Cardiff East Park and Ride, Llanrumney
Environmental Statement
Chapter 6: Landscape and Visual Impact

BCA Design on behalf of

Curtis Hall Limited

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6. LANDSCAPE AND VISUAL IMPACT

Introduction

6.1 This chapter of the ES has been prepared by BCA Design and presents an assessment of the likely significant effects of the Proposed Development with respect to Landscape and Visual. Mitigation measures are identified, where appropriate, to avoid, reduce or offset any significant adverse effects identified and/or enhance likely beneficial effects. Taking into account the mitigation measures, the nature and significance of the likely residual effects are reported.

6.2 This chapter is supported by the following technical appendices:

- **Appendix 6.1:** Site Location and Context
- **Appendix 6.2**: Topography
- **Appendix 6.3:** Planning Policy/Landscape Designations
- **Appendix 6.4** and **6.5**: Landscape Character
- **Appendix 6.6**: Viewpoint Locations
- **Appendix 6.7 to 6.19:** Viewpoints
- **Appendix 6.20 to 6.28**: Wireframes

Competence

6.3 For a summary of the competency of the author of this chapter please refer to Appendix 1.4.

Legislation and Policy Context

Legislation Context

6.4 The following section considers the relevant planning and legislative framework in the context of landscape and visual matters. Only those policies that are considered of greatest relevance to the application Site and the nature of the Proposed Development are listed.

Regional Planning Policy

6.5 The following regional planning policies are relevant to the Proposed Development:

6.6 Planning Policy Wales (PPW) (Edition 11) published by the Welsh Government in February 2021 makes many references to landscape and emphasises its importance in sustainable place-making and particularly in the section in the document entitled 'Distinctive and Natural Places.' It states in paragraph 6.0.2 that "*the special and unique characteristics and intrinsic qualities of the natural and*

built environment must be protected in their own right, for historic, scenic, aesthetic and nature conservation reasons."

6.7 The key issues identified in the section include:

- Long term and chronic decline of biodiversity and habitat loss
- Adaptation to the effects of climate change
- Recognising and addressing the factors influencing landscape change
- Rising levels of airborne pollution
- Loss of venues for cultural activities or historic assets

6.8 In regards to the historic environment paragraph 6.1.5 it states that "*The planning system must take into account the Welsh Government's objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations."*

6.9 In regards to landscape paragraph 6.3.3 states that "*All the landscapes of Wales are valued for their intrinsic contribution to a sense of place, and local authorities should protect and enhance their special characteristics, whilst paying due regard to the social, economic, environmental and cultural benefits they provide, and to their role in creating valued place. Considering landscape at the outset of formulating strategies and polices in development plans and when proposing development is key to sustaining and enhancing their special qualities and delivering the maximum well-being benefits for present and future generations*."

6.10 In paragraph 6.3.4 it states that "*Where adverse effects on landscape character cannot be avoided, it will be necessary to refuse planning permission."*

6.11 In regards to biodiversity paragraph 6.4.21 states that *"Planning authorities must follow a stepwise approach to maintain and enhance biodiversity and build resilient ecological networks by ensuring that any adverse environmental effects are firstly avoided, then minimized, mitigated, and as a last resort compensated for; enhancement must be secured wherever possible."*

6.12 In regards to trees and woodland paragraph 6.4.25 states that "*Planning authorities should protect trees, hedgerows, groups of trees and areas of woodland where they have ecological value, contribute to the character or amenity of a particular locality, or perform a beneficial and identified green infrastructure function."*

Local Planning Policy

6.13 The following local planning policies are relevant to the Proposed Development The application Site is within the administrative boundary of Cardiff Council which have produced the following planning

policy documents used for the determination of development proposals which are deemed relevant and therefore considered within this chapter.

- Cardiff Local Development Plan 2006 – 2026
- Cardiff Green Infrastructure Supplementary Planning Guidance (SPG)

Cardiff Local Development Plan 2006-2026

6.14 The Cardiff Local Development Plan (LDP) 2006 – 2026 was adopted in January 2016. One of the objectives set out in the LDP is "to deliver economic and social needs in a co-ordinated way that respects Cardiff's environment and responds to the challenges of climate change." This is detailed further as follows:

c) To protect, manage and enhance Cardiff's natural environmental assets, including:

- The parks, open spaces and allotments in the city that are highly valued by local communities and an important component of Cardiff's quality of life; The parks, open spaces and allotments in the city that are highly valued by local communities and an important component of Cardiff's quality of life;
- The strategically important river valleys of the Ely, Taff, Nant Fawr and Rhymney that link the city to the countryside and provide a valuable recreational, biodiversity and amenity resource;
- Cardiff's countryside, particularly its areas of high landscape value and the coast that provide an important setting to the urban area, provide an agricultural resource and opportunity for recreation;
- The city's biodiversity, its internationally, nationally and locally designated sites, wildlife habitats and features that contain important species and networks that link together areas of value;
- Natural resources including geodiversity, the best soils, water and air quality including, the reduction of pollution; and
- The role that vegetation plays in combating climate change by providing shading, cooling and carbon sinks.

d) To conserve and enhance Cardiff's built and historic assets that define distinctive character and reflect its past development including:

- The city's 27 Conservation Areas;
- Its Listed Buildings and Ancient Monuments;
- Registered Historic Landscapes and areas of archaeological importance; and

- Other valued public places and spaces, including parks and amenity spaces that provide local distinctiveness.

e) In identifying new sites to meet economic/social needs, to follow a sequence of firstly maximising the contribution of brownfield sites, then identifying greenfield sites that are considered to represent the most appropriate and sustainable locations to accommodate new development.

6.15 The application Site is not subject to any allocations within the adopted LDP. The following policies within the Cardiff LDP are considered relevant to this appraisal:

KP3 (A): GREEN WEDGE

6.16 The application Site is not located in the area designated as a Green Wedge. Refer to **Appendix 6.3**.

KP4: MASTERPLANNING APPROACH

Major development should accord with:

(i) The following Master planning General Principles:

6. The master planning process effectively responds to the local context and the context of climate change, to create new well-designed neighbourhoods with a distinctive character which residents will be proud of;

8. Multi-functional and connected green open spaces form strategically important links to the surrounding area to provide routes for people and wildlife and open spaces for sports, recreation and play;

9. Sympathetically integrate existing landscape, biodiversity and historic features of the Site into the development taking opportunities to protect, enhance and manage important features along with mitigation and enhancement measures to provide satisfactory compensatory measures;

KP5: GOOD QUALITY AND SUSTAINABLE DESIGN

To help support the development of Cardiff as a world-class European Capital City, all new development will be required to be of a high quality, sustainable design and make a positive contribution to the creation of distinctive communities, places and spaces by:

i. Responding to the local character and context of the built and landscape setting so that layout, scale, form, massing, height, density, colour, materials, detailing and impact on the built and natural heritage are all addressed within development proposals;

KP16: GREEN INFRASTRUCTURE

Protection and conservation of natural heritage network needs to be reconciled with the benefits of development. Proposed development should therefore demonstrate how green infrastructure has been considered and integrated into the proposals. If development results in overall loss of green infrastructure, appropriate compensation will be required.

Natural heritage assets are key to Cardiff's character, value, distinctiveness and sense of place. They include the City's:

i. Undeveloped countryside and coastline;

ii. Landscape, geological and heritage features which contribute to the City's setting;

iii. Strategically important river valleys of the Ely, Taff, Nant Fawr and Rhymney;

iv. Biodiversity interests including designated sites and the connectivity of priority habitats and specie;

v. Trees (including street trees), woodlands and hedgerows;

vi. Strategic recreational routes, cycleways and the public rights of way network;

vii. Parks, playing fields, green play areas and open spaces; and

viii. Growing spaces including allotments, community orchards and larger gardens.

EN3: LANDSCAPE PROTECTION

Development will not be permitted that would cause unacceptable harm to the character and quality of the landscape and setting of the city.

The aim of this Policy is to ensure that those features of the landscape that contribute to its character, value, distinctiveness, sense of place, and quality, with particular priority given to SLAs (Special Landscape Areas).

The application Site is not designated as a Special Landscape Area. Refer to **Appendix 6.3.**

EN4: RIVER CORRIDORS

The Natural Heritage, character and other key features of Cardiff's river corridors will be protected, promoted and enhanced, together with facilitating sustainable access and recreation.

6.17 The application Site is located in the area designated as River Corridor. Refer to **Appendix 6.3**

EN8: TREES, WOODLANDS AND HEDGEROWS

Development will not be permitted that would cause unacceptable harm to trees, woodlands and hedgerows of significant public amenity, natural or cultural heritage value, or that contribute significantly to mitigating the effects of climate change.

EN9: CONSERVATION OF THE HISTORIC ENVIRONMENT

Development relating to any of the heritage assets listed below (or their settings) will only be permitted where it can be demonstrated that it preserves or enhances that asset's architectural quality, historic and cultural significance, character, integrity and/or setting.

T1: WALKING AND CYCLING

To enable people to access employment, essential services and community facilities by walking and cycling the Council will support developments which incorporate:

i. High quality, sustainable design which makes a positive contribution to the distinctiveness of communities and places;

ii. Permeable and legible networks of safe, convenient and attractive walking and cycling routes;

iii. Connections and extensions to the Cardiff Strategic Cycle Network and routes forming part of the Cardiff Walkable Neighbourhoods Plan;

iv. Measures to minimise vehicle speed and give priority to pedestrians and cyclists;

v. Safe, convenient and attractive walking and cycling connections to existing developments, neighbourhoods, jobs and services;

T6: IMPACT ON TRANSPORT NETWORKS AND SERVICES

Development will not be permitted which would cause unacceptable harm to the safe and efficient operation of the highway, public transport and other movement networks including pedestrian and cycle routes, public rights of way and bridle routes.

T8: STRATEGIC RECREATIONAL ROUTES

A strategic network of recreational routes will be maintained and developed to link Cardiff's coast, river corridors, open spaces, countryside, and the regional network of routes, facilitating access to them by local communities, and forming an integral part of the wider cycling and walking network in Cardiff.

The core strategic network will comprise:

i. The Taff Trail;

ii. The Ely Trail;

iii. The Rhymney Trail;

iv. The Nant Fawr Trail;

v. The Bay Trail;

vi. The Wales Coast Path; and

vii. The Glamorgan Ridgeway Walk

Cardiff Green Infrastructure (SPG)

6.18 The Cardiff Green Instructure SPG was adopted in November 2017 and "provides planning advice on a number of areas relating to development and the environment, including protection and provision of open space, ecology and biodiversity, trees, soils, public rights of way, and river corridors". The document also provides further guidance to Policy KP16: Green Infrastructure and sets out what information is required from developers. In addition to the SPG there are a number of individual Technical Guidance Notes (TGNs) providing more detailed planning guidance which include:

- Ecology and Biodiversity
- Protection and Provision of Open Space
- Public Rights of Way and Development
- River Corridors
- Soils and Development
- Trees and Development

6.19 In section 2 of the SPG it states that "Planning submissions that are likely to significantly impact upon green infrastructure will be considered to ensure that:

- The existing green infrastructure resource on the development Site, and the potential impacts upon it, have been adequately considered
- The benefits of green infrastructure are reconciled with benefits of development
- Green infrastructure is integrated into proposals
- Opportunities for enhancement of green infrastructure, for the benefit of the community, have been taken as far as is reasonably possible."

Guidance

6.20 The following guidance is relevant to the Proposed Development:

6.21 In addition to the Planning Policy Wales document the Welsh Government publish a number of Technical Advice Notes (TANs) which provide detailed planning advice. Local planning authorities take them into account when they are preparing development plans.

6.22 TAN 12 (dated 31 March 2016) provides guidance on design. It makes many references to the importance of the landscape and landscape design in development and planning and discusses the need for *"a new development will work with the Site and its landscape context. Including key features and qualities such as pattern, form, grain, appearance, colours and elements to also meet the objective of sustaining character and reinforcing legibility*."

6.23 TAN 12 also states the following (Para. 5.5.2) "…. good design will almost always be dependent on working within the natural constraints and the historic character of the landscape and this should be the starting point from which the design of development evolves. The aim should be to achieve good design solutions which maximise the natural landscape assets and minimise environmental impact on the landscape".

Assessment Methodology and Significance Criteria

6.24 This section presents the methodology used to assess the potential effects of the Proposed Development.

Consultation

6.25 A combination of desktop review and field study was carried out to determine a ZTV and identify potential visual receptors. The representative viewpoints used in this assessment have been agreed with Cardiff City Council during September and October 2025. As part of a previous LVIA for the site undertaken in 2023, 13 viewpoints were agreed with Cardiff City Council. Following dialogue with the case officer, Cardiff City Council have approved the us re-use the original baseline photos selected since there has been little or no change to the view. The exception to this is viewpoints 10 and 13 where the residential development upon former Llanrumney High School, Ball Road (18/02594MJR) has now begun and views towards the application site are no longer possible. Within the assessment the revised views have been included as unverified views and the assessment text updated. Following further dialogue with the landscape officer an additional 2 viewpoints were also requested. These viewpoints were visited and photographed on the 8th October 2025 and included within the assessment as unverified views. An additional illustrative view from within the new housing estate was also included.

