

LAND TO THE NORTH OF LLEWELLYN ROAD, PENLLERGAER, SWANSEA

Landscape and Visual Appraisal



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Llewellyn Road, Penllergaer,
Swansea
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1 INTRODUCTION

- 1.1 RPS has been commissioned by Barratt and David Wilson Homes (South Wales) to prepare an appraisal of the potential landscape and visual effects that would result from the proposed development. The proposed development is located on an area of land to the north edge of Llewellyn Road. Located to the northern edge of the village of Penllergaer, Swansea, which is hereinafter referred to as the 'Application Site'. The appraisal forms part of the planning application to Swansea Council (SC) for the proposal, which is hereinafter referred to as the 'proposed development'.
- 1.2 The purpose of this report is to identify and assess the potential landscape and visual effects which would result from the proposed development of 180, 2 to 2.5 storey, detached and semidetached residential properties, associated infrastructure and landscape proposals within an approximately 5.9Ha (Hectares) on land to the north of Llewellyn Road, Penllergaer, Swansea.
- 1.3 The Application Site comprises two open small to medium pastoral fields bordered by trees and hedgerows to most boundaries. The site is partially contained by this hedgerow and tree vegetation, with slightly more open areas apparent to the south western and southern boundary abutting adjacent residential properties along Llewellyn Road, with sections of this boundary being closed boarded fencing to rear gardens.
- 1.4 The Application Site is identified as an area of Housing Commitments, as derived from the Swansea Local Development Plan 2010-2025. To the immediate west of the Application Site lies a Non-Strategic Housing Site (ref. H1.27).
- 1.5 There is 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 proposed development.

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 2.6 to 2.9.

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 28th 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
Policy PS1: Sustainable Places	<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> <ul style="list-style-type: none"> <i>i. Development to be directed to the most sustainable locations within the defined settlement boundaries of the urban area and Key Villages;</i> <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> <i>iii. The safeguarding and protection of the character and openness of Green Wedges; and</i> <i>iv. Inappropriate development in the countryside to be resisted.</i>
Policy PS2: Placemaking and Place Management	<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>

Plan Policy	Details
Policy HC1: 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>
Policy ER5: 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>
Policy ER8: 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>
Policy ER11: 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 itself is not currently allocated. However, it is recognised within the currently adopted Swansea Local Development Plan as a site for 'Housing Commitments'. Additionally, it is immediately adjacent to a site allocation, H1.27 Land north of Llewellyn Road, Penllergaer, as detailed in Chapter 5 (Appendix 3) of the currently adopted Swansea LDP.

Other Material Considerations

Planning Policy Wales (Edition 11, 2021)

- 2.6 Edition 11 of the Planning Policy Wales (PPW) was published in February 2021 by the National Assembly for Wales, replacing all previous versions, as part of National Planning Policy and guidance.
- 2.7 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.”

- 2.8 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)

- 2.9 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

- 2.10 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.
- 2.11 The Application Site, although not allocated within the currently adopted Swansea LDP, is recognised as an area for ‘Housing Commitment’ and is immediately adjacent to a smaller site which is allocated for housing (reference H1.27). As such, the principle of development within and in close proximity to it has been established within local planning policy.
- 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.

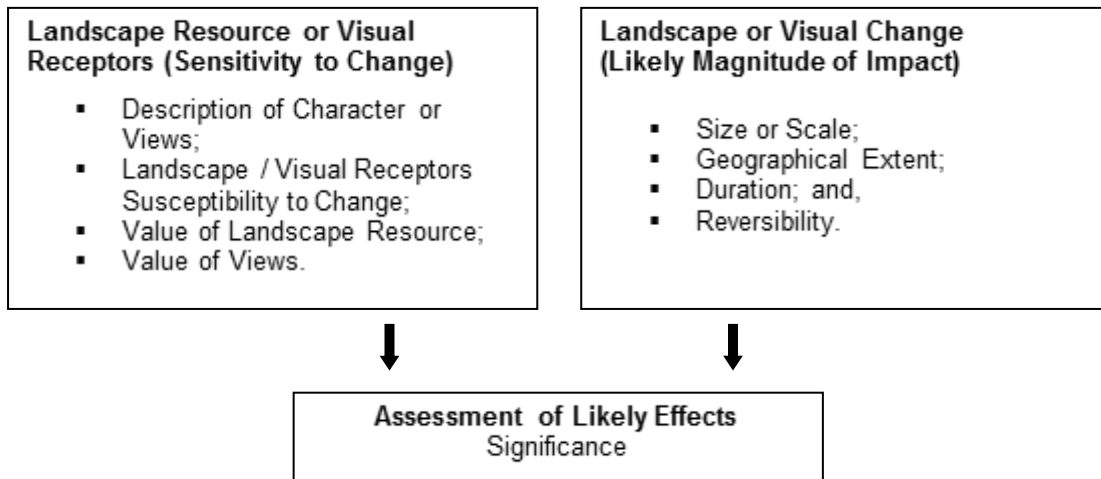
3 ASSESSMENT METHODOLOGY AND SIGNIFICANCE CRITERIA

General

- 3.1 The Landscape and Visual Appraisal considers the potential effects of the development upon:
- Landscape character in general;
 - Individual characteristics, elements and features in the landscape; and,
 - Visual amenity of individuals who view the proposed development.

Distinction Between Landscape and Visual Effects

- 3.2 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 is 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.
- 3.3 The likely landscape and visual effects of the proposed development have been assessed by considering the change that would result from it against the landscape resource or visual receptor as outlined in the diagram below.



- 3.4 These factors are determined by a combination of quantitative (objective) and qualitative (subjective) appraisal using professional judgement. Magnitude of change (impact) and resource and receptor sensitivity are described in the paragraphs below. Landscape and Visual effects can be beneficial (positive) or neutral as well as adverse (negative).
- 3.5 The assessment has been carried out for the operational phase of the proposed development and has considered potential day-time effects during this phase. Fieldwork was undertaken during winter 2020/21 when existing deciduous vegetation was devoid of leaf. The assessment of

potential landscape and visual effects is based upon that of the opening year during winter Year 1 (when all the construction works are complete) and during summer Year 15 when any mitigation (in the form of landscape planting) would have achieved its intended design function. Due to the timing of site work, the assessment of potential landscape and visual effects at summer Year 15 has been necessarily completed based on professional experience and judgement.

Appraisal Criteria and Significance of Effects

- 3.6 The purpose of the appraisal 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.
- 3.7 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 Resource

- 3.8 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 appraisal, 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

- 3.9 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 in views and visual amenity and also the value attached to particular views”* (GLVIA, para 6.31). For the purpose of this appraisal, 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).

3.10 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 appraisal 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 3.1: Sensitivity of receptor

Sensitivity	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, 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

3.11 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 GLVIA3 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.” For the purposes of this appraisal, the 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 are considered to be permanent (irreversible), partially reversible or fully reversible.

Magnitude of impact on visual receptors

3.12 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).

Table 3.2: Magnitude of impact

Magnitude	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.
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	Prominent. Has an important, but not defining influence on view; is a key element in

Magnitude	Landscape impacts	Visual impacts
	affected character area/type. Scale of development fits with existing features.	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

3.13 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 3.4: Significance of effect

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

3.14 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 3.5: Significance of landscape effects

Significance of effect	Definition (landscape resource/receptor)
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.

Significance of effect	Definition (landscape resource/receptor)
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.

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

Table 3.6: Significance of visual effects

Significance of effect	Definition (visual resource/receptors)
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.
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.

Significance of effect	Definition (visual resource/receptors)
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.

- 3.16 The level of effects is described as 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.
- 3.17 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 appraisal of 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”*.
- 3.18 In the appraisal those levels of effect indicated as being of Major may be regarded as significant effects. An accumulation of individual Moderate effects, for instance views experienced along a designated route, may also be regarded as significant.

Limitations and assumptions

- 3.19 The visual appraisal is based on analysis of OS mapping of the application site and surrounding area and 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 areas from which the proposed development is likely to be most visible, not all public viewpoints, from which the proposed development may be seen, are included in the appraisal.
- 3.20 A field survey to inform the appraisal of both landscape and visual effects was undertaken in March 2021 (late winter) when existing deciduous vegetation was devoid of leaf.

4 BASELINE CONDITIONS

Landscape Baseline

- 4.1 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 – 4.8 and Appendix B.

Study Area

- 4.2 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 (para. 6.8, p.103) as, *“it makes clear that the area so defined only shows land from which the proposal may theoretically be visible.”* A ZTV can be completed using a ‘bare earth’ scenario, i.e. no intervening structures or significant vegetation, and a ‘with barriers’ scenario using existing screening features, i.e. urban areas and existing vegetation.
- 4.3 A ZTV for the proposed development, which considers the screening effects of significant blocks of existing vegetation and settlement, is included within this appraisal (Figure 2). It illustrates the theoretical extent of the surrounding area from where the proposed development may be visible. The ZTV was computer generated using Key Terra-Firma software using 8 origin points, from proposed residential dwellings in key locations within the central, southern and northern parts of the Application Site, at a maximum ridge height of 9m above existing ground level (EGL). A 3km radius has been selected (equivalent to a 6km diameter) for the study area used in this appraisal, consistent with other appraisals carried out for similar schemes. It is considered that any potential significant visual and / or landscape effects would occur well within 3km of the Application Site. Topographical variation and drainage within the study area is shown on Figure 3.

Landscape Baseline

Landscape Character

- 4.4 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

- 4.5 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 ‘37: Wales Valleys’ to the north eastern edge of the 3km study area and NLCA ‘39: Gower’ outwith the study area to the south west.
- 4.6 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 Ogmore.*
- *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 Ogmore 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

4.7 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.”*

4.8 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.

4.9 Whilst all LANDMAP Aspect Areas have been considered, for the purposes of this Landscape and Visual Appraisal the main 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

4.10 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

4.11 With regard to the Geological Landscape Aspect Area, the Application Site is located entirely within Loughor (SWNSGL033) (Ref. Figure 8). Described as ‘*Broad low level plateau of E-W low ridges (dip and scarp topography) in gently S dipping SW Pennant Formation (Grovesend Beds, Upper Carboniferous) sandstones and thin coals, dissected by meandering, N-S upper Llan valley. Extensive cover of boulder clay draping topography. Broad areas of glacial sand and gravel, alluvium and some peat through NW-SE broad upper Llan valley and plateau. NE-SW to N-S faults cutting topography. Tirdonkin Fault controlling upper Llan valley. Many disused coal mines*’. The overall evaluation for this aspect area is Outstanding as it ‘*Includes Penllergaer railway cutting SSSI for Upper Carboniferous, Grovesend Formation stratigraphy*’.

Landscape Habitat Aspect Area

4.12 The Application Site is located entirely within the Landscape Habitat Aspect Area Between Gorseinon & Gowerton (SWNSLH349) (Ref. Figure 9). The overall evaluation of this aspect area is Moderate due to the area being a ‘*...generally low value habitat with some small areas of higher value habitat which may well support some key species*’.

Historic Landscape Aspect Area

- 4.13 The Application Site is located entirely within H22 Lower Loughor and Lliw Valleys (SWNSHL571) historic landscape aspect areas (Ref. Figure 10). The overall evaluation of this aspect area is Unassessed with the justification for this described as *'An irregular evolved fieldscape (pre-Norman - 19th century), with a significant industrial component (late 19th century /early 20th century), now largely disappeared; the latter has influenced settlement form and distribution, the settlements being ribbon developments which grew up to service collieries and tinplate works. The area includes features of exceptional historic importance, which are nationally rare; including 5 scheduled ancient monuments (Roman military enclosures, and prehistoric barrows, a medieval church and castle mound). Whilst it is likely that the Aspect Area is outstanding in terms of rarity, has wide-ranging historic landscape potential, and has at least high integrity with its pattern and detail (eg irregular field pattern, small commons, and linear industrial settlement) visible and easily understood from aerial photographs, it is considered that insufficient information is available on the condition and survival of elements within the Aspect Area to allow robust assessment. An overall evaluation of unassessed has therefore been returned'*.

Cultural Landscape Aspect Area

- 4.14 The Application Site is located entirely within the Cultural Landscape Aspect Area 'Rural Landscapes' (SWNSCL060) (Ref. Figure 11). The overall evaluation for this Aspect Area is Low.

