



**Baglan Way, Port
Talbot**

**Landscape and
Visual Impact
Assessment**

Prepared by:
**The Environmental
Dimension Partnership
Ltd**

On behalf of:
Glass Systems Ltd

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Contents

Section 1	Introduction	1
Section 2	The Site	5
Section 3	Findings of EDP's Data Trawl.....	7
Section 4	Existing (Baseline) Conditions: Landscape Character	11
Section 5	Existing (Baseline) Conditions: Visual Amenity.....	21
Section 6	The Proposed Development and Recommendations/Mitigation.....	29
Section 7	Assessment of Effects.....	31
Section 8	Summary and Conclusions	41

Appendices

Appendix EDP 1	Proposed Site Plan (James & Nicholas, Drawing No: 21.49 A03, Rev: I)
Appendix EDP 2	Methodology: Thresholds and Definitions of Terminology used in this Assessment
Appendix EDP 3	Phase 1 Habitat Plan (edp7017_d009a 04 November 2021 GY/EW)

Plans

Plan EDP 1	Site Location (edp7017_d002a 27 October 2021 GY/MD)
Plan EDP 2	Landscape Related Planning Considerations (edp7017_d004a 27 October 2021 GY/MD)
Plan EDP 3	Topographical Relief (edp7017_d003a 27 October 2021 GY/MD)
Plan EDP 4	Findings of EDP's Visual Appraisal (edp7017_d005b 01 February 2022 GY/MD)

Plan EDP 5: Landscape Strategy
(edp7017_d022c 24 May 2022 EB/MD)

Photoviewpoints

(edp7017_d006a 27 October 2021 EB/MD)

Photoviewpoint EDP 1: Junction of Baglan Way and Moor Road

Photoviewpoint EDP 2: Public Open Space off Westlands

Photoviewpoint EDP 3: Moor Road at the Entrance to Llys Y Seren Care Home

Photoviewpoint EDP 4: Baglan Way at Eastern Corner of Site

Photoviewpoint EDP 5: Open Space alongside Rowan Tree Avenue

Photoviewpoint EDP 6: Minor Road of Fernfield and PRoW 59/119

Photoviewpoint EDP 7: Wales Coast Path upon western slopes of Mynydd Dinas

Photoviewpoint EDP 8: A4241(Seaway Parade) as it passes over the M4

Photoviewpoint EDP 9: PRoW 59/107

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Section 1

Introduction

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Glass Systems Ltd. ('the applicant') to undertake a Landscape and Visual Impact Assessment (LVIA) of emerging proposals at Baglan Way, Port Talbot (hereafter referred to as 'the site') to accompany a planning application. The proposals are for a Glass Manufacturing development and this is described in **Section 2** of this baseline report. Further site details are given in the Pre-application Document prepared by LRM Planning. Initial proposals considered as part of this baseline are included at **Appendix EDP 1**.
- 1.2 EDP is an independent environmental planning consultancy with offices in Cardiff, Cirencester, and Cheltenham. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website (www.edp-uk.co.uk). EDP is a Registered Practice of the Landscape Institute¹ specialising in the assessment of the effects of proposed development on the landscape.

Purpose and Structure of this LVIA

- 1.3 The purpose of an LVIA is to identify the baseline conditions of the site and surrounding area and to determine those landscape and visual characteristics that might inform the design of the development proposals, including recommendations for mitigation. It then provides an assessment of the landscape and visual effects predicted to arise from development on the site with reference to the baseline analysis.
- 1.4 In compiling this report, EDP has undertaken the following key tasks:
- Reviewed the planning policy context for the site;
 - Undertaken a desktop study and web search of relevant background documents and maps. EDP's study included reviews of aerial photographs, web searches, Local Planning Authority (LPA) publications and landscape character assessments. EDP has also obtained, where possible, information about relevant landscape and other landscape related designations;
 - Undertaken a field assessment of local site circumstances, including a photographic survey of the character and fabric of the site and its surroundings, using photography from many representative viewpoints. The field assessment was undertaken by a qualified landscape architect;