Study Area and Scope

Study Area

6.26 The study area will include the application Site itself and the surrounding landscape over which the Proposed Development may have an effect. In order to establish this area, a combination of the following main criteria (plus others on occasion) will be considered:

- Topography
- Vegetation
- Built Form
- Landscape Character

6.27 The study area will include all the above features considered relevant to the Site and can be represented by either a bespoke shape, or a standard offset from the Site, such as a circle with a radius of five kilometres, centred on the Site. This area will then be used as an essential part of the assessment to give a relative spatial and geographical parameter against which to make comparative judgments on the landscape and visual baseline.

Scope

6.28 The purpose of this appraisal is to consider, in visual terms the suitability of the application Site to accommodate the Proposed Development.

Assessment Methodology

6.29 This Landscape and Visual Impact Assessment (LVIA) has been carried out with reference to the Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA3). This guidance has been used as a framework for the Assessment Methodology.

6.30 The GLVIA3 publication adopts the following definition of Landscape, taken from the European Landscape Convention (ELC):

"Landscape is an area, as perceived by people, whose character is the result of action and interaction of natural and/or human factors' (Council of Europe, 2000).

2.4 The importance of the ELC definition is that it moves beyond the idea that landscape is only a matter of aesthetics and visual amenity. Instead it encourages a focus on landscape as a resource in its own right. It provides an integrated way of conceptualising our surroundings and is increasingly considered to provide a useful spatial framework for thinking about a wide range of environmental, land use and development issues".

6.31 The Guidelines set out the relationship between Landscape and Visual effects in the following way:

2.19 The ELC definition of landscape supports the need to deal with landscape as a resource in its own right. In the UK this particularly reflects the emphasis on landscape character that has developed

since the 1980s. Landscape results from the interplay of the physical, natural and cultural components of our surroundings. Different combinations of these elements and their spatial distribution create the distinctive character of landscape in different places, allowing different landscapes to be mapped, analysed and described. Character is not just about the physical elements and features that make up a landscape, but also embraces the aesthetic, perceptual and experiential aspects of the landscape that make different places distinctive.

2.20 When the interrelationship between people ('human beings' or 'population' in the language of the Directive Regulations) and the landscape is considered, this introduces related but very different considerations, notably the views that people have and their visual amenity – meaning the overall pleasantness of the views they enjoy of their surroundings.

2.21 Reflecting this distinction the two components of LVIA are:

1. ***Assessment of landscape effects**: assessing effects on the landscape as a resource in its own right.*

2. ***Assessment of visual effects:** assessing effects of specific views and on the general visual amenity experienced by people'.*

6.32 The role of professional judgement is commented on as follows:

2.23 Professional judgement is a very important part of LVIA. While there is some scope for quantitative measurement of some relatively objective matters, for example the number of trees lost to construction of a new mine, much of the assessment must rely on qualitative judgements, for example about what effect the introduction of a new development or land use change may have on visual amenity, or about the significance of change in the character of the landscape and whether it is positive or negative.

6.33 This assessment is concerned with identifying significant effects, the method of which is recommended by GLVIA3 and places the emphasis on professional judgement. An explanation of how this judgement has been made is set out later in this methodology.

6.34 The publication also identifies the role of assessments within an iterative design process:

4.6 The iterative design and assessment process has great strength because it links the analysis of environmental issues with steps to improve the siting, layout and design of a particular scheme.

6.35 The purpose of mitigation measures is outlined within the Guidelines:

4.21 …measures proposed to prevent/avoid, reduce and where possible offset or remedy (or compensate for) any significant adverse landscape and visual effects should be described. In practice such mitigation measures are now generally considered to fall into three categories:

a) primary measures, developed through the iterative design process, which have become integrated or embedded into the project design;

b) standard construction and operational management practices for avoiding and reducing environmental effects;

c) secondary measures, designed to address any residual adverse effects remaining after primary measures and standard construction practices have been incorporated into the scheme.

The Process

6.36 The initial step in the assessment process is the collection of baseline data on the existing landscape and visual conditions. The data collected will then form the basis for the identification and description of the changes to the landscape and visual effects, when reviewed against the Proposed Development.

6.37 The methodology of the effect analysis stage is outlined below, including the identification of the likely significant effects of the Proposed Development. The determination of receptor sensitivity and the magnitude of effects will be related in order to form a conclusion about the significance of those effects.

Landscape

Establishing the Baseline Landscape Conditions

6.38 The landscape baseline study aims to provide an understanding of the landscape in the area that may be affected, so the effects of the Proposed Development on the landscape as a resource can then be analysed.

6.39 Where possible, existing character assessments have been used including those on a broad-national scale down to localised assessments. The first step is to critically review any relevant assessments. Whilst national scale character assessments are useful in setting the landscape context local authority character assessments are often more relevant in that they provide more detail on the landscape character of the study area.

6.40 In terms of landscape character, it is important to identify and record the individual elements and features that make up the landscape, including the aesthetic and perceptual aspects which contribute to it and its distinctive character. The landscape elements (i.e. characteristics of the character area) that are present within the application Site and immediate surrounds are identified and are then referred to as landscape receptors. These can include the natural physical elements such as geology and landform, cultural/social elements such as land use and settlement pattern, and aesthetic/perceptual aspects such as tranquillity and remoteness. In addition to the key characteristics landscape receptors can also include other specific features within the landscape e.g. scheduled ancient monuments, registered parkland, where a change to their landscape setting may influence the feature's own character.

6.41 The **value** of the landscape and its condition should be considered as part of the landscape baseline study. These are described as follows:

- **Landscape value** is the importance of a landscape receptor at community, local, national or international levels. Value may be recognised through landscapes designations both statutory/non-statutory and through those given by local planning authorities/government. The value of undesignated landscapes should also be considered. Value may also be attributed to a receptor due to its rarity within the character area or through any cultural associations (i.e. landscapes associated with particular peoples such as artists/writers or are linked to an event in history).
- **Landscape condition** is the physical state of the landscape receptor whether that is over the geographical extent it has influence upon or within the application Site itself. In regard to landscape character it is also the extent to which the typical character is represented by the landscape receptor. Current pressures causing change in the landscape should also be considered.

6.42 Within the landscape baseline study each landscape receptors value and condition will be considered and judged using the following word scale: low, medium & high and presented in a summary table.

Assessment of Landscape Effects

6.43 In order to judge the level of significance of the effects of the development on the landscape, an assessment of the sensitivity of the landscape receptors and the magnitude of the effects needs to be established.

Sensitivity – of Landscape Receptors

6.44 In order to establish the sensitivity of landscape components, the interaction between the receptors and the proposals will be assessed. The **susceptibility** to change arising from the proposal will be judged and combined with the value of the receptor (determined at the baseline) to form the level of receptor sensitivity. Within this assessment the meaning of the term landscape sensitivity is similar to that used within the wider subject of landscape planning, however it differs in that it is specific to this particular Proposed Development and application Site, rather than a general level of sensitivity.

6.45 **Susceptibility** to change means the ability of a particular landscape receptor to accommodate the Proposed Development without detrimental effect on the baseline condition. The aim of assessing landscape susceptibility is to allow the consideration of the specific proposals as opposed to a general type of development.

6.46 **Value** of the landscape receptor will have been established at the baseline stage. Considering it again here allows the landscape receptors susceptibility to be combined with the pre-determined value to ultimately give a level of landscape sensitivity.

Magnitude – of Landscape effects

6.47 The degree of effect on landscape receptors will be assessed based on the following criteria, in order to give a level of magnitude:

- Size or Scale – of change in the landscape that is likely to be experienced as a result of each effect.
- Geographical Extent – of the area over which the landscape effects will be experienced.
- Duration – A time scale suitable to the type of development will be selected and divided in to short, medium and long term.
- Reversibility – whether the proposal is permanent, partially or fully reversible, linked to duration above.

6.48 For this assessment, the judgement of receptor sensitivity and magnitude of effect will be recorded using the following word scale identified at **Table 6.1**.

Table 6.1 Methodology for Landscape Receptor Sensitivity and Magnitude

Level	Landscape Receptor Sensitivity	Magnitude of Effect
High	A designated national or regional landscape Quality landscape of distinct character Landscape susceptible to relatively small change	Several key landscape elements effected or lost. Long term duration (10 to 25 years) Permanent / irreversible
Medium	A landscape of distinct local significance or moderately valued characteristics, or reasonably tolerant of change	Intermediate scale of landscape elements effected. Medium term duration (5 to 10 years) Partially reversible
Low	A non-designated landscape, or relatively ordinary landscape in the local context, or potentially tolerant of substantial change.	Small proportion of minor landscape elements effected. Short term duration (0 to 5 years) Could be removed and land reinstated.

Judging the Significance of Landscape Effects

6.49 The degree of receptor sensitivity and magnitude of effect will be combined to allow a judgement to be made on the level of significance. There is some professional judgement and subjectivity in determining the category of effect and whether these are significant or not, as required by the regulations. For the purpose of this assessment, significance of landscape effect will be classified using the following word scale: Major, Moderate, Minor or Negligible and effects may be Adverse, Neutral or Beneficial.

6.50 The following table gives an approximate guide to the level of significance for each category in the word scale:

Table 6.2 Methodology for Significance of Landscape Effects

Major Adverse	Total loss of or major alteration to the key characteristics or features of the landscape area.
Moderate Adverse	Potential loss of or alteration to the key characteristics or features of the landscape area.
Minor Adverse	Minor loss of or alteration to the key characteristics or features of the landscape area.
Negligible/Neutral	Very minor loss or change to the landscape characteristics or features of the area, compensated by landscape improvements or enhancements.
Minor Beneficial	Minor improvements to the key characteristics or features that outweigh any adverse effects of the proposal. Removal of minor incongruous features.
Moderate Beneficial	Notable improvements to the key landscape characteristics or features, or improvements resulting from removal of inappropriate land uses or features.
Major Beneficial	Major landscape improvements, through the creation of a new landscape structure, or the removal of large-scale inappropriate features.

Visual

Establishing the Visual Baseline

6.51 The visual baseline will establish the following factors of existing visual amenity:

- The area in which the development may be visible
- The different groups of people who may experience views of the development

- The viewpoints where they will be affected and the nature of the views at those points

6.52 The area in which the development may be visible will be referred to as the Zone of Theoretical Visibility (ZTV) based on topography, built form and existing vegetation. The different groups of people will be referred to as receptors and viewpoint locations chosen to represent their current visual amenity. At each viewpoint, baseline photographs were taken to record the existing views. The following table sets out the general likely (intrinsic) sensitivity of different groups of people (without consideration of the specific proposals). A visual baseline report will be produced in a table format to combine the findings from the various visual receptors.

Table 6.3 Methodology for Baseline Visual Receptor Sensitivity

	Type of Visual Receptor
Most Sensitive	• Residents at home • People engaged in outdoor recreation including Public Rights of Way (PRoW), whose attention or interest is focused on the landscape • Visitors to heritage assets • Communities where views contribute to the landscape setting
Moderately Sensitive	• People travelling through or past the affected landscape in cars, or trains or other transport routes.
Least Sensitive	• People engaged in an outdoor sport or recreation other than appreciation of the landscape. • People at their place of work whose attention may be focused on their work or activity and may be less susceptible to changes in the view.

Site Visits and Photography

6.53 A desktop review was carried out to identify potential visual receptors, followed by Site and field visits to walk the public footpaths and other publicly accessible areas. During the field survey, carried out in September 2022 (previous application) and again October 2025, the application Site itself was visited initially to consider outward looking views to potential receptors, after which inward looking views towards the application Site from the receptors in the surrounding landscape were visited to check Site visibility.

6.54 The locations were visited on the 20th January 2022 to take the viewpoint photographs for use in the Appendices. The camera used was a Canon 5D MKiii with a fixed 50mm prime lens. During this visit, landmarks which appear in each of the views were noted, for later use as reference points in the viewpoint photographs. The additionally requested and updated non verified views where visited in October 2025.

Assessment of Visual Effects

6.55 In order to judge the level of significance of the effects of the development on visual amenity, an assessment of the sensitivity of the visual receptors and the magnitude of the effects needs to be established.

Sensitivity – of visual receptors

6.56 In order to establish the sensitivity of visual components, the interaction between the proposals and the receptors, plus the resultant effects will be identified. The susceptibility to change arising from the specific proposal and value of the view will be judged and combined to form the level of receptor sensitivity.

6.57 **Susceptibility** to change means the ability of a particular visual receptor to accommodate the Proposed Development without detrimental effect on the baseline condition.

6.58 **Value** attached to the view experienced by the people looking at it. This judgement should consider heritage assets, planning designations, dedicated tourist viewpoints, scenic routes, plus local views and vantage points.

Magnitude – of Effect

- The assessment of magnitude of visual effects considers the following factors:
- **Size or Scale** – of the change in the view, in terms of the removal or addition of features. This can be assessed by considering the degree of intrusion into the view, the proportion of development seen and the distance from the viewpoint.
- **Geographical Extent** – of a visual effect will change from each view point and so will consider the angle of view, distance and extent of area affected.
- **Duration & Reversibility** –the length of time the view will be affected i.e. to short, medium and long term and whether the proposal is permanent, partially or fully reversible (linked to duration).

