

APPENDIX 4.1: ASSESSMENT METHODOLOGY

The methodology used in this assessment has been based upon the recommendations in Guidelines for Landscape and Visual Impact Assessment 3rd Edition published by The Landscape Institute and the Institute of Environmental Management & Assessment in April 2013 (GLVIA3).

Landscape effects assessment

Establishing the landscape baseline

Baseline studies for assessing the landscape effects included a mix of desk study and field work to identify and record the character of the landscape and the elements, features and aesthetic and perceptual factors which contribute to it.

The elements that make up the landscape in the study area were recorded, including:

- physical influences - geology, soils, landform, drainage and water bodies;
- land cover, including different types of vegetation and patterns and types of tree cover;
- the influence of human activity, such as, land use and management, the character of settlements and buildings, the pattern and type of fields and enclosure; and
- the aesthetic and perceptual aspects of the landscape, e.g.: its scale, complexity, openness, tranquillity, wildness.

The overall character of the landscape in the study area was considered, including the particular combinations of elements and aesthetic and perceptual aspects that make each distinctive, usually by identification as key characteristics of the landscape. Evidence about change in the landscape was considered, including the condition of the different landscape types and/or areas, and their constituent parts and evidence of current pressures causing change in the landscape.

Landscape value

The European Landscape Convention promotes taking account of all landscapes, including ordinary or undesignated landscapes. The relative value attached to the landscape was considered at the baseline stage to inform the judgments about the effects likely to occur, whether to areas of landscape as a whole or to individual elements, features and aesthetic or perceptual dimensions, at the community, local, national or international levels.

Landscape designation is a starting point in understanding landscape value but value may also be attached to undesignated landscapes. Special Qualities, reasons for designation, relevant policies in management plans or designation-specific policies in development plans, were consulted in assessing the relative value of the landscape within designated areas.

Areas of landscape whose character is judged to be intact and in good condition, and where scenic quality, wildness or tranquillity, and natural or cultural heritage features make a particular contribution to the landscape, or where there are important associations, are likely to be highly valued. For “ordinary, everyday landscapes”, the judgement was based upon the degree to which they are representative of typical character, the intactness of the landscape and the condition of its elements, scenic quality, sense of place, aesthetic and perceptual qualities.

In Wales, the evaluation of the five aspects of the landscape described in LANDMAP was used, in conjunction with the criteria in Table A4- 1 below, where appropriate.

When determining the landscape value the following elements were considered, in addition to consideration of values associated with designations:

- The importance of the landscape, or the perceived value of the landscape to users or consultees, as indicated by, for example, international, national or local designations;
- The importance of elements or components of the landscape in the landscape character of the area or in their contribution to the landscape setting of other areas;
- Intrinsic aesthetic characteristics, scenic quality or sense of place, including providing landscape setting to other places;
- Cultural associations in the arts or in guides to the area, or popular use of the area for recreation, where experience of the landscape is important;
- The presence and scale of detractors in the landscape and the degree to which they are susceptible to improvement or upgrading; and
- Conservation interests: The presence of features of wildlife, earth science or archaeological or historical and cultural interest can add to the value of the landscape as well as having value in their own right.

The following table indicates the criteria used to determine the Landscape value:

Table A4 - 1 Criteria to determine landscape value

Value	Criteria
High Value	<p>Landscapes subject to international, national or local designations, and non-designated landscapes where the following considerations apply:</p> <p>Areas of landscape whose character is judged to be intact and in good condition;</p> <p>Scenic quality, wildness or tranquillity, and/or natural or cultural heritage features make a particular contribution to the landscape;</p> <p>There are important cultural and artistic associations;</p> <p>They are representative of typical character of the area or have a character or elements that are valued for their rarity;</p> <p>Particular components may be identified as important contributors to the landscape character;</p> <p>The landscape is valued for recreational activities where experience of the landscape is important.</p>
Low Value	<p>Areas of landscape whose character is in poor condition;</p> <p>Scenic quality, wildness or tranquillity, and/or natural or cultural heritage features are not key characteristics of the landscape;</p> <p>Cultural and artistic associations are absent;</p> <p>They are not representative of typical character of the area, but are also not valued for rarity;</p> <p>Particular components may be identified as important contributors to the landscape character;</p>

Value	Criteria
	There is little scope for recreational activities where experience of the landscape is important.