Site Description

Location, Land Use and Development Context

- 4.15 The Application Site is located at the northern edge of the settlement of Penllergaer, a town located off the A4240 / A48 to the east of Gorseinon. The southern boundary of the Application Site is defined by the settlement edge, which is to the northern side of Llewellyn Road, while the remaining site boundaries are generally open to the agricultural landscape to the north. The principal site access is from Llewellyn Road to the south.
- 4.16 The Application Site is currently two open medium sized agricultural fields laid to pasture, separated in the centre by a mature semi intact field boundary hedgerow and trees. The Application Site is immediately to the north of Llewellyn Road separated by a row of existing detached and semi-detached residential properties with some larger commercial properties, associated with farmland (Gelli-Hyll Farm) which encompasses the Application Site, to the south east accessed off Gors Road. Existing tree and hedgerow vegetation are limited within the Application Site, with the exception of the central area. There is well established field boundary hedgerows and small areas of tree groups and scrub to the northern and south western boundaries. The south eastern boundary, adjacent to the access track to Gelli-Hyll Farmhouse / Gelli-Hyll Manse is open, as are parts of north western boundary.
- 4.17 Pylons and overhead lines cross parts of the Application Site, following a route from south west to north east to Gelli-Hyll Farmhouse and small group of buildings. There is also a telecommunications mast to the north east in close proximity to the Application Site.
- 4.18 Development to the north of the Application Site is limited, with scattered farmsteads and small solar farm.

Topography of the Application Site

- 4.19 The Application Site slopes gently from north-east to south-west from approximately 80 m AOD at the north west corner to approximately 55 m AOD at the south-western corner of the site adjacent to the access track to Gelli-Hyll Farmhouse (Figure 3).

Topography of the Surrounding Landscape

- 4.20 The topography of the study area is gently undulating as a series of ridges and valleys that range from approximately -3 to 7m AOD in parts of Gorseinon and other areas to the west and south west, rising to 177m AOD at Penlan in the south east.

Hydrology and drainage

- 4.21 There are no major water courses running through the Application Site, however there is a drainage ditch along the central hedgerow. There are a number of nearby springs, in the local area, that feed tributaries of the River Loughor and Lliw to the west and River Llan to the south.

Vegetation of the Application Site

- 4.22 Native hedgerows with hedgerow trees contain parts of the site and connect to other field boundaries, tree belts and blocks of woodland to the north. Vegetation within the site is limited with an established field boundary hedgerow and trees centrally which connects to a small tree belt and scrubland which connects to trees interspersed within the urban edge of Penllergaer. The remainder of the Application Site is a monoculture, being pastoral fields.

Vegetation of the surrounding area

- 4.23 Existing mature trees and hedgerow occur to the majority of the boundaries around the Application Site that provide a good vegetation cover. The field boundary hedgerows along the northern and south eastern boundary, have intermittent gaps in the vegetation at the location of field access points.
- 4.24 In the close vicinity of the Application Site the area to the north is characterised by small to medium scale arable fields generally contained by largely intact hedgerow and trees, punctuated by small linear blocks of woodland further to the north. To the south of the Application Site is characterised by residential development, interspersed by larger commercial development, tree planting and areas of open space.

Access and infrastructure

- 4.25 There is no public access across the Application Site, nor are there any Public Rights of Way (PRoW) in close proximity to it. The nearest being a public footpath (LC28) to the south of the A4240 off Phoenix Way. A second, small section of public footpath (LC121) connects parts of Gors Road to the west.
- 4.26 A network of Public Rights of Way (PRoW) extends across the study area and provides connections to villages and farms, often following field boundaries.
- 4.27 The closest major road corridor is the A4240 Gorseinon Road that takes a route east-west of the study area and links Penllergaer and Gorseinon / Loughor. The M4 motorway is another major route, passing through the north eastern parts of the study area. There are a number of other A and B roads and smaller roads which link the various towns and villages within the wider study area.
- 4.28 The closest residential properties are off Llewellyn Road immediately to the south of the Application Site. There is a telecommunications mast off site in close proximity to the north easternmost Application Site boundary.

Landscape Value

- 4.29 As part of the baseline description of the study area the value of the landscape that would be affected has been established.
- 4.30 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

- 4.31 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 designations of National importance are The Gower Area of Outstanding Natural Beauty (AONB), some 6.5km to the south west of the Application Site, and the Brecon Beacons National Park, some 17km to the north east. At a local level, as derived from the Swansea Local Development Plan 2010-2025, an area of land to the immediate east of the Application Site is designated as Green Wedge (see Figure 1).

Non-designated Landscapes

- 4.32 As discussed in paragraph 3.29, 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 European Landscape Convention (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

- 4.33 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.
- 4.34 The hedgerows and trees associated with the Application Site and its boundaries are a strong feature and partially enclose the existing site adding to its characteristic field structure and have a medium value. The internal open improved grass areas, the fields themselves, have no more than medium to low value, albeit that they contribute to the overall rural setting. The largely intact hedgerows, woodland blocks are an attractive feature of the study area and cohesive characteristic of this rural area, within the north of the study area, interspersed by development. The landscape value to the south of the Application Site, being more densely populated and built up is of less value.

Scenic Quality

- 4.35 This measures the degree to which the landscape appeals primarily to the visual senses. The visual baseline is analysed in more detail below.
- 4.36 The field boundary vegetation and grassland within the Application Site, while contributing to the rural setting of the northern parts of the study area, are in close proximity too and as such heavily influenced by the settlement edge of Penllergaer. The Application has some scenic quality that is ultimately tempered by the close proximity of existing development and it therefore has no more than low scenic value and an ordinary condition. The surrounding vegetation including hedgerow

with trees and small linear woodland defines the partially enclosed character of the wider landscape to the north.

- 4.37 The enclosed farmland and small linear woodland blocks define the character of northern parts of the study area and has a medium value.

Rarity and Representativeness

- 4.38 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.

- 4.39 The improved grassland, hedgerows with trees and individual trees of the Application Site are typical of the local area, particularly to the north and cannot be defined as rare features. The vegetation surrounding the site is an ordinary example within the local landscape, with more distinctive examples of this habitat within the northern parts of the study area, part of the Gorseinon & Gowerton Habitats LANDMAP Aspect Area (SWNSLH349) and would not be considered rare locally.

Conservation Interests

- 4.40 This considers the presence of features of wildlife, earth science, historical and cultural interest that can add value to a landscape.
- 4.41 There are no ecological or heritage designations on the Application Site in recognition of 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 outside the Application Site within the study area form better quality habitats and have a medium to high value.

Recreational Value

- 4.42 This considers any evidence that the landscape is valued for recreational activity where experience of the landscape is important.
- 4.43 There is no public access to the Application Site and therefore it has no direct recreational value. A public footpath north of the site, at a higher level than the site is separated by boundary and intervening vegetation that prevents views into the site. The elevated footpath west of the site is separated from the site by roadside and site boundary vegetation that screen the Application from view.
- 4.44 The private access to Hill Farm caravan park has a medium level of recreational value in terms of rural tourism and entry to the local area for visitors.

Perceptual Aspects

- 4.45 A landscape may be valued for its perceptual qualities, notably wildness and/or tranquillity
- 4.46 The landscape of the site is highly managed. The managed land, hedgerows and trees do not have wild qualities and the west and north boundaries of the Application Site are defined by roads. The hedgerows with trees provide good visual containment and a sense of enclosure. Glimpse views of buildings and caravans, and road noise limit the sense of tranquillity to low value.

Associations

- 4.47 This considers any evidence of artistic endeavours and historic events that contribute to the perceptions of the natural beauty of an area.

- 4.48 The site and its surroundings do not have any special cultural, literary or artistic associations that increase its value.

Summary of Landscape Value

- 4.49 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 these features should be retained, where practicable, 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 Medium value.
- 4.50 The overall LANDMAP evaluation for Visual and Sensory Aspect Area (SWNSVS726), within which the Application Site is located, is adjudged to be Low. This is justified by the evaluation of all criteria as 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

Visual Receptor Groups

- 4.51 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

- 4.52 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.
- 4.53 The nearest residential properties are a number of single and two storey residential properties along Llewellyn Road, to the immediate south of the Application Site, Gelli-Hyll Farmhouse / Gelli-Hyll Manse, to the north west and properties along Gors Road to the south east. Properties along the northern side of Llewellyn Road are generally south facing, with only rear elevations directly facing the Application Site from which direct views would be available, with limited rear garden vegetation and close board fencing partially screening views. Properties to the southern side of Llewellyn Road by contrast are north facing. However, properties to the north largely obstruct views to the Application Site from these properties, with only incidental views between properties and along existing spur roads. Similarly, properties along Gors Road do not face directly to the Application Site. Gelli-Hyll Farmhouse / Gelli-Hyll Manse are orientated to the south east with direct views towards the Application Site, although substantial garden vegetation and trees and hedgerows along the Application Site boundary would limit views.
- 4.54 Other occupiers of properties along Gors Road and local to the site have limited potential views of the Application Site depending on the extent of property boundary vegetation, walls / fencing and intervening buildings.

Views from Public Rights of Way

- 4.55 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 of higher sensitivity than pedestrians using rights of way in an urban context or pavements in a street.
- 4.56 There is a very limited number of definitive PRoW in close proximity to the Application Site. The closest PRoW, footpath LC121, to the east links Gors Road to the A48. Users of the footpath would have no views of the site due to intervening development, topography, and vegetation.
- 4.57 Potential views west and north west of the Application Site from footpaths LC103 and the Gower Way promoted route are heavily screened by intervening vegetation even in winter months.
- 4.58 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 development, topography and vegetation.

Views from Community Facilities

- 4.59 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.
- 4.60 The nearest community facility within the study is a recreation ground / play area to the east off Gors Road. Potential views to the site from this location would be very limited due to intervening development and vegetation. There would be intermittent views between some of the existing residential properties off Gors Road.

Views from Industrial and Commercial Premises

- 4.61 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.
- 4.62 There is a farming / light industry / commercial property (associated with the site itself) to the immediate south east of the Application Site. Occupiers of these premises have near open views into the adjacent Application Site over and through the boundary hedgerow. Other commercial / industrial premises within the study area include 3M and the Phoenix Way industrial estate to the south of the Application Site. There would be no views available to the Application Site from either due to intervening topography, development and vegetation. 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

- 4.63 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.
- 4.64 Llewellyn Road passes east to west in close proximity to the Application Site to the south. People travelling on this road would have potential incidental and oblique views of the Application Site however, the existing residential development to the northern edge of Llewellyn Road and garden vegetation would largely prevent views of the site being available in its entirety.
- 4.65 Due to intervening vegetation, development and topography, views of the Application Site from other roads within the wider study area are unlikely.

Representative Viewpoints

- 4.66 Representative viewpoints (the existing baseline view) looking towards the Application Site are listed and described in Table 4.1 below. The locations of these are shown on Figure 2, and the existing daytime view (winter only) from each is shown on Figures 4.1 – 4.8 and assessed in section 6 below. In order to further inform the appraisal contextual panoramas, from each of the Representative Viewpoints, have been provided. These are shown at Appendix B and show the winter (worst case) scenario for context, to better understand how the site fits into its’ setting.
- 4.67 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 (para. 6.8, p.103) as, “it makes clear that the area so defined only shows land from which the proposal may theoretically be visible.” A ZTV can be completed using a ‘bare earth’ scenario, i.e. no intervening structures or significant vegetation, and a ‘with barriers’ scenario using existing screening features, i.e. urban areas and existing vegetation.
- 4.68 A ZTV for the proposed development, which takes account of the screening effects of significant blocks of existing vegetation and settlement, is included within this appraisal (Figure 2). It illustrates the theoretical extent of the surrounding area from which the proposed development may be visible. The ZTV was computer generated using Key Terra-Firma software using eight origin points, from proposed residential plots in key locations within the central, southern and northern parts of the Application Site, at a maximum ridge height of 9.5m Above Ordnance Datum (AOD). A 3km radius has been selected (equivalent to a 6km diameter) for the study area used in this appraisal, consistent with other appraisals carried out for similar schemes. It is considered that any potential significant visual and / or landscape effects would be well within 3km of the Application Site. Topographical variation and drainage within the study area is shown on Figure 3.
- 4.69 Visual receptors include the public and / or local community, commercial properties and visitors to the area. Private residential views have been included in the assessment. However, in the planning system no individual has the right to a view. Representative Viewpoints looking towards the Application Site have been selected (refer to Figures 4.1 – 4.8) with contextual panoramas included at Appendix B. These include views from local roads and other publicly accessible areas, including the public rights of way network, at different distances and orientations to the Application Site. The Representative Viewpoints have been used to assess the potential visual effects of the proposed development at their specific locations (see Figure 2).