6.59 For this assessment, the judgement of receptor sensitivity and magnitude of effect will be recorded using the following word scale identified at **Table 6.4.**

Table 6.4 Methodology for Visual Receptor Sensitivity and Magnitude

Level	Visual Receptor Sensitivity	Magnitude of Effect
High	People in situations where they are particularly open and susceptible to any change in the view and / or loss of visual attractiveness / amenity. A view recognised for its value through designations and its popularity with visitors.	Large scale change in the composition of the view due to a considerable proportion of the development being in view. A direct, close range view, filling most of the scene. An effect with a long-term duration and little prospect of being reversed.
Medium	Activities where people are not specifically focussed on viewing their surroundings, but may do so in a more casual way and so would be relatively susceptible to changes in the view. A reasonably pleasant view within the study area, but of average value.	A reasonably noticeable change in the view, with elements neither contrasting nor integrating with the existing / remaining elements. A partial view of the Proposed Development. Not in full view, but greater than from an oblique angle. A middle distance view. Of a medium-term duration and possible reversibility, but with practical or financial restrictions.
Low	Groups or individuals who are preoccupied with activities which do not involve observing views of the surrounding landscape. A mundane view with no particular value.	Small scale change in the composition of the view, with new elements integrating with existing. Glimpsed or distant views, from an oblique angle. Change affecting only a small part of the view. Short term duration, with the possibility of being removed and reinstated.

Judging the Significance of Visual Effects

6.60 The relationship between Sensitivity and Magnitude allows a definition of Significance of Visual Effects. There is some subjectivity and professional judgement in determining the category of effect based on the judgement of sensitivity and magnitude. For the purpose of this assessment Significance of Visual Effects is classified as one of the following four levels: Major, Moderate, Minor or Negligible and effects maybe Adverse, Neutral or Beneficial, as set out in the table below:

Table 6.5 Methodology for Significance of Visual Effects

Major Adverse	Where the scheme would cause a substantial deterioration in the view.
Moderate Adverse	Where the scheme would cause a noticeable deterioration in the view.
Minor Adverse	Where the scheme would cause a slight deterioration in the view.
Negligible/Neutral	Where the scheme would not form a noticeable deterioration or improvement in the view.
Minor Beneficial	Where the scheme would cause a slight improvement in the view.
Moderate Beneficial	Where the scheme would cause a noticeable improvement in view.
Major Beneficial	Where the scheme would cause a significant substantial improvement in the view.

6.61 The representative viewpoints within this chapter have been scoped and agreed with Steve Butler, Head of Development Management.

Landscape and Visual Summary Tables

6.62 For the purposes of this assessment, the following table combines the judgements of sensitivity and magnitude to allow a final judgement of the level of significance:

Table 6.6 Effect Significance Matrix

Significance		***Magnitude***			
		High	***Medium***	***Low***	***Negligible***
Sensitivity	***High***	Major	Moderate/ Major	Moderate	Minor/ Moderate
	Medium	Moderate/ Major	Moderate	Minor/ Moderate	Minor
	Low	Moderate	Minor/ Moderate	Minor	Negligible/ Minor

	Negligible	Minor/ Moderate	Minor	Negligible/ Minor	Negligible

Limitations and Assumptions

6.63 The landscape and visual impact assessment has worked to a number of assumptions in relation to the proposals. The following key assumptions have formed the basis of our analysis methodology:

6.64 Loss or change to the visual amenity of a private view is generally not a material planning consideration.

6.65 The visual assessment considers winter conditions to depict maximum effect.

6.66 The assessment of effects is based on the mitigation measures being fully implemented and the structure planting achieving typical growth rates as shown on BCA Design drawing 2190/21-40 Landscape Strategy Plan. The operational effects are assessed based on the whole development being implemented at day one. This represents a "maximum effect" scenario, with the reality being the infrastructure planting may be planted prior to the development of some of the plots.

6.67 For the purposes of this appraisal, we have based our assessment on the layout as indicated upon the Henry Mein Partnership Ltd Proposed Parameter Plan – Building Heights ref: 7683 Mein-XX-XX-DR-A-70 015 with the following parameters:

Table 6.7 Development Parameters

Plot	**FFL (m AOD) +/- 300mm**	**Maximum Ridge Height** (above FFL)
Zone A (Red)	11.300m AOD	8m
Zone B (Purple)	13.200m AOD	21m
Zone C (Green)	13.55m AOD	21m
Zone D (Blue)	13.55m AOD	8m
Zone E (Yellow)	12.54m AOD	10m

6.68 Each zone has been assigned a colour which has been used within the wireframe production to clearly identify which zone is visible (solid line) and dashed for not visible or hidden behind foreground vegetation.

6.69 Existing vegetation to the Site boundaries will be retained to the extent shown upon BCA Design drawing 2190/21-40 as shown in the representative viewpoint photography and photomontage imagery appended to this assessment.

6.70 Existing vegetation beyond the Site boundaries outside the applicant's control will remain as features in the landscape and that their growth and development will be as anticipated in this assessment. This includes large stature individual trees, belts and blocks of woodland and other vegetation.

6.71 The landscape mitigation proposals have been developed following an iterative design process, involving but not limited to consultants from the following disciplines – architecture, landscape, ecology, arboriculture, drainage, and highways.

6.72 The accuracy of verified views depends on being able to align the surveyed receptors in the original photography to the 3D model. As the distance from the subject increases, the relative accuracy decreases due to the ability to align the receptors with the photograph. Therefore, the further away the photograph is taken from, despite using a large 32inch 4K monitor, the less one can guarantee complete accuracy. As an approximate guide, views from a distance greater than 2km should allow a level of tolerance and be used as indicative guides only rather than the completely accurate depictions that closer views can guarantee.

6.73 No significant limitations in terms of technical information have been identified.

Baseline Conditions

Establishing Baseline Conditions

6.74 The following section describes both the landscape and visual baseline line conditions. This has been prepared through a combination of desktop review, online maps and reports and field work.

Baseline Landscape Conditions

Site Description

6.75 The north-western boundary of the application Site runs parallel to the A48 linking the M4 to Cardiff whilst the north-eastern boundary runs parallel to the River Rhymney. A set of high voltage cables and associated pylons two of which sit within the application Site also run along the north-western boundary. To the north-west of the application Site lays the residential area of Pentwyn, separated by the A48, to the south sits the residential area of Llanrumney whilst St Mellons sits further away to the east. Refer to **Appendix 6.1.**

Topography

6.76 The topography of the application Site is reasonably level falling circa 6 meters from the north-western boundary with the A48 to the north-eastern boundary with the River Rhymney from a high point of 16.68 m (AOD) down to 10.11 m (AOD). The highway embankment of the A48 to the western corner of the Site rises by up to ten metres, from the edge of the Site at a gradient of approximately 1:2. Refer to **Appendix 6.2.**

6.77 Generally the application Site, A48 and River Rhymney are located down at the base of the river Rhymney. Refer to **Appendix B 6.1.**

Existing Vegetation

6.78 An Arboricultural Impact Assessment for the application Site was carried out in October 2025 by AT Coombes Associates Ltd. The survey describes the application Site as "an expanse of broadleaved semi-natural woodland with large areas of dense scrub and bracken"… "Poor semi-improved grassland was present in the eastern, southern and northern areas of the application Site". A number of species have been identified including Ash (Fraxinus excelsior), Cherry (Prunus sp), Goat willow (Salix caprea), London plane (Platanus x hispanica), Hawthorn (Crataegus monogyna), Sycamore (Acer pseudoplatanus), Hazel (Corylus avellana), Common Alder (Alnus glutinosa), Apple (Malus sp.), Silver Birch (Betula pendula), Crack willow (Salix fragilis), Field Maple (Acer campestre) and Pedunculate Oak (Quercus robur). Refer to Chapter 5 Ecology of the ES.

6.79 In the area surrounding the application Site are a number of green corridors primarily following water courses but also along road corridors. Refer to **Appendix 6.1.**

Landscape Designations

6.80 The relevant landscape designations are taken from online maps and reports found through the Natural Resources Wales webSite. Refer to **Appendix 6.3.**

Public Rights of Way/Other Public Access

6.81 There is a number of Public Rights of Way situated within or close to the application Site as well as several recreational cycle routes. Public Footpath Llanedeyrn no.26 dissects the Site in an east-west orientation whilst Public Footpath Llanedeyrn no.1 runs parallel to the river Rhymney corridor in the southern half of the application Site. In the wider landscape the Public Rights of Way are primarily located to the north of the application Site. Refer to **Appendix 6.3.**

Conservation Area

6.82 The application Site is not located within a Conservation Area. The closest Conservation Area is Old St Mellons located approximately 1.4km to the east which is not considered to be affected by the Proposed Development.

Scheduled Monuments and Listed Buildings

6.83 There are no scheduled monuments or listed buildings within or in close proximity to the application Site. The nearest statutory designated heritage asset is the Grade II* Llanrumney Hall PH, located 650m to the east which is not considered to be affected by the Proposed Development.

Tree Preservation Orders

6.84 There are three blocks of existing woodland on-site that are covered by Tree Preservation Orders (TPO) and comprise of mainly Oak and Alder. These include:

- TPO 22 Ref: W07 (part of woodland cross convert parcel no. 563)
- TPO 22 Ref: A14 (trees along the west bank of the Rhymney River within parts of parcel no's. 575, 574, 573 and 572.)
- TPO 22 Ref: A15 (trees along the north bank of the Rhymney River parts of parcels no. 633, 579 and 578).

Ecological Designations

6.85 There are no ecological designations located on the application Site, however along the eastern boundary the River Rhymney corridor is designated as a Site of Importance for Nature Conservation (SINC).

Landscape Character

National Character Areas

6.86 Natural Resource Wales National Landscape Character Areas (NLCA) divide Wales into 48 individual landscape areas. Each is defined by a unique combination of visual, geological, habitat, historic and cultural influences. The application Site is shown to lie within NLCA 35: 'Cardiff, Barry and Newport'.

NLCA 35 Cardiff, Barry and Newport

6.87 The NLCA is described as:

"Two cities and associated suburbs and satellite towns dominate this part of south-east Wales. They include Wales' capital and largest settlement, Cardiff, as well as Newport, Cwmbran, Pontypool, Penarth and Barry. The area forms a busy transport and development corridor. It occupies the coastal lowlands between the Severn estuary with its levels, and the edge of the South Wales Valleys with their uplands. The area includes major ports at Cardiff, Barry and Newport, and associated industrial infrastructure. There are also extensive residential, suburban areas and major retail, business and recreational facilities. There is an intensive network of busy roads and railways, including part of the M4 corridor."

6.88 Some of the key characteristics of this character area are:

- Busy, heavily urbanised areas - containing Cardiff, and other large settlements
- Cardiff – capital city, largest urban area and principle administrative centre for Wales… The urban form of Cardiff expands across much of the surrounding landscape.

- The M4 motorway - forms a noisy, busy corridor between and bypassing the two cities, together with the main railway.
- Green wedges / corridors penetrating urban areas – including wooded river corridors in Cardiff and Newport and the coast at Barry.
- Lowland river corridors - Rivers Taff and Ely drain into Cardiff Bay and the tidal River Rhymney runs through east Cardiff.

LANDMAP

6.89 In Wales, LANDMAP is the formally adopted methodology for landscape assessment and is advocated by Planning Policy Wales. LANDMAP is comprised of five spatial datasets of information known as the Visual & Sensory, Landscape Habitats, Historic Landscape, Cultural Landscape and Geological Landscape.

6.90 The LANDMAP system has been referenced to describe the landscape character for the Site and the surrounding area. The dataset Visual and Sensory is considered to provide the most valuable information with regard to the landscape and visual qualities of the area. Refer to **Appendix 6.4** and **6.5.**

Visual and Sensory Landscape

6.91 The application Site falls within area CRDFFVS051 Rhymney Valley floor and sides. The summary description from the Survey Details for CRDFFVS051 is as follows:

"Valley floor and sides of the River Rhamney as it enters Cardiff. The flat valley floor is semi-rural with remaining field pattern in parts with overgrown and gappy hedges. Horse pasture is evident with associated degraded structures. Scrub is encroaching to the south where the area is used for informal recreation. Steep river terrace slopes to the south east enclose the valley and include woodland [Coed-y Cwa] which form a prominent edge. Pylons run up the valley and the busy A48 runs to the north with its traffic noise ever present. Views are possible along the valley and to housing on higher ground on either side, and the A48. Paths run through parts of the area and it is used for informal recreation. There is evidence of vandalism and unauthorised access of motorbikes and this is a landscape under pressure."

6.92 The Survey Details for CRDFFVS051 identifies attractive views "both in and out, into park and out to countryside to north". The perceptual and other sensory qualities include "noisy, threatening (isolated urban nature reserve) and settled (urban park)". The sense of place/local distinctiveness is classified as moderate with the survey stating "the valley floor has a character defined by its relationship with the river."