Where the value falls between high and low, an intermediate level of value is assigned, e.g. “medium”.

The landscape baseline report aims to:

- describe, map and illustrate the character of the landscape of both the wider study area and the site and its immediate surroundings;
- identify and describe the individual elements and aesthetic and perceptual aspects of the landscape, particularly those that are key characteristics contributing to its distinctive character;
- indicate the condition of the landscape, including the condition of landscape elements or features;
- project forward drivers and trends in change and how they may affect the landscape over time, in the absence of the proposal; and
- evaluate the landscape and, where appropriate, its components, aesthetic and perceptual aspects, particularly the key characteristics.

Assessing the Landscape Effects

The baseline information about the landscape was combined with understanding of the details of the proposal to identify and describe the landscape effects. The landscape receptors were identified, that is, the components or aspects of the landscape likely to be affected, such as, overall character or key characteristics, individual elements or features, or specific aesthetic or perceptual aspects.

Interactions between the landscape receptors and the components or characteristics of the development at its different stages were considered: construction and operation, and the different types of effect: direct and indirect, secondary, cumulative, short, medium and long- term, permanent and temporary, adverse and beneficial.

Landscape effects considered included:

- change in and/or partial or complete loss of elements, features or aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;
- addition of new elements or features that will influence the character and distinctiveness of the landscape; and
- combined effects of these changes on overall character.

The landscape effects were categorised as adverse, beneficial, or negligible in their consequences for the landscape, judged from the degree to which the proposal fits with existing character and the contribution the development makes to the landscape in its own right, even if in contrast to existing character.

The assessment of the landscape effects was based on assessment of the sensitivity of the landscape receptors and the magnitude of the change in the landscape arising from the proposal.

Sensitivity of the landscape receptors

The sensitivity of landscape receptors combines judgments of their susceptibility to the type of change arising from the development proposal and the value attached to the landscape.

Susceptibility to change means the ability of the landscape receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.

The value attached to the landscape receptors was established in the baseline study.

The sensitivity of landscape receptors to change is categorised as high, moderate or lesser, in accordance with the criteria set out below to determine the susceptibility and value of the landscape receptor.

When determining the landscape susceptibility, the following elements were considered:

- The ability of the landscape receptor to accommodate the proposed development without undue consequences for the maintenance of the landscape character and/or the achievement of landscape planning policies and strategies;
- The degree to which the changes arising from the development would alter the overall character, quality/condition of a particular landscape type or area;
- The degree to which the changes arising from the development would alter individual elements or features or aesthetic and perceptual aspects important to the landscape character; and
- Existing landscape studies may identify the sensitivity of the landscape type or area or its characteristics to the general type of development that is proposed.

The following table indicates the criteria used to determine the landscape susceptibility:

Table A4- 2 Criteria for landscape susceptibility

Susceptibility	Criteria
High Susceptibility	<p>The changes arising from the type of development would alter the overall character, quality/condition of a particular landscape type or area.</p> <p>The changes arising from the type of development would alter or remove individual elements or features or aesthetic and perceptual aspects important to, or add new elements incongruous to, the landscape character.</p> <p>The type of development would compromise the achievement of landscape planning policies and strategies for the landscape.</p> <p>The changes arising from the type of development would alter or remove elements or features or aesthetic and perceptual aspects important to the landscape character, or add new elements that would reinforce the key characteristics of the landscape character.</p>
Low Susceptibility	<p>The changes arising from the type of development would not alter the overall character, quality/condition of a particular landscape type or area.</p> <p>The type of development would not compromise the achievement of landscape planning policies and strategies for the landscape.</p> <p>The changes arising from the type of development would not alter or remove individual elements or features or aesthetic and perceptual aspects important to, or add new elements incongruous to, the landscape character.</p>

Where the susceptibility identified falls between high and low, an intermediate level of susceptibility is assigned, e.g. “moderate”. The basis for the scale of susceptibility assigned to the visual receptor is linked back to evidence from the baseline study.

Magnitude of Landscape Change

Effects on landscape receptors are assessed in terms of size or scale, the geographical extent of the area influenced, and its duration and reversibility.

