



## 5.0 Landscape and Visual Impact

### 5.1 Introduction

- 5.1.1 WYG is instructed by Biffa Waste Management Ltd (Biffa) to prepare this Landscape and Visual Impact Assessment (LVIA) which relates to the proposed small-scale incineration facility on land at their Swansea Depot on Clarion Close, Morriston, Swansea.
- 5.1.2 Biffa operates an existing waste management and transport depot at Clarion Close, Swansea. The depot is located within the Clarion Close industrial estate circa 5kms to the north-east of Swansea City centre. The depot extends to 1.3 hectares and comprises site offices, maintenance building, a large unused storage building and on-site parking for the company's fleet of waste collection vehicles. The depot is accessed from Clarion Close to the South and bounded to the north and west by existing industrial units. The eastern boundary is defined by the Nant-y-fendrod, a tributary of the River Tawe, with further industrial units beyond.

### 5.2 Methodology and Scope

#### Scope of the assessment

- 5.2.1 This Landscape and Visual Impact Assessment (LVIA) provides an assessment of the effects of the proposed development, on the landscape of the site and its context. The design of the proposed development and the identification of mitigation measures incorporated within the design to minimise adverse effects, is informed by the findings of the assessment process as it progressed. During the assessment, effects on features identified as important to the scenic quality, or effects on the landscape character of the site and its setting are assessed. Effects on peoples' views of the site and its setting, or visual amenity, are also assessed.
- 5.2.2 An environmental impact assessment has been sought by Swansea Council following a Screening Opinion and this LVIA forms part of that assessment.
- 5.2.3 For the purposes of assessing the landscape and visual effects of this proposal, study areas have been defined:
- Site, extends to the red line shown on **Figure 5.1**.
  - The immediate context, defined by local influences such as topography, vegetation and buildings
  - The wider context, the study area in which the site influences
  - The visual study area extends to about 2km from the site
- 5.2.4 The objectives of the assessment are to:
- Describe and evaluate the landscape of the site and surrounding landscape context and the visual amenity of people in the surrounding area, which might be affected by the proposed development;
  - Examine the development proposals and analyse the potential effects on the landscape and visual amenity associated with the scheme's design or operation, and whether they are likely to be significant;
  - Set out mitigation measures which could be implemented in order to avoid, reduce or offset adverse effects, especially those identified as significant, and, where possible, incorporate these in the scheme design;
  - Describe any enhancements of the landscape or visual amenity incorporated in the development proposals, and

- Provide an assessment of the significance of the landscape and visual effects of the proposed development with integral mitigation measures in place.
- 5.2.5 The LVIA is presented with separate sections dealing with effects on landscape, effects on visual amenity, and cumulative effects. The LVIA is illustrated by plans and photographs, as follows:
- |                           |   |
|---------------------------|---|
| <b>Figure 5.1</b>         | Site Location                                       |
| <b>Figure 5.2.1</b>       | Designations – Landscape and Heritage               |
| <b>Figure 5.2.2</b>       | Designations – Biodiversity                         |
| <b>Figure 5.2.3</b>       | Designations – Public Access                        |
| <b>Figure 5.3.1 to .5</b> | LANDMAP – Overall Evaluations                       |
| <b>Figure 5.4.1 to .5</b> | LANDMAP – Level 3 Classifications                   |
| <b>Figure 5.5.1 to .5</b> | LANDMAP – Thematic Evaluations                      |
| <b>Figure 5.6.1</b>       | Visual Appraisal – Topography                       |
| <b>Figure 5.6.2</b>       | Visual Appraisal – Site Context                     |
| <b>Figure 5.7.1</b>       | Zone of Theoretical Visibility – Bare Earth         |
| <b>Figure 5.7.2</b>       | Zone of Theoretical Visibility – Screening Features |
| <b>Figure 5.8.1 to .4</b> | Viewpoint Photographs                               |
- 5.2.6 Detailed information is presented in Appendices as follows:
- Appendix 5.1** General Assessment Methodology  
**Appendix 5.2** Landscape Policies

#### Assessment Methodology

- 5.2.7 The methodology used for assessing the landscape and visual effects is based on the recommendations in Guidelines for Landscape and Visual Assessment 3rd Edition published by The Landscape Institute and the Institute of Environmental Management & Assessment in 2013 (GLVIA3). A summary of the methodology used is set out in **Appendix 5.1**.
- 5.2.8 The assessment process comprises a combination of desk studies and field surveys, with subsequent analyses, and involved:
- A review of landscape designations and planning policies for the landscape, and of other landscape studies relevant to the area, including national and local landscape character assessments;
  - A survey of the site and landscape context study areas and inspection of views of the site from publicly accessible viewpoints, including a photographic survey. The surveys were carried out on 11<sup>th</sup> April 2018.
  - Evaluation of the features and elements of the landscape and their contribution to the landscape character, context and setting, based on these studies;
  - Analysis of the development proposals and consideration of potential landscape and visual effects of the proposed development;
  - Assessment of the susceptibility and sensitivity of the landscape to the changes likely to arise from the development;
  - Identification of the extent of theoretic visibility of the development and viewers, their susceptibility and sensitivity, and view locations, supported by a viewpoint analysis;
  - Consideration of the proposals and the mitigation measures to avoid, reduce or offset adverse effects;
  - Assessment of magnitude of change, the degree and nature of effects on the landscape and on visual amenity and their significance, with the mitigation proposals in place.



### Assessment and mitigation

5.2.9 The effects of the development, whether beneficial or adverse, may vary in nature and degree through its lifecycle and, where feasible, mitigation measures are proposed to be incorporated in the design of the development. Where design measures cannot address identified likely adverse effects, measures such as management of the construction and operational processes or of the use of public rights of way may be proposed. The purpose of mitigation measures is first, to prevent or avoid the potentially adverse effects identified, and if that is not possible, to reduce the potential adverse effect. Where adverse effects are unavoidable, the purpose is to offset or compensate for the effect.

5.2.10 Details of the criteria for assessing landscape effects, visual effects, and cumulative effects, are set out in those respective sections.

#### Weather

5.2.11 The weather is a factor affecting the assessment of, especially, visual impacts. The Met Office<sup>1</sup> publish average statistics for weather patterns for the region, monthly and annual, for maximum and minimum temperatures, days of air frost, hours of sunshine, amount of rainfall - both generally and the number of days when rainfall is above 1mm. For Mumbles Head, the nearest Climate station to where the site is located:

- Rainfall above 1mm per day, which limits visibility, occurs on an average of 147.9 days in the year, about 40.5% of the year
- There are on average 9.7 days when air frost occurs, which can produce hazy conditions limiting visibility, about 2.6% of the year
- There is an average of 1519.7 hours of sunshine per annum for the England SW & Wales S district, more than the Wales regional average of 1401.0 hours.

#### Guidance etc.

5.2.12 In addition to GLVIA3, the Landscape Institute's Advice Note 01/11 Photography and Photomontage in Landscape and Visual Impact Assessment was referred to.

5.2.13 Relevant policy, landscape character assessments, and other contextual information sources were also referred to, including:

- LANDMAP
- Policies relevant to the landscape and visual amenity in national and regional policy including Planning Policy Wales, Technical Advice Notes, Swansea City and County of Swansea Unitary Development Plan (2008), and the Swansea Deposit Local Development Plan.

#### Photography

5.2.14 Photographs have a special role in describing landscape character and illustrating key views. In order for photograph to be representative and to create an image that is as similar as possible to that which is seen with the human eye, the LI advises using a lens with a focal length equivalent to 50mm for a 35mm Single Lens Reflex (SLR) camera, and a horizontal field of view of a little under 40 degrees<sup>2</sup>. The camera

used for the appraisal photography was a Canon EOS 5D Mark iii digital SLR camera with a full frame sensor. Photographs were taken with a focal length of 50mm, unless otherwise stated.

5.2.15 Landscape photography includes wide angle or panoramic views requiring a sequence of photographs to be taken across the view. Where this approach is taken, a series of overlapping photographs are digitally spliced together in Adobe Photoshop CS using a cylindrical projection to provide a panorama approximating to the normal field of view in a landscape context. Where necessary, the contrast and brightness of individual photographs is slightly manipulated in order to create a consistent panorama without visible joins. The viewpoint locations are shown on **Figure 5.6.1**.

### 5.3 Landscape Policies and Designations

#### National and local policies

##### Planning Policy (Wales)

5.3.1 Planning Policy Wales (PPW) Edition 9, November 2016, sets out the land use planning policies of the Welsh Government. It translates The Welsh Government's commitment to sustainable development into the planning system, to be taken into account when preparing development plans, so that it can play an appropriate role in moving towards sustainability.

##### Key Legislation

5.3.2 The key policies that are of relevance to the development include:

- PPW 4 Planning for Sustainability states that 'planning to minimise the causes of climate change means taking decisive action to move towards a low carbon economy by ... facilitating the delivery of new and more sustainable forms of energy provision at all scales'.
- PPW 5 Conserving and Improving Natural Heritage and the Coast states that 'while the value of all the landscapes of Wales is recognised local planning authorities should have regard to the relative significance of international, national and local designations in considering the weight to be attached to nature conservation interests and should take care to avoid placing unnecessary constraints on development'.
- PPW 6 The Historic Environment gives an objective that The Welsh Government's in this field are to 'conserve and enhance the historic environment, which is a finite and non-renewable resource and a vital and integral part of the historical and cultural identity of Wales'.
- PPW 12 Infrastructure and Services, requires under Renewable and Low Carbon Energy, that 'The Welsh Government is committed to playing its part by delivering an energy programme which contributes to reducing carbon emissions as part of our approach to tackling climate change whilst enhancing the economic, social and environmental wellbeing of the people and communities of Wales in order to achieve a better quality of life for our own and future generations'.

