

Land at Weycock Cross, Barry, Vale of Glamorgan

Technical Briefing Note - Green Wedge and Landscape Implications of Expanded Site

edp7604_r003a

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1 INTRODUCTION

- 1.1 This Technical Briefing Note provides a consideration of an area of land at Weycock Cross, Barry, in the Vale of Glamorgan. It seeks to consider the potential landscape and visual impacts of development of the site for residential purposes if the site comes forward as an allocation within the revised Local Development Plan (LDP).
- 1.2 Part of the site has already been promoted for development during the current plan-making process. This is identified with a blue boundary on **Image EDP 1.1** below.

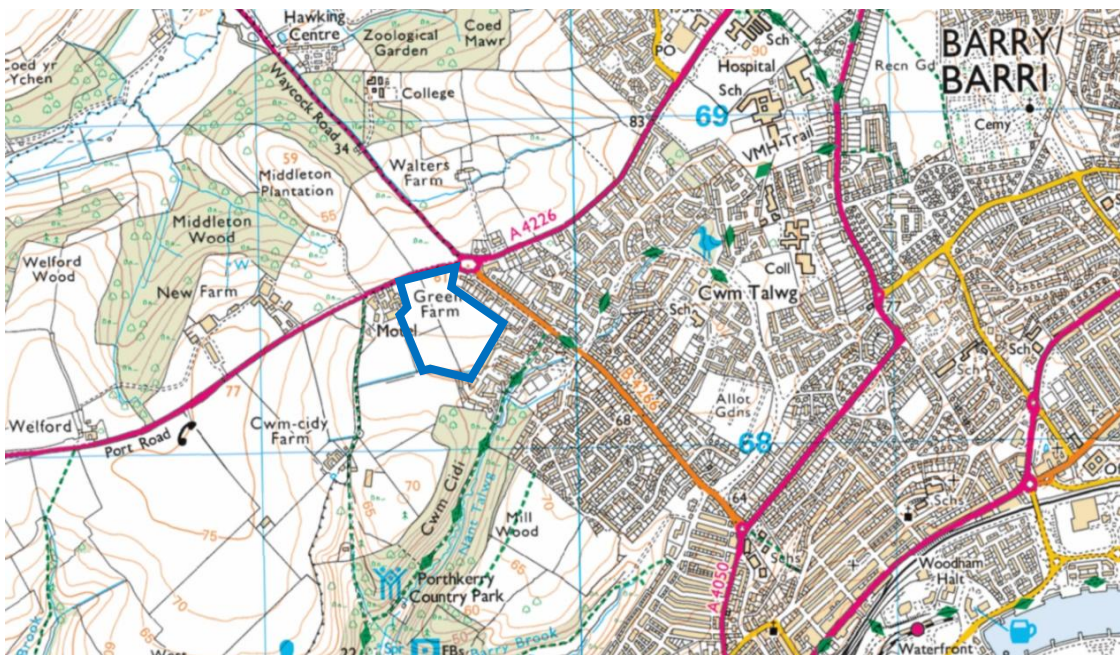


Image EDP 1.1: The original site area (shown with an approximated blue boundary), south of the A4226.

2 THE ORIGINAL SITE

2.1 Previous reports have been prepared and submitted to the Vale of Glamorgan Council in respect of Green Wedge (GW) and Landscape and Visual Matters. These are attached, for ease of reference, at **Annex EDP 1** and **2** respectively.

2.2 The findings of each of those reports are summarised in the following sections.

Green Wedge Matters

2.3 The appraisal of the original site, its potential for removal from the GW designation and thereby its potential for allocation for housing (**Annex EDP 1**), concluded that:

- While the present wider GW designation provides a useful spatial planning function in preventing coalescence, the area containing the site, offers extremely limited functional contribution to this purpose and its removal from the designation would have similarly limited impact in this regard. A circa 2.5km of open countryside would remain as a gap, substantially larger than the 1.25km gap between other parts of Barry and Rhoose which are still deemed to function effectively as a GW;
- Due to the site location and enclosure, any development could represent ‘controlled expansion’ with the appropriateness of its form readily managed through normal policies of the LDP. In this sense, the purpose of the GW, to ‘control expansion’, is unnecessary here. Allocation of the site for housing would represent a logical and planned expansion of Barry as part of the revised Local Plan;
- The location and topographic enclosure also limits the potential for encroachment into countryside. The original site is already dominated by the influence of adjacent housing and its enclosure indicates that wider impacts on open countryside would be negligible; and
- There is nothing noteworthy about the role of the original site as a setting to the existing settlement. Development of the site in the future would see this setting rolled back 200m to the west, where farmland would still provide a setting to the extended settlement area but where that new housing could be better designed and mitigated to provide an appropriate edge treatment. Overall, the relationship between town and countryside may be improved.

2.4 Overall, EDP’s consideration of the existing GW designation concluded that the inclusion of the original site within the GW designation was not ‘necessary’ to its effective functioning. On that basis, the inclusion of the site within the GW fails to meet the Planning Policy Wales (PPW) requirement that such designations “*include only that land which it is necessary to keep open in the longer term*”.

2.5 On this basis, EDP concluded that the GW designation on the original site could, and should, be rolled back, and be replaced with an allocation for housing within the revised LDP.

Landscape and Visual Matters

- 2.6 The report contained at **Annex EDP 2** provides an assessment of the potential effects of the development of the original site on the underlying landscape and visual resource. A concept masterplan was prepared in order to inform this assessment. The report includes a review of national and local policy and considers both landscape character and visual amenity issues. The findings confirm that the site relates well to the existing settlement and represents a logical development which would be easily assimilated into this part of the settlement and landscape.
- 2.7 The report finds that, while development will yield change to the character of the site itself, in the longer term, a well-designed scheme would have limited impact on the wider character of this landscape which is already heavily influenced by its proximity to adjacent built-up settlement and road infrastructure. Well-designed development could even create an improved settlement edge character, as compared to the current condition.
- 2.8 In considering the loss of the fields themselves, the report concludes that these have nothing in their character which suggests they are of such sensitivity that they should be preserved at all costs. Indeed, the existing structuring landscape elements including hedgerows and trees, particularly at the boundaries, present clear opportunities for enhancement as part of any proposals and part of the wider green infrastructure context.

3 THE PROPOSED EXPANDED SITE

- 3.1 This Technical Briefing Note seeks to consider the potential effects of an extension to the original site area to be allocated for additional new homes. Its purpose is to consider whether the effects of the eventual development of the extended site for housing are also considered acceptable, in line with the earlier findings for the original site.
- 3.2 Persimmon Homes East Wales is now considering further opportunities on an expanded site area ('the expanded site') identified in **Image EDP 3.1** below.

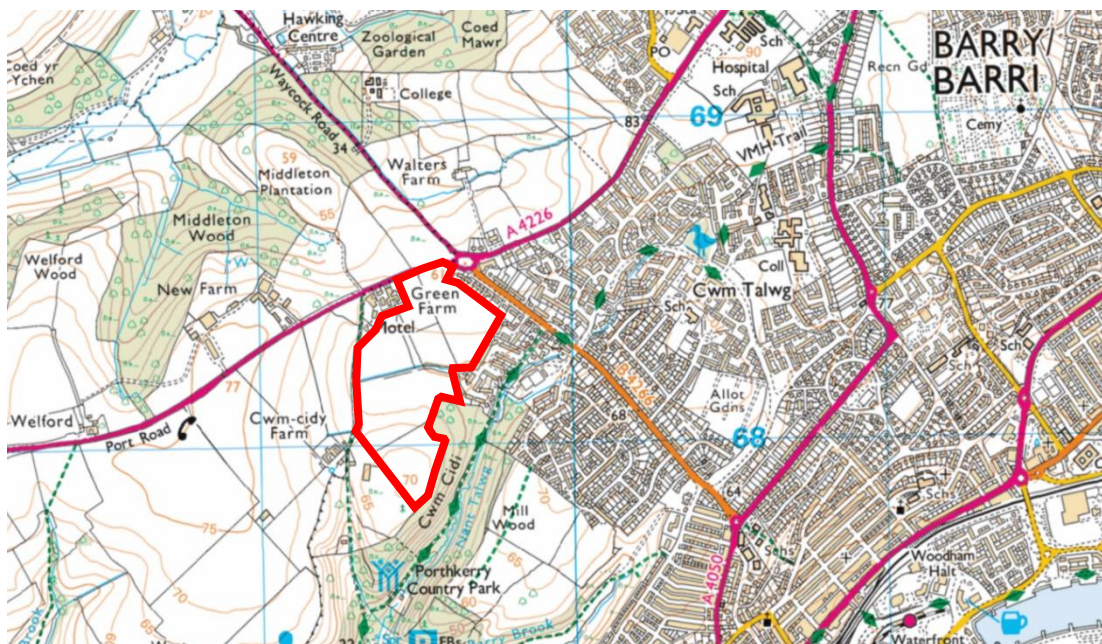


Image EDP 3.1: The expanded site area (shown with an approximated red boundary), south of the A4226 and north of Cwm Ciddy.

- 3.3 The character of the expanded site is largely the same as that of the original site. All parts of the site are currently in agricultural use, appearing to comprise a contiguous unit of farmland with open or gated accesses between the fields.
- 3.4 The site is enclosed to the west by Cwm Ciddy Lane which has robust hedgerows that screen many of the views from that direction for pedestrians and vehicle users. The south-western boundary is defined by a hedge, beyond which lies a substantial agricultural shed, house and equine 'manege'. To the south and south-east, the site is bordered by dense woodland lying along Cwm Ciddy, a deep, steep valley which drops down towards the coast at Porthkerry Country Park. The eastern boundary continues to be defined by existing settlement and the north by hedgerows aligning the A4226.
- 3.5 The topography rises in the additional part of the site, to a height of circa 70m above Ordnance Datum (aOD) in the middle of the southernmost field. South of this the land falls away steeply into Cwm Ciddy woods which provides strong visual enclosure from this direction. The majority of the expanded site area shares a similarly strong visual relationship with the existing urban edge in this part of Barry. Its south-western corner is also well defined through its relationship with Cwm Ciddy Farm, Cwm Ciddy Farm Cottage and the converted barns as well as the house and barn mentioned above.
- 3.6 The photos from around the site, recorded in November 2024, provide further insight into the existing character and visibility of the expanded site area.



Image EDP 3.2: View from Cwm Ciddy Lane towards the southern end of the site, with the existing settlement edge clearly visible.



Image EDP 3.3: View from the A4226 looking south with the expanded site area rising towards the horizon. The enclosure by the woodland is demonstrated here and the existing properties along Nant Talwg Way are visible to the left of the shot. Development around Cwm Kiddy Farm is also visible, just to right of centre.



Image EDP 3.4: View from the gated field entrance off the A4226 at the north-west corner of the site (original and expanded) with the unmitigated rear elevations of properties on Pontypridd Road clearly visible, illustrating the strong relationship the site has with the existing settlement edge.

Green Wedge Matters

- 3.7 Allocation and development of the expanded site would clearly require the removal of an additional area currently designated as GW. This would reduce the gap by a further 220m (approximately) when compared to the original site, retaining a gap of circa 2.28km between Barry and Rhoose – still far larger than GW widths elsewhere in the designation and perfectly capable of preserving the separation between the two settlements and preventing coalescence.
- 3.8 The expanded site area also has the advantage of working up to Cwm Ciddy Lane, an established feature in the landscape which can act as a well-defined edge to the future development, limiting any sense of ‘encroachment’ into the countryside beyond. This edge also offers an opportunity to provide a better considered, well-designed edge to the settlement, as compared to the current edge condition (which has unmitigated property rears facing onto the countryside). In this way, future development could definitely meet the requirements of being ‘controlled expansion’ particularly if this is achieved through an allocation within the Local Plan.
- 3.9 As with the original site, the expanded site doesn’t contain any element of landscape which is particularly noteworthy in terms of its role as a setting to the settlement. Indeed, being further south, the additional site area is less visible from the key busy approach to Barry from the east, along the A4226, the most frequent experience of the setting for most

people. Although Cwm Ciddy Lane is also a public footpath, the hedges here screen and filter much of the site so the actual change in character and view would be limited. Again, the design of the edge of the new development could also be sensitive to these views, providing a better design response than the existing edge (with unmitigated rear elevations, gardens and fencing facing onto the countryside at present).

- 3.10 Overall, it continues to be the case that the inclusion of the expanded site within the GW designation is not 'necessary' to its effective functioning. On that basis, the inclusion of the expanded site within the GW fails to meet the PPW requirement that such designations *"include only that land which it is necessary to keep open in the longer term"*.
- 3.11 On this basis, EDP continues to conclude that the GW designation on the expanded site could, and should, be rolled back, and be replaced with an allocation for housing within the revised LDP.

Landscape and Visual Matters

- 3.12 As with the original site, the expanded site continues to enjoy a positive relationship with the existing settlement, with all but its most southern parts having an aspect towards the current edge of the town. Given the proximity to the woodland to the south, it is likely that the elements of the site which have a southerly aspect will be primarily utilised as a buffer within any scheme. If development does occur in this area however, it will be effectively screened by topography and have negligible impact on the perception of the development as a whole.
- 3.13 Development of the expanded site will of course yield change to the character of the site itself. However, a well-designed scheme will have limited impact on the wider character of this landscape which, as noted in the context of the original site, is already heavily influenced by adjacent built-up settlement and road infrastructure. As noted in the GW review, an improved settlement edge character could also be created through an appropriately designed scheme which is sensitive to views from the west and from the A4226.
- 3.14 Nothing in the character of the fields included within the expanded site indicates they are of such sensitivity that they should be preserved in their current condition. Overall, development of the extended site could still be well assimilated into the existing landscape and offer further opportunities for Green Infrastructure enhancement and the delivery of Net Benefits for Biodiversity, beyond that which the smaller original site could provide.

4 SUMMARY AND CONCLUSIONS

- 4.1 The expansion of the proposed allocation of land at Weycock Cross would continue to provide a logical extension of Barry with minimal effects in terms of landscape and visual amenity.
- 4.2 The functionality of the Green Wedge between Barry and Rhoose would also be subject to negligible impact as a result of the removal of the expanded site from within it. Indeed, EDP considers that the site is not inherently 'necessary' for the effective functioning of that

designation and therefore, in light of the wording in PPW, it would be inappropriate to designate it as such.

- 4.3 Overall, the expanded site at Weycock Cross appears to provide an excellent opportunity to deliver new homes for Barry. Not only are the effects of the scheme likely to be limited but its location, with easy access to the local Public Rights of Way network and Porthkerry Country Park just a short stroll away, means that the site could provide a very attractive, easily accessible place to live with excellent Green Infrastructure on the doorstep.

Annex EDP 1
Technical Briefing Note – Green Wedge
(edp7604_r001)

Land at Weycock Cross, Barry, Vale of Glamorgan

Technical Briefing Note – Green Wedge

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1. Introduction, Green Wedge Policy and Aims

- 1.1 This Technical Briefing Note provides a preliminary consideration of the site at The Downs, Vale of Glamorgan (hereafter referred to as 'the site') in respect of its current designation within the Green Wedge (GW) as defined within the Vale of Glamorgan Local Development Plan (June 2017).
- 1.2 The Local Development Plan is currently under review and the site is being considered for promotion for residential development as part of that process.
- 1.3 This note seeks to explore the current qualities and condition of the site, the role it plays as part of the GW designation and how this designation may be affected should the site be removed and allocated for housing. The note also considers the planning history of the site, specifically a dismissed appeal held in September 2015.
- 1.4 The site is located to the western edge of Barry, south of the Weycock Cross roundabout at the confluence of the A4266, the B4266 and 'Five Mile Lane'. Existing housing lies immediately to the east and south and a complex of buildings comprising Green Farm, a Travelodge hotel and a Toby Carvery (public house) lies to the west.

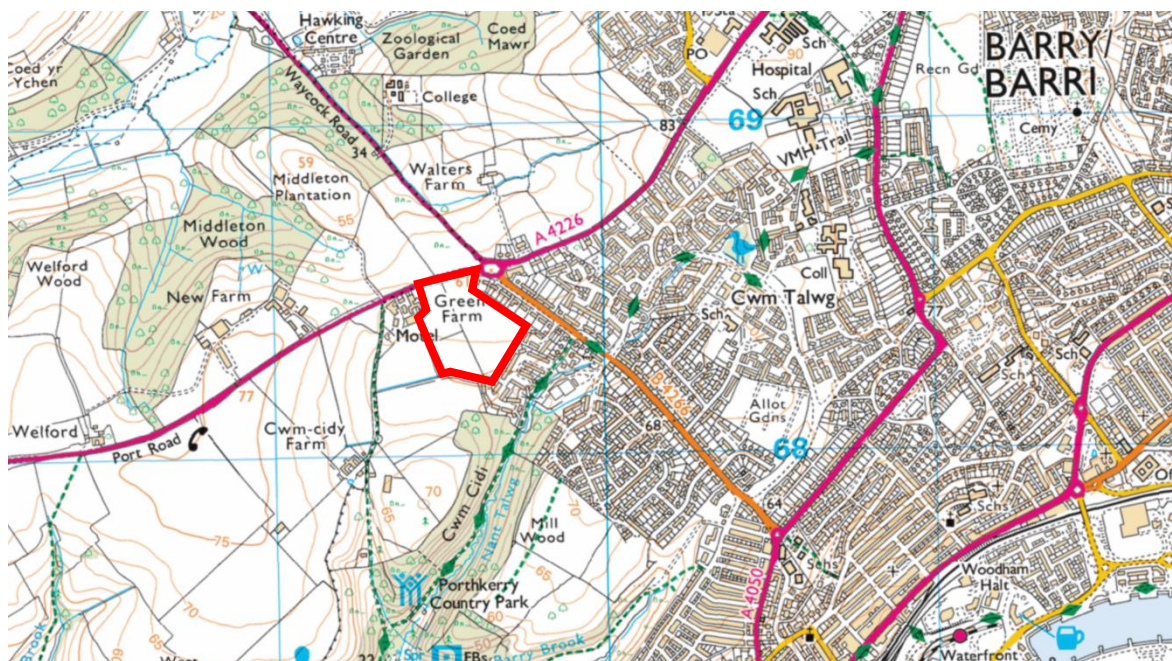


Figure EDP 1: The site location (shown with an approximated red boundary), south of the A4226.

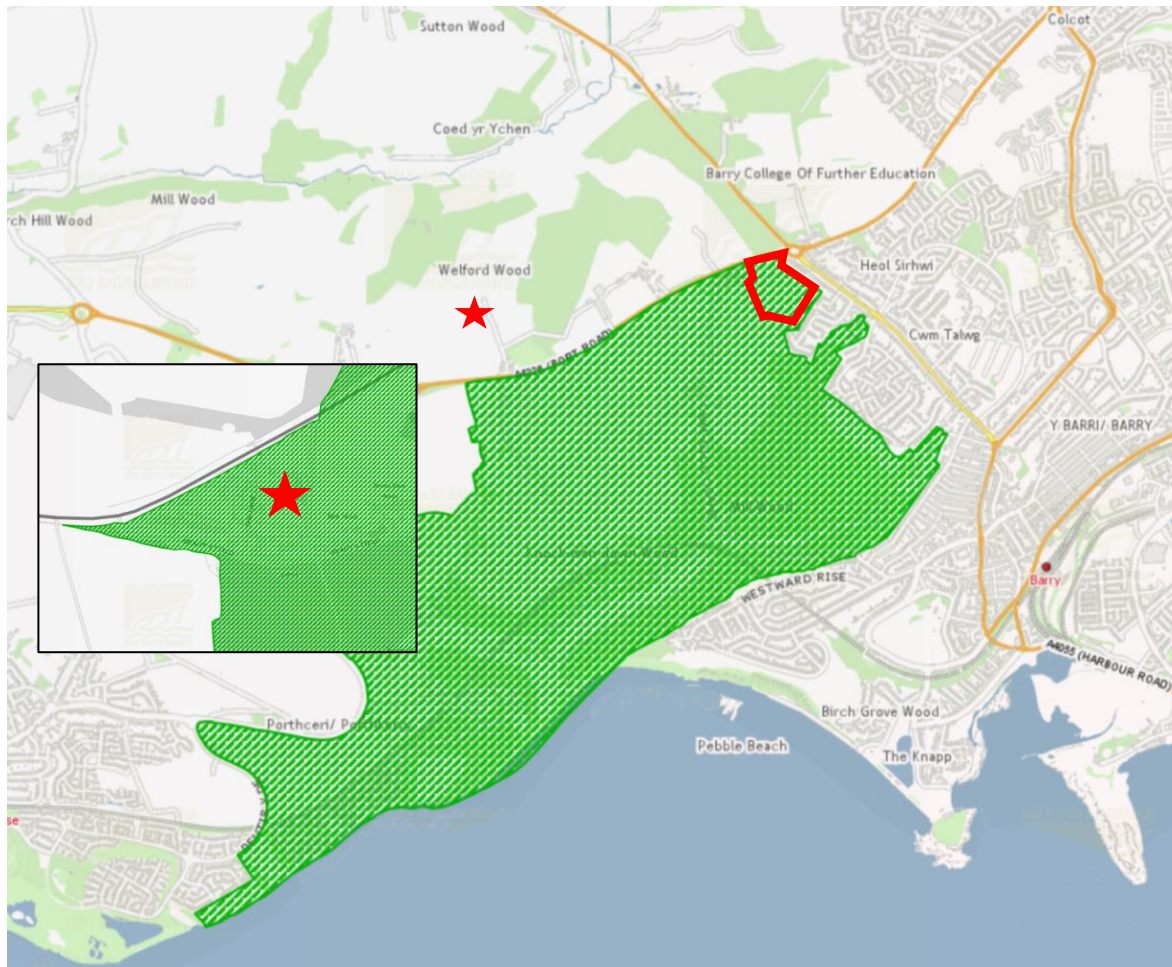


Figure EDP 2: The site, approximately indicated by the red boundary, lying within the GW designation (green hatch) which separates the western edge of Barry from the eastern edge of Rhoose, (extract from Vale of Glamorgan online Interactive Proposals Map).

