



Hallam Management Ltd

## Land west of St Athan (Sain Tathan)

### **Review of Landscape Character & Visual Amenity**

December 2022

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## 1.0 EXECUTIVE SUMMARY

- 1.1 This is a Review of Landscape Character & Visual Amenity, prepared by FPCR Environment & Design Ltd on behalf of Hallam Land Management Ltd (HLM)
- 1.2 The report considers the land to west of St Athan (Sain Tathan), i.e., the Site, The Site location and context is shown in **Figures 1-2**.
- 1.3 This report has been prepared as part of a further representation by HLM on the Vale of Glamorgan Council's Call for Candidate Sites for the emerging Replacement Local Development Plan (RLDP) 2021-2036. HLM are promoting the Site for housing development.

## 2.0 INTRODUCTION

- 2.1 The purpose of this report is to provide a summary review of landscape character<sup>1</sup> and visual amenity<sup>2</sup>, and to consider the ability for the Site to absorb change in the form of new housing development.
- 2.2 The report provides a series of landscape design principles that guide development in this location, and which are shown in the Concept Masterplan that is included within the Vision document. Key principles are based upon layout and design, and well-designed landscape mitigation and enhancement strategies. This ensures, for example, that the disposition of built uses within the Site are sensitively assimilated into the local landscape, and that a responsive green infrastructure framework is provided based upon conservation and enhancement so that the impact and consequential effects on landscape and visual receptors is minimised.
- 2.3 Reasoned assumptions have been made on the landscape components of the Site and its visibility based upon the initial field work analysis and desk-based assessment prepared. It is expected that any potential planning application for development would include further detailed analysis through a Landscape & Visual Appraisal (LVA)/Landscape & Visual Impact Assessment (LVIA). The LVA/LVIA would provide judgments on the magnitude of change and the level of effects on receiving landscape receptors<sup>3</sup> and visual receptors<sup>4</sup> as a result of proposed development.

## 3.0 LOCAL PLANNING CONTEXT

- 3.1 The following provides a summary in relation to landscape matters at a local level.

### Local Context

#### Vale of Glamorgan Local Development Plan (2011-2026)

- 3.2 The Council is in the process of preparing a Replacement Local Development Plan Policy (2021-2036). The current adopted Local Development Plan includes the following landscape related policies: SP10 Built and Natural Environment; MG17 Special Landscape Areas; MG19 Green Wedges; and MG27 Glamorgan Heritage Coast.

<sup>1</sup> Landscape Character: A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse [GLVIA3 definition]

<sup>2</sup> Visual Amenity: The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of people living, working, recreating, visiting or travelling through an area [GLVIA3 definition]

<sup>3</sup> Landscape receptors: Defined aspects of the landscape resource that have the potential to be affected by a proposal [GLVIA definition]

<sup>4</sup> Visual receptors: Individuals and/or defined groups of people who have the potential to be affected by a proposal [GLVIA3 definition]

3.3 Policy MD2 Design of New Development includes points 1 and 10 that are related to landscape matters. It states that.

*“In order to create high quality, healthy, sustainable and locally distinct places development proposals should:*

1. *Be of a high standard of design that positively contributes to the context and character of the surrounding natural and built environment and protects existing features of townscape or landscape interest;*
10. *Incorporate sensitive landscaping, including the retention and enhancement where appropriate of existing landscape features and biodiversity interests;”*

3.4 The very eastern part of the Site between the Railway Line and the B4256 lies within Policy MG27 Glamorgan Heritage Coast. This Policy covers an extensive area of the borough.

3.5 The landscape adjacent to the west of the Site, which comprises the Ministry of Defence (MOD) St Athan complex and airfield, is covered by an extensive employment allocation as part of an Enterprise Zone. (Policy MG9 (3), MG10, SP2 (2) St Athan, Aerospace Business Park, part of St Athan – Cardiff Airport Enterprise Zone).

#### **Supplementary Design Guidance SPG**

3.6 The Council has prepared and adopted Supplementary Planning Guidance (SPG) which provides additional policy advice for the Local Development Plan (LDP). This includes SPG Design in the Landscape (2006), and SPG Trees, Woodlands, Hedgerows and Development (2018).

## **4.0 LANDSCAPE CONTEXT**

4.1 The baseline studies determine and describe the current condition of those aspects of the environment that are likely to be affected by any development.

4.2 The preliminary baseline studies have been formulated following a review of published landscape characterisation work, alongside initial field surveys of the Site and the surrounding landscape. This has included an understanding of the area of the landscape that may be affected, and the area in which the development may be visible. Additional fieldwork analysis will be required as part of any LVA/LVIA.

#### **Designations/Policies**

4.3 There are six “Special Landscape Areas” (Policy MG17) within the Local Development Plan. As described by the Local Plan.

*“Special Landscape Areas (SLA) have been designated to protect areas of the Vale of Glamorgan that are considered to be important for their geological, natural, visual, historic or cultural significance (para 6.117)” and that*

*“The designation of SLAs is not intended to prevent development but to ensure that where development is acceptable careful consideration is given to the design elements of the proposal such as the siting, orientation, layout and landscaping, to ensure that the special qualities and characteristics for which the SLAs have been designated are protected”*

4.4 The Site and the immediate landscape does not lie within a “Special Landscape Area”. The land to the east of St Athan is covered by a “Special Landscape Area” designation (See **Figure 3**).

4.5 Although landscape designations are not an exclusive indicator of quality, designated landscapes are commonly acknowledged as being of particular importance and sensitivity.