5.3.3 Planning Policy Wales is supplemented by Technical Advice Notes (TAN):

- TAN 8 Planning for Renewable Energy under Energy from Waste stipulates that 'some of the output from energy from waste plants is deemed to be "renewable" but the Assembly Government's priority is to see

<sup>1</sup> The data quoted are those for Mumbles Head, England SW & Wales S, obtained from The Met Office website: <https://www.metoffice.gov.uk/public/weather/climate/gcijwm34p> [accessed April 2018]

<sup>2</sup> The Landscape Institute, Landscape Institute Advice Note 01/11, Photography and photomontage in Landscape and Visual Assessment, March 2011, on LI website: <https://www.landscapeinstitute.org/visualisation/> [accessed April 2018]



the amount of waste reduced with the energy recovery usually only coming after recycling and composting’.

5.3.4 City and County of Swansea Unitary Development Plan (2008)

- **Policy EV2** Siting and Location: The siting of new development should give preference to the use of previously developed land over greenfield sites, and must have regard to the physical character and topography of the site and its surroundings.
- **Policy EV6** Ancient Monuments & Protection of Archaeological Sites: The Council will seek to protect, preserve and enhance Scheduled Ancient Monuments and their settings, and also unscheduled archaeological sites and monuments and their settings.
- **Policy EV9** Conservation Areas: Development within or adjacent to a conservation area will only be permitted if it would preserve or enhance the character or appearance of the conservation area or its setting.
- **Policy EV11** Historic Parks, Gardens and Landscapes: Development that would harm the character or setting of registered Historic Parks and Gardens ... will not be permitted.
- **Policy EV12** Lanes and Public Paths: The character of lanes and public paths that contribute to the amenity, natural, and historic qualities of an area will be protected.
- **Policy EV24** Greenspace System: Within the greenspace system, consisting of wildlife reservoirs, green corridors, pocket sites and riparian corridors, the natural heritage and historic environment will be conserved and enhanced.
- **Policy EV27** SSSIs and National Nature Reserves: Development that significantly adversely affects the special interests of sites designated as SSSIs and NNRs will not be permitted unless the need for the development is of such significance that it outweighs the national importance of the designation.
- **Policy EV28** Sites of Local Importance: Development that would significantly adversely affect SINCs ... will not be permitted.
- **Policy EV30** Trees, Woodland and Hedgerow Protection: Protection and improved management of woodlands, trees and hedgerows which are important for their visual amenity, historic environment, natural heritage, and/or recreation value will be encouraged.
- **Policy R11** Renewable Energy: Proposals for the provision of renewable energy resources, including ancillary infrastructure and buildings, will be permitted provided that ‘the scale, form, design, appearance and cumulative impacts of proposals can be satisfactorily incorporated into the landscape ... or built environment and would not significantly adversely affect the visual amenity, local environment or recreational/tourist use of these areas’ and ‘there would be no significant adverse effect on natural heritage and the historic environment’ or ‘the development would preserve or enhance any conservation areas and not adversely affect listed buildings or their settings.’
- **Policy R12** Waste Management: Proposals for the development of waste management facilities involving the transfer, treatment, re-use, recycling ... energy recovery from waste ... will be assessed against regional and local requirements. Proposals will be permitted within areas designated for B2 industrial use or having the benefit of lawful B2 use provided that there are no significant adverse effects in relation to ‘scale and location’, ‘visual impact’, and ‘Natural heritage and the historic environment’.

**Designations**

5.3.5 Landscape designations provide an indication of landscape value. They are areas that have been recognised for the scenic beauty and recreational potential of the landscape. Designations are shown on **Figures 5.2.1 to 5.2.3.**

**National Park/ AONB**

5.3.6 There are no national parks or AONBs in the study area.

**Historic and cultural landscape designations**

**Conservation areas and listed buildings**

5.3.7 The nearest conservation area to the site is located in Llansamlet, 200m to the east, which also includes the nearest listed building, the Grade II listed St. Samlet’s church. There are no other listed structures within 1km of the site. Morryston conservation area lies just over 1km to the west and contains several listed buildings, including the Grade I listed Capel Tabernacle. Conservation areas and listed buildings and structures located within 3km of the site are shown in **Figure 5.2.1.** The setting of conservation areas and listed buildings is a consideration during the preparation of landscape and visual impact assessments.

**Scheduled Monuments**

5.3.8 Scheduled Monuments are shown on **Figure 5.2.1.** The nearest to the site, at 1.5km to the east, is Scott’s Pit, a 19<sup>th</sup> century coal pit with a surviving beam engine building.

**Register of Landscapes, Parks and Gardens of Historic Interest in Wales**

5.3.9 Llewelyn Park, 2.1km to the south-west, is the nearest site included in the ‘Register of Parks & Gardens of Special Historic Interest in Wales’. It is ‘one of the most major Victorian parks of Swansea’.

**Ecological designations**

**Ramsar site/ Special Areas of Conservation**

5.3.10 There are no Ramsar sites or SACs in the study area.

**Sites of Special Scientific Interest**

5.3.11 The nearest SSSI to the site, at 900m to the south, is ‘Six Pit, Swansea Vale and White Rock’. The site is of special interest for its calaminarian grassland, lichen assemblage, and for the vascular plant spring sandwort *Minuartia verna*.

**Ancient woodland**

5.3.12 The only ancient woodland within 1.5km of the site is a small parcel nearly 700m to the north.

**Sites of Interest for Nature Conservation**

5.3.13 Swansea Vale SINC covers Nant-y-fendrod and its banks as it passes through Swansea Enterprise Park, including as it passes the eastern site boundary.



**Public access**

**Public rights of way (PRoW)**

5.3.14 There are no public rights of way with within the site. The nearest passes close to the eastern boundary along the bank of Nant-y-fendrod, connecting Clarion Close with Llansamlet to the east. Another public footpath passes through Llansamlet churchyard, approximately 180m to the south-east at its nearest point. There are very few other public rights of way in the study area.

**Open Access Land**

5.3.15 There is no access land within 2.5km of the site.

**Long distance footpaths (LDFP)**

5.3.16 There are no promoted long distance footpaths in the study area.

**National cycle routes**

5.3.17 NCR 43, a traffic free cycle route, follows the eastern bank of the River Tawe, about 750m to the west of the site. A local cycle route also passes through the industrial estate just over 500m to the south of the site.

**Interim summary**

- 5.3.18 The following elements of the landscape policies and designations are relevant to the assessment of landscape and visual effects of this proposal:
- The setting of scheduled monuments, Historic Parks, Gardens and Landscapes, listed buildings and conservations areas is a material consideration (EV6, EV9, EV11);
  - The character and setting of public rights of way and lanes is to be protected (EV12);
  - Within the greenspace system, including riparian corridors, the natural heritage and historic environment will be conserved and enhanced (EV24);
  - Protection of trees, woodland and hedgerows is to be encouraged (EV30);
  - Renewable energy proposals are to be supported providing there are no significantly adverse effects on the local environment (R11); and
  - Development must have regard to the physical character and topography of the site and its surroundings (EV2).

**5.4 The Proposed Development**

- 5.4.1 Details of the proposed development are provided on the planning application drawings and the Planning Statement accompanying the application. This section describes the main aspects of the proposed development which could potentially affect landscape and/or visual amenity. It also identifies features of the proposals which will assist in mitigating adverse landscape and visual impacts.
- 5.4.2 The existing depot is Biffa’s ‘hub’ for waste collection services for Swansea and the surrounding area employing circa 40 members of staff and with a fleet of approximately 15 vehicles. The existing operations comprises the collection and transfer of trade waste from existing commercial customers in the

Swansea area, this waste is then bulked up at the local Swansea Council depot and transported to landfill at Merthyr Tydfil.

- 5.4.3 The proposals seek the development of a small-scale incineration facility, located within the surplus storage building, to complement the existing operations at the depot by treating the collected trade waste, currently transferred to landfill, in a more sustainable and beneficial manner. The existing building is 38m by 30m and has a footprint of 945m<sup>2</sup>. The height of the building, to ridge, is circa 13m.
- 5.4.4 In order to accommodate the waste reception, drying and treatment operations within the building it will be necessary to extend the building southwards by 6m in order to create an additional floor area of 180m<sup>2</sup>. There will be no increase in the height of the building. The external plant associated with the operation will be limited to the air filtration system and an emission stack.
- 5.4.5 The emission stack will be circa 25m high albeit this is a worse case assumption and Biffa are currently undertaking detailed emissions modelling to ascertain the exact stack height requirements.

**Sources of potential effects on landscape and views**

- 5.4.6 The main features of the development proposal which could potentially result in landscape and visual impacts are:
- Construction of the stack and the extension to the building;
  - Movement of vehicles and materials associated with construction activity; and
  - Introduction of stack to the landscape and in views from the surrounding area.

**5.5 Effects on the Landscape**

5.5.1 This section deals with the effects on the landscape of the site and its context of the proposed construction and occupation of the site.

**Assessment criteria**

- 5.5.2 The assessment process is described generally in section 5.2 above. The general methodology for assessing the effects is set out in **Appendix 5.1**, and the criteria used at each stage of the assessment of landscape effects are set out in the tables below.
- 5.5.3 In summary, the degree of the likely landscape effects of the proposed development is determined by relating the sensitivity of the receptors to the changes arising from the development proposals, and the degree and nature of the changes in the landscape arising from the proposals.

