

Landscape Matters – Supplementary Note

October 2020

Introduction

1. This Landscape Note has been prepared by Savills in support of HD Ltd's ongoing promotion of Craig-Y-Parcau on the southern fringe of Bridgend as a site for a residential development. The scope of the note is to consider matters relating to landscape effects and mitigation but it should be read alongside the Candidate Site Assessment Stage 2 Supporting Statement.
2. The scope of this note reflects discussions with BCBC Officers, who confirmed that a full Landscape and Visual Impact Assessment was not required at this stage. As such, this note has been prepared to identify any statutory and non-statutory landscape designations relevant to the site and set out how the masterplanning process undertaken to date has sought to minimise any possible effects on landscape character and visual amenity.

Statutory and Non-Statutory Designations

3. The existing LDP Proposals Map for the site is replicated below:



4. The Local Development Plan (LDP) makes two landscape based designations:
 - i) Special Landscape Areas (SLA) is a local level landscape designation. The site is not within an SLA with the nearest being the Merthyr Mawr SLA which covers a substantial area to the south and west of Bridgend. The eastern boundary of the SLA runs right up to the western boundary of New Inn Road which forms the southern boundary of Craig-Y-Parcau.
 - ii) The Glamorgan Heritage Coast runs for 14 miles along the southern coast of the Vale of Glamorgan and Bridgend. The northern edge of the Glamorgan Heritage Coast is at the village of Merthyr Mawr which is 1.2km south of Craig-Y-Parcau. The site is outside of the Glamorgan Heritage Coast.
5. There are no listed buildings on Craig-Y-Parcau, though New Inn Lodge (30m from the site) and New Inn Bridge to the south (circa 10m) are both listed whilst New Inn Bridge (10m from the site) is also a Scheduled Ancient Monument. A row of trees on the eastern boundary of the Craig-Y-Parcau site are subject to a group TPO.

LANDMAP

6. LANDMAP is a Wales wide resource (maintained by Natural Resources Wales) that identifies and evaluates key landscape characteristics.
7. Landscape quality is assessed against five criteria. These are then placed on a scale of 'Outstanding', 'High', 'Moderate', and 'Low'. The evaluation of the site against the five criteria is set out in the table below:

Landscape Quality	Assessment
Geological Landscape	High
Landscape Habitats	Part High Part Moderate
Visual and Sensory	Moderate
Historic Landscape	Outstanding
Cultural Landscape	High

8. The nature of LANDMAP means that parcels of land are rated on the basis of the above five criteria rather than a single measure and so accordingly it is not possible to definitively compare the landscape value of different parcels of land but nevertheless it is clear that the site performs comparatively to other undeveloped parcels of land on the fringes of the urban area of Bridgend.

Landscape Character Assessment for Bridgend County Borough

9. A Landscape Character Assessment for Bridgend County Borough was prepared by LUC and published in July 2013. The document provides guidance on landscape character and, following the adoption of the Local Development Plan, supplements the Green Infrastructure, Biodiversity and Landscape Supplementary Planning Guidance.
10. The Assessment categorises undeveloped land into 15 Landscape Character Areas (LCAs) with the site being located within the "Merthyr Mawr Farmland, Warren and Coastline" which runs north-eastwards up from the coast to the southwestern fringe of Bridgend.
11. For the Merthyr Mawr Farmland, Warren and Coastline LCA, the following six landscape sensitivities are identified:
 - Visually prominent sand dunes;
 - Internationally important coastal habitats;
 - Nationally important archaeology and cultural heritage;
 - The Merthyr Mawry Conservation Area;
 - The recreational value of the landscape; and
 - The peaceful characteristics of the landscape.
12. Save for the fact that any undeveloped parcel of land inherently can be seen as having "peaceful characteristics", none of the first five landscape sensitivities are evident across the site.

Indicative Masterplan

13. The proposed masterplan is GI-led and will include the provision of high quality landscaping and architectural design which responds to the sites semi-rural context. As shown on the masterplan, a carefully designed GI network can be developed.
14. The proposal is for the site's existing strong landscape boundaries to the east, south, and west to be retained, whilst the existing green corridor running north to south through the site is to

maintained and used for surface water outfall. Two attenuation ponds are also proposed, one for each development plateau. As much existing vegetation as possible on site is to be retained. The existing row of TPO trees on the eastern boundary are to be retained.

15. Furthermore, detailed proposals can build on the extensive scheme of the protection and enhancement of existing biodiversity value on the site, ensuring appropriate provision for and protection of, existing biodiversity in the area.

Summary and Conclusions

16. The site is not subject to any local or national, statutory or non-statutory landscape designations, albeit there are listed buildings and TPOs on the edge of the site (neither are directly affected by the proposed development).
17. LANDMAP analysis reflects that the sites are not subject to any designations. Whilst scoring as “high” and “outstanding” against certain criteria, it also performs as “medium” and “low” for other criteria and overall the level of sensitivity is comparable to similar parcels of land on the urban fringe of Bridgend. Further, the development of the site is not considered to undermine any of the six landscape sensitivities that are identified as typifying the Merthyr Mawr Farmland, Warren and Coastline Landscape Character Area.
18. A detailed, updated LVIA would be prepared to inform and accompany further masterplanning work (i.e. as part of an outline planning application) in due course and will inherently be based on a more advanced and detailed scheme.