4.6 The very eastern part of the site between the B4265 and the Railway Line lies within land identified on the Proposal Map as Policy MG27 Glamorgan Heritage Coast. This Policy covers an extensive area of the borough’s landscape. Policy MG27 states:

*“The special environmental qualities of the Glamorgan Heritage Coast will be conserved and enhanced. New development will be restricted to:*

1. *Development that is necessary for coastal defence as identified within the Lavernock Point to St Ann’s Head shoreline Management Plan 2;*
2. *Development that is essential for agriculture, nature conservation, informal recreation, low impact tourism or coastal access;*
3. *Development within settlement boundaries; or*
4. *Other appropriate and sustainable development that accords with National Policy.*

*Development that unacceptably affects the special environmental qualities of the Glamorgan Heritage Coast will not be permitted.”*

4.7 Lying adjacent to the north west of the Site, off Llantwit Road, is the Scheduled Monument of West Orchard Manor House. Further to the east on Llantwit Road is the Listed Building of West Farm House, which lies opposite the Site.

## LANDMAP

4.8 LANDMAP is a Wales-wide landscape assessment that is organised by Natural Resources Wales (NRW) in partnership with the Welsh local authorities. LANDMAP is a tool to help sustainable decision-making and natural resource planning. LANDMAP includes five, nationally consistent, quality assured spatial datasets: Geological Landscape; Landscape Habitats; Visual and Sensory; Historic Landscape; and Cultural Landscape.

4.9 The landscape is subdivided into large areas. Each area is then evaluated using the ratings of: *“Outstanding, High, Moderate, Low and Other”*. The Site is defined in the following areas and their associated ratings.

Geological Landscape. Area: Llanwit St Athan. Evaluation: Outstanding.

Landscape Habitats. Area: Boverton: Evaluation: Moderate.

Visual and Sensory. Area: Heritage Coast Hinterland: Evaluation: Outstanding.

Historic Landscape. Area: Llysworney and Llandough: Evaluation: High.

Cultural Landscape: Area: Heritage Coast Hinterland: Evaluation: High.

## LOCAL CHARACTER

### Vale of Glamorgan, Designation of Landscape Character Areas (2008)

4.10 This report reviews the Landscape Character Areas (LCAs) that were set out in the previous Landscapes Working for the Vale of Glamorgan 1999). The report addresses the more update LANDMAP methodology, and the Local Development Plan.

4.11 The report identifies 27 LCAs with the site and the immediate area to the south lying within the extensive Heritage Coast Hinterland LCA. The adjacent built-up area of St Athan lies within the smaller St Athan LCA.

#### Heritage Coast Hinterland LCA

4.12 Not all of the following is considered to be relevant to the landscape character of the Site and the local landscape, given that the LCA covers such an extensive area, but for completeness the complete analysis from the report is set out below:

##### ***Description***

*An area of broad, low dissected plateau between the cliff top (LCA 3) and running inland to a line approximately to the B4265 road. Essentially part of the western Vale plateau that exhibits a coastal influence in terms of windblow vegetation, sense of exposure and glimpses down into the Bristol Channel and beyond across to Exmoor and Somerset.*

##### ***Geological Landscapes***

*An area of dissected plateau with a series of small truncated valleys with associated small streams eg: Pant y Slade, Pant Llawn-dwr, Cwm Nash and Cwm Macros.*

##### ***Landscape Habitats***

*A mosaic of lowland landscape habitats, grassland, woodland, small streams, ditches and hedgerows. The main areas of woodland are associated with the series of small valleys that dissect the plateau eg: Cwm Mawr, St Donats*

##### ***Visual and Sensory Landscapes***

*Part of a wider area of rolling, lowland plateau, exhibiting the visual and sensory characteristic of a coastal edge location. A mixture of medium to large fields, often bounded by well managed hedgerows. Some local variations such as Southerdown, where stone walls are used to bound the fields. The sense of a coastal landscape with windblow vegetation, exposure and views of the sea.*

##### ***Historic and Cultural Landscapes***

*Part of the larger southern Vale agricultural landscape which includes a number of small nucleated villages eg: St Bridges Major, St Donats and Monkash. Includes Dunraven Park, which is included on the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales, which itself includes the Duraven Castle hill fort on Witches Point which is a Scheduled Ancient Monument, and is also the site of the Heritage coast Visitor centre. It also includes the majority of the Heritage Coast designated area.*

##### ***Key Policy and Management Issues***

- *Management of field boundaries to retain integrity of the agricultural landscape*

- *Management of woodlands in the distinctive truncated valleys*
- *Intensive farming reducing interest in the landscape.*
- *Management of parking and access to the coast.*
- *Protection of the designated Heritage Coast landscape*
- *Erosion of character through development.”*

### **St Athan LCA**

4.13 The analysis of this LCA is set out below.

#### **“Description**

*Centred on the airfield and military base, the LCA is a mixture of RAF St Athan and the associated training and residential complexes associated with it. A generally flat area of landscape,*

#### **Geological Landscape**

*Part of the wider, broad open coastal plateau, the LCA is set around 40 to 45, contour AOD. These [sic] are a number of small valleys cutting into plateau eg: St John's valley, Nant y Stepsau which run eastwards in the Thaw*

#### **Landscape Habitats**

*Largely closely maintained improved grassland. Essentially a manmade landscape with few examples of other lowland habitats.*

#### **Visual and Sensory Landscape**

*A flat, open, exposed area centres on the airfield railway complex and typical of its functional roles. Major groups of buildings on the northern edge of the complex to the west and east of the runway.*

#### **Historical and Cultural Landscapes**

*Part of the network of airfields in this part of the Vale related to military developments within the area. It is to be the subject of extensive capital investment for military training, further extending this associations.*

#### **Key Policy and Management Issues**

- *Work closely with military organisation so to ensure new developments are integrated into wider landscape*
- *Management of the interface between military zone and wider Vale landscape.”*

## **5.0 BASELINE LANDSCAPE CHARACTER & VISUAL AMENITY**

### **LANDSCAPE CHARACTER**

5.1 The following provides an overview.

#### **Site Context**

- 5.2 The Site lies on the western and southern edge of the village of St Athan. St Athan lies alongside the B4265 which provides a principal transport route between Barry to the east (c8km from the Site) and Llantwit Major (c3km) to the west.
- 5.3 To the north west of the Site is the large Ministry of Defence (MOD) complex at St Athan and associated new commercial development, which includes tall buildings and structures as well as aircraft hangers and airfields.
- 5.4 To the south lies the Vale of Glamorgan Railway Line (Bridgend-Cardiff). Beyond this the agricultural landscape extends to the Glamorgan coastline and the edge of the Bristol Channel. In the local landscape to the south of St Athan is the former Aberthaw Power Station and the Tarmac cement works which are prominent features in the local landscape and along the coastline.