¹ LI Practice Number 1010

- Provided the baseline conditions with respect to landscape character and people's visual amenity;
- Assess the predicted landscape and visual effects in accordance with the approach described below;
- Reach overall conclusions on the levels of landscape and visual effects in accordance with best practice; and
- Provide an analysis of the likely landscape and visual effects of the proposed scheme, which is determined by combining the magnitude of the predicted change with the assessed sensitivity of the identified receptors. The nature of any predicted effects is also identified (i.e. positive/negative, permanent/reversible).

Methodology Adopted for the Assessment

- 1.5 This LVIA has been undertaken in accordance with the principles embodied in *Guidelines for Landscape and Visual Impact Assessment – Third Edition* (LI/IEMA, 2013) (GLVIA3) and other best practice guidance insofar as is relevant to non-EIA schemes.
- 1.6 **Familiarisation:** EDP's study has included reviews of aerial photographs, web searches, LPA publications and landscape character assessments. EDP has also obtained, where possible, information about relevant landscape and other designations such as conservation areas, Historic Parks and Gardens (HPG) and Special Landscape Areas (SLA).
- 1.7 **Consultation:** The proposed viewpoints were provided to the LPA during the pre-application process, no comments were received within the pre-application response (ref: Q2021/0232) dated 14 January 2021.
- 1.8 **Field Assessment:** EDP has undertaken a comprehensive field and desk assessment of local site circumstances, including a photographic survey of the character and fabric of the site and its surroundings, using photography from a number of representative viewpoints. The field assessment was undertaken by a qualified landscape architect in July 2021.
- 1.9 **Design Inputs:** EDP's desktop and field assessments have informed a process whereby the development proposals have been refined to avoid, minimise or compensate for landscape effects.

1.10 **Assessment Methodology:** Predicted effects on the landscape resource arising from the proposed development will be determined in accordance with the principles embedded within published best practice guidance² insofar as the assessment adopts the following well-established, structured approach:

- Likely effects on landscape character and visual amenity are dealt with separately;
- The assessment of likely effects is reached using a structured methodology for defining sensitivity, magnitude and significance which is contained as **Appendix EDP 2**. This framework is combined with professional judgement. Professional judgement is an important part of the assessment process; it is neither 'pro' nor 'anti' development but acknowledges that development may result in beneficial change as well as landscape harm; and
- As advised in GLVIA3, the appraisal will take into account the effects of any proposed mitigation.

Study Area

1.11 To establish the baseline and potential limit of material effects, the study area has been considered at two geographical scales:

- First, a broad 'study area' of 3km was adopted, based mainly on desktop study, which allowed the geographical scope of the assessment to be defined based on the extent of views to/from the site and the site's environmental planning context; and
- Second, following initial analysis and subsequent field work the broad study area was refined to 2km, although close to medium range views would demonstrate the most change (worst case). The extent of the site and this study area is illustrated on **Plan EDP 1** and **2** respectively.

² *Guidelines for Landscape and Visual Impact Assessment, Third Edition* (Landscape Institute/IEMA, 2013)

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Section 2 The Site

- 2.1 **Plan EDP 1** illustrates the location of the site's boundaries, with **Image EDP 2.1** below providing an aerial extract of the site and its local context. The site is located in close proximity to Junction 41 of the M4, on the north-western edge of Port Talbot and adjacent to Westlands. The site is bounded by the road network on 3 sides; field access is permitted via Baglan Way which borders the north-eastern edge, and from Moor Road wraps around the north-western and south-western edges of the site. To the south, a food producer factory unit (Warburtons) abuts the southern edge.



Image EDP 2.1: Aerial photography extract of the site, identified by redline boundary.