Consultation

- 4.70 RPS provided provisional viewpoint locations to Swansea Council by email on 12th November 2020 for comment. No formal response has been received from Swansea Council at the time of writing.
- 4.71 Following the site visit, an additional viewpoint was added along Llewellyn. Representative of views from residential properties. In addition, some views have been slightly relocated, when compared to the preliminary ZTV.

Table 4.1 Representative Viewpoints

Viewpoint No. and Location	Sensitivity	Approx. NGR and Distance to Application Site (m)	Description of Existing (Baseline) View
Viewpoint 1: Llewellyn Road	Medium (Roadside footway)		View from roadside footway, along Llewellyn Road, to the immediate south of the Application Site. Generally open, channelled view along spur road forming

Viewpoint No. and Location	Sensitivity	Approx. NGR and Distance to Application Site (m)	Description of Existing (Baseline) View
	Low (Road Users)		access track to Gelli-Hyll Farmhouse / Gelli-Hyll Manse. Boundary walls / fences to existing residential properties and the properties themselves obstruct views to much of the Application Site. The site boundary at this point is generally open, with only low growing scrub with views to existing pasture fields within Application Site beyond. With land rising gently to the north, existing tree and hedgerow vegetation within the Application Site at its northern boundary are clearly visible and characteristic of the layered vegetation within the landscape to the northern parts of the study area. View is representative of those that would be available from the rear of residential properties and their gardens along the northern side of Llewellyn Road.
Viewpoint 2: Llewellyn Road	Medium (Roadside footway) Low (Road Users)		Similarl to Representative Viewpoint 1, channelled view along spur road off Llewellyn Road. View is more enclosed and less open due to close proximity of existing residential properties and largely derelict fencing present at the end of the road immediately adjacent to the Application Site boundary. Large trees, within the Application Site, partially screen / filter views into it. With the pastoral field and northern boundary vegetation visible beyond.
Viewpoint 3: A4240 Gorseinon Road / Recreational Park	Medium (Recreational Users) Low (Road Users)		Generally open slightly elevated view from roadside footway adjacent to the A4240. View is also representative of views available from much of the recreational area adjacent to and accessed off Gors Road. Existing residential properties along Gors Road prevent any clear views to ground level within the Application Site. Views are available to the tops of trees within the Application Site, seen above rear garden vegetation and between residential properties. With higher ground, towards Grovesend and beyond, visible on the distant horizon.
Viewpoint 4: A48 Pontardulais Road	Low (Road Users)		View from A48, to the north east of the Application Site. Extensive intervening vegetation and local topography is such that there are no clear views to the Application Site from this location.
Viewpoint 5: Public Right of Way (Footpath)	High (Users of PRow)		View from PRow LC103 to the north east of the Application Site. Generally open view across brook and arable / pastoral field.

Viewpoint No. and Location	Sensitivity	Approx. NGR and Distance to Application Site (m)	Description of Existing (Baseline) View
LC103			With rising land up towards Penllergaer. Extensive layered, intervening vegetation prevents clear views to the Application Site. Glimpsed views are available to existing residential properties to the northern edge of Penllergaer (Llewellyn Road). The top of an existing telecommunications mast, located to the immediate north east of the Application Site, is visible above the treeline.
Viewpoint 6: B4296 Pontardulais Road	Low (Road Users)		View from roadside footway, adjacent to B4296 to the north west of the Application Site. Glimpsed views, through field access gate, across pastoral field towards Application Site. Land falls away from the view, rising again to Penllergaer, the northern edge of which is discernible within this very short-lived view through the field access. The rear of properties to the north of Llewellyn Road. At this distance, although discernible, there are no obvious views to the Application Site.
Viewpoint 7: Public Right of Way (Gower Way)	High (Users of PRow)		View from Public Right of Way (Gower Way) to the west of the Application Site. Open expansive view across marshland towards Application Site. Filtered views of which can be seen on ridge to the horizon of the view. Filtered views to existing residential properties to the northern edge of Penllergaer (Llewellyn Road) can also be seen. As can the top of the existing telecommunications mast, located to the immediate north east of the Application Site.
Viewpoint 8: Hospital Road	Low (Road Users)		View from Hospital Road, to the south of the Application Site. Generally open view across open ground, an undeveloped part of the industrial estate off Phoenix Way. Existing residential properties to the north can be seen above the Phoenix Way industrial estate, which includes residential properties along Llewellyn Road. There is no discernible view to the Application Site from this location.

4.72 Baseline photographs, winter and summer were taken at eye level from each of the representative viewpoints, using a digital SLR camera with a lens equivalent to a 48mm focal length in 35mm film format. These photographs are reproduced on Figures 4.1 – 4.8 and a description of the views has been included in Table 4.1 above. In order to further inform the appraisal contextual panoramas, from each of the Representative Viewpoints, have been provided. These are shown at Appendix B and show the winter (worst case) scenario for context, to better understand how the site fits into its' local landscape setting.

5 PROPOSED DEVELOPMENT

Description of Proposed Development

- 5.1 The proposed development comprises of some 180 detached and semi-detached residential properties and associated landscape and infrastructure. The proposed development has been defined as part of the pre-application process with Swansea Council and through design team meeting. Details of the proposed development are illustrated on the Planning Layout (ref. The Urbanists, drawing number 1898-0921-URB-XX-XX-DR-UD-001-Rev F, 11th March 2021), see Appendix A. The scheme would also include internal access roads, parking, footways and landscape planting as part of a wider green infrastructure led approach. The proposed development would be accessed from Llewellyn Road off an existing spur road, with internal access roads to connect areas of the development. The proposed development would require some substantial groundwork to create level platforms within the site for residential properties and areas of cut and fill in relation to the suds features.

Designed-in Landscape Mitigation

- 5.2 The landscape proposals have been designed as an integral part of the proposed development. The proposals would retain the trees and hedgerow within the Application Site where possible. Approximately seven trees would require removal for arboricultural reasons, with further removal (in part) of existing hedgerows to allow for the central access road through the site. A broad swath, including existing retained and proposed tree and hedgerow planting, at some 5-10m wide, would be established along the northern, western and eastern boundary and centrally to the site following the route of the existing retained field boundary hedgerow. Within the southern part of the proposed development a large area of POS would be incorporated to include an area for an attenuation basin / swale and locally equipped area for play (LEAP). An additional attenuation area would be incorporated to the south west corner of the proposed development. There would be natural play and trim trail interventions to the perimeter of the proposed development. Internal blocks of planting and proposed native hedgerow would link areas of POS, set along the central access road, as part of the green infrastructure / SUDs scheme.
- 5.3 These existing and proposed features would combine to provide a comprehensive landscape framework for the proposed development and retain / enhance the existing landscape structure of the site and reinforce the character of the local landscape, albeit that the proposed development would result in a new development edge. The landscape proposals focus on reflecting the local landscape pattern whilst minimising effects on the local landscape by:
- Retention of trees within the site where possible and hedgerows and trees along the site boundary to retain the character and ecological quality of the surroundings;
 - Tree, shrub and hedgerow planting to enhance the site, provide screening and integration with the landscape and complement the lodges and wider rural landscape;
 - Use of native species planting, wildflower grassland and wildlife habitats to provide a scheme of landscape and ecological value appropriate to this location within the local landscape; and
 - Amenity grassland with areas of bulb planting for amenity use and visual interest.
- 5.4 There is the potential for landscape and ecological benefit through the retention, enhancement and ongoing management of the existing hedgerows along the development boundaries and centrally within the site.

Conclusion

- 5.5 The site layout would enable the retention of the vast majority of the existing hedgerows and trees to the sites boundaries and centrally within the site, which would be protected as necessary during construction and enhanced using native species tree and shrub planting suitable to its location and prevailing ground conditions.
- 5.6 The landscape proposals seek to reflect the character of the Application Site and the surrounding landscape by establishing vegetation using native species appropriate to the local area, which would provide connectivity to the surrounding area, reinforce screening. The planting would form an enhancement to the existing site conditions and be an integral part of the green infrastructure led approach to the design.

6 APPRAISAL OF EFFECTS

Appraisal of Operational Effects

Effects on Landscape Character

- 6.1 This section describes the effects of the operational phase of the proposed development illustrated in the plan at Appendix A. The likely landscape effects that would result as a consequence of the proposed development are summarised below.

Summary of Potential Operational Phase Effects upon Landscape Resources

National Landscape Character Areas (NLCAs)

- 6.2 There would be 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 two small pastoral fields 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 roads to the south of the development and centrally within it, the majority of existing boundary vegetation, including mature trees 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 immediately adjacent to existing development, to the south, located along Llewellyn Road. It is therefore influenced by it. Mature trees and hedgerows to the Application Sites northern boundary and within the central part of the site, characteristic of the local area, would be largely retained as part of the proposed development. This would maintain the physical and, to an extent, visual separation from the wider landscape to the north, albeit that the proposed development would create a newly defined development edge to Penllergaer. The Application Site forms a small part of the rural countryside to the north of Penllergaer, within the wider parts of the aspect area and although there are some noticeable manmade structures / farmsteads within this part of the aspect area, there would be a noticeable change at a site-based level with the permanent loss of the pastoral grass field and development encroaching further to the north. 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 **Minor adverse** effect, upon an aspect area of Low value and sensitivity, as a result of the proposed development, a small extension to the existing urban edge of Penllergaer on land recognised within local planning policy as an area of Housing Commitments. The overall character of the wider aspect area would be unaltered by the proposed development.

Cultural Landscape Aspect Area: Rural landscapes (SWNSCL060)

- 6.5 The Application Site is located entirely within aspect area SWNSCL060. This aspect area is classified as rural. However, the small part of the aspect area within which the Application Site is located is immediately adjacent to an urban area, Penllergaer, and therefore influenced by it. A small part of the overall aspect area would be directly affected by the proposed development with it becoming an extension to the neighbouring residential development to the south, creating a new development edge to this part of Penllergaer. The proposed development would be located at the crest of the local ridgeline and therefore be more noticeable in attractive views to and from the landscape to the north west, an attractive landscape feature, albeit that substantial layered vegetation within the landscape to the north would limit this, particularly in summer. This aspect area is evaluated within LANDMAP 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 (SWNSGL033)

- 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 outstanding with the sensitivity considered to be high. However, the 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 area as a whole.

Landscape Habitat Aspect Area: North of Gorseinon and Swansea (SWNSLH349)

- 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 LANDMAP evaluation of the aspect area is Moderate, a generally low value habitat with some small areas of higher value habitat which may well support some key species, such as areas of marshy grassland on lower ground to the north west of the Application Site near to the Gower Way. The proposed development would result in the loss of a small area of improved grassland, considered to be common and ubiquitous throughout the aspect area, with other habitats including trees and hedgerows to the boundaries and centrally largely retained with some loss to accommodate the central access road. As such, there would be a balance of adverse effects and some beneficial effects with the retained and enhanced vegetation. At a site-based level it is considered that the proposed development 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

settlement of Penllergaer. Including the adjacent development of Llewellyn Road which is a mix of mid to late C20th residential housing which has spread out along roads from the A4240, gradually pushing the development edge of Penllergaer further north west along the ridgeline. 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 3km study area. Significance of effect upon aspect areas outwith the Application Site is adjudged to be no greater than **Neutral**.

Effects on Visual Receptor

Potential Effects upon Views

- 6.10 An assessment of potentially significant (Adverse or Beneficial) effects upon views from the Representative Viewpoints is included in the following section. During the operational phase visual effects arise as a result of the introduced residential development. The proposals would have a degree of influence, particularly in local views in close proximity to the Application Site albeit that the proposed development would largely appear as an extension to existing residential development. The replacement of two medium sized pastoral fields with that of a well-designed residential development would be an obvious change in view for receptors local to the site.