### **Site**

- 5.5 The Site forms two parcels of agricultural land and covers around 29ha. The larger part of the Site (area A) lies on the edge of St Athan between Llantwit Road and the Railway Line. It is defined to the north by Llantwit Road, which includes several residential properties. The Site's eastern boundary is formed by hedgerows, which includes a belt of mature trees. Immediately to the east is the recreational area of St Athan Park and residential properties at Glyndwr Avenue, Glebeland Place, Pant-Celyn Place and Louger Place. The Site's southern boundary is defined by an established tree belt along the Railway Line. The Site's western edge follows a tall roadside hedgerow that runs beside an unnamed lane, which connects with Llantwit Road and the B4265 near Seaview Cottage.
- 5.6 The smaller Site parcel (area B) lies on the southern edge of St Athan and forms a single agricultural field bound by the B4265 and the Railway Line.
- 5.7 HLM control land to the south of the railway (area C) as defined in **Figure 1**.
- 5.8 The Site's agricultural fields are used for cattle grazing. They are open and flat in character and contained by a series of hedgerows. Hedgerows are heavily managed by agricultural practices and are low cropped with some gappy and fragmented in character. Aside from an established tree belt along the Railway Line and trees aligning the B4265 there is very limited tree cover within the Site.
- 5.9 The Site contains three Public Footpaths (S2/5/1, S2/3a/1, and S2/3a/2), that provide connections from Llantwit Road to the B4265.
- 5.10 The local and wider landscape around St Athan is comparatively flat in character at around 50-40m AOD (Above Ordnance Datum) with the landform gently sloping towards the lower lying coastline to the south at 5-10m AOD. The Site itself is around 40m AOD.

### **Landscape Value**

- 5.11 GLVIA3<sup>5</sup> describes those elements that are generally agreed to influence value. Assessing Landscape Value, A Technical Guidance Note, TGN 02/21<sup>6</sup> sets out a range of factors that can be considered when identifying landscape value. These being natural heritage, cultural heritage, landscape condition, associations, distinctiveness, recreational, perceptual (scenic, wildness and tranquillity), and functional.

<sup>5</sup> GLVIA3, Para 5.27, Box 5.1.

<sup>6</sup> Assessing Landscape Value, A Technical Guidance Note, TGN 02/21, Landscape Institute

### Landscape Value: Summary

5.12 The Site lies outside of the “Special Landscape Areas” (policy MG17) which covers much of the Vale of Glamorgan. These landscapes are considered by the Local Development Plan to be *“important for their geological, natural, visual, historic or cultural significance”*. The nearest “Special Landscape Area” lies to the east of the St Athan (**See Figure 3**).

5.13 A small part of the Site, that being the south eastern field (areas B) beyond the B4265, lies within Policy MG17 Glamorgan Heritage Coast. The Policy covers an extensive area of the landscape. Through the fieldwork it is considered that the Site does not display any *“special environmental qualities”* identified by the Policy and plays no intrinsic role in the Policy designation, as it is effectively forms a rather ordinary grazing field. It is influenced by the urbanising elements of the adjacent B4265, the Railway Line, the Tarmac Cement works, and to some degree the built edge of St Athan. Furthermore, it is bound and contained by trees and woodland beside the railway line, which prevents wider intervisibility with the coastline. The Policy does not preclude development as it notes that new development will be restricted to *“Development within settlement boundaries; or Other appropriate and sustainable development that accords with National Policy”*.

5.14 It is judged that the Concept Masterplan which shows well-designed residential development, located within a framework of trees and green space and which would be observed within the context of St Athan and the B4256 would be appropriate within this landscape context and would not *“unacceptably affect”* the Glamorgan Heritage Coast.

5.15 The Site contains no significant landscape features with no rare, distinctive or irreplaceable habitats. The Site forms a series of flat open grazing fields around the edge of the St Athan and the Railway Line. Hedgerows are heavily managed by agricultural practices and low cropped with some gappy and fragmented in character. Aside from a belt of mature trees/woodland alongside the Railway Line and some trees beside the B4256 there is very limited tree cover within the Site. It is judged that the Site and the immediate area has no pronounced sense of scenic quality, tranquillity, wildness and distinctive such that it sets it apart and is judged to be rather unremarkable in its character.

5.16 The Site is not covered by any ecological or heritage designation. There is a Scheduled Monument at West Orchard Manor House to the north west of the Site and a nearby Listed Building (West House Farm) off Llantwit Road.

5.17 The Site and the immediate area provide some recreational value, as if other the case with green fields on the edge of the village. Although there are three Public Footpaths that cross the Site these were difficult to locate on the ground during the fieldwork, such that it is reasonable to assume that they are not highly used routes.

5.18 The Site and immediate area are affected by surrounding built and urbanising elements which has an influence on the Site’s landscape character. Influences include the residential edge of St Athan that borders the Site; passing trains on the Railway Line and traffic on the B4256; and tall buildings within the MOD complex which include aircraft hangars. (The MOD complex is allocated for employment uses and it is expected that this would provide further urbanising influences on the Site and this landscape). The former Aberthaw Power Station and the Tarmac cement works, which are visible in places from the Site’s footpaths – and more so from the B4265 on the approach to St Athan, – are prominent urbanising features in this landscape.