**Receptor Sensitivity**

- 5.5.4 As described in **Appendix 5.1**, the sensitivity of landscape receptors<sup>3</sup> is dependent on their value and susceptibility to, or ability to accommodate, the changes that would be brought about by the proposed development. The sensitivity of landscape receptors combines professional judgments of the value attached to the landscape or its components, established in the baseline study, and their susceptibility to the type of change arising from the development, as follows:
- 5.5.5 The following categories of landscape sensitivity to change are used, combining consideration of landscape value and susceptibility, with the criteria applied:

<sup>3</sup> The term used for elements and aspects of the landscape that might be affected by the proposals and people with views of the development.



**Table 5.1 Indicative criteria for assessing landscape sensitivity**

| Category             | Indicative criteria  |
|----------------------|--|
| High sensitivity     | <p>A highly valued landscape e.g. of national or international importance, whose character or key characteristics are susceptible to change;</p> <p>Aspects of the landscape character are highly valued as “key characteristics” and susceptible to change in National or local character assessments;</p> <p>The landscape character is highly valued as intact and in good condition and particularly vulnerable to disturbance;</p> <p>A highly valued landscape with no or limited potential for substitution or replacement.</p> |
| Moderate sensitivity | <p>A landscape of local importance or value, whose character or key characteristics are susceptible to change;</p> <p>Other characteristics of the landscape character also noted in National or local character assessments and susceptible to change;</p> <p>The landscape character is valued for moderate condition and not particularly vulnerable to disturbance;</p> <p>A moderately valued landscape with some potential for substitution or replacement.</p>  |
| Lesser sensitivity   | <p>No or little evidence of value or importance attached to the landscape area, its features or characteristics;</p> <p>Few features, characteristics or qualities susceptible to disturbance or particularly susceptible to improvement or upgrading</p> <p>Good potential for substitution or replacement</p>  |

5.5.6 These are the criteria against which receptors are considered in order to arrive at a judgement as to their sensitivity, but it is not necessary for all the criteria set out for a category to apply.

**Effect Magnitude**

5.5.7 The degree of the likely landscape effects of the proposed development is determined by relating the sensitivity of the receptors to the changes arising from the development proposals, and the degree and nature of the changes in the landscape arising from the proposals.

5.5.8 The scale of magnitude of the changes is related to considerations of the size or scale of the change, the geographical extent of the area influenced, and the duration and reversibility of the change. The scale of magnitude of the changes is graded, as follows:

**Table 5.2 Indicative criteria for assessing magnitude of landscape change**

| Magnitude of Change | Landscape Change  |
|---------------------|---|
| Great change        | Major size or scale of change, affecting the landscape type or character of the area within which the proposal lies or extending over the wider area; |

| Magnitude of Change  | Landscape Change  |
|----------------------|---|
|                      | likely to be longer term or permanently, with low prospect of reversibility   |
| Medium change        | Intermediate size or scale of change, affecting part of the landscape type or character of the area within which the proposal lies, or larger scale of change at the level of the site or immediate context; likely to continue into the medium term, with good prospect of reversibility |
| Small change         | A minor proportion of the extent of the character type or area is affected or smaller scale of change over a larger extent; the changes occur at the level of the site or immediate context, and likely to be short term and reversible.  |
| Negligible/no change | No apparent change to landscape characteristics   |

**Effect Significance**

5.5.9 The degree of effect, whether adverse or beneficial, is assessed by relating the sensitivity of the receptor and the magnitude of change, by considering the following indicative criteria:

**Table 5.1 Indicative criteria for assessing landscape effects**

| Landscape effect | Indicative criteria   |
|------------------|---|
| Major            | Highly sensitive landscape completely degraded or greatly changed, with little or no scope for mitigation;<br>Great improvement, sufficient to upgrade overall landscape character.                               |
| Moderate         | Medium change to moderately sensitive landscape; lesser change to higher sensitivity landscape or greater change to less sensitive landscape.   |
| Minor            | Localised or limited adverse change to the existing landscape character;<br>greater change to less sensitive landscape;<br>Considerable scope for mitigation;<br>Localised improvement to the existing landscape. |
| Negligible       | Little or no perceived change to the existing landscape character;<br>The change is difficult to discern.   |

5.5.10 Intermediate conditions may be described, such as Moderate-Major, where the criteria for Moderate may be exceeded but not qualify as Major. Where the magnitude of change is “none”, the effect would correspondingly be None.

5.5.11 Major effects are likely to be considered “significant”, especially if or adverse and long term or not reversible, and Minor or Negligible effects as “not significant”. The relative significance of intermediate effects is indicated in the assessment below, as are effects that are not significant, but may be important considerations in decision making about the proposed development.



5.5.12 Effects may be adverse or beneficial. In some instances, the effect may be offset by other considerations, for example, through the mitigation proposals, and the resulting effect is neither beneficial nor adverse.

## 5.6 Baseline Environment

### Existing baseline

5.6.1 The landscape baseline is a description and analysis of the existing landscape, against which the effects of the proposed development are assessed, first, by reference to landscape character assessments for the area in which the site is located, at national and local levels and, then, from site-specific surveys and analysis carried out for the purposes of this assessment.

### LANDMAP

5.6.2 Landscape Assessment, following the LANDMAP methodology, has been undertaken for Swansea Council. The assessment uses the Natural Resources Wales (NRW) / Wales Landscape Partnership Group approach which separates the defining aspects of the landscape into five categories, or aspects; geology, habitats, visual & sensory, historic cultural, and visual & sensory. It considers the relationship that exists between people and places; how people have given meaning to places through time and how the physical landscape has shaped their actions, or how their actions have shaped the landscape. LANDMAP information is summarised below for the most relevant aspect areas. The findings of the LANDMAP studies have informed the baseline for the landscape and visual impact assessment. LANDMAP data is based on 2016 data downloaded from the NRW website.

### Geological Landscape

5.6.3 The site lies within the urban boundary of Swansea and as such is not classified under this aspect by LANDMAP.

### Landscape Habitats

5.6.4 The Landscape Habitats aspect area in which the site lies (SWNSLH644) covers the whole of urban Swansea. It is Level 3 classified as Dry (Relatively) Terrestrial Habitats/ Built Up Areas/ Residential/ Green Space'. As a manmade urban habitat, the overall evaluation is Low.

### Historic Landscape

5.6.5 The Historic Landscape aspect area (SWNSHL307) that covers the site, covers Swansea and its surroundings. The aspect area is classified as Built Environment (Level 1) and has does not have an overall evaluation.

### Cultural Landscape

5.6.6 The site lies within an aspect area (SWNSCL012) classified as Influences/ Material expressions/ Infrastructure/ other Infrastructure (Level 4). The aspect area covers the Tawe valley plain between the city centre and the M4, the site lying towards its central eastern side. Overall the aspect area is evaluated as Outstanding 'as the first, largest and lasting Enterprise Zone in the UK that contributes markedly to the economy and society of Swansea'.

## Visual & Sensory Aspect

5.6.7 The aspect area (SWNSVS002) covers the eastern part of urban Swansea with the site lying towards the centre of its northern part. Its Level 3 classification is Development/ Built Land / Urban. The aspect area does not have an overall evaluation.

### Site-specific appraisal

#### The landscape of the site

5.6.8 The site is situated towards the eastern edge of Swansea Enterprise Park, which occupies the flat land in the bottom of the Tawe Valley between central Swansea and the M4 to the north. The Enterprise Park consists of large industrial units which are separated by bands of mature trees, which also line many of the roads in the area. Nant-y-fendrod, a small tributary of the River Tawe, runs through open grass-covered land adjacent to the eastern perimeter fence of the site. The nearest housing to the site lies in Llansamlet, just over 100m to the east as the land starts to rise in a small hill, which is topped by St. Samlet's Church, a prominent landmark in the surrounding area.

#### Features of the site

5.6.9 The extent of the ownership area is level and measures approximately 170m x 80m, contains three industrial buildings and is primarily surfaced in concrete. The application site occupies the south-eastern half of this area, which includes the largest of the three buildings. In comparison to buildings in its surroundings, the site building is of a small scale but at 13.8m, of a similar height. A narrow band of mature deciduous trees, primarily alder, surrounds the site boundary but are not within the site.

#### Characteristics and aesthetics

5.6.10 The flat nature of the surrounding areas and the trees around the site create a sense of enclosure, which is further emphasised by nearby large buildings. The aesthetics are dictated by the industrial context and use of the site, with large featureless walls of industrial buildings and areas of hardstanding. Trees and the stream corridor to the east help to break up industrial prominence, adding some softer textures and a diversity of colour.

#### Public access

5.6.11 There is no public access to the site. A public footpath runs parallel to the eastern site boundary along Nant-y-Fendrod.

#### Landscape baseline summary

5.6.12 Key landscape issues that need to be considered in the detailed assessment of landscape effects include:

- The trees around the site both provide an important screening function and soften the hard nature of the industrial surroundings;
- The setting of the nearby St Samlet's Church and Llansamlet conservation area is a material consideration;
- The site is situated within Swansea Enterprise Park which is assessed as an outstanding cultural landscape; and
- The setting of the public footpath adjacent to the site boundary and the nearby nature reserve is an important consideration.



**Landscape value**

5.6.13 The characteristics, sensitivities and guidelines in the existing character assessments at national and local level and the site-specific analyses carried out for the purposes of this LVIA were taken into account as indicators of the aspects of the landscape important to the character, and evaluated according to the following criteria:

**Table 5.2 Indicative criteria to determine landscape value**

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

5.6.14 Where the value falls between high and low, the level of value is “medium”.

5.6.15 The features/ elements/ characteristics identified as important or “key” to the landscape character of the site are:

- The mature trees around the site boundary; and
- Its setting within Swansea Enterprise Park.

**Effects on the landscape**

5.6.16 This section examines the nature and significance of the landscape effects arising as a result of the proposed development with reference to:

- effects on landscape fabric within the site, its features and qualities;
- effects on landscape character, including consideration of effects on designated landscapes; and
- effects on the landscape setting of settlements, public rights of way and roads.