Potential Effects on Visual Receptor Groups

Residential Receptors

- 6.11 Residential properties have been identified within 500 m of the Application Site. The closest properties include those located along Llewellyn Road, to the immediate south of the Application Site and Gelli-Hyll Farmhouse / Gelli-Hyll Manse to the north east.
- 6.12 Properties along the northern edge of Llewellyn Road would have generally open rear elevation views to the proposed development. Intervening vegetation, fencing, and neighbouring properties would partially screen views, but the proposed development would result in an obvious change to views from the rear of the majority of residential properties to the northern edge of Llewellyn Road. The magnitude of impact upon views for these high sensitivity receptors would be medium leading to a **Moderate adverse** significance of effect in winter and summer.
- 6.13 By contrast, existing vegetation surrounding Gelli-Hyll Farmhouse / Gelli-Hyll Manse to the north east would partially filter views to the proposed development with glimpsed views available from front elevations in winter months. During summer, views to the proposed development would be less noticeable. However, due to the close proximity to it, the proposed development would remain a visible and noticeable feature within views from these properties. The magnitude of impact upon views for these high sensitivity receptors, at winter Year 1, would be medium leading to a **Moderate adverse** significance of effect in winter. In summer months (Year 15), although remaining a noticeable feature, it is anticipated that the magnitude of impact would remain medium, but the significance of effect would be slightly reduced to **Minor adverse**.
- 6.14 From other residential properties, within the wider study area, although there would be potential views to the proposed development, it is anticipated that with the exception of local views detailed above the proposed development would likely be seen as a small extension to the existing residential development edge of Penllergaer therefore, the significance of effect is not likely to be any greater than **Minor adverse**.

Public Rights of Way

- 6.15 Views of the Application Site gained by people using the surrounding right of way network would be very limited due to the limited number of PRoW in the local landscape and high level of boundary vegetation afforded around the site boundaries, particularly to the north and intervening development. No open views of the proposed development have been identified from the closest PRoW, off Gors Road to the east of the Proposed development. To the north west, along the Gower Way PRoW, potential glimpsed views are possible. These potential views would be heavily filtered due to intervening layered vegetation, even in winter. Residential development, at the northern edge of Penllergaer already seen in glimpsed views on the crest of the local ridge are an existing feature within views from the Gower Way. As a result, although development would be brought slightly closer within views, the proposed development would not substantially alter the existing situation and at a distance of some 1.2km at its nearest point, any potential changes in view would likely be indiscernible for the casual observer resulting in a **Neutral** effect for high sensitivity receptors.

Industrial and Commercial Premises

- 6.16 There is a farming / light industry / commercial property (associated with the site itself) to the immediate south east of the Application Site. A semi intact field boundary hedgerow to the rear of his premises would allow generally open views to the proposed development. Although engaged in activities that would, in general, occupy receptors attention. It is anticipated that the proposed development would be obvious within views from the rear of these premises and result in the foreshortening of views and the enclosure of the site. The magnitude of impact upon receptors of low sensitivity would be medium resulting in a **Minor adverse** significance of effect at winter Year 1 and summer Year 15.

Surrounding Roads Network

- 6.17 Receptors using Llewellyn Road would gain glimpsed transient views between existing residential properties, with more open views, albeit brief, along the proposed access road and along the access road to Gelli-Hyll Farmhouse / Gelli-Hyll Manse. Although likely available, the proposed development would go unnoticed by many road users. These low sensitivity receptors are transient and would experience a small change leading to a **Negligible adverse** effect at winter Year 1 and summer Year 15.

Effects upon Receptors at Representative Viewpoints

- 6.18 The following text provides further details of the effect on the seven viewpoints shown on Figure 4. Photographs are provided at Figures 4.1 – 4.8.

Viewpoint 1: Llewellyn Road

- 6.19 Vehicle travellers using Llewellyn Road or pedestrians using the footway road would gain oblique views of the proposed development. Generally open channelled view along the access road to south westernmost parts of the proposed development. New housing would be a noticeable feature within the view. Existing vegetation retained to the centre and northern boundary of the site would likely remain visible above the properties and break up the development to some extent. As would proposed vegetation to the south west corner and within the development itself. Although screening effects of proposed vegetation would have limited effects until fully matured at summer Year 15.

- 6.20 The sensitivity of receptors in vehicles is low and pedestrians using the adjacent footway is medium and they would experience a medium magnitude of impact resulting in a **Minor to Moderate adverse** significance of effect at winter Year 1 and summer Year 15. Although at summer Year 15 the screening effects of retained and proposed vegetation would be greater, due to the close proximity of the development and change in the view, it is anticipated that the significance of effect would not be reduced.

Viewpoint 2: Llewellyn Road

- 6.21 Similar to the effects described for Representative Viewpoint 1, road and adjacent footway users would gain oblique transient views to the proposed development along what would be established as the new access road to it. Views to new housing would be partially screened / filtered by existing and proposed vegetation within the POS area, proposed at the entrance to the development, particularly in summer months. New residential properties would therefore not be as obvious within the view from this location. Albeit that it would remain a noticeable change to the baseline situation.
- 6.22 The sensitivity of receptors in vehicles is low and pedestrians using the adjacent footway is medium and they would experience a medium magnitude of impact resulting in a **Minor to Moderate adverse** significance of effect at winter Year 1. At summer Year 15 the screening effects of retained and proposed vegetation within the POS area particularly would be greater. It is anticipated therefore that the significance of effect would be reduced slightly to **Minor adverse** in brief views.

Viewpoint 3: A4240 Gorseinon Road / Recreational park

- 6.23 Vehicles travelling along the A4240, pedestrians using the adjacent footway and recreational users would have limited views of the proposed development. Incidental glimpsed views to the tops of residential properties in the proposed development may be available between existing buildings. With land falling away to the west, distant views to the higher treed skyline would still be available. Any glimpsed, short-lived views available to the proposed development would likely go unnoticed by the casual observer. As such, it is anticipated that the proposed development would not have a particularly noticeable effect upon views available from this location as the character and nature of the view would be unchanged in winter and summer.
- 6.24 The sensitivity of receptors in vehicles is low and pedestrians and recreational users is medium. People in this location would experience a negligible magnitude of impact resulting in a **Negligible adverse** significance of effect at winter Year 1 approaching **Neutral** at summer Year 15.

Viewpoint 5: Public Right of Way (Footpath) LC103 and Viewpoint 7: Public Right of Way (Gower Way)

- 6.25 Walkers using these PRoW to the north west of the proposed development would have heavily restricted views towards it. Intervening layered vegetation on ground falling away to the north would largely prevent clear views of any change. In winter months there would be glimpsed heavily filtered views to the proposed development that would, at this distance, likely go unnoticed. Any glimpsed, heavily filtered views would largely be seen as a small extension of the existing development edge of Penllergaer, characteristic of views from the north west. As such, the proposed development would not have a particularly noticeable effect upon views in winter months. In summer, it is anticipated that the existing layered vegetation to the north of the proposed development and associated with the northern boundary of the Application Site, at maturity (Year 15), being in full leaf would further filter and screen views, with the proposed development being indiscernible.

- 6.26 The sensitivity of receptors using the PRoW is high and they would experience a negligible magnitude of impact, at winter Year 1, that is likely to lead to a **Minor adverse** significance of effect. At summer Year 15 it is anticipated that there would be no discernible views of the proposed development and there would therefore be No Change and No Effect when considering the potential magnitude of impact and significance of effect. The proposed landscape enhancements, implemented as part of the development, would have some beneficial effects upon these views as it would visually break up the northern edge of Penllergaer further.

Remaining Representative Viewpoints

- 6.27 Of the remaining Representative Viewpoints (4, 6 and 8), it is anticipated that no part of the proposed development would be discernible, due to the comparative distance to the site and / or intervening existing development, vegetation and topography. As such, the overall composition of these views would remain unaltered, resulting in a magnitude of impact and significance of effect of No Change and No Effect respectively.

7 SUMMARY

General

- 7.1 This report has assessed the landscape and visual effects of the proposed development of some 180 detached and semidetached residential units, on land to the north of Llewellyn Road, Penllergaer. The Application Site comprises two agricultural / pastoral fields that are divided by an existing hedgerow and trees. The local landscape is defined by farmland with open fields with hedgerows, copses and woodland belts adjoining the settlement of Penllergaer and Gorseinon to the south and connected by local roads. The proposed development would introduce a new residential development that would form a small extension to the existing development edge of Penllergaer.

Summary of Potential Landscape Effects

- 7.2 Direct changes that would occur in the LANDMAP aspect areas, within which the Application Site is located, would be as a result of the permanent change from agricultural / pastoral fields to that of a residential development which would be an extension to the existing development edge of Penllergaer. The retention and enhancement of existing boundary tree and hedgerow vegetation, not uncommon and of ordinary condition with no significant landscape designations, would be beneficial and contribute to the overall green infrastructure and biodiversity of the site without unacceptable adverse effects at a regional scale. Additionally, the enhanced landscape structure would help to enclose the site, minimising potentially adverse visual effects from views north of the site, while still allowing some views out across the wider landscape. The proposal would result in the loss of grassland and small parts of the existing hedgerow to the centre of the proposed development.
- 7.3 When considering the Aspect Areas as a whole, the proposed development would result in no greater than a **Minor adverse** significance of effect, as direct effects would be on a very small isolated part of landscape. When considering the effects upon the site itself, the proposed development would result in the permanent loss of farmland and its replacement with settlement, resulting in a Minor Adverse effect on the Gorseinon Visual and Sensory Landscape Aspect Area (SWNSVS726). The development would also lead to the permanent loss of improved grassland and partial loss of existing hedgerows to accommodate the internal access road(s), resulting in a **Minor adverse** significance of effect upon the Habitats Aspect Area North of Gorseinon and Swansea (SWNSLH349). Albeit that the grassland habitat within the Application Site could be considered to be of lower value than other habitats present in the wider Aspect Area which would be unaffected by the proposed development, for example the marshy grass habitat located adjacent to the Gower Way the north west.

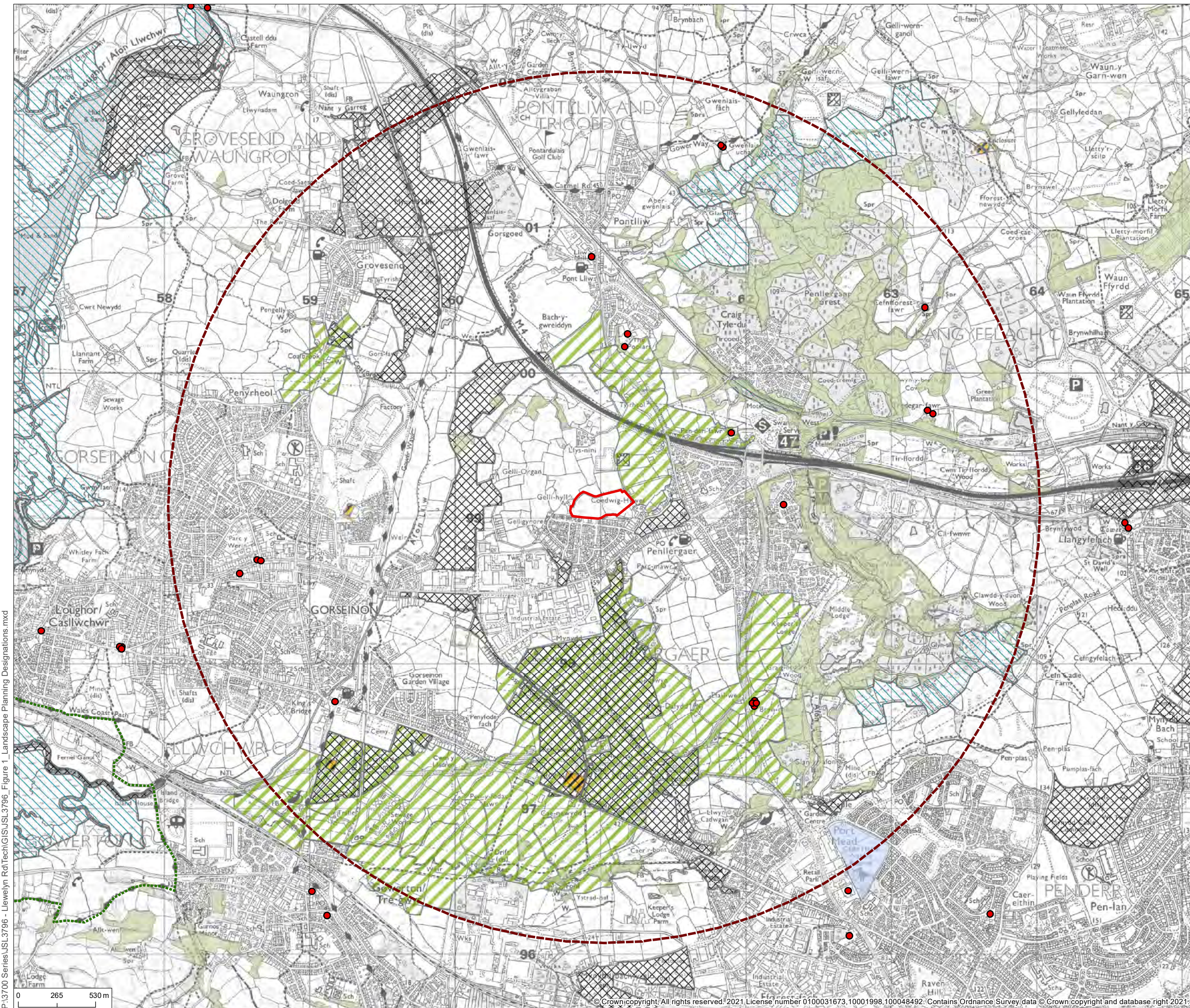
Summary of Potential Visual Effects

- 7.4 The proposed development is to be located on the northern edge of Penllergaer, immediately adjacent to existing residential development. Consequently, any limited views to it from the surrounding landscape would not be uncharacteristic of baseline views and seen as a small addition to the existing residential development visible on the local ridge. Additionally, substantial layered vegetative cover to the north of the proposed development within the local landscape would limit the number of visual receptors in the surrounding area that would experience a noticeable change in view. The most noticeable effects upon views would be in close proximity at a very local level. Most notably, from the rear of residential properties immediately south at Llewellyn Road and glimpsed transient views from road users and pedestrians on Llewellyn Road.