## VISUAL AMENITY

5.19 The baseline visual study includes an understanding of the area in which the Proposed Development may be visible, the groups of people who may experience views, the viewpoints where they may be affected and the nature of these views.

### **Visual Receptors**

5.20 Visual receptors include residents; users of public rights of way, open spaces, and recreational facilities; highways users; and people at their place of work. In general, the first two categories (residents and rights of way users) are normally of higher susceptibility to change, although the surrounding context can, in some cases, have a bearing on susceptibility. Elements within the landscape, such as landform, vegetation and buildings determine the actual visibility of the site and its 'visual envelope'. Views and potential visibility of the site from receptors has been explored and this has included reviewing receptors within the wider study area shown in **Figure 1**. From this analysis, it is concluded that views are restricted to that from immediate area with the Site having a restricted and localised 'visual envelope' on account of the screening effects of vegetation, the built-up area of St Athan and the lack of elevated vantage points. A set of photographs are included (see **Figures 5-8**) to demonstrate these localised views. These provide a fair and representative range of viewpoints for the purposes of this report. The photographs were taken in November 2022. These demonstrate winter views where generally there is greater visibility across the landscape in comparison to the summer months when visibility is restricted by vegetation which is in full leaf.

### **Residents**

5.21 In combining susceptibility to change (high) and value of views (medium) alongside professional judgment it is concluded that residents and residential communities are judged to be of high sensitivity. It was not possible to obtain views from properties as they are private views, so professional judgment on visibility is derived through the field work analysis.

### **St Athan**

5.22 The Site lies on the western and southern edge of St Athan. From the fieldwork analysis there are no clear views of the Site for the vast majority of residents within St Athan on account of the generally flat landform character of the village, and established trees and vegetation within and around St Athan Park and along the B4265.

5.23 Residents within several properties along the western section Llantwit Road on the edge of the village at West Farm and Higher End have views of the Site's grazing fields, hedgerows and, depending on location and orientation, views of tree cover along the Railway Line. **Viewpoint 1** is taken from Llanwit Road and provides a representative view.

5.24 A belt of established trees and hedgerows with St Athan Park defines the western built edge of St Athan. This filters and obscure views of the Site from the nearby residential area, although there is some intervisibility between the Site and properties in and around Louther Place.

5.25 There are also some partial views of the Site for residents at Seaview Cottage near the B4265, although intervening vegetation beside the road and along the Railway Line obscures views.

## Summary

5.26 Whilst it is expected there would be some views of new development on the Site – as there is often the case for existing properties bordering new development- these would be localised in extent and would be restricted to a comparatively limited number of receptors, this being some properties on Llantwit Road and to a lesser degree those at and near Louther Place.

5.27 As shown on the Concept Masterplan design and mitigation measures are developed to provide a sensitive interface between new and existing residents. This includes the use of intervening green space and the strengthening of existing boundary hedgerows with new tree planting. Along the northern boundary with Llantwit Road the Concept Masterplan shows a broad continuous swathe of green space and new planting with new housing set back some distance from existing properties. A similar principle of intervening green space and planting is adopted on the Site's eastern edge as part of the Vison's concept of creating a 'green heart'. These approaches would mean that planting would filter and 'soften' views of new built development and coupled with wide areas of green space would provide an appropriate and sympathetic design solution that would minimise visual effects on these receptors.

## Rights of Way Users

5.28 Public Rights of Way Users are judged to be of high susceptibility to change with the value of views being medium. In combining these together with professional judgement these receptors are judged to be of high sensitivity as appreciation of the landscape is part of their overall experience.

5.29 The routes of the Public Footpaths within the Site were difficult to locate on the ground and the assumption from this is that they are not highly used routes. Nevertheless, users of these Footpaths experience close range views of the Site (see, Viewpoints 2, 3 and 7). This includes views of the Site's fields and hedgerows, and depending on location and orientation, views of buildings and structures in the MOD complex to include aircraft hangers, and housing at Lantwit Road and Louther Place. In some places there are intermittent views of traffic on B4265, and opportunities for views of the former Aberthaw Power Station and the chimney stack at the Tarmac and Cement works.

## Summary

5.30 The Public Footpaths are sensitively integrated into the development as part of a well-considered movement and green infrastructure strategy. This is achieved by retaining them or with some opportunities for well-considered realignment. Design measures include locating these routes within landscaped corridors or tree-lined streets that are overlooked by new homes and by offsetting built development from these routes. Whilst the experience would be very different than the current baseline position, these design responses would create pleasant routes that would ensure movement around the Site and would minimise visual effects on these receptors. Improving these Footpaths as well as establishing new routes would deliver wider recreational benefits. There are potential opportunities, for example, in which to connect with St Athan Park and the wider area of village.

### Highway Users

5.31 These receptors are of lower sensitivity as they are travelling through the landscape at speed and experience transient views of the landscape. These highway users are judged to be of medium susceptibility of change and of Medium-Low value. Overall sensitivity is judged to be Medium-Low.

5.32 There are transient views of the Site from Llantwit Road and the B4265. **Viewpoint 1** is taken from Llantwit Road. There are some glimpsed views of the Site for these users as they pass-by where there are some occasional gaps in the hedgeline. From the narrow lane that borders the western part of the Site there is very little visibility on account of the screening effects delivered by tall hedgerow that runs more or less continuously beside the lane. There is an elevated part of the Lane where the route bridges the Railway Line (see Viewpoint4) .and in this location there are view across Site together with views of St Athan, the Railway Line and the MOD complex. There are also views of the former Aberthaw Power Station, the chimney stack at the Tarmac cement works, and distant views of Cardiff Airport on the skyline.