**Effects on landscape features qualities**

5.6.17 Effects of the landscape fabric may occur where there are either direct or indirect physical changes to the landscape. Direct changes to landscape fabric would only occur within the application boundary.

**Effects on Landscape Character**

5.6.18 The effect of the proposed development on landscape character will depend on the key characteristics of the receiving landscape; the degree to which the proposed development is considered consistent with or at odds with them, and how the proposed development would influence the landscape context, affected by:

- the distance from the site;
- weather conditions; and
- the ‘fit’ of the proposed development within the landscape pattern and characteristics.

**Landscape Receptor Sensitivity**

5.6.19 The sensitivity of landscape receptors is judged by considering their value, assessed in the baseline description above, and their susceptibility to the changes arising from the proposed development. The receptors, their value and susceptibility are set out in the following table, with the resultant judgement of their sensitivity to the proposed development:

**Table 5.3 Sensitivity of landscape receptors**

| Receptor  | Value   | Susceptibility  | Sensitivity |
|---|---|---|-------------|
| Landscape features and qualities                  | Trees around site boundary - High                             | Trees to be retained: Low susceptibility                                    | Moderate    |
| Landscape character                               | Outstanding cultural landscape: High                          | Small part of aspect area and proposals within its context: Not susceptible | Lesser      |
| Public access: Public rights of way and footpaths | Promoted walks nearby and adjacent public footpath - Moderate | Near to site and within its context: Moderately susceptible                 | Moderate    |



| Receptor  | Value                                      | Susceptibility  | Sensitivity |
|---|--|---|-------------|
| Public access: National Cycle Route                 | National route: High                       | Not susceptible as outside of context area                  | Lesser      |
| Setting to settlement                               | Local residents - High                     | Screened from site: Moderately susceptible                  | Moderate    |
| Designated landscapes: Llansamlet conservation area | Locally designated - Moderate              | Within the context area of the site: Moderately susceptible | Moderate    |
| Designated landscapes: Listed buildings             | Architectural and historic interest - High | Within the context area of the site: Moderately susceptible | Moderate    |
| Designated landscapes: Registered Park and Garden   | Nationally designated landscape - High     | Outside of context area: Not susceptible                    | Moderate    |
| Designated landscapes: Swansea Vale SINC            | Locally designated landscape - Moderate    | Adjacent to site boundary: Moderately susceptible           | Moderate    |

**Magnitude of change**

5.6.20 The features of the development giving rise to changes in the landscape are:

- Construction activity associated with the development proposals;
- the extension to the existing building; and
- the addition of the proposed stack.

**Construction phase**

5.6.21 Landscape features, qualities, and character

5.6.22 The vegetation screening the site along Nant-y-fendrod is outside of the site boundary, the development proposals would therefore not alter it. Construction activity associated with the building extension and stack construction would however be immediately adjacent to these features, assessed as a **medium** landscape change.

5.6.23 Cultural Landscape is the only LANDMAP aspect area to both be assessed and to have an overall evaluation above low, being evaluated as outstanding. As this evaluation is connected to the historic importance and longevity of the Swansea Emperies Park, this would not be altered by the development proposals. Therefore, the scale of change would be **negligible**.

5.6.24 Public access

5.6.25 There would be a **small** change to the setting of the adjacent public footpath during this period as the path already runs through an area with an industrial context and activity. Footpaths in the wider area and NCR43 would experience **no change**.

5.6.26 Setting to settlement

5.6.27 Settlement within the context area of the site would experience a **negligible** scale of change during the construction period as there are extensive existing trees between them.

5.6.28 Designated landscapes and features

5.6.29 Although only a small part of the Swansea Vale SINC is adjacent to the site, its proximity would result in a **medium** scale of change to its setting during construction. The setting of St. Samlet’s Church and the Llansamlet conservation area in which it is situated would experience a **small** scale of change as result of the construction activities. There would be **no change** to the setting of designated landscapes and features in the wider area.

**Operational Phase**

5.6.30 Landscape features, qualities, and character

5.6.31 There scale of change to the setting of the site boundary vegetation in the long-term would be **none** as the proposed changes are consistent with the existing context. Likewise, there the addition of the proposals to the character of the LANDMAP aspect area would result in **no change**.

5.6.32 Public access

5.6.33 The addition of the building extension and the stack to the setting of the adjacent public footpath would create a **small** scale of change to its setting as the path is already within an industrial area. There would be **no change** to the setting to areas of public access within the wider study area.

5.6.34 Setting to settlement

5.6.35 There would be **no change** to the setting on nearby settlement as any changes would be interpreted as part of the existing industrial context of the area.

5.6.36 Designated landscapes and features

5.6.37 The addition of the development proposals to the setting of the adjacent Swansea Vale SINC and nearby conservation area and listed building would create a **small** scale of change. There would be **no change** to the setting of designated landscapes and features in the wider area.

**5.7 Likely Significant Landscape Effects of the Scheme**

5.7.1 Consideration of the magnitude of the changes due to the development is combined with consideration of the sensitivity of landscape receptors affected by the development to assess the degree and nature of the effect, and its significance, at each stage of the lifecycle of the development.

**Construction Phase Effects**

5.7.2 Landscape features, qualities, and character

5.7.3 The proximity of the development proposals to the vegetation around the site boundary would result in there being a **moderate adverse** impact on its setting during the construction phase. The character of the Swansea Enterprise Park, assessed as an outstanding cultural landscape, would not be notably





## Chapter 5 – Landscape and Visual Impact

effected as the proposals are both small in scale and in keeping with the existing context of the area., creating a **negligible** impact.

### 5.7.4 Public access

5.7.5 The setting of the adjacent public footpath would experience a **minor adverse** impact during the construction period due to its proximity to the site. Public rights of way and other areas with public access further away from the site are screened by intervening vegetation and buildings and there would therefore the impact on their setting would be **none**.

### 5.7.6 Setting to settlement

5.7.7 The construction of the stack may be perceptible within the setting of several of the nearest properties to the site. The setting of this settlement would experience a **minor adverse** impact during the construction phase. There would be **no impact** on the setting on settlement in the wider study area as any activity on the site would be interpreted as part of the existing context of the area.

### 5.7.8 Designated landscapes and features

5.7.9 The setting of St. Samlet's Church and the conservation area in which it is located would experience a **minor adverse** impact on their setting during this phase as although the site itself is screened by intervening vegetation, construction activity of the higher components of the proposals would be a perceptible element within their setting. Although the Swansea Vale SINC is adjacent to the site boundary the construction of the development proposals would only impact on a small part of the setting of the SINC and there would be no direct impact on the features of it, resulting in a **minor adverse** impact on the setting during this phase. The impact on the setting of more distant designated landscapes and features would be **none** as the site is a small part of their setting and any alternations would be interpreted as part of the wider context of the area.

### **Operational Phase Effects**

### 5.7.10 Landscape features, qualities, and character

5.7.11 The changes brought about by the development proposals would be read in the context of the existing use of both the site and its immediate surroundings. The impact on the setting of the vegetation around the site boundary would therefore be **negligible** in the long term. The fact that the development proposals are consistent with the existing industrial setting of the Swansea Enterprise Park also ensure that the impact on the setting of the LANDMAP aspect area would be **none**.

### 5.7.12 Public access

5.7.13 As the proposed development is both filtered by intervening vegetation and keeping within the existing context of the area, the impact on the setting of the adjacent public footpath would be **negligible** in the long term. Screening provided by existing buildings and woodland ensure that there would be **no impact** on the setting of other areas with public access in the context area.

### 5.7.14 Setting to settlement

5.7.15 Any elements of the proposals that may be perceptible within the setting of nearby residential properties would be interpreted as part of the existing industrial context of the surrounding Swansea Enterprise Park. The impact on the setting of these properties would therefore be **negligible**. The impact on the setting of other residential properties in the study area would be **none** as the development proposals would either be a very small part of their setting, distant or screened.

### 5.7.16 Designated landscapes and features

5.7.17 The introduction of the development proposals to the setting of the Swansea Vale SINC would create a **minor adverse** impact in the long term as the addition of the proposed features would not have a notable impact on the setting of the SINC as they are comparable with the existing situation. The impact on the setting on the nearby conservation area and the listed building of St. Samlet's Church would be **minor adverse** due to the stack being a perceptible element within their setting, although it would be interpreted as part of the existing industrial context of the area. There would be **no impact** on the setting of designated landscape and features in the wider study area.