Table A4- 3 Considerations for assessing magnitude of landscape change

Consideration	Indicative criteria
Size or scale of change	<p>Categorised on a scale of Large, Medium, Small, Negligible or None, based upon:</p> <p>The extent of existing landscape elements that will be lost (or added), the proportion of the total extent that this represents and the contribution of that element to the character of the landscape;</p> <p>The degree to which aesthetic or perceptual aspects of the landscape are altered either by removal of existing components of the landscape or additions of new ones;</p> <p>Whether the effect changes the key characteristics of the landscape, which are critical to its distinctive character.</p>
Geographical area over which the landscape would be changed	<p>Categorised on a scale of:</p> <p>Small: at site level, within the development site itself or at the level of the immediate setting of the site;</p> <p>Medium: at the scale of the landscape type or character area within which the proposal lies;</p> <p>Large: where the development influences several landscape types or character areas.</p>
The duration of the changes	<p>The durations of changes due to the development are categorised as:</p> <p>Short term: zero to five years;</p> <p>Medium term: five to ten years;</p> <p>Long term: ten to twenty-five years</p> <p>Permanent: more than twenty-five.</p>
Reversibility	<p>The prospect and the practicality of the effect being reversed within twenty-five years</p>

Significance of landscape effects

Final conclusions about the degree of effect relate the separate judgements about sensitivity of the receptors and magnitude of the changes combined, based upon the following considerations:

- Major effect: irreversible adverse or beneficial effects, over an extensive area, on elements and/or aesthetic and perceptual aspects that are key to the character of nationally valued landscapes;
- Moderate effect: where effects are judged to be between the criteria for either Major or Minor effects;
- Minor effect: Reversible adverse or beneficial effects of short duration, over a restricted area, on elements and/or aesthetic and perceptual aspects that contribute to, but are not key characteristics of the character of landscapes of community value;

- Negligible effects where there is little or no perceived change to the existing landscape character or the change is difficult to discern.

The criteria for significance of landscape effects are based upon the following considerations:

- Major loss or irreversible negative effects, over an extensive area, on elements and/or aesthetic and perceptual aspects that are key to the character of nationally valued landscapes are likely to be of the greatest significance.
- Reversible negative effects of short duration, over a restricted area, on elements and/or aesthetic and perceptual aspects that contribute to, but are not key characteristics of the character of landscapes of community value, are likely to be of least significance and may be judged not significant.
- Where assessments of significance place landscape effects between these extremes, judgments are made about whether they are significant.
- Where landscape effects are judged to be significant and adverse, proposals for preventing/avoiding, reducing or offsetting or compensating for them are set out (referred to as mitigation).

The significant landscape effects remaining after mitigation are summarised as the final step in the process.

Visual effects assessment

Establishing the visual baseline

Baseline studies for visual effects establish:

- the area in which the development may be visible
- the different groups of people who may experience views of the development
- the location where they will be affected
- the nature of the views at those points
- where possible, the approximate or relative number of the different groups of people who may be affected by the changes in views or visual amenity.

In identifying important viewpoints, heritage assets in the vicinity of the proposed development and their settings were taken into account.

The potential areas where the site and development proposal are likely to be visible were mapped. Landscape components affecting visibility, like buildings, walls, fences, trees, hedgerows, woodland and banks, were identified through field surveys and mapped.

The people within the area who may be affected by the changes in views and visual amenity – the visual receptors – were identified:

- people living in the area
- people passing through on roads and the local lanes
- people visiting promoted landscapes or attractions
- people engaged in recreation of different types, including users of public rights of way, bridleways and access land.

Views that form part of the experience and enjoyment of the landscape were noted, for example, from promoted paths, tourist or scenic routes and associated viewpoints.

The proposed viewpoints were discussed with the local authority, and informed by the visual appraisal, field surveys, and by desk research on access and recreation, heritage assets and other valued landscapes, tourist attractions and destinations, popular vantage points, and relative distribution of population. Viewpoints were selected to represent the experience of different types of visual receptors.

The details of viewpoint locations were mapped and catalogued, and the direction and area covered by the view recorded, sufficient to allow someone else to return to the location and record the same view. Photography was carried out in accordance with the Landscape Institute's guidance in Photography and Photomontage in landscape and visual impact assessment, Advice Note 01/11.