6.93 In the evaluation section of the Survey Details for CRDFFVS051 it categorises the value of the area as moderate, the condition as poor and the trend as declining. Further description of this evaluation is a "Valley floor landscape with some attractive stretches and views related to river. Generally in

poor condition spoilt by some detractors. A sense of place based on river corridor and woodland on steep slopes. Fairly rare due to its character as a wide river corridor into the city."

6.94 In regards to the landscape type area CRDFFVS051 is identified as:

Level 1: Development
Level 2: Developed Unbuilt Land
Level 3: Informal Open Space

6.95 The landscape type is defined as 'amenity and informal space'.

6.96 The immediate neighbouring areas to the application Site are CRDFFVS037 Cardiff east, CRDFFVS081 A48 and spur road and CRDFFVS053 River Rhymney.

Landscape Habitats

6.97 The application Site falls within area CRDFFLH010 River Rhymney & surrounds. Within the area five dominant habitat types have been identified which include semi-natural broadleaved woodland, improved grassland, planted broadleaved woodland, semi-improved neutral grassland and amenity grassland. The survey details state there is the presence of Japanese Knotweed within the area. In the summary of the key features that define the areas biodiversity character it states "The Area is dominated by the River Rhymney together with the mosaic of woodland and grassland that flanks it."

6.98 In the evaluation section of the Survey Details for CRDFFLH010 it categorises the value of the area as moderate, the condition as unassessed and the trend as constant. It states "This is a very difficult Aspect Area to evaluate because the River Rhymney itself is of considerable value but nowhere near to the extent of some other Welsh rivers such as the Wye and Usk which have been recognised as SAC"s whereas only a section of the Rhymney is designated as a SSSI (also this is geological). The mosaic of habitats that flank the River Rhymney are of considerable variation in ecological value again making an overall evaluation difficult. It is felt that on balance the area is worthy of moderate evaluation although it must be recognised that parts of the River Rhymney are of considerably greater value. The Aspect Area as a whole is of greater value than many other Aspect Areas evaluated as moderate but not sufficiently so to be evaluated as high."

Cultural Landscape

6.99 The application Site falls within area CRDFFCL015. The summary description from the Survey Details for CRDFFCL015 is as follows:

"The Rhymney Valley Corridor is an important green corridor, running from north of the M4 southwards to the river's outfall at Pengam Moors, penetrating into the urban area of Cardiff and providing a link between urban and rural areas. On the fringes of the valley there is a variety of detracting "urban fringe" influences, such as fly tipping, "horseyculture", poor maintenance of

boundary walls and the noise and visual intrusion of roads and new development. The cohesiveness of the landscape is severely compromised, with intensive farming practices having resulted in the conversion of pasture to large-scale farmland and consequent loss of hedgerows and trees."

6.100 In the evaluation section of the Survey Details for CRDFFCL015 it categorises the value of the area as low ("as a previously coherent landscape now compromised by alien development and urban fringe degradation"), condition as poor ("this landscape has been severely compromised by urban fringe influences and changes in farming practices") and trend as unassessed.

Historic Landscape

6.101 The application Site falls within area CRDFFHL008 River Rhymney Corridor. The summary description from the Survey Details for CRDFFHL008 is as follows:

"This area is similar to the river Taff corridor being an important river corridor used for settlement, conquest and communication... The early castle sites at Cae Castell, Rhymney and Pen-y-Pil, St Mellons attest to the military significance of this area... The alluvial plain of the River Rhymney probably disguises the remnants of a medieval and perhaps earlier landscape due to the long-term masking effect of riverine alluviation... These earlier landforms are overlain by a post-medieval and modern landscape in a river corridor noted for its transport systems and communication."

6.102 In the evaluation section of the Survey Details for CRDFFHL008 it categorises the value of the area as moderate, the condition as unassessed and the trend as constant. It states "The Rhymney corridor has a somewhat fragmented character, due to the fact that the irregular, pastoral fieldscape visible on the OS 1st-3rd edition maps has been significantly disrupted or entirely removed in the central and southern parts of the area by the construction of the A48 dual carriageway."

Geological Landscape

6.103 The application Site falls within area CRDFFGL003 Rhymney river valley. It is identified as "active lowland river-flood plain system".

Summary of Baseline Landscape Study

6.104 The baseline landscape study has identified a number of landscape characteristics that fall within the application Site and LANDMAP character areas which have the potential to be affected by the proposals. From this point they will be referred to as landscape receptors. Any characteristics not considered to be effected by the proposals will not be taken any further in the appraisal process.

6.105 The baseline review of the landscape receptors within the application Site and LANDMAP character area.

Table 6.8 Baseline Landscape Summary

Landscape Receptor		Description/Comments (based on field study observations and relevant landscape character descriptions)	Value (Low/Medium/High) ▪ Importance ▪ Designation ▪ Rarity ▪ Cultural Association	Condition (Low/Medium/High) ▪ Physical State ▪ Representativeness ▪ Geographical extent ▪ Threat to change
A: Application Site			**Low/Medium**	**Low/Medium**
Natural/Physical	A.1 Landform	The Site is reasonably level falling circa 6 meters with localised embankments	Low/Medium	Low/Medium
	A.2 Vegetation Structure	Within the Site is an area of Ancient Woodland and number of TPO trees/tree groups, broadleaved semi-natural woodland	Medium	Medium
	A.3 Biodiversity/Habitat	The application Site is not designated itself but is bounded by designated Site (River Rhymney SINC). Areas of dense scrub and semi-improved grassland cover large parts of the application Site.	Medium	Low/Medium
Cultural/ Social	A.4 Land Use	Comprises of Park and Ride with security building, semi-natural woodland, dense scrub, semi-improved grassland	Low	Low
	A.5 Recreational resource	Within the Site are a couple of public footpaths, the Rhymney trail, informal paths and an off-road cycle route	Medium	Low/Medium
Perceptual	A.6 Tranquillity	The application Site sits within close proximity to the A48 where vehicle noise is a constant feature.	Low/Medium	Low/Medium
	A.7 Openness/Visibility	Areas often enclosed, very channelled views due to blocks semi-managed scrub and woodland. Views across the river are obscured by vegetation.	Low/Medium	Low/Medium
B: CRDFFVS051 Rhymney Valley floor and sides (Visual/Sensory Landscape in which application Site is located)			**Medium**	**Low**

Natural/Physical	B.1 Landform	The area has “steep river terrace slopes to the south east”	Medium	Medium
	B.2 Vegetation Structure	Described as having “overgrown and gappy (deteriorating) hedges”, “scrub is encroaching to the south”	Medium	Low
	B.3 Biodiversity/Habitat	The area is not covered by an ecological designation but bounded by a designated Site (River Rhymney SINC)	Low/Medium	Low/Medium
Cultural/ Social	B.4 Land Use	Described as “semi-rural”, “horse pasture… with associated degraded structures”	Low	Low
	B.5 Recreational resource	Described as providing “informal recreation”, with the level of human access being frequent	Medium	Low/Medium
Perceptual	B.6 Tranquillity	The tranquillity is affected by the “Busy A48”, “unauthorised access of motorbikes”, “traffic noise ever present”	Low	Low
	B.7 Openness/Visibility	Described as having “Pylons run up the valley”, views “both in and out, into park and out to countryside to north”, “enclosure in woodland”	Low/Medium	Low

Landscape Receptor	**Description/Comments** (based on field study observations and relevant landscape character descriptions)	**Value** (Low/Medium/High) ▪ Importance ▪ Designation ▪ Rarity ▪ Cultural Association	**Condition** (Low/Medium/High) ▪ Physical State ▪ Representativeness ▪ Geographical extent ▪ Threat to change
C: CRDFFLH010 River Rhymney and surrounds (Landscape Habitat in which application Site is located)		**Medium**	Low/Medium

Natural/ Physical	C.1 Vegetation Structure	Comprises of “semi-natural broadleaved woodland, improved grassland, planted broadleaved woodland, semi-improved neutral grassland and amenity grassland” and “dominated by the River Rhymney”.	Medium	Low/Medium
	C.2 Biodiversity/Habitat	There is a presence of Japanese Knotweed in the area. Described as having considerable variation in ecological value.	Medium	Low/Medium
D: CRDFFCL015 Rhymney Valley Corridor (Cultural Landscape in which application Site is located)			**Low**	**Low**
Cultural/ Social	D.1 Land Use	This “important green corridor” provides a “link between urban and rural areas” however has “a variety of detracting urban fringe influences such as fly tipping, ‘horseyculture’, poor maintenance of boundary walls and the noise and visual intrusion of roads”	Low	Low

Baseline Visual Conditions

6.106 A baseline visual study has been carried out to establish the potential visibility of the Site through a desk top review followed by Site visits and field survey work to establish the visual receptors. The methodology for this process is described in paragraph 6.53. The visual receptors which were identified are represented by viewpoints, the locations of which are shown in **Appendix 6.6.** A total of sixteen representative and illustrative viewpoints were visited and recorded during the on-Site element of the baseline study.

6.107 Looking out from the Site at eye level, views are quite contained by the significant belts of mature planting that form the western boundary of the Site with the A48 and eastern boundary along the River Rhumney corridor. As the ground rises towards the residential area of Llanrumney there are greater views back towards the Site. To the north-east and south, along the river corridor the flatter low lying topography and extent of mature vegetation found along the river greatly restrict views towards the application Site. corridors will be further influences on the level of visibility to any development on the proposed Site.

Viewpoint 1: Pedestrian bridge over the A48 looking south

6.108 This view was taken looking east from the pedestrian bridge over the A48. The existing tree belt along the road provides a moderate degree of screening of the application Site from this location even in winter conditions when the vegetation is not in leaf.

Viewpoint 2: Pedestrian bridge over the A48 looking north east

6.109 This view was taken looking north-east from the pedestrian bridge over the A48. The existing tree belt along the road provides a moderate degree of screening of the application Site from this location even in winter conditions when the vegetation is not in leaf. There are 'urban features' in the view including electricity pylons and lighting columns. The focus of the view is drawn down the A48 to the left hand side.

Viewpoint 3: Rhymney Trial

6.110 This view is looking in a south-westerly direction along the length of the Rhymney trial. The dense vegetation to either side of the path is very characteristic of many locations along the length of the route especially to the north-east and south-west of the application Site. From this location views of the application Site will not be possible. As a result of no direct view of the application Site this view will not be carried forward into the assessment section.

Viewpoint 4: Footpath through Pontprennau Woods

6.111 This view is looking in a southernly direction from a footpath leading through Pontprennau Woods. The dense belts of woodland that run either side of the high voltage cable seen within the view serve to lead the eye along the length of the space. The application Site is situated beyond the block of

woodland to the centre of the view. Due to the layering effect of the vegetation, combined with the sloping landform views of the application are fully screened. As a result of no direct view of the application Site this view will not be carried forward into the assessment section.

Viewpoint 5: Ball Lane

6.112 This view was taken looking north-west from Ball Lane. The existing tree belt along the river corridor provides a degree of screening of the application Site. There is a glimpsed view of the Park and Ride upon the opposite side of the river just beyond the pedestrian bridge crossing. There are 'urban features' in the view including lamp columns, a litter bin and utilities cabinet. The high voltage cables that cross the Site can been seen just above the horizon.

Viewpoint 6: Rhymney Trail/Public Footpath Llanedeyrn 7#1

6.113 This view was taken looking north-east from Rhymney Trail/ Public Footpath Llanedeyrn 7#1. The existing vegetation in the southern corner of the application Site screens views northwards. The electricity pylon is prominent in the view and a reminder of the urban setting.

Viewpoint 7: Rhymney Trial

6.114 This view is looking in a north-easterly direction along the length of the Rhymney trial. The dense, relatively un-managed vegetation to either side of the informal path is very characteristic of many locations along the length of the route especially to the south-west of the application Site. From this location views of the application Site will not be possible. As a result of no direct view of the application Site this view will not be carried forward into the assessment section.

Viewpoint 8: Pedestrian bridge over the A48

6.115 This view was taken looking north-east from the pedestrian bridge over the A48. The existing tree belt along the road provides a moderate degree of screening of the application Site from this location even in winter conditions when the vegetation is not in leaf. There are 'urban features' in the view including electricity pylons and lighting columns. The focus of the view is drawn down the A48 to the left hand side.

Viewpoint 9: Circle Way East / Park Coed y Nant

6.116 This elevated view is taken from the entrance to Park Coed y Nant just off Circle Way East looking in a easterly direction. Whilst the views is dominated by the various layers of vegetation within the park, you are able to see glimpses of built development to the left of the shot. The high voltage cables and pylons that cross the landscape setting are clearly visible projecting above the skyline.

Viewpoint 10: Clovelly Crescent

6.117 This view was taken looking north from Clovelly Crescent. The existing tree belt along the river corridor provides a degree of screening of the application Site. The focus of the view is drawn to the newly built homes upon the former Llanrumney High School site which further restrict views of the application Site.

Viewpoint 11: Glastonbury Terrace

6.118 This view was taken looking north-west from Glastonbury Terrace from an elevated location. The existing tree belt along the river corridor provides a degree of screening of the application Site however the Park and Ride and access road off the A48 is visible in the centre of the view in winter conditions. The foreground of the view is primality urban with residential properties set within existing green space and vegetation, whilst the background is primarily rural with the horizon formed by the hillside. There are a number of larger style buildings dotted within the landscape as well as other urban influences such as OHP lines.