5.7.18 The assessment conclusions are set out in the following table:



**Table 5.4 Assessment Summary and Landscape Effects**

| Summary description of the identified impact         | Sensitivity of Receptor | Impact Magnitude | Significance and Nature of Effect       | Confidence Level |
|--|-------------------------|------------------|---|------------------|
| <b>Construction</b>                                  |                         |                  |   |                  |
| Landscape features - site boundary vegetation        | Moderate                | Medium           | Moderate adverse – not significant      | Medium           |
| Landscape character - LANDMAP                        | Lesser                  | Negligible       | Negligible – not significant            | High             |
| Public access - Public rights of way and footpaths   | Moderate                | Small - none     | Small to none – not significant         | Medium           |
| Public access - National Cycle Route 43              | Lesser                  | None             | None – not significant                  | High             |
| Setting to settlement                                | Moderate                | Negligible       | Minor adverse to none – not significant | High             |
| Designated landscapes - Llansamlet conservation area | Moderate                | Small            | Minor adverse – not significant         | Medium           |
| Designated landscapes - Listed buildings             | Moderate                | Small            | Minor adverse – not significant         | Medium           |
| Designated landscapes - Registered Park and Garden   | Moderate                | None             | None – not significant                  | High             |
| Designated landscapes – Swansea Vale SINC            | Moderate                | Medium           | Minor adverse – not significant         | Medium           |
| <b>Operation</b>                                     |                         |                  |   |                  |
| Landscape features - site boundary vegetation        | Moderate                | None             | Negligible – not significant            | High             |
| Landscape character - LANDMAP                        | Lesser                  | None             | None – not significant                  | High             |
| Public access - Public rights of way and footpaths   | Moderate                | Small - none     | Negligible – not significant            | High             |
| Public access - National Cycle Route                 | Lesser                  | None             | None – not significant                  | High             |
| Setting to settlement                                | Moderate                | None             | Negligible to none – not significant    | High             |
| Designated landscapes - Llansamlet conservation area | Moderate                | Small            | Minor adverse – not significant         | Medium           |
| Designated landscapes - Listed buildings             | Moderate                | Small            | Minor adverse – not significant         | Medium           |
| Designated landscapes - Registered Park and Garden   | Moderate                | None             | None – not significant                  | High             |
| Designated landscapes – Swansea Vale SINC            | Moderate                | Small            | Minor adverse – not significant         | Medium           |



**Conclusions**

- 5.7.19 No significant or major adverse impacts are identified for any stage of the development proposals.
- 5.7.20 The only moderate adverse impact identified is on the setting of the site boundary vegetation during the construction period. Following the completion of construction this impact would reduce to negligible as the proposed development would be interpreted in a similar manner to its existing use.
- 5.7.21 The only long term adverse impacts identified are minor and are on the setting of the nearby listed building of St. Samlet’s Church and Llansamlet conservation area. The stack would add an additional vertical element to the setting of these features, although it would be interpreted as part of similar elements nearby in the enterprise park.
- 5.7.22 The only other adverse impact identified is small on the setting of the nearest residential properties during the construction phase. This is due to the possibility of the stack construction being a perceptible element within their setting. In the long term the impact would reduce to negligible as if the stack is a perceptible element to the setting of the properties it would be interpreted as part of the industrial context of its existing surroundings.

**5.8 Effects on Visual Amenity**

5.8.1 This section deals with the effects on visual amenity, arising from changes in the views available to people in the surrounding area.

**Assessment Criteria**

5.8.2 The assessment process is described in **Appendix 5.1**. The criteria for assessing the likely effects of the proposed development are set out below.

**Receptor Sensitivity**

5.8.3 The sensitivity of viewers is affected by the susceptibility of the viewer to changes in views and visual amenity and the value attached to particular view locations and views. The context of the location contributes to susceptibility, for example, people viewing from residential properties or from a valued landscape are likely to be more susceptible to change than people viewing from an industrial context. Particular views may have importance and be valued as part of the experience of a valued landscape or promoted recreation facility or route.

5.8.4 The following criteria for visual sensitivity, combining susceptibility and value considerations, are used:

**Table 5.5 Indicative criteria for assessing visual sensitivity**

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

| Category             | Indicative criteria   |
|----------------------|---|
| Moderate sensitivity | Viewers in residential or community properties with partial or largely screened views of the site<br>Frequent open views available of the site<br>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<br>A view of the site from other valued landscapes, or a regionally important recreation facility or route |
| Lesser sensitivity   | A view of low importance or value, or where the viewer’s attention is not focused their surroundings<br>A view of the site from a landscape of moderate or less importance<br>Occasional open views or glimpsed views available of the site passing views available to travellers in vehicles<br>A view available to few viewers  |

**Effect Magnitude**

5.8.5 The degree of the likely visual effects of the proposed development is determined by relating the sensitivity of the receptors and the changes in the landscape or view of the landscape to which they will be subjected. The scale of magnitude of the changes in visual amenity is evaluated in terms of size or scale, the geographical extent of the area influenced, duration and reversibility, as follows:

**Table 5.6 Indicative criteria for assessing magnitude of visual change**

| Magnitude of Change  | Visual Change   |
|----------------------|---|
| Great change         | Major size or scale of change, affecting a large proportion of the angle of the view or affecting views from a wide area; continuing into the longer term or permanently, with low prospect of reversibility  |
| Medium change        | Intermediate size or scale of change, affecting part of the angle of the view or affecting views from the wider context, or larger scale of change in views from within the site or immediate context; continuing into the medium term, with good prospect of reversibility |
| Small change         | A minor proportion of the angle of view is affected or the contribution of the changed elements or characteristics to the composition of the view is not important; the changes are viewed from longer distances, are short term and reversible                             |
| Negligible/no change | Barely perceptible change or the change is difficult to discern;<br>No change in the view or the changes due to the development are out of view.  |



**Effect Significance**

5.8.6 The degree of effect, whether adverse or beneficial, is assessed by relating the sensitivity of the receptor and the magnitude of change, using the following indicative criteria:

**Table 5.7 Indicative criteria for assessing visual effects**

| Visual effect | Indicative criteria   |
|---------------|---|
| Major         | Large or very large change or visual intrusion experienced by highly sensitive viewers or from highly sensitive public viewpoints<br>The proposal would cause a great deterioration in the existing view<br>Large or very large improvement in the view, sufficient to upgrade overall visual amenity |
| Moderate      | Medium change or visual intrusion experienced by moderately sensitive viewers; lesser change to higher sensitivity viewers or greater change to less sensitive viewers  |
| Minor         | Small or localised visual intrusion in the existing view, especially for less sensitive viewers<br>Localised reduction in visual intrusion, or improvement in the view  |
| Negligible    | The change in the view is imperceptible or difficult to discern   |

5.8.7 Major effects are likely to be considered “significant”, especially if long term or permanent, and slight or negligible effects as “not significant”. The relative significance of intermediate effects is indicated in the assessment below and effects that are not significant, but may be important considerations in decision making about the proposed development.

5.8.8 In addition to these criteria, in some instances the effect may be discernible or greater, but offset by other considerations, for example, through the mitigation or restoration proposals, and the resulting effect is neither beneficial nor adverse.

**Visual baseline**

**Zone of Theoretical Visibility (ZTV)**

5.8.9 In the ZTV illustrated on **Figure 5.7.1**, no allowance has been made for potential screening by minor variations in topography, existing vegetation, buildings within settlement, etc.

5.8.10 In the ZTV illustrated on **Figure 5.7.2**, the screening effects of the woodland and buildings has been taken into consideration, based on a digital surface model generated from the 2m grid interval from Natural Resources Wales.

5.8.11 For the visual impact assessment, a ZTV study area of a 3km radius from the site was investigated and mapped. Potentially sensitive visual receptors include residents, people visiting areas covered by landscape designations, areas or sites of historic interest, public footpaths, bridleways and cycle routes, and visitor attractions.

5.8.12 During the field study the ZTV was used as a starting point and features such as vegetation, buildings or localised topographic variation, which define actual visibility, were identified. Representative viewpoints were then selected for the visual impact assessment.

5.8.13 The locations of viewpoints studied relate to the “receptors”, that is, residents and users of the landscape, and locations from which they may have views towards or of the site.

**Viewpoint study**

5.8.14 The visual appraisal drawing, **Figure 5.6.1**, illustrates the location of the proposed development and shows the ZTV at a scale of 1:25,000. **Figure 5.6.1** also shows the locations of the assessment and appraisal photographs. A total of 10 views were taken to illustrate the site and its appearance in publicly available views (**Figures 5.8.1, to 5.8.4**). From the viewpoint studies, a representative selection of 4 views are taken forward to the visual impact assessment (see **Figure 5.6.1**). Viewpoints are ordered in approximate distance from the site.

**Table 5.8 Viewpoint details**

| Viewpoint Reference | Location                                 | Distance from site (km) | Receptors represented/ Reasons for selection                     |
|---------------------|--|-------------------------|--|
| 01                  | Clarion Close opposite site entrance     | 25m                     | Minor road<br>Pavement   |
| 02                  | Public footpath to east of site          | 10m                     | Public footpath  |
| 03                  | Footpath over Nant-y-fendrod             | 65m                     | Public footpath<br>Nature reserve                                |
| 04                  | Samlet Road                              | 300m                    | Major road   |
| 05                  | St. Samlet’s Church                      | 270m                    | Listed building<br>Conservation area<br>Nearby public footpath   |
| 06                  | Boardwalk in Swansea Vale Nature Reserve | 320m                    | Nature reserve<br>Promoted walking route                         |
| 07                  | Crown Street, Morriston                  | 1.5km                   | Residential area<br>Conservation area<br>Nearby listed buildings |
| 08                  | Llewelyn Park                            | 2.1km                   | Registered Park and Garden<br>Residential area                   |



| Viewpoint Reference | Location          | Distance from site (km) | Receptors represented/Reasons for selection |
|---------------------|-------------------|-------------------------|---|
| 09                  | Cefn Hengoed Road | 2.1km                   | Minor Road<br>Nearby residential area       |
| 10                  | Garth Road, Glais | 2.6km                   | Local cycle route<br>Walking route          |