The baseline report aims to describe, map and illustrate:

- the type and relative numbers of people (visual receptors) likely to be affected, making clear the activities they are likely to be involved in when enjoying the view;
- details of the viewpoints and of the visual receptors likely to be affected at each;
- the nature, composition and characteristics of the existing view, noting any particular horizontal or vertical emphasis, and any key foci; existing views have been illustrated in annotated photographs identifying important components of the view.
- elements, such as landform, buildings or vegetation, which may interrupt, filter or otherwise influence the views;
- whether or how the view may be affected by seasonal or weather variation.

Assessing the Visual Effects

Predicting and describing visual effects

The baseline information about the visual receptors was combined with understanding of the details of the proposal to identify and describe the visual effects, considering:

- changes in views and visual amenity arising from elements of the development;
- the distance of the viewpoint from the development and whether the viewer would focus on the development due to its scale and proximity or whether the development would be only a small or minor element in a panoramic view;
- whether the view is stationary or transient or one of a sequence of views;
- the nature of the changes: changes in the skyline, creation of a new visual focus in the view, introduction of new elements, changes in visual simplicity or complexity, alteration of visual scale or the degree of visual enclosure; and
- seasonal differences in effects, arising from the varying degree of screening and/or filtering of views by vegetation in summer and winter.

Categorising the visual effects as adverse or beneficial (or neutral) in their consequences for views and visual amenity was based on judgments about whether the changes affect the quality of the visual experience, and the nature of the existing views and the nature of the changes to the views.

The visual effects were assessed, based on assessment of the nature of the visual receptors and their sensitivity, and the nature of the effect on views and visual amenity, that is, the magnitude of visual change.

Sensitivity of the visual receptors

The people or groups of people likely to be affected at a specific viewpoint – the visual receptors – are assessed in terms of their susceptibility to change in views and visual amenity and the value attached to particular views.

The susceptibility of visual receptors to changes in views and visual amenity is a function of the occupation or activity of people experiencing the view at particular locations and the extent to which their attention or interest is focused on the views or the visual amenity they experience at particular locations.

The visual receptors most susceptible to change include:

- residents at home;
- people engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views;
- visitors to designated landscapes, heritage assets, or other attractions, where views of the surroundings are an important contributor to the experience;
- communities where views contribute to the landscape setting enjoyed by residents in the area.

Visual receptors less susceptible to change include:

- people engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape;
- people at their place of work whose attention may be focused on their work or activity not on their surroundings and where the setting is not important to the quality of working life.
- travellers on road, rail or other transport routes, except along recognised scenic routes, where awareness of views is likely to be high.

Judgments were made about the value attached to the views identified, taking account of recognition, for example, in relation to heritage assets, or through planning designations, appearance in guidebooks or on tourist maps, promotion of particular locations or provision of facilities provided for their enjoyment, such as parking places, sign boards and interpretive material, or references to them in literature or art.

The sensitivity of visual receptors to change is categorised as high, moderate or lesser, in accordance with the criteria set out below.

Table A4- 4 Indicative criteria for visual sensitivity

Category	Indicative criteria
High sensitivity	Viewers in residential or community properties. Views experienced by many viewers. Daily, prolonged or sustained views available over a long period, or where the view of the landscape is an important attractant. A view from a landscape, recreation facility or route valued nationally or internationally for its visual amenity.

Category	Indicative criteria
Moderate sensitivity	<p>Viewers in residential or community properties with partial or largely screened views of the site.</p> <p>Frequent open views available.</p> <p>Viewers are pursuing activities such as sports or outdoor work, where the landscape is not the principal reason for being there or the focus of attention is only partly on the view.</p> <p>A view from other valued landscapes, or a regionally important recreation facility or route.</p>
Lesser sensitivity	<p>A view of low importance or value, or where the viewer's attention is not focused their surroundings.</p> <p>A view from a landscape of moderate or less importance, or a locally important recreation facility.</p> <p>Occasional open views or glimpsed views available; passing views available to travellers in vehicles.</p> <p>A view available to few viewers.</p>

Magnitude of visual change

The visual effects identified are evaluated in terms of size or scale, the geographical extent of the area influenced, duration and reversibility.