2. Planning Context and Background

Planning Policy Wales (Edition 11, February 2021)

- 2.1 Paragraph 3.64 of Planning Policy Wales - Edition 11 (PPW11) identifies Green Belt (GB) and the local designations of GWs, as methods for management of urban form. The difference between GWs and GBs is defined as one of permanence: GWs have the flexibility to be reviewed within the plan-making process whereas GBs should be considered to apply beyond the development plan period. This means that GWs are more appropriate where land is required to serve the same purpose as a GB but do not need to convey the permanence of a GB.
- 2.2 Paragraph 3.67 identifies the general purpose of GB, and similarly GW, to be as follows:
- To prevent the coalescence of large towns and cities with other settlements;

- To manage urban form through controlled expansion of urban areas;
- To assist in safeguarding the countryside from encroachment;
- To protect the setting of an urban area; and
- To assist in urban regeneration by encouraging the recycling of derelict and urban land.

2.3 GW are classified as local designations, identified and put in place by Local Planning Authorities (LPA) through their relevant development plans. In the case of this GW, the LPA responsible is the Vale of Glamorgan Council (VOGC). The LPA is required to state, within their development plans, the areas that require extra protection and the reasoning as to why, with paragraph 3.66 of PPW11 going on to state that (with EDP emphasis):

“Green Belt and green wedge boundaries should be chosen carefully using physical features and boundaries to include only that land which it is necessary to keep open in the longer term”

and

“When including Green Belt and green wedge policies in their plans, planning authorities must demonstrate why normal planning and development management policies would not provide the necessary protection”.

Local Development Plan up to 2021 (adopted November 2010)

- 2.4 The Local Development Plan (LDP) for the Vale of Glamorgan, adopted in 2017, identifies that the overriding purpose of the GW area (Policy MG18) is *“to prevent the coalescence of settlements and to retain the openness of land...”*.
- 2.5 At paragraph 6.122 of the LDP, the supporting text states: *“While other policies of the LDP seek to prevent inappropriate development within the open countryside it is considered that the areas defined by the green wedges are more vulnerable and susceptible to change and require additional protection. Therefore, within the areas defined by the green wedges there will be a presumption against inappropriate development which would contribute to urban coalescence, prejudice the open nature of the land, or have an adverse impact upon the setting of an urban area”*. It is accepted that, in the terms of PPW11, housing is considered ‘Inappropriate Development’ within GBs and GWs and therefore ‘very exceptional circumstances’ are required to make this acceptable.
- 2.6 However, the proposal here is not to build new houses within the GW, but rather that the GW designation is ‘rolled back’ in this location (as part of the Local Plan review) and replaced with a designation for housing on this site. This paper explores the acceptability of such an approach, not the acceptability of building houses within the GW. The acceptability of any future planning application for housing on the site would then be judged against the wider policies of the revised

LDP in the future and this should be supported by a robust Landscape and Visual Impact Assessment (LVIA) to ensure it is properly designed and mitigated.

- 2.7 The question therefore is not *‘should this site be developed?’*, but, in the first instance, it is *‘should this site continue to be protected as part of a Green Wedge?’*. The guidance set out within PPW11 should guide the answer to this question.

Planning History

- 2.8 The site has been subject to a number of previous planning applications:
- i. An outline application for residential development and associated highways works was refused on December 11th 1990;
 - ii. A further outline application for up to 200 dwellings and associated works was made in July 2013. This was appealed on the basis of ‘non-determination’ but was withdrawn in April 2014; and
 - iii. A final outline application was submitted in July 2014 (ref 2014/00863/OUT) for *‘Residential Development of up to 200 dwellings with associated works with all matters reserved’*. This application was appealed on the basis of failure, by the Council, to give notice within the prescribed period on a decision i.e., an appeal on ‘non-determination’. This appeal was held in September 2015 with the Inspector recommending dismissal. This dismissal was accepted by Welsh Ministers.

Key Appeal Findings

- 2.9 Within the Inspectors report the arguments of both the Appellant and the Council are put forward, with the respective positions on the GW matters set out at paragraphs 65-78 (Appellant) and 116-137 (Council). Care needs to be given in reading the report not to attribute the findings and conclusions within these sections to the Inspector.
- 2.10 The Inspectors own conclusions in respect of the GW are set out within paragraphs 182 – 200, with key findings, comments and conclusions set out as follows.
- i. Firstly, it is clear that the Inspector accepts (paragraph 183) that the site does indeed lie within a GW. This point is not contested at any stage in her considerations;
 - ii. The inspector acknowledges that the parties were agreed on the visual effects of the scheme (as set out in the Appellants landscape evidence) – that any lasting visual impact of the site’s development would be just *‘minor adverse’* and while the site character would be *‘fundamentally’* altered, mitigation would assist in *‘incorporating it in to the landscape’* (paragraph 185);
 - iii. The inspector felt that the site demarcated the transition into wider countryside and was *‘an*

integral part of the wider pastoral landscape that comprises the Green Wedge' (paragraph 188);

- iv. At paragraph 190, the inspector states that *'it is the undeveloped nature of the landscape between Barry and Rhoose that creates the openness rather than any particular landscape character or type. The development of this land would be an incursion into this open and undeveloped landscape and would be harmful to its open nature'*;
- v. At paragraphs 191 and 195 the inspector concludes that the proposals would *'cause harm to the open nature of the green wedge'* and *'would not be in accord with Policy ENV3'*;
- vi. Given that the parties to the appeal accepted that the proposals represented *'inappropriate development'* (in policy terms) the inspector found the harm caused to be worthy of *'substantial weight'* (paragraph 195);
- vii. In providing final conclusions (paragraph 224), the Inspector states *"The development of this land would be harmful to the open nature of the green wedge and be prejudicial to the purpose of the designation.... The harm I have identified weighs heavily against the development"*; and
- viii. Overall, the inspector found this this conflict with the development plan was not outweighed by other material considerations and recommended the dismissal of the Appeal. The Minister for Natural Resources agreed with her findings.

- 2.11 It is important to note that throughout the Inspectors report, at no point does she suggest whether the site either should, or should not, form part of the GW designation. She simply accepts that it is so designated within the Development Plan and judges the proposals on this basis.
- 2.12 In this sense, given that the proposal to which this report relates at this time is to amend the Development Plan as part of its formal review, such that the site would no longer form part of the Green Wedge, then the appeal findings are of limited relevance and one must revert again to the question, *'should this site continue to be protected as part of a Green Wedge?'* and to national policy to test this.
- 2.13 It is, however, also important to note that both parties to the appeal, and the inspector, agreed that in visual terms the effects would be only minor adverse, and that character effects appear to be manageable such that the scheme could be incorporated into the landscape.

Background to the Green Wedge Designation

- 2.14 The review of the appeal information does identify one key point of interest, related to the Council's own consideration of whether this site should, or should not form part of the GW.

- 2.15 The Council's own document 'Green Wedge Background Paper' (GWBP, November 2011) acknowledges, on page 12, that *"the area to the west of Barry represents the only realistic long-term opportunity for expansion of the town if coalescence with other settlements of the eastern vale is to be avoided"*. Lower down the same page, it adds *"Development around the fringes of Barry in the form of allocations needs to be carefully managed to ensure that it would not represent an incongruous intrusion into open countryside"*.
- 2.16 On page 13, in presenting its conclusions on this specific GW between Barry and Rhoose, the GWBP makes it clear that the GW remains important *"in maintaining the separate character of the surrounding areas"*.
- 2.17 It is important to note however that when referring to the GW between Barry and Rhoose within this document, the proposed GW boundary excluded the site considered as the focus of this report (and subject to the appeal in 2015). This is clear from a review of the map contained within the rear of the GWBP.
- 2.18 It is acknowledged that the GWBP was later updated in 2013 (though no copy of that document has been found) and the site was put back in to the GW at that stage, and eventually became part of the adopted development plan. The Appeal Inspector noted that this likely resulted from the balancing of residential land requirements at different stages whereby by 2013, enough other land had been allocated elsewhere in the Vale for housing and the site was no longer required and could be designated as GW. This would appear to be a reasonable conclusion.
- 2.19 However, what is also a reasonable conclusion, on the basis of the 2011 GWBP, is that the Council themselves felt that the functionality of the GW, in preventing coalescence between Barry and Rhoose, could be delivered by a GW designation which excluded the site. This is an important and irrefutable point at the current stage, where the plan, and this designation, are under review.

3. The Site and the Green Wedge Context

- 3.1 The site comprises a circa 6.9 hectare (ha) parcel of land on the western edge of the town, adjacent to existing housing areas which lie to the east and south-east. A complex comprising a farm, hotel and public house lies to the west. The north is bordered by the A4226 – a busy local distributor road connecting Barry to Rhoose (and the airport), St Athan and on to Llantwit Major.
- 3.2 The south-western aspect of the site is bordered by further farmland, with generally well maintained hedges defining the field parcels. Hedges define the boundaries to the north and west, while the eastern and southern boundaries are formed by rear property boundaries of existing homes. These boundaries are often 'harsh' – unmitigated rear fences with views to property rears and back gardens containing typical domestic paraphernalia such as patio furniture, washing lines, sheds and trampolines.

- 3.3 In addition to the well-defined boundaries, the site lies within a well contained 'basin' with topography creating a ridgeline in the middle distance to the west and south-west and existing woodland and housing creating enclosure to the east and south. Woodland to the north of the A4226 provides further containment close by. Overall, the site has a limited potential zone of influence within the wider landscape.
- 3.4 Internally, the site is divided into three separate field parcels bordered by hedgerows with field gates. The land is in agricultural (pastoral) use and slopes gradually from the north to the south with a small stream at the southern boundary. The site is not subject to any public right of access, with the nearest Public Right of Way (PRoW) some 120m to the west on Cwm Ciddy Lane.



Figure EDP 3: The site area, approximate boundary shown red, illustrating the existing settlement to the south east and east and vegetated boundaries north and west (image courtesy of Google Earth).



Figure EDP 4: The site sites on the western edge of Barry, circa 2.5km from the nearest point within Rhoose (green rings represent 1km range rings from the centre of the site on the above image, courtesy of Google Earth).

4. Consideration against National Policy

- 4.1 This section of this document seeks to consider the site's contribution to the wider GW designation as assessed against the five purposes set out within PPW and policy MG18 of the Vale of Glamorgan LDP. While performance against the requirements of the latter is considered, of course the requirements of this policy could themselves be altered as part of the Local Plan Review. On this basis, it is the testing against the national requirements which takes precedent.

Purpose 1: To Prevent the Coalescence of Large Towns and Cities with Other Settlements

- 4.2 There is no published or recognised guidance regarding a prescribed distance between settlements which prevents coalescence. Such an assessment should be considered on a case-by-case basis and judged on local circumstances.
- 4.3 As mentioned within Policy MG18 of the LDP, the Green Wedge is designated to *"to prevent the coalescence of settlements and to retain the openness of land..."*.
- 4.4 The area of Green Wedge within which the site is located is set at the far north-eastern extent of the designation, directly adjacent to the existing edge of Barry and circa 2.5km from the nearest



point of Rhose. Further to the south, Barry and Rhose co-exist with only 1.25km of GW separating them. Removal of the site from the GW would appear to cause extremely limited potential for perceived coalescence given the existing distance between the settlements here.

- 4.5 The public house and hotel complex to the west also currently provides a noteworthy element of built form on this edge of Barry and would set the limits for any new development in this direction. Furthermore, the topography of the landscape around the site, with a notable ridge providing visual enclosure from the west further limits the prospect of perceived, or actual, coalescence. This conclusion chimes with the findings of the LVIA submitted in support of the dismissed appeal proposals, that visual effects were minor, and to which the Council and Inspector agreed.
- 4.6 It is considered that the area of the current Green Wedge designation containing the site is not required for the remainder of the Green Wedge to continue to meet this purpose. In this sense, with PPW stating that “*Green Belt and green wedge boundaries should be chosen carefully using physical features and boundaries to include only that land which it is necessary to keep open in the longer term*”, EDP concludes that this element of the current GW does not meet this requirement.
- 4.7 This is further supported by the Council’s own 2011 GWBP, which sought to designate the GW without this land and clearly set out that the GW functioned effectively without it. It is therefore not ‘necessary’ in their own eyes, and should not be included now.

Purpose 2: Manage Urban Form through Controlled Expansion of Urban Areas

- 4.8 Paragraph 3.72 of PPW states that local authorities must ensure that “*When considering Green Belt designations a sufficient range of development land which is suitably located in relation to the existing urban edge should be made available, having regard to the longer term need for development land...*”. Regarding the site, this is located immediately adjacent to existing built form, enclosed by this on two sides, by the road network to the north and partially by the hotel complex to the west.
- 4.9 Given the above, the site’s development would represent a small ‘controlled expansion’ of the existing settlement irrespective of any control applied by virtue of being within a Green Wedge and this could therefore be controlled (in terms of quality of design, number of units etc) through normal policies of the LDP, rendering the Green Wedge designation unnecessary in this location.
- 4.10 Should the site be allocated for housing within the plan, then this controlled expansion could be further controlled in terms of design etc through the wording of specific policies associated with that allocation.

Purpose 3: Assist in Safeguarding the Countryside from Encroachment

- 4.11 The protection of the open countryside from ‘urban encroachment’ is an important planning objective; however, all planning authorities must also balance this objective with the controlled delivery of development to meet identified local needs and, as such, defining land as

‘countryside’ in planning terms cannot, in and of itself, be a barrier to development, particularly in the context of a Local Plan review.

- 4.12 As already set out, the landscape comprising the site is well enclosed by existing housing, roads and local topography and has minimal inward visibility from wider vantagepoints. Views from neighbouring properties are available but these private views are not protected in planning policy and good urban design should be able to mitigate effects on residential amenity through, for example, appropriate set back distances.
- 4.13 If the need for new houses cannot be met within existing urban areas, brownfield sites and existing allocations, as is understood to be the case in the Vale of Glamorgan, then development within the countryside is inevitable, it simply becomes a matter of identifying the least sensitive sites which may incur the least effects from their development. This site appears to be such a location –well related to existing settlement form, with limited wider visibility and where a previous planning proposal has been agreed to give rise to only minor adverse effects. On this basis, the removal of the site from the GW and its inclusion as a residential allocation would appear to represent sound planning and is considered to outweigh and concerns with regard to ‘encroachment’.

Purpose 4: Protect the Setting of an Urban Area

- 4.14 The GWBP suggests that the GW between Barry and Rhoose provides an important farmland setting to the western edge of Barry. In reality, should the site be removed from the GW and eventually developed for housing, the western edge of Barry will simply move circa 200m west and will still lie adjacent to open farmland providing an attractive setting. It should also be noted that the transitional experience of moving along the A4226 to the north of the site would be negligibly affected by the site’s development given the existence of the hotel complex which punctuates the continuity of the open landscape here and limits the gap between this and existing homes to circa 150m. Based on this, there would be very limited perceived change to the landscape setting of Barry in this location with only neighbouring residential properties subject to any potentially significant visual effects.

Purpose 5: Assist in Urban Regeneration by Encouraging the Recycling of Derelict and Other Urban Land

- 4.15 It is clearly the case that the site is ‘green field’. As mentioned above however, it is unlikely that the housing need for the Vale of Glamorgan can be entirely accommodated within brownfield sites or within the existing urban areas. While this site does not lie within any specified ‘settlement boundary’ in planning terms, it is well related to the existing urban edge and, given its agreed limited potential for wider landscape and visual effects, represents a logical ‘next best’ option for the retraction of the GW and an allocation for new homes.

5. Conclusions

5.1 EDP's appraisal of the site, located at Weycock Cross, Barry in the Vale of Glamorgan, its potential for removal from the Green Wedge designation and thereby its potential for allocation for housing, has drawn the following conclusions:

- At present the wider Green Wedge designation provides a useful spatial planning function in preventing coalescence between Barry and Rhoose. The value of this function is not contested. However, the area of the Green Wedge containing the site, offers extremely limited functional contribution to this purpose and its removal from the designation would appear to have similarly limited impact in this regard. While it is clear that development here would bring this area of the edge of Barry 'closer' to Rhoose, it is also clear that it wouldn't be 'close' with circa 2.5km remaining as a gap. This is substantially larger than the gap (of 1.25km) which exists between other parts of Barry and Rhoose (and which are still deemed to function effectively as a GW);
- Due to the nature of the site, its location and enclosure through topography to the west and south-west and settlement to the east and south-east, any development here could represent 'controlled expansion' with the appropriateness of its form readily managed through normal policies of the LDP. In this sense, the purpose of the GW, to 'control expansion', is unnecessary here. Indeed, allocation of the site for housing would represent a logical and planned expansion of Barry as part of the revised Local Plan;
- Similarly, the location and topographic enclosure of the site also limits its potential to encroach into countryside. The site is already dominated by the influence of adjacent housing and its enclosure indicates that wider impacts on open countryside will be negligible, as identified in the LVIA associated with the previous appeal;
- There is nothing noteworthy about the way in which the site acts as a setting to the existing settlement edge, this is simple farmland lying adjacent to otherwise unmitigated rear garden boundaries. Development of the site in the future would see this setting rolled back 200m to the west, where farmland would still provide a setting to the extended settlement area but where that new housing could be better designed and mitigated to provide an appropriate edge treatment to Barry. In this sense, while this element of the setting may be lost, overall, the relationship between town and countryside may be improved; and
- Given the likely need for sites which aren't within the urban area, and aren't brownfield, to come forward, this site is considered to offer an excellent 'next best' choice given the limited effects its removal from the GW and its future development would give rise to.

5.2 Overall, EDP's consideration of the existing Green Wedge designation in this location concludes that the inclusion of the site within the GW designation is not 'necessary' to its effective functioning in preventing the coalescence of Barry and Rhoose. On this basis, the inclusion of



the site within the GW fails to meet the PPW11 requirement that such designations “*include only that land which it is necessary to keep open in the longer term*”, given the findings set out above.

- 5.3 Furthermore, the GWBP produced by the Council in 2011 essentially makes this point – it excluded the site from the GW designation but still concluded that the GW was functionally effective without it. Though the Council then included the site with the final designation in 2013, this appears to simply reflect the fact that the housing allocation had been removed, not that the site was needed for the proper functioning of the GW. Arguably, given the evidence provided in 2011, the site had been demonstrated as not ‘necessary’ and the designation should not have been applied. The Local Plan review offers an opportunity to correct that position alongside providing a much-needed site in a good location, well enclosed and well related to the existing urban edge.
- 5.4 EDP sees no reason why “*normal planning and development management policies would not provide the necessary protection*” in ensuring that an appropriate form of development could come forward within the site, particularly were the site to be allocated and subject to specific policies in that regard. In this way the site would positively contribute to the delivery of much needed new housing in the Vale and would assist the Council in ensuring that “*a sufficient range of development land which is suitably located in relation to the existing urban edge should be made available*” as required by PPW11 paragraph 3.72.
- 5.5 On this basis, EDP concludes that the Green Wedge designation on the site should be rolled back, and this should be replaced with an allocation for housing within the revised LDP.

Annex EDP 2
Landscape and Visual Appraisal and Green Wedge Review
(edp7604_r002)



**Land at Weycock
Cross, Barry**

**Landscape and Visual
Appraisal and Green
Wedge Review**

Prepared by:
**The Environmental Dimension
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On behalf of:
Persimmon Homes East Wales

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APPENDICES

Appendix EDP 1	Illustrative/Concept Masterplan
Appendix EDP 2	Methodology: Thresholds and Definitions of Terminology used in this Appraisal/Assessment
Appendix EDP 3	Site Photographs/Representative Photoviewpoints (edp7604_d007a 05 September 2022)

PLANS

Plan EDP 1: Site Location and Site Boundaries (edp7604_d001a 05 September 2022 VMS/GE)
Plan EDP 2: Site Character and Context (edp7604_d002a 05 September 2022 VMS/GE)
Plan EDP 3: Landscape Designations and Other Relevant Considerations (edp7604_d003a 05 September 2022 VMS/GE)
Plan EDP 4: Other Environmental Considerations (edp7604_d004a 05 September 2022 VMS/GE)
Plan EDP 5: Landmap Aspect Areas (edp7604_d006a 05 September 2022 VMS/GE)
Plan EDP 6: Findings of EDP's Visual Appraisal (edp7604_d005a 05 September 2022 VMS/GE)

Section 1

Introduction, Purpose and Methodology

INTRODUCTION

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Persimmon Homes East Wales ('the applicant') to undertake a Landscape and Visual Appraisal (LVA) and Green Wedge Review (**Section 8**) of Land at Weycock Cross, Barry ('the site') with respect to its potential to support an allocation for housing development. The site falls within The Vale of Glamorgan Local Planning Authority (LPA) area, extends to approximately 6.9 hectares (ha), and is briefly described in **Section 2** of this LVA.
- 1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Cheltenham and Cardiff. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website (www.edp-uk.co.uk). EDP is a Registered Practice of the Landscape Institute⁽¹⁾ specialising in the assessment of the effects of proposed development on the landscape.
- 1.3 This LVA is part of a suite of documents accompanying the promotion of the site for consideration as housing land allocation within the Vale of Glamorgan's Local Development Plan which is currently under review.
- 1.4 The site has been the subject of a previously refused application for residential development of up to 200 dwellings (LPA Application Reference 2014/00863/OUT) and appeal (Appeal Reference – APP/Z6950/A/15/3010121). It should be noted that The Vale of Glamorgan Council raised no objection to this application being accepted on landscape and visual grounds but was refused by Committee on three grounds which can be summarised as:
 - The site is outside the defined settlement boundary for Barry;
 - The proposal would adversely prejudice the open nature of the landscape and countryside and consequently the Green Wedge between Barry, Rhoose and St Athan and cause a detrimental effect on the landscape and amenity value of the land leading to coalescence of the settlements contrary to the Unitary Development Plan (UDP), Planning Policy Wales (PPW) and the Green Wedge background paper to the Vale of Glamorgan Local Development Plan (LDP); and
 - The proposal would be contrary to the aims and objectives of the LDP and as such would predetermine decisions about the location, scale and phasing of such new development which should properly be taken with the context of the LDP. The development is therefore considered to be premature pending the adoption of the LDP and would have a significant detrimental impact on the setting of the strategically important settlement of Barry contrary to advice in PPW.

