping sandy beaches and lagoons. Kenfig dunes /lagoon have important species including fen orchid and medicinal leech. Relict, prehistoric and later period landscapes, successively buried by wind blown sand.*
  - *Setting of steeply rising hills – in the central section around Port Talbot, and belonging to South Wales Valleys to the north*
  - *Coal measures - beneath much of the area, but Triassic mudstones form the northern bank of the Ogmere Estuary.*
  - *Limestone outcrops - near and Mumbles Porthcawl.*
  - *Major glacial moraine deposits by estuaries e.g. Glais Moraine 1 mile long x 45m high*

- *Urban areas - dominated by the city of Swansea and the coalescing towns of Llanelli, Neath and Port Talbot. Swansea, with its strong architectural heritage and cultural importance forms a regional focus. Housing and business planned in large estates.*
- *Heavy industry – giant apparatus with large buildings and chimneys with steam issuing focussed at Port Talbot, with dominating visual and audible presence.*
- *Major transport corridor – with main road and rail lines linking settlements along the corridor, with associated movement, busyness and noise.*
- *Ports and docks – at major river estuaries. Historically the focus for industry but today regenerating and redesigning as post-industrial housing, education and leisure marinas. Historically strategic location - recognised early for good coal for industry and sea transport, and latterly by rail.*
- *Agriculture - in areas away from dunes and lagoons that have not been built on. Predominantly pasture for dairy, sheep or horse paddocks in regular, hedged fields.*
- *In the few remaining rural parts – the pattern is settlements along roads, with scattered stone or white/cream render farmsteads.*

### Regional / Local Landscape Character

- 3.5 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:
- *Geological 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: “Focuses on recording habitat features, characteristics and their spatial relationships within the context of the wider landscape”;*
  - *Visual and Sensory Landscape: “Maps landscape characteristics and qualities as perceived through our senses, primarily visually. The physical attributes of landform and land cover, their visible patterns and their interrelationship”;*
  - *Historic Landscape: “Landscape characteristics that depend on key historic land uses, patterns and features. Identifies only those classes of historic land uses, patterns and features that are prominent and contribute to the overall historic character of the present landscape.”; and*
  - *Cultural Landscape: “Describes the links between landscape and people, from the way in which cultural, or human activity shapes the landscape, to the way in which culture shapes the way we respond to landscape. Focus is on mapping the landscape where it has been, or is being, shaped by a particular cultural activity or process, or where it has been directly represented, depicted or described in art, literature or folklore.”*
- 3.6 For each dataset the landscape is divided into discrete geographical units referred to as aspect areas. Each is given a unique identification code and is accompanied by a dataset which includes both a description and evaluation of quality and value.
- 3.7 Whilst all LANDMAP Aspect Areas have been considered, for the purposes of this Landscape and Visual Appraisal the focus will be on those Aspect Areas which would be directly affected by the proposed development. I.e. those that fall within the Application Site itself.

### Visual and Sensory Landscape Aspect Area

- 3.8 The Application Site is located entirely within Gorseinon (SWNSVS726) visual and sensory aspect area (Ref. Figure 6). The overall evaluation for this aspect area is Low described as an *'Urban area that encompasses the settlements of Gorseinon, Gowerton and Grovesend. The area is largely residential with some retail and small areas of industry. Views out are largely on to farmland with some views to the south east edge out on to saltmarsh and Loughor estuary. North east part of this aspect area includes much open country'*.

### Geological Landscape Aspect Area

- 3.9 With regard to the Geological Landscape Aspect Area, the Application Site is located entirely within Loughor (SWNSGL032) (Ref. Figure 8). Described as *'Low rounded ridges in dip and scarp topography of low-level plateau in gently dipping north limb of E-W synform in Wesphalian (Upper Carboniferous) South Wales Pennant Formation (Grovesend Beds) sandstones with thin coals. Extensive cover of boulder clay draping topography. N-S to NE-SW faults (e.g. Grovesend, Gwili Faults) forming gullies through ridges. Disused mines. Bounded by N-S fault-controlled river valleys to W (Loughor) and E (LLiw)'*. The overall evaluation for this aspect area is Moderate due to *'Widespread Pennant sandstone geology with coals; significant urban/industrial development'*.

### Landscape Habitat Aspect Area

- 3.10 The Application Site is located entirely within the Landscape Habitat Aspect Area Between Gorseinon & Gowerton (SWNSLH779) (Ref. Figure 9). The overall evaluation of this aspect area is Moderate due to *'Improved grassland is a low value habitat, areas of semi-improved grassland and marshy grassland are of more value'*.

### Historic Landscape Aspect Area

- 3.11 The Application Site is located predominantly within H22 Lower Loughor and Lliw Valleys (SWNSHL571) and partially within H23 Loughor, Gorseinon and Penllergaer (SWNSHL254) historic landscape aspect areas (Ref. Figure 10). The overall evaluation for these Aspect Areas is Unassessed. Summary text of Aspect Area SWNSHL571 includes *'...agricultural with an irregular fieldscape formed by successive enclosures of open ground, probably going back to the pre-Norman period and continuing into the 19th century... There was a significant industrial component at the end of the 19th century and beginning of the 20th century, but this has now largely disappeared; it has however left a significant mark on settlement form and distribution, the settlements being ribbon developments which grew up to service collieries and tinplate works'*. Aspect Area SWNSHL254 is summarised as being *'...near continuous block of settlement with associated industrial areas... The Loughor component had its origin in the Roman period as a fort on the lowest crossing point of the River Loughor, succeeded by a medieval castle and borough, but there was no significant growth until the 19th century and the development of collieries and metal-processing industries... Industrial component now less important and then residential and service aspects'*.

### Cultural Landscape Aspect Area

- 3.12 The Application Site is located entirely within the Cultural Landscape Aspect Area Gorseinon (SWNSCLS086) (Ref. Figure 11). The overall evaluation for this Aspect Area is Low.

## Site Description

### Location, Land Use and Development Context

- 3.13 The Application Site is located within the southern part of the settlements of Lougher / Gorseinon. The eastern boundary of the Application Site is defined by existing residential properties along Greenfield Place, with the western boundary of Application Site defined by a construction site associated with the wider site allocation beyond retained vegetation. There is no public access to the site.
- 3.14 The Application Site is currently a small generally open pastoral field bounded by mature hedge and tree vegetation to all side, albeit less dense to the easternmost boundary. The site, part of the wider allocation is currently not part of the wider construction site, although there were items associated with the neighbouring construction site stored on the site at the time of field work, including cement silos.

### Topography of the Application Site

- 3.15 The Application Site slopes gently from north-east to south-west from approximately 51 m AOD at the north east corner adjacent to the rear of existing residential properties along Greenfield Crescent to 45 m AOD at the south-western corner of the site (Figure 3).

### Topography of the Surrounding Landscape

- 3.16 The topography of the study area is gently undulating as a series of ridges and valleys that range from approximately 4 m AOD at the River Loughor / Afon Lliw estuary / wetlands to the south west, rising to circa. 133 m AOD at Rhean-fawr in the very south and higher ground, at circa. 45-50 m AOD, to the east towards Gorseinon / Penllergaer, bisected by the valley of Afon Lliw.

### Hydrology and drainage

- 3.17 No water course runs through the Application Site. The wider study area consists of a number of small tributaries and rivers (Afon Lliw) which feed into the much larger river Loughor to the south west.

### Vegetation of the Application Site

- 3.18 Native hedgerows with hedgerow trees contain the site and connect to tree belts and blocks of woodland to the south and west, much of which is retained within the adjacent development area. Vegetation within the site itself is generally a monoculture, consisting of predominantly improved grassland and scattered scrub.

### Vegetation of the surrounding area

- 3.19 Existing mature trees and hedgerow occur to all boundaries around the Application Site that provide a good vegetation screen. Vegetation cover to the eastern boundary is more intermittent however, at various locations to the rear of existing residential properties along Greenfield Place.
- 3.20 In the close vicinity of the Application Site the area to the west is characterised by and active construction site and completed (in part) residential development, generally contained by hedgerow and trees which have been retained and punctuated by small blocks of woodland which link to existing trees, hedgerows and woodland blocks to the south and south east of the

Application Site which generally terminates at the A484. To the north of the Application Site is the urban area of Loughor / Gorseinon with vegetative cover predominantly within private gardens.

### Access and infrastructure

- 3.21 There is no public access across the Application Site. Two public footpaths (LC39 and 40) take a route north from Glebe Road to link with footpaths to the south, including bridleway LC38 (part of the Wales Coast Path). These footpaths are located within the adjacent development construction site and have been temporarily closed and / or diverted.
- 3.22 A network of Public Rights of Way (PRoW) extends across the study area and provides connections to villages and farms. Within larger urban areas to the north the footpath network is noticeably fragmented with roadside footways predominant.
- 3.23 The closest major road corridor is the A484 that takes a route generally east west within the southern half of the study area and links Swansea with Llanelli. Other main roads and smaller unclassified roads / lanes link villages and settlements within the rural and more urban parts of the study area.
- 3.24 The closest residential properties are off Greenfield Place to the immediate east of the Application Site.

### Landscape Value

- 3.25 As part of the baseline description of the study area the value of the landscape that would be affected has been established.
- 3.26 GLVIA3 defines value as “*the relative value that is attached to different landscapes by society, bearing in mind that a landscape may be valued by different stakeholders for a whole variety of reasons... A review of existing landscape designations is usually the starting point to understanding landscape value, but the value attached to undesignated landscapes also needs to be carefully considered and individual elements of the landscape – such as trees, buildings or hedgerows may also have value.*”

### Designated Landscapes

- 3.27 The Application Site is not located in an area of countryside designated for its landscape value or quality either at national or local level. The nearest being The Gower Area of Outstanding Natural Beauty. Some 3.90 km to the south west at its nearest point.

### Non-designated Landscapes

- 3.28 As discussed above, the Application Site does not lie within a nationally or locally designated landscape. This does not mean that the Application Site has no value. As described in paragraph 3.3, the ELC requires that account should be taken of all landscapes, designated or not. In GLVIA3, Box 5.1, sets out a range of factors that might be considered to help in the identification of valued landscapes and are used in this appraisal to establish value.

### Landscape Quality

- 3.29 Landscape quality, or condition, measures the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.

- 3.30 The hedgerows and trees associated with the Application Site and its boundaries are a strong feature and enclose the site and have a medium to high value. The internal open grass and scrub areas have no more than medium to low value. The site includes a number of temporary structures (cement silos) associated with the neighbouring construction site that are detracting features, not representative of the local area and have low value. The dense hedgerows, trees and woodland blocks retained within the neighbouring construction site and in the immediate local landscape are an attractive feature of this small part of the study area and cohesive characteristic giving a vegetated buffer to the partly open countryside to the south. The majority of the remaining study area is urban in nature with limited landscape value.
- 3.31 The overall character of the LANDMAP Visual and Sensory Aspect Area (SWNSVS726), within which the Application Site is located, which is concerned with the extent to which a distinct and recognisable pattern of elements, features and qualities occurs within the Aspect Area, to give a clear sense of place, is adjudged to be Low. While the overall Integrity of the Aspect Area, which is concerned with the extent to which the area is in good condition, with consistent character throughout, and is generally unspoilt by large-scale, visually intrusive or other inharmonious development, is adjudged to be similarly low.

### **Scenic Quality**

- 3.32 This measures the degree to which the landscape appeals primarily to the visual senses. The visual baseline is analysed in more detail below.
- 3.33 The dense tree and hedgerow vegetation to the boundaries of the Application Site result in a sense of enclosure with limited views to the wider landscape. This coupled with the grassland to the remainder of the site means that the Application Site itself does not have more than low to medium scenic value being in a fairly good condition but influenced by pressures from neighbouring development and the existing settlement edge. The surrounding vegetation including hedgerow with trees and woodland defines the enclosed character of the site.
- 3.34 The open estuarine landscape and enclosed landscape with mature hedgerows and trees to the south west of the study area is less influenced by existing development and as such has a medium to high value. Although views to existing development on wooded ridgelines are available from much of this area and the influence of existing development is constant.
- 3.35 The overall scenic quality of the LANDMAP Visual and Sensory Aspect Area (SWNSVS726), within which the Application Site is located, which is concerned with the extent to which the area has scenes which are of a picturesque quality, demonstrating aesthetically pleasing elements in composition, is adjudged to be Low.

### **Rarity and Representativeness**

- 3.36 Rarity is concerned with the presence of rare features and elements in the landscape or the presence of a rare character type and representativeness analyses the features or elements within the site and its surroundings which are considered particularly important examples, which are worthy of retention.
- 3.37 The pastoral grassland, hedgerows with trees and individual trees within and to the boundaries of the Application Site are characteristic of a local area and cannot be defined as rare features.
- 3.38 The overall rarity of the LANDMAP Visual and Sensory Aspect Area (SWNSVS726), within which the Application Site is located, which is concerned with the extent to which the area's visual & sensory character and/or features or qualities are rare/representative locally, regionally or nationally/internationally, is adjudged to be Low.

### Conservation Interests

- 3.39 This considers the presence of features of wildlife, earth science, historical and cultural interest that can add value to a landscape.
- 3.40 There are no ecological or heritage designations on the Application Site to increase its value. As with most sites there is some ecological interest, and this would be considered in a separate study. The areas of special grassland or deciduous woodland blocks within the study area form better quality habitats and have a medium to high value.