5.33 On the B4265, between Llantwit Major and St Athan, there are some open views across the landscape towards the coast with views of the Bristol Channel and longer distant views of the elevated landscape of Exmoor.

### **Summary**

5.34 Well-designed masterplanning approaches and the use of planting and green infrastructure around the perimeter of the Site, as shown by the Concept Masterplan, would sensitively minimise the impact and effect on these users, which are in event, of lower sensitivity.

### Baseline Summary

5.35 The Site is visually contained within the wider landscape through a combination of the generally low-lying flat landscape – which results in limited elevated viewing locations- and by screening features of roadside hedges, tree cover along the Railway Line and by the built-up area of St Athan. This results in the Site having a restricted and localised ‘visual envelope’.

5.36 There is no intervisibility between the Site and much of the residential area of St Athan. There are no clear views of the Site from Wales Coast Path (long distance recreational route) to the south, nor from the villages of Gileston and West Aberfaw that lie to the south of St Athan near the coastal edge. A combination of the lower lying landform, overlapping hedges and trees prevents views of the Site from these receptors.

5.37 Clear views of the Site - and therefore development upon it- are localised and limited to the Site and its immediate context. This comprises views from the Footpaths that cross the Site; the residential properties on the edge of Llantwit Road and on the western edge of St Athan; users of the nearby St Athan Park and glimpsed fleeting views of the Site for users of the Railway Line and the roads around the Site as receptors pass-by.

## 6.0 DESIGN APPROACH

### Context

6.1 Through an analysis of landscape and visual resources, and subject to a sensitively designed masterplan and a green infrastructure framework, which includes retaining landscape features (e.g., hedgerows and mature trees etc), and the delivery of new landscape habitats (planting, habitat creation and green spaces), it is considered that the Site and the local landscape is tolerant of change and has the capacity to absorb well-designed and well-planned development. A Concept Masterplan is prepared as part of the Vision document, and this provides a masterplanning and placemaking approach for the Site.

6.2 As part of any potential planning application, appropriate design and mitigation measures can be further developed and adopted as part of the masterplanning process. This would ensure that the location and layout of uses are sensitively assimilated into the Site so that the impact and consequential effects on landscape and visual receptors are minimised.

### Guiding Principles

6.3 The following provide a series of guiding principles for development, which are shown in the Concept Masterplan and which can be developed and refined through the masterplanning and design process.

	Guiding Principles	How is this identified in the Concept Masterplan?
1	To minimise impacts and adverse effects upon landscape character and visual amenity by sensitively locating built development within the landscape by introducing a green infrastructure framework of retained and new landscape habitats that will integrate built development within this landscape and built edge context	An interconnected and extensive green infrastructure framework is shown covering around 42% of the Site. This includes the conservation of existing landscape features and new landscape habitats.
2	Ensure that the development's green infrastructure incorporates a variety of habitats and is multifunctional, so that it performs a range of benefits for recreation, health, and well-being, biodiversity and landscape, drainage and blue infrastructure, and adaption to climate change.	Varied multifunctional green space elements are identified, which includes areas of natural green space, grassland, new planting, SuDS and drainage features, play areas, street trees, sports pitches, allotments, community orchards, and recreational routes. The Concept Masterplan and Vision demonstrates that through new green space alongside the existing recreational facilities within St Athan a 'green heart' can be created within village.

3	Conserve, enhance and ultimately strengthen the Site's existing landscape framework (e.g., mature trees, hedgerows and the woodland belt beside the Railway Line). Enhanced with new native planting and species rich grassland these would form a network of interconnected 'greenways', recreational corridors and wildlife habitats within and around the development	The majority of the Site's hedgerows are retained and the tree belt along the railway line are retained within area of green space that can also provide for new planting to strengthen and enhance these elements. Corridors of green space and new planting form a network of green links.
4	Provide new woodland belts, tree planting, hedges and greenspace around the perimeter of the Site to 'soften' and filter views of built development. This approach would assist in integrating built development into this landscape.	Green space and areas of new planting are shown around the perimeter of the Site. Planting would filter and 'soften' views of built elements.
5	Provide compensatory landscape habitats (i.e., trees ad hedges) to deliver mitigation for vegetation that will need to be removed to allow for the development.	New trees, hedges and blocks of woodland are shown.
6	Respond to the surrounding built edge along Llanwit Road by retaining boundary hedgerows and carefully siting new development from existing properties with the use of a broad green corridor.	A wide swathe of green space and planting is shown along the northern part of the Site, and this includes retaining the hedgerow along Llanwit Road and as well as areas of new planting. New housing is shown set back some distance from properties on Llanwit Road.
7	Enhance the existing Public Footpaths by locating these within 'green corridors'. Consider new recreational routes within the Site with potential opportunities for connectivity into St Athan Park (recreation area) and Llanwit Road	Footpaths and new recreational routes are shown within areas of green space. Potential opportunities for new links to St Athan Park.
8	Using an appropriate form, scale and height for new buildings that reflect the surrounding built form, and to adopt a palette of locally distinct building materials that would assist in sensitivity assimilating buildings within this landscape context.	The Vision refers to the local context and character of St Athan, and how densities and built form can respond to the village.
9	Ensuring that new built development actively surveys and faces the green infrastructure framework.	Buildings are identified facing the public realm and green infrastructures.

10	Create a residential environment that includes street trees, native planting, and greenspaces	Street trees, green space and pocket parks are identified.
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## 7.0 SUMMARY

7.1 The Site lies outside of the "Special Landscape Areas" designation which cover much of the Vale of Glamorgan and are considered by the Local Development Plan to be landscapes that are *"important for their geological, natural, visual, historic or cultural significance"*.