- 7.5 Visually the proposed development would not substantially intrude in views from the surrounding area and would be visually integrated within this undulating and vegetated landscape and any glimpsed views available in winter months would be largely seen in the context of existing residential development. The significance of visual effect within views from the wider landscape (Representative Viewpoints 3 – 8) is either **No Change** to **Negligible adverse**.
- 7.6 A **Moderate adverse** significance of effect has been identified for occupiers of residential properties to the immediate south of the proposed development, along Llewellyn Road. The proposed development would result in a permanent, though not uncharacteristic change in local views to the south, and an obvious change in the view from the rear of a number of properties.
- 7.7 Overall, the proposed development would result in some local adverse visual effects, primarily on residential receptors to the immediate south along Llewellyn Road. Landscape and / or visual effects within the wider landscape would be minimal, with glimpsed heavily filtered views available in winter, particularly from the north west, where the proposed development would be seen as a small extension to an existing settlement. 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. Additionally, the Application Site is recognised as an area of 'Housing Commitments' within the currently adopted Swansea LDP. It is also immediately adjacent to an allocated site (H1.27). As such, the principle of limited residential development to the immediate north of Llewellyn Road exists within currently adopted local planning policy.



FIGURES



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Legend

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

Swansea Adopted LDP 2010-2025

- Green Wedge



Rev	Description	By	CB	Date



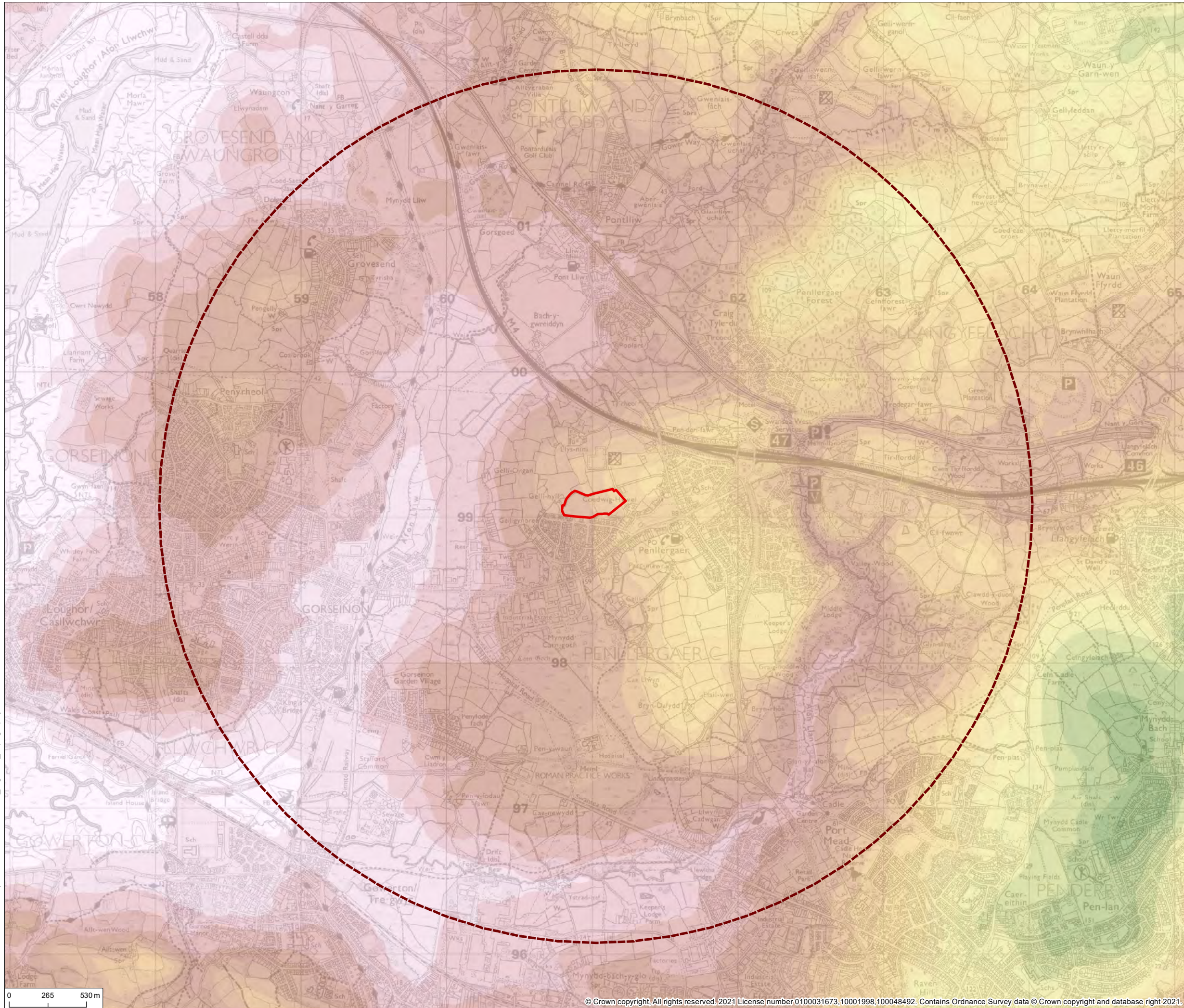
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Client Barratt and David Wilson Homes (South Wales)
Project Land North of Llewellyn Road, Penllergaer, Swansea.
Title Landscape Planning Designations

Status	Drawn By	PM/Checked By
DRAFT	GL	PH
Project Number	Scale @ A3	Date Created
JSL3796	1:25,000	APR 2021
Figure Number		Rev
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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
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- 157.00 - 167.00
- 167.00 - 177.00



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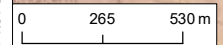
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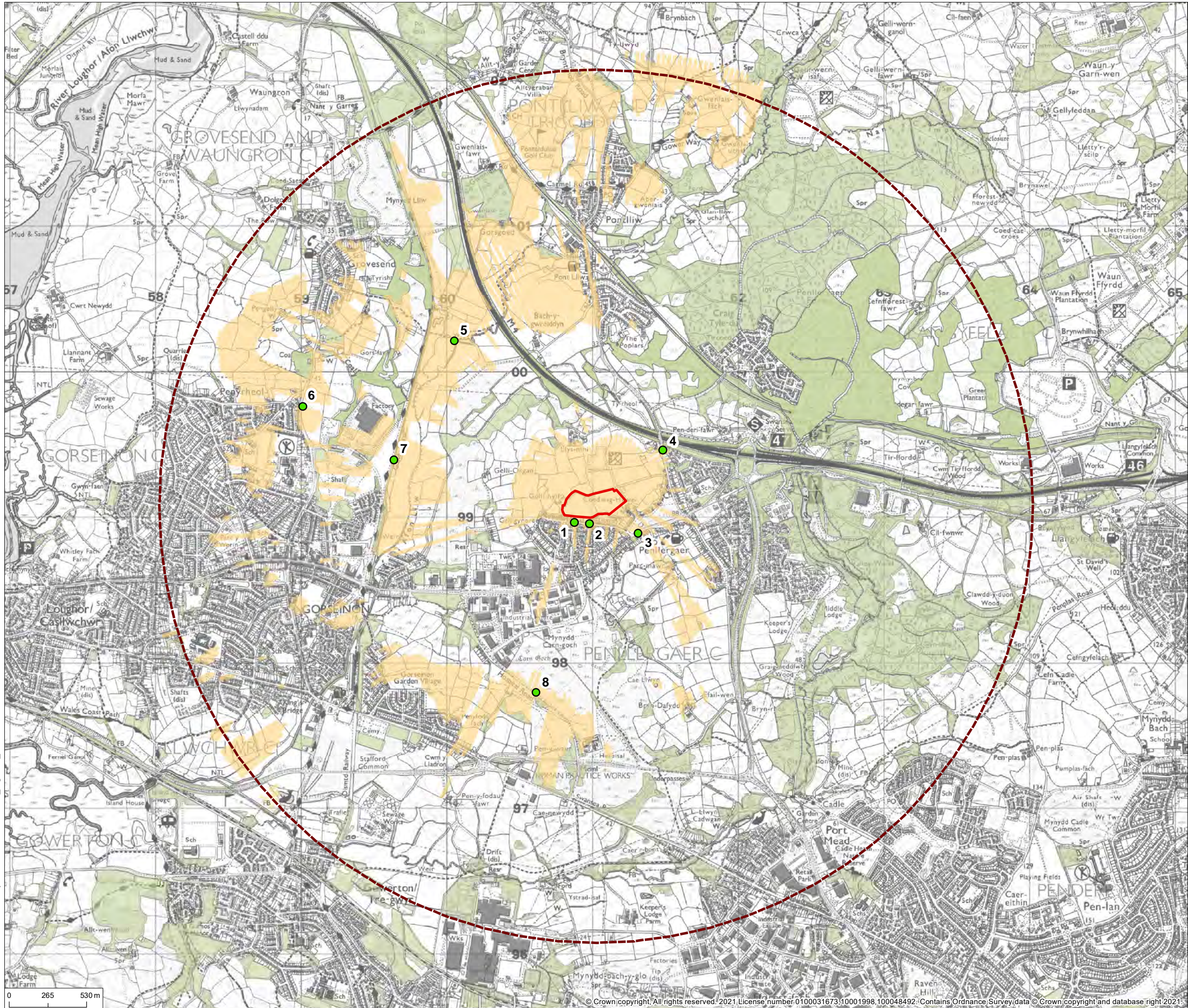
Client Barratt and David Wilson Homes (South Wales)
Project Land North of Llewellyn Road, Penllergaer, Swansea.
Title Topography

Status	Drawn By	PM/Checked By
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Legend

- Study Area (3km Radius)
- Application Site Boundary
- Existing Buildings / Settlements
- Substantial Woodland Blocks
- Representative Viewpoints
- ZTV (Theoretical extent of surrounding landscape from where the proposed development may be visible)



Note:
 ZTV compiled assuming observer height as 1.5m at eye level, and takes into account screening effects of local settlements at 9m and existing vegetation / woodland at a height of 12m.

Eight origin points, from within the Application Site, have been used to illustrate the ZTV. It is based upon a maximum ridge height of a proposed residential development at 9m AOD.

OS Terrain 5 data has been used for generating the ground model.

Rev	Description	By	CB	Date



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Client Barratt and David Wilson Homes (South Wales)
Project Land North of Llewellyn Road, Penllergaer, Swansea.
Title Zone of Theoretical Visibility (ZTV) - inc. Representative Viewpoints

Status DRAFT
Project Number JSL3796
Figure Number 3

Drawn By GL
Scale @ A3 1:25,000

PM/Checked By PH
Date Created APR 2021
Rev -

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Note: Application Site occupies entire width of view.



Note: Application Site occupies entire width of view.



Note: Application Site occupies entire width of view.



Note: Application Site occupies entire width of view.



Representative Viewpoint 4: A48 Pontardulais Road

Land North of Llewelyn Road, Penllergaer
JSL3796

Date of photograph: 22/03/2021

Horizontal field of view: 39.6°
To be viewed at comfortable arms length

Figure: 4.4

Note: Application Site occupies entire width of view.