- 2.2 **Appendix EDP 3** contains the Phase 1 Habitat Plan which diagrammatically illustrates the character of the site. The site comprises a single parcel, circa 12.4 hectares (ha) in area, of rough ground combined with areas of species rich grassland and naturally generating shrub. The character is that of a large, partially enclosed field with scrub and grass with strong deciduous vegetated boundaries separating the site from Baglan Way and Moor Road. The southern boundary adjoining the Warburtons site is open, delineated by palisade security fencing. In ecological terms, the site is a locally designated wildlife site, designated as a Site of Interest for Nature Conservation (SINC).
- 2.3 Public access is not permitted on site, however there is evidence of motor bike scrambling and informal access in parts of the site.

- 2.4 In the local site context, the character of the area is influenced by the road network: the M4 corridor and Baglan Way are both vegetated which contains the site from the east; the link road which spurs off the motorway junction is situated to the north, alongside the Seaway Parade, and Afon Way (A4241) services; residential development in Baglan Moor, also to the north; and the coastline to the west as well as Aberavon which is located further south-west. Business and industrial use areas make up the immediate site character to the south.

Section 3

Findings of EDP's Data Trawl

- 3.1 The findings of EDP's data trawl of relevant environmental and planning designations are illustrated on **Plan EDP 2** and summarised in this section.

Background Documents

- 3.2 The following documents are relevant and will be discussed where appropriate later in this report:
- Neath Port Talbot County Borough Council (CBC) Local Development Plan (2011-2026) (adopted January 2016);
 - Neath Port Talbot LANDMAP – Landscape Assessment (2004);
 - Neath Port Talbot CBC Design Supplementary Planning Guidance (2017); and
 - Technical Advice Note (TAN) 12: Design.

Findings of EDP Data Trawl

Landscape-related Designations

- 3.3 Landscape-related designations and policy considerations within 3km of the site are shown on **Plan EDP 2**. The following landscape-related policies relevant to the site are summarised below:
- National landscape designations – the site does not lie within a nationally designated landscape such as an Area of Outstanding Natural Beauty (AONB) or National Park; and
 - Local landscape designations – the site does not lie within any local landscape designations such as green wedge or Special Landscape Area (SLA).

Heritage Assets

- 3.4 Conservation areas, scheduled monuments, listed buildings and Historic Park and Gardens (HPG) are all heritage assets that can contribute to the landscape character and perceptual qualities of a landscape. The following heritage assets within the 3km study area of the site are as follows:
- There are no conservation areas within the detailed study area of 3km;

- The closest scheduled monuments to the site are located to the north-east on the edge of Baglan, including the Ruins of St Baglan's Church (683m from the site boundary) and Plas Baglan (within woodland 866m from the site boundary). Both monuments are located on private land. These monuments have been scoped out from further consideration due to their respective developed and wooded contexts which would screen availability of views towards the site;
 - There is 1no. HPG located on the northern edge of the detailed study area. Briton Ferry: Jersey Park HPG is located c.2.8km to the north of the site. Views from this HPG were scoped out at the visual testing stage of this assessment as views of the site are prohibited by intervening vegetation, built form or landform; and
 - The closest listed buildings to the site are located within development on the opposite side of the M4/railway corridor to the north-east, including: the footbridge and walls of Baglan Brook around the churchyard of St Catherine (Grade II) 570m to the north-east; the Church of St Catherine (Grade I) 590m to the north-east; the Vicarage (Grade II) 600m to the north-east; and Old Church of St Baglan (Grade II) 695m to the north-east. Views from these listed buildings toward the site are screened by the presence of surrounding built form and as such have been scoped out at the visual testing stage.
- 3.5 The heritage effects are not considered in the LVIA, heritage assets and their setting are purely considered insofar as their contribution to the character and visual amenity of an area. For a detailed assessment of archaeology and heritage matters, please refer to the accompanying Archaeology and Heritage Assessment prepared by EDP also (edp7017_r003).