### Recreational Value

- 3.41 This considers any evidence that the landscape is valued for recreational activity where experience of the landscape is important.
- 3.42 There is no public access to the Application Site and therefore it has no direct recreational value. A public footpath south of the site (LC38 / 40), at a lower level than the site is separated by boundary and intervening vegetation that prevents views into the site. Views from other PRoW within the study area are similarly limited by intervening vegetation and development with glimpsed views from PRoW further to the south, particularly from more elevated ground (LCA49).
- 3.43 The wider study area has a medium to high level of recreational value in terms of rural tourism access to the wider countryside including the Gower AONB to the south west.

### Perceptual Aspects

- 3.44 A landscape may be valued for its perceptual qualities, notably wildness and/or tranquillity
- 3.45 The landscape of the site is generally unmanaged. The hedgerows and trees have limited wild qualities being in close proximity to and influenced by existing development. The hedgerows with trees provide good visual containment and a sense of enclosure. Glimpse views of existing buildings and construction activities and noise limit the sense of tranquillity to low value.

### Associations

- 3.46 This considers any evidence of artistic endeavours and historic events that contribute to the perceptions of the natural beauty of an area.
- 3.47 The site and its surroundings do not have any special cultural, literary or artistic associations that increase its value.

### Summary of Landscape Value

- 3.48 The value of the landscape of the Application Site and the surroundings is considered to range for low to medium. The elements of grassland, hedges, trees and shrubs and hedgerow with tree boundaries which comprise the site are not rare within the local area, although should be retained as part of any development. The site has no public access or recreational value, although forms part of the general character of the area within which recreational routes exist. Visual amenity value is limited. The site, although not wild or tranquil in itself, is part of a landscape which potentially has a greater degree of tranquillity when away from settlements and roads. Therefore, whilst the Application Site and surroundings have some positive landscape elements and some wildlife interest, these are not considered sufficient to elevate this landscape to one that is highly valued. Overall, the landscape of the Application Site does not have any special qualities and the contribution the site makes to the wider landscape is of low value.



3.49 The overall LANDMAP evaluation for Visual and Sensory Aspect Area (SWNSVS726), within which the Application Site is located, is adjudged to be Low. This justified by all evaluation criteria outlined above being Low. For the Landscape Habitat Aspect Area Between Gorseinon & Gowerton (SWNSLH779) and Geological Landscape Aspect Area (SWNSGL032) the overall evaluation is adjudged to be Moderate.

## Visual Baseline

### Zone of Theoretical Visibility (ZTV)

3.50 Areas from which views of the Application Site would theoretically be possible were determined by means of the ZTV analysis (Figure 3). Selected visual receptors located within the ZTV and likely to experience visual change were identified through field work, and their sensitivity established in accordance with best practice guidance.

3.51 The ZTV (Figure 3) indicates that potential views of the proposed development would be experience from a relatively contained area around the site with limited views potentially extending to higher land in the north-west and south-east. The ZTV takes into consideration significant blocks of woodland and built form but does not take into consideration the screening effect of all vegetation.

3.52 Table 3.1 below lists each of the viewpoints included in the study and describes the existing view from each. It also details the distance from the Application Site and the perceived sensitivity of the receptor

3.53 Summer photographs were taken in September 2020. Visibility was good the day the photographs were taken. Viewpoint locations are shown on Figure 3 and photographs presented on Figures 4.1 to 4.5.

3.54 PRoW within the study area were walked as far as possible and views of the Application Site were identified.

**Table 3.1 Description of Views from Representative Viewpoints**

Viewpoint Number and Location	Distance from Application Site	Receptor and Sensitivity	Description
<b>Representative Viewpoint 1:</b> Versil Terrace	15 m	Vehicle travellers: <b>Low</b> Pedestrians: <b>Medium</b> Residential Properties: <b>High</b>	Near distant view looking north west from Versil Terrace. The view from the road and adjacent footway is heavily screened by intervening boundary vegetation with glimpsed views to the Application Site beyond. There are limited views to existing temporary structures on the site, including cement silos and other paraphernalia associated with the neighbouring construction site. Although some appreciation of existing works and other items are available. More open views across the site would be available from upper story rear windows of existing residential properties along Versil Terrace and more particularly Greenfield Place. In the winter situation this view would remain filtered by boundary

Viewpoint Number and Location	Distance from Application Site	Receptor and Sensitivity	Description
			vegetation although views to the site are more likely with the loss of leaf cover.
<b>Representative Viewpoint 2:</b> PRoW (bridleway / footpath) No. LC38/40	270 m	Walkers: <b>High</b>	Middle distant view looking generally north from bridleway / footpath which is part of the Wales Coast Path. The view over a rough grassland field is interrupted by dense tree and hedgerow field boundary vegetation which generally enclose views from this location. Dense blocks of intervening vegetation screen the Application Site from this location. There is evidence of construction and other activities within the views including bunding, Heras fencing and limited views to plant movement and other construction activities. In winter the view intervening layered vegetation, although without leaf, and landform would continue to screen views to the Application Site from this location.
<b>Representative Viewpoint 3:</b> B4295 Bryn-Y-Mor Road	1.3 km	Vehicle travellers: <b>Low</b>	Mid to long distant view looking north from B24295 roadside footway (also representative of possible views from PRoW LC48). The generally open view is over grazed grassland towards the treed development edge of Gorseinon. Intervening vegetation along PRoW LC48 and adjacent fields foreshorten views with glimpsed views to existing residential properties along Waun Road / Versil Terrace / Greenfield Place seen above the tree line. screens the Application Site from this location. There are glimpses to new residential development, currently under construction within a small part of the view. Intervening tree to the south of the Application Site prevent discernible views to it from this location. In winter the view would be filtered by dense layered vegetation, without leaf, which would continue to screen the Application Site.
<b>Representative Viewpoint 4:</b> B4295 Penclawdd Road	1.5 km	Vehicle travellers: <b>Low</b>	Mid to long distant view looking north east from B24295 roadside footway. Open view across Loughor Estuary to treed development edge of Gorseinon. Existing mature tree and hedgerow vegetation bounding the Application Site and immediate local landscape generally prevents any clear view to it from this location. There are glimpsed views to construction activities to the east of the

Viewpoint Number and Location	Distance from Application Site	Receptor and Sensitivity	Description
			Application Site with glimpsed filtered and more open views to development within the wider landscape seen as a ribbon of development along the ridgeline to the horizon of the view, broken up by substantial tree vegetation. In winter the view would be similar to that of the baseline view, although existing vegetation devoid of leaf would allow more views to existing development.
<b>Representative Viewpoint 5:</b> PRoW (footpath) No. LC49	1.6 km	Walkers: <b>High</b>	Mid to long distant view from PRoW LC49, which forms part of the Wales Coast Path, looking north. Generally open elevated view across Loughor Estuary towards treed ridgeline to the south of Gorseinon. Glimpsed views to existing development along the ridgeline, including construction activities to the immediate west of the Application Site. Dense intervening vegetation to the Application Site boundary and to the south prevents any discernible views to the ground level of it from this location. is visible within the vegetation edge. In winter the view would be similar to that of the baseline view, although existing vegetation devoid of leaf would allow more views to existing development.

## Visual Receptor Groups

- 3.55 Visual receptors include the public and community at large, residents and visitors to the area. Representative viewpoints looking towards the proposed development have been selected and are described above and other potential visual receptor groups are summarised below.

### Views from Residential Properties

- 3.56 People within residential properties are considered to have high sensitivity to changes in visual amenity. The windows of ground floor and living rooms are considered particularly sensitive to views. As people spend less time in the upper floor bedrooms these are considered less sensitive than ground floor views.
- 3.57 The nearest residential properties are those along Versil Terrace and Greenfield Place that back on to the eastern boundary of the Application Site. Properties in this location are generally north or east facing with rear elevations facing onto the Application. There is substantial screening vegetation to the south east corner of the Application Site and along its eastern boundary although less substantial, which less tree cover to the eastern boundary allowing intermittent and more some more open views.

- 3.58 Other properties to the north east and west of the Application Site, although in close proximity, have limited or no views to the Application Site due to intervening topography and extensive vegetative cover.

### Views from Public Rights of Way

- 3.59 People travelling along Public Rights of Way (PRoW) through the countryside are considered to be receptors of high sensitivity due to the recreational nature of using PRoW. The susceptibility of visual receptors may be influenced by the visual amenity they experience at a particular location. Therefore, people using more scenic PRoW are likely to be higher sensitivity than pedestrians using rights of way in an urban context or pavement in a street.
- 3.60 The closest PRoW, with the exception of those which have been temporarily closed / diverted due to the neighbouring construction site, is PRoW (bridleway) LC38 (Representative Viewpoint 2). LC38, which forms part of the Wales Coast Path, follows a route east to west to the south of the Application Site and links to the PRoW / road network in the wider area to the south of Gorseinon. Users of the footpath / bridleway would have very limited potential views of the site in a northerly direction due to intervening vegetation.
- 3.61 There would be glimpsed more distant views from a limited number of PRoW within the wider landscape. Including, LC49 (Representative Viewpoint 5) and LC48. Extensive tree cover to the south of the Application Site would remain generally preventing more open views.
- 3.62 From other footpaths in the landscape of the surrounding area views of the Application Site are unlikely to be available due to the screening effect of intervening vegetation and existing development.

### Views from Community Facilities

- 3.63 People using community facilities or involved in outdoor activities where attention is not focused on the landscape are less sensitive to change and are generally considered to have a medium sensitivity to change.
- 3.64 No community facilities within the study area have been identified that would be affected by the proposed development.

### Views from Industrial and Commercial Premises

- 3.65 People within commercial premises or at a place of work are considered to have a low sensitivity to change in visual amenity as they are focused on the business that they are conducting.
- 3.66 No industrial premises within the study area have been identified that would be affected by the proposed development. However, agricultural workers in the surrounding fields are likely to experience very limited views of the of the Application Site due to the screening effect of intervening vegetation.

### Views from Surrounding Roads Network

- 3.67 People travelling in vehicles on roads are considered to have low sensitivity to change as their attention should be focussed on the road rather than the visual amenity of their surroundings.
- 3.68 There would be glimpsed heavily filtered views from a small part of Versil Terrace in close proximity to the east of the Application Site (Representative Viewpoint 1). From the wider road network, due to extensive tree cover to the south of the Application Site, intervening development and topography views to the Application Site from the wider road network are unlikely, with

glimpsed heavily filtered views only from the B4295 to the south of the Loughor Estuary (Representative Viewpoints 3 and 4).

## 4 ASSESSMENT METHODOLOGY

### Relevant Guidance

- 4.1 As a matter of best practice, this appraisal has been undertaken based on the relevant guidance on landscape and visual impact assessment (LVIA) described in the following documents;
- Guidelines for Landscape and Visual Impact Assessment: Third Edition (GLVIA3) (Landscape Institute and Institute of Environmental Management & Assessment, 2013);
  - LANDMAP Methodology Overview and Guidance Notes (Natural Resources Wales 2017) and,
  - Visual Representation of Development Proposals, Technical Guidance Note 06/19 (Landscape Institute, September 2019).
- 4.2 GLVIA3 sets out broad guidelines rather than detailed prescriptive methodologies. The methodologies tailored for the assessment of this development are based on GLVIA3 guidelines and are presented in detail at Appendix A and summarised below. The level of landscape and visual effects are assessed through consideration of the sensitivity or susceptibility of the receptor and the magnitude of change. The significance of effect table (Appendix A, Table 4) outlines the broad approach adopted to assess the level of effect which is considered together with professional judgment
- 4.3 This appraisal focuses on the operational phase of the proposed development, taking account of the description of the development set out below in Section 5 and is supported by an overview of the construction effects. An assumption has been made that the appraisal is undertaken on the basis of full occupancy of the existing touring caravan park.
- 4.4 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.
- 4.5 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 floor of private residences generally accepted as being more sensitive to change than those from highways or places of work where attention is focussed elsewhere. Public rights of way through rural areas with attractive landscapes, which are used for recreational purpose, are also usually accepted as being of high sensitivity to change.

### Landscape Assessment Methodology

- 4.6 The landscape assessment combines the results of both objective and subjective appraisal of the landscape. This assessment consisted of three stages including desk study, a field survey and an analysis of the likely effects resulting from the development proposals in the light of these studies.

### Desk Study

- 4.7 The desk study involved examining the 1:20,000 scale Ordnance Survey maps and aerial photographs 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 planning context.

### Fieldwork

- 4.8 Fieldwork involved a visual survey of the Application Site and its surroundings to assess its character and identify key landscape elements and visual receptors.

### Analysis

- 4.9 Based on the findings of the desk study and field survey, distinctive elements in the landscape, the pattern of their arrangement and dominant features were identified and the existing character and quality of the affected landscape described.
- 4.10 An assessment was then 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 was assessed.
- 4.11 Effects on the landscape can be defined as the relationship between the sensitivity of the landscape receptors and the magnitude of any change which the proposals would create. Effects may be adverse, beneficial or neutral in nature. The landscape effects of the proposed development are discussed in Section 6 below.
- 4.12 Mitigation measures in the form of planting have been recommended to offset or reduce landscape effects and the residual effects on landscape character were then assessed as these measures are implemented at year 1. Fifteen years after completion of the development when this planting has matured the residual effects are expected to reduce and further integrate the scheme with the local area.