Representative Viewpoint 5: Public Right of Way (Footpath) LC103

Land North of Llewelyn Road, Penllergaer
JSL3796

Date of photograph: 22/03/2021

Horizontal field of view: 39.6°
To be viewed at comfortable arms length

Figure: 4.5

Note: Application Site occupies entire width of view.



Representative Viewpoint 6: B4296 Pontardulais Road

Land North of Llewelyn Road, Penllergaer
JSL3796

Date of photograph: 22/03/2021

Horizontal field of view: 39.6°
To be viewed at comfortable arms length

Figure: 4.6

Note: Application Site occupies entire width of view.



Representative Viewpoint 7: Public Right of Way (Gower Way)

Land North of Llewelyn Road, Penllergaer
JSL3796

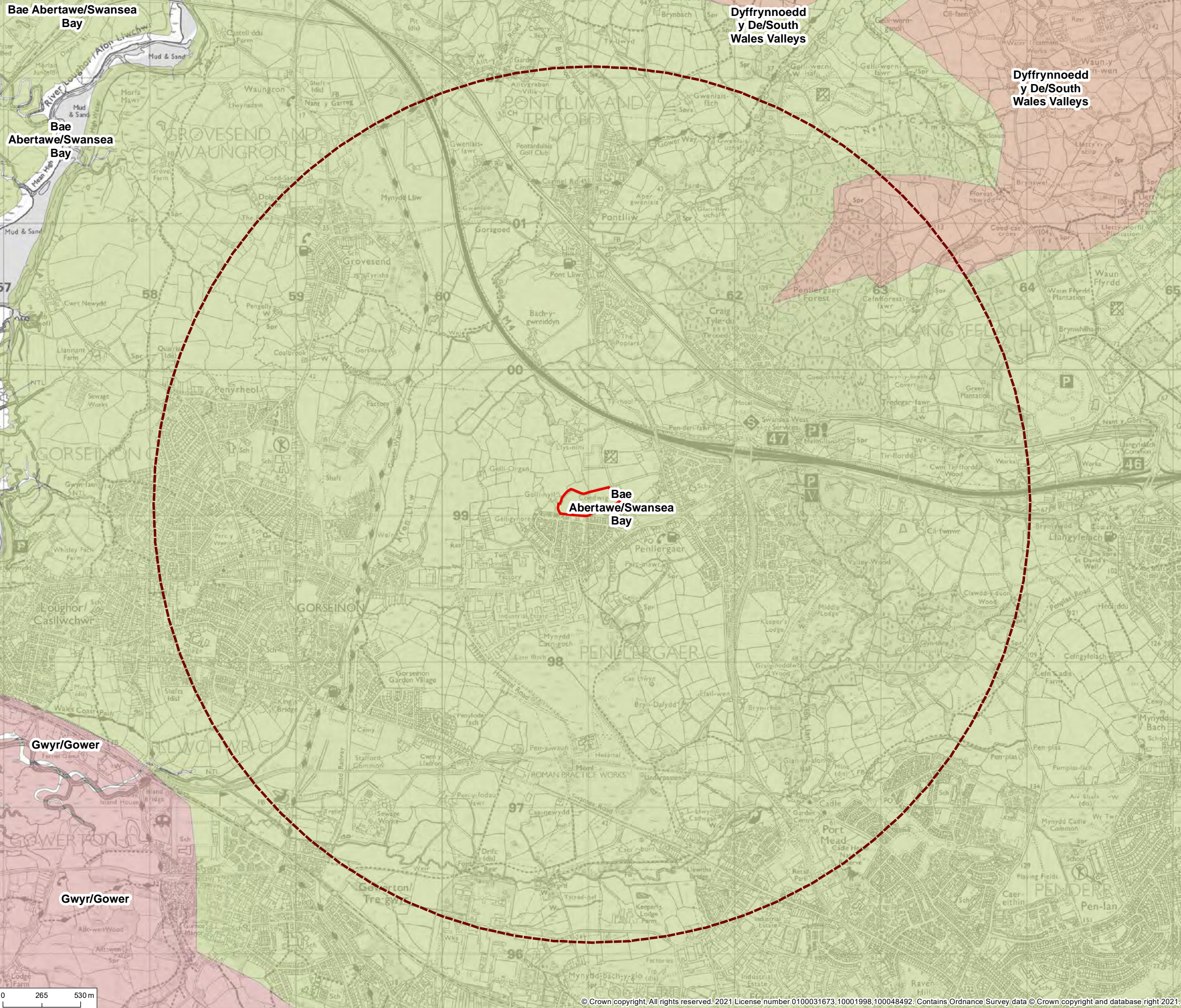
Date of photograph: 22/03/2021

Horizontal field of view: 39.6°
To be viewed at comfortable arms length

Figure: 4.7

Note: Application Site occupies entire width of view.





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- Legend**
- Study Area (3km Radius)
 - Application Site Boundary
- NRW National Landscape Character Areas (NLCA)**
- Bae Abertawe/Swansea Bay
 - Dyffrynnoedd y De/South Wales Valleys
 - Gwyr/Gower



Rev	Description	By	CB	Date



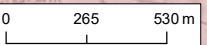
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Client Barratt and David Wilson Homes (South Wales)
Project Land North of Llewellyn Road, Penllergaer, Swansea.
Title National Landscape Character Areas (NLCA)

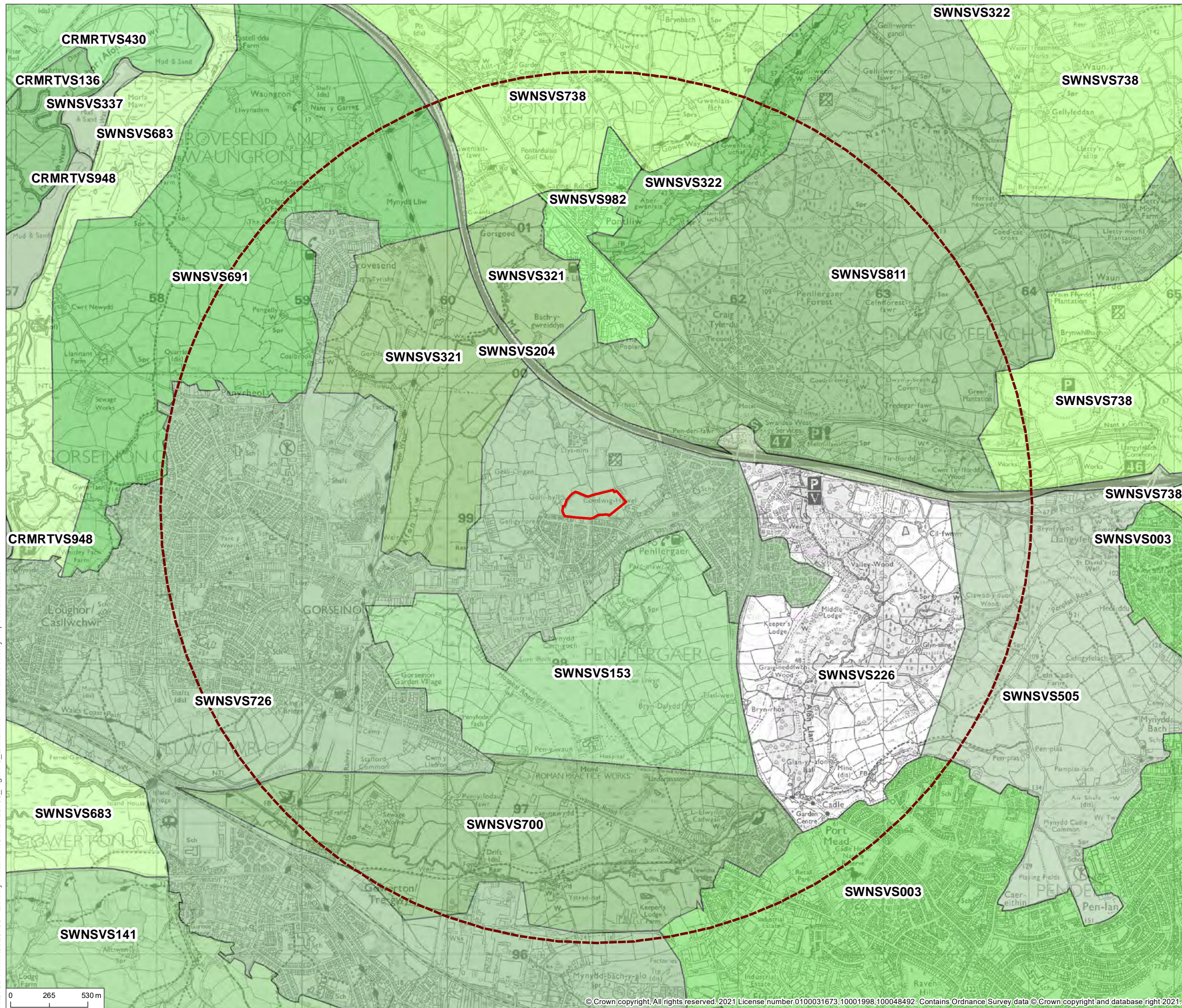
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Figure Number		Rev
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- Legend**
- Study Area (3km Radius)
 - Application Site Boundary
 - CRMRTVS136, Coastal saltmarsh
 - CRMRTVS430, LLangennech slopes
 - CRMRTVS948, LLwchwr Estuary
 - SWNSVS003, Swansea West
 - SWNSVS141, three crosses
 - SWNSVS153, Mynydd Carn Coch & surrounds
 - SWNSVS204, M4
 - SWNSVS321, Afon Lliw and surrounds
 - SWNSVS322, Upper Lliw Valley
 - SWNSVS337, llanrhidian sands
 - SWNSVS505, West of Clase
 - SWNSVS683, llanrhidian marsh
 - SWNSVS691, NW of Gorseinon
 - SWNSVS700, Afon Llan and surrounds
 - SWNSVS726, Gorseinon
 - SWNSVS738, rhyd-y-pandy
 - SWNSVS811, penllergaer forest
 - SWNSVS982, Pontlliw



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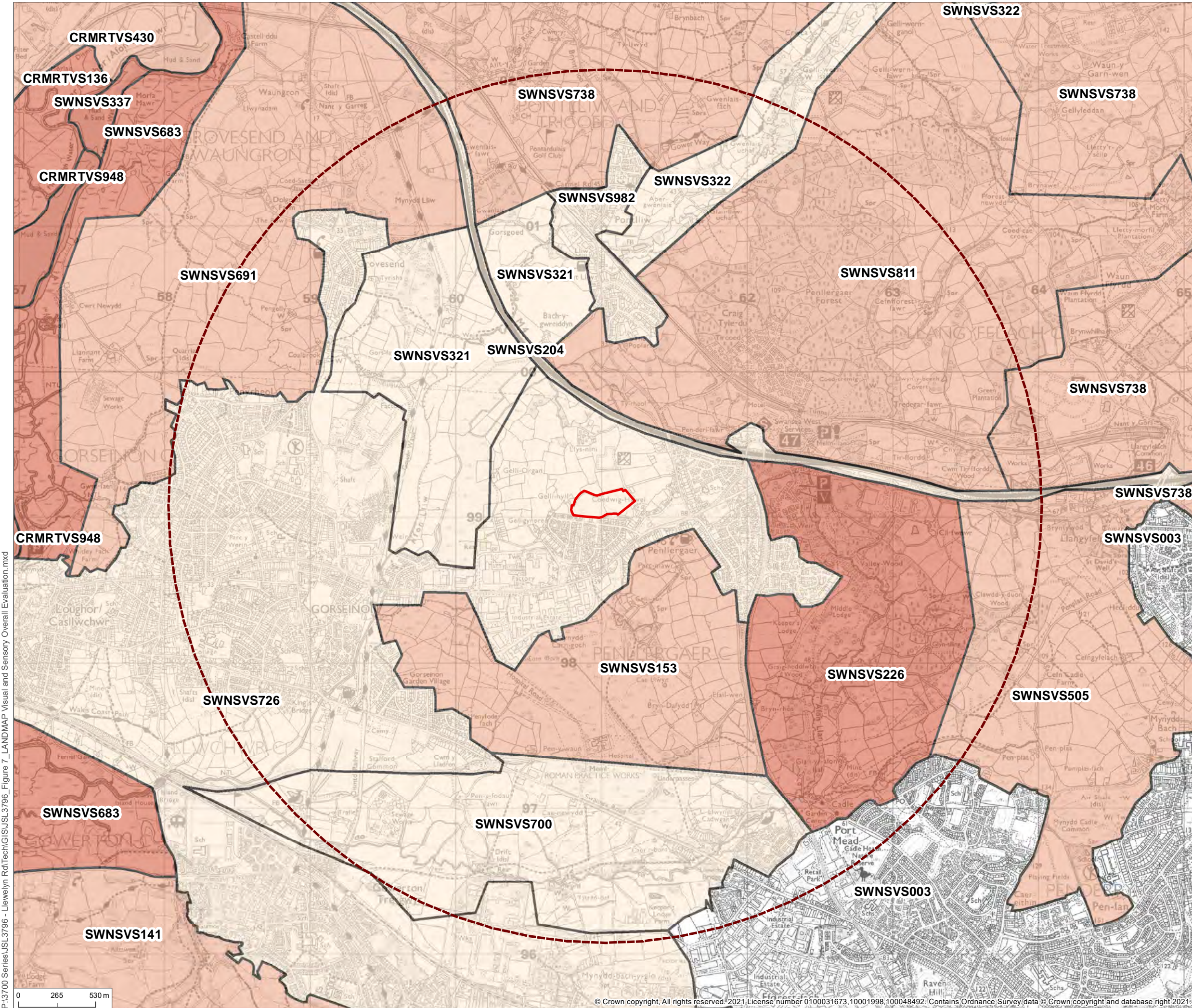