**Table 5.9 Existing view descriptions**

| View- | Landscape context at viewpoint location  | Existing view towards site   |
|-------|--|--|
| 01    | Clarion Close in a dead-end road that accesses the eastern part of Swansea Enterprise Park. The road is wide with grass verges lined with mature trees beyond. The trees screen most of the large warehouses and industrial activity that lie behind them. Glimpsed views are available towards the buildings through access gates. St. Samlet's Church forms a prominent local landmark on the horizon to the east. | The main site building, which is to be extended and that would have the new stack, is visible between the tree lines on either side of the sites access gate. For a short distance along the road a direct view towards the building and the location of the proposed stack is available. Elsewhere along the road, even in winter, the site is screened by the mature trees that line its sides. From the viewpoint, the other buildings on the site are either screened or heavily filtered. |
| 02    | Nant-y-fendrod forms a green link through the enterprise park as it winds its way between the buildings. The stream is predominately lined with trees, although adjacent to the site it is open with maintained grassland along its banks and with a public footpath on its western side. Offset from the water and behind   | The viewpoint is located just to the south-east of the site, where separation between the open grassland along the banks of the stream and the site boundary fence is provided by a line of deciduous trees. During the winter a filtered view is available through the trees of the existing building. In the summer, seasonal foliage would effectively screen the building from the viewpoint. The view towards the site  |

| View- | Landscape context at viewpoint location   | Existing view towards site  |
|-------|---|---|
|       | a band of mature trees, are the large warehouses of the industrial estate.  | is similar from elsewhere along the public footpath.  |
| 03    | A footpath connecting Llansamlet with the River Tawe crosses Nant-y-fendrod to the north-east of the site. The line of the path is predominately wooded, although a clearing at the viewpoint allows for views to the south-west, towards the site, and to the north-east, into the adjacent Swansea Vale Nature Reserve. Beyond the woodland there is housing to the south-east and the enterprise park to the west. | The view is directed along the tree-lined open space along the banks of Nant-y-fendrod to the south-west. Even in the winter, the woodland screens the nearby industrial units, the existing building on the site being the only one visible. The building is partially filtered by site boundary vegetation, which would be notably increased when the trees are in leaf. This view is only available from a very short section of the path as it crosses the stream, although it is representative of the view from the public footpath that connects the viewpoint to Clarion Close. |
| 04    | Samlet Road crosses the flat Tawe Valley in an approximate east-west alignment, it is lined on its northern side with large commercial units and has a mixture of commercial units, residential properties and woodland to its south. Beyond the roadside units, a strong network of woodland separates large industrial buildings which are split by the path of Nant-y-fendrod.                                     | In a few places along Samlet Road a glimpsed view is available between the adjacent commercial units to the landscape beyond. From the viewpoint, a brief, framed and seasonal view is available of the existing building on the site, which is filtered by the trees on the site boundary. When in leaf, the trees would completely screen the site and its building.  |



| View- | Landscape context at viewpoint location  | Existing view towards site  |
|-------|--|---|
| 05    | St. Samlet's Church sits atop of a small hill in east of the Tawe Valley with a large churchyard to its west and the original residential part of Llansamlet to its east. These features form the Llansamlet conservation area. To the north of the churchyard is a new residential estate while to the west, at the foot of the hill and separated by a band of woodland, in Swansea Enterprise Park. | The slightly elevated position of the viewpoint allows for a view across the Tawe Valley towards Morrison, with the DVLA offices a prominent feature on the horizon. Tree and vegetation on the hillside to the west of the churchyard screen most of the infrastructure of the nearby enterprise park in the view, with a few features being partly visible, which includes the roof ridgeline of the existing building on the site and the stacks at the Morganite factory.       |
| 06    | The viewpoint is located on the boardwalk in Swansea Vale Nature Reserve, which is one of the few remaining areas of wetland habitat in the City and County of Swansea. The wetland is surrounded by mature trees, which conceals Nant-y-fendrod to the west and Blawd Road to the north. A new residential area in Llansamlet, backed by St. Samlet's Church, lies to the south.                      | The flat and open wetland of the nature reserve provides one of the few opportunities for views from within Tawe Valley across the surrounding area. Mature trees around the boundary of the reserve screen or heavily filter the nearby enterprise park, although the new houses on higher ground in Llansamlet are visible. The roof of the existing site building is just visible above the woodland to the south, although this would be further filtered in the summer months. |
| 07    | The viewpoint is located at the top of Crown Street in Morrison. To the east, on the downward slope, are the terraces of the Morrison conservation area, containing residential properties in a mixture  | From the viewpoint, the view faces down Crown Street, with the Grade I listed Chapel Tabernacle on the left-hand side, and straight across the conservation area. On the valley floor beyond, the commercial units along Samlet Road are visible with   |

| View- | Landscape context at viewpoint location   | Existing view towards site   |
|-------|---|--|
|       | of styles. To the west, as the hill steepens, the density of residential properties decreases and trees and woodland become more commonplace.   | the tower of St. Samlet's Church amid trees behind them. The roof of the existing building on the site is identifiable in the trees between these features.  |
| 08    | Llewelyn Park, on the Register of Historic Parks and Gardens in Wales, is situated on the top of the ridgeline to the west of the Tawe Valley. The steep slopes to the east and south contain scattered residential properties set among trees and woodland, while there is an area of semi-natural greenspace to the north and west with housing estates beyond. | From the north-eastern entrance to the park a panoramic view is available over the Tawe Valley below. Most of the Swansea Enterprise Park is visible on the valley floor, with large industrial and commercial units set among woodland belts. The existing site building is just identifiable on the opposite side of the enterprise park, as is the tower of St. Samlet's Church, surrounded by woodland, shortly to its right.    |
| 09    | The eastern slopes of the Tawe Valley are predominately residential, and although the viewpoint is located on the only road in the area from which unfiltered views across the valley are available, it also represents the views that are available from many of the residential properties, both nearby and from the eastern side of the valley in general.     | The commercial and industrial units of the Swansea Enterprise Park can be seen set among trees in the bottom of the valley below. To the right of the view the tower of St. Samlet's Church can just be identified amid the trees while the DVLA offices form a prominent feature on the skyline to the left. The existing building on the site can just be identified against the surrounding industrial units on the valley floor. |
| 10    | Hedgerow lined pastoral farmland on gently undulating topography surrounds the viewpoint, which is located on a cycle route to the  | Hedgerows along the cycle route both limit the availability of potential viewpoints and filter others. Where a view is available the Tawe Valley can be seen framed by   |



| View- | Landscape context at viewpoint location   | Existing view towards site   |
|-------|---|--|
|       | south-west of Glais. The route, which links to the National Cycle Route 43 shortly to the west, is popular for walking and cycling. | major power lines. Intervening trees screen most of the enterprise park, although some rooflines are visible, as is the tower of St. Samlet’s Church. The site is not visible. |

**Visual receptors**

5.8.15 The following is a résumé of the viewers and locations from where views may be available, with references to the representative viewpoints.

**People in settlements and residential properties**

5.8.16 The nearest residential properties to the site are in Llansamlet, although some of these buildings are within 150m of the site boundary, views from them are screened by intervening vegetation. The proposed stack may potentially be visible from this area, although it would only be in glimpsed views between buildings. The sides of the Tawe Valley are where views towards the site are available from residential properties, however these are over 1km from the site with the most open views not available until over 2km. In the views from these areas the site is interpreted as part of the Swansea Enterprise Park. Views available to residential receptors are represented by viewpoints VP07, VP08 and VP09.

**Users of public rights of way and areas of public access**

5.8.17 Aside from the public footpaths adjacent to the site and in St. Samlet’s Church churchyard, represented by viewpoints VP02 and VP05 respectively, there are very few opportunities within the study area for users of public rights of way to view the proposed development. The promoted footpaths in and around Swansea Vale Nature Reserve to the north-east of the site are represented by VP03 and VP06. VP10 depicts a view available to users of a link to National Cycle Route 43, while the view from VP08 is accessible to visitors to Llewelyn Park.

**Road users**

5.8.18 Nearby roads in Swansea Enterprise Park are lined with mature trees and offer few opportunities for views towards the site. A glimpsed view, through the site entrance off Clarion Close, is represented by VP01, while VP04 indicates the glimpsed nature of other views available and the screening provided by trees and buildings. Framed and glimpsed views towards the site are also available to passersby from the residential areas on the valley sides, represented by viewpoints VP07, VP08 and VP09.

**Views from landscape of interest**

5.8.19 The only national landscape designation in the context area of the site is at Llewelyn Park, which appears of the Register of Historic Parks and Gardens in Wales, the view available to visitors of the park is represented by VP08. Swansea Vale SINC covers the banks of Nant-y-fendrod adjacent to the site, visitors to this locally designated ecological landscape have their views represented by VP02 and VP03. There are also two conservation areas within 2km of the site, one in Llansamlet, the view from which is represented by VP05, and one in Morriston, represented by VP07. Visitors to the scheduled monuments 1.5km to the east of the site in Heol Las have their views screened by intervening vegetation and buildings.

**Visual baseline summary**

5.8.20 A summary of the visual baseline information to be taken into account as part of the detailed assessment of the effects on visual amenity is as follows:

- The site is under existing industrial use in a designated area for industry;
- Trees around the site boundary form an important role in screening views into the site, particularly from Clarion Close;
- Views available to visitors of the Swansea Vale Nature Reserve and its promoted paths are a material consideration;
- Views towards the site from within the Tawe Valley floor are infrequent due to the screening provided by trees and buildings; and
- From distant elevated viewpoints the site is read in conjunction with its industrial surroundings;

**Effects on visual amenity**

**Sensitivity**

5.8.21 The sensitivity of views is affected by factors such as the distance to the viewer, the number of viewers affected and the importance of the site in the overall view. The context of the viewpoint may also contribute to the ability to accommodate change. For example, people viewing from residential properties or from a valued landscape might be regarded as less able to accommodate change, than those viewing from an industrial context.

5.8.22 The sensitivity of the visual receptors is assessed as follows:

- People in settlements and residential properties: high susceptibility to changes in their visual amenity; near or open unobstructed views including the site assessed as of high value: high sensitivity, and distant, filtered, oblique or partial views of lesser value: medium sensitivity;
- Users of public roads: low susceptibility to change in their visual amenity; near, filtered, framed or oblique views of the site assessed as of low value: low sensitivity.
- Users of public rights of way: medium susceptibility to change in their visual amenity; near, seasonal and filtered views of the site assessed as medium value: medium sensitivity, and distant views assessed of lesser value: low sensitivity.
- Visitors from landscapes of interest: high susceptibility to change in their visual amenity; filtered, distant or oblique views assessed of lesser value: medium sensitivity.