Viewpoint 12: PROW near to Rupperra Close

6.119 This view is taken circa 1.9km from the application Site looking in a south-westerly orientation. Views from this location are contained by the presence of layers of vegetation. As a result of no direct view of the application Site this view will not be carried forward into the assessment section.

Viewpoint 13: Ball Road

6.120 This view was taken looking west from Ball Road. The residential properties and existing vegetation screen the majority of the application Site from this location. There is a glimpsed view of the Park and Ride between residential properties in the centre of the view. The temporary hoarding of the residential development upon the former Llanrumney High School site is clearly visible. This is a primarily urban view with a rural aspect from the hills in background.

Viewpoint 14: St Edeyrn's Chruch

6.121 This view was taken looking southwest from the footpath around the base of St Edeyrn's Church approximately 1.2km from the application Site. The mature tree' d landscape setting reduces all views out into the wider landscape creating a very intimate, tranquil setting.

Viewpoint 15: Llanishen Reservoir

6.122 This view was taken looking southeast towards the application Site approximately 2.8km away. The open nature of the reservoir creates a wide panoramic view. The distance/horizon is dominated by the presence of a large tree belt that stretches across the whole view, restricting views out into the wider landscape setting.

Viewpoint 16: Nant Y Pandy

6.123 This view was taken looking north. The foreground is dominated by the newly built residential properties whilst in the distance through gaps in the buildings the existing mature vegetation located along the banks of the river can be seen projecting into the skyline.

6.124 The baseline visibility from each of the representative viewpoints is summarised in the Visual Baseline Review Table.

Table 6.9 Baseline Visual Summary

No.	Viewpoint Location	Type of visual receptor affected and sensitivity		Relative number of people in view	Direction of view	Distance	Elevation	Elements which may influence the view (interrupt, filter etc.)	Nature, Characteristics, Composition of view
		Rambling *Recreation* *Tourism* *Leisure* *Resident* *Driving* *Sport* *Working*	*High* *High* *High* *High* *High* *Medium* *Low* *Low*	*Individual* *Few* *Numerous*	*North* *East* *South* *West*	*Short (Under 1km)* *Medium (1-2km)* *Long (over 2km)*	*Metres AOD*	*Landform* *Buildings* *Vegetation*	*Extent of skyline* *Visual scale & proportion* *Horizontal or vertical emphasis* *Key Focal points* *Panorama or narrow* *Full or glimpsed* *Sequential views*
1	Pedestrian bridge over the A48 looking south	Rambling	High	Few	South	Short	25.049m	Existing tree belt along roadside provides a moderate degree of screening even in winter	Glimpsed views towards Site where vegetation is lower. Focus drawn to road below
2	Pedestrian bridge over the A48 looking north east	Rambling	High	Few	North-east	Short	25.002m	Existing tree belt along roadside provides a moderate degree of screening even in winter	Presence of electricity pylons in view and roadside lamp columns. Focus drawn to road below
3	Rhymney Trial	Rambling	High	Few	South-west	Short	14.852m	Existing vegetation to corner of Site screening views south-west	Narrow, linear view along length of footpath
4	Footpath through Pontprennau Woods	Recreation	High	Numerous	South	Medium	50.059m	Dense vegetation provides a good degree of screening to the application Site.	Pylons forma strong linear feature on the skyline, draw the eye along their length
5	Ball Lane	Resident Driving	High Medium	Few	North-west	Short	12.105m	Existing tree belt along river corridor provides a degree of screening to the application Site	Glimpsed view of Park and Ridge to left hand side of bridge. Urban features i.e. lamp columns, litter bin, utilities cabinet present
6	Rhymney Trail/Public Footpath Llanedeyrn 7#1	Rambling	High	Few	North-east	Short	10.998m	Existing vegetation to corner of Site screening views north	Electricity pylon prominent in view. Minimal skyline with qualities of enclosure
7	Rhymney Trial	Rambling	High	Few	North-east	Short	10.111m	Existing vegetation screening views north and towards the river corridor	Narrow view, dense vegetation
8	Pedestrian bridge over the A48	Rambling	High	Few	North-east	Short	19.956m	Existing tree belt along roadside provides a moderate degree of screening even in winter	Presence of electricity pylons in view and roadside lamp columns. Focus drawn to road below
9	Circle Way East / Park Coed y Nant	Recreation	High	Numerous	East	Short	30.923m	Elevated location, dense vegetation limits views into the wider setting	Large extent of skyline visible, elevated view

10	Clovelly Crescent	Resident Driving	High Medium	Individual	North	Short	10.891m	Existing tree belt along river corridor provides a degree of screening to the application Site, newly built urban form	Focus drawn to the new residential properties.
11	Glastonbury Terrace	Resident Driving	High Medium	Individual	North-west	Short	42.362m	Existing tree belt along river corridor provides a degree of screening to the application Site	Foreground is primarily urban whilst background is primarily rural with horizon formed by hillside.
12	PROW	Rambling	High	Few	South-west	Medium	16.910m	Dense foreground vegetation restricts views to wider setting	Wide view albeit contained by existing foreground vegetation.
13	Ball Road	Resident Driving	High Medium	Few	West	Short	15.927m	Residential properties and existing vegetation screen majority of application Site	Glimpsed view of Park and Ride between residential properties. Primarily urban view with rural aspect from hills in background
14	St Edeyrn's Chruch	Recreation	High	Few	South-west	Medium	N/A	Mature vegetation around the boundary	Narrow view, dense vegetation
15	Llanishen Reservoir	Recreation	High	Numerous	South-east	Long	N/A	Mature vegetation in the distance	Wide view albeit contained by existing vegetation upon the horizon.
16	Nant Y Pandy	Resident Driving	High Medium	Individual	North	Short	N/A	Residential properties and existing vegetation screen majority of application Site	Focus drawn to the new residential properties.

Future Baseline

6.125 In the absence of development it would be expected that the Site would continue to function as a park and ride facility and that the remaining undeveloped land would be retained for informal recreational use with the internal and perimeter vegetation managed accordingly. It is assumed that current management regimes would continue, and therefore the future baseline would be very similar to the current baseline.

Assessment of Effects (Construction and Operational)

Landscape Effects

6.126 This section describes the potential landscape effects of the Proposed Development during construction and at completion.

6.127 An iterative design process was followed whereby baseline landscape conditions were considered and where possible features were retained to minimise the landscape effect of the Proposed Development. The design evolved to reduce the extent of bult area to reduce the potential impact on the areas of Ancient Woodland and maintain greater areas of existing native scrub and grassland.

6.128 An assessment of the sensitivity of the landscape receptors and magnitude of the proposed change has been carried out considering the susceptibility and value of the receptors along with the scale, geographical extent, duration and reversibility of the change. The landscape effects on the landscape receptors are described below.

6.129 The main landscape effects of the Proposed Development on the application Site itself will be a result of:

- Site clearance, including the removal of grassland and topsoil strip (Short term effect during construction).
- Removal of a number of trees and blocks of native scrub.
- Changes in landform to establish development platforms.
- Construction of a combination of unit sizes together with associated access and internal estate road, parking and service yards.
- Creation of soft landscape green infrastructure associated the Proposed Development, internally between plots and to Site boundaries.

Landscape Effects at Construction Phase of the Development

6.130 Whilst the main focus of this assessment is on the effect of the Proposed Development at completion (year 0), the construction stage also has the potential to impact the landscape receptors.

6.131 The principal activities associated with the construction stage of the Proposed Development are as follows:

- Site stripping and earthmoving, excavation and Site profiling to establish base levels for the buildings, service yards, access road and car parking areas;
- Installation of surface and foul water infrastructure;
- Installation of service trenches, ducts and associated service infrastructure;
- Construction of building foundations;
- Erection of buildings;
- Installation of bases and surfacing to roads and parking areas; and
- Landscaping.

6.132 The landscape significance and effect on the application Site and CRDFFVS051 Rhymney Valley floor and sides at the construction phase is considered to be moderate adverse.

6.133 Whilst the nature of the construction period is considered to be temporary, there is the potential for this period to extend over a longer period if the scheme is built out in phases. Despite this, it is envisaged that the magnitude of effect on the various landscape receptors should be considered as a short-term duration.

Landscape Effects at Completion (Year 0)

A: Application Site

A.1 Landform

6.134 The landform of the application Site will undergo a relatively minor alteration to create the development plateaus. Where existing vegetation is to be retained on-site there will be no alterations to existing levels to ensure no damage to the roots.

- Landscape Sensitivity: Low/Medium
- Magnitude of Landscape Change: Low
- Landscape Significance and Effect at completion: Minor Adverse

A.2 Vegetation Structure

6.135 An Arboricultural Impact Assessment has been carried out by A T Coombes Associates Ltd along with a woodland management plan and will be submitted in support of the application. It has been calculated the associated development, while respecting the Ancient Semi-Natural Woodland (ASNW), will involve the loss of approximately 1.14ha of other woodland/trees. The landscape

proposals for the application will include the planting of new zones of mixed native woodland, hedgerows and standard tree planting.

- Landscape Sensitivity: Medium
- Magnitude of Landscape Change: Low/Medium
- Landscape Significance and Effect at completion: Minor/Moderate Adverse

A.3 Biodiversity/Habitat

6.136 Much of the existing woodland, scrub and semi-nature grassland is to be retained and actively managed albeit some tree loss is required. The inclusion of additional zones of woodland scrub (including hazel) and species rich grassland will be a benefit.

- Landscape Sensitivity: Medium
- Magnitude of Landscape Change: Low
- Landscape Significance and Effect at completion: Minor Adverse

6.137 Refer to **Chapter 5: Ecology** of the Environmental Statement for a comprehensive assessment of the application Site's ecology.

A.4 Land Use

6.138 The Proposed Development will result in a land use change with the reduction of native scrub and semi-natural grassland and replaced with built form and urban infrastructure. Whilst considered to be a moderate scale of change the impact is somewhat reduced due the very enclosed nature of the application Site.

- Landscape Sensitivity: Low
- Magnitude of Landscape Change: Medium
- Landscape Significance and Effect at completion: Minor / Moderate Adverse

A.5 Recreational resource

6.139 A large percentage of the existing formal/informal footpath network is to be retained and improved with greater active management.

- Landscape Sensitivity: Medium
- Magnitude of Landscape Change: Low
- Landscape Significance and Effect at completion: Minor Beneficial

A.6 Tranquillity

6.140 The application Site sits within close proximity of the A48 where vehicle noise is a constant feature of the setting. The inclusion of a mix of units including parking areas and service yards will only serve to increase the level of noise and reduce the level of tranquillity especially along the River corridor.

- Landscape Sensitivity: Low
- Magnitude of Landscape Change: Low
- Landscape Significance and Effect at completion: Minor Adverse

A.7 Openness/Visibility

6.141 Due to the presence of significant belts of mature woodland planting especially along the A48 corridor and along the southern boundary with the river views across/out of the application Site are often restricted. Many of these features are being retained.

- Landscape Sensitivity: Low
- Magnitude of Landscape Change: Low
- Landscape Significance and Effect at completion: Minor Adverse

A: Application Site Overall Landscape Effect

6.142 The Proposed Development will alter the character of the application site itself changing it from being predominantly existing woodland, scrub and semi-natural grassland with a small element of urban influence (existing park and ride) and adding a greater level of built form. However, the high-quality design, retention of large zones of vegetation and trees around the perimeter of the site and along the southern edge of the river corridor will combine with the proposed mitigation planting to absorb the Proposed Development and soften the overall effect.

6.143 The sensitivity of the application site is low/medium whilst the magnitude of change is low/medium resulting in an overall minor/moderate adverse effect upon completion.

B: CRDFFVS051 – Rhymney Valley Floor (in which application Site is located)

B.1 Landform

6.144 Whilst the landform of Rhymney Valley Floor is a distinctive feature of the character area with medium sensitivity, the magnitude of change is considered to be negligible therefore the effect on the

character area as a whole as a result of altering the landform of the application Site is considered to be minor adverse completion.

- Landscape Sensitivity: Medium
- Magnitude of Landscape Change: Low
- Landscape Significance and Effect at completion: Minor Adverse

B.2 Vegetation Structure

6.145 Generally the vegetation structure of the character area is relatively un-managed and considered to have a medium sensitivity, the magnitude of change to the character area as a whole as a result of tree/vegetation loss on the application Site is considered to be negligible with the vegetation within the application Site being brought under more active management and therefore the effect is minor beneficial at completion.

- Landscape Sensitivity: Medium
- Magnitude of Landscape Change: Negligible
- Landscape Significance and Effect at completion: Minor beneficial

B.3 Biodiversity/Habitat

6.146 Whilst the Site sits next to a designated Site (River Rhymney SINC) much of the existing woodland, scrub and semi-nature grassland that interacts with this resource is to be retained and actively managed. The inclusion of additional zones of woodland scrub (including hazel) for dormice and species rich grassland will be a benefit.