### Visual Assessment Methodology

- 4.13 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

- 4.14 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).
- 4.15 A ZTV has been prepared for the proposed development to show the theoretical extent of the surrounding area from which views to it at eye level (assumed to be 1.5 m above ground level), may be possible taking account of the screening effect of landform and significant woodland blocks, within the study area. The screening effect of other features such as tree belts, hedgerows and hedgerow trees were not taken into account. Landform data was taken from OS Terrain 5 mapping, using point data at 50 m centres. The ZTV is shown on Figure 4.
- 4.16 The ZTV for the proposed development was computer generated using Viewshed in ArcGIS software. It was based on the top level of the highest building within the site boundary which is considered to be the worst-case scenario. The ZTV assumed the height of the proposed lodges would be 4.5 m at indicative locations within the Application Site. A 2 km buffer from the site boundary has been selected for the extent of the study area used in this assessment. The extent of the study area is based upon our previous experience with similar scale developments in rural

areas in that the limit to any significant landscape and visual effects would be within 2 km of the Application Site boundary.

- 4.17 Visual receptors include the public or community at large, residents and visitors to the area. Viewpoints looking towards the proposed development have been selected to represent these visual receptors. These include views from the public highway and the public right of way network at different distances and directions to the Application Site. The representative viewpoints have been used to assess the potential visual effects of the proposed development and are described in Section 3 above.

### Fieldwork

- 4.18 The provisional identification of viewpoints was refined by subsequent fieldwork, at which stage visual receptors identified from the desk study that might experience an effect were confirmed or ruled out. These included highways and public rights of way. Existing views from a representative number of these locations were recorded photographically. Refer to Figure 4 for viewpoint locations.
- 4.19 Baseline photographs were taken at eye level from the representative viewpoints, using a digital SLR camera with fixed focal lens equivalent to a 50 mm focal length lens in 35 mm film format. These photographs are reproduced in the assessment and a description of the views has been included in Table 3.1 above. Refer to Figures 5 to 8.

### Analysis

- 4.20 The existing views were then compared with those that would result if the scheme were to be constructed. The comparative changes in the views have been assessed for the winter of the first year following development. Changes in views are recorded as adverse, beneficial or neutral effects, representing their effects in visual amenity terms. The effects are set out in Section 6 below.

## Limitations of the Landscape and Visual Assessments

- 4.21 The visual assessment has been based on analysis of OS mapping of the Application Site and surrounding area and on 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. Where impacts to residential and other private views (e.g. commercial occupiers) are noted, these have necessarily been estimated.
- 4.22 The visual assessment and associated field work were carried out during summer 2020 when deciduous vegetation is in full leaf and providing maximum screening effect. Judgements have necessarily been made regarding the winter situation when vegetation is without leaf.



## 5 PROPOSED DEVELOPMENT

### Description of Proposed Development

- 5.1 The proposed development comprises of 23 two storey 2, 3 and 4 bed detached and semidetached residential properties and associated landscape proposals within an approximately 0.9Ha (Hectare) on land south of Glebe Road (Ty Fry Farm), Loughor, Swansea, within a 0.9 ha site. The proposed site layout is shown on Dwg. P18-0751\_34 Rev L1 (Appendix B). The scheme would also include roads, parking, footways and landscape planting. The site would be accessed from an internal access road through the Ty Fry Farm Phase 1 (Chapel Fields) development site, currently under construction to the west of the Application Site, consisting of some 92 residential units forming part of the wider allocated site.

## 6 APPRAISAL OF EFFECTS

### Appraisal of Operational Effects

#### Landscape Effects

- 6.1 This section describes the effects of the operational phase of the proposed development based on the site layout (Ref, Appendix B). The likely landscape effects that would result as a consequence of the proposed development is summarised below.

#### Landscape Character

##### National Landscape Character Areas (NCLA)

- 6.2 Direct effects on national landscape character relate to NLCA '38: Swansea Bay', within which the Application Site is located. The proposed development would result in an irreversible change of use of a small arable / pastoral field on the edge of existing development, to that of a residential development. With the exception of a small number of trees that would be lost to accommodate the proposed development, including at the access road to the north west of the development, the majority of existing boundary vegetation, including mature tree planting would be retained. This would generally retain the existing field pattern in this small enclosed part of a very large NCLA. As a proportion of the overall national landscape character area the change in landscape character of the Application Site would be small. The low sensitivity and negligible magnitude of change to the national landscape character area would result in a **Negligible adverse** effect where proposed changes would reflect the existing character in the immediate local landscape and adjoining development allocation and would retain where possible the existing enclosed field pattern and boundary vegetation, characteristic of the Application Site and local landscape.

##### County / Local Landscape Character (LANDMAP Aspect Areas)

- 6.3 The following paragraphs summarise the potential effects of the proposed development upon each of the five layers of LANDMAP Aspect Areas within which the Application Site sits.

##### Visual and Sensory Landscape Aspect Area: Gorseinon (SWNSVS726)

- 6.4 A large aspect area, predominantly classified as urban, encompassing the settlements of Loughor, Gorseinon, Gowerton and Waunalwydd. The Application Site is wholly located within this aspect area and would therefore have a direct effect upon a small part of it. The Application Site is surrounded on three sides by existing development, including part of the wider site allocation which the Application Site is part of. As such, it is heavily influenced by it. Mature trees and hedgerows to the Application Site boundary, characteristic of the local area, would be largely retained as part of the proposed development. This would maintain the physical and, to a point, visual separation from the wider landscape to the south. Further, the Application Site is physically separated from the wider aspect area by existing development and would be considered part of it. Although there are some noticeable manmade structures / plant material associated with the adjacent within the Application Site, there would be a noticeable change at a site-based level with the permanent loss of the pastoral grass field. However, being a small part of the overall aspect area and more characteristic of the urban area on balance, when considering the aspect area as a whole, there would be a **Negligible adverse** effect, upon an aspect area of Low value and sensitivity, as a result of the proposed development, a small extension to the already allocated

site. The overall character of the wider aspect area would be unaltered by the proposed development.

### **Cultural Landscape Aspect Area: Gorseinon, Grovesend, Loughor (SWNSCLS086)**

- 6.5 Similarly, to the Visual and Sensory Aspect Area, SWNSVS726, this aspect area is classified as urban. As such, there is a heavy influence upon the Application Site from the surrounding urban environment. A small part of the overall aspect area would be directly affected by the proposed development with a small isolated part of it becoming assimilated into adjacent development. Attractive views out of the proposed development to the landscape to the south, a cultural feature identified, would remain albeit that retained vegetation would limit this to an extent. This aspect area is evaluated as low and would therefore be of low sensitivity to the development proposed. Overall, it is considered that there would be a **Negligible adverse** significance of effect upon the overall aspect area.

### **Geological Landscape Aspect Area: Loughor (SWNSGL032)**

- 6.6 The Application Site, as detailed above, slopes gently from north to south. In order to accommodate the proposed development, cut and fill and other localised groundworks would be required. As a result, there would be a direct affect upon a small part of the geological aspect area, limited to the Application Site itself. The overall evaluation of the aspect area is moderate with the sensitivity considered to be medium. However, the substantial loss of geological features would be small and isolated to the Application Site itself. As such, there would be a **Negligible adverse** significance of effect upon the aspect as a whole.

### **Landscape Habitat Aspect Area: Between Gorseinon & Gowerton (SWNSLH779)**

- 6.7 The Application Site, and therefore proposed development, is located entirely within this aspect area and would have a direct effect up a very small part of it. The overall evaluation of the aspect area is Moderate, with areas of semi-improved and marshy grassland of higher habitat value than the areas of improved grassland. The proposed development would result in the loss of a small area of improved grassland, considered to be of lower value, although other habitats including trees and hedgerows to the boundary would be largely retained. As such, there would be a balance of adverse effects and some beneficial effects with the retained vegetation. At a site-based level it is considered that the proposed development, on balance, would result in a **Minor adverse** significance of effect with the loss of grassland habitat of medium sensitivity. The aspect area as a whole would experience a **Negligible adverse** effect, approaching neutral, as there would be no effect on habitats in the wider area.

### **Historic Landscape Aspect Area: H22 Lower Loughor and Lliw Valleys (SWNSHL571)**

- 6.8 The historic settlement pattern of this small part of a large aspect area, within which the Application Site is located, has been generally eroded by the continued expansion of the existing settlements of Gorseinon and Loughor. Including the adjacent development of which the proposed development is a phase. The overall evaluation of the aspect area is unassessed and given the heavy influence of neighbouring development it is considered to be of Low sensitivity to the type of development proposed. It is anticipated that the proposed development would result in a **Negligible adverse** effect upon the overall aspect area.

- 6.9 There would be an indirect effect on the adjacent aspect areas within the wider 5km study area. Significance of effect upon aspect areas outwith the Application Site is adjudged to be no greater than **Neutral**.

### Visual Effects

- 6.10 During the operational phase visual effects would be from views of the introduced residential properties within the Application Site. The proposals would have a limited influence and the proposed development would appear as a small extension to the adjacent new development and seen in the context of an already developed area on the southern edge of Gorseinon. The perceived level of change would be small due to the vegetation context into which the residential development would be placed with only partial or glimpse views achieved from a very local level and some limited distant views.

### Representative Viewpoints

- 6.11 The following text provides further details of the effect on the seven viewpoints shown on Figure 4. Photographs are provided at Figures 4.1 to 4.5.

#### Viewpoint 1: Versil Terrace

- 6.12 Occasional vehicle travellers using this part of Versil Terrace, a dead end, or pedestrians using the roadside footway would gain oblique views of the proposed development. Heavily filtered views through intervening trees and hedgerows, of the tops of the residential properties, may be visible in winter when the vegetation is not in leaf.
- 6.13 The sensitivity of receptors in vehicles is low and pedestrians using an urban footway is medium and they would experience a negligible magnitude of change resulting in a **Negligible adverse**.

#### Viewpoint 2: Public Right of Way (bridleway / footpath) No. LC38/40

- 6.14 In summer months particularly walkers using this footpath would have heavily filtered / screened views towards the Application Site. The proposed development is unlikely to be visible in this largely obscured view towards the Application Site due to the foreground and intervening vegetation. The overall nature and character of the view, heavily filtered by vegetation, would remain unchanged even in winter.
- 6.15 Walkers on rural footpaths are high sensitivity receptors and are expected to experience **No Change** in view from this location.

#### Viewpoint 3: B4295 Bryn-Y-Mor Road

- 6.16 Vehicle travellers using this busy main road and occasional pedestrians using the roadside footway some 1.3km to the south of the Application Site would gain oblique distant views to the rooftops of the proposed development, similar to that of views to the adjacent Phase 1 development in the baseline view (Figure 4.3). The lower parts of residential properties would be screened from view by intervening vegetation. The rooftops of proposed residential properties may be discernible in summer and winter views, largely in the context of existing development along the ridgetop. As such, the character and nature of the view would remain largely unchanged.
- 6.17 The sensitivity of walkers using the footpath is medium with the pedestrians using the footway medium. Both are likely to experience a negligible magnitude of change resulting in a **Negligible adverse** effect in transient views.

### Viewpoint 4: B4295 Penclawdd Road

- 6.18 Vehicle travellers and occasional footway users along this busy main road would have generally open mid to long distant views towards the proposed development. Glimpsed views to the roofline of the proposed development would be visible above the tree line, although would not break the horizon. Views would be similar to those available of Phase 1 and would be largely seen in the context of what is a developed ridgeline within the view. Although visible in transient views, the quality of the view would be largely unaltered.
- 6.19 The sensitivity of receptors in vehicles is low and pedestrians using the road would be medium and would experience a small magnitude of change that is likely to lead to a **Negligible adverse** significance of effect.

### Viewpoint 5: Public Right of Way (footpath) No. LC49

- 6.20 Walkers using this PRow, which forms part of the Wales Coast Path, would experience occasional oblique and channelled distant views to the proposed development. Not dissimilar to views from Representative Viewpoint 3 although from higher ground. Views of the lodges would be transient and partly concealed by the filigree of roadside and intervening vegetation. The view of timber lodges would be better integrated with the view rather than white caravans that appear more prominent.
- 6.21 The sensitivity of receptors in vehicles is low and pedestrians using the road would be medium and would experience a small magnitude of change that is likely to lead to a **Negligible adverse** significance of effect.

## Summary of Views from Visual Receptor Groups

### Residential Receptors

- 6.22 Residential properties have been identified within 500 m of the Application Site. The closest properties, with likely views to the proposed development, include those located along Greenfield Place to the east which back onto the site's eastern boundary.
- 6.23 Potential views from the rear of these properties east of the Application Site would be general open from first floor windows while being partially screened at the ground floor by boundary fencing / walls. Any change of view for high sensitivity receptors would be medium leading to a **Moderate adverse** effect even in winter, although existing development at Ty Fry Farm Phase 1 would already be a feature in views.
- 6.24 In most instances from properties in the wider study area it is not expected that the proposed development would not be visible. However, if visible would likely be seen in the context of and already developed and evolving ridgeline in this part of Loughor.

### Public Rights of Way

- 6.25 Views of the Application Site gained by people using the surrounding right of way network would be very limited due to the high level of boundary vegetation afforded around the site boundaries, along PRow and the influence of intervening vegetation. No open views of the proposed development have been identified from the closest PRow. Where potential views are possible these would be heavily filtered and from more distant PRow the influence of intervening vegetation in the landscape would prevent any available views of the residential properties with the exception of glimpsed and channelled views from parts of the PRow network (refer to Representative Viewpoints 3 and 5). Any potential changes in view would generally be

indiscernible for the casual observer resulting in a **Neutral** or **Negligible adverse** effect for high sensitivity receptors.