Table A4- 5 Considerations for assessing magnitude of visual change

Consideration	Indicative criteria
Size or scale of change	<p>Categorised on a scale of Large, Medium, Small or Negligible based upon:</p> <p>The degree of the loss or addition of features in the view;</p> <p>The extent of changes in the composition of the view, including the proportion of the view occupied by the proposed development;</p> <p>The degree of contrast or integration of the changes with the existing or remaining landscape elements and characteristics;</p> <p>The nature of the view of the proposed development, whether full, partial or glimpsed, or the relative amount of time over which it will be experienced.</p>
Geographical area over which the changes would be experienced	<p>The geographic extent reflects:</p> <p>The extent of the area over which the changes would be visible;</p> <p>The angle of view in relation to the main activity of the receptor;</p> <p>The distance of the viewpoint from the proposed development.</p>
The duration of the changes	<p>Categorised as:</p> <p>Short term: zero to five years;</p> <p>Medium term: five to ten years;</p> <p>Long term: ten to twenty-five years</p> <p>Permanent: more than twenty-five.</p>

Consideration	Indicative criteria
Reversibility	The prospect and the practicality of the effect being reversed within twenty-five years, or within a generation

Judging the overall significance of visual effects

Final conclusions about the degree of visual effects relate the separate judgements about sensitivity of the receptors and magnitude of the changes, for example:

- Major effect: Large scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view, especially where affecting people who are particularly sensitive to changes in views and visual amenity or people at recognised and important viewpoints or from recognised scenic routes.
- Minor effect: limited or localised change, or reversible short term changes, in views available to people for whom the view of the landscape is not the principle focus of interest.
- As for landscape effects, where effects are judged to be between these extremes, they may be assigned moderate levels of effect.
- Negligible effect: The change in the view is imperceptible or difficult to discern.

The following factors inform the judgment about the significance of visual effects:

- Major effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant.
- Major effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant.
- Large scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view.
- As for landscape effects, where visual effects are judged to be significant and adverse, proposals for preventing/avoiding, reducing or offsetting or compensating for them are set out (referred to as mitigation).

The significant visual effects remaining after mitigation are summarised as the final step in the process.

APPENDIX 4.2: POLICY

Cardiff Local Development plan 2006 - 2026

Full details of relevant policy:

- **KP4: Masterplanning Approach**

Major development should accord with:

(i) The following Masterplanning General Principles:

1. Development schemes that are planned in a comprehensive and integrated manner reflecting partnership working and setting out the phasing of development along with a timely provision of supporting infrastructure. Masterplans will need to encompass the whole of a development area regardless of land ownership patterns, and this will require partnership working, involving all relevant parties;
2. High density residential and mixed-use development is focused along public transport corridors and in neighbourhood centres with lower densities provided elsewhere to deliver an overall range and choice to meet different needs;
3. Dedicated sustainable transport corridors including provision for public transport, cycling and walking which will form key elements of the overall master plan and effectively link into the wider network;
4. Walking, cycling and public transport will be attractive, practical and convenient travel choices for all;
5. Provision of a full range of social and community facilities will be concentrated within mixed use neighbourhood centres located along public transport corridors and easily accessed by walking and cycling;
6. The masterplanning process effectively responds to the local context and the context of climate change, to create new well designed neighbourhoods with a distinctive character which residents will be proud of;
7. New development responds to local deficiencies and provides good connectivity to adjoining areas and is informed by feedback from existing communities;
8. Multi-functional and connected green open spaces form strategically important links to the surrounding area to provide routes for people and wildlife and open spaces for sports, recreation and play;
9. Sympathetically integrate existing landscape, biodiversity and historic features of the site into the development taking opportunities to protect, enhance and manage important features along with mitigation and enhancement measures to provide satisfactory compensatory measures;

10. Innovative and creative energy, management of surface water and waste management solutions are adopted to make new developments more environmentally sustainable; and

(ii) Guidance set out in Site-Specific Masterplanning Frameworks, where prepared.