7.2 A small part of the Site (area B) lies within Policy MG17 Glamorgan Heritage Coast. The Policy covers an extensive area of the landscape. Through the fieldwork it is considered that the Site does not display any *"special environmental qualities"* identified by the Policy and plays no intrinsic role in the Policy designation. It is influenced by the urbanising elements of the adjacent B4265, the Railway Line, the Tarmac Cement works, and to some degree the built edge of St Athan. Furthermore, it is bound and contained by trees and woodland beside the railway line, which prevents wider intervisibility with the coastline. The Policy does not preclude development as it notes that new development will be restricted to *"Development within settlement boundaries; or Other appropriate and sustainable development that accords with National Policy"*. It is judged that the Concept Masterplan which shows well-designed residential development, located within a framework of trees and green space and which would be observed within the context of St Athan and the B4256 would be appropriate within this landscape context and would not *"unacceptably affect"* the Glamorgan Heritage Coast.

7.3 The Site forms a series of flat open grazing fields around the edge St Athan and the Railway. Hedgerows are heavily managed, and some are gappy and fragmented. Aside from a belt of mature trees alongside the Railway Line there is very limited tree cover within the Site. The Site contains no significant landscape features with no rare, distinctive or irreplaceable habitats. It is considered that the Site is rather unremarkable in its character and would form a logical location for new development being sited alongside the edge of St Athan, and in proximity to the allocated employment land to the west.

7.4 The Site and immediate area are affected by surrounding built and urbanising influences. This includes the residential edge of St Athan that borders the Site; trains on the Railway Line and traffic on the B4256; and tall buildings within the MOD complex, such as aircraft hangers. The former Aberthaw Power Station and the Tarmac cement works are visible from the Site and are prominent features in the local landscape and on the coastal edge.

7.5 The Site is visually well-contained within the wider landscape through a combination of the generally low-lying flat landscape that prevents elevated vantage points, and by screening features of tall roadside hedges, trees and woodland beside the Railway Line and by the built-up area of St Athan. Consequently, clear views of the Site - and therefore development upon it- are localised and are limited to the Site and its immediate context. Well-designed green infrastructure to include new planting and the use of development 'offsets', as shown by the Concept Masterplan, would provide an appropriate design solution that would minimise effects on visual amenity.

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- 7.6 As part of any potential planning application, appropriate design and mitigation measures, which are shown in the Concept Masterplan can be developed and adopted as part of the masterplanning process. This would ensure that the location and layout of built uses are sensitively assimilated into the Site so that the impact and consequential effects on landscape and visual receptors are minimised.
- 7.7 Through an analysis of landscape and visual resources, and through a sensitively designed masterplan and a green infrastructure framework- as identified by the Concept Masterplan-, it is considered that the Site and the local landscape is tolerant of change and has the capacity to absorb well-designed and well-planned development without resulting in any unacceptable long-term landscape and visual harm.



## NOTES

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## KEY

- Site Boundary
- Land under the control of HLM



Scale: 1:20000 @ A3

0 500 1000 1500 2000m

client  
Hallam Land Management Ltd

project  
Land west of Sain Tathan (St Athan), Glamorgan

drawing title  
SITE LOCATION

scale 1:20000 @ A3 dm chk date created 25 November 2022

drawing/figure number

Figure 1

issue

P01

File: \FPCR-FS-01\Projects\111300\11332\LANDSLVIA\11332 LVA Figures.vwx





#### NOTES

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#### KEY

- Site Boundary
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client  
Hallam Land Management Ltd

project  
Land west of Sain Tathan (St Athan), Glamorgan

drawing title  
AERIAL PHOTOGRAPHY

scale 1:5000 @ A3    drn    chk    date created  
1:5000 @ A3    TIK    BC    25 November 2022