### **Industrial and Commercial Premises**

- 6.26 There is no anticipated change of view for low sensitivity receptors working in the surrounding agricultural landscape to be more than neutral due to views being largely screened by intervening vegetation.

### **Surrounding Roads Network**

- 6.27 Receptors using Versil Terrace and the B4295 would gain transient views heavily filtered by roadside vegetation and existing development. Potential views of the proposed development are likely to go unnoticed by the casual observer. Where potential views are possible from the B4295 (Representative Viewpoints 3 and 4) these would be short lived partly screened by vegetation or seen in the context, in channelled views, of existing development along the ridgeline of this part of Loughor. These low sensitivity receptors are transient and would experience a small change leading to a **Negligible adverse** effect.

## 7 CONCLUSIONS

- 7.1 This report has assessed the potential landscape and visual effects of the proposed development, a small extension to an existing development and part of a wider Non-Strategic Housing Site (H1.32), at Ty Fry Farm that would comprise some 23 two storey detached and semidetached residential units. The local landscape is defined by small pastoral grass fields, some of which have been developed, enclosed by mature hedgerows, trees and woodland belts.

### Landscape Effects

- 7.2 The changes that would occur in the LANDMAP Aspect Areas, within which the Application Site is located, would be as a result of the proposed development of a small-scale residential development with mature boundary vegetation largely retained and internal planting. The overall value of these aspect areas as a whole ranges from low to moderate, with the Application Site itself considered to be of low value. Additionally, there are no significant landscape designations associated with the site. This provides the opportunity for introducing new elements of the proposals without unacceptable adverse effects at a regional / local scale. The proposal would result in the loss of improved grassland, considered to be of lower value, and some trees within an enclosed site.
- 7.3 When considering the Aspect Areas as a whole, the proposed development would result in a significance of effect of no greater than **Negligible adverse**. At a site-based level, with the loss of improved grassland and some boundary vegetation it is considered that there would be a **Minor adverse** significance of effect upon the Habitats Aspect Area (SWNSLH779), although the improved grassland habitat is considered to be of lower value than other habitats present in the wider Aspect Area which would be unaffected by the proposed development.

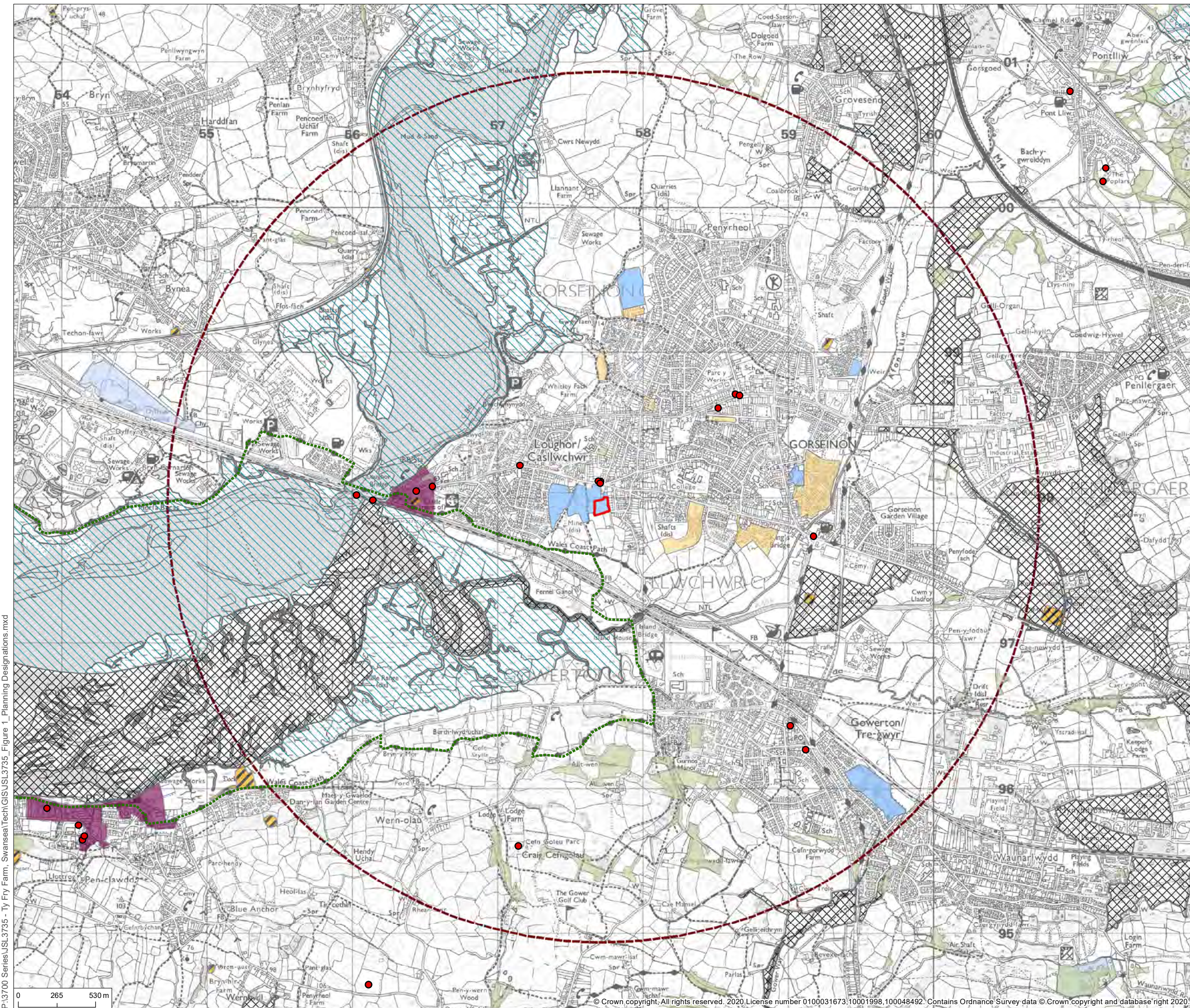
### Visual Effects

- 7.4 The location of the proposed development on the southern edge of Gorseinon and adjacent to existing development, along with the substantial vegetative cover to the Application Site boundary and local landscape would result in a relatively small number of visual receptors in the surrounding area experiencing a change in view. The proposed development would be noticeable in views at a very local level from Versil Terrace and in glimpsed and often channelled more distant views from the south, but would generally be seen as a visual continuation of what is an already developed and evolving ridgeline along the southern part of Gorseinon.
- 7.5 Visually the proposed development would not intrude in views from the surrounding area and would be visually integrated within this undulating and vegetated landscape and be less noticeable than many of the neighbouring developments. The level of visual effect is either No Change to **Negligible adverse** for all locations.
- 7.6 A **Moderate adverse** significance of effect has been identified for residential properties to the immediate east of the proposed development, along Versil Terrace. The proposed development would result in development being closer in the view from the rear of a limited number of properties.
- 7.7 Overall, the proposed development would result in a minimal landscape and / or visual effect within the local area and be seen as a small extension to an existing development. With substantial boundary vegetation retained, the enclosed nature of the site would remain with glimpses of the proposed development being seen in the context of an already developed and evolving ridgeline.



**FIGURES**





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**Legend**

- Study Area (3km Radius)
- Application Site Boundary
- Ancient Woodland
- Conservation Areas
- Wales Coastal Path
- CRoW Access Land
- Listed Buildings
- Local Nature Reserve
- Scheduled Ancient Monument
- Sites of Special Scientific Interest (SSSI)



**The Swansea Local Development Plan (LDP) 2010-2025**

- Non-Strategic Housing Sites
- Housing Commitments

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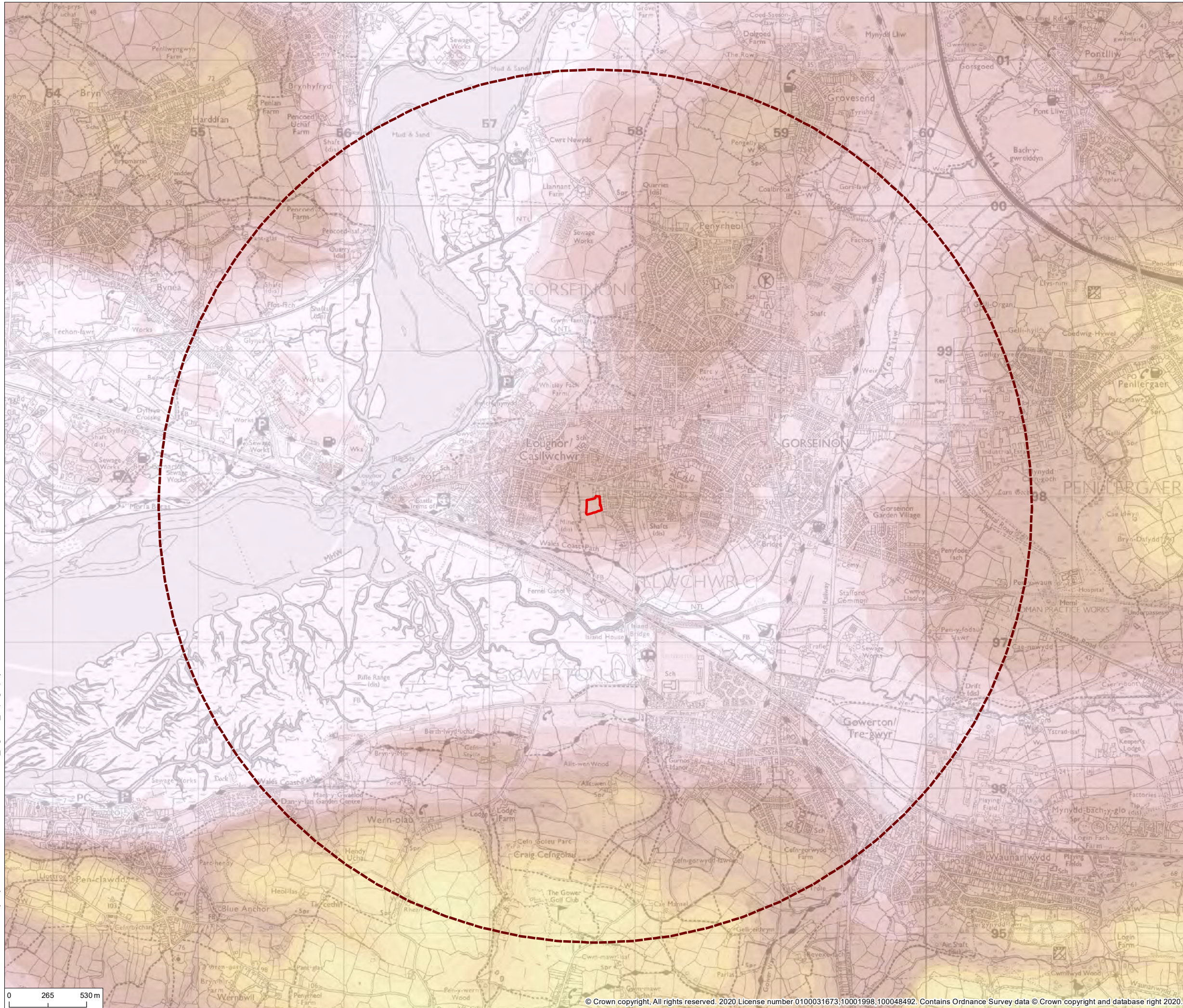
Client **Barratt and David Wilson Homes (South Wales)**  
 Project **Ty Fry Farm, Swansea**  
 Title **Landscape Planning Designations**

Status	Drawn By	PM/Checked By
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Project Number	Scale @ A3	Date Created
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P:\13700 Series\JSL3735 - Ty Fry Farm, Swansea\Tech\GIS\JSL3735\_Figure 3\_Topography.mxd



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**Legend**

- Study Area (3km Radius)
- Application Site Boundary
- 3.00 - 7.00
- 7.00 - 17.00
- 17.00 - 27.00
- 27.00 - 37.00
- 37.00 - 47.00
- 47.00 - 57.00
- 57.00 - 67.00
- 67.00 - 77.00
- 77.00 - 87.00
- 87.00 - 97.00
- 97.00 - 107.00
- 107.00 - 117.00
- 117.00 - 127.00
- 127.00 - 137.00
- 137.00 - 147.00
- 147.00 - 157.00
- 157.00 - 167.00
- 167.00 - 177.00
- 177.00 - 187.00



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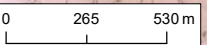