- **KP5: Good Quality and Sustainable Design**

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

- i. Responding to the local character and context of the built and landscape setting so that layout, scale, form, massing, height, density, colour, materials, detailing and impact on the built and natural heritage are all addressed within development proposals;
- ii. Providing legible development which is easy to get around and which ensures a sense of continuity and enclosure;
- iii. Providing a diversity of land uses to create balanced communities and add vibrancy throughout the day;
- iv. Creating interconnected streets, squares and spaces as distinctive places, which are safe, accessible, vibrant and secure and incorporate public art where appropriate;
- v. Providing a healthy and convenient environment for all users that supports the principles of community safety, encourages walking and cycling, enables employment, essential services and community facilities to be accessible by sustainable transport and maximises the contribution of networks of multi-functional and connected open spaces to encourage healthier lifestyles;
- vi. Maximising renewable energy solutions;
- vii. Achieve a resource efficient and climate responsive design that provides sustainable water and waste management solutions and minimise emissions from transport, homes and industry;
- viii. Achieving an adaptable design that can respond to future social, economic, technological and environmental requirements;
- ix. Promoting the efficient use of land, developing at highest practicable densities and where appropriate achieving the remediation of land contamination;
- x. Ensuring no undue effect on the amenity of neighbouring occupiers and connecting positively to surrounding communities;
- xi. Fostering inclusive design, ensuring buildings, streets and spaces are accessible to all users and is adaptable to future changes in lifestyle; and
- xii. Locating Tall buildings in locations which are highly accessible through walking and public transport and within an existing or proposed cluster of tall buildings.

- **KP16: Green Infrastructure**

Cardiff's distinctive natural heritage provides a network of green infrastructure which will be protected, enhanced and managed to ensure the integrity and connectivity of this multi-functional green resource is maintained.

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

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

- i. Undeveloped countryside and coastline (EN1 and EN2);
- ii. Landscape, geological and heritage features which contribute to the City's setting (EN3);
- iii. Strategically important river valleys of the Ely, Taff, Nant Fawr and Rhymney (EN4);
- iv. Biodiversity interests including designated sites and the connectivity of priority habitats and species (EN5, EN6 and EN7);
- v. Trees (including street trees), woodlands and hedgerows (EN8);
- vi. Strategic recreational routes, cycleways and the public rights of way network (T5, T6 and T8);
- vii. Parks, playing fields, green play areas and open spaces (C4 and C5); and
- viii. Growing spaces including allotments, community orchards and larger gardens; and
- ix. Holistic integrated surface water management systems (EN10).

- **EN3: Landscape Protection**

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

Particular priority will be given to protecting, managing and enhancing the character and quality of the following Special Landscape Areas:

- i. St Fagans Lowlands and the Ely Valley;
- ii. Garth Hill and Pentyrch Ridges;
- iii. Fforest Fawr and Caerphilly Ridge;
- iv. Wentloog Levels; and
- v. Flat Holm.

A landscape assessment and landscaping scheme will be required for significant development proposals.

- **EN4: River Corridors**

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

- **EN8: Trees, Woodlands and Hedgerows**

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

- **EN9: Conservation of the Historic Environment**

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

i. Scheduled Ancient Monuments;

ii. Listed Buildings and their curtilage structures;

iii. Conservation Areas;

iv. Archaeologically Sensitive Areas;

v. Registered Historic Landscapes, Parks and Gardens; or

vi. Locally Listed Buildings of Merit and other historic features of interest that positively contribute to the distinctiveness of the city.

- **C4: Protection of Open Space**

Development will not be permitted on areas of open space unless:

i. It would not cause or exacerbate a deficiency of open space in accordance with the most recent open space study; and

ii. The open space has no significant functional or amenity value; and

iii. The open space is of no significant quality; or

iv. The developers make satisfactory compensatory provision; and, in all cases;

v. The open space has no significant nature or historic conservation importance.

APPENDIX 4.3: VIEWPOINT SELECTION

Initial viewpoint selection

Following the completion of baseline studies, which included designations and ZTV mapping, a list of initial viewpoints was compiled.

Table A4-6 below lists the initial viewpoint locations, the details, receptors represented, and reasons for selection.