¹ LI Practice Number 1010

PURPOSE AND STRUCTURE OF THIS LVA

- 1.5 The purpose of this LVA is to identify the baseline conditions of the site and surrounding area and to determine those landscape and visual characteristics that inform its suitability for housing development, including for mitigation of potential landscape, visual and green infrastructure effects. It provides a preliminary assessment of the likely landscape and visual effects predicted to arise from any future development of the site with reference to the baseline analysis.
- 1.6 In addition, at **Section 8**, this report provides consideration of the existing Green Wedge (GW) designation which covers the landscape in which the site is located, the site's function as part of that GW and the effect of its removal from the designation on the purposes of the GW.
- 1.7 In undertaking the assessment described in this LVA, EDP has:
- Undertaken a thorough data trawl of relevant designations and background documents, described in **Section 3**;
 - Assessed the existing (baseline) condition and character of the site and its setting, described in **Section 4**;
 - Assessed the existing visual (baseline) context, especially any key views to and from the site (**Section 5**);
 - Described the landscape aspects of future proposed residential development that may influence any landscape or visual effects (**Section 6**);
 - In **Section 7**, assessed the likely landscape and visual effects in accordance with the approach described below;
 - In **Section 8**, considered the Green Wedge designation; and
 - Reached overall conclusions in **Section 9**.

METHODOLOGY ADOPTED FOR THE ASSESSMENT

- 1.8 Given the early stage of the proposals, this LVA has been undertaken broadly in accordance with the principles embodied in 'Guidelines for Landscape and Visual Impact Assessment – Third Edition (LI/IEMA, 2013)' (GLVIA3) and other best practice guidance insofar as it is relevant to non-EIA schemes but does not provide a full Landscape and Visual Impact Assessment (LVIA) as defined in that guidance. Such an LVIA would be provided in the context of any future planning application at the site.
- 1.9 **Familiarisation:** EDP's study has included reviews of aerial photographs, web searches, LPA publications and landscape character assessments. EDP has also obtained, where possible, information about relevant landscape and other designations such as Areas of Outstanding Natural Beauty (AONBs), National Parks, Conservation Areas and Registered Parks and Gardens (RPG).

- 1.10 **Field Assessment:** EDP has undertaken a comprehensive field assessment of local site circumstances, including a photographic survey of the character and fabric of the site and its surroundings, using photography from a number of representative viewpoints. The field assessment was undertaken by a qualified landscape architect in good weather conditions on 16 June 2022.
- 1.11 **Acknowledgement of any shortcomings:** It is acknowledged that winter views are not incorporated in this report due to the timing of the candidate site process (summer 2022). Potential visual effects are likely to be marginally greater due to increased visibility (reduced filtering/screening of views by intervening vegetation) of the site in local short to middle distant views in this season. Judgements are based on summer views when vegetation is in leaf.
- 1.12 **Design Inputs:** EDP's field assessment has informed a process whereby the development proposals have been refined to avoid, minimise or compensate for landscape effects. Such measures are summarised in **Section 6**.
- 1.13 **Assessment Methodology:** Predicted effects on the landscape resource arising from the proposed development (as detailed in **Section 7** of this LVA) have been determined in accordance with the principles embedded within published best practice guidance insofar as the assessment adopts the following well-established, structured approach:
- Likely effects on landscape character and visual amenity are dealt with separately;
 - The assessment of likely effects is reached using a structured methodology for defining sensitivity, magnitude and significance which is contained as **Appendix EDP 2**. This framework is combined with professional judgement. Professional judgement is an important part of the assessment process; it is neither 'pro' nor 'anti' development but acknowledges that development may result in beneficial change as well as landscape harm;
 - As advised in GLVIA3, the appraisal takes into account the effects of any proposed mitigation; and
 - Typically, a 15-year time horizon is used as the basis for conclusions about the residual levels of effect. Fifteen years is a well-established and accepted compromise between assessing the shorter-term effects (which may often be rather 'raw' before any proposed mitigation has had time to take effect) and an excessively long time period.

STUDY AREA

- 1.14 To establish the baseline and potential limit of material effects, the study area has been considered at two geographical scales:
- First, a broad 'study area' was adopted, the extent of which is illustrated on **Plan EDP 1** based mainly on desk-based study. This broad study area allowed the geographical scope of the assessment to be defined based on the extent of views

to/from the site, extent of landscape effects and the site's environmental planning context; and

- Second, following initial analysis and subsequent fieldwork, the broad study area was refined down to the land that is most likely to experience landscape effects. The extent of this detailed study area is 2km from the site boundary, although occasional reference may be made to features beyond this area where appropriate. This detailed study area is illustrated on **Plan EDP 1**.

Section 2

The Site

- 2.1 **Plan EDP 1** illustrates the location of the site's boundaries and the study area for the LVA. The site is located adjacent to the western edge of Barry, south-west of the Weycock Cross roundabout at the confluence of the A4226 (Port Road West), the B4266 (Pontypridd Road) and the A4226 (Weycock Road/'Five Mile Lane'), within the Vale of Glamorgan Council Local Planning Authority (LPA) area.
- 2.2 The site's character and local context is illustrated on the aerial photograph contained on **Plan EDP 2**. The site sits alongside adjacent residential properties lining the B4226 (Pontypridd Road to the east and associated cul-de-sacs' at St James Crescent, and Nant Talwg Way which form the eastern/south-eastern boundaries of the site. To the north, the site is bordered by the route of the A4226 (Port Road West), with a complex of built form including farm buildings, hotel, and public house and associated hard-surfaced parking areas forming the immediate context to the west. To the south-west the site is bordered by agricultural fields with generally well vegetated hedgerows defining the field pattern. Further west, approximately 200m from the site beyond these fields the small Cwm-Ciddy Lane bisects the landscape and is also a Public Right of Way (PRoW).

EDP SITE ASSESSMENT

- 2.3 Site visits have taken place in June 2022 in good weather conditions. The visits were complemented by a review of aerial photography, mapping and field assessments from publicly accessible locations (e.g. from local roads and PRoW).
- 2.4 The site comprises three agricultural field parcels contained by a mixture of field/roadside hedgerows and fences associated with back gardens of adjacent residential properties' at the western edge of Barry (see **Plan EDP 2**). Photoviewpoints, including those taken from within the Site are provided at **Appendix EDP 1** which give an indication of the character of the site. Taken from the northern and eastern areas of the site's largest field, close to residential edges, **Photoviewpoint EDP 5** (looking south) and **Photoviewpoint EDP 6** (looking west), show the sloping nature of the site, the relationship with existing built form (along Barry's existing residential edges and clustered to the west) and the wider topography which rises to low hills beyond the site boundaries.
- 2.5 Further internal site photographs are provided below illustrating additional elements of the site and its character:



Image EDP 2.1: View south-eastwards along the eastern site boundary of the rear of properties lining Pontypridd Road and beyond over the settlement of Barry. The existing settlement edge is weak with variety of fences and narrow field verges.



Image EDP 2.2: View south of southern edge of site. Built form of the adjacent residences greatly screen any views to residences behind.



Image EDP 2.3: View south over the southern tip of the site. Existing tall trees along this part of the boundary filter views of built form, with woodland within Porthkerry Park in the background.



Image EDP 2.4: View west from centrally within the site looking over the south-western field parcel. The southern boundary of the site is well vegetated with established hedgerow trees and changes to closely clipped low hedgerows along the western site boundary. Built form to the west of the site is apparent between and amongst established trees in the right of the view.



Image EDP 2.5: View west from northern extent of site to adjacent farm and hotel complex.



Image EDP 2.6: View east from northern extent of site towards the Weycock Cross roundabout.



Image EDP 2.7: View north east towards the Weycock Cross roundabout. Dense established woodland is apparent within the roundabout and north of the site. Road infrastructure including street lights and crossing points are visible as well as built form of a large petrol station and residential dwellings forms an existing urbanising context on the edge of Barry.

- 2.6 Existing built form flanks the site to the east and west, with further fields to the south-west, and north beyond the A4266. The site lies on a south facing slope descending from approximately 60m Above Ordnance Datum (AOD) in the north to approximately 46m AOD in the south to a stream along its southern boundary. In the wider landscape context, the site occupies the side of a 'bowl' in the landform which rises to approximately 70m AOD to the south, 75m AOD west and 60m AOD north respectively within 500m of the site.
- 2.7 Visually the site is distinctly settlement edge in character. Built form forms the backdrop to views across the site eastwards to Barry and westward to the complex of farm buildings, hotel and public house. To the south-west views extend over further field parcels over and through generally established hedgerow vegetation with wooded backdrop on elevated landform. To the north, woodland blocks are again prominent containing views to close range views where possible over established roadside vegetation.
- 2.8 The landscape fabric is formed of small to medium sized grazed fields. The southern boundary partly follows the length of a stream and is formed of larger hedgerow trees and narrow scrubby woodland (to the western extent), with rear boundaries of residential properties forming the edge to the east, and continuing northward along the eastern site boundary.
- 2.9 Historically, the site formed part of larger field parcels, the southern and eastern edges of which now contain the residential properties along Nant Talwg Way and the B4226 Pontypridd Road. These limited extensions into the field did not conform to any distinct landscape features but consisted of development over an old quarry site on the southern boundary at the western end of Nant Talwg Way and ribbon development along the west of the B4226, forming a new edge to Barry at the time.

- 2.10 In summary, the site displays an unremarkable settlement edge character with a relatively poor edge treatment to Barry, with a mixture of fences, scattered trees and scrub forming the existing settlement boundary. The site is not currently accessible to the public and is relatively well contained visually within a shallow bowl like landscape where elevated undulating landform along with built form of Barry (east and south) and woodland (north and west) preclude distant views towards the site.

Section 3

Findings of EDP Data Trawl and Policy Review

- 3.1 The findings of EDP's data trawl of relevant environmental and planning designations are illustrated on **Plan EDP 3** and summarised in this section.

BACKGROUND PUBLISHED EVIDENCE BASE DOCUMENTS

- 3.2 The following documents are relevant and will be discussed as appropriate later in this report:
- Vale of Glamorgan Local Development Plan 2011-2026: Local Development Plan Written Statement (adopted June 2017);
 - Vale of Glamorgan Local Development Plan - Trees, Woodlands, Hedgerows and Development Supplementary Planning Guidance (2018);
 - Landscapes Working for The Vale of Glamorgan – Main Strategy Volume 1 (1999); and
 - LANDMAP Aspect Area Assessments.

FINDINGS OF EDP DATA TRAWL

Landscape-related Designations and Other Considerations

- 3.3 Landscape-related designations and policy considerations within 2km of the site are shown on **Plan EDP 3**. In summary:
- National landscape designations: The site and study area does not lie within a nationally designated landscape;
 - Local landscape designations: The site itself does not lie within a locally designated landscape. However, the study area extends into the Nant Llancarfan and Dyffryn Basin and Ridge Special Landscape Areas (SLA) located to the north of the site beyond the A4226 (Port Road West), and to the west and east of the A4226 (Weycock Road) respectively; and
 - Other landscape-related designations: The site lies within the local spatial designation of Green Wedge. This is a distinct planning policy, separate (but related to landscape and visual matters) and is considered in **Section 8** of this document. Woodland stands are prominent in the study area and include ancient woodland adjacent to the north of the site beyond the A4226, and c.80m south of the site within Porthkerry Park. No PRoW run into or through the site, and the network of PRoW is generally sparse in the wider study area. Porthkerry Country Park is located relatively close (c.80m) to the south of the site whilst the nearest RPGs, Romilly Park and Cold Knap Park, lie c.1.2km and c.1.65km south of the site respectively within the study area.

Heritage Matters

- 3.4 Heritage assets can influence the visual character of the landscape and enrich its historic value. This LVA addresses heritage assets only insofar as they are components of the wider contemporary landscape and contribute to landscape value – not in terms of their significance and value as heritage assets.
- 3.5 Within the wider study area, and illustrated in **Plan EDP 4**, the following heritage assets are components of the contemporary landscape:
- There are 2 (Registered Historic Park and Gardens (RPGs) on CADW's register within the 2km broad study area including Barry: Romilly Park, and Barry: Cold Knap Park located c.1.2km and 1.6km south of the site respectively;
 - Six Scheduled Monuments (SMs) are located within the broad study area, the nearest of which is 'Barry Castle' (CADW ref no: GM135) located c.1.1km south of the site. Further in this direction is 'Knap Roman Site' (CADW ref no: GM419) c.1.7km south of the site. To the west of these lie the 'Site of Medieval Mill & Mill Leat Cliffwood' (CADW ref: GM446) and the 'Westward Corner Round Barrow' (CADW ref. GM60) c.1.25km and 1.35km south-west of the site respectively. Elsewhere 'Highlight Medieval House Site' (CADW Ref: GM301) and 'Highlight Church, Remains of' (CADW ref: GM344) are located c.1.2km north-east and 1.3km north of the site respectively;
 - Three Conservation Areas (CAs) are located southwards of the site on or near the coast, including Barry Garden Suburb (c.1km south of the site), Barry Marine (c.1.3km south of the site), and Porthkerry (c.1.9km south-west of the site); and
 - There are numerous listed buildings located throughout the broad study area. The vast majority are of Grade II status and the closest of which is a cluster of four buildings associated with Cwm-Ciddy Farm located from c.350m to 420m south-west of the site. All other listed buildings present within the study area are a minimum of c.1.1km from the site and predominantly within the built settlement of Barry including the Grade II* listed buildings of Barry Castle and Whitehouse Cottage located c.1.1 and 1.9km south of the site respectively.

Ecology Matters

- 3.6 Also illustrated on **Plan EDP 4**, there are a number of ecological assets within the study area including a number of Sites of Special Scientific Interest (SSSI) such as Fferm Walters located c.260m north-east of the site, and Barry Woodlands which comprise a metapopulation of woodland stands from c.300m north/north-west of the site. There are no National Nature Reserves (NNR) within the study area, and 'Cwm Talwg Woodlands' is the closest Local Nature Reserve (LNR), located c.560m east of the site within Barry.
- 3.7 Of relevance to the LVA, there is no ancient woodland within the site but ancient woodland is located in close proximity adjacent to the north of the site beyond the A4226, and c.80m south of the site at Porthkerry Park. Further scattered stands of ancient woodland are prominent across the wider study area. Two Sites of Importance for Nature Conservation (SINCs) are also recorded in close proximity to the site including 'Neutral (Lowland

Meadows)' at 'Walters Farm', c.150m north-east of the site and 'Broadleaved Woodland' at 'North East of Knock Man Down Wood' located c.85m south of the site which corresponds to the ancient woodland in this location.

Arboricultural Matters

3.8 The following matters are relevant to the scope of this LVA:

- The site comprises three agricultural fields partly contained by hedgerows with some hedgerow trees. A taller and denser area of wooded hedgerow along an existing ditch borders part of the southern site boundary on low lying ground. Internally, low clipped internal hedgerows divide the site into the constituent three fields;
- There are no Tree Preservation Orders (TPOs) on, or adjacent to the site; and
- The prevalence of woodland (illustrated by the National Forest Inventory) as illustrated on **Plan EDP 4** provides, numerous extensive areas of intervening vegetation features that greatly limit visibility across the study area.

Public Access and Rights of Way

3.9 The site is not currently accessible to the public and there are no public rights of way (PRoW) that traverse the site. The PRoW network is relatively sparse in the area surrounding the site. A review of the definitive map reveals the following PRoW and open access land within the study area. **Plan EDP 3** illustrates the locations of these:

- Footpath P7/8/1 is the closest PRoW to the site. Located c.120m to the west, it runs approximately north-south as it passes the site. It follows the route of Cwm-Ciddy Lane connecting the A4226 in the north to the Millennium Heritage Trail at Porthkerry in the south and beyond towards Barry and the Wales Coastal Path;
- The Millennium Heritage Trail (Section 3) runs in a general south-west to north-east direction along Footpath B1/26/1 c.120m south of the site beyond built form on the western edge of Barry. It connects urban areas from the coastal area of Barry to the south through to the northern areas of Barry north-east of the site;
- Running parallel to Section 3 of the Millennium Heritage Trail mentioned above is footpath B1/73/1 which traverses the wooded higher ground within Porthkerry Country Park and connecting to Clos Cwm Barri at the western edge of Barry c.350m south of the site;
- Further footpaths within 1km of the site include the B1/29/1, the B1/30/1 and B1/31/1 which tend to run in a west east direction along south facing slopes of ridges and valleys of the undulating terrain c.0.9km south of the site from which the site is not visible. Elsewhere to the north, west, and east there are few PRoW within the 2km study area and generally the PRoW network is condensed along the coast; and
- Public Open Space (POS) within the study area (excluding general streets within settlement) is greatly limited to Porthkerry Country Park, the northern protuberance of

which lies c.85m south of the site at its nearest point, and extends almost 2.5km south westwards. Porthkerry Country Park consists of a highly wooded undulating landscape and as such is unlikely to provide views over to the site. Furthermore, its wooded nature, with woodland stands tending to extend over the higher ground and hilltops generally acts in conjunction with the topography to screen middle distant views to the site. Further areas of identified POS are located within built up areas of Barry with no relationship to the site.

National Policy

- 3.10 At the heart of Planning Policy Wales Edition 11 (PPW11) is a presumption in favour of sustainable development and sustainable places; this being a theme which runs throughout the document. For landscape, this means considering landscape at the outset and recognising the character and special qualities of all places and landscapes, both urban and rural, and how they can contribute towards sense of place, inspiration, belonging and cultural identity, and balancing the need to conserve these landscape attributes against the potential benefits of the scheme in other respects.
- 3.11 The policy balancing exercise between potential 'harm' to the landscape and benefits of the scheme is to be undertaken by the decision taker (in this case the LPA in considering the site for allocation for housing development) and falls outside the remit of this report.

Adopted Local Plan (Published)

- 3.12 The adopted LDP 2011-2026 (adopted June 2017) includes over-arching general development policies, to which the development proposals will be tested. It is important to note that, while the policies of the adopted LDP are, of course, of relevance to this appraisal, the purpose of this report is to inform VOGC's consideration of the site as a potential housing allocation with a new LDP, in so doing, VOGC could themselves reconsider some of the existing designations affecting the site e.g. Green Wedge, as part of the balancing exercise which they need to undertake.
- 3.13 Policies that are specific to the site in landscape and visual terms are:
- Strategic Policies:
 - Policy SP10 relating to the built and natural environment states that:

"Proposals must preserve and where appropriate enhance the rich and diverse built and natural environment and heritage of the Vale of Glamorgan including [inter alia]:

 - ... Historic landscapes, parks and gardens;
 - Special landscape areas;
 - Sites designated for their local, national and European nature conservation importance...";

- 3.14 It further states that new development will be required to *“minimise its impact on natural systems, landscapes, species and habitats and, where appropriate, provide opportunities for the creation of new habitats or the sensitive enhancement of existing habitats.”*
- 3.15 It is considered within this LVA that the site in question can respond positively to this policy via sensitive layout and design should the site be allocated for development. There is potential for GI to be enhanced for example the creation of new green corridors through the site improving the GI connectivity and partially linking ancient woodland stands to the north and south of the site, as well as creating an improved western edge to Barry in this location.
- Managing Growth Policies.
- 3.16 Policy MG17 relates to Special Landscape Areas (SLAs) and advises that within SLAs *“development proposals will be permitted where it is demonstrated they would cause no unacceptable harm to the important landscape character of the area”*.
- 3.17 The site is not within any SLA, however, it does border the southern edge of the Nant Llancarfan SLA, and the south-western corner of the Dyffryn Basin & Ridge Slopes SLA as shown on **Plan EDP 3**. It is considered that the location of the site being outside of the SLAs and its direct relationship with the built form of Barry, development within it would not result in ‘unacceptable harm’ to the qualities of these SLAs and would not contravene this policy. It is also noted that appropriate and sensitive design of any future development at the site could readily mitigate any perceived harm to the adjacent SLAs and would be negligible.
- Policy MG18 Green Wedges is a spatial planning policy used to *“prevent the coalescence of settlements and to retain the openness of land”* and is pertinent to the site which is located on the eastern edge of the Green Wedge identified between Barry and Rhoose. A review of this Green Wedge policy is contained within **Section 8** of this report;
 - Policy MG21 relates primarily to ecology and biodiversity matters but also covers aspects of geology that could have a bearing on landscape. The site lies in close proximity to the ‘North East of Knock Man Down Wood’ SINC located c.80m south of the site which corresponds to the ancient woodland, and Neutral (Lowland Meadows)’ at ‘Walters Farm’, c.150m north-east of the site. Despite their proximity, these areas are separated from the site at least in part by existing built form of Barry. It is considered development within the site would be unlikely to affect the reasons for their designation and any effects could be readily mitigated through appropriate layout and design at the site (e.g. implementation of SuDS and appropriate boundary treatment to retain and enhance existing tree/hedgerow vegetation);
 - Managing Development Policies:
 - Policy MD2 relating to Design of New Development includes that proposals [inter alia]:
 - *“... positively contributes to the context and character of the surrounding natural and built environment and protects existing features of townscape or landscape interest;*

- *Respond appropriately to the local context and character;*
 - *Safeguard existing public and residential amenity, particularly with regard to privacy, overlooking, security, noise and disturbance; and*
 - *Incorporate sensitive landscaping, including the retention and enhancement where appropriate of existing landscape features and biodiversity interests...*
- Although too detailed for the purpose of this application for allocation, it should be noted that considered, appropriate, layout and design of development within the site is achievable so as not to overly compromise the principles in this policy; and
 - Policy MD7 relating to Environmental Protection requires that proposals “*will not result in an unacceptable impact on people, residential amenity, property and/or the natural environment...*” and demonstrate that “*appropriate measures can be taken to minimise the impact identified to an acceptable level*”. It is considered that judicious design of development within the area can meet the requirements of this policy if it were to be granted allocation.