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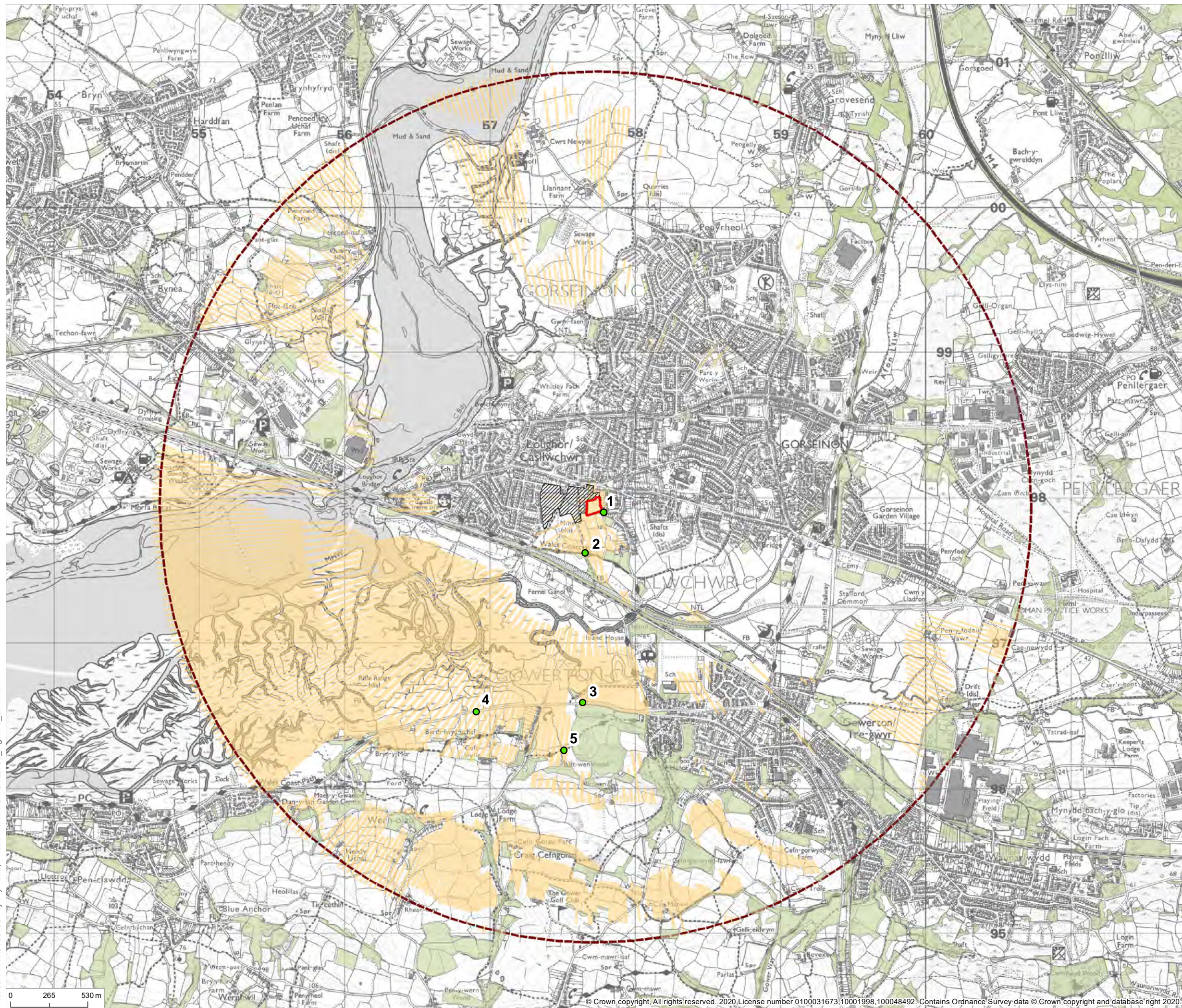
Client **Barratt and David Wilson Homes (South Wales)**  
 Project **Ty Fry Farm, Swansea**  
 Title **Topography**

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<b>JSL3735</b>	<b>1:25,000</b>	<b>NOV 2020</b>
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**Legend**

- Study Area (3km Radius)
- Application Site Boundary
- Approximate Extent of Adjacent Residential Development
- Representative Viewpoints
- ZTV (Indicative extent of the surrounding landscape from which the proposed development may be visible)
- Existing Settlement
- Substantial Areas of Screening Vegetation



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**Client** Barratt and David Wilson Homes (South Wales)  
**Project** Ty Fry Farm, Swansea  
**Title** Zone of Theoretical Visibility (ZTV) (including Representative Viewpoint Locations)

<b>Status</b> DRAFT	<b>Drawn By</b> GL	<b>PM/Checked By</b> PH
<b>Project Number</b> JSL3735	<b>Scale @ A3</b> 1:25,000	<b>Date Created</b> NOV 2020
<b>Figure Number</b> 3		<b>Rev</b> -

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Note: Application Site occupies entire view.



Representative Viewpoint 1: Versil Terrace

Ty Fry Farm, Loughor, Swansea, South Wales.  
JSL3735

Date of photograph: 09/09/2020

39.6°

To be viewed at comfortable arms length

Figure: 4.1

Approximate extent of Application Site





Ty Fry Farm Phase 1  
development site

Approximate extent of Application Site



Ty Fry Farm Phase 1  
development site

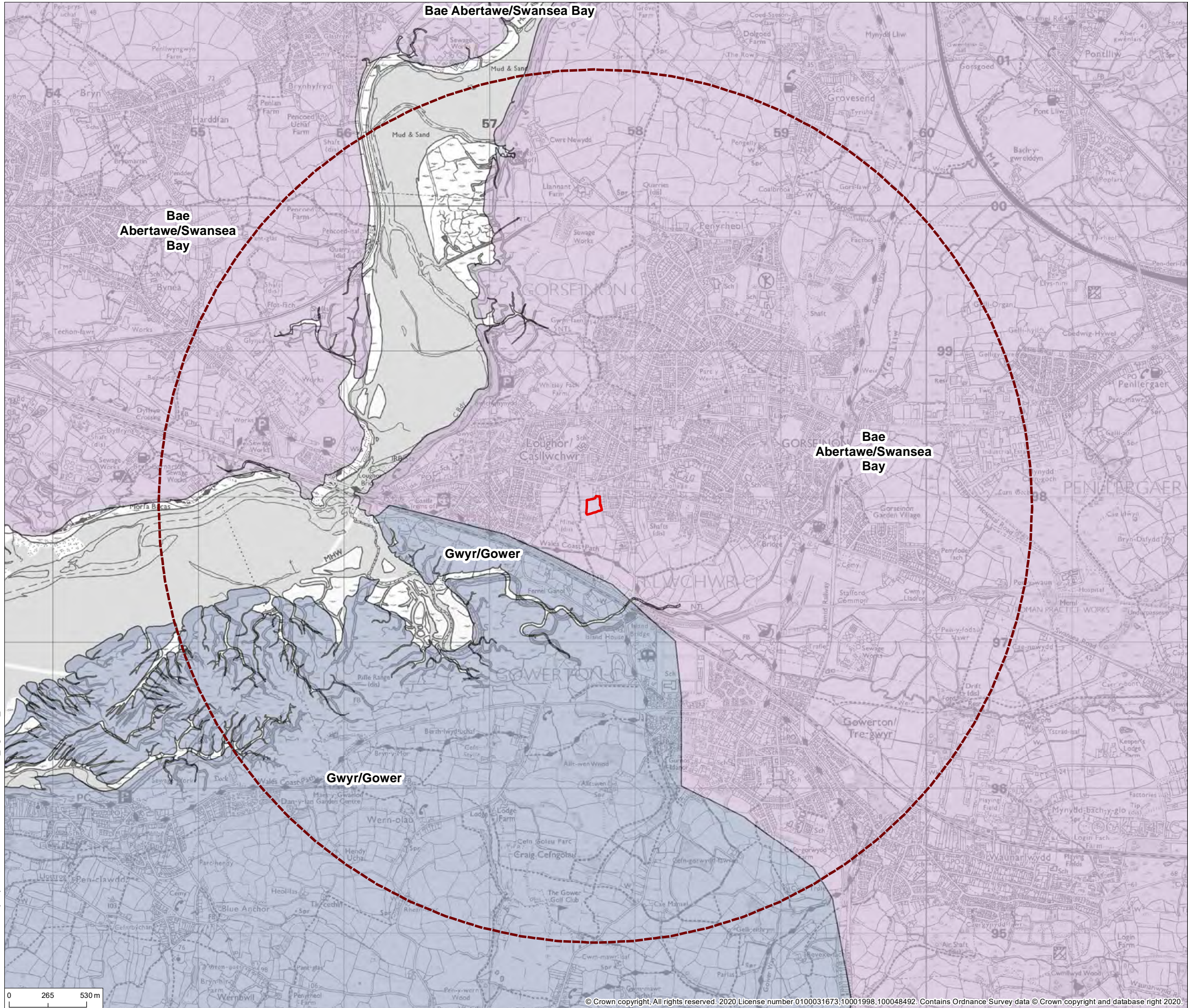
Approximate extent of Application Site



Ty Fry Farm Phase 1  
development site

Approximate extent of Application Site





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**Legend**

- Study Area (3km)
- Application Site Boundary
- National Landscape Character Areas (NLCA)**
- Bae Abertawe/Swansea
- Gwyr/Gower



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Project **Ty Fry Farm, Swansea**

Title **National Landscape Character Areas (NLCA)**

Status **DRAFT** Drawn By **GL** PM/Checked By **PH**

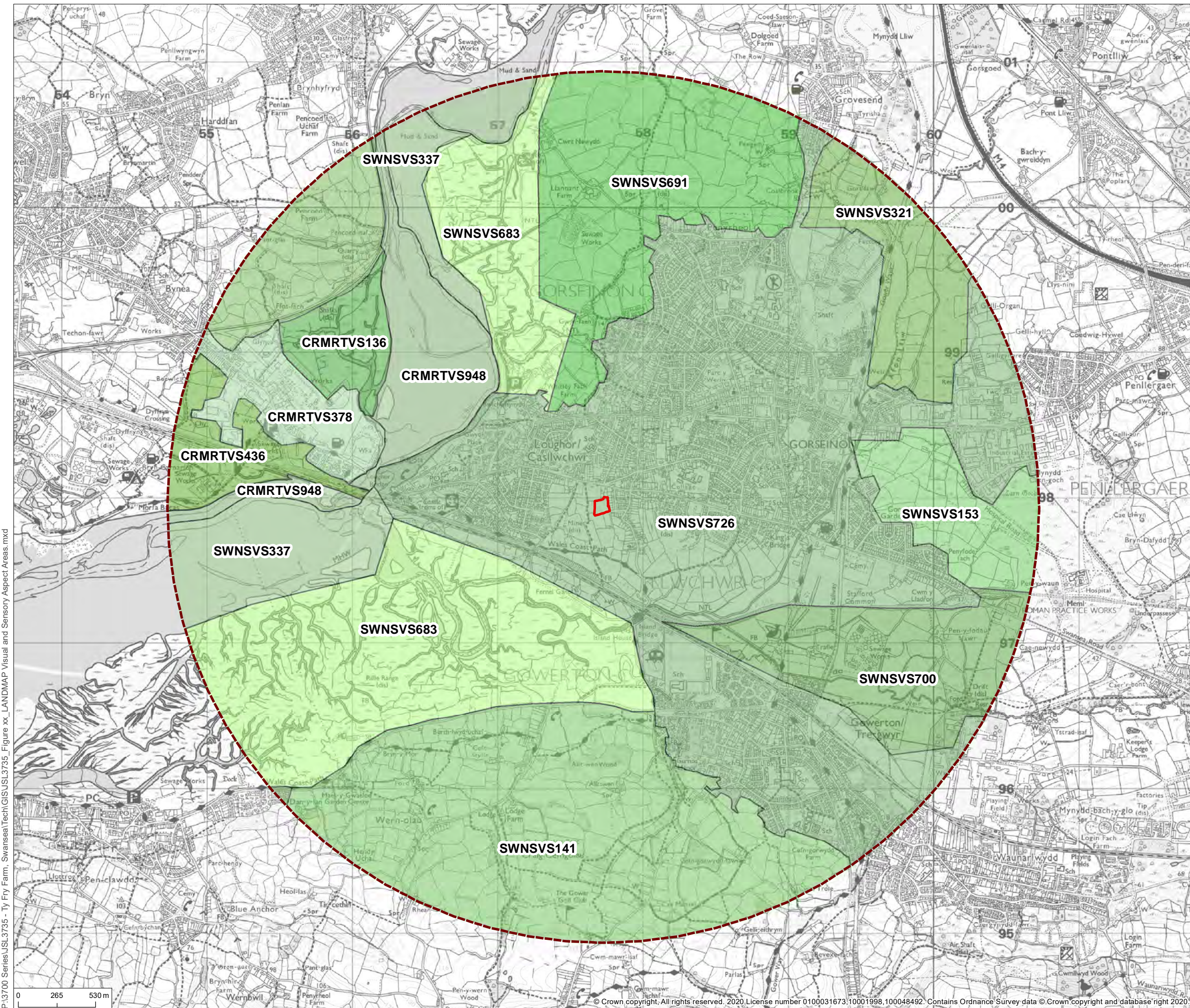
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0 265 530 m



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- Legend**
- Study Area (3km Radius)
  - Application Site Boundary
- LANDMAP: Visual and Sensory Aspect Areas**
- CRMRTVS136, Coastal saltmarsh
  - CRMRTVS378, LLanelli
  - CRMRTVS436, LLanelli Levels
  - CRMRTVS557, LLanelli Hills
  - CRMRTVS948, LLwchwr Estuary
  - SWNSVS141, three crosses
  - SWNSVS153, Mynydd Carn Coch & surrounds
  - SWNSVS200, Penclawdd
  - SWNSVS321, Afon Lliw and surrounds
  - SWNSVS337, llanrhidian sands
  - SWNSVS683, llanrhidian marsh
  - SWNSVS691, NW of Gorseinon
  - SWNSVS700, Afon Llan and surrounds
  - SWNSVS726, Gorseinon