Public Rights of Way

- 3.6 Public Rights of Way (PRoW) are illustrated on an Ordnance Survey (OS) mapping, available online. No PRoWs pass within the site extent, however informal access onto this area of private land is evident from a number of locations around its boundary.
- 3.7 The PRoW network within the 3km study area is generally focussed to the elevated landscape to the north-east of the site beyond the M4/railway corridor and settlement of Baglan. PRoW 59/119 and 59/120 (part of the Wales Coast Path) run along the contours of the lower and upper slopes (respectively) of Mynydd Dinas to the east, with PRoW 59/107 running along the northern settlement edge of Baglan and lower slopes of Mynydd-y-Gaer to the north.
- 3.8 The PRoW network to the south-west of the M4/railway corridor is heavily depleted and limited as a result of the industrial character of the area, with general walking routes for pedestrians being limited to roadside pavements.
- 3.9 As mentioned above, and according to OS mapping, the nationally promoted Wales Coast Path passes 1.6km to the north along the settlement edge of Baglan, 710m to the east

upon the slopes of Mynydd Dinas, and 1.4km to the south-west of the site along the coastal edge of Aberavon Sands. With regard to the latter of these locations, no intervisibility is available between the site and the route to the south-west along the coastal front as a result of the generally flat intervening landscape and the presence of built form, and as such this section of the route has been scoped out from further consideration.

- 3.10 A Sustrans route runs along the north-eastern boundary of the site, adjacent to Baglan Way and at the time of the site visit seemed well used by both walkers and cyclists.
- 3.11 The closest routes are likely to experience intervisibility with the site as a result of their proximity and this is the case for the Sustrans route. Routes located on elevated land as highlighted above are also likely to experience views towards the site. The visual effects on users of the PRoW network with potential views towards the site will be appraised upon completion of this report, which will be finalised and accompany the planning application following ongoing pre-application discussions.

Tree Preservation Orders

- 3.12 EDP have requested information from Neath Port Talbot County Borough Council to establish the presence of Tree Preservation Orders (TPOs) either within or adjacent to the site boundary. The effect on any trees with a TPO are not considered further in this report, they are covered in detail within the EDP arboricultural survey provided separately (edp7017_r002).

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Section 4

Existing (Baseline Conditions) Landscape Character

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

National Character Assessment

- 4.2 At the national level, the character of Wales has been described and classified in the National Landscape Character Area (NLCA) profiles published by Natural Resource Wales³. The site and its surroundings fall within NLCA 38, ‘Swansea Bay’. The NLCA is summarised as:

“A narrow coastal plain links the lowlands of Glamorgan to those of Gwendraeth. In the middle section around Port Talbot its width is constricted by the adjacent sea and steeply uplands. Extensive sandy coast is backed by dunes, with lagoons and important coastal heath. Major river estuaries issue within the area, including those of rivers Loughor, Neath and Tawe. Large parts of the area have been built on, with major docks by the Neath and Tawe estuaries. The focus of development is the city of Swansea, Wales’ second largest, but also Llanelli, Neath Port Talbot and Pyle. Character is urban and suburban with large housing and industrial estates. Heavy industries and settlement have made use of these strategically important locations, between coalfield and sea, and major ports around Swansea and the Steel Works at Port Talbot are landmark features. In that section, strange geometric apparatus and steam belching chimneys dominate the skyline as seen from busy arterial roads and railways. It is a busy, noisy, ambitious urban landscape with good road and rail links to capitals Cardiff and London.

The sweeping crescent of sand, is backed by dunes that have buried archaeology at Kenfig, Merthyr Mawr, as have the immediate rising hinterland. At either end of the bay there are limestone outcrops and Porthcawl and Mumbles have become the recreational destinations. Respectively, the very large caravan park, amusement centre and the Royal Porthcawl Golf Club sits at one end and the lively tourist-attracting former fishing settlement, notable pier and headland sits at the other. Many prominent figures in the world of arts hail from this coastal strip, and there is a lively local choral tradition.