Vale of Glamorgan Local Development Plan - Trees, Woodlands, Hedgerows and Development Supplementary Planning Guidance (2018)

- 3.18 A number of evidence base documents underpin the adopted LDP, including and of note to this LVA is the 2018 Trees, Woodlands, Hedgerows and Development Supplementary Planning Guidance. This document provides guidance to the approach, design and management of landscape features within development proposals. As such it has been used to aid the identification and development of layout and design proposals at the site in-keeping to the area.

Section 4

Existing (Baseline) Conditions: Landscape Character

- 4.1 This section provides an assessment of the ‘baseline’ (existing) conditions in respect of the character of the site and its landscape context. It summarises any relevant published landscape assessments that contribute to a better understanding of the landscape context. Such assessments provide a helpful understanding of the landscape context, but rarely deliver sufficiently site-specific or up-to-date information to draw robust conclusions about the significance of any change proposed by the development. Accordingly, EDP has undertaken its own assessment of the site itself which is included in this section, at paragraph 4.15 et seq.

NATIONAL LANDSCAPE CHARACTER ASSESSMENT

- 4.2 The site is located on the eastern edge of the Vale of Glamorgan National Landscape Character Area (NLCA 36). This provides an overview of the wider landscape character and is derived from more detailed assessments contained within the LANDMAP system described below and used within this report.
- 4.3 While the NCA is broadly representative of the site’s landscape context, it is too generic to reliably inform an assessment of the suitability of the proposals in landscape terms. Of much greater use are the more localised, county-specific assessments and the LANDMAP system described below.

LOCAL LANDSCAPE CHARACTER ASSESSMENTS

Landscapes working for the Vale of Glamorgan Main Strategy Volume 1 (1999)

- 4.4 An early document published by the VOGC from 1999: Landscapes working for the Vale of Glamorgan Main Strategy Volume 1 provides landscape character assessment and recommendations at a local level for the area containing the site. It is largely superseded by the LANDMAP system but provides some historical context to the local landscape and its evolution. Within this report, the site is located within Landscape Character Area no.18 Rhoose Environs, described generally as “... plateau farmland ...” and “an exposed landscape of productive arable with trimmed/laid hedges and limited woodland associated with small valleys and settlements”. The site and immediate surroundings however, differ from this description. Most notably, the site is located within a topographic basing to the east of the plateau, and numerous woodland stands are present in the surrounding area acting to contain and screen views as illustrated in **Plan EDP 2** and **Plan EDP 3**.

LANDMAP

- 4.5 LANDMAP is a system that has been in development by Countryside Commission for Wales (CCW; now Natural Resources Wales (NRW)) since 1997, in conjunction with the Wales Landscape Partnership Group (WLPG). The aim is to record and make available to anyone with an interest in land, a wide range of information about the Welsh landscape.

- 4.6 LANDMAP data is the key tool recommended for use in decision making relating to landscape character. PPW (Welsh Assembly Government, 2010) Section 5.3.13 states:

“CCW’s LANDMAP information system methodology is an important information resource upon which local planning authorities can draw in making the landscape assessments needed to inform local policy, guidance and decision making in this field. LANDMAP describes and evaluates aspects of the landscape and provides the basis of a consistent Wales-wide approach to landscape assessment. LANDMAP assessments should be published. They can help to inform supplementary planning guidance on landscape assessment (covering, for example, local distinctiveness, special landscape areas and design).”

- 4.7 LANDMAP is a GIS based 'whole landscape' approach that covers all landscapes, designated and non-designated. It identifies key landscape characteristics and qualities that can be used to aid planning policy and decisions. The accompanying guidance states that it is the use of all five layers of information (Historic Landscape, Visual and Sensory, Cultural Landscape, Geological Landscape and Landscape Habitats) that promotes sustainable landscape decision making, giving all five layers equal consideration.
- 4.8 The 'Aspect Areas', identified by the LANDMAP assessment, of relevance to the site are summarised in **Table EDP 4.1**. Each Aspect Area is described, assessed and assigned one of four overall grades of value: low, moderate, high or outstanding.

Table EDP 4.1: Findings of LANDMAP Aspect Area Assessment

Aspect	Unique Area ID	Aspect Area Name/Classification	Evaluation
Geological Landscape	VLFGGL962	Barry Rhoose Lowland Hills and Valleys/Dissected lowland plateau/ Lowland plateau	High
Landscape Habitat	VLFGLLH840	Rhoose-Moulton/Dry (Relatively Terrestrial Habitats/Mosaic)	Moderate
Visual and Sensory	VLFGVLS641	Rhoose Hinterland/Mosaic Rolling Lowland	Moderate
Historic Landscape	VLFGHL030	Porthkerry Rural/Regular Fieldsapes	Moderate
Cultural Landscape Services	VLFGCL041	Rhoose Hinterlan /Mosaic Rolling Lowland	NA

- 4.9 The Geological Landscape Aspect Area covering the site is evaluated as 'High' and as such as county or regional importance. The justification for the Barry Rhoose Dissected lowland plateau is the *“Key inland exposures of Lower Jurassic, Blue Lias Formation with scientific and educational potential and therefore including possible candidate RIGS sites”*.
- 4.10 The Landscape Habitat Aspect Area covering the site is evaluated as 'Moderate' (local importance). The justification states *“Agriculturally improved land of limited value for wildlife, the focus of interest being field boundaries and occasional semi-improved grassland communities.”* With regard to the Landscape Habitat Aspect Area covering the site, dry (relatively) terrestrial habitats, improved grassland (68%), and arable (28%)

comprise the majority of the area, however, BAP habitats in the form of ancient and/or species rich hedgerows and lowland meadows are identified as well as protected SSSI and Local Wildlife sites (3.56%). Possible enhancements for the Aspect Area noted include that *“sympathetic management of hedgerows in particular may help to increase connectivity within and between local Aspect Areas”* and could be incorporated within the site. The site borders the Vale of Glamorgan Built Up Areas (Area ID VLFGLLH203) of Barry, evaluated as *“low”* value.

- 4.11 In terms of the Historic Landscape Aspect Area, this is evaluated as ‘Moderate’ (local importance) of which the justification states *“... a significant proportion of the regular fieldscapes contained within the Aspect Area as shown on the historic OS mapping has survived intact as has the pattern of dispersed, small-scale settlement which appears to be of medieval origin.”*
- 4.12 No evaluation of ‘value’ is provided for the Cultural Landscape Services Aspect for the Aspect Area containing the Site (Rhoose Hinterland). However, it remarks that the sense of place is *“weak”*. The earlier Cultural Aspect assessments however, evaluates the area containing the site as ‘high’.
- 4.13 The most pertinent to this appraisal is the Visual and Sensory Aspect Area: ‘Rhoose Hinterland’ which covers the site and is classified as ‘Mosaic Rolling Lowland’. It is evaluated as of ‘Moderate’ value and as such of local importance. The justification for the overall evaluation is that *“All criteria are moderate”* detailing that the Aspect Area is a *“... well managed pastoral landscape of hedgerows and fields which offers many moderately attractive views to sea to south and the rest of the Vale plateau to the north. The area is in fairly good condition with fairly consistent character with slight variation to the west. The area has a neutral, pleasant character but through its open flat character is influenced by adjacent uses such as the airport. It possesses many elements which are common to a farmed plateau which are not rare”*. It also notes within this Aspect Area that hedgerows are *“in decline”* with management recommendations to *“improve field boundary management”*.
- 4.14 As well as the Rhoose Hinterland Visual and Sensory Aspect Area, the site is highly influenced by three other Visual and Sensory Aspect Areas that form its immediate context, including ‘Porthkerry Country Park and Environs’ (ref: VLFGLVS987, c. 80m south)), Barry (VLFGLVS219, adjacent - east), and Upper Waycock Valley/Dyffryn Area (ref. VLFGLVS608, adjacent - north). These are broadly described as *“woodland lowland valley”*, *“urban”*, and *“broad gently sloping”* respectively, with woodlands scattered throughout the non-urban areas.
- 4.15 As the site is in a ‘basin’ of lower ground east of the plateau and adjacent to the urbanised area of Barry which rises east and south, there are medium distance views out to the west/south-west to wooded hilltops, but elsewhere views are greatly restricted to close range views of development edge and vegetated roadsides.

EDP Site Assessment

- 4.16 While the above-published assessments provide a helpful contextual appreciation of the wider landscape, none provide a sufficiently site-specific appraisal to allow a reliable assessment to be made of the effects of the proposed development on the landscape. In

particular, published assessments tend to miss more localised influences on the landscape such as the effect of traffic or existing development on tranquillity and visual character, especially in close proximity to settlements.

- 4.17 A site visit took place in June 2022 in good weather conditions, undertaken by a qualified and experienced Chartered Landscape Architect. The visit was complemented by a review of aerial photography, mapping and field assessments from publicly accessible locations (e.g. from local roads and PRow).
- 4.18 Recognising that 'landscape' is a multi-dimensional concept embracing 'what we see', its time-depth and physical attributes, this LVA reviews and assesses potential change to landscape character in terms of physical landscape, the site's visual and sensory character, landscape fabric and habitats, historic landscape character and cultural connections.
- 4.19 **Plan EDP 2** illustrates the site's current condition and characteristics which are summarised below.
- 4.20 The site lies on a south facing slope descending from approximately 60m AOD in the north to approximately 46m AOD in the south where a well vegetated water course forms the southern boundary. In the wider landscape context the site occupies the side of a 'bowl' in the landform at the edge of settlement which rises to approximately 70m AOD to the south, 75m AOD west and 60m AOD north respectively within 500m of the site. As mentioned above, despite being within an agricultural landscape character of medium sized fields associated with the 'Rhoose Hinterland' Visual and Sensory Aspect Area, the site is in fact located on the very edge of an eastern protuberance of this Aspect Area (**Plan EDP 5**). As such it is influenced heavily by the undulating wooded landscapes of the Porthkerry Country Park and Environs' Aspect Area which rises almost immediately south of the site to screen views from beyond and the 'Upper Waycock Valley/Dyffryn Area' rising to the north which contains views close to the northern site boundary. Adjacent to the site to the east the land rises within the urban settlement Aspect Area of Barry, the highest point of which being towards its north-west edge in close proximity to the site which forms its urbanising influence as well as limiting views to the site to close local views. The site is therefore well contained to the north, east, and south by built form and /or vegetated landform and forms a very small part at the edge of its containing visual and sensory Aspect Area.
- 4.21 In terms of the historic landscape character, the site is not located within any heritage designation, nor does it contain any known heritage assets. As noted above, the site is located within the 'Porthkerry Rural Historic Landscape Aspect Area of LANDMAP. This area was evaluated as 'Moderate' and notes that "... a significant proportion of the regular fieldscapes contained within the Aspect Area as shown on the historic OS mapping has survived intact". The fields containing the site have, however, changed in size and shape in recent times associated with the expansion of Barry and does not reflect assertion.
- 4.22 With reference to cultural connections, no public footpaths run through the site. The nearest right of way is footpath P7/8/1 which runs c.120m west of the site along Cwm-Ciddy Lane. Clipped hedgerows and gated field access points form part of the roadside edge along this route from which views to the site are possible beyond intervening hedgerow vegetation in the middle distance, however, as the route rises southwards to Porthkerry it enters woodland, screening any views back towards the site. Porthkerry Country Park is a popular

recreational use with locals but is comprised of well wooded valley slopes where it faces the site and precludes views to the site for users within the park.

- 4.23 With reference to the above components of the site's landscape character, the internal hedgerows and fields and boundary hedgerows of the site (excepting a short mature wooded section of the southern boundary) appear to be relatively unremarkable. It is considered that the landscape character within the site is of "low" value compared to the 'medium' value of the wider plateau landscape. Therefore, it is considered that there are 'few distinctive landscape elements, with the presence of landscape detractors and landscape receptors in poor condition' and therefore low susceptibility of the wider landscape character which would *"be able to accommodate large amounts of change without changing these characteristics fundamentally"*.
- 4.24 Given the above, and the current strength of visual relationship with adjacent development a sensitivity of '**Low**' is considered appropriate for the character of the site, which differs to the majority of the Aspect Area on elevated plateau land.

Section 5

Existing (Baseline) Conditions: Visual Amenity

INTRODUCTION

- 5.1 Visual amenity (as opposed to ‘visual character’ described in the previous section) is not about the visual appearance of the site, but has to do with the number, distribution and character of views towards, from or within the site. An analysis of visual amenity allows conclusions to be reached about who may experience visual change, from where and to what degree those views will be affected by the proposed development.
- 5.2 This section describes the existing views; changes to views wrought by the proposed development are analysed in **Section 6**. An analysis of existing views and the ‘receptors’ likely to experience visual change is conducted in three steps described in turn below:

STEP ONE: DEFINING ZONES OF THEORETICAL AND PRIMARY VISIBILITY

- 5.3 The starting point for an assessment of visual amenity is a computer-generated ‘zone of theoretical visibility’ (ZTV). The ZTV is derived using digital landform height data only and therefore it does not account for the screening effects of intervening buildings, structures or vegetation, but it does give a prediction of the areas that, theoretically, may be able to experience visual change; it thus provides the basis for more detailed field assessment.
- 5.4 The ZTV is then refined by walking and driving local roads, rights of way and other publicly accessible viewpoints to arrive at a more accurate, ‘field-tested’ zone of primary visibility (ZPV). The ZPV is where views of the proposed development would normally be close-ranging and open, whether in the public or private domain, on foot, cycling or in a vehicle. In this instance, the field assessment was undertaken on 16 June 2022 in good weather conditions and therefore accurately predicts the extent of summertime views of the proposed development.
- 5.5 Beyond the ZPV lies a zone of visibility that is less open, being either partly-screened or filtered. Views from within this zone would include the proposal – it may not be immediately noticeable, but once recognised would be a perceptible addition to the view.
- 5.6 **Plan EDP 6** illustrates the findings of the visual appraisal from which it can be seen that the ZPV extends c.500m west and south/south-west (up to elevated ridgeline/woodland), c.500m north/north-west (up to woodland), c.60m north-east (over the roundabout to further woodland/built form), and c.80m south and east from and between adjacent residential properties. Receptors in these areas include a PRoW, nearby local roads and residential areas. It should be noted that it is assumed that the existing established trees on the southern boundary will remain retained in any future scenario and further boundary enhancements will be undertaken on weaker / more denuded field boundaries (subject to better long-term management than at present).

5.7 The main determinants of the site are:

- North: The site is bounded by low dense hedgerow vegetation that forms the field boundary and roadside verge in this direction. Towards the north-east corner of the site there is an access gate and the hedgerow becomes weaker with old iron railings defining the field boundary adjacent to the roundabout where open views over the site are available. Along the A4226 Port Road West which passes the north of the site views tend to be directed along the road and away from the site. Filtered views south over the site may be possible through and over this roadside vegetation and would be more apparent in winter. Along the northern flank of the A4226 is further roadside vegetation that is generally more established becoming woodland towards the north-east of the site. This serves to screen views from the landscape beyond which descends further before rising in the distance;
- East: The site is bounded by residential development of two-storey dwellings to the immediate east and south-east which effectively limits views in these directions and are heavily filtered, if not screened by existing built form;
- West: The site is bounded by a complex of existing built form (including farm buildings hotel and public house) along the northern section of its western edge. Scrubby vegetation is present along this edge which along with the built form and level topography screens views from beyond in this direction. South of this complex of buildings the site is bounded by agricultural fields contained by hedgerows which are gappy in places. Views are possible from a short section of Cwm-Ciddy Lane (which is also a PRoW) in this area, and where visible, the proposed development would be visible in views filtered through and/or over gaps in intervening hedgerows, and the land rises westward to a ridge (approximately 300m) screening views from beyond; and
- South: residential development at Nant Talwg Way forms much of the southern boundary of the site. In this direction two storey dwellings in conjunction with descending landform effectively limit views northwards to the site which are heavily filtered, if not screened by existing built form. It is not until you rise to higher elevation on the opposite side of the valley further south towards Coed-y-felin that northward views of the site are possible again over and between the existing built form at Nant Talwg Way.

STEP TWO: DEFINING RECEPTOR GROUPS

- 5.8 Within the ZPV and wider area, the people ('receptors') likely to experience visual change can be considered as falling into a number of discernible groups.

Rights of Way Users

- 5.9 Whilst there are a number of PRoW within the study area, only one - Footpath P7/8/1 along Cwm-Ciddy Lane - allows for clear views towards the site over and through intervening vegetation. The location of PRoW surrounding the site are illustrated on **Plan EDP 3**. **Plan EDP 6** shows the location of the photoviewpoints described below.

- 5.10 The view from along footpath P7/8/1 is illustrated from **Photoviewpoint EDP 1** and features existing residential built form in the immediate backdrop to the site, as well as the clustered built form to the north-west of the site that screens views of the site from behind it. The view (taken from the section of path rising southwards) shows existing built form tending to 'nestle' within/under the treelines but forms a poor settlement edge of contrasting back garden fences and scattered vegetation associated with residential gardens. Views to the site are likely to be possible from a short c.160m section of the route where flanking hedgerows are relatively low. However, the site is likely to be more appreciable to users heading northwards along the route, as views for those travelling south would tend to be directed south and west away from the site.
- 5.11 There are no views of the site from other PRoW in the study area including the Millennium Way Long Distance Path which passes just c.120m south of the site within woodland due to intervening landform and / or built form and vegetation screening views as well as a general low density of PRoW in the immediate area.
- 5.12 It is considered that due to the focus on the surrounding landscape and interest in the local area, users of local PRoW through the study area, although with some desensitisation where views are possible of existing built form and man-made features, are considered to be high sensitivity receptors.
- 5.13 Sustrans national cycle routes are also apparent in the study area but allow no views to the site and would not be affected by allocating the site for development.

Road Users

Minor Roads

- 5.14 Generally, minor road-based receptors in the wider landscape are considered to have a medium sensitivity, with those on roads within built up areas considered to be of low sensitivity.
- 5.15 Users of Cwm-Ciddy Lane to the west have the most open views towards the site outside of the immediate perimeter of the site. **Photoviewpoint EDP 1**, is taken from along this route as described above, however, vehicle users are less sensitive than pedestrians and the view more fleeting due to speed of travel. Views of the site are only likely to be apparent when heading northwards where the site forms part of the forward view (oblique view), as opposed to when driving south away from the direction of the site.
- 5.16 Other minor roads with potential visibility of the site for users include residential streets of B4226 (Pontypridd Rd) east of the site, and Nant Talwg Way / Saint James Crescent south of the site beyond a row of houses. Views are highly limited from these locations, restricted to filtered gaps between and over built form of existing dwellings as shown below, and in **Photoviewpoint EDP 6** at Nant Talwg Way.



Image EDP 5.1: B4226 Pontypridd Rd looking south-west towards the site.

- 5.17 Views of the site over existing built form adjacent to the site are available from more elevated north facing streets at and around Coed-y-felin (c.400m south of the site) where elevated views channelled towards the site are available, as shown in **Photoviewpoint EDP 5**. In this location the northern area of the site is visible in the middle distance over intervening established trees and built form. Green Farm and associated built form adjacent to the north-western edge of the site is visible in views but do not break the tree/horizon line. New built form as part of the development would similarly be set low in the landscape and would not break the horizon line.

Major Roads

- 5.18 The A4226 Port Road West is the closest main road to the site, forming its northern boundary and from which the site would be accessed. It runs from Cardiff airport in the west to Colcot at Barry's northern edge located north-east of the site. At the north-east corner of the site, it forms a prominent roundabout with the A4226 Weycock Road heading north-west to Bonvilston, and the B4226 Pontypridd Road heading south through Barry. Views across the roundabout are restricted by an established woodland stand within the central island of the roundabout and further woodland stands along its northern boundaries. Heading eastwards the approach to Barry along the A4226 includes a cluster of existing built form at the signposted settlement of Barry (forming the north-west boundary of the site) followed by a short section of fields to the south (the site) and the existing residential edge lining the B4226 Pontypridd Road. Views are possible into the site from Port Road West as it runs adjacent to the northern edge of the site, over and filtered through/between gaps in the hedgerow and would be more apparent in winter.
- 5.19 Generally, major road-based receptors in the wider landscape are considered to have a low sensitivity due to greater travelling speeds and function.

Residential Dwellings/Groups

- 5.20 Views from private residential properties, although likely to be of high to very high sensitivity to changes in the view, are not protected by national planning guidance or local planning policy. Accordingly, changes to the character, 'quality' and nature of private views are not a material planning consideration in the determination of a planning application. However, they remain relevant to this review of the predicted extent and nature of visual change, so are reviewed briefly below:

- Pontypridd Road - 20 dwellings adjacent to the site (east) lining Pontypridd Road;

- Saint James Crescent - 4 dwellings adjacent to the site (east) - cul-de-sac; and
- Nant Talwg Way – 15 dwellings adjacent to site (south-east) - cul-de-sac.

5.21 Dwellings adjacent to the site including those lining the west of Pontypridd Road and St James Crescent, and northern edge of Nant Talwg Way will have close range views of new development from the rear of their respective properties. Other residential dwellings on higher, rising, ground to south (e.g. Coed-y-felin) may have medium distant views of the development above and beyond intervening built form and vegetation. Due to screening by intervening properties' such views are likely to be limited to those aligned along roads towards the site between built form (e.g. **Photoviewpoint EDP 8**) where development would be set low in the landscape and be seen as a small continuation of Barry up to the existing A4226 which generally delineates the northern edge of Barry elsewhere.

Porthkerry Country Park

5.22 Porthkerry Country Park lies c.80m south of the site at its closest point and extends c.2.5km south-west to the coastline. In the vicinity of the site, the park is comprised of woodland and as such little to no views of the site are possible from within the park beyond its edges. Open expanses of grassland are present further south on the summit of hills, however, no views of the site are available from these areas. Porthkerry Country Park is a recreational park for people's enjoyment rather than one of specific landscape designation and development at the site would not affect its integrity or situation as a Country Park. Nevertheless, users of Porthkerry Country Park are considered to have high sensitivity albeit that, in reality, the site would not be visible or appreciable from within it.