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**Client** Barratt and David Wilson Homes (South Wales)  
**Project** Ty Fry Farm, Swansea  
**Title** LANDMAP: Visual and Sensory Aspect Areas

**Status** DRAFT  
**Project Number** JSL3735  
**Figure Number** 6

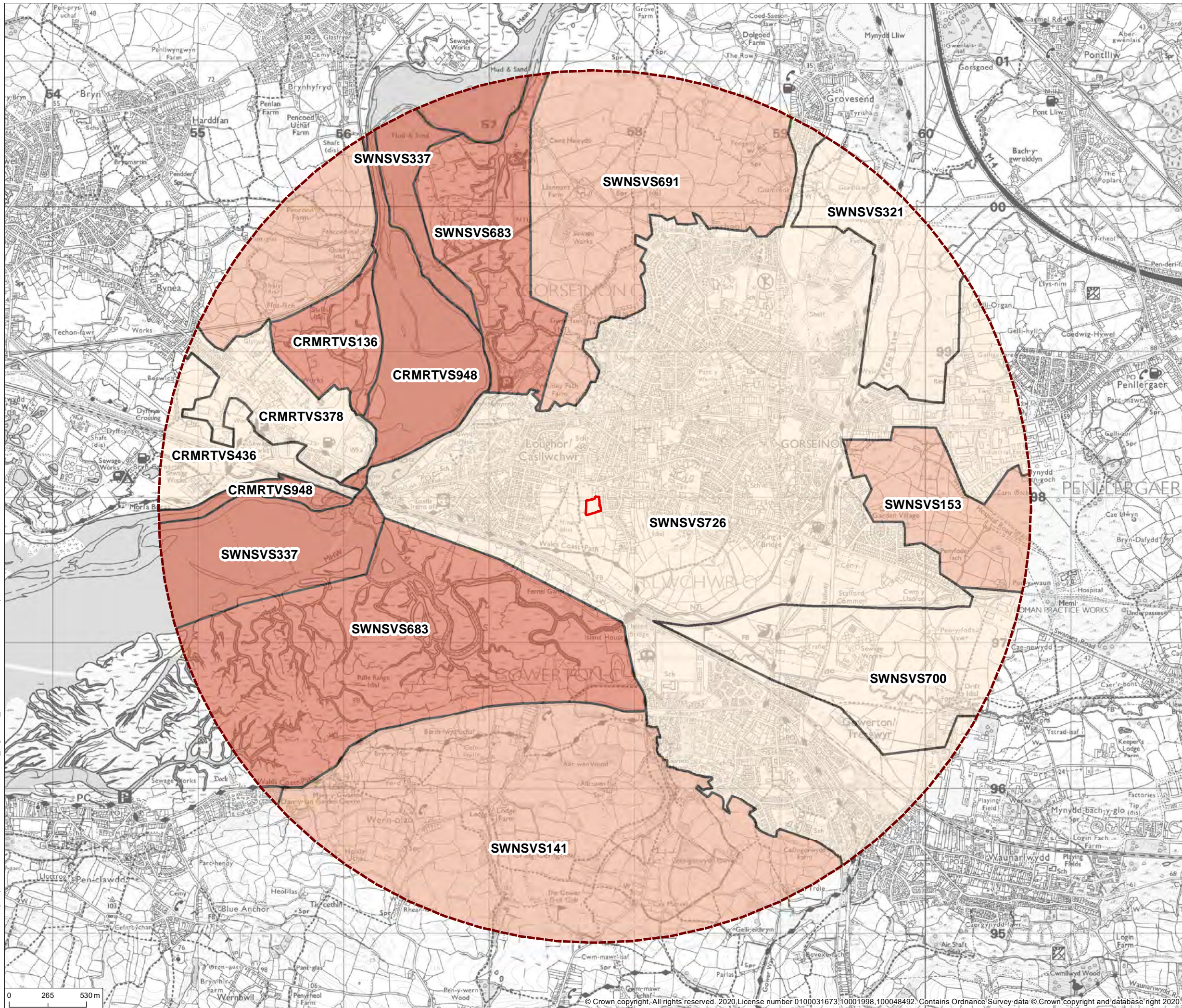
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**Legend**

- Study Area (3km Radius)
- Application Site Boundary

**LANDMAP: Visual and Sensory Aspect Areas**

**Overall Evaluation**

- Outstanding
- High
- Moderate
- Low



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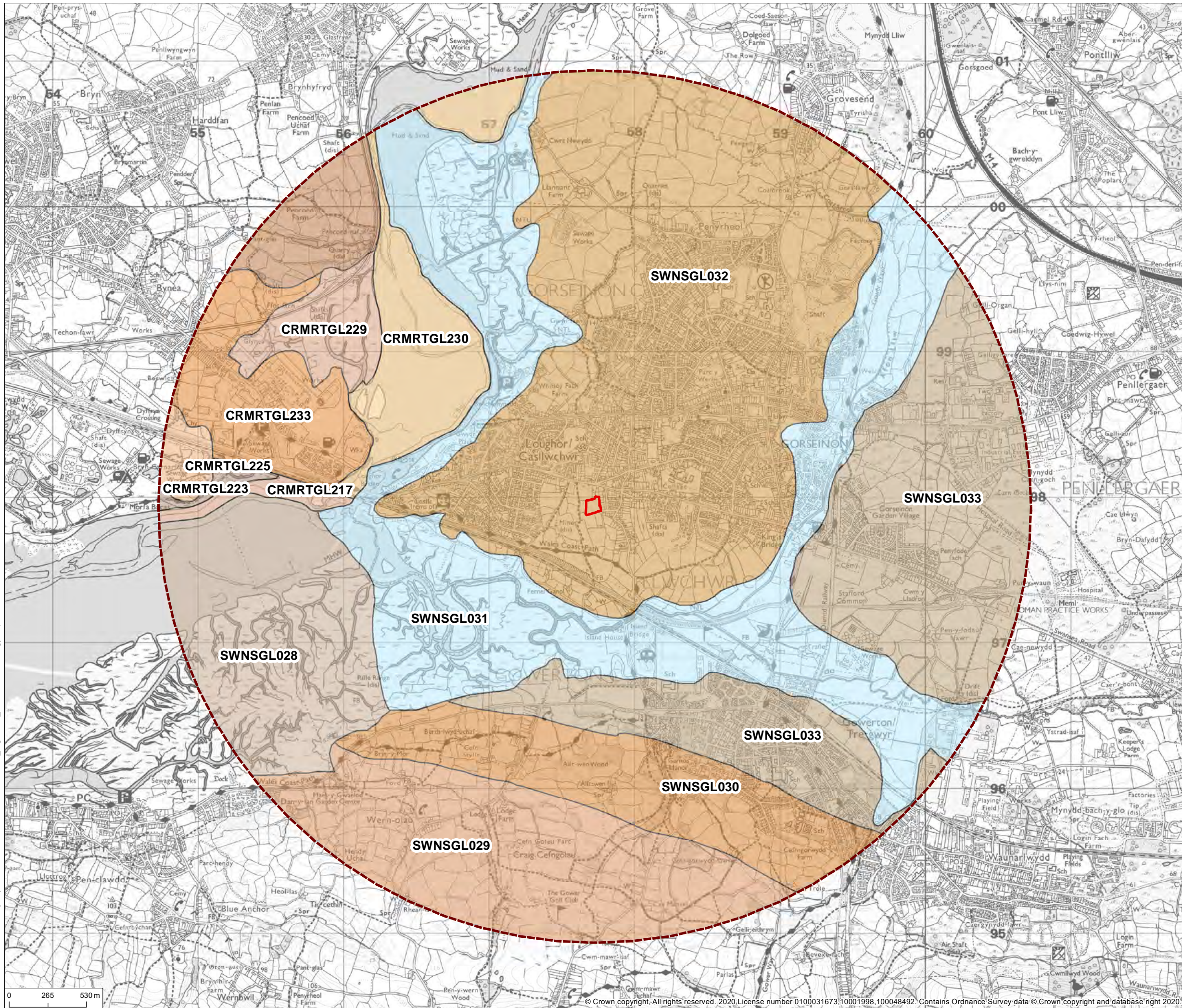
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**Client** Barratt and David Wilson Homes (South Wales)  
**Project** Ty Fry Farm, Swansea  
**Title** LANDMAP: Visual and Sensory Aspect Areas - Overall Evaluation

<b>Status</b> DRAFT	<b>Drawn By</b> GL	<b>PM/Checked By</b> PH
<b>Project Number</b> JSL3735	<b>Scale @ A3</b> 1:25,000	<b>Date Created</b> NOV 2020
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**Legend**  

 Study Area (3km Radius)  
 Application Site Boundary  
 ZTV (Indicative extent of the surrounding landscape from which the proposed development may be visible)

**LANDMAP: Geological Landscape Aspect Areas**  

 <all other values>

- UID, AreaName**
- CRMRTGL217, Cefn Padig
  - CRMRTGL223, Burry Port - Llanelli (S)
  - CRMRTGL225, Pili Dafen
  - CRMRTGL228, Harddfán
  - CRMRTGL229, Glynea marsh
  - CRMRTGL230, Loughor estuary
  - CRMRTGL233, Llanelli
  - SWNSGL028, Llanrhidian Marsh-Loughor
  - SWNSGL029, Penclawdd
  - SWNSGL030, Cockett
  - SWNSGL032, Loughor
  - SWNSGL033, Penllergaer

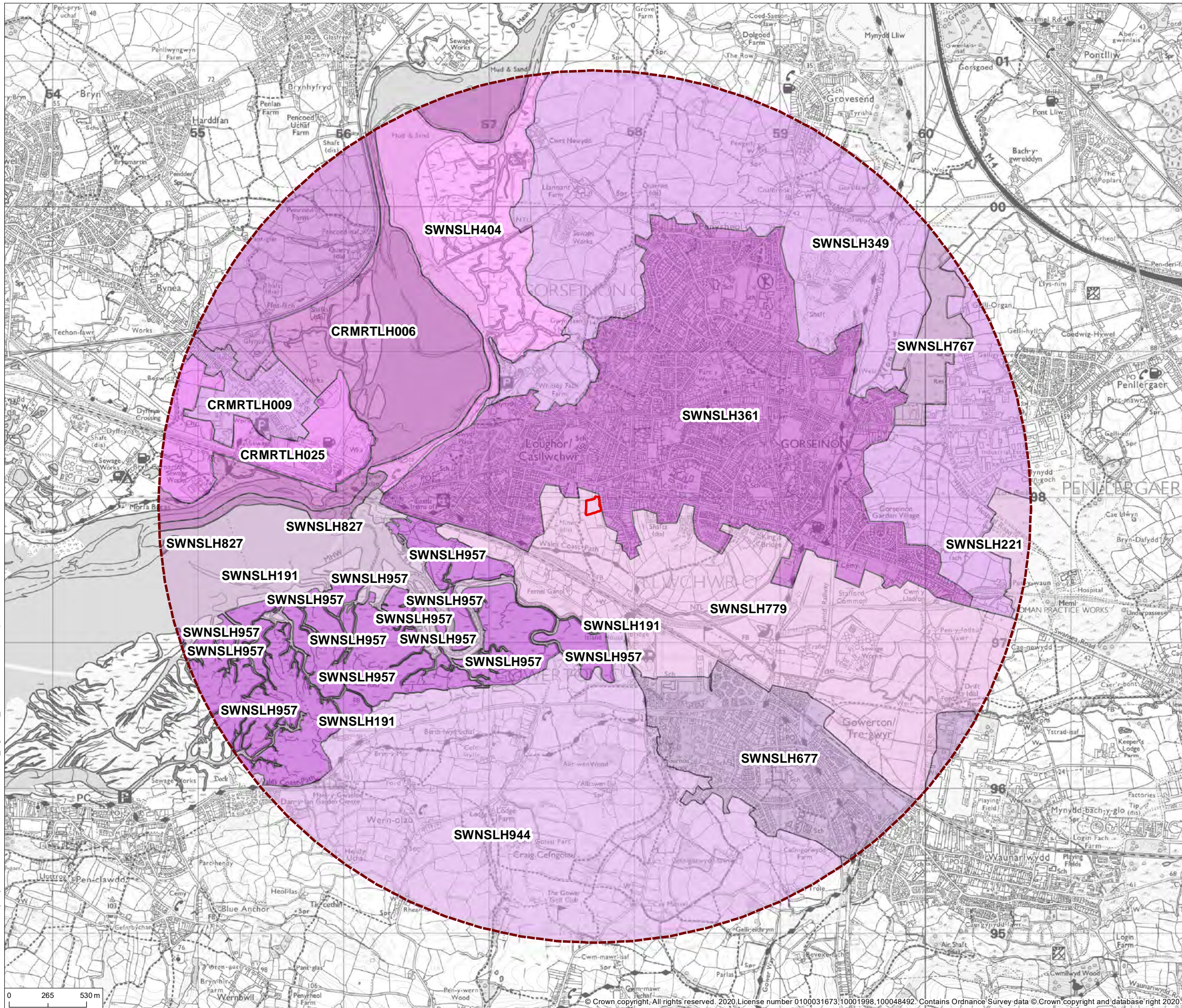
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 Project **Ty Fry Farm, Swansea**  
 Title **LANDMAP: Geology Aspect Areas**