**Magnitude of change**

5.8.23 The representative views are described below with an analysis of the degree and nature of changes in them resulting from the development, to inform the effects assessment.

**Table 5.10 View with development & magnitude of change**

| View-point Ref                      | View during construction   | View after completion   | Magnitude of change   |
|-------------------------------------|--|---|---|
| <b>01</b><br>25m from site boundary | From Clarion Close there would be a brief and oblique view of the instillation of the stack and its associated infrastructure. The construction of the extension to the rear of the building would barely be noticeable. | The building extension would not add a perceptible change to the view as it would be both difficult to identify and mostly screened. A glimpsed view of the stack would be visible while passing the site entrance, although it would mostly be screened by intervening | The proposed changes would create a <b>small</b> scale of change during the construction period due to construction activities being partly visible. In the long term the addition of the building extension and the stack to the view would form a <b>small</b> scale of change as a glimpsed view of the stack may be possible. |

| View-point Ref                      | View during construction   | View after completion  | Magnitude of change   |
|-------------------------------------|--|--|---|
|                                     |  | vegetation.  |   |
| <b>02</b><br>10m from site boundary | A heavily filtered, winter only, view of the construction of the stack would be visible from the viewpoint. Construction of the building extension would be screened by site boundary vegetation and the orientation of the existing building. | During the winter a filtered view of the proposed stack would be visible, in the summer it would be screened by the intervening deciduous trees. The extension to the rear of the building would be screened by trees along the site boundary. | The construction of the proposals would create a <b>small</b> scale of change to the view as the activity would be filtered and be seen in the industrial context of the setting. In the long term the scale of change would be <b>negligible</b> as the proposed changes are consistent with their surroundings. |
| <b>03</b><br>65m from site boundary | The construction of both the building's extension and the stack would be visible from the viewpoint, although  | The extension would not create a perceptible change to the   | During construction, the scale of change to the view would be <b>small</b> as activity would be read in the context of its industrial setting. In the   |





| View-point Ref                       | View during construction  | View after completion  | Magnitude of change   |
|--------------------------------------|---|--|---|
|                                      | it would be heavily filtered, particularly during the summer. The view would be heavily filtered during the summer.   | building as it is seen from the viewpoint. Although the stack would be visible above the intervening trees, it would be interpreted as part of the industrial context of the area. | long term the addition of the proposed features would create a <b>small</b> scale of change as they are consistent with their existing setting.   |
| <b>04</b><br>300m from site boundary | A very brief and seasonal view is available from the viewpoint. Although the construction of the stack would be visible, it would be unlikely to be a perceptible element due to the context of view. The construction of the extension would not be visible. | The extension to the rear of the building would not be visible. The stack would be visible above the intervening tree line, although the intervening warehouse                     | Due to the distance, the screening provided by trees and the glimpsed nature of the view, the scale of change to the view due to the addition of the stack would be <b>negligible</b> in both during construction and in the long term. The extension to the building would not be visible. |

| View-point Ref                       | View during construction   | View after completion   | Magnitude of change   |
|--------------------------------------|--|---|---|
|                                      |  | es would screen it in nearby views. When visible, the stack would be read in the context of the industrial surroundings.  |   |
| <b>05</b><br>270m from site boundary | The construction of the upper parts of the stack would be visible from the churchyard, although the majority of the activity associated with it, and the construction of the extension, would be screened by vegetation. | Vegetation would screen the proposed extension from the viewpoint. The stack would be visible above the hedgerow surrounding the churchyard, adding an additional vertical element to the view. | The construction of the stack, the only element visible during this period, would create a <b>small</b> scale of change to the view. The stack would also create a <b>small</b> scale of change to the view in the long term due to its presence within the view from the churchyard. |



| View-point Ref                        | View during construction  | View after completion   | Magnitude of change  |
|---------------------------------------|---|---|--|
| <b>06</b><br>320m from site boundary  | From the viewpoint, a glimpsed view of the higher elements of the construction activity may be possible, of both the stack and of the building extension. Views would be further filtered during the summer months. | The proposed extension would not be visible as a perceptible change to the view. The top of the stack may be visible above the intervening woodland, adding a new vertical feature. | During construction, the scale of change to the view would be <b>small</b> as the site is a small part of the view. In the long term, the potential addition of the stack to the view would create a <b>small</b> scale of change as it would be read in the context of the existing visible structures. |
| <b>07</b><br>1.5km from site boundary | Due to distance and the industrial context of the sites surrounding, construction activity on the site would not be a perceptible element from the viewpoint.   | The changes created as a result of the development proposals would not be readily identifiable from the viewpoint as they would be  | The development proposals would create a <b>negligible</b> scale of change to the view both during construction and in the long term due to the distance to the site and the context of its setting.   |

| View-point Ref                        | View during construction   | View after completion   | Magnitude of change  |
|---------------------------------------|--|---|--|
|                                       |  | read in the context of their existing surroundings.   |  |
| <b>08</b><br>2.1km from site boundary | The distance to the site and its industrial context would result in any activity created by the proposals not be perceptual within the view.   | Neither the extension to the building or the addition of the stack would form a notable additional element to the view due to the sites distance and the context of its surroundings. | The scale of change to the view created by the development, both during construction and in the long term, would be <b>none</b> due to the proposals not adding an additional notable element to the view. |
| <b>09</b><br>2.1km from site boundary | Construction activity would not be visible from the viewpoint due to distance and the existing industrial context of the area around the site. | The extension to the building would not be perceptible, while   | The scale of change resulting from the addition of the proposals to the view would be <b>none</b> , both during construction and in the long term, due to them not forming a                               |



| View-point Ref                        | View during construction  | View after completion  | Magnitude of change   |
|---------------------------------------|---|--|---|
|                                       |   | the addition of the stack would not add a notable element to the view which already contains vertical elements.  | perceptible feature in the view.  |
| <b>10</b><br>2.6km from site boundary | Trees screen the existing building on the site from the viewpoint. The construction of the extension would likewise be screened although it is possible that the stack construction may be visible. | The extension would be screened by trees and woodland. The stack may be visible above the trees but would appear both distant and in the context of other vertical infrastructure. | From the distance of the viewpoint the addition of the stack to the view would be barely perceptible and read in the context of other vertical infrastructure, including numerous pylons. The scale of change would be <b>none</b> in both the long term and during construction. |

### 5.9 Likely Significant Visual Effects of the Scheme

5.9.1 The visual effects assessment has been informed by the ZTV study shown on **Figures 5.7.1** and **5.7.2**. It identified a number of locations from which the proposed development might be theoretically visible. A selection of representative views to illustrate the views available at a range of distances and for different receptors are identified and described in **Table 5.11** and the sensitivity of the viewers (visual receptors) represented defined in section 5.7.22 above.

#### Construction Phase Effects

- 5.9.2 People in settlements and residential properties (represented by viewpoints VP05, VP07, VP08 and VP09), distant or filtered views: **medium sensitivity**.
- 5.9.3 The views from nearby residential Llansamlet are screened by intervening trees and buildings, although it is possible that a brief glimpsed view of the stack may be available to a small number of residents on Clos Y Fendrod, although this would likely only to be from the second storey of the rear of the nearest properties. The only other residential properties with 2km from which a view towards the site is available is from Morryston. However, the houses here are tightly packed with the majority orientated perpendicular to the direction of the site, as depicted in VP07. In the views from properties in Morryston, as well as from the more distant slopes of the Tawe valley, represented by VP08 and VP09, the site is seen as part of the industrial makeup of the Swansea Enterprise Park and is not identifiable as a distinct or individual element within it.
- 5.9.4 Construction activity associated with the development proposals would create a **negligible** impact on the views available to the nearest residents, while residents with views of the construction phase from a more distant location would experience a **no change**.
- 5.9.5 Passersby on public roads (represented by viewpoints VP01, VP04, VP07 and VP09), near, filtered, framed or oblique views: **low sensitivity**.
- 5.9.6 Passersby on Clarion Close, the view from which is represented by VP01, would have an oblique and framed view of construction activity on the site and of vehicles accessing it. However, as these receptors would be viewing the site from an existing industrial context, the impact on their view during this period would be **minor adverse**.
- 5.9.7 Road users in the wider study area have either glimpsed or distant and filtered views towards the site, as represented by VP04, VP07, VP08 and VP09. The nature of these views is such that construction activity would not be a perceptible element to these receptors, the impact experience by them during the construction phase would therefore be **none**.
- 5.9.8 Users of public rights of way and areas of public access (represented by viewpoints VP02, VP03, VP08 and VP10), near, seasonal and filtered views: medium sensitivity; distant views: **low sensitivity**.
- 5.9.9 Walkers using the public footpath to the east of the site, the view from which is shown in VP02 and VP03, would have a near but filtered view of construction activity within the site. During the summer months, this view would be heavily filtered by seasonal vegetation. As the public footpath is set in an existing industrial context and as the views available from it towards the construction site would be filtered, the impact experienced by users of the path during the construction phase would be **minor adverse**.
- 5.9.10 In the wider study area, any construction on the site activity visible to users of areas of public access would be seen in combination with the sites industrial setting, as represented by VP06, VP08 and VP10. The scale of the construction activity within these views and the context of its setting would create an impact of **none** on these receptors.