In recent years the degree of regeneration is changing the landscape again. New urban blocks of flats and marinas are transforming redundant former docks in Swansea, whilst

³ <https://naturalresources.wales/evidence-and-data/maps/nlca/?lang=en>

at Llanelli the Millennium Coastal Park, the Trostre tinplate works and the, largely avian, wildlife reserve at Pencaclyydd illustrate the range of change.”

- 4.3 While NLCA 38 is broadly representative of the site’s landscape context, in this instance it is considered too generic to reliably inform an assessment of the suitability of the proposals in landscape terms, particularly considering the scale of the site in comparison with the overall NLCA extents. Of much greater use are the LANDMAP and local area assessments discussed below.

LANDMAP

- 4.4 In order to assess the acceptability of development, in landscape terms at any specific location, it is important to understand the landscape and visual amenity circumstances against which any decisions are made, based on both published landscape character assessments and more site-specific landscape assessment undertaken through field studies and site appraisal.
- 4.5 The landscape character of the site and the surrounding area is defined within the LANDMAP resource managed by Natural Resources Wales (NRW). LANDMAP is the national information system used to undertake an assessment of the landscape character as presented by the LANDMAP Geographical Information System.
- 4.6 LANDMAP data is the key tool recommended for use in decision-making in relation to landscape character. Planning Policy Wales 11 (Welsh Assembly Government, February 2021) Section 6.3.20 states:
- “LANDMAP is an important information resource, methodology, and monitoring baseline for the landscapes of Wales, which can help inform planning for the sustainable management of natural resources in an area. LANDMAP describes and evaluates the physical, ecological, visual, cultural and historic aspects of the landscapes of Wales, and provides the basis of a consistent, quality assured national approach to landscape assessment. LANDMAP assessments can help to inform green infrastructure assessments, SPG on landscape, development management decisions, landscape character assessment, special landscape areas (SLAs), local distinctiveness, design, and landscape sensitivity studies”.*
- 4.7 LANDMAP is a GIS-based landscape resource where landscape characteristics, qualities and influences on the landscape are recorded and evaluated into a nationally consistent data set. Data is defined by five layers or themes, the Geological Landscape, Landscape Habitats, Visual and Sensory, Historic Landscape and Cultural Landscape, forming the key landscape guidance for Wales.
- 4.8 LANDMAP is a whole landscape approach that covers all landscapes, designated and non-designated. It identifies key landscape characteristics and qualities that can be used to aid planning policy and decisions. The accompanying guidance states that it is the use of all five layers of information that promotes sustainable landscape decision-making, giving all five layers equal consideration.

- 4.9 The site is contained within 5no. LANDMAP ‘aspect areas’, as summarised in **Table EDP 4.1**. Each LANDMAP theme/layer is described, assessed and assigned one of four overall grades of value: low, moderate, high or outstanding. Summary LANDMAP descriptions are provided on the NRW website.

Table EDP 4.1: LANDMAP Aspect Areas Covering the Site

Aspect Area	Unique Area ID	Area Name/ Classification	Evaluation
Geological Landscape	NPTGL032	Margam	Low
Landscape Habitat	NPTLH087	-	Low
Visual & Sensory	NPTVS960	Baglan Bay Works	Low
Historic Landscape	NPTHL003	Baglan Industrial	Moderate
Cultural Landscape Services	NPTCLS121	Baglan Bay Works	-

- 4.10 The Historic Landscape aspect area covering the site is evaluated as ‘Moderate’. The justification for the Baglan Industrial evaluation is that:

“The moderate value assigned to this area reflects the impact of post Second World War industrial development, which has completely obscured the intertidal wetland and reclaimed irregular fieldscape shown in this area on the OS 1st-3rd edition maps. However, the remains of the Briton Ferry Dock (GGAT PRN 03147w, 01972w), built to an experimental design by I.K. Brunel, represents an important survival.”