- Landscape Sensitivity: Medium
- Magnitude of Landscape Change: Negligible
- Landscape Significance and Effect at completion: Minor Adverse

B.4 Land Use

6.147 Whilst the land use of the Rhymney Valley Floor is a distinctive feature of the character area with medium sensitivity, the magnitude of change to the character area as a whole as a result of altering the land use of the application Site is considered to be negligible and therefore the effect is minor adverse at completion.

- Landscape Sensitivity: Medium
- Magnitude of Landscape Change: Negligible

- Landscape Significance and Effect at completion: Minor Adverse

B.5 Recreational Resource

6.148 There are a number of Public Rights of Way that cross the application Site and wider character area. As part of the application these footpath routes will be retained and be brought into active management thereby improving the recreational resource.

- Landscape Sensitivity: Low
- Magnitude of Landscape Change: Low
- Landscape Significance and Effect at completion: Minor Beneficial

B.6 Tranquillity

6.149 The character area is affected by the busy A48. The impact of the proposed application Site is considered to be negligible and therefore the effect is minor adverse at completion.

- Landscape Sensitivity: Low
- Magnitude of Landscape Change: Negligible
- Landscape Significance and Effect at completion: Minor Adverse

B.7 Openness/Visibility

6.150 Whilst the openness/visibility of Rhymney Valley Floor is a distinctive feature of the character area with medium sensitivity, the magnitude of change to the character area as a whole as a result of increased built form within the application Site is considered to be negligible and therefore the effect is minor adverse at completion.

- Landscape Sensitivity: Low
- Magnitude of Landscape Change: Negligible
- Landscape Significance and Effect at completion: Minor Adverse

B: CRDFFVS051 – Rhymney Valley Floor (in which application Site is located) Overall Landscape Effect

6.151 In regards to Landscape Character CRDFFVS051 – Rhymney Valley Floor (which the application site falls within) the extent of the character area which the development will affect is minimal. The Proposed Development will result in a slight increase to the level of built urban form however many of the elements that make up the receptor will remain largely un-effected. The susceptibility of the

proposals on the receptor is considered to be low/medium. This combined with the receptor value assessed as low/medium gives a low/medium sensitivity.

6.152 The magnitude of change upon Landscape Character Area CRDFFVS051 – Rhymney Valley Floor is considered to be Low/negligible due to the scale of change upon the character area as a whole. Upon completion of the construction works the significance and effect of the development at completion upon Landscape Character Area CRDFFVS051 – Rhymney Valley Floor overall can be expected to be minor adverse.

C: CRDFFLH010 River Rhymney and surrounds (Landscape Habitat in which application Site is located)

C.1 Vegetation Structure

6.153 The vegetation structure is considered to have some value to River Rhymney and surrounds. The proposed planting and active management of the immediate vegetation as part of the development has the potential to enhance this receptor.

- Landscape Sensitivity: Medium
- Magnitude of Landscape Change: Negligible
- Landscape Significance and Effect at completion: Minor Beneficial

C.2 Biodiversity/Habitat

6.154 Whilst the Site sits next to a designated Site (River Rhymney SINC) much of the existing woodland, scrub and semi-nature grassland that interacts with this resource is to be retained and actively managed. The inclusion of additional zones of woodland scrub (including hazel) for dormice and species rich grassland will be a benefit.

- Landscape Sensitivity: Medium
- Magnitude of Landscape Change: Negligible
- Landscape Significance and Effect at completion: Minor Adverse

C: CRDFFLH010 River Rhymney and surrounds (Landscape Habitat in which application Site is located) Overall Landscape Effect

6.155 The Proposed Development will result in a modest increase to the level of built form. Due to the high-quality design, retention of large swathes of existing mature woodland buffers and mitigation planting to soften and assimilate the proposals into the surroundings the Proposed Development can be considered to have the potential to provide a positive contribution to the River Rhymney and surrounds. With all this considered, the effect of the Proposed Development at completion is considered to be negligible neutral.

D: CRDFFCL015 Rhymney Valley Corridor (Cultural Landscape in which application Site is located)

D.1 Land Use

6.156 Whilst the land use of the Rhymney Valley corridor is a distinctive feature of the character area with medium sensitivity, the magnitude of change to the character area as a whole as a result of altering the land use of the application Site is considered to be negligible and therefore the effect is minor adverse at completion.

- Landscape Sensitivity: Medium
- Magnitude of Landscape Change: Negligible
- Landscape Significance and Effect at completion: Minor Adverse

6.157 The landscape effects on the landscape receptors is summarised in Table 6.10 which follows.

Table 6.10 Landscape Effects Summary

Landscape Receptor		**Sensitivity** of characteristic (at baseline) to this specific proposal			**Magnitude** of effect on characteristic (at baseline) as a result of this specific proposal					**Significance** (sensitivity and magnitude) *Negligible, Minor, Moderate, Major*	**Effect** (change resulting) *Beneficial, Neutral, Adverse*
		Susceptibility *Negligible* *Low* *Medium* *High*	**Value** *Low* *Medium* *High*	**Sensitivity** ***Negligible*** ***Low*** ***Medium*** ***High***	Size/Scale of change *Negligible* *Minor* *Moderate* *Major*	Geo-graphical extent *Site* *Setting* *Area* *Wide*	Duration of effects *Short:0-9 yrs* *Medium:10-19 yrs* *Long:20+ yrs* *(At completion)*	Reversibility *Permanent* *Partial* *Reversible*	**Magnitude of change** ***Negligible*** ***Low*** ***Medium*** ***High***	**Completion** (Taking into account mitigation measures)	
A: Application Site											
Natural/ Physical	A.1 Landform	Low	Medium	**Low/ Medium**	Minor	Site	Long	Permanent	**Low**	**Minor Adverse**	
	A.2 Vegetation Structure	Medium	Medium/ High	**Medium**	Minor	Setting	Long	Permanent	**Low/ medium**	**Minor / Moderate Adverse**	
	A.3 Biodiversity/Habitat	Medium	Medium	**Medium**	Minor	Setting	Long	Permanent	**Low**	**Minor Adverse**	
Cultural/ Social	A.4 Land Use	Low	Low	**Low**	Moderate	Site	Long	Permanent	**Medium**	**Minor / Moderate Adverse**	
	A.5 Recreational resource	Medium	Medium	**Medium**	Moderate	Site	Long	Permanent	**Low**	**Minor Beneficial**	
Perceptual	A.6 Tranquillity	Low	Low	**Low**	Moderate	Setting	Long	Permanent	**Low**	**Minor Adverse**	
	A.7 Openness/Visibility	Low	Medium	**Low**	Moderate	Setting	Long	Permanent	**Low**	**Minor Adverse**	
B: CRDFFVS051 Rhymney Valley floor and sides (Visual/Sensory Landscape in which application Site is located)											
Natural/	B.1 Landform	Low	Medium/ High	**Medium**	Negligible	Site	Long	Permanent	**Low**	**Minor Adverse**	

Landscape Receptor		**Sensitivity** of characteristic (at baseline) to this specific proposal			**Magnitude** of effect on characteristic (at baseline) as a result of this specific proposal					**Significance** (sensitivity and magnitude) *Negligible, Minor, Moderate, Major*	**Effect** (change resulting) *Beneficial, Neutral, Adverse*
		Susceptibility *Negligible* *Low* *Medium* *High*	**Value** *Low* *Medium* *High*	**Sensitivity** ***Negligible*** ***Low*** ***Medium*** ***High***	Size/Scale of change *Negligible* *Minor* *Moderate* *Major*	Geo-graphical extent *Site* *Setting* *Area* *Wide*	Duration of effects *Short:0-9 yrs* *Medium:10-19 yrs* *Long:20+ yrs* *(At completion)*	Reversibility *Permanent* *Partial* *Reversible*	**Magnitude of change** ***Negligible*** ***Low*** ***Medium*** ***High***	**Completion** (Taking into account mitigation measures)	
Physical	B.2 Vegetation Structure	Low/Medium	Medium/ High	**Medium**	Negligible	Setting	Long	Permanent	**Negligible**	**Minor Benifical**	
	B.3 Biodiversity/Habitat	Low/Medium	Medium/ High	**Medium**	Negligible	Setting	Long	Permanent	**Negligible**	**Minor Adverse**	
Cultural/ Social	B.4 Land Use	Medium	Medium	**Medium**	Negligible	Site	Long	Permanent	**Negligible**	**Minor Adverse**	
	B.5 Recreational Resource	Low	Low	**Low**	Negligible	Site	Long	Permanent	**Low**	**Minor Beneficial**	
Perceptual	B.6 Tranquillity	Low	Low	**Low**	Negligible	Site	Long	Permanent	**Negligible**	**Minor Adverse**	
	B.7 Openness/Visibility	Low	Low	**Low**	Negligible	Setting	Long	Permanent	**Negligible**	**Minor Adverse**	
C: CRDFFLH010 River Rhymney and surrounds (Landscape Habitat in which application Site is located)											
Natural/ Physical	C.1 Vegetation Structure	Medium	Medium	**Medium**	Negligible	Setting	Long	Permanent	**Negligible**	**Minor Beneficial**	
	C.2 Biodiversity/Habitat	Medium	Medium	**Medium**	Negligible	Setting	Long	Permanent	Negligible	**Minor Adverse**	
D: CRDFFCL015 Rhymney Valley Corridor (Cultural Landscape in which application Site is located)											
Cultural/ Social	D.1 Land Use	Medium	Medium	**Medium**	Negligible	Site	Long	Permanent	**Negligible**	**Minor Adverse**	

Visual Effects

6.158 Similarly, to the landscape effects the visual effects of the Proposed Development are based the layout as indicated upon the Henry Mein Partnership Ltd Proposed Parameter Plan, Buildings Heights ref: 7683 Mein-XX-XX-DR-A-70-015 and the landscape strategy plan 2190/21-40.

6.159 The main visual effects of the Proposed Development from the surrounding landscape will be a result of:

- Movement of construction machinery, temporary Site compounds, materials storage and particularly use of tall cranes (short term effect during construction).
- Site clearance, including the removal of grassland and topsoil strip (short term effect during construction)
- Removal of a number of trees and areas of native scrub visually opening up the application Site.
- Changes in landform to establish development platforms.
- Construction of a combination of unit sizes together with associated access and internal estate road, parking and service yards.
- The planting of native trees, thicket, woodland, hedgerows and low ornamental groundcover.

6.160 An assessment has been carried out for each of the 9 representative viewpoints within the study area based on winter conditions to depict maximum effect. The viewpoint locations and Zone of Theoretical Visibility (ZTV) are illustrated in **Appendix 6.6**. Due to there being no visual effect the 7 illustrative viewpoints have not been carried forward into the detailed assessment phase of the report.

Visual Effect during Construction Phase

6.161 Whilst the main focus of this assessment is on the effect of the Proposed Development at completion (year 0), the construction stage also has the potential to impact the visual receptors.

The following table summarises the significance and effect at the construction phase for each representative viewpoint.

Table 6.11 Visual Effects Summary at Construction

No.	Representative Viewpoint	**Significance** (sensitivity and magnitude) *Negligible, Minor, Moderate, Major*	**Effect** (change resulting) *Beneficial, Neutral, Adverse*
		Construction	
1	Bridge over A48 (PROW)	Minor adverse	

No.	Representative Viewpoint	Significance (sensitivity and magnitude) *Negligible, Minor, Moderate, Major*	Effect (change resulting) *Beneficial, Neutral, Adverse*
		Construction	
2	Bridge over A48 (PROW)	Minor Adverse	
5	Ball Lane	Moderate Adverse	
6	Rhymney Trail	Negligible Neutral	
8	Bridge over A48 (PROW)	Negligible Neutral	
9	Circle Way East / Parc Coed y Nant	Negligible Neutral	
10	Clovelly Crescent	Minor Adverse	
11	Glastonbury Terrace	Moderate / Major Adverse	
13	Ball Road	Minor Adverse	

6.162 Whilst the nature of the construction period is considered to be temporary, there is the potential for this period to extend over a longer period if the scheme is built out in phases. Despite this, it is envisaged that the magnitude of effect on the various visual receptors should be considered as a short-term duration.

Visual Effect at Completion / Operational

6.163 The visual effect and primary mitigation for each specific viewpoint at the completion of the Proposed Development are described below.

Viewpoint 1: Bridge over A48 (PROW)

6.164 Effect: From this viewpoint the majority of the Proposed Development will be set behind and below the existing retained woodland planting that runs parallel to the A48 corridor. The upper corner of Zone B will be seen within the gap in the road side vegetation adding a degree of built form. During the winter months the rear elevation of Zone B, in particular the upper elements of the built form will be more visible through the existing tree cover hover the presence of the A48 does influence the visual experience.

6.165 Mitigation: The retention of dense belts of woodland planting along the A48 corridor will soften the built urban form, filtering views into the development.

- Visual Sensitivity: Low
- Magnitude of Visual Change: Low/Medium
- Visual Significance and Effect at completion: Minor / Moderate Adverse

Viewpoint 2: Bridge over A48 (PROW)

6.166 Effect: From this viewpoint the majority of the Proposed Development will be set behind and below the existing retained woodland planting that runs parallel to the A48 corridor. During the winter months you will be able to make out the basic built form of the development albeit this will be seen through the context of dense branch structure/form.

6.167 Mitigation: The retention of dense belt of woodland planting along the A48 corridor will soften the built urban form, filtering views into the development.