drawing/figure number  
**Figure 2**

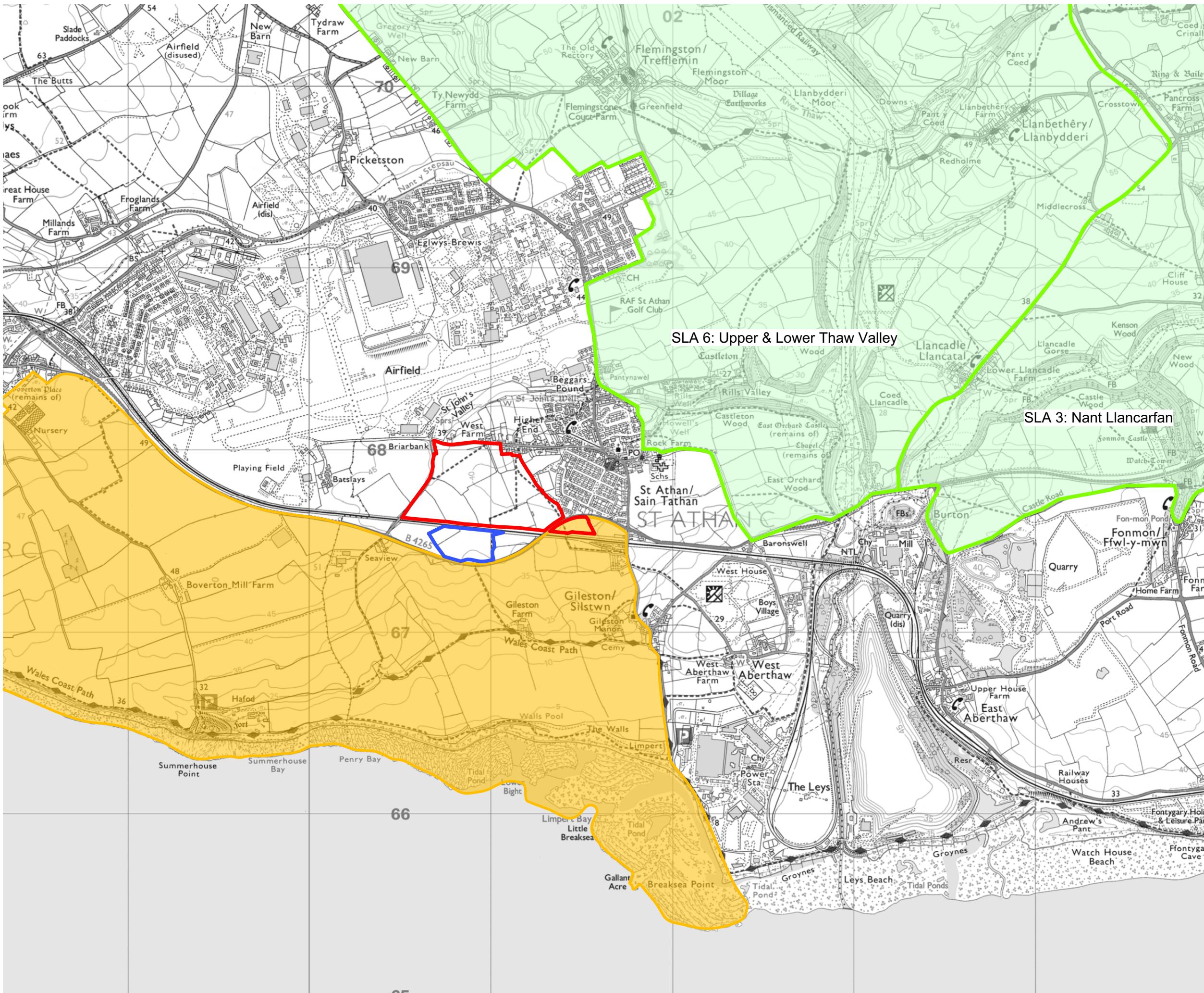
issue  
P01

File: \FPCR-FS-01\Projects2\11300\11332\LANDSLVIA\11332 LVA Figures.wvx

Scale : 1:5000 @ A3

0 100 200 300 400 500m





## NOTES

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## KEY

- Site Boundary
- Land under the control of HLM
- Vale of Glamorgan Proposals Map
- Special Landscape Area (Policy MG17)
- Glamorgan Heritage Coast (Policy MG27)