- 4.11 The Geological aspect area covering the site is evaluated as ‘Low’, and identified to be within a *“Wide NW-SE coastal strip of marine alluvium (sand) fringing the coast”*. The condition of the aspect area is evaluated in LANDMAP as fair, but with a declining trend.
- 4.12 The Landscape Habitat aspect area covering the site is predominantly classified as ‘Dry (Relatively) Terrestrial Habitats’ alongside ‘Built Up Areas’ and ‘Residential/Green Space’. This Landscape Habitat aspect area is evaluated as ‘Low’, its justification being: *“limited biodiversity value, although gardens are a valuable foraging and nesting resource for many common species of fauna, and some rarer species such as bats may also occur; however, none of these are likely to be critically dependant on the Aspect Area.”*
- 4.13 The most pertinent to this appraisal is the Visual and Sensory aspect, of which the site sits within Baglan Way Works; evaluated as ‘Low’. The justification for this is *“The scale of the BP works [noted through 2014 amend in LANDMAP assessment to have since been removed from the landscape] is impressive and has in the past symbolised Wales at Work, being particularly noticeable at night with a plethora of lights. The replacement developments are essentially a commercial industrial park albeit with a high standard of landscape and a themed approach. The setting of the area is dramatic located between scarp and sea. 2014 - continuing clearances/new developments.”* The description of the

aspect area notes that the area comprises “commercial and industrial development at northern extent of coastal plain” including “numerous industrial units, many of high quality design”. It does also note, however, that “Recent development appears to be well detailed and designed, yet there appears often to be a lack of cohesion with surroundings. There are no settlements or public access into the area.” Attractive views are predominantly noted to be outward towards the sea, scape slope and landscape to the north, with detractive views of the motorway and industrial landscape noted both into and out of the area.

- 4.14 The Cultural Landscape Services aspect area (which supersedes the previous ‘Cultural Landscape’ data) covering the site does not provide an overall evaluation. The Baglan Bay Works description notes that there is substantial night-time light pollution in the area, attractive views out, a weak sense of place and an overall low quality of character and scenic quality.

Published Landscape Character

- 4.15 A review of the Neath Port Talbot LANDMAP Landscape Assessment (December 2004) shows that the site within the south eastern parcel of “Baglan Bay Works” (LCA 48).
- 4.16 Key landscape characteristics of the “Baglan Bay Works LCA” are detailed to be as follows:
- “Large Scale open and industrial landscape on coastal plain;
 - Dominance of BP works and GE power station;
 - New commercial development dominates much of the area;
 - Industrial heritage includes, Briton Ferry Docks; and
 - Limited tree cover.”
- 4.17 Descriptions of the area go on as follows, with the most relevant characteristics to the site underlined by EDP:

Location, Context and Physical Characteristics

- “area dominated by commercial, industrial development. It sits at approximately 10m AOD on marine alluvium which runs the length of the coastal plain.”

Visual and Sensory Characteristics

- “the area is dominated by the BP works and GE Power Station, with very large scale industrial structures and chimneys, these are impressive by both day and night although much of the former has been demolished.”
- “The area also boasts numerous industrial units, many of high quality design, and large undeveloped sites most noticeably to the north. Sites within the area have recently been significantly landscaped but this has yet to mature.”
- “At present the area feels open, exposed and in places, intimidating, due to the undeveloped areas large scale open flat spaces and the presence of BP works. Recent development appears to be well detailed and designed. There are no settlements or public access through the area. Although the BP plant is a significant element viewed from the M4, the newer developments simply reinforces the impression of a commercial park.”

Vegetation and Habitat Characteristics

- “area of long standing industrial development, on coastal dunes and grasslands contains remnant areas of underlying habitats and recently cleared lands with developing ecological interest, providing a suitable environment for important flora species and fauna”
- “Towards the coastal fringes an area of sand dune and littoral habitats prevail, providing a valuable habitat.”