- Visual Sensitivity: Low
- Magnitude of Visual Change: Low
- Visual Significance and Effect at completion: Minor Adverse

Viewpoint 5: Ball Lane

6.168 Effect: From this viewpoint the easterly elevation of Zone B will be seen to form a noticeable feature within the view, seen to replace the wooded boundary along the A48 with built form. The upper ridge line will be seen to project above the vegetation in the distance, replacing open skyline with built form.

6.169 Mitigation: The proposed native thicket and tree planting proposed along the southern boundary of the spine road within the application Site will soften the urban form once established, but will have minimal mitigating effect at completion.

- Visual Sensitivity: Medium
- Magnitude of Visual Change: Medium / High
- Visual Significance and Effect at completion: Moderate / Major Adverse

Viewpoint 6: Rhymney Trail

6.170 Effect: From this viewpoint the all but a small portion of the development will be fully screened from view due to the presence of layers of retained foreground vegetation.

6.171 Mitigation: The retention of the areas of dense woodland scrub within the western part of the application Site will serve to restrict views into the development.

- Visual Sensitivity: Low / Medium

- Magnitude of Visual Change: Negligible
- Visual Significance and Effect at completion: Negligible Neutral

Viewpoint 8: Bridge over A48 (PROW)

6.172 Effect: From this viewpoint the Proposed Development will be set behind and below the existing retained woodland planting that runs parallel to the A48 corridor and within the south-western portion of the application Site.

6.173 Mitigation: The retention of dense belt of woodland planting along the A48 corridor will soften the built urban form, filtering views into the development.

- Visual Sensitivity: Low
- Magnitude of Visual Change: Negligible
- Visual Significance and Effect at completion: Negligible Neutral

Viewpoint 9: Circle Way East / Parc Coed y Nant

6.174 Effect: From this viewpoint the majority of the Proposed Development will be set behind and below the existing retained woodland planting that runs parallel to the A48 corridor and within the south-western portion of the application Site. In winter when the screening effect of vegetation is at it's least effective filtered views might be possible of the upper elements of the western edge of Zone B where the canopy is at its thinnest.

6.175 Mitigation: The retention of dense belt of woodland planting along the A48 corridor will soften the built urban form, filtering views into the development.

- Visual Sensitivity: Low / Medium
- Magnitude of Visual Change: Negligible / low
- Visual Significance and Effect at completion: Negligible / Minor Neutral

Viewpoint 10: Clovelly Crescent

6.176 Effect: From this viewpoint the majority of the Proposed Development will be set behind and below the existing retained woodland planting that runs along the river corridor and the recently built form of residential development. The upper portion of Zone B are likely to be seen through gaps in the upper canopy of the trees albeit the roofline will be broken up by vegetation structure.

6.177 Mitigation: The retention of dense belt of woodland planting along the river corridor will soften the built urban form, filtering views into the development. The proposed native thicket and tree planting proposed along the southern boundary of the spine road will serve to visually reinforce this planting, adding a layering effect albeit is unlikely to soften the upper portions of visible form.

- Visual Sensitivity: Medium
- Magnitude of Visual Change: Medium
- Visual Significance and Effect at completion: Moderate Adverse

Viewpoint 11: Glastonbury Terrace

6.178 Effect: From this elevated viewpoint the Proposed Development will be seen to project above the layers of foreground vegetation that separate the application Site from the residential properties on the south of the river albeit still set slightly down within the view. The existing layers of vegetation will break up the general massing of the various plots and in most cases the roof lines will not be seen as a continual feature in the landscape however new built urban forms will be introduced adding a new element to the view in the form of commercial style/scale buildings.

6.179 Mitigation: The retention of the dense belt of woodland planting along the river corridor will soften the built urban form, filtering views into the development. The large gaps between plots will also help reduce the perceived massing whilst the proposed native thicket and tree planting proposed along the southern boundary of the spine road will serve to visually reinforce this vegetation buffer, adding a layering effect. The inclusion of tree planting around plot boundaries will also establish to create pockets of vegetation that improve the sense that the plots are set within a landscape setting.

- Visual Sensitivity: Medium
- Magnitude of Visual Change: Medium / High
- Visual Significance and Effect at completion: Moderate / Major Adverse

Viewpoint 13: Ball Road

6.180 Effect: From this viewpoint the majority of the Proposed Development will screened from view set behind the residential properties in the foreground. Through the gap in existing built there will be form views into the site, whilst the upper elements of Zone B will be seen to project above the foreground vegetation, just breaking the skyline.

6.181 Mitigation: The retention of dense belt of woodland planting along the river corridor will soften the built urban form, filtering views into the development. The proposed native thicket and tree planting

proposed along the southern boundary of the spine road will serve to visually reinforce this planting, adding a layering effect.

- Visual Sensitivity: Medium
- Magnitude of Visual Change: Medium / High
- Visual Significance and Effect at completion: Moderate / Major Adverse.

Table 6.12 Visual Effects Summary

No.	Representative Viewpoint	**Sensitivity** considering the extent to which the attention is on the view			**Magnitude** of change on view (at baseline) as a result of this specific proposal					**Significance** (sensitivity and magnitude) *Negligible, Minor, Moderate, Major*	**Effect** (change resulting) *Beneficial, Neutral, Adverse*
		Susceptibility *Negligible Low Medium High*	Value *Low Medium High*	**Sensitivity** ***Negligible Low Medium High***	Degree of intrusion *Low Medium High*	Proportion of development in view *Minimal Partial Full*	Size / Scale of change *Negligible Minor Moderate Major*	Duration / Reversibility *Short Medium Long* *Reversible Partially Rev. Irreversible*	**Magnitude of change** ***Negligible Low Medium High***	**Completion** (Taking into account mitigation measures)	
1	Bridge over A48 (PROW)	Low	Low	**Low**	Low / Medium	Partial	Minor	Long Irreversible	**Low / Medium**	**Minor / Moderate Adverse**	
2	Bridge over A48 (PROW)	Low	Low	**Low**	Low	Minimal	Negligible	Long Irreversible	**Low**	**Minor Adverse**	
5	Ball Lane	Medium	Medium	**Medium**	Medium	Partial	Moderate	Long Irreversible	**Medium / High**	**Moderate / Major Adverse**	
6	Rhymney Trail	Medium	Low / Medium	**Low / Medium**	Low	Minimal	Negligible	Long Irreversible	**Negligible**	**Negligible Neutral**	
8	Bridge over A48 (PROW)	Low	Low	**Low**	Low	Minimal	Negligible	Long Irreversible	**Negligible**	**Negligible Neutral**	
9	Circle Way East / Parc Coed y Nant	Medium / Low	Medium	**Low / Medium**	Low	Minimal	Negligible	Long Irreversible	**Negligible / low**	**Negligible / Minor Neutral**	
10	Clovelly Crescent	Medium	Low	**Medium**	Low	Minimal	Minor	Long Irreversible	**Medium**	**Moderate Adverse**	
11	Glastonbury Terrace	Medium	Medium	**Medium**	Medium / High	Partial	Moderate	Long Irreversible	**Medium / High**	**Moderate / Major Adverse**	
13	Ball Road	Medium	Low	**Medium**	Low	Partial	Moderate	Long Irreversible	**Medium / High**	**Moderate / Major Adverse**	

Mitigation Measures

Proposed Landscape

6.182 Refer to BCA drawing 2190/21-40 for the Landscape Strategy Plan.

Landscape Strategy

6.183 Emphasis throughout the design development has been to prepare a scheme that respects the character of the adjoining local landscape, enhances the ecology of the Site and provides a stimulating, coherent and well-structured landscape and therefore a positive setting for the development. A significant proportion of the planting will be native, including tree, thicket, and hedgerow and wildflower/species rich grassland to extend and integrate the surrounding landscape character and species distribution into the Site. Where a higher level of amenity is required, ornamental species are included around the building envelope and within prominent locations throughout the car park and adjacent to footpaths.

6.184 The main aims of the proposed landscape are as follows:

- Maintain and enhance wildlife corridors around the development Site linking into the established corridors/GI assets in the wider environment;
- Minimise any potential landscape or visual effects through the application of best practice design principles and careful attention to design throughout all stages of the development process;
- to enhance the amenity value of the Site and provide an attractive and welcoming environment sympathetic with the existing landscape character of the area;
- Create a high quality and robust new landscape framework including woodland and structure planting to maximise bio diversity gain and provide areas for habitat creation;
- Ensure the successful establishment and retention of the landscape scheme and effective landscape buffer planting, particularly along the boundaries of the Site to provide an attractive setting and backdrop for the development.
- To retain and protect the existing trees and hedges except those to be removed to facilitate the development. All retained features are to be managed in accordance with the Woodland Management Plan prepared by AT Coombes Associates.
- Improve pedestrian access around and through the Site into the wider setting.

6.185 The landscape strategy for the Site seeks to retain and enhance as much of the existing established vegetation as possible. This will be achieved through selective management regimes & bolstering of vegetation where required including the provision of mixed species hedgerows around the periphery of the woodland zones. There are several areas of Ancient & mature woodland to the periphery of the Site on all sides, with some additional areas situated the other side of the river channel. The development

has been off set from these up to 30m in order to minimise any negative impact on setting and ground conditions.

6.186 The zone of existing woodland located along the northern boundary with the A48 is to be retained and managed. This provides a significant level of screening to the development when viewed from the north and west and forms a strong back drop to the development. Along the south-eastern boundary with the river corridor the mature vegetation will be retained. These are an important feature of the landscape and contribute to the setting of the Rhymney Trai and river corridor.

6.187 Where vegetation is to be lost across the application Site a compensation package including the replacement of 2.3ha of woodland planting is to be provided off-site. Refer to the Arboricultural report for further details.

6.188 In designing the roadside landscape as you enter the Site off the A48, emphasis has been on the retention of the existing frontage trees to serve as a feature while also complimenting to the established landscape character evident across the Site. Additional trees will be planted along the frontage to strengthen and enhance the wooded character. Avenues of large stature trees will be planted along the proposed entry roads which will establish to create a strong 'visual entrance' to the Site while also acting as additional screening & softening of the built development.

6.189 Within the frontage landscapes and along the central spine road rain gardens/swales have been proposed to capture & hold surface water run-off, these areas will be planted predominantly with native species to aid habitat creation, biodiversity and ecology within the Site, with some ornamental feature planting in prominent locations to create varied visual interest through the addition of colour. Mown grass zones have been designed to expand out from the rain gardens meandering around the perimeter of the Site creating a sinuous flowing verge and a clean edge to the footpaths & road-scene.

6.190 Within the wider setting many of the existing formal/informal footpath routes are to be retained and enhanced. This will include surfacing treatments, selective management of site lines to improve forward visibility and prevent over sailing of vegetation and improved way marking.

6.191 The proposal will take account of the future maintenance requirements by careful selection of plant species and their relationship, with emphasis on achieving good establishment whilst minimising maintenance costs. Overall the landscape strategy for the Site will integrate the development into its surrounding context, and will provide an attractive and functional working environment.

6.192 Ultimately the landscape strategy aims to create a development that sits comfortably within its surroundings and is in keeping with the character of the area. This will help to create a positive relationship between the development and its surrounding environment. It is envisaged that over time the shrub and tree planting proposed for the development will mature to provide an attractive landscape

setting, which assimilates the new development into the immediate surroundings. The landscape created will be managed in accordance with sound ecological principles to improve the overall bio-diversity of the Site.

Residual Effects and Monitoring

6.193 This section considers the landscape and visual effects post-mitigation (15 years after completion). Provided the landscape proposals are implemented to a high standard and then maintained and managed to achieve their intended objectives, the landscape and visual residual effects will be as set out below.

Residual Landscape Effects

6.194 Over time as the mitigation planting establishes it is expected that the effect upon the application site itself will reduce from minor/moderate adverse at completion to negligible neutral/minor adverse at year 15.

6.195 The residual effect upon CRDFFVS051 Rhymney Valley Floor upon which the application site is located can be expected to reduce upon the establishment of the mitigation planting therefore assimilating with the character area and reducing the effect after 15 years from minor adverse at completion to negligible neutral.

6.196 The residual effect upon CRDFFLH010 River Rhymney and surrounds upon which the application site is located is likely to remain at negligible neutral.

6.197 The residual effect upon CRDFFCL015 Rhymney Valley Corridor upon which the application site is located is likely to remain at negligible neutral.