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- Legend**
- Study Area (3km Radius)
  - Application Site Boundary
- LANDMAP: Landscape Habitats Aspect Areas**
- CRMRTLH006,
  - CRMRTLH009, Llanelli
  - CRMRTLH024, Llanelli East
  - CRMRTLH025, Llanelli Coastal Fringe
  - SWNSLH159, Between Gowerton and Swansea
  - SWNSLH191, Llanrhidian Sands
  - SWNSLH221, Mynydd Garn Coch
  - SWNSLH349, North of Gorseinon and Swansea
  - SWNSLH361, Gorseinon
  - SWNSLH404, Loughor (Saltmarshes)
  - SWNSLH677, Gowerton
  - SWNSLH767, E. of Gorseinon
  - SWNSLH779, Between Gorseinon & Gowerton
  - SWNSLH827, River Loughor
  - SWNSLH944, West of Gowerton
  - SWNSLH957, Llanrhidian Marsh



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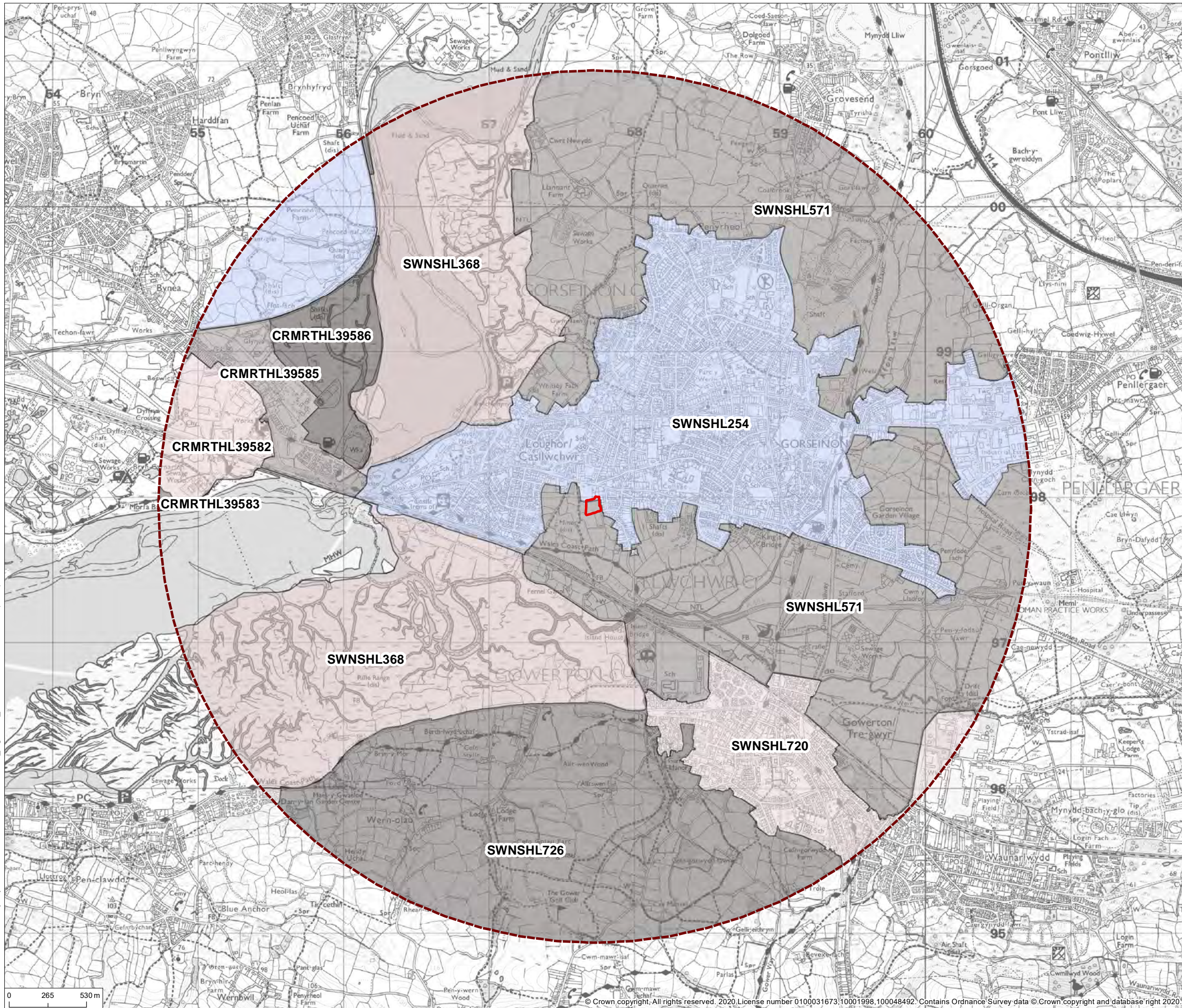
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**Client** Barratt and David Wilson Homes (South Wales)  
**Project** Ty Fry Farm, Swansea  
**Title** LANDMAP: Landscape Habitat Aspect Areas

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- Legend**
- Study Area (3km Radius)
  - Application Site Boundary
- LANDMAP: Historic Landscape Aspect Areas**
- <all other values>
- UID, AreaName**
- CRMRTL39580, LLANGENNECH MARSHES
  - CRMRTL39582, BERWICK MARSHES
  - CRMRTL39583, MACHYNYS
  - CRMRTL39585, LLANELLI
  - CRMRTL39586, GLYNEA MARSHES
  - SWNSHL368, North Gower Saltmarsh
  - SWNSHL515, H20 Penclawdd and Crofty
  - SWNSHL571, H22 Lower Loughor and Lliw Valleys
  - SWNSHL720, H21 Gowerton and Waunarlwyd
  - SWNSHL726, H3 Gower Subboscus Agricultural



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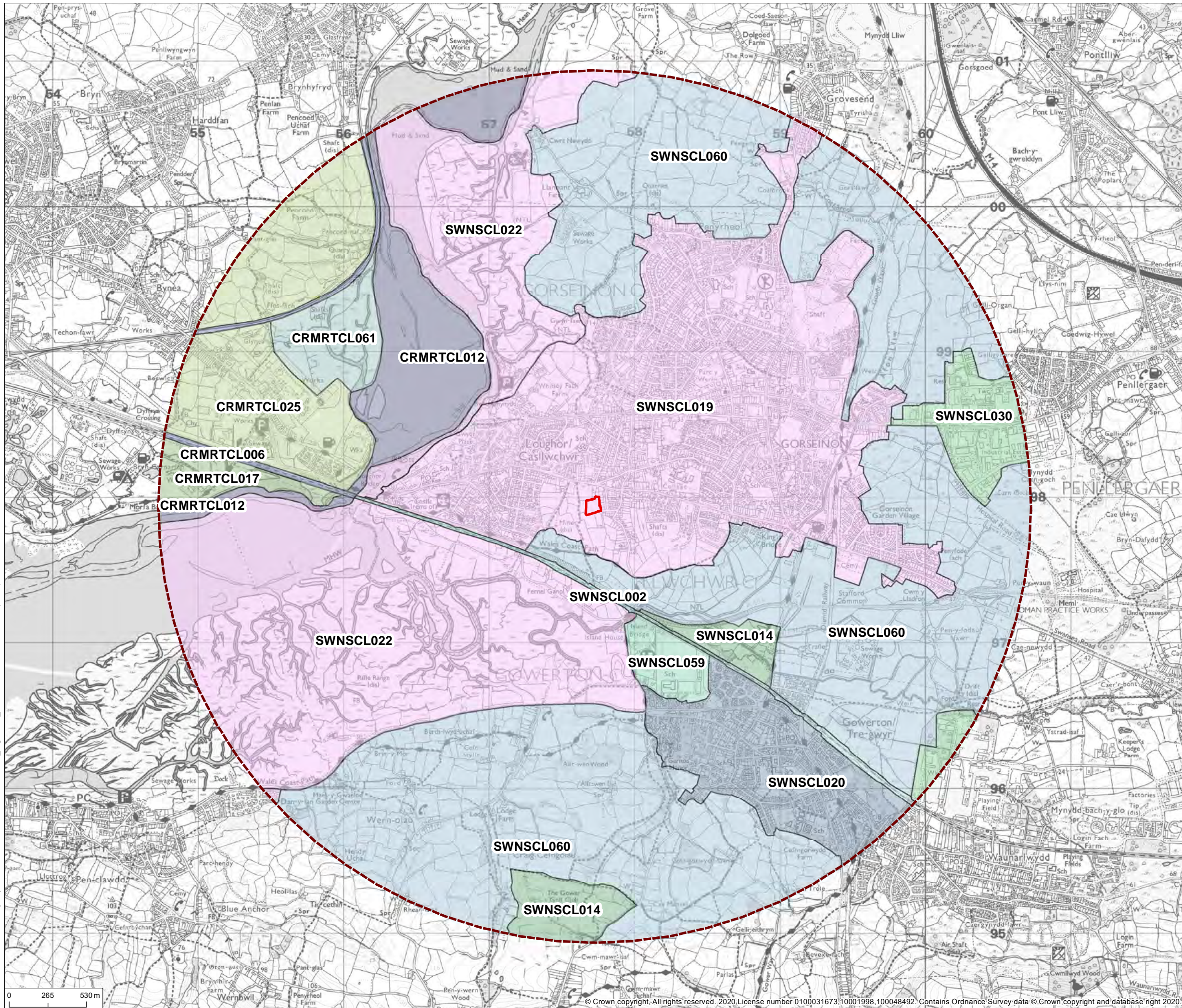


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**Project** Ty Fry Farm, Swansea  
**Title** LANDMAP: Historic Landscape Aspect Areas

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- Legend**
- Study Area (3km Radius)
  - Application Site Boundary
  - ZTV (Indicative extent of the surrounding landscape from which the proposed development may be visible)
  - <all other values>



- UID, AreaName**
- CRMRTCL006, Heart of Wales railway line
  - CRMRTCL012, Coastal Designated Landscapes
  - CRMRTCL017, Millennium Coastal Park
  - CRMRTCL025, Llangennech & Bynea
  - CRMRTCL061, Rural Carmarthenshire
  - SWNSCL002, Great Western Railway
  - SWNSCL014, Golf Courses
  - SWNSCL017, Penllergaer Parc etc.
  - SWNSCL020, Gowerton & Wunarlwydd
  - SWNSCL030, Industrial Estates & Business Parks
  - SWNSCL059, Caravan and Chalet Parks
  - SWNSCL060, Rural landscapes

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**Project** Ty Fry Farm, Swansea  
**Title** LANDMAP: Cultural Landscape Aspect Areas

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**APPENDICES**



## Appendix A

### Landscape & Visual Impact Assessment Methodology

## 1. Landscape and Visual Impact Assessment Methodology

### Assessment Methodology

1.1 The Landscape and Visual Impact Assessment considers the potential effects of the development upon:

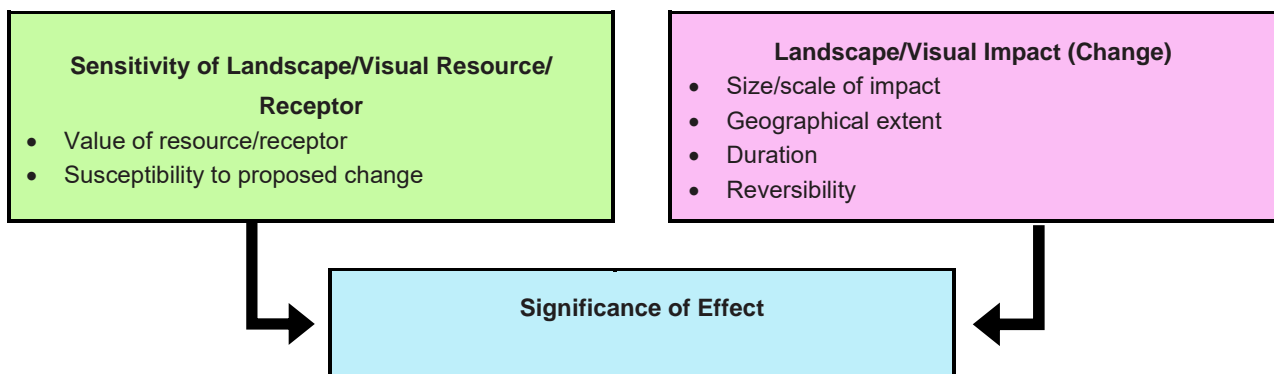
- Landscape character in general;
- Individual elements and features in the landscape;
- Visual resources in general; and
- Visual amenity of individuals who view the proposed development.

#### *Distinction between landscape and visual effects*

1.2 As set out in the 'Guidelines for Landscape and Visual Impact Assessment: Third Edition', 2013 (Landscape Institute and Institute of Environmental Management and Assessment) (GLVIA3) landscape and visual effects have been assessed separately, although the procedure for assessing each of these is closely linked. A clear distinction has been drawn between landscape and visual effects as described below:

- Landscape effects relate to the effects of the project on the physical and other characteristics of the landscape and its resulting character and quality.
- Visual effects relate to the effects on views experienced by visual receptors (e.g. residents, footpath users, tourists etc.) and on the visual amenity experienced by those people.

1.3 The likely landscape and visual effects of the proposed development are assessed by considering the change that would result from it against the landscape resource or visual receptor as outlined in the diagram below.