Table A4-6 Initial viewpoint details

Initial VP Ref	Location	Approx. distance and direction to the site	Receptors represented and reasons for selection
01	Adjacent to Ferry Road	250m to the north	Residents, pedestrians, users of the public open space, and road users. <ul style="list-style-type: none"> • It represents key receptors including residents. • The viewpoint is located close to the site. • There are open views towards the site.
02	A4119 Clarence Road, bridge over the River Taff	760m to the northeast	Nearby residents, pedestrians, users of the Taff Trail, users of National Cycle Route 8, and road users. <ul style="list-style-type: none"> • It represents key receptors including residents. • The viewpoint is located within 1km of the site. • There are potentially views of the proposed development.
03	Hamadryad Park	190m to the east	Users of the park, and users of National Cycle Route 8. <ul style="list-style-type: none"> • The viewpoint is located close to the site and near to the proposed bridge landing. • To assess the impact of the proposed development from the east side of the River Taff.
04	A4232 Cardiff Bay Link Road	220m to the southeast	Pedestrians and road users. <ul style="list-style-type: none"> • The viewpoint is located close to the site. • The A4232 is a main road into Cardiff. • The viewpoint has open and slightly elevated views towards the site. • The proposed development would be seen in context to key buildings within Cardiff.

Initial VP Ref	Location	Approx. distance and direction to the site	Receptors represented and reasons for selection
05	Kestell Drive Park	160m to the south	<p>Residents and users of the public open space.</p> <ul style="list-style-type: none"> • It represents key receptors including residents. • There are views of the existing 14 storey tower.
06	Ferry Road to the west of the site	90m to the west	<p>Residents, pedestrians, cyclists, and road users.</p> <ul style="list-style-type: none"> • It represents key receptors including residents. • The viewpoint is located close to the site • There are views of the existing 14 storey tower.
07	Top of Grangemoor Park adjacent to the "Silent Links" sculpture	450m to the west	<p>Users of the public open space.</p> <ul style="list-style-type: none"> • The viewpoint is located within 1km of the site. • It is an elevated location. • There are views of the existing 14 storey tower. • The proposed development would be seen in context to key buildings within Cardiff.
08	Leckwith Road	1.6km to the southwest	<p>Residents, pedestrians, and road users.</p> <ul style="list-style-type: none"> • It represents key receptors including residents. • It is an elevated location. • There are views of the existing 14 storey tower. • The proposed development would be seen in context to key buildings within Cardiff.
09	Paget Road, Penarth	1.6km to the southeast	<p>Residents, users of the Wales Coast Path, users of the adjacent public open space, and road users.</p> <ul style="list-style-type: none"> • It represents key receptors including residents. • It is an elevated location. • There are views of the existing 14 storey tower. • The proposed development would be seen in context to key buildings within Cardiff.
10	Cardiff Bay Barrage close to the Scott of the Antarctic exhibition	1.3km to the southeast	<p>Users of the Wales Coast Path, users of National Cycle Route 8, and tourists.</p> <ul style="list-style-type: none"> • It represents key receptors. • There are views of the existing 14 storey tower. • The proposed development would be seen in context to key buildings within Cardiff.

Consultations with Cardiff Council

WYG prepared a TVIA scoping report in March 2020 to agree the assessment methodology, study area sizes, and the initial viewpoint selection, see Table A4-6 above.

On the 6th July Cardiff Council provided a written pre-application response, application number PA/20/0054/MJR, and provided commentary on the TVIA scoping report. The comments received include the following:

- The methodology was accepted, including the equipment and data sources to be used.
- The study areas defined as the site boundary, 1km, and 5km for the townscape and landscape analysis of visual effects were accepted.
- In relation to the viewpoint selection, the 10 initial viewpoint locations were considered appropriate in terms of impact and mix. However, there is a tendency toward longer views, which show the scheme as distant and all encompassing. The Urban Design Officer suggested a few closer views including:
 - From within The Marl from the path by Jim Driscoll Way;
 - At about 38 Channel View Road;
 - An additional view from Cardiff Bay Trail, just to the south of where Avondale Gardens joins.

Discounted viewpoints

Following the site visit and a review of the development proposals Sketchup model, the viewpoint locations table was finalised. Table A4-7 below lists the initial viewpoint locations and ones suggested by the Cardiff Council that were not carried forward to the viewpoint assessment and reasons for this. Locations suggested by Cardiff Council are prefixed with the letters CC.