Historic Characteristics

- “Some of these industrial developments are of a late, post World War II date, and in many cases overlie earlier agricultural landscapes dating to the Medieval period. While BP Baglan stands on land reclaimed within the last 100-150 years, some earlier industrial features, such as the abortive Neath river railway tunnel are known in the area. Briton Ferry Dock was built between 1858-61 to designs by Isambard Kingdom Brunel.....The gate is the only surviving example of Brunel's experimental work in the development of buoyant lock gates. Historical importance is placed on the late 19th and 20th century industrial developments. Below ground deposits, such as the known prehistoric peat horizons, have considerable historical value as a preserved archaeological resource.”

Cultural Associations

- “Formally densely packed with now demised metal industry enterprises, strenuous efforts are being made to attract inward investment. This development is typical of the County Borough Council's determination to regenerate its economy and society following wholesale closure of primary industry in the 1980s.”

- 4.18 The site forms circa a quarter of the overall LCA but is seen as an offshoot of a main core of the area around the past BP Baglan site. There are strong historic and modern-day industrial links within the area, which clearly come across within the description above and contribute to the area's visual, sensory, historic and cultural characteristics. While the site is not directly connected to the area formally comprising BP Baglan the presence of this industrial feature has set precedent over time for the expansion of the site's industrial context to date. The site itself is divorced from the coastal fringe character available within the northern extent of the LCA by intervening residential built form of adjacent LCA 49: 'Port Talbot, Sandfields, Baglan & Margam' (which encompasses the LCA 48 parcel containing the site on all sides), which in turn prevents visual connection to the coastal edge.
- 4.19 It should be acknowledged that significant areas of the site's context are already industrialised and/or settled and, as such the LCA is considered to have **low** sensitivity.
- 4.20 In addition to the published landscape character just described, the site character has been assessed following a site visit to provide a suitably detailed description of the site which has been undertaken by EDP below.

EDP On site Landscape Character Assessment

- 4.21 While the above published assessments provide a helpful contextual appreciation of the wider landscape, none provide a sufficiently site-specific assessment to allow a reliable assessment to be made of the effects of the proposed development on the landscape. In particular, published assessments tend to miss more localised influence on the landscape, such as the effect of the site itself and its immediate surrounding, which EDP has undertaken and is described below.
- 4.22 A review of aerial photography and mapping has been supplemented by a field assessment undertaken in July 2021. **Images EDP 4.1 to EDP 4.5**, below, provide visual representation of the site itself and features within.
- 4.23 Recognising that 'landscape' is a multi-dimensional concept embracing 'what we see', its time-depth and physical attributes, this LVA reviews and assesses change to landscape character in terms of the physical landscape, the site's visual and sensory character, landscape fabric and habitats, historic landscape character and cultural connections.
- 4.24 The site comprises a single land parcel, circa 12.4ha in area. Rough ground is bordered by deciduous structural tree belt planting (comprising a mix of common ash, goat willow, alder, English oak, blackthorn, hawthorn, sycamore, silver birch and a small group of pine sp.) to the north-east, north-west and south-west. Metal palisade security fencing borders the site to the south-east. The condition of the boundary tree belts appears varied with some mature trees in good condition and others showing signs of disease (notably ash-dieback).

- 4.25 Beyond the vegetated site boundaries, the site is perceived as a pocket of undeveloped land surrounded by existing development and road network, including: Baglan Way running along the site's north-eastern boundary, with the vegetated and sunken transport corridor of the M4 motorway and railway line sandwiched between the site and residential settlement of Baglan; Wells Road wrapping around the site to the north-west and south-west with an area of Public Open Space (POS), allotments and residential care facilities present alongside, dividing the road route from the residential built form beyond; and large industrial units of Baglan Industrial Park to the south-east. The site's interior comprises species-rich habitats with a good diversity of grassland and wildflower species with areas of compacted and disturbed ground interspersed to form tracks, seemingly created by heavy vehicle movement. At present the whole site is designated as a SINC with the main interest being the post-industrial habitat of 'open mosaic habitats'.