1.4 These factors are determined by a combination of quantitative (objective) and qualitative (subjective) assessment using professional judgement. Magnitude of change (impact) and resource and receptor sensitivity is described in the paragraphs below. Landscape and Visual effects can be beneficial (positive) or neutral as well as adverse (negative).

### Assessment criteria and significance of effects

- 1.5 The purpose of the assessment is to evaluate the magnitude of change (impact) to landscape and visual resources and receptors to enable the likely key effects of the project to be identified.
- 1.6 Published guidance states that the level of effects is ascertained by professional judgement based on consideration of the sensitivity of the baseline landscape or visual receptor and the magnitude of change as a result of the project.

#### *Sensitivity of landscape receptors*

- 1.7 The sensitivity of a landscape receptor is a combination of *“judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape”* (GLVIA3, para 5.39). For the purpose of this assessment, susceptibility and value of landscape receptors are defined as follows:

- Landscape susceptibility: *“the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed change without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies”* (GLVIA3, para 5.40).
- Value of the landscape receptor: *“The value of the Landscape Character Types or Areas that may be affected, based on review of designations at both national and local levels, and, where there are no designations, judgements based on criteria that can be used to establish landscape value; and, the value of individual contributors to landscape character, especially the key characteristics, which may include individual elements of the landscape, particularly landscape features, notable aesthetic, perceptual or experiential qualities, and combinations of these contributors”* (GLVIA3, para 5.44).

#### *Sensitivity of visual receptors*

- 1.8 Visual receptors are always people. The sensitivity of each visual receptor (the particular person or group of people likely to be affected at a specific viewpoint) *“should be assessed in terms of both their susceptibility to change and in views and visual amenity and also the value attached to particular views”* (GLVIA, para 6.31). For the purpose of this assessment, susceptibility and value of visual receptors are defined as follows:

- Visual susceptibility: *“The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of: The occupation or activity of people experiencing views at the particular locations; and, the extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations”* (GLVIA3, para 6.32).
- Value of views: Judgements made about the value of views should take account of: *“recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations; and, indicators of value attached to views by visitors, for example through appearances in guidebooks or on tourist maps, provision of facilities for their enjoyment (such as parking places, sign boards or interpretive material) and references to them in literature or art...”* (GLVIA3, para 6.37).

1.9 Sensitivity is not readily graded in bands and GLVIA3 notes, with regards to visual sensitivity, that the division of who may or may not be sensitive to a particular change “is not black and white and in reality, there will be a gradation in susceptibility to change” (GLVIA3, para 6.35). In order to provide both consistency and transparency to the assessment process, however, Table 2 defines the criteria which have guided the judgement as to the intrinsic susceptibility and value of the resource/receptor and subsequent sensitivity to the proposed development.

**Table 2: Sensitivity of receptor**

	Landscape resource/receptor	Visual receptor
Low	Landscape value is low, with no designations; landscape is in a poor condition and a degraded character with the presence of detractors such as industrial units; and the landscape has the capacity to potentially accommodate significant change.	May include people at their place of work, or engaged in similar activities, whose attention may be focussed on their work or activity and who may therefore be potentially less susceptible to changes in view. Occupiers of vehicles whose attention may be focused on the road.
Medium	Landscape value is recognised or designated locally; the landscape is relatively intact, with a distinctive character and few detractors; and is reasonably tolerant of change.	Viewers' attention may be focused on landscape; such as users of secondary footpaths, pedestrians on rural lanes, and people engaged in outdoor sport or recreation (e.g. horse riders using gallops).
High	Landscape value recognised by existing or proposed national designation. The qualities for which the landscape is valued are in a good condition, with a clearly apparent distinctive character and absence of detractors. This distinctive character is susceptible to relatively small changes.	Large number or high sensitivity of viewers assumed. Viewers' attention very likely to be focused on landscape. e.g. residents experiencing views from dwellings; users of strategic recreational footpaths and cycle ways; people experiencing views from important landscape features of physical, cultural or historic interest, beauty spots and picnic areas.

*Magnitude of impact on landscape resources / receptors*

1.10 The magnitude of impact or change affecting landscape receptors depends on the size or scale, geographical extent of the area influenced and its duration and reversibility. These factors are described below:

- Size or scale: *“The extent of the existing landscape elements that will be lost, the proportion of the total extent that this represents and the contribution of that element to the character of the landscape...; the degree to which aesthetic or perceptual aspects of the landscape are altered either by removal of existing components of the landscape or by addition of new ones... ; and, “whether the effect [impact] changes the key characteristics of the landscape, which are critical to its distinctive character” (GLVIA3, para 5.49).*
- Geographical extent: Distinct from scale or size, this factor considers the geographical area over which the landscape impacts will be felt, it might, for example, be a moderate loss of landscape receptors or character over a large area, or a large loss of receptors or character over a very localised area. At para 5.50 GLIA3 notes that *“in general effects [impacts] may have an influence at the following scales, although this will vary according to the nature of the project and not all may be relevant on every occasion: at the site level within the development*

site itself; at the level of the immediate setting of the site; at the scale of the landscape type or character area within which the proposal lies; and, on a larger scale, influencing several landscape types or character areas.” This assessment considers the impact of the proposed development on the published landscape character areas and units, both at county and national level, i.e. the third and fourth landscape scales.

- Duration and reversibility: Duration is categorised as short, medium or long-term. GLVIA3 explains that as there are no standard lengths of time within these categories, the assessment must state what these are and why these have been chosen (GLVIA3, para 5.51). Reversibility is described as “a judgement about the prospects and practicality of the particular effect being reversed in, for example, a generation” (GLVIA3, para 5.52). Projects can be considered to be permanent (irreversible), partially reversible or fully reversible. For the purposes of this assessment the proposed development is considered to be permanent.

*Magnitude of impact on visual receptors*

1.11 As with the magnitude of landscape impacts, the magnitude of impact or change affecting visual receptors depends on the size or scale, geographical extent of the area influenced and its duration and reversibility. These factors are described below:

- Size or scale: Judgements need to take account of: “the scale of the change [impact] in the view with respect to the loss or addition of features in the view and changes in its composition, including the proportion of the view occupied by the proposed development; the degree of contrast or integration of any new features or changes in the landscape with existing or remaining landscape elements and characteristics in terms of form, scale and mass, line, height, colour and texture; and, the nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses” (GLVIA3, para 6.39).
- Geographical extent: This will vary from viewpoint to viewpoint, and will reflect: “the angle [orientation] of view in relation to the main activity of the receptor; the distance of the viewpoint from the proposed development; and, the extent of the area over which the changes [impact] would be visible” (GLVIA3, para 6.40).
- Duration and reversibility of visual effects: As with landscape impacts, duration should be categorised as short, medium or long-term and projects considered to be permanent (irreversible), partially reversible or fully reversible (GLVIA3, para 6.41). For the purposes of this assessment the impacts on views of the proposed development are considered to be permanent.

**Table 3: Magnitude of Impact**

	Landscape impacts	Visual impacts
Negligible	The impact of change on the perception of the landscape, the physical features or the character is barely discernible.	The character of the view will not be altered by the proposed development. The proposed development is at such a distance or is heavily screened so as to be barely perceptible and may only be visible in clear conditions. May go unnoticed.

	Landscape impacts	Visual impacts
Small	Changes to the physical landscape, its character and the perception of the landscape are slight.  Long distance to affected landscape with views toward the character area/type.	Visible, but not prominent. Minor component and no marked effect on view.
Medium	The proposed development forms a visible and recognisable feature in the landscape.  Proposed development is within or adjacent to affected character area/type.  Scale of development fits with existing features.	Prominent.  Has an important, but not defining influence on view; is a key element in the view.
Large	Where there are substantial changes affecting the character of the landscape, or important elements.  Proposed development within or close to affected landscape.  Size of development out of scale with existing elements.	Dominant.  Has a defining influence on the view.

*Significance of effect*

1.12 The significance of the landscape and visual effects are assessed through consideration of the sensitivity of the receptor and the magnitude of change. The following table outlines the broad approach adopted to assess the level of effect, together with professional judgement. This may lead some effects to fall between two categories.

**Table 4: Significance of effect**

Landscape and visual sensitivity	Magnitude of change			
	Large	Medium	Small	Negligible
High	Substantial	Major or Moderate	Moderate	Minor or Negligible
Medium	Major or Moderate	Moderate	Minor or Negligible	Negligible
Low	Moderate	Minor or Negligible	Negligible	Negligible

1.13 The significance effect of relevant aspects of the project on the landscape has been described and evaluated against the following criteria, as set out in Table 5 below:

**Table 5: Significance of landscape effects**

Significance of effect	Definition (landscape resource/receptor)
Substantial adverse	Where the proposed changes cannot be mitigated; would be completely uncharacteristic and would substantially damage the integrity of a valued and important landscape.
Major adverse	Where the proposed changes cannot be fully mitigated; would be uncharacteristic and would damage a valued aspect of the landscape.
Moderate adverse	Where some elements of the proposed changes would be out of scale or uncharacteristic of an area.
Minor adverse	Where the proposed changes would be at slight variance with the character of an area.
Negligible adverse	Where the proposed changes would be barely discernible within the landscape.
Neutral:	Where the proposals would be in keeping with the character of the area and/or would maintain the existing quality or where on balance the proposals would maintain quality (e.g. where on balance the adverse effects of the proposals are off-set by beneficial effects).
Negligible beneficial	Where the proposed changes would be barely discernible within the landscape.
Minor beneficial	Where the proposed changes would reflect the existing character and would slightly improve the character and quality of the landscape.
Moderate beneficial	Where the proposed changes would not only fit in well with the existing character of the surrounding landscape but would improve the quality of the resource through the removal of detracting features.
Major beneficial	Where the proposed changes would substantially improve character and quality through the removal of large-scale damage and dereliction and provision of far reaching enhancements.

1.14 The effect of relevant aspects of the project on views has been described and evaluated as set out in Table 6 below.

**Table 6: Significance of visual effects**

Significance of effect	Definition (visual resource/receptors)
Substantial adverse	Where the proposed changes would form the dominant feature or would be completely uncharacteristic and substantially change the scene in valued views.
Major adverse	Where the proposed changes would form a major part of the view, or would be uncharacteristic, and would alter valued views.
Moderate adverse	Where the proposed changes to views would be out of scale or uncharacteristic with the existing view.
Minor adverse	Where the proposed changes to views would be at slight variance with the existing view.
Negligible adverse	Where the proposed changes would be barely discernible within the existing view.

Significance of effect	Definition (visual resource/receptors)
Neutral	Where the project would be imperceptible or would be in keeping with and would maintain the existing views or, where on balance, the proposals would maintain the quality of the views (which may include adverse effects of the proposals which are offset by beneficial effects for the same receptor).
Negligible beneficial	Where the proposed changes would be barely discernible within the existing view.
Minor beneficial	Where the proposed changes to the existing view would be in keeping with and would improve the quality of the existing view.
Moderate beneficial	Where the proposed changes to the existing view would not only be in keeping with but would greatly improve the quality of the scene through the removal of visually detracting features.
Major beneficial	Where the proposed changes to existing views would substantially improve the character and quality through the removal of large-scale damage and dereliction and provision of far reaching enhancements.

- 1.15 The level of effects is described as substantial, major, moderate, minor or negligible. Where negligible adverse and beneficial effects occur within the same view or same landscape, the effect can be described as neutral on balance. The level of effects varies according to individual circumstances and the baseline situation, for example the presence of landscape designations and/or visual detractors.
- 1.16 A conclusion regarding the significance of each effect on a landscape or visual receptor needs to combine separate judgements about the sensitivity of receptors and magnitude of change as a result of the proposed development. GLVIA3 states at paragraph 5.55 that a sequential approach can be taken to assess significance; *“susceptibility to change and value can be combined into an appraisal of sensitivity for each receptor, and size/scale, geographical extent and duration and reversibility can be combined into an appraisal of magnitude for each effect. Magnitude and sensitivity can then be combined to assess overall significance”*.
- 1.17 In the assessment those levels of effect indicated as being of ‘substantial’ or ‘major’ may be regarded as significant effects. An accumulation of individual ‘moderate’ effects, for instance views experienced during a journey, may also be regarded as significant.




**Appendix B**


**Phase 2 Ty Fry Farm. Loughor – Site Layout (Dwg. P18-0751\_34 Rev L1,  
dated November 2020)**

**KEY: SITE LAYOUT**


 APPLICATION BOUNDARY


**SURFACE MATERIALS:**


 GARDEN/POS/HIGHWAY VERGE  
(SEE DETAILED LANDSCAPE PROPOSALS)


 TARMACADUM

**ENCLOSURE DETAILS:**


 1.8M HIGH BRICK WALL


 1.8M HIGH CLOSE BOARDED FENCING


 0.9M HIGH TIMBER KNEE RAIL

 RETAINING WALL  
(SEE ENGINEERING FOR MORE INFO)


**LANDSCAPING:**


 INDICATIVE TREE PLANTING


 EXISTING TREE/VEGETATION  
(SEE TREE SURVEY FOR MORE INFO)


 ROOT PROTECTION AREA  
(SEE TREE SURVEY FOR MORE INFO)


**OTHER:**

 PUBLIC OPEN SPACE

 15M RADIUS EXCLUSION ZONE FROM WET WELL

 AFFORDABLE HOUSING (RENTED)

 GATE/PERSONNEL DOOR

 BIN COLLECTION POINT



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## REFERENCES

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