Table A4- 7 Locations not selected for assessment

Initial VP Ref	Location	Reasons why location was not selected for a viewpoint
01	Adjacent to Ferry Road	<ul style="list-style-type: none"> • Viewpoint CC 01 was selected, which is located within the site and closer to the proposed residential units. • A view from this location is provided in Context View A, see Figure LA.08-1
05	Kestell Drive Park	<ul style="list-style-type: none"> • The surrounding existing buildings at Kestell Drive would screen and limit views of the proposed development. • Viewpoint 04 represents the available view from the area.
06	Ferry Road to the west of the site	<ul style="list-style-type: none"> • Following a review of the model of the proposed development with the existing view photograph, views of the proposed development would be limited and tunnelled between gaps in surrounding buildings. • Other views from the are provided, including viewpoint 05 at the top of Grangemoor Park. • A view from this location is provided in Context View B, see Figure LA.08-1

Initial VP Ref	Location	Reasons why location was not selected for a viewpoint
08	Leckwith Road	<ul style="list-style-type: none"> • The view is distant, and the proposed development is likely to be read as part of the existing development in Cardiff from the elevated view. • Other viewpoints provide closer views of the proposed development. • A view from this location is provided in Context View D, see Figure LA.08-2
09	Paget Road, Penarth	<ul style="list-style-type: none"> • The view is distant, and the proposed development is likely to be read as part of the existing development in Cardiff from the elevated view. • Other viewpoints provide closer views of the proposed development. • A view from this location is provided in Context View E, see Figure LA.08-3
CC: 11	Channel View Road	<ul style="list-style-type: none"> • The view is largely screened by existing trees within the park in the northwest of the site, which are likely to be retained. Viewpoint CC: 01 represents a view within the site. • A view is provided Site Photograph 02, Figure LA.06-1.
CC: 12	Cardiff Bay Trail, Avondale Gardens	<ul style="list-style-type: none"> • Views towards the site are largely screened by trees and vegetation along the bank of the River Taff. • Viewpoint 02 near to at A4119 Clarence Road, over the Taff is representative of the view close to this location. • A view from this location is provided in Context View CC: C, see Figure LA.08-2

APPENDIX 4.4: LIST OF FIGURES

Figure LA.01	Site Location Plan
Figure LA.02	Designations
Figure LA.03	Public access
Figure LA.04-1	LANDMAP: Geological Landscape overall evaluations
Figure LA.04-2	LANDMAP: Landscape Habitats overall evaluations
Figure LA.04-3	LANDMAP: Historic Landscape overall evaluations
Figure LA.04-4	LANDMAP: Visual and Sensory overall evaluations
Figure LA.05	Site context
Figure LA.06-1	Site photographs 01 and 02
Figure LA.06-2	Site photographs 03 and 04
Figure LA.06-3	Site photographs 05 and 06
Figure LA.07	Zone of theoretical visibility plan
Figure LA.08-1	Context views A and B
Figure LA.08-2	Context views CC:C and D
Figure LA.08-3	Context view E
Figure LA.09-1	Viewpoint 01: Location map
Figure LA.09-2	Viewpoint 01: Existing view
Figure LA.09-3	Viewpoint 01: Type 3 wireline visualisation
Figure LA.09-4	Viewpoint 02: Location map
Figure LA.09-5	Viewpoint 02: Existing view
Figure LA.09-6	Viewpoint 02: Type 3 wireline visualisation
Figure LA.09-7	Viewpoint 03: Location map
Figure LA.09-8	Viewpoint 03: Existing view
Figure LA.09-9	Viewpoint 03: Type 3 wireline visualisation
Figure LA.09-10	Viewpoint 04: Location map
Figure LA.09-11	Viewpoint 04: Existing view
Figure LA.09-12	Viewpoint 04: Type 3 wireline visualisation
Figure LA.09-13	Viewpoint 05: Location map
Figure LA.09-14	Viewpoint 05: Existing view
Figure LA.09-15	Viewpoint 05: Type 3 wireline visualisation
Figure LA.09-16	Viewpoint 06: Location map
Figure LA.09-17	Viewpoint 06: Existing view
Figure LA.09-18	Viewpoint 06: Type 3 wireline visualisation