6.198 The residual landscape effects are summarised on Table 6.13 overleaf.

Table 6.13: Residual Landscape Effect Summary

Landscape Receptor		**Sensitivity** of characteristic (at baseline) to this specific proposal (Negligible, Low, Medium, High)	**Residual Effect** Magnitude is determined by considering the degree of change on the characteristic comparing the baseline conditions with that at the specific year. Magnitude of Change: *Negligible, Low, Medium, High* Significance (sensitivity and magnitude): *Negligible, Minor, Moderate, Major* Effect (change resulting): *Beneficial, Neutral, Adverse*							
			Completion		Year 5		Year 10		**Year 15**	
		Sensitivity	**Magnitude of change**	**Significance and Effect**	Magnitude of change	Significance and Effect	Magnitude of change	Significance and Effect	**Magnitude of change**	**Significance and Effect**
A: Application Site										
Natural/ Physical	A.1 Landform	**Low/Medium**	**Low**	**Minor Adverse**	Low	**Minor Adverse**	Negligible	**Negligible Neutral**	Negligible	**Negligible Neutral**
	A.2 Vegetation Structure	**Medium**	**Low/ Medium**	**Minor / Moderate Adverse**	Low/ /Medium	Minor / Moderate Adverse	Low	**Minor adverse**	Low	**Minor Adverse**
	A.3 Biodiversity/ Habitat	**Medium**	**Low**	**Minor Adverse**	Low	**Minor Adverse**	Negligible	**Negligible Neutral**	Negligible	**Negligible Neutral**
Cultural/ Social	A.4 Land Use	**Low**	**Medium**	**Minor / Moderate Adverse**	Medium	**Minor / Moderate Adverse**	Low	**Minor Adverse**	Low	**Minor Adverse**
	A.5 Recreational resource	**Medium**	**Low**	**Minor beneficial**	Low	**Minor beneficial**	Low	**Minor beneficial**	Low	**Minor beneficial**
Perceptual	A.6 Tranquillity	**Low**	**Low**	**Minor Adverse**	Low	**Minor Adverse**	Negligible	**Negligible Neutral**	Negligible	**Negligible Neutral**
	A.7 Openness/ Visibility	**Low**	**Low**	**Minor Adverse**	Low	**Minor Adverse**	Negligible	**Negligible Neutral**	Negligible	**Negligible Neutral**
B: CRDFFVS051 Rhymney Valley floor and sides (Visual/Sensory Landscape in which application Site is located)										

Landscape Receptor		**Sensitivity** of characteristic (at baseline) to this specific proposal (Negligible, Low, Medium, High)	**Residual Effect** Magnitude is determined by considering the degree of change on the characteristic comparing the baseline conditions with that at the specific year. Magnitude of Change: *Negligible, Low, Medium, High* Significance (sensitivity and magnitude): *Negligible, Minor, Moderate, Major* Effect (change resulting): *Beneficial, Neutral, Adverse*							
			Completion		Year 5		Year 10		**Year 15**	
		Sensitivity	**Magnitude of change**	**Significance and Effect**	Magnitude of change	Significance and Effect	Magnitude of change	Significance and Effect	**Magnitude of change**	**Significance and Effect**
Natural/ Physical	B.1 Landform	**Medium**	**Low**	**Minor Adverse**	Low	**Minor Adverse**	Negligible	**Negligible Neutral**	Negligible	**Negligible Neutral**
	B.2 Vegetation Structure	**Medium**	**Negligible**	**Minor beneficial**	Negligible	**Minor beneficial**	Negligible	**Negligible Neutral**	Negligible	**Negligible Neutral**
	B.3 Biodiversity/ Habitat	**Medium**	**Negligible**	**Minor Adverse**	Negligible	**Minor Adverse**	Negligible	**Negligible Neutral**	Negligible	**Negligible Neutral**
Cultural/ Social	B.4 Land Use	**Medium**	**Negligible**	**Minor Adverse**	Negligible	**Minor Adverse**	Negligible	**Negligible Neutral**	Negligible	**Negligible Neutral**
	B.5 Recreational resource	**Low**	**Low**	**Minor beneficial**	Low	**Minor beneficial**	Low	**Minor beneficial**	Negligible	**Minor beneficial**
Perceptual	B.6 Tranquillity	**Low**	**Negligible**	**Minor Adverse**	Negligible	**Minor Adverse**	Negligible	**Negligible Neutral**	Negligible	**Negligible Neutral**
	B.7 Openness/ Visibility	**Low**	**Negligible**	**Minor Adverse**	Negligible	**Minor Adverse**	Negligible	**Negligible Neutral**	Negligible	**Negligible Neutral**
C: CRDFFCH010 River Rhymney and surrounds (Landscape Habitat in which application Site is located)										
Natural/ Physical	C.1 Vegetation Structure	**Medium**	**Negligible**	**Minor Beneficial**	Negligible	**Minor Beneficial**	Negligible	**Minor Beneficial**	**Negligible**	**Minor Beneficial**
	C.2 Biodiversity/ Habitat	**Medium**	**Negligible**	**Minor Adverse**	Negligible	**Minor Adverse**	Negligible	**Negligible Neutral**	Negligible	**Negligible Neutral**

Landscape Receptor		**Sensitivity** of characteristic (at baseline) to this specific proposal (Negligible, Low, Medium, High)	**Residual Effect** Magnitude is determined by considering the degree of change on the characteristic comparing the baseline conditions with that at the specific year. Magnitude of Change: *Negligible, Low, Medium, High* Significance (sensitivity and magnitude): *Negligible, Minor, Moderate, Major* Effect (change resulting): *Beneficial, Neutral, Adverse*							
			Completion		Year 5		Year 10		**Year 15**	
		Sensitivity	**Magnitude of change**	**Significance and Effect**	Magnitude of change	Significance and Effect	Magnitude of change	Significance and Effect	**Magnitude of change**	**Significance and Effect**
D: CRDFFCL015 Rhymney Valley Corridor (Cultural Landscape in which application Site is located)										
Cultural/ Social	Land Use	**Medium**	**Negligible**	**Minor Adverse**	Negligible	**Minor Adverse**	Negligible	**Negligible Neutral**	Negligible	**Negligible Neutral**

Residual Visual Effects

6.199 Following the production of the visually verifiable photomontages (contained within Appendix 6.23.6.31), it was established that there is no view of the Proposed Development from viewpoints 8 and 9. For this reason there are no effects at completion or after fifteen years (residual effect).

Viewpoint 1: Bridge over A48 (PROW)

6.200 As the vegetation along the A48 continues to increase in height and density this will only serve to further minimise any views into the development.

- Residual Visual Effect: Minor adverse

Viewpoint 2: Bridge over A48 (PROW)

6.201 As the vegetation along the A48 continues to increase in height and density this will only serve to further minimise any views into the development.

- Visual Residual Visual Effect: Negligible Natural

Viewpoint 5: Ball Lane

6.202 The proposed tree and woodland edge planting along the eastern boundary of the site will over time grow to fill the gaps seen within the tree belt along the river corridor softening the built form. However the upper portions of the roof line will remain a feature within the view.

- Visual Residual Visual Effect: Moderate Adverse

Viewpoint 6: Rhymney Trail

6.203 The retained woodland planting will continue to increase in height and density further restricting views of the development.

- Visual Residual Visual Effect: Negligible Neutral

Viewpoint 10: Clovelly Crescent

6.204 The residential properties will continue to screen the development however the upper elements of built form may still be visible through isolated gaps between the houses.

- Visual Residual Visual Effect: Moderate / Minor Adverse

Viewpoint 11: Glastonbury Terrace

6.205 From his elevated location views down in towards the site will be possible. As the proposed native thicket and tree planting proposed along the eastern boundary of the spine road establishes this will serve to visually reinforce the existing planting located along the river corridor, adding a layering effect. As the tree planting around plot boundaries reaches several metres tall this will also serve to soften building elevations and begin to merge with the planting that runs along the western boundary of the site along the A48 corridor and wider landscape setting.

- Visual Residual Visual Effect: Moderate Adverse

Viewpoint 13: Ball Road

6.206 As the proposed native thicket and tree planting along the eastern boundary of the spine road establishes this will begin to close the gap within the existing mature planting located along the river corridor. The building elevations will be softened albeit the upper portions and roof line of zone B will still be seen as a noticeable feature of the landscape.

- Visual Residual Visual Effect: Moderate / Minor Adverse

6.207 The residual visual effects are summarised on Table 6.14 overleaf

Table 6.14: Residual Visual Effect Summary

No.	**Representative Viewpoint**	**Sensitivity** considering the extent to which the attention is on the view (Negligible, Low, Medium, High)	**Residual Effect** Magnitude is determined by considering the degree of change on the view comparing the baseline conditions with that at the specific year. Magnitude of Change: *Negligible, Low, Medium, High* Significance (sensitivity and magnitude): *Negligible, Minor, Moderate, Major* Effect (change resulting): *Beneficial, Neutral, Adverse*							
			Completion		Year 5		Year 10		**Year 15**	
		Sensitivity	**Magnitude of change**	**Significance and Effect**	Magnitude of change	Significance and Effect	Magnitude of change	Significance and Effect	**Magnitude of change**	**Significance and Effect**
1	Bridge over A48	**Low**	**Low / Medium**	**Minor / Moderate Adverse**	Low / Medium	**Minor / Moderate Adverse**	Low	**Minor Adverse**	Negligible	**Minor Adverse**
2	Bridge over A48	**Low**	**Low**	**Minor Adverse**	Low	**Minor Adverse**	Negligible	**Negligible Neutral**	Negligible	**Negligible Neutral**
5	Ball Lane	**Medium**	**Medium / High**	**Moderate / Major Adverse**	Medium	**Moderate / Major Adverse**	Medium	**Moderate Adverse**	Low	**Moderate Adverse**
6	Rhymney Tail	**Low / Medium**	**Negligible**	**Negligible Neutral**	Negligible	**Negligible Neutral**	Negligible	**Negligible Neutral**	Negligible	**Negligible Neutral**
8	Bridge over A48	**Low**	**Negligible**	**Negligible Neutral**	Negligible	**Negligible Neutral**	Negligible	**Negligible Neutral**	Negligible	**Negligible Neutral**
9	Circle Way East / Parc Coed y Nant	**Low / Medium**	**Negligible / Low**	**Negligible Neutral /**	Negligible / Low	**Negligible Neutral**	Negligible	**Negligible Neutral**	Negligible	**Negligible Neutral**

No.	**Representative Viewpoint**	**Sensitivity** considering the extent to which the attention is on the view (Negligible, Low, Medium, High)	**Residual Effect** Magnitude is determined by considering the degree of change on the view comparing the baseline conditions with that at the specific year. Magnitude of Change: *Negligible, Low, Medium, High* Significance (sensitivity and magnitude): *Negligible, Minor, Moderate, Major* Effect (change resulting): *Beneficial, Neutral, Adverse*							
			Completion		Year 5		Year 10		**Year 15**	
		Sensitivity	**Magnitude of change**	**Significance and Effect**	Magnitude of change	Significance and Effect	Magnitude of change	Significance and Effect	**Magnitude of change**	**Significance and Effect**
				Minor adverse						
10	Clovelly Crescent	**Medium**	**Medium**	**Moderate Adverse**	Medium	**Moderate Adverse**	Medium	**Moderate Adverse**	Low	**Moderate/ Minor Adverse**
11	Glastonbury Terrace	**Medium**	**Medium / High**	**Moderate / Major Adverse**	Medium / High	**Moderate / Major Adverse**	Medium	**Moderate Adverse**	Medium	**Moderate Adverse**
13	Ball Road	**Medium**	**Medium / High**	**Moderate / Major Adverse**	Medium / High	**Moderate / Major Adverse**	Medium	**Moderate Adverse**	Medium	**Moderate Adverse**

Summary and Conclusions

6.208 The assessment has been undertaken for the Proposed Development as indicated upon the Henry Mein Partnership Ltd Proposed Parameter Plan – Building Heights ref: 7683 Mein-XX-XX-DR-A-70 015. It has been carried out with reference to the 'Guidelines for Landscape and Visual Impact Assessment' 3rd edition (published 2013) and draws on the structure and scope of that guidance.

6.209 Reviewing existing landscape character assessments and through site visits a total of 16 characteristics contributing to the landscape character were identified as landscape receptors with the potential of being affected by the Proposed Development.

6.210 The effect on the landscape will be greatest on those landscape receptors within the application site itself especially the vegetation structure and land use resulting a minor loss of landscape features that are characteristic of the character area. However it can be expected that due to the high-quality design, material choices and landscape infrastructure proposals and ongoing enhanced management the Proposed Development will make a positive contribution to recreational resource and biodiversity.

6.211 Visual receptors which were represented by viewpoints were selected through analysis of local topography and by walking PRoW within the vicinity of the site. The viewpoints were chosen to represent either the typical view of the receptor or view of maximum effect with each being recorded, photographed with written description, analysis and mitigation comments provided.

6.212 The viewpoints were confined to within 2km of the site. Beyond this distance the site is either obscured by topography and intervening vegetation or becomes insignificant within the context of the wider landscape.

6.213 The views where there would be the greatest level of visual change are those within close proximity to the site, in particular from the higher ground to the east as demonstrated by VP 11. However, as these views are seen within the context of the urban townscape and the Proposed Development will comprise high quality buildings set within an attractive soft landscape scheme the effects are somewhat reduced.

6.214 Overall the landscape and visual effects of the Proposed Development are considered to be localised with the effect reducing as the distance increases away from the site with more distant visual effects limited to the higher ground to the east. Due to the urban fringe feel of the site and its surroundings, the development of land in this location can been seen as an appropriate opportunity, which also alleviates any pressure on more valuable landscapes. The implementation and ongoing maintenance of the illustrative landscape proposals would provide an important element of mitigation, which will

help to soften and further assimilate the development into the local landscape, thereby minimising any residual effects of the proposals.