STEP THREE: DEFINING REPRESENTATIVE VIEWPOINTS

5.23 Within the ZPV, there are clearly many individual points at which views towards the site are gained. EDP has selected a number of viewpoints that are considered representative of the nature of the views from each of the receptor groups. The selection of the representative viewpoints is based on the principle that the assessment needs to test the 'worst case' scenario, and in selecting these viewpoints, EDP has sought to include:

- A range of viewpoints from all points of the compass, north, south, east and west;
- A range of viewpoints from distances at close quarters at the site boundary and up to c.630m from the site; and
- Viewpoints from all the above receptor groups.

5.24 The representation of views is supported by eight photoviewpoints (PVPs). Their location is illustrated on **Plan EDP 6**. Photographs from the selected viewpoints are contained in **Appendix EDP 3**. The purpose of these viewpoints is to aid assessment of a visual receptor(s). These viewpoints are not assessed separately.

Table EDP 5.1: Summary of Representative Photoviewpoints

PVP No.	Location	Grid Reference	Distance and Direction of View	Reason(s) for Selection and Sensitivity of Receptor
1	Cwm-Ciddy Lane PRoW P7/8/1 (Footpath)	309309, 168115	260m; north-east	Pedestrians, cyclists, road users, vehicles; High-Medium
2	Port Road West (Layby)	308853, 168190	634m; east	Road users - Vehicles, Cyclists; Low
3	Port Road West (Footway)	309435, 168508	Adjacent; south-east	Pedestrians, cyclists, road users, vehicles; Medium
4	Port Road West (Weycock Cross Roundabout Footway crossing point)	309592, 168572	15m; south	Pedestrians, cyclists, road users, vehicles; Medium
5	On-site settlement edge – Pontypridd Road	309685, 168452	Within site, south-west	Residential dwellings at Pontypridd Road; High
6	On-site settlement edge St James Crescent	309757, 168373	Within site, west	Residential dwellings at St. James Crescent / Nant Talwg Way; High
7	Nant Talwg Way (Residential)	309650, 168195	34m; north	Residential dwellings at Nant Talwg Way; High
8	Coed- Y – Felin (Residential)	310079, 168111	411m; north-west	Residential dwellings at Coed-Y-Felin; High

Section 6

The Proposed Development and Mitigation

- 6.1 Having defined the baseline conditions in the previous two sections, this report now considers what development of the site may look like in the future (were the site to be allocated for housing) and (in the next section) undertakes an assessment of the likely effects in landscape and visual terms, were this to be the case.

THE PROPOSED DEVELOPMENT

- 6.2 An illustrative, concept masterplan development has been prepared for the site to aid demonstration of its suitability for residential development and for consideration as residential land allocation in the revised local plan. The concept masterplan has been developed in consideration of the existing landscape and visual resource context and includes:
1. Given the size of the site and likely density (to balance the existing site character and deal with topographic change) of circa 30-35dph, the site is likely to support circa 200 new homes;
 2. Housing is likely to follow a similar scale and pattern to that which exists around the site. It is likely to mainly be two storey, detached and semi-detached properties with occasional terraces. Some 1 or 1.5 storey units may be included, as may occasional three storey units where these perform a key urban design function e.g. landmark building or termination of vista;
 3. A network of well-connected streets will be provided, incorporating Sustainable Drainage System features and Green Infrastructure to ensure a sustainable, accessible scheme is created. Placemaking principles will be adhered to;
 4. Development formed around a central spine of existing hedgerow running north to south within the site;
 5. Housing is sited away from the southern boundary where larger areas of POS are proposed including areas of SuDS;
 6. Site boundary vegetation will be retained and enhanced where possible; and
 7. Potential ability to connect directly with a new active travel cycle route proposed along the A4266 that passes the north of the site.

OVERALL LANDSCAPE STRATEGY

- 6.3 The landscape and visual sensitivities of the site have influenced the concept scheme to date and should influence any future masterplan through an iterative process; any planning application should be supported by a detailed Landscape Strategy. Scheme proposals

should incorporate a degree of integral (or embedded) mitigation designed in line with the following guidance from EDP to avoid or reduce potential landscape and visual effects:

1. New tree planting should create strong green visual edges to the proposed development, reinforcing any weak spots in the existing boundaries to the north and west, creating a well-defined and soft edge to development and mitigating potential visual impacts;
2. Street tree planting within the proposed development would assist in the creation of a 'green neighbourhood' to help break up built form in views and assimilate the development into the wider landscape and mitigate visual impact upon the surrounding context;
3. Except for site access requirements, existing woodland, boundary hedgerows and trees will be retained (with buffers to development), reinforced and brought into regular long-term management. This will protect visual amenity and landscape character as identified through LANDMAP, and create a strong and defined settlement edge;
4. The woodland (including areas of Ancient Woodland) in close proximity to the site is a key element of existing Green Infrastructure in the landscape context and important public amenity resource. New structure planting particularly along the western site boundary would act to enhance this GI acting to further the connection between woodland stands north and south of the site to the edge of the settlement of Barry;
5. New drainage basins and features should be connected to the woodland areas through green corridors to ensure these add to the connected network of biodiversity features at the site and add further opportunities for public engagement with an understanding of the natural world;
6. New plantings in the public realm should prioritise local native species and compensate for any loss/removal of trees and hedges on a like for like basis;
7. The management and maintenance of all the POS, amenity areas, soft and hard landscaping will be agreed with the LPA; and
8. Potential connections to new active travel route crossing the north of the site and new pedestrian connections from the site west to existing PRoW and south to Porthkerry Country Park should be explored.

Section 7

Summary of Potential Effects

INTRODUCTION

- 7.1 In this section, the predicted effects on landscape character and visual amenity are summarised. The assessment which underpins this summary uses the thresholds for magnitude, sensitivity and significance defined at **Appendix EDP 2** as a guide, but moderated where appropriate with professional judgement. Professional judgement is an important part of the assessment process; it is neither 'pro' nor 'anti' development but acknowledges that development may result in beneficial change as well as landscape harm.
- 7.2 The assessment also takes account of the likely effectiveness of any proposed mitigation. Predicted effects on receptors are assessed in relation to their 'long term effects' i.e. those effects which exist circa 15 years after construction, by which time landscape mitigation e.g. tree planting, will have matured and become effective.

CONSTRUCTION EFFECTS

- 7.3 Construction activities, movement of site traffic, lighting, noise and sounds will be ever-present during the construction process. This is not unusual and will be carefully controlled by a conditioned construction method statement. Recommendations for protection of retained trees and hedgerows, in accordance with relevant British Standards such as BS 5837, will ensure that the rooting areas of trees and hedgerows are not adversely affected by the construction process. The magnitude of change will, however, be very high (on both the site itself and immediate context) and when combined with the medium sensitivity of the site, will result in a **major/moderate** adverse level of effect. The effect will, however, be temporary and extend only for the duration of the construction process.

PREDICTED EFFECTS ON THE CHARACTER OF THE SITE (YEAR 1 AND OPERATION)

- 7.4 A change of visual and sensory character is inevitable for those parts of the site which are presently open field and which would become developed. However, this should not be seen as a detriment to the enjoyment and appreciation of the wider landscape. The onsite change is, as would be expected, likely to be high in magnitude and lead to a moderate adverse effect when experienced onsite.
- 7.5 With regards to landscape fabric and habitats, the majority of existing trees, and boundary hedgerow vegetation would be retained, strengthened and enhanced with further planting to fill in gaps and increase diversity, ensuring an enhanced green infrastructure. It is likely that sections of internal hedgerows may be lost or reconfigured/replaced in order to allow for and ensure a well-designed new layout and include wider mitigation planting to boundaries where possible. The site's character of open fields on settlement edge would change to that of built form with areas of open space including SuDs, improved green infrastructure habitats and settlement edge treatment with a strong but soft new western edge to Barry. Built form would ultimately come forward slightly in existing views from the

west, but would create and be set behind an improved settlement edge boundary. EDP considers there is the potential for an overall positive balance of effects on the character of the settlement in this area.

- 7.6 In terms of the physical landscape of the site, the proposals would likely result in some localised land regrading to facilitate development and would incorporate new SuDS features both small scale to control water quality close to source (e.g. rain gardens in street verges) and to attenuate flows off-site (basins and bioretention swales, most likely on lower contours towards the south of the site). The change is expected to be low, leading to a minor/negligible effect on the geological and hydrological character of the site.
- 7.7 In terms of the underlying historic character of the site, this is identified as being located within the 'Porthkerry Rural' Historic Landscape Aspect Area of LANDMAP and categorised as 'rural environment, agricultural, and regular fieldscapes'. The site forms a very small part of this large Aspect Area that extends westward up to 6km to Aberthaw and wraps around built form of settlement, airport and industrial areas. The site is additionally located at the very north-eastern tip of this Aspect Area where the field boundary has previously been re-aligned to accommodate built form of Barry. Therefore, the site does not display the historic field pattern as found elsewhere across this Aspect Area and as such development of the site would result in a minor extension of built form from Barry westward up to a complex of existing built development acting to 'round off' the settlement edge of Barry. The change is expected to be low and localised, leading to a negligible effect on the historic landscape character of the wider Aspect Area.
- 7.8 With regards to cultural connections such as PRoW, whilst footpaths P7/8/1 along Cwm-Ciddy Lane - passing c.120m west of the site will experience a change in views over a short section of the route in the direction of the site, new and enhanced boundary vegetation would be incorporated in design proposals creating a stronger settlement edge. Notwithstanding that development would create new built form closer in the view to users of this PRoW the character would not fundamentally change from the existing situation. Built form would still be visible in the view set below the horizon line set behind a stronger vegetated edge, albeit two fields closer in views. These changes would lead to a low change and minor adverse effect in the long term, in large part mitigated through the enhanced network of woodland edge to the western edge of the site. The site also provides opportunity for new direct permissive path connection to the site allowing from this PRoW route and greater connectivity to Porthkerry Country Park for new and existing residents in the vicinity of the site.
- 7.9 On balance therefore, the overall effect on the character of the site is considered to be moderate/minor in the long term with adverse effects of development in open field areas balanced by enhanced Green Infrastructure onsite, better long-term management of trees and woodlands and the provision of increased accessibility to, and understanding of, the natural resources.
- 7.10 The effect on the wider landscape character of Rhose Environs in this vicinity is also considered to be minor in the longer term. The site is located adjacent to the large conurbation of Barry and heavily influenced south, east, and west by varying degrees of built form with the busy A4226 forming the northern boundary, and given the limited visibility of this site there will be a marginal effect on the balance of developed to

undeveloped land overall. Divisions between existing settlements will also be maintained (see **Section 8** for further detail in this respect).

PREDICTED EFFECTS ON VISUAL AMENITY

Public Rights of Way Network

- 7.11 There are few publicly accessible locations from which the proposed development would be seen, limited to a short section of Footpath P7/8/1, in consideration of receptors of the PRoW network (represented by **Photoviewpoint EDP 1**).
- 7.12 Footpath P7/8/1 is located c 120m west of the site and runs south/south-west away from the site. Views from this route tend to be contained within and directed along the road which is bounded by hedgerows to both sides, but views over and/or through intervening hedgerow vegetation to the site are available. The existing built form of Barry forms a prominent feature in the immediate backdrop of views in this direction. Proposed development at the site would not change this characteristic but it would draw built form forward in the view and set behind a stronger vegetated boundary. Effects on users of this route would not exceed moderate-minor, adverse at most
- 7.13 Due to highly limited visibility of the site from the PRoW network, users of all other routes are likely to be unaffected by development at the site. Overall effects on users of PRoW would be negligible in the longer term.

Roads

- 7.14 Given the relatively low sensitivity of road users, the existing relationship between the site and the built-up area and the relative scarcity of prolonged and/or open views towards the site, visual amenity effects on road users are likely to be minor to negligible in the longer term. A short (c. 200m) section of the A4226 passes along the northern site boundary where a new site access would be created. New glimpsed, open, views into the site would be visible at the new access point, effects would not exceed moderate minor, adverse for what is a short section of the overall length of the A4226 in which the area of the site is already influenced by the settlement edge of Barry. However, the majority of the existing hedgerow would be retained and enhanced to ensure screening of views. It is understood that a new active travel cycle route may be provided along the northern site boundary, which may require removal (part removal) of the existing hedgerow. In such events the views would become open and new hedgerow separation would be advised.

Areas of Public Open Space

- 7.15 No areas of designated public open space are likely to be affected by the proposed development. The nearest recreational area, Porthkerry Park, is formed of woodland in the vicinity of the site, and from open areas on higher ground to the south no views of the site are available due to intervening screening by woodland and by topography beyond. No effects are considered to be likely for users of this recreational area.

Residential Dwellings/Groups

- 7.16 This appraisal has focused on the assessment of views from publicly accessible locations. Views from private residential properties, although likely to be of high to very high sensitivity to changes in the view, are not protected by national planning guidance or local planning policy.
- 7.17 Dwellings in the vicinity of the site – at Pontypridd Road, Saint James Crescent, and Nant Talwg Way – are themselves part of a built-up area that forms the settlement edge of Barry characterised by housing. Consequently, settlement and urban form is already a characteristic feature in the available views. The development of the site would add further built form and, for some properties, this would dominate the foreground of their view. Generally, views to the opposing hilltops in the middle distance would still be available with new development sat below and not breaking the skyline. New mitigation planting within the site as part of potential future development would also function to break up built form in views.
- 7.18 Given the prevailing baseline, it is considered that effects on residential views for those properties immediately adjacent to the site will be major-moderate, adverse. Further away, beyond those properties immediately adjacent to the site, development would be greatly screened from views by existing built form and would be further reduced by filtering effects of new and enhanced on-site vegetation. Visual effects on residential views beyond the immediate properties flanking the site would therefore reduce quickly to moderate but generally minor, adverse where visible.

INTERIM SUMMARY

- 7.19 As the viewpoint assessment illustrates, effects on visual amenity from surrounding PRoW and roads, would be highly localised, with effects of moderate and above in the longer term contained close to the development site. Outside of these areas the vast majority of areas contain views, if and where available that are filtered or highly screened by intervening landscape and /or townscape features including built form, hedgerows, and trees. Given the type of change (i.e. one that is not inconsistent with local character), the limited extent of visual change, and the spread of visual effects, changes to surrounding PRoW would not be unacceptable and would not represent a constraint on the development of the site.

Section 8

Green Wedge Review

INTRODUCTION, GREEN WEDGE POLICY AND AIMS

- 8.1 **Plan EDP 2** provides detail of the proposed development site's boundary and its location in relation to existing settlement and the Green Wedge designation related to Barry and Rhoose in the Vale of Glamorgan.
- 8.2 This green wedge is considered further below, however, it should be noted that it is a spatial planning designation rather than a policy that seeks to protect and conserve landscape character or visual amenity.
- 8.3 The Local Development Plan is currently under review and the site is being considered for promotion for residential development as part of that process. This section of the report seeks to explore the role the site plays as part of the Green Wedge designation and how this designation may be affected should the site be removed from that designation and allocated for housing. The note also considers the planning history of the site, specifically a dismissed appeal held in September 2015.

Planning Policy Wales (Edition 11, February 2021)

- 8.4 Paragraph 3.64 of PPW Edition 11 identifies Green Belt (GB) and the local designations of Green Wedges (GW), as methods for management of urban form. The difference between GW and GB is defined as one of permanence: GW have the flexibility to be reviewed within the plan-making process whereas GB's should be considered to apply beyond the development plan period. This means that GW are more appropriate where land is required to serve the same purpose as a GB but does not need to convey the permanence of a GB.
- 8.5 Paragraph 3.67 identifies the general purpose of GB, and similarly GW, to be as follows:
- *"To prevent the coalescence of large towns and cities with other settlements;*
 - *To manage urban form through controlled expansion of urban areas;*
 - *To assist in safeguarding the countryside from encroachment;*
 - *To protect the setting of an urban area; and*
 - *To assist in urban regeneration by encouraging the recycling of derelict and urban land."*
- 8.6 GW are classified as local designations, identified and put in place by Local Planning Authorities (LPA) through their relevant development plans. In the case of this GW, the LPA responsible is the Vale of Glamorgan Council (VOGC). Paragraph 3.70 of PPW11 states that (with EDP emphasis): *"Green Belt and green wedge boundaries should be chosen carefully using physical features and boundaries to include only that land which it is necessary to keep open in the longer term", and at 3.71, "When including Green Belt and green wedge*

policies in their plans, planning authorities must demonstrate why normal planning and development management policies would not provide the necessary protection”.

- 8.7 At 3.72, PPW goes on to state: *“When considering Green Belt designations, a sufficient range of development land which is suitably located in relation to the existing urban edge should be made available, having regard to the longer term need for development land...”*. While PPW is not explicit in this regard, a similar consideration should reasonably be given to the designation of GW – this is implicit in their more temporary nature.

Local Development Plan up to 2021 (adopted November 2010)

- 8.8 The Local Development Plan (LDP) for the Vale of Glamorgan, adopted in 2017, identifies that the overriding purpose of the GW area (Policy MG18) is: *“to prevent the coalescence of settlements and to retain the openness of land...”*.
- 8.9 At paragraph 6.122 of the LDP, the supporting text states: *“While other policies of the LDP seek to prevent inappropriate development within the open countryside it is considered that the areas defined by the green wedges are more vulnerable and susceptible to change and require additional protection. Therefore, within the areas defined by the green wedges there will be a presumption against inappropriate development which would contribute to urban coalescence, prejudice the open nature of the land, or have an adverse impact upon the setting of an urban area”*. It is accepted that, in the terms of PPW, housing is considered ‘Inappropriate Development’ within GBs and GWs and therefore ‘very exceptional circumstances’ are required to make this acceptable.
- 8.10 However, the proposal here is not to build new houses within the GW, but rather that the GW designation is ‘rolled back’ in this location (as part of the Local Plan review) and replaced with a designation for housing on this site. This section explores the acceptability of such an approach, not the acceptability of building houses within the GW. The acceptability of any future planning application for housing on the site would then be judged against the wider policies of the revised LDP in the future and this should be supported by a robust Landscape and Visual Impact Assessment to ensure it is properly designed and mitigated.
- 8.11 The question therefore is not ‘should this site be developed?’, but, in the first instance, it is ‘should this site continue to be protected as part of a Green Wedge?’. The guidance set out within PPW 11 should guide the answer to this question.

Planning History

- 8.12 The site has been subject to a number of previous planning applications:
- An outline application for residential development and associated highways works was refused on 11 December 1990;
 - A further outline application for up to 200 dwellings and associated works was made in July 2013. This was appealed on the basis of ‘non-determination’ but was withdrawn in April 2014; and

- A final outline application was submitted in July 2014 (ref 2014/00863/OUT) for 'Residential Development of up to 200 dwellings with associated works with all matters reserved'. This application was appealed on the basis of failure, by the Council, to give notice within the prescribed period on a decision' i.e. an appeal on 'non-determination'. This appeal was held in September 2015 with the Inspector recommending dismissal. This dismissal was accepted by Welsh Ministers.

Key Appeal Findings

- 8.13 Within the Inspectors report the arguments of both the appellant and the council are put forward, with the respective positions on the GW matters set out at paragraphs 65-78 (appellant) and 116-137 (Council). Care needs to be given in reading the report not to attribute the findings and conclusions within these sections to the Inspector.
- 8.14 The Inspectors own conclusions in respect of the GW are set out within paragraphs 182 – 200, with key findings, comments and conclusions set out as follows.
1. Firstly, it is clear that the Inspector accepts (paragraph 183) that the site does indeed lie within a GW. This point is not contested at any stage in her considerations;
 2. The inspector acknowledges that the parties were agreed on the visual effects of the scheme (as set out in the appellants landscape evidence) – that any lasting visual impact of the site's development would be just "*minor adverse*" and while the site character would be "*fundamentally*" altered, mitigation would assist in "*incorporating it in to the landscape*" (paragraph 185);
 3. The inspector felt that the site demarcated the transition into wider countryside and was "*an integral part of the wider pastoral landscape that comprises the Green Wedge*" (paragraph 188);
 4. At paragraph 190, the inspector states that "*it is the undeveloped nature of the landscape between Barry and Rhoose that creates the openness rather than any particular landscape character or type. The development of this land would be an incursion into this open and undeveloped landscape and would be harmful to its open nature*";
 5. At paragraphs 191 and 195 the inspector concludes that the proposals would "*cause harm to the open nature of the green wedge*" and '*would not be in accord with Policy ENV3*';
 6. Given that the parties to the appeal accepted that the proposals represented "*inappropriate development*" (in policy terms) the inspector found the harm caused to be worthy of "*substantial weight*" (paragraph 195);
 7. In providing final conclusions (paragraph 224), the Inspector states "*The development of this land would be harmful to the open nature of the green wedge and be prejudicial to the purpose of the designation.... The harm I have identified weighs heavily against the development*"; and

8. Overall, the inspector found this conflict with the development plan was not outweighed by other material considerations and recommended the dismissal of the appeal. The Minister for Natural Resources agreed with her findings.
- 8.15 It is important to note that throughout the Inspectors report, at no point does she suggest whether the site either should, or should not, form part of the GW designation. She simply accepts that it is so designated within the Development Plan and judges the proposals on this basis.
- 8.16 In this sense, given that the proposal to which this report relates at this time is to amend the Development Plan as part of its formal review, such that the site would no longer form part of the Green Wedge, then the appeal findings are of limited relevance and one must revert again to the question, '*should this site continue to be protected as part of a Green Wedge*'? and to national policy to test this.
- 8.17 It is, however, also important to note that both parties to the appeal, and the inspector, agreed that in visual terms the effects would be only minor adverse, and that character effects appear to be manageable such that the scheme could be incorporated into the landscape

Background to the Green Wedge Designation

- 8.18 The review of the appeal information identifies a key point of interest, related to the Council's own consideration of whether this site should, or should not form part of the GW.
- 8.19 The Council's own document 'Green Wedge Background Paper' (GWBP, November 2011) acknowledges, on page 12, that "*the area to the west of Barry represents the only realistic long term opportunity for expansion of the town if coalescence with other settlements of the eastern vale is to be avoided*". Lower down the same page, it adds "*Development around the fringes of Barry in the form of allocations needs to be carefully managed to ensure that it would not represent an incongruous intrusion into open countryside*".
- 8.20 In presenting its conclusions on the GW between Barry and Rhoose, page 13 of the GWBP makes it clear that the GW remains important "*in maintaining the separate character of the surrounding areas*". Importantly however that when referring to the GW between Barry and Rhoose within this document, the proposed GW boundary excluded the area of the site considered as the focus of this report (and subject to the appeal in 2015), as shown in the map contained within the rear of the GWBP.
- 8.21 It is acknowledged that the GWBP was later updated in 2013 (though no copy of that document has been found) and the site was put back in to the GW designation at that stage, eventually becoming part of the adopted development plan. The appeal inspector noted that this likely resulted from the balancing of residential land requirements at different stages whereby by 2013, sufficient land had been allocated elsewhere in the Vale for housing and the site was no longer required and could be designated as GW. This would appear to be a reasonable conclusion.
- 8.22 However, it is also considered reasonable to conclude, on the basis of the 2011 GWBP, that the Council themselves felt that the functionality of the GW, in preventing coalescence between Barry and Rhoose, could be delivered by a GW designation which excluded the

Site. This is an important and irrefutable point at the current stage, where the plan, and this designation, are under review.