client  
Hallam Land Management Ltd

project  
Land west of Sain Tathan (St Athan), Glamorgan

drawing title  
DESIGNATIONS

scale 1:20000 @ A3 dm chk date created 25 November 2022

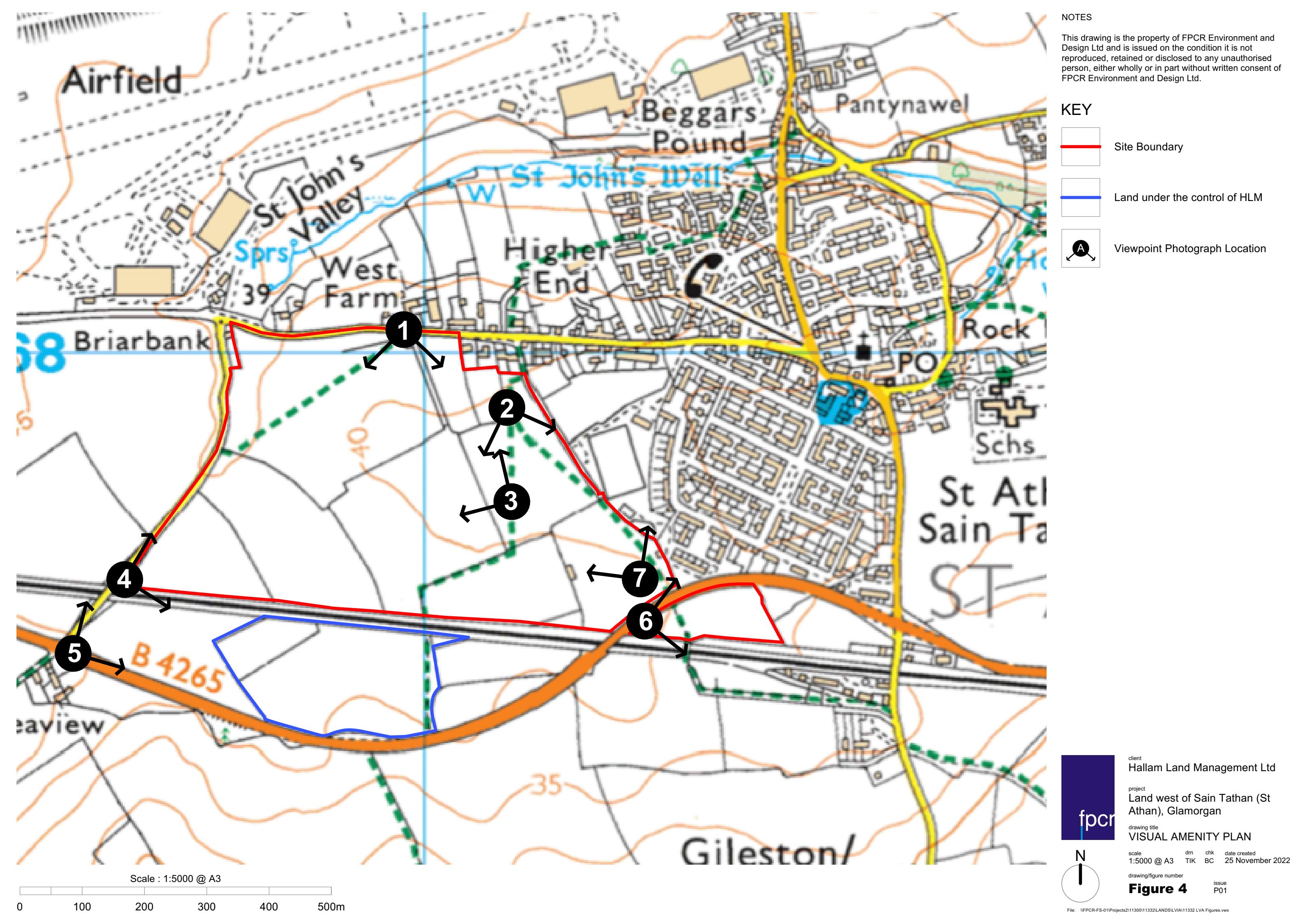
drawing/figure number

**Figure 3**

issue

P01

File: \FPCR-FS-01\Projects\111300\11332\LANDSLVIA\11332 LVA Figures.vwx



Llantwit Road

Former Aberthaw  
Power Station

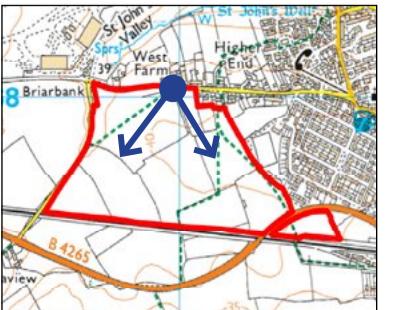
The Site

Tree belt along  
Railway Line



**Photo Viewpoint 1:** View south from Llantwit Road.

**Photo Viewpoint 2:** View south-east from a public footpath.



**Photo Viewpoint 1**  
Date & time of photo: 14 Nov 2022, 13:11  
Camera make & model, & sensor format:  
Canon EOS 6D, FFS  
Horizontal Field of View: 87°  
Direction of View: 180°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1  
Projection: Cylindrical  
Enlargement factor: 100%

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# Former Aberthaw Power Station

## Tree belt along Railway Line

## The Site

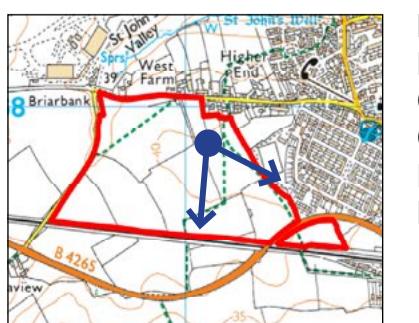
## Public Footpat



## **Photo Viewpoint 2: View south-east from public footpath.**



## Photo Viewpoint 2: Continuation of above view.



**Photo Viewpoint 2**  
Date & time of photo: 14 Nov 2022, 13:20  
Camera make & model, & sensor format:  
Canon EOS 6D, FFS  
Horizontal Field of View: 87°  
Direction of View: 145°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed comfortably at arms length.

Visualisation Type: Type  
Projection: Cylindrical  
Enlargement factor: 10

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client  
**Hallam Land Management Ltd**

project  
**Land west of Sain Tathan (St Athan),  
Glamorgan**

drawing title  
**PHOTO VIEWPOINT 2**

drawn **TIK / BC** issue date **25 November 2022**

drawing / figure number **Figure 6** rev **-**

scale **1:2500**

**Figure 6**



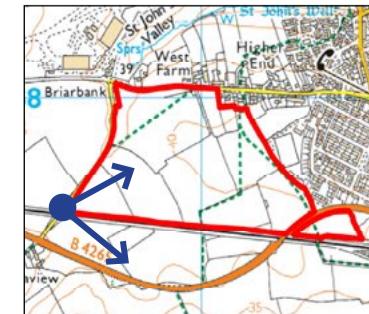
**Photo Viewpoint 3:** View north-west from public footpath.



**Photo Viewpoint 4:** Elevated view looking east from the Railway bridge.



**Photo Viewpoint 3**  
Date & time of photo: 14 Nov 2022, 13:23  
Camera make & model, & sensor format:  
Canon EOS 6D, FFS  
Horizontal Field of View: 87°  
Direction of View: 305°, bearing from North



**Photo Viewpoint 4**  
Date & time of photo: 14 Nov 2022, 13:36  
Camera make & model, & sensor format:  
Canon EOS 6D, FFS  
Horizontal Field of View: 87°  
Direction of View: 95°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

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Dwellings on  
Llwantwit Road

Tree belt along  
Railway Line

The Site

Tarmac  
Cement & Lime

B4265

Former Aberthaw  
Power Station



Photo Viewpoint 5: View north and east from B4265.

The Site

B4265

The Site

Cardiff Airport

Gileston



Photo Viewpoint 6: View east from B4265.

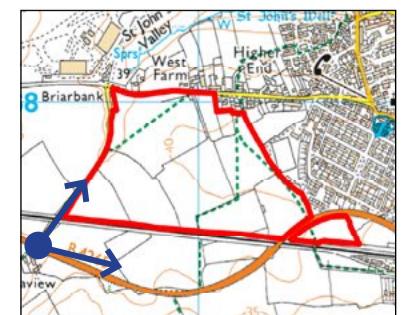


Photo Viewpoint 5  
Date & time of photo: 14 Nov 2022, 13:41  
Camera make & model, & sensor format:  
Canon EOS 6D, FFS  
Horizontal Field of View: 87°  
Direction of View: 70°, bearing from North

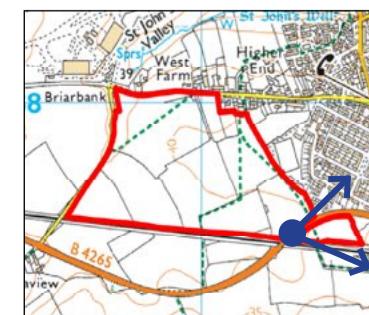


Photo Viewpoint 6  
Date & time of photo: 14 Nov 2022, 14:02  
Camera make & model, & sensor format:  
Canon EOS 6D, FFS  
Horizontal Field of View: 87°  
Direction of View: 80°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.  
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Visualisation Type: Type 1  
Projection: Cylindrical  
Enlargement factor: 100%



**Photo Viewpoint 7:** View north-west from public footpath, near B4265.