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Client Barratt and David Wilson Homes (South Wales)
Project Land North of Llewellyn Road, Penllergaer, Swansea.
Title LANDMAP: Visual and Sensory Aspect Areas

Status	Drawn By	PM/Checked By
DRAFT	GL	PH
Project Number	Scale @ A3	Date Created
JSL3796	1:25,000	APR 2021
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Legend

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

LANDMAP: Visual and Sensory Aspect Areas

Overall Evaluation

- High
- Moderate
- Low



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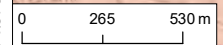
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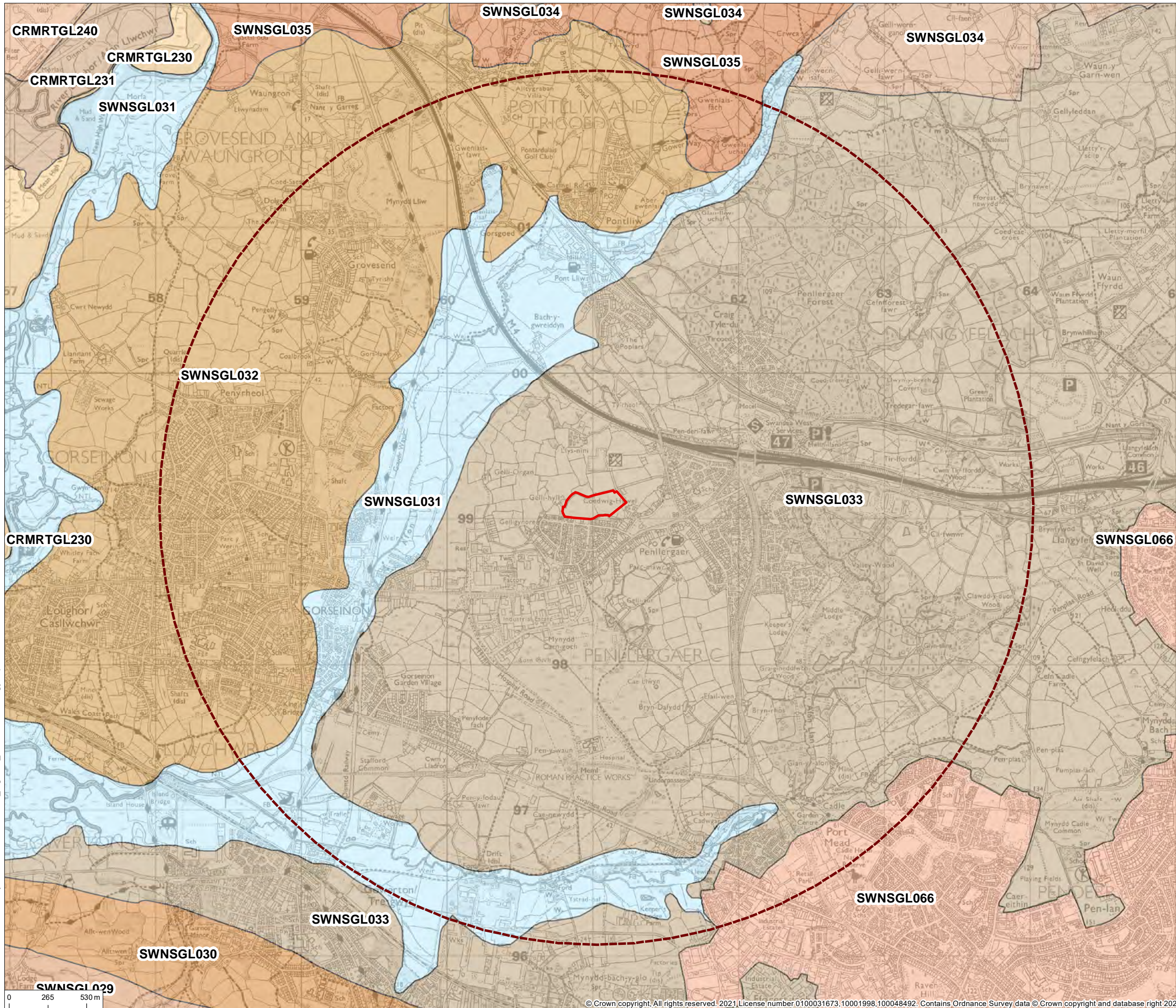
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 Project **Land North of Llewellyn Road, Penllergaer, Swansea.**
 Title **LANDMAP: Visual and Sensory Aspect Areas - Overall Evaluation**

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- Legend**
- Study Area (3km)
 - Application Site Boundary
- LANDMAP: Geological Landscape Aspect Areas**
- <all other values>
- UID, AreaName**
- CRMRTGL230, Loughor estuary
 - CRMRTGL231, Morlais Junction
 - CRMRTGL240, Llangennech
 - SWNSGL029, Penclawdd
 - SWNSGL030, Cockett
 - SWNSGL032, Loughor
 - SWNSGL033, Penllergaer
 - SWNSGL034, Mynydd Pysgodlyn
 - SWNSGL035, Pontardulais
 - SWNSGL066, Morriston



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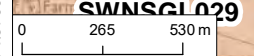
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 Project **Land North of Llewellyn Road, Penllergaer, Swansea.**
 Title **LANDMAP: Geology Aspect Areas**

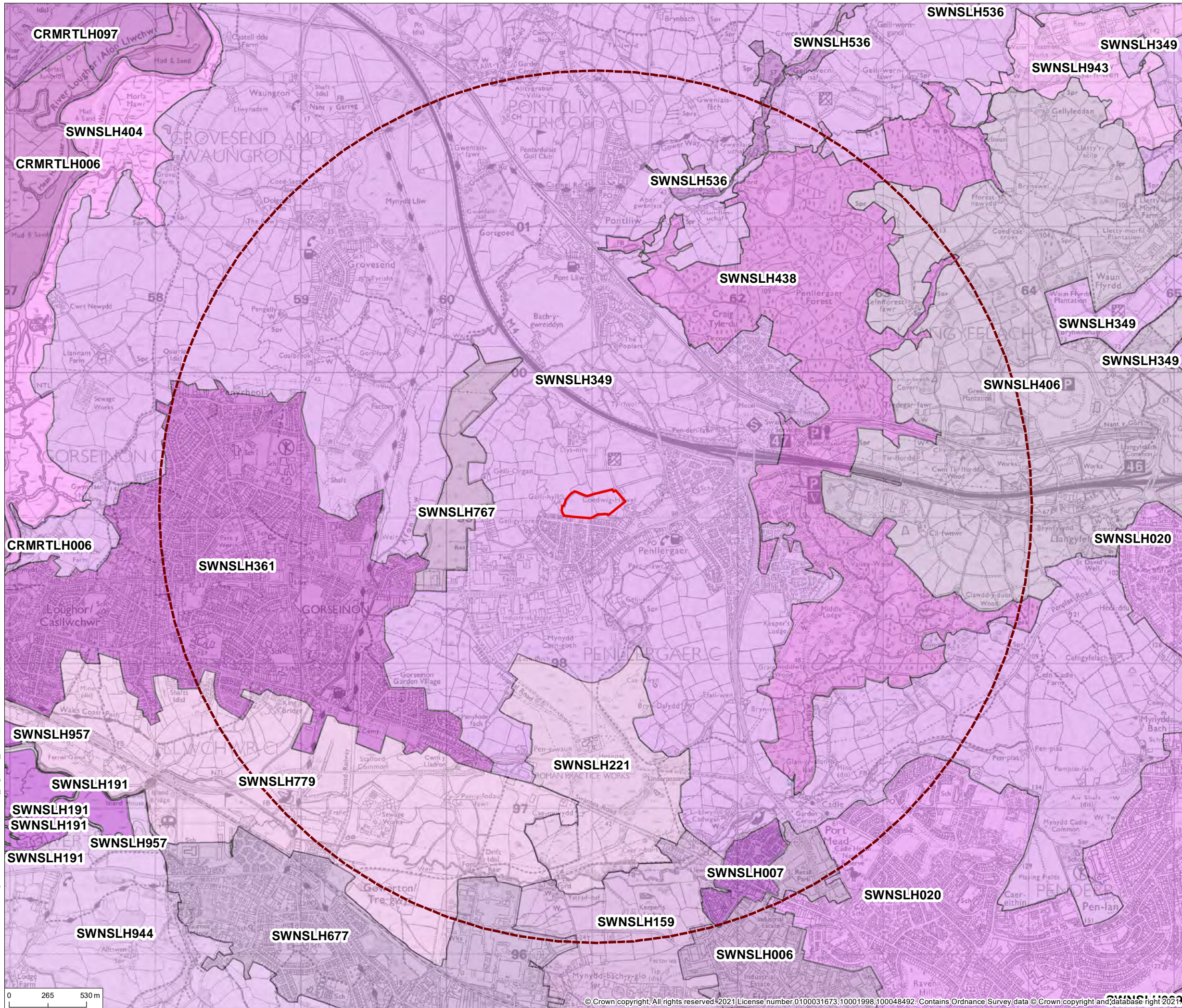
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- Legend**
- Study Area (3km Radius)
 - Application Site Boundary
 - CRMRTLH006,
 - CRMRTLH097, Llangennech
 - SWNSLH006, Fforest Fach and Swansea West Industrial Park
 - SWNSLH007, Fforest-Fach Urban Area
 - SWNSLH009, Landore to Uplands Urban
 - SWNSLH020, Swansea Urban
 - SWNSLH159, Between Gowerton and Swansea
 - SWNSLH191, Llanrhidian Sands
 - SWNSLH221, Mynydd Garn Coch
 - SWNSLH349, North of Gorseinon and Swansea
 - SWNSLH361, Gorseinon
 - SWNSLH404, Loughor (Saltmarshes)
 - SWNSLH406, East of Penllergaer
 - SWNSLH438, Penllergaer Forest & Valley Wood
 - SWNSLH536, Woods from Pont Lliw-Mynydd Garn Fach
 - SWNSLH677, Gowerton
 - SWNSLH767, E. of Gorseinon
 - SWNSLH779, Between Gorseinon & Gowerton
 - SWNSLH943, Waun Y Garn Wen
 - SWNSLH944, West of Gowerton
 - SWNSLH957, Llanrhidian Marsh



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Title LANDMAP: Habitats Aspect Areas

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Project Number JSL3796
Figure Number 9