The Site and the Green Wedge Context

- 8.23 Section 2 of this report provides detailed description of the site and its local context summarised here. The site comprises a circa 6.9Ha parcel of land on the western edge of Barry adjacent to existing housing areas which lie to the east and south east. A complex comprising a farm, hotel and public house lies to the west. The north is bordered by the A4226 – a busy local distributor road connecting Barry to Rhoose (and the airport), St Athan and on to Llantwit Major.
- 8.24 Hedges define the boundaries to the north and west, while the eastern and southern boundaries are formed by rear property boundaries of existing homes. These boundaries are often ‘harsh’ – unmitigated rear fences with views to property rears and back gardens containing typical domestic paraphernalia such as patio furniture, washing lines, sheds and trampolines.
- 8.25 Additionally to well defined boundaries, the site lies within a well contained ‘basin’ with topography creating a ridgeline in the middle distance to the west and south west and existing woodland and housing creating enclosure to the east and south. Woodland to the north of the A4226 provides further containment close by. Overall, the site has a limited potential zone of influence within the wider landscape.

Consideration against National Policy

- 8.26 This section considers the site’s contribution to the wider Green Wedge designation as assessed against the five purposes set out within PPW and policy MG18 of the Vale of Glamorgan LDP. While performance against the requirements of the latter is considered, of course the requirements of this policy could themselves be altered as part of the Local Plan Review. On this basis, it is the testing against the national requirements which takes precedent.

Purpose 1: To Prevent the Coalescence of Large Towns and Cities with Other Settlements

- 8.27 There is no published or recognised guidance regarding a prescribed distance between settlements which prevents coalescence. Such an assessment should be considered on a case by-case basis and judged on local circumstances.
- 8.28 As mentioned within Policy MG18 of the LDP, the Green Wedge is designated to “*to prevent the coalescence of settlements and to retain the openness of land...*”.
- 8.29 The area of Green Wedge within which the site is located is set at the far north-eastern extent of the designation, directly adjacent to the existing edge of Barry and circa 2.5km from the nearest point of Rhoose. Further to the south, Barry and Rhoose co-exist with only 1.25km of GW separating them. Removal of the site from the GW would appear to cause extremely limited potential for perceived coalescence given the existing distance between the settlements here.

- 8.30 The public house and hotel complex to the west also currently provides a noteworthy element of built form on this edge of Barry and would set the limits for any new development in this direction. Furthermore, the topography of the landscape around the site, with a notable ridge providing visual enclosure from the west further limits the prospect of perceived, or actual, coalescence. This conclusion aligns with the findings of the LVIA submitted in support of the dismissed appeal proposals, that visual effects were minor, and to which the Council and Inspector agreed.
- 8.31 It is considered that the area of the current Green Wedge designation containing the site is not required for the remainder of the Green Wedge to continue to meet this purpose. In this sense, with PPW stating that *“Green Belt and green wedge boundaries should be chosen carefully using physical features and boundaries to include only that land which it is necessary to keep open in the longer term”*, EDP concludes that this element of the current GW does not meet this requirement.
- 8.32 This is further supported by the Council’s own 2011 GWBP, which sought to designate the GW without this land and clearly set out that the GW functioned effectively without it. It is therefore not ‘necessary’ in their own eyes, and should not be included now.

Purpose 2: Manage Urban Form through Controlled Expansion of Urban Areas

- 8.33 Paragraph 3.72 of PPW states that local authorities must ensure that *“When considering Green Belt designations a sufficient range of development land which is suitably located in relation to the existing urban edge should be made available, having regard to the longer term need for development land...”*. Regarding the site, this is located immediately adjacent to existing built form, enclosed by this on two sides, by the road network to the north and partially by the hotel complex to the west.
- 8.34 Given the above, the site’s development would represent a small ‘controlled expansion’ of the existing settlement irrespective of any control applied by virtue of being within a Green Wedge and this could therefore be controlled (in terms of quality of design, number of units etc) through normal policies of the LDP, rendering the Green Wedge designation unnecessary in this location.
- 8.35 Should the site be allocated for housing within the plan, then this controlled expansion could be further controlled in terms of design etc through the wording of specific policies associated with that allocation.

Purpose 3: Assist in Safeguarding the Countryside from Encroachment

- 8.36 The protection of the open countryside from ‘urban encroachment’ is an important planning objective; however, all planning authorities must also balance this objective with the controlled delivery of development to meet identified local needs and, as such, defining land as ‘countryside’ in planning terms cannot, in and of itself, be a barrier to development, particularly in the context of a Local Plan review.
- 8.37 As set out previously, the landscape comprising the site is well enclosed by existing housing, roads and local topography and has minimal inward visibility from wider vantagepoints. Views from neighbouring properties are available but these private views are not protected

in planning policy and good urban design should be able to mitigate effects on residential amenity through, for example, appropriate set back distances.

- 8.38 If the need for new houses cannot be met within existing urban areas, brownfield sites and existing allocations, as is understood to be the case in the Vale of Glamorgan, then development within the countryside is inevitable, it simply becomes a matter of identifying the least sensitive sites which may incur the least effects from their development. This site appears to be such a location –well related to existing settlement form, with limited wider visibility and where a previous planning proposal has been agreed to give rise to only minor adverse effects. On this basis, the removal of the site from the GW and its inclusion as a residential allocation would appear to represent sound planning and is considered to outweigh and concerns with regard to ‘encroachment’.

Purpose 4: Protect the Setting of an Urban Area

- 8.39 The GWBP suggests that the GW between Barry and Rhoose provides an important farmland setting to the western edge of Barry. In reality, should the site be removed from the GW and eventually developed for housing, the western edge of Barry will simply move c.200m west and will still lie adjacent to open farmland providing an attractive setting. It should also be noted that the transitional experience of moving along the A4226 to the north of the site would be negligibly affected by the site’s development given the existence of the hotel complex which punctuates the continuity of the open landscape here and limits the gap between this and existing homes to circa 150m. Based on this, there would be very limited perceived change to the landscape setting of Barry in this location with only neighbouring residential properties subject to any potentially significant visual effects.
- 8.40 In addition development at the proposed site would allow for a much improved settlement edge condition and transition to be created with improved GI acting to better ‘round-off’ the settlement area of Barry in this location.

Purpose 5: Assist in Urban Regeneration by Encouraging the Recycling of Derelict and Other Urban Land

- 8.41 It is clearly the case that the site is ‘green field’. As mentioned above however, it is unlikely that the housing need for the Vale of Glamorgan can be entirely accommodated within brownfield sites or within the existing urban areas. While this site does not lie within any specified ‘settlement boundary’ in planning terms, it is well related to the existing urban edge and, given its agreed limited potential for wider landscape and visual effects, represents a logical ‘next best’ option for the retraction of the GW and an allocation for new homes.

Conclusions

- 8.42 EDP’s appraisal of the site, located at Weycock Cross, Barry in the Vale of Glamorgan, its potential for removal from the Green Wedge designation and thereby its potential for allocation for housing, has drawn the following conclusions:
- At present the wider Green Wedge designation provides a useful spatial planning function in preventing coalescence between Barry and Rhoose. The value of this function is not contested. However, the area of the Green Wedge containing the site,

offers extremely limited functional contribution to this purpose and its removal from the designation would appear to have similarly limited impact in this regard. While development here would bring this area of the edge of Barry 'closer' to Rhoose, it is also clear that it wouldn't be 'close' with circa 2.5km remaining as a gap. This is substantially larger than the gap (of 1.25km) which exists between other parts of Barry and Rhoose (and which are still deemed to function effectively as a GW);

- Due to the nature of the site, it's location and enclosure through topography to the west and south west and settlement to the east and south east, any development here could represent 'controlled expansion' with the appropriateness of its form readily managed through normal policies of the LDP. In this sense, the purpose of the Green Wedge, to 'control expansion', is unnecessary here. Indeed, allocation of the site for housing would represent a logical and planned expansion of Barry as part of the revised Local Plan;
- Similarly, the location and topographic enclosure of the site also limits its potential to encroach into countryside. The site is already dominated by the influence of adjacent housing and its enclosure indicates that wider impacts on open countryside will be negligible, as identified in the LVIA associated with the previous appeal;
- There is nothing noteworthy about the way in which the site acts as a setting to the existing settlement edge, this is simple farmland lying adjacent to otherwise unmitigated rear garden boundaries. Development of the site in the future would see this setting rolled back 200m to the west, where farmland would still provide a setting to the extended settlement area but where that new housing could be better designed and mitigated to provide an appropriate edge treatment to Barry. In this sense, while this element of the setting may be lost, overall, the relationship between town and countryside may be improved; and
- Given the likely need for sites which aren't within the urban area, and aren't brownfield, to come forward, this site is considered to offer an excellent 'next best' choice given the limited effects its removal from the GW and its future development would give rise to.

8.43 Overall, EDP's consideration of the existing Rhoose - Barry Green Wedge designation finds that inclusion of the site within the GW designation is not 'necessary' to its effective functioning in preventing the coalescence of Barry and Rhoose. On this basis, the inclusion of the site within the GW fails to meet the PPW requirement that such designations "*include only that land which it is necessary to keep open in the longer term*".

8.44 Furthermore, the GWBP produced by the Council in 2011 essentially makes this point – it excluded the site from the GW designation but still concluded that the GW was functionally effective without it. Though the Council then included the site with the final designation in 2013, this appears to simply reflect the fact that the housing allocation had been removed, not that the site was needed for the proper functioning of the GW. Arguably, given the evidence provided in 2011, the site had been demonstrated as not 'necessary' and the designation should not have been applied. The Local Plan review offers an opportunity to correct that position alongside providing a much-needed site in a good location, well enclosed and well related to the existing urban edge.

- 8.45 EDP sees no reason why *“normal planning and development management policies would not provide the necessary protection”* in ensuring that an appropriate form of development could come forward within the site, particularly were the site to be allocated and subject to specific policies in that regard including the creation of strong, logical, green wedge boundary. In this way the site would positively contribute to the delivery of much needed new housing in the Vale and would assist the Council in ensuring that *“a sufficient range of development land which is suitably located in relation to the existing urban edge should be made available”* as required by PPW paragraph 3.72.
- 8.46 On this basis, EDP concludes that the Green Wedge designation on the site should be rolled back, and this should be replaced with an allocation for housing within the revised LDP.

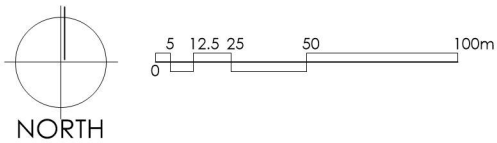
Section 9

Conclusions

- 9.1 This report has undertaken a review of the circumstances of the proposed allocation (for housing) of land southwest of the Weycock Cross roundabout, on the western edge of Barry in order that an assessment can be made of the potential effects on the underlying landscape and visual resource. A review of national and local policy, landscape character and visual amenity has been undertaken, and the findings confirm that the site relates well in landscape and visual terms to the existing settlement, and that the site represents a logical development and one which would be easily assimilated into this part of the settlement.
- 9.2 In the longer term, a well-designed scheme here would appear to have limited impact on the wider character of this eastern protuberance of the Rhoose Hinterland landscape which is already heavily influenced by its proximity to adjacent built-up settlement and road infrastructure. There is nothing about the development of the site which would challenge or change this characteristic pattern, and indeed- well designed development could create an improved settlement edge character compared to that currently observed.
- 9.3 Certainly, any proposed development will yield change to the character of the site itself, but this appraisal finds no reason why the change of land use should be found to be so harmful as to be unacceptable in terms of the effects on the landscape character and visual amenity.
- 9.4 The open field elements of the site have nothing in their character which suggests they are of such sensitivity that they should be preserved at all costs. Indeed, the existing structuring landscape elements including hedgerows and trees, particularly at the boundaries, present clear opportunities for enhancement as part of any proposals and part of the wider green infrastructure context.
- 9.5 The development of the site would also offer an opportunity to improve the edge of settlement by, 'rounding off' Barry (which realistically will never extend westward beyond the existing cluster of built form to the west of the site) with good quality, much needed new housing (including affordable homes) and integrated Green Infrastructure and close access to countryside.
- 9.6 Chartered Landscape Architects from EDP have also considered the functionality of the existing Green Wedge designation in this location and have concluded that the objectives of that designation can be met without the inclusion of this site area within it. On that basis, EDP concludes that the Green Wedge designation on the site should be rolled back, and this should be replaced with an allocation for housing on the site within the revised LDP.

Appendix EDP 1

Illustrative/Concept Masterplan



DEVELOPMENT

1. Dwellings to front Port Road across a landscape edge
2. Focal buildings to mark gateway to the development
3. Key buildings (in addition to gateway) to aid legibility
4. Mix of open market and affordable homes across the development to deliver an inclusive community

ACCESS

5. Pedestrian/cycle access from A4226 Port Road to link with toucan crossing
6. Foot/cycle and vehicular access from A4226 Port Road
7. Pedestrian/cycle access from A4226 Port Road to north-west
8. Highways designed to adoptable gradients, and to encourage walking / cycling

LANDSCAPE & ECOLOGY

9. Landscape edge with retained boundary hedgerow and new tree planting to soften the interface with Port Road
10. Tree-lined entrance street to the development
11. Central open space with play area
12. North-south green corridor with retained hedgerow and tree planting to soften roofline
13. Enhanced planting along the western boundary
14. Swales linking with attenuation pond
15. Southern open space linking with green corridor and accommodating surface water attenuation and play

Amendments

By Date

SITE PROMOTION

Job No/Drawing No		Job Title	
22510/3200/A		Weycock Cross, Barry	
Scale	Date	Drawn	Drawing Title
1:2500	06/22	MD	Concept Masterplan
@ A3			

All Dimensions to be checked on site OS Licence No: 100022432

pad Design Ltd - The Tobacco Factory - Raleigh Road - Bristol BS3 1TF - Tel. 0117 9530059 - www.pad-design.com



Appendix EDP 2

Methodology: Thresholds and Definitions of Terminology used in this Appraisal/Assessment

- A2.1 Landscape and Visual Assessments are separate, though linked procedures. Landscape effects derive from changes in the physical landscape fabric which may give rise to changes in its character and how this is experienced. Visual effects relate to changes that arise in the composition of available views as a result of changes to the perception of the landscape, to people's responses to the changes and to the overall effects with respect to visual amenity.
- A2.2 A number of factors influence professional judgement when assessing the degree to which a particular landscape or visual receptor can accommodate change arising from a particular development. Sensitivity is made up of judgements about the 'value' attached to the receptor, which is determined at baseline stage, and the 'susceptibility' of the receptor, which is determined at the assessment stage when the nature of the proposals, and therefore the susceptibility of the landscape and visual resource to change, is better understood.
- A2.3 Susceptibility indicates "the ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences"². Susceptibility of visual receptors is primarily a function of the expectations and occupation or activity of the receptor.
- A2.4 **Table EDP A2.1** provides an indication of the criteria by which the overall sensitivity of a landscape receptor is judged within this assessment, and considers both value and susceptibility independently.

Table EDP A2.1: Defining the sensitivity of the landscape baseline

EDP assessment terminology and definitions	
Landscape Baseline – Overall Sensitivity	
Very High	<p>Value: Nationally/internationally designated/valued countryside and landscape features; strong/distinctive landscape characteristics; absence of landscape detractors.</p> <p>Susceptibility: Strong/distinctive landscape elements/aesthetic/perceptual aspects; absence of landscape detractors; landscape receptors in excellent condition. Landscapes with clear and widely recognised cultural value. Landscapes with a high level of tranquillity.</p>
High	<p>Value: Locally designated/valued countryside (e.g. Areas of High Landscape Value, Regional Scenic Areas) and landscape features; many distinctive landscape characteristics; very few landscape detractors.</p>

² Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, Third Edition Page 158

EDP assessment terminology and definitions	
	Susceptibility: Many distinctive landscape elements/aesthetic/perceptual aspects; very few landscape detractors; landscape receptors in good condition. The landscape has a low capacity for change as a result of potential changes to defining character.
Medium	Value: Undesignated countryside and landscape features; some distinctive landscape characteristics; few landscape detractors.
	Susceptibility: Some distinctive landscape elements/aesthetic/perceptual aspects; few landscape detractors; landscape receptors in fair condition. Landscape is able to accommodate some change as a result.
Low	Value: Undesignated countryside and landscape features; few distinctive landscape characteristics; presence of landscape detractors.
	Susceptibility: Few distinctive landscape elements/aesthetic/perceptual aspects; presence of landscape detractors; landscape receptors in poor condition. Landscape is able to accommodate large amounts of change without changing these characteristics fundamentally.
Very Low	Value: Undesignated countryside and landscape features; absence of distinctive landscape characteristics; despoiled/degraded by the presence of many landscape detractors.
	Susceptibility: Absence of distinctive landscape elements/aesthetic/perceptual aspects; presence of many landscape detractors; landscape receptors in very poor condition. As such landscape is able to accommodate considerable change.

A2.5 For visual receptors, judgements of susceptibility and value are closely interlinked considerations. For example, the most valued views are those which people go and visit because of the available view – and it is at those viewpoints that their expectations will be highest and thus most susceptible to change.

A2.6 **Table EDP A2.2** provides an indication of the criteria by which the overall sensitivity of a visual receptor is judged within this assessment, and considers both value and susceptibility together.

Table EDP A2.2: Defining the sensitivity of the visual baseline

Visual Baseline – Overall Sensitivity	
Very High	Value/Susceptibility: View is: designed/has intentional association with surroundings; recorded in published material; from a publicly accessible heritage asset/designated/promoted viewpoint; nationally/internationally designated right of way; protected/recognised in planning policy designation.
	Examples: May include views from residential properties; National Trails; promoted holiday road routes; designated countryside/landscape features with public access; visitors to heritage assets of national importance; open Access Land.
High	Value/Susceptibility: View of clear value but may not be formally recognised e.g. framed view of scenic value or destination/summit views; inferred that it may have value for local residents; locally promoted route or PRoW.

Visual Baseline – Overall Sensitivity	
	Examples: May include from recreational locations where there is some appreciation of the visual context/landscape e.g. golf, fishing; themed rights of way with a local association; National Trust land; panoramic viewpoints marked on OS maps; road routes promoted in tourist guides and/or for their scenic value.
Medium	Value/Susceptibility: View is not widely promoted or recorded in published sources; may be typical of those experienced by an identified receptor; minor road routes through rural/scenic areas.
	Examples: May include people engaged in outdoor sport not especially influenced by an appreciation of the wider landscape e.g. pitch sports; views from minor road routes passing through rural or scenic areas.
Low	Value/Susceptibility: View of clearly lesser value than similar views from nearby visual receptors that may be more accessible.
	Examples: May include major road routes; rail routes; receptor is at a place of work but visual surroundings have limited relevance.
Very Low	Value/Susceptibility: View may be affected by many landscape detractors and unlikely to be valued.
	Examples: May include people at their place of work, indoor recreational or leisure facilities or other locations where views of the wider landscape have little or no importance.

MAGNITUDE OF CHANGE

A2.7 The magnitude of any landscape or visual change is determined through a range of considerations particular to each receptor. The three attributes considered in defining the magnitude are:

- Scale of Change;
- Geographical Extent; and
- Duration and reversibility/Proportion.

A2.8 **Table EDP A2.3** below provides an indication of the criteria by which the geographical extent of the area will be affected within this assessment.

Table EDP A2.3: Geographical Extent Criteria

Landscape Receptors	Visual Receptor Criteria
Large scale effects influencing several landscape types or character areas.	Direct views at close range with changes over a wide horizontal and vertical extent.
Effects at the scale of the landscape type or character areas within which the proposal lies.	Direct or oblique views at close range with changes over a notable horizontal and/or vertical extent.
Effects within the immediate landscape setting of the site.	Direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected.

Landscape Receptors	Visual Receptor Criteria
Effects at the site level (within the development site itself).	Oblique views at medium or long range with a small horizontal/vertical extent of the view affected.
Effects only experienced on parts of the site at a very localised level.	Long range views with a negligible part of the view affected.

A2.9 The third, and final, factor, in determining the predicted magnitude of change is duration and reversibility. Duration and reversibility are separate but linked considerations. Duration is judged according to the defined terms set out below, whereas reversibility is a judgement about the prospects and practicality of the particular effect being reversed in, for example, a generation. The categories used in this assessment are set out in **Table EDP A2.4** below.

Table EDP A2.4: Factors influencing judgements on magnitude of change

Duration	Reversibility
Long Term (20+ years)	Permanent with unlikely restoration to original state e.g. major road corridor, power station, urban extension, hydrocarbons.
Medium to long term (10 to 20 years)	Permanent with possible conversion to original state e.g. agricultural buildings, retail units.
Medium term (5 to 10 years)	Partially reversible to a different state e.g. mineral workings.
Short term (1 to 5 years)	Reversible after decommissioning to a similar original state e.g. renewable energy development.
Temporary (less than 12 months)	Quickly reversible e.g. temporary structures.