- 5.9.11 Views from landscapes of interest (represented by viewpoints VP02, VP05, VP06 and VP08), filtered, distant or oblique views: **medium sensitivity**.
- 5.9.12 The landscapes of interest in the study area are: Llansamlet conservation area, the views which are represented by VP05; Morrision conservation area, represented by VP07; Llewelyn Park, represented by VP08, and Swansea Vale SINC, represented by VP02, VP03 and VP06. Visitors to St Samlet's church, a listed building, in Llansamlet conservation area, would be able to see the construction of the stack above the intervening vegetation. Visitors to the SINC would be have a filtered view of construction activities from a small part of the designated area adjacent to the site.
- 5.9.13 Buildings in Swansea Enterprise Park are screened in the view from VP05, the construction activity, which would be prominent and nearby within the view, would therefor add an industrial context that is not apparent in the existing view, creating a **moderate adverse** impact during the construction phase on visitors at this viewpoint.
- 5.9.14 From other valued landscapes within the study area, construction activity on the site would not be readily identifiable within the context of its setting, creating an impact of **none** on visitors to these sites.

#### Operational Phase Effects

- 5.9.15 People in settlements and residential properties, distant or filtered views: **medium sensitivity**.
- 5.9.16 Residents on Clos Y Fendrod who may be able to see the proposed stack who see it against similar stacks within the Swansea Enterprise Park and other vertical elements within the view, including major powerlines and the DVLA office. The additional stack would create a **negligible** impact on the views available to these receptors.
- 5.9.17 In the wider study area, both the proposed extension and the new stack would be interpreted as part of the industrial context of their surroundings and would not form a notable additional feature to the views available to residents within this area. This would result in there being a long-term an impact of **none** on these residential receptors.
- 5.9.18 Passersby on public roads, near, filtered, framed or oblique views: **low sensitivity**.
- 5.9.19 Although drivers on Clarion Close would have an unfiltered view of the proposed stack, it would be glimpsed, oblique and framed and it would be seen in the context of its industrial surroundings. The additional of the development proposals to views available to these receptors would create a **negligible** long-term impact.
- 5.9.20 In the wider study area, the extension would not be visible and the stack would be seen in the context of other vertical elements in the Swansea Enterprise park, including stacks and major pylons. The long-term impact on the views available to passersby on roads in the study area would be **none**.
- 5.9.21 Users of public rights of way and areas of public access, near, seasonal and filtered views: medium sensitivity; distant views: **low sensitivity**.
- 5.9.22 Following the completion of construction, the view towards the site experience by walkers on the adjacent public footpath would include a filtered view of both the stack and the extension of the building. However, the extension would be read as part of the existing building and would not be identifiable as a new element, while the stack would be interpreted as part of the industrial context of the enterprise park. The impact experience by users of the public footpath would be **negligible** in the long-term.
- 5.9.23 Users of public rights of way and areas of public access in the wider study area would experience an impact of **none** on their views towards the site. Any part of the development that may be visible would

both be very small within the scale of the view and would also be seen as part of the existing industrial context of the area.

- 5.9.24 Views from landscapes of interest, filtered, distant or oblique views: **medium sensitivity**.
- 5.9.25 Although the proposed stack would add an additional built element to the view from the St. Samlet's Church, receptors viewing it from here would see it in combination with other vertical elements, including the nearby stacks at the Morganite factory. This would create a **minor adverse** impact to the views of visitors to this valued landscape.
- 5.9.26 Visitors to the other landscapes of interest in the study area would either not be able to see the development proposals, or see them in the context of their industrial setting. The long-term impact on the views available to visitors to valued landscapes in the wider study area would be none.



**Table 5.11 Assessment Summary and Visual Effects**

| Summary description of the identified impact             | Sensitivity of Receptor | Impact Magnitude   | Significance and Nature of Effect          | Confidence Level |
|--|-------------------------|--------------------|--|------------------|
| <b>Construction</b>                                      |                         |                    |  |                  |
| People in settlements and residential properties         | Medium                  | Negligible to none | Negligible to none – not significant       | High             |
| Passersby on public roads                                | Low                     | Small to none      | Minor adverse to none – not significant    | High             |
| Users of public rights of way and areas of public access | Medium - Low            | Small to none      | Minor adverse to none – not significant    | High             |
| Views from landscapes of interest                        | Medium                  | None               | Moderate adverse to none – not significant | Medium           |
| <b>Operation</b>   |                         |                    |  |                  |
| People in settlements and residential properties         | Medium                  | Negligible to none | Negligible to none – not significant       | High             |
| Passersby on public roads                                | Low                     | Small to none      | Negligible to none – not significant       | High             |
| Users of public rights of way and areas of public access | Medium - Low            | Small to none      | Negligible to none – not significant       | High             |
| Views from landscapes of interest                        | Medium                  | None               | Minor adverse to none – not significant    | Medium           |



## Conclusions

- 5.9.28 There are no significant visual impacts identified, either adverse or beneficial, or during the construction phase or in the long-term, as a result of the proposed development.
- 5.9.29 The only moderate adverse impact identified in a short one on users of the adjacent public footpath during the construction period. In the long term this impact would reduce to negligible.
- 5.9.30 The only long term adverse impact identified is a minor one on the views available to visitors to the nearby St Samlet's Church and Llansamlet conservation area. This is due to the proximity of the site to the receptors and the addition of the stack to a view in that the majority of the features of the nearby enterprise park are screened.

## 5.10 Summary and Conclusions

### Summary of findings

#### The proposed development

- 5.10.1 The extent of the ownership area is level and measures approximately 170m x 80m, contains three industrial buildings and is primarily surfaced in concrete. The application site occupies the south-eastern half of this area, which includes the largest of the three buildings. In comparison to buildings in its surroundings, the site building is of a small scale but at 13.8m, of a similar height. A narrow band of mature deciduous trees, primarily alder, surrounds the site boundary but are not within the site.
- 5.10.2 The proposals for which permission is being sought are to add an extension of approximately 6m to the north of the existing building, in a similar style to the existing structure, and to add a stack of up to 25m in height adjacent to its southern side.

#### Landscape assessment

- 5.10.3 No significant or major adverse impacts are identified for any stage of the development proposals.
- 5.10.4 The only moderate adverse impact identified is on the setting of the site boundary vegetation during the construction period. Following the completion of construction this impact would reduce to negligible as the proposed development would be interpreted in a similar manner to its existing use.
- 5.10.5 The only long term adverse impacts identified are minor and are on the setting of the nearby listed building of St. Samlet's Church and Llansamlet conservation area. The stack would add an additional vertical element to the setting of these features, although it would be interpreted as part of similar elements nearby in the enterprise park.
- 5.10.6 The only other adverse impact identified is small on the setting of the nearest residential properties during the construction phase. This is due to the possibility of the stack construction being a perceptible element within their setting. In the long term the impact would reduce to negligible as if the stack is a perceptible element to the setting of the properties it would be interpreted as part of the industrial context of its existing surroundings.

## Visual assessment

- 5.10.7 There are no significant visual impacts identified, either adverse or beneficial, or during the construction phase or in the long-term, as a result of the proposed development.
- 5.10.8 The only moderate adverse impact identified in a short one on users of the adjacent public footpath during the construction period. In the long term this impact would reduce to negligible.
- 5.10.9 The only long term adverse impact identified is a minor one on the views available to visitors to the nearby St Samlet's Church and Llansamlet conservation area. This is due to the proximity of the site to the receptors and the addition of the stack to a view in that the majority of the features of the nearby enterprise park are screened.
- 5.10.10 The site is situated in an area when rain is a common occurrence with over 40% of days receiving over 1mm of rainfall. As the majority of the open views towards the site are from over 2km the weather is likely to notably reduce the number of days in which the site is visible.

### Policy considerations

- 5.10.11 The proposals are in accordance with Policy EV2 in that it uses 'previously developed land over greenfield sites', and it has 'regard to the physical character and topography of the site and its surroundings'. There are also no significant impacts identified on the setting of Historic Parks, Gardens and Landscapes, scheduled monuments or conservation areas, as required by Policies EV6, EV9 and EV11. The proposals, of which no significant adverse impacts have been identified with, are also in accord with Policy EV12 which requires that the character of public paths is to be protected while Policies EV27 and EV28 stipulate that development that significantly adversely effects an ecologically sensitive area or a SINC would not be permitted.
- 5.10.12 NPPF para 109, under heading 11. Conserving and enhancing the natural environment, states:
- 109. The planning system should contribute to and enhance the natural and local environment by:
  - protecting and enhancing valued landscapes, geological conservation interests and soils;
- 5.10.13 For the purposes of the LVIA in relation to NPPF para 109, whether the landscape value "in the sense that it had physical attributes which took it out of the ordinary"<sup>4</sup> was considered and it was concluded that as the site falls within the Swansea Enterprise Park, an area in which policies to encourage economic growth and development are implemented, that it is not a valued landscape.

### Designated landscapes

- 5.10.14 No significant impacts have been identified on any designated landscape or landscape features. The nearest designated landscapes, Swansea Vale SINC, St. Samlet's Church and Llansamlet conservation area, would experience a minor adverse impact on their setting as a result of the stack being a perceptible element within their setting. This is a minor impact as the stack is located within Swansea Enterprise Park which already contains similar structures that form part of the existing setting of these landscapes. All other landscapes and structures of interest in the study area are either screened or distant and the development proposals would not be perceptible within their setting.

<sup>4</sup> Based upon Forest of Dean v SoS & Gladmans ([2016] EWHC 2429 (Admin)), para 31



### Conclusions

5.10.15 The development proposals are keeping with the context of the site and its surrounding within the Swansea Enterprise Park. The extension to the building and the addition of the stack would not create and significant landscape or visual impacts and they would be interpreted, both in their setting and in views, as part of the industrial context of their existing environment.