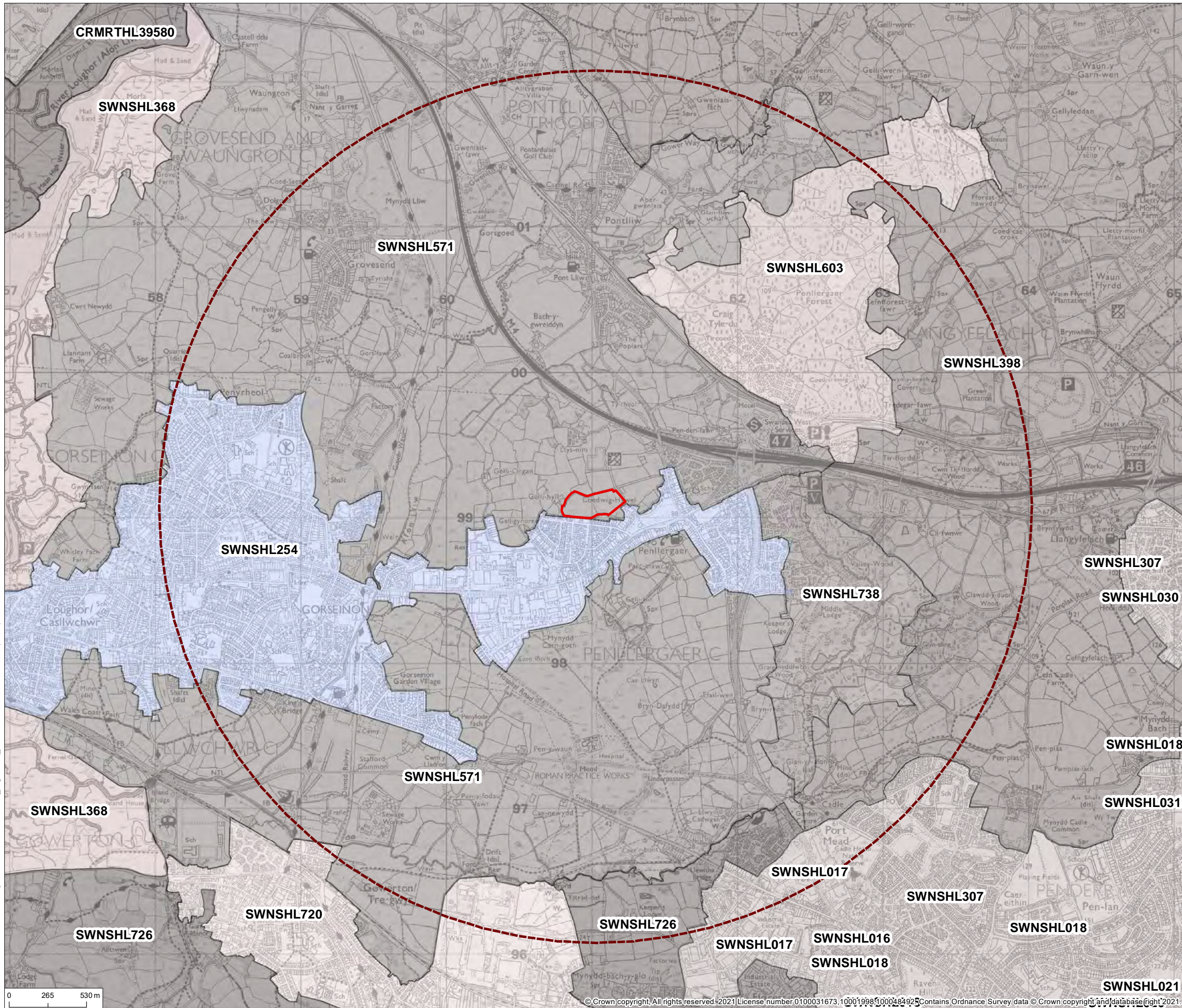
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Legend

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

LANDMAP: Historic Landscape Aspect Areas

- <all other values>
- CRMRTL39537, PWLL GLO MORLAIS
- CRMRTL39580, LLANGENNECH MARSHES
- SWNSHL016, Carmarthen Road
- SWNSHL017, Carmarthen Road Commercial Area
- SWNSHL018, North Swansea Residential Area
- SWNSHL020, Manselton
- SWNSHL021, Brynhyfryd
- SWNSHL022, Penlan Slopes
- SWNSHL030, Clase and Llangyfelach
- SWNSHL031, Treboeth-Mynydd Bach
- SWNSHL307,
- SWNSHL368, North Gower Saltmarsh
- SWNSHL398, H27 Gower Supraboscus Agricultural
- SWNSHL571, H22 Lower Loughor and Lliw Valleys
- SWNSHL603, H25 Penllergaer Forest
- SWNSHL720, H21 Gowerton and Waunarlwyd
- SWNSHL726, H3 Gower Subboscus Agricultural
- SWNSHL738, H24 Penllergaer Park



Rev	Description	By	CB	Date



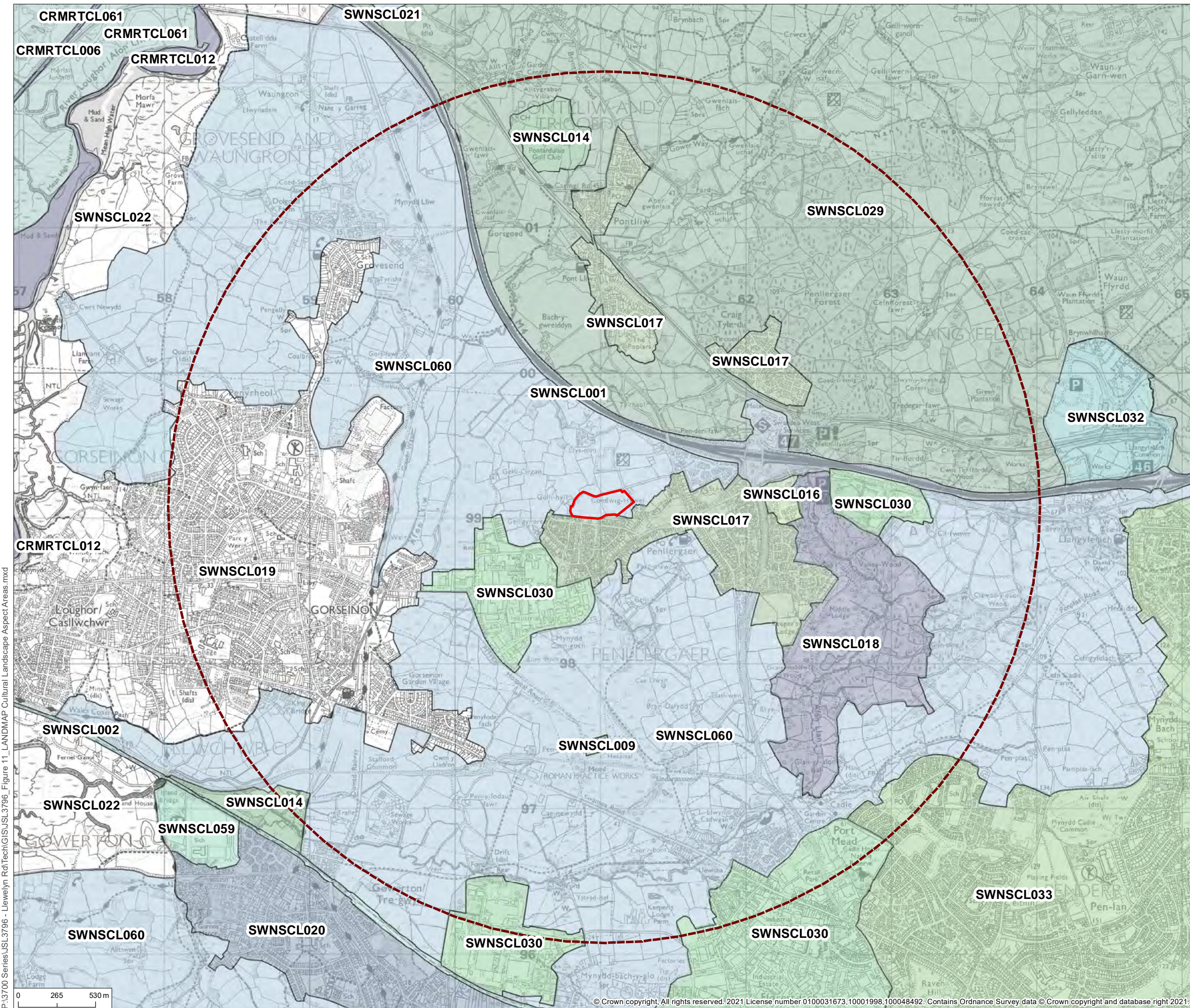
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Project Land North of Llewellyn Road, Penllergaer, Swansea.
Title LANDMAP: Historic Landscape Aspect Areas

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- Legend**
- Study Area (3km Radius)
 - Application Site Boundary
- LANDMAP: Cultural Landscape Aspect Areas**
- CRMRTCL006, Heart of Wales railway line
 - CRMRTCL012, Coastal Designated Landscapes
 - CRMRTCL061, Rural Carmarthenshire
 - SWNSCL001, M4 Motorway
 - SWNSCL002, Great Western Railway
 - SWNSCL009, Hospitals
 - SWNSCL014, Golf Courses
 - SWNSCL016, Local government & Law
 - SWNSCL017, Penllergaer Parc etc.
 - SWNSCL018, Penllergaer Park
 - SWNSCL020, Gowerton & Waunarlwyd
 - SWNSCL021, Pontarddulais
 - SWNSCL029, The Mawr
 - SWNSCL030, Industrial Estates & Business Parks
 - SWNSCL032, Velindre Development Site
 - SWNSCL033, Greater Swansea
 - SWNSCL059, Caravan and Chalet Parks
 - SWNSCL060, Rural landscapes

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APPENDICES

Appendix A

Planning Layout (ref. The Urbanists, drawing number 1898-URB-XX-XX-DR-90-001-F, dated 11.03.2021)

	Housetype	No of Beds	Total
Open Market	Kenley	2	48
	Maidstone	3	30
	Moresby	3	2
	Kingsville	4	22
	Ennerdale	3	11
	Chester	4	19
	Hesketh	4	7
	Alderney	4	11
	Radleigh	4	16
	Andover	3	5
			171
Affordable	Larch	3	1
	Alder	1	4
	Olive	2	3
	Beech	3	1
			9
			180



- 2.5 storey property
- Existing tree
- Existing hedgerow
- Proposed tree
- Private access gate
- Publicly accessible space
- Bio-swale drainage feature
- Attenuation drainage feature
- Block paved area - shared surface feature
- Grasscrete parking
- LEAP
- ★ Affordable property

NOTES:
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 SCALE: Do not scale from this drawing.
 SETTING OUT: All setting out levels, dimensions to be agreed on site. Do not use the information on this drawing without checking all dimensions on site. Any discrepancies between drawings, specifications and site works are to be reported to the Librarians. Order of construction and setting out is to be agreed on site.
 CHECK: This drawing must be the latest revision, read in conjunction with all other drawings, details, specifications and schedules. All dimensions are in millimetres unless otherwise stated. Where any contradiction or uncertainty arises between the drawings and/or the schedule of works, it is the contractor's responsibility to seek verification from the Librarians before proceeding. No claims will be met by the Librarians, where the contractor continues work in absence of such confirmation.

No.	Date	By	Revision Notes
F	11/03/2021	LP	Inc part L housetypes
G	17/03/2021	LP	Steps/walls included
H	28/03/2021	LP	Colour added

PROJECT STATUS:
 S3 (SUITABLE FOR REVIEW)



Client: Barratt Homes
 Project: Llewellyn Road, Swansea
 Title: Planning Layout

Project ID	Organiser	Role	Block	Level	Type	Status	Dup	Rev	Status
1808	URB	UD	XX	XX	DR	SD	001	F	S3

Drawn: LP Date: 11/03/21 Checked: Scale: 1:500@A0
 The Urbanists - The Creative Quarter - 8A Morgan Arcade - Cardiff - CF10 1AF
 T: 029 2021 6133 E: info@theurbanists.net W: www.theurbanists.net
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Appendix B

Representative Viewpoints (Contextual Panoramas)

Applicaion Site occupies entire view.



Representative Viewpoint 1: Llewelyn Road

Applicaion Site occupies entire view.



Representative Viewpoint 2: Llewelyn Road

JSL3796_Appendix B_Representative Viewpoints_Contextual Panoramas



JSL3796_Appendix B_Representative Viewpoints_Contextual Panoramas



Representative Viewpoint 5: PRoW (Footpath) LC103



Representative Viewpoint 6: B4296 Pontardulais Road



Representative Viewpoint 7: Public Right of Way (Gower Way)



Representative Viewpoint 8: Hospital Road

REFERENCES

Council of Europe, European Landscape Convention (ratified 2006);

Landscape Institute and Institute of Environmental Impact Assessment and Management, Guidelines for Landscape and Visual Impact Assessment: Third Edition (2013);

Landscape Institute Technical Guidance Note 06/19: Visual Representation of Development Proposals (2019);

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The Swansea Local Development Plan 2010 - 2025 (adopted on the 28th February 2019);

Planning Policy Wales (Edition 11, 2021);

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