Table EDP A2.5: Defining the magnitude of change to the landscape and visual baseline

Magnitude of Change	
(Considers Scale of Proposal/Geographical Extent/Duration and Reversibility/Proportion)	
Very High	Landscape: Total loss/major alteration to key receptors/characteristics of the baseline; addition of elements that strongly conflict or fails to integrate with the baseline.
	Visual: Substantial change to the baseline, forming a new, defining focus and having a defining influence on the view.
High	Landscape: Notable loss/alteration/addition to one or more key receptors/-characteristics of the baseline; or addition of prominent conflicting elements.
	Visual: Additions are clearly noticeable and part of the view would be fundamentally altered.
Medium	Landscape: Partial loss/alteration to one or more key receptors/characteristics; addition of elements that are evident but do not necessarily conflict with the key characteristics of the existing landscape.
	Visual: The proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor.

Magnitude of Change	
Low	Landscape: Minor loss or alteration to one or more key landscape receptors/ characteristics; additional elements may not be uncharacteristic within existing landscape.
	Visual: Proposed development will form a minor constituent of the view being partially visible or at sufficient distance to be a small component.
Very Low	Landscape: Barely discernible loss or alteration to key components; addition of elements not uncharacteristic within the existing landscape.
	Proposed development will form a barely noticeable component of the view, and the view whilst slightly altered would be similar to the baseline.
Imperceptible	<i>In some circumstances, changes at representative viewpoints or receptors will be lower than 'Very Low' and changes will be described as 'Imperceptible'. This will lead to negligible effects.</i>

PREDICTED EFFECTS

A2.10 In order to consider the likely level of any effect, the sensitivity of each receptor is combined with the predicted magnitude of change to determine the level of effect, with reference also made to the geographical extent, duration and reversibility of the effect within the assessment. Having taken such a wide range of factors into account when assessing sensitivity and magnitude at each receptor, the level of effect can be derived by combining the sensitivity and magnitude in accordance with the matrix in **Table EDP A2.6**.

Table EDP A2.6: Determining the predicted levels of effects to the landscape and visual baseline

Overall Sensitivity	Overall Magnitude of Change				
	Very High	High	Medium	Low	Very Low
Very High	Substantial	Major	Major/- Moderate	Moderate	Moderate/ Minor
High	Major	Major/ Moderate	Moderate	Moderate/ Minor	Minor
Medium	Major/ Moderate	Moderate	Moderate/- Minor	Minor	Minor/ Negligible
Low	Moderate	Moderate/ Minor	Minor	Minor/ Negligible	Negligible
Very Low	Moderate/ Minor	Minor	Minor/- Negligible	Negligible	Negligible/ None

Table EDP A2.7: Definition of Effects

Definition of Effects	
Substantial	Effects that are in complete variance to the baseline landscape resource or visual amenity.
Major or Major/Moderate	Effects that result in noticeable alterations to much (<i>Major effect</i>) or some (<i>Moderate/Major effect</i>) of the key characteristics of the landscape resource or aspects of visual amenity.

Definition of Effects	
Moderate	Effects that result in noticeable alterations to a few of the key characteristics of the baseline landscape resource or aspects of visual amenity.
Minor or Minor/Negligible	Effects that result in slight alterations to some (<i>Minor effect</i>) or a few (<i>Minor/Negligible</i>) of the key characteristics of the landscape resource or aspects of visual amenity.
Negligible or Negligible/None	Effects that result in barely perceptible alterations to a few (<i>Negligible effect</i>) or some (<i>Negligible/None effect</i>) of the key characteristics of the landscape resource or aspects of visual amenity.
None	No detectable alteration to the key characteristics of the landscape resource or aspects of visual amenity.

- A2.11 Effects can be adverse (negative), beneficial (positive) or neutral. The landscape effects will be considered against the landscape baseline, which includes published landscape strategies or policies if they exist. Changes involving the addition of large scale man-made objects are typically considered to be adverse, unless otherwise stated, as they are not usually actively promoted as part of published landscape strategies.
- A2.12 Visual effects are more subjective as peoples' perception of development varies through the spectrum of negative, neutral and positive attitudes. In the assessment of visual effects the assessor will exercise objective professional judgement in assessing the level of effects and, unless otherwise stated, will assume that all effects are adverse, thus representing the worst case scenario. Effects can be moderated by maturation of landscape strategies.
- A2.13 The timescale of each effect is also important and effects are generally assessed at time stamps in the whole development life cycle: temporary (at a mid-point in construction), short-term (completion at year 1), medium-term (typically 15 years), medium- to long-term (15+ years). In some cases, the operational phase of a scheme could be considered 'temporary'.

Appendix EDP 3

**Site Photographs/Representative Photoviewpoints
(edp7604_d007a 05 September 2022)**

Photoviewpoint EDP 1	Footpath P7/8/1, Cwm-Ciddy Lane
Photoviewpoint EDP 2	Port Road West, layby
Photoviewpoint EDP 3	Footway at North-west corner of Site
Photoviewpoint EDP 4	Footway on Weycock Cross Roundabout
Photoviewpoint EDP 5	On site settlement edge Pontypridd Rd looking south-west
Photoviewpoint EDP 6	On site settlement edge Saint James Crescent looking west
Photoviewpoint EDP 7	Nant Talwg Way, residential
Photoviewpoint EDP 8	Coed-y-felin road, residential



Approximate extent of site



To be viewed at comfortable arm's length



the environmental
dimension partnership

Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates: 308853, 168190
Date and Time: 16/06/2022 @ 12:17
Projection: Planar
Visualisation Type: 1

Horizontal Field of View: 39.6°
Height of Camera: 1.6m
Make, Model, Sensor: Sony A7 II, FFS
Enlargement Factor: 100% @ A3

Direction of View: E
Distance: 634m
aOD: 76m
Focal Length: 50mm

date
drawing number
drawn by
checked
QA
05 SEPTEMBER 2022
edp7604_d007a
GYo
GEv
RBa

client
project title
drawing title
Persimmon Homes East Wales
Land at Weycock Cross, Barry
Photoviewpoint EDP 2





Approximate extent of site

To be viewed at comfortable arm's length



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Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates: 309592, 168572
Date and Time: 16/06/2022 @ 10:36
Projection: Cylindrical
Visualisation Type: 1

Horizontal Field of View: 90°
Height of Camera: 1.6m
Make, Model, Sensor: Sony A7 II, FFS
Enlargement Factor: 96% @ A1 width

Direction of View: S
Distance: 15m
aOD: 59m
Focal Length: 50mm

date
drawing number
drawn by
checked
QA
05 SEPTEMBER 2022
edp7604_d007a
GYo
GEv
RBa

client
project title
drawing title
Persimmon Homes East Wales
Land at Weycock Cross, Barry
Photoviewpoint EDP 4a



Approximate extent of site

To be viewed at comfortable arm's length



Approximate extent of site



To be viewed at comfortable arm's length



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dimension partnership

Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates: 309685, 168452
Date and Time: 16/06/2022 @ 10:27
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Visualisation Type: 1

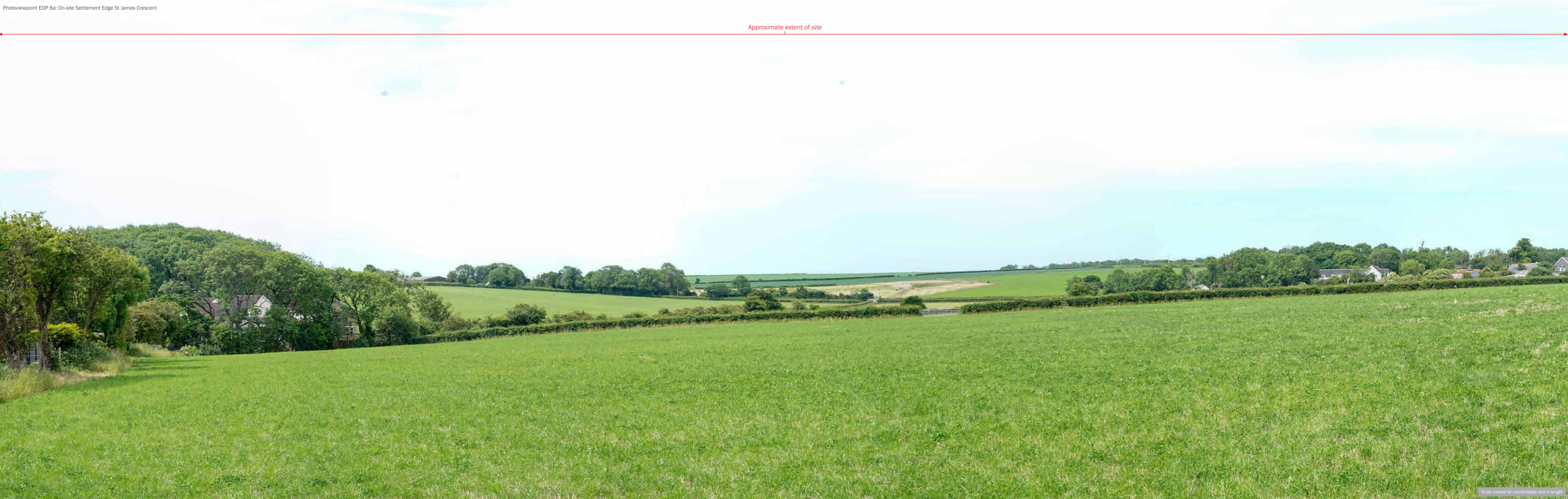
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Make, Model, Sensor: Sony A7 II, FFS
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Direction of View: SW
Distance: 0m
aOD: 59m
Focal Length: 50mm

date
drawing number
drawn by
checked
QA
05 SEPTEMBER 2022
edp7604_d007a
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GEv
RBa

client
project title
drawing title
Persimmon Homes East Wales
Land at Weycock Cross, Barry
Photoviewpoint EDP 5b

Approximate extent of site



To be viewed at comfortable arm's length



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Registered office: 01285 740427
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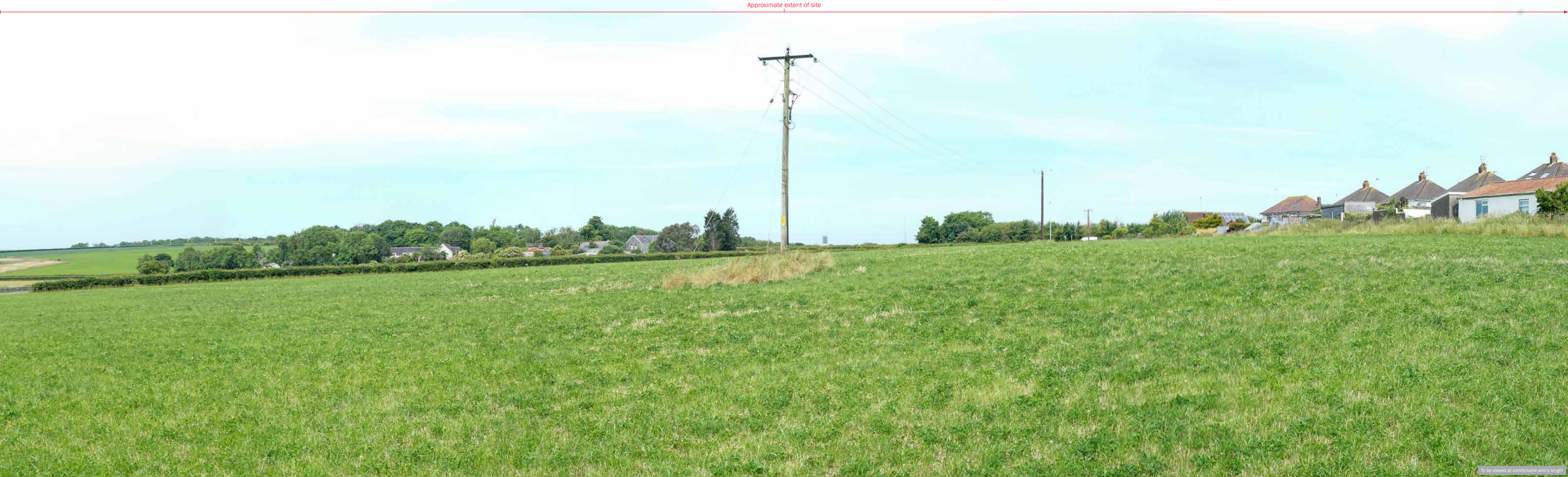
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Make, Model, Sensor: Sony A7 II, FFS
Enlargement Factor: 96% @ A1 width

Direction of View: W
Distance: 0m
aOD: 57m
Focal Length: 50mm

date
drawing number
drawn by
checked
QA
05 SEPTEMBER 2022
edp7604_d007a
Gyo
GEv
RBa

client
project title
drawing title
Persimmon Homes East Wales
Land at Weycock Cross, Barry
Photoviewpoint EDP 6a



To be viewed at comfortable arm's length



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Registered office: 01285 740427
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Grid Coordinates: 309757, 168373
Date and Time: 16/06/2022 @ 10:06
Projection: Cylindrical
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Enlargement Factor: 96% @ A1 width

Direction of View: W
Distance: 0m
aOD: 57m
Focal Length: 50mm

date
drawing number
drawn by
checked
QA
05 SEPTEMBER 2022
edp7604_d007a
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GEv
RBa

client
project title
drawing title
Persimmon Homes East Wales
Land at Weycock Cross, Barry
Photoviewpoint EDP 6b

Approximate extent of site

To be viewed at comfortable arm's length



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dimension partnership

Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates: 309650, 168195
Date and Time: 16/06/2022 @ 09:21
Projection: Planar
Visualisation Type: 1

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Make, Model, Sensor: Sony A7 II, FFS
Enlargement Factor: 100% @ A3

Direction of View: N
Distance: 34m
aOD: 51m
Focal Length: 50mm

date
drawing number
drawn by
checked
QA
05 SEPTEMBER 2022
edp7604_d007a
GYo
GEv
RBa

client
project title
drawing title
Persimmon Homes East Wales
Land at Weycock Cross, Barry
Photoviewpoint EDP 7

Approximate extent of site



To be viewed at comfortable arm's length



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Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates: **310079, 168111**
Date and Time: **16/06/2022 @ 11:39**
Projection: **Planar**
Visualisation Type: **1**

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Height of Camera: **1.6m**
Make, Model, Sensor: **Sony A7 II, FFS**
Enlargement Factor: **100% @ A3**

Direction of View: **NW**
Distance: **411m**
aOD: **65m**
Focal Length: **50mm**

date
drawing number
drawn by
checked
QA
05 SEPTEMBER 2022
edp7604_d007a
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RBa

client
project title
drawing title
Persimmon Homes East Wales
Land at Weycock Cross, Barry
Photoviewpoint EDP 8

Plans

Plan EDP 1: Site Location and Site Boundaries
(edp7604_d001a 05 September 2022 VMS/GE)

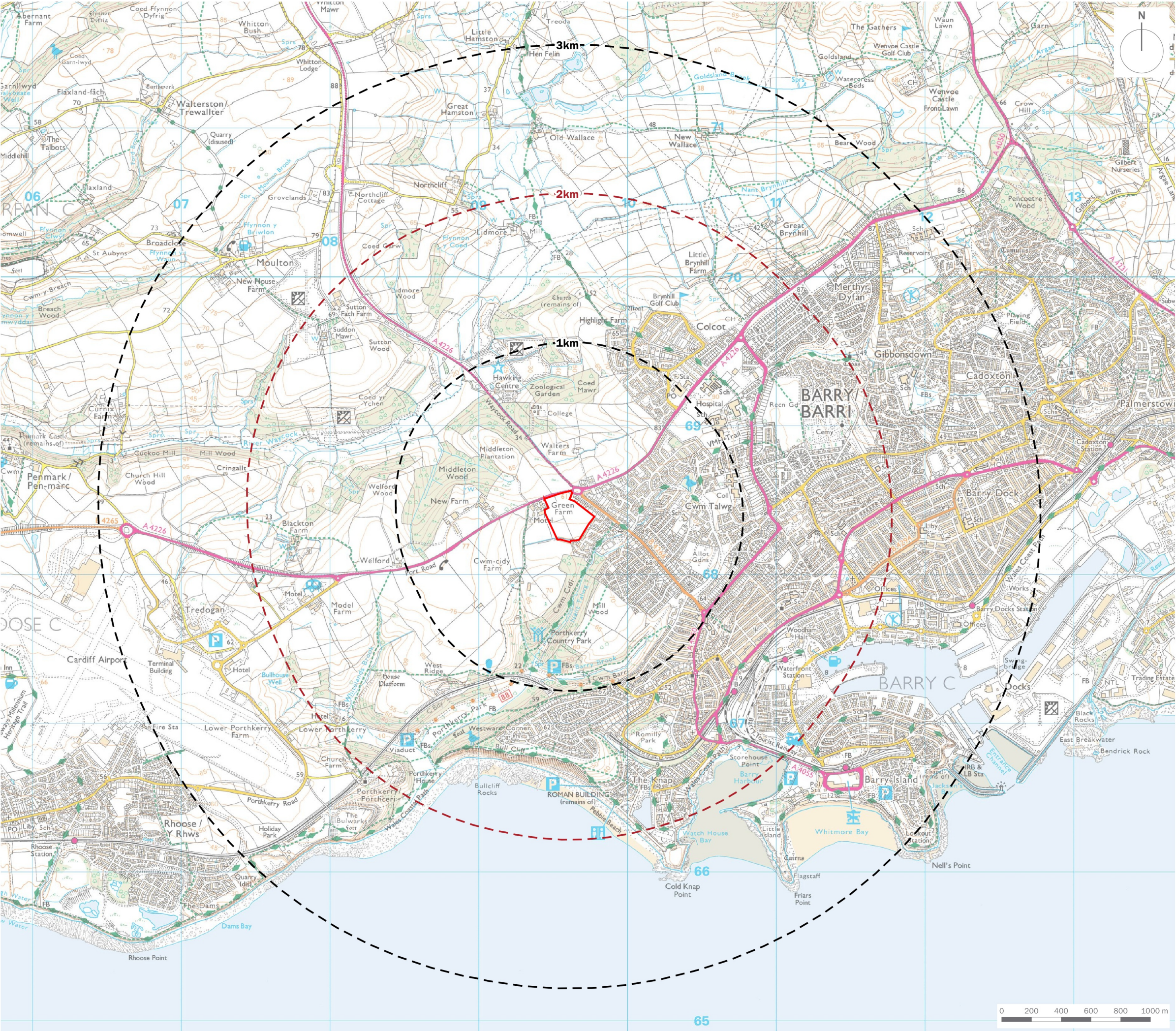
Plan EDP 2: Site Character and Context
(edp7604_d002a 05 September 2022 VMS/GE)

Plan EDP 3: Landscape Designations and Other Relevant Considerations
(edp7604_d003a 05 September 2022 VMS/GE)

Plan EDP 4: Other Environmental Considerations
(edp7604_d004a 05 September 2022 VMS/GE)

Plan EDP 5: Landmap Aspect Areas
(edp7604_d006a 05 September 2022 VMS/GE)

Plan EDP 6: Findings of EDP's Visual Appraisal
(edp7604_d005a 05 September 2022 VMS/GE)



- Site Boundary
- Range Rings (at 1km intervals)
- 2km Detailed Study Area

client	Persimmon Homes East Wales		
project title	Land at Weycock Cross, Barry		
drawing title	Site Location and Site Boundaries		
date	05 SEPTEMBER 2022	drawn by	VMS
drawing number	edp7604_d001a	checked	GEv
scale	1:25,000 @ A3	QA	RBa



Site Boundary

5m Contour

Green Wedge

Country Parks (Wales)

Public Right of Way (PROW)

Valeways Millennium Heritage Trail

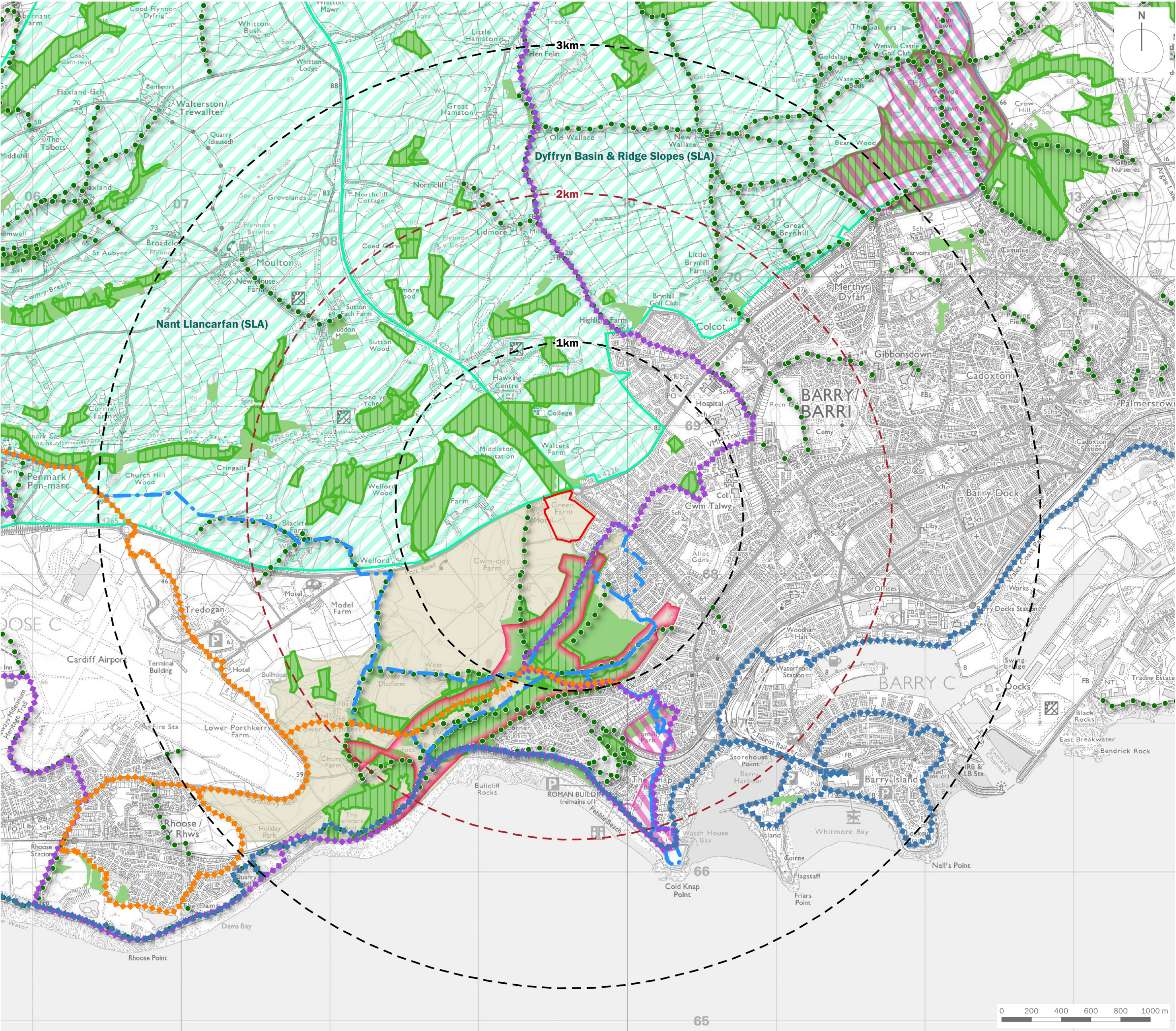
Roads

A Road

B Road

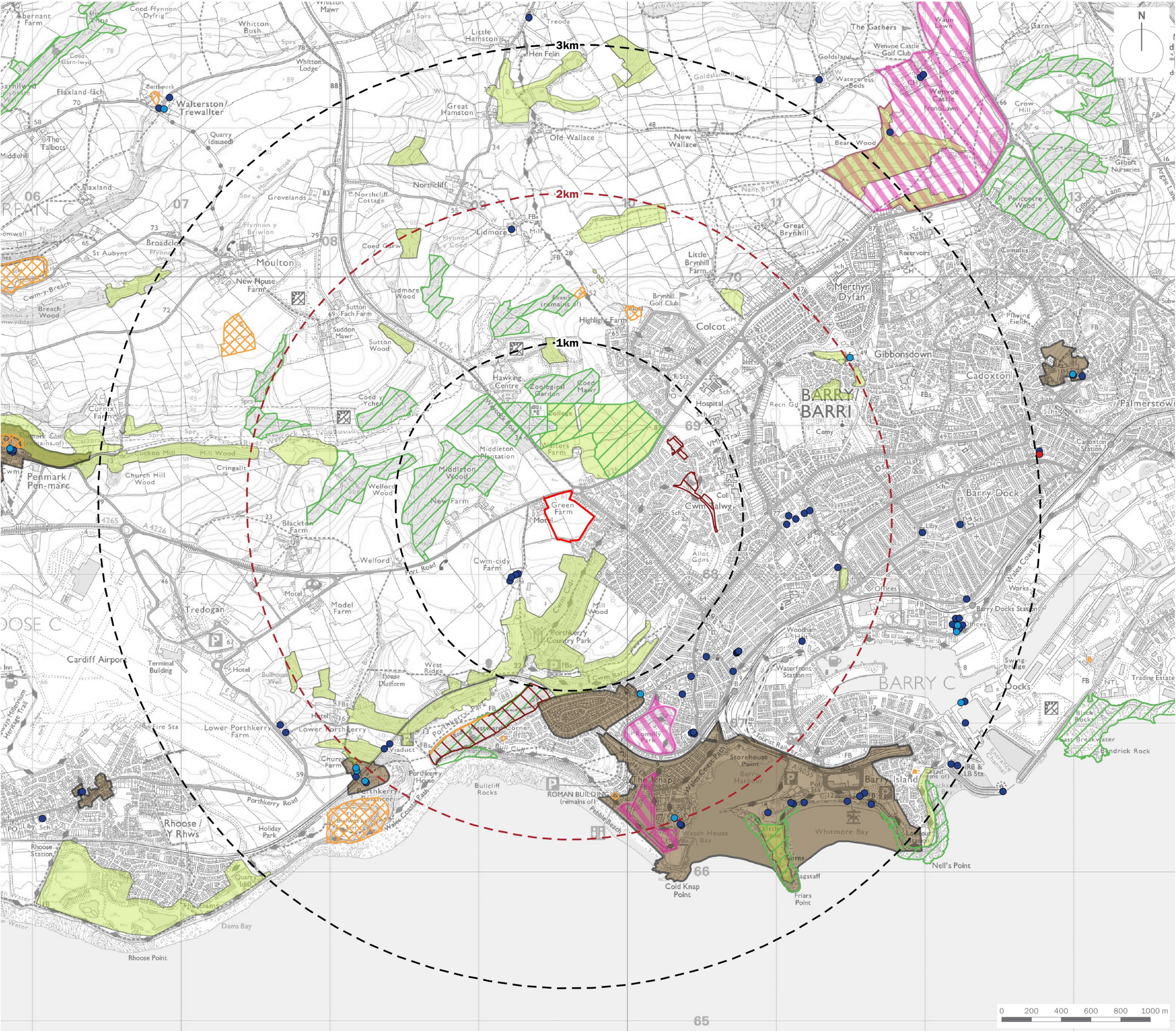
Settlement Boundary

client			
Persimmon Homes East Wales			
project title			
Land at Weycock Cross, Barry			
drawing title			
Site Character and Context			
date	05 SEPTEMBER 2022	drawn by	VMS
drawing number	edp7604_d002a	checked	GEv
scale	1:5,000 @ A3	QA	RBa



- Site Boundary
- Range Rings (at 1km intervals)
- 2km Detailed Study Area
- Country Park
- Ancient Woodland Inventory
- National Forest Inventory
- Green Wedge
- Special Landscape Area (SLA)
- Registered Parks and Gardens (RPGs)
- Public Right of Way (PRoW)
- National Cycle Network
- Coastal Path
- Valeways Millennium Heritage Trail
- Promoted Circular Walk

client	Persimmon Homes East Wales		
project title	Land at Weycock Cross, Barry		
drawing title	Landscape Designations and Other Relevant Considerations		
date	05 SEPTEMBER 2022	drawn by	VMS
drawing number	edp7604_d003a	checked	GEV
scale	1:25,000 @ A3	QA	RBa



Site Boundary

Range Rings (at 1km intervals)

2km Detailed Study Area

Heritage

Scheduled Monument (SM)

Registered Park and Garden (RPG)

Conservation Area (CA)

Grade I Listed Building

Grade II* Listed Building

Grade II Listed Building

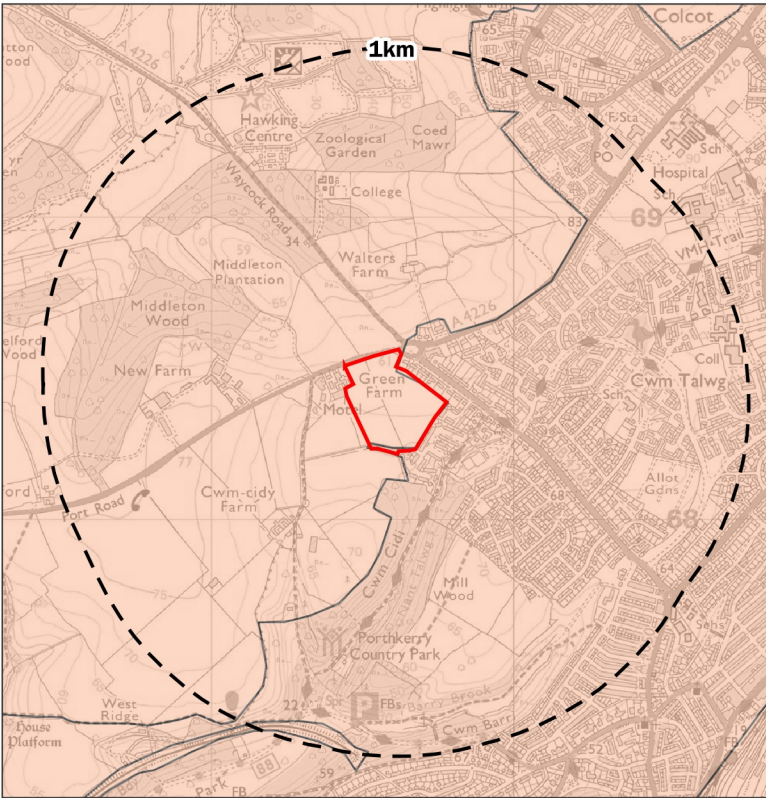
Ecology

Site of Special Scientific Interest (SSSI)

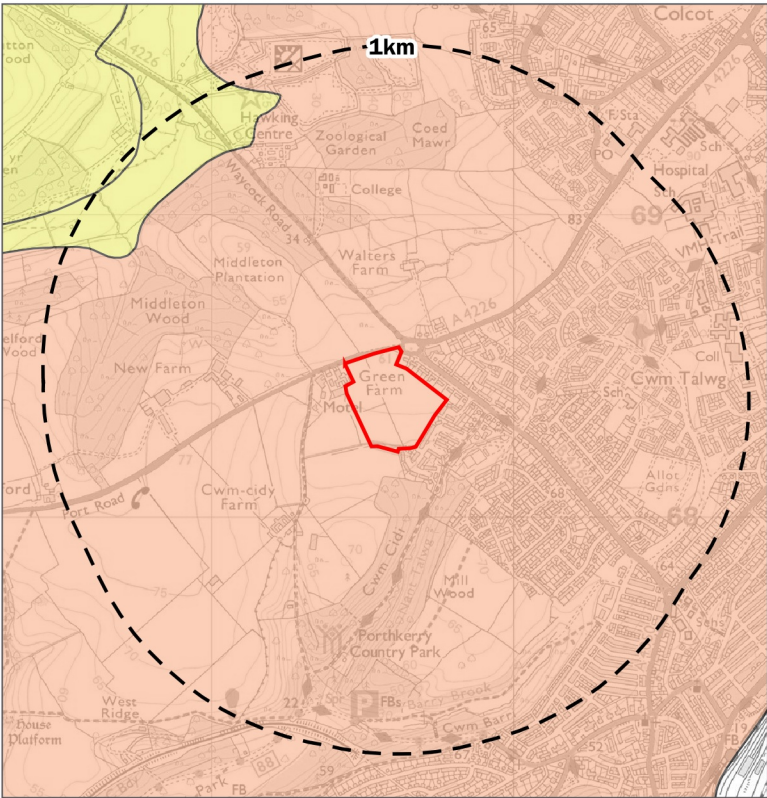
Local Nature Reserve (LNR)

Site of Importance for Nature Conservation (SINC)

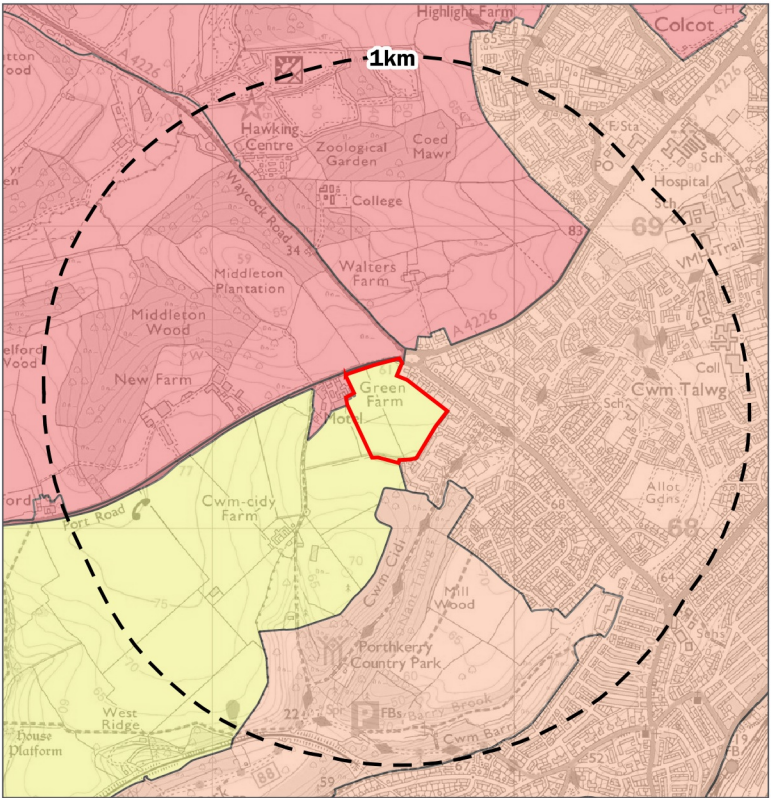
client	Persimmon Homes East Wales		
project title	Land at Weycock Cross, Barry		
drawing title	Other Environmental Considerations		
date	05 SEPTEMBER 2022	drawn by	VMS
drawing number	edp7604_d004a	checked	GEV
scale	1:25,000 @ A3	QA	RBa



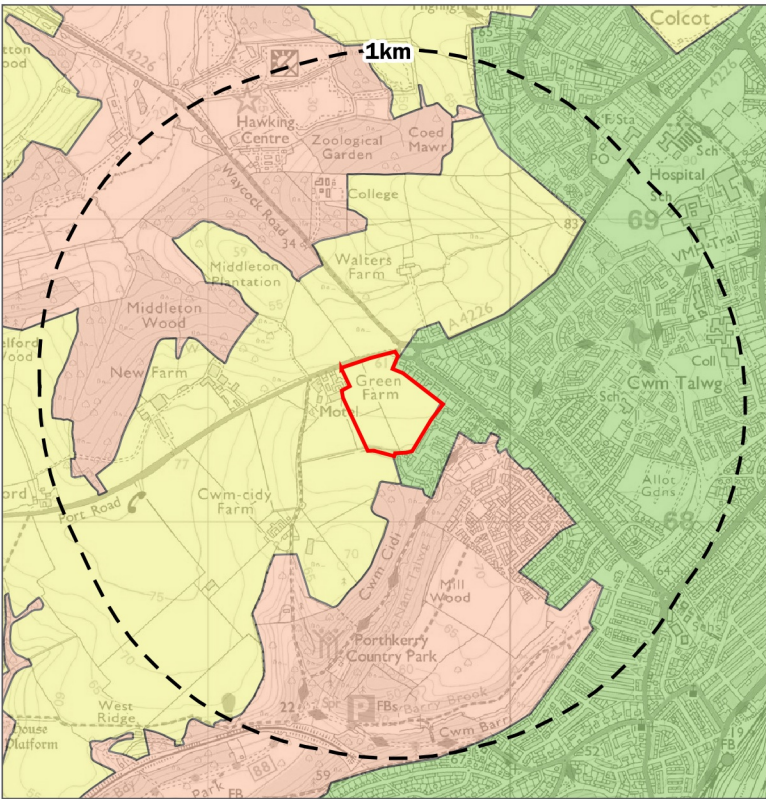
Cultural Aspect



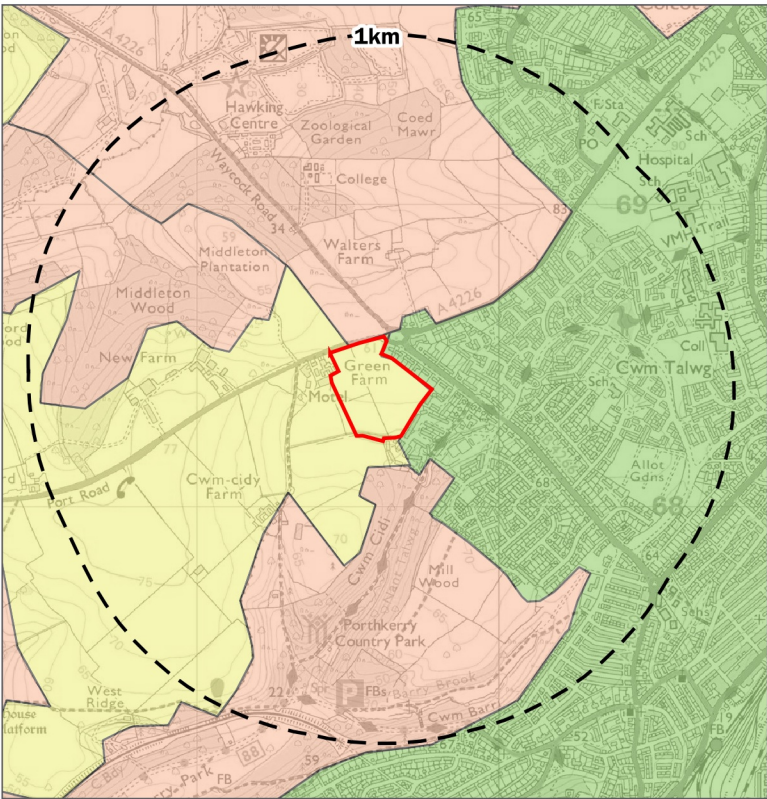
Geological Aspect



Historic Aspect



Landscape Habitats Aspect



Visual Sensory Aspect

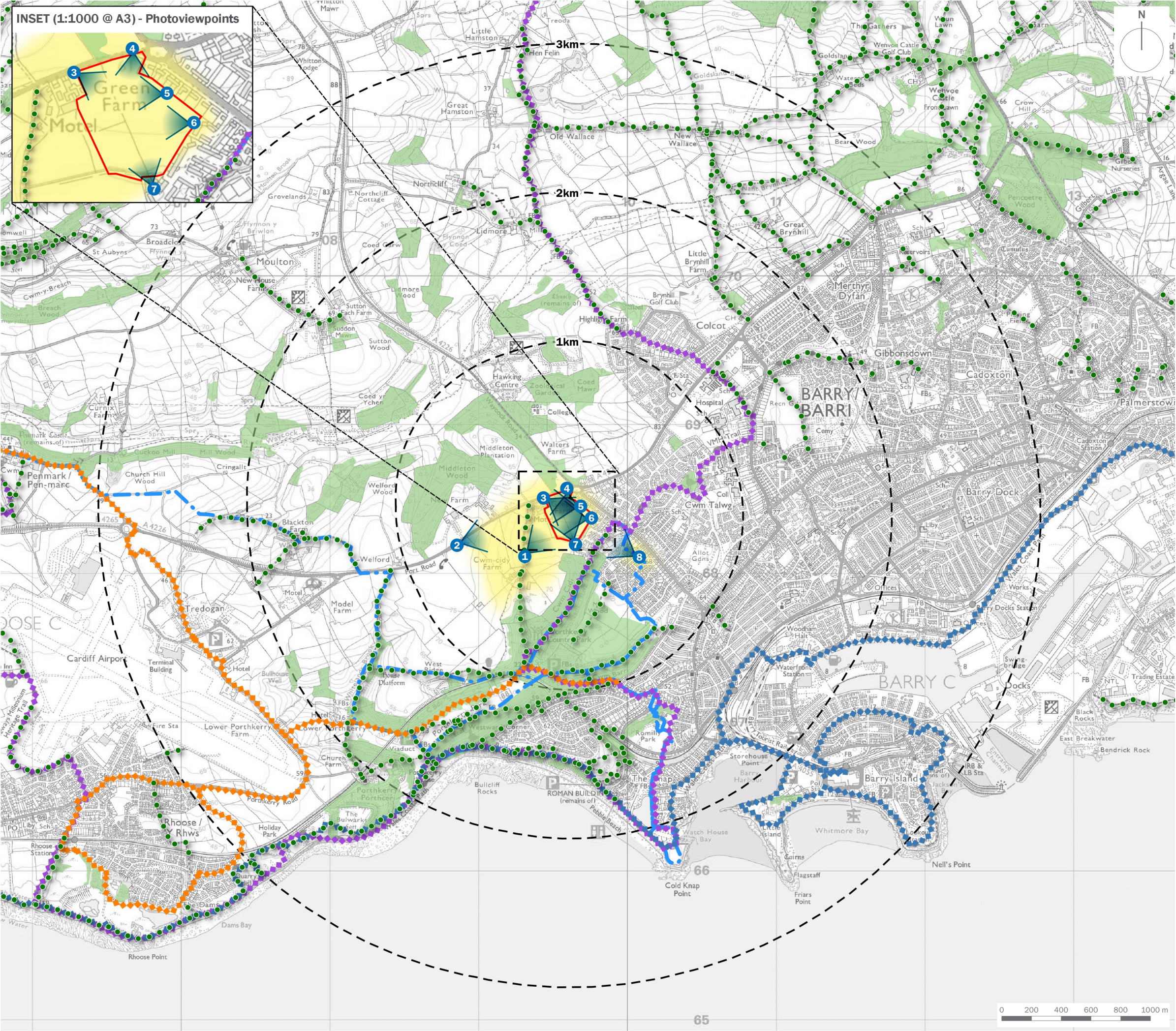
- Site Boundary
- Range Rings (at 1km intervals)

LANDMAP Evaluation

- Outstanding
- High
- Moderate
- Low



client			
Persimmon Homes East Wales			
project title			
Land at Weycock Cross, Barry			
drawing title			
LANDMAP Aspect Areas			
date	05 SEPTEMBER 2022	drawn by	VMS
drawing number	edp7604_d006a	checked	GEv
scale	1:23,000 @ A3	QA	RBa



Site Boundary

Range Rings (at 1km intervals)

Zone of Primary Visibility (ZPV)

National Forest Inventory

Public Right of Way (PROW)

Coastal Path (Wales)

Promoted Circular Walk

National Cycle Network

Valeways Millennium Heritage Trail

Photoviewpoint Location

client	Persimmon Homes East Wales		
project title	Land at Weycock Cross, Barry		
drawing title	Findings of Visual Appraisal		
date	05 SEPTEMBER 2022	drawn by	VMS
drawing number	edp7604_d005a	checked	GEV
scale	1:25,000 @ A3	QA	RBa



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