Image EDP 4.1: View into the site from the informal access point available off Moor Road looking south-east across the northern extent of the site.

- 4.26 **Plan EDP 3** illustrates the topographical relief of the site and wider area. The site itself is generally flat, ranging between 5 and 6m above Ordnance Datum (aOD) across the site, and is perceived to form part of the flat coastal plain/moors of Aberavon, the edge of which appears to be delineated by the course of the M4/railway corridor. Beyond this transport corridor the topography is seen to rise steeply to a high point of 258m aOD upon Mynydd Dinas to the east and 314m aOD of Mynydd-y-Gaer to the north-east, forming an elevated backdrop to the coastal edge and providing containment to the landscape in this direction. In terms of water features, there are ponds or above ground watercourses on site.
- 4.27 The site is generally perceived as an area of undeveloped industrial landscape with well-defined and visually containing external boundaries – the most open being that

formed by palisade fencing delineating the boundary with the Warburtons facility adjacent. Although the site interior comprises a single area of open rough ground with an internally open character, there is reduced intervisibility with the wider landscape due to the localised variations in topography (flat across the site and to the south-west, but elevated to the north-east), the presence of vegetation at the site's boundary and beyond, as well as built form (residential, industrial and road corridor) within the immediate surrounding landscape. From within the site, clear views are available towards elevated ground to the north-east and east as can be seen within **Image EDP 4.2** below.



Image EDP 4.2: Looking east, the rising ground beyond the M4/railway corridor allows for clear views towards development along the A48 corridor to the east and the settlement of Baglan to the north-east. Beyond this, further views are contained by the vegetated slopes of Mynydd Dinas and Mynydd-y-Gaer.



Image EDP 4.3: Looking west from within the site, boundary tree belt vegetation provides containment of views between the site and existing development in this direction.

- 4.28 Manmade features within the site are limited to the presence of areas of heavily compacted ground clearly created by movement of heavy machinery, and palisade fencing along the site's southern-most boundary. The site's clear interface with the adjacent Warburtons industrial building provides additional industrial influences. As a

result, there is a stronger perceived connection to industrial land uses rather than the residential or wider landscape context to the west and east respectively.



Image EDP 4.4: The Warburtons Industrial building (part of the Baglan Industrial Park) and associated vehicle movement to the south, is clearly visible from within the site. It is divided from the site by a palisade security fence.



Image EDP 4.5: Looking south-west from within the site the roofline of the 3 storey Port Talbot Resource Centre can be seen peeking over the site boundary tree belt.

- 4.29 As identified within LANDMAP assessment the main cultural influence of the area is focused more so upon the old site of BP Baglan, to the north-west of the site, emphasising the post-war industrial development of the area which has, over time,

extended inland to include the industrial development to the south of the site and, by association, the site itself. Beyond this the site provides little in the way of cultural, historical or recreational value, being of private land ownership and currently undeveloped but with an industrial influence.

- 4.30 With reference to the above components of the site's landscape character, the site is considered to be of **low** sensitivity as, in general, the landscape features on site are largely limited to the site's periphery (and in good condition) and there is the presence of a number of detracting manmade features and influences within the site itself and within its immediate vicinity, particularly at its southern edge and with regard to anti-social behaviour in the form of unofficial scrambler use within the site.

Section 5

Existing (Baseline Conditions): Visual Amenity

Introduction

- 5.1 Visual amenity is about the interrelationship between people's perceived experience within the landscape such as the perceived pleasantness derived from an aesthetically pleasing view. Visual effect relates more specifically to the type, number and distribution of available views which may be experienced by a given visual receptor (e.g. PRow user). An analysis of visual amenity allows conclusions to be reached about where visual effects may be experienced from, by whom; and to what degree those views would be changed by the proposed development.
- 5.2 This section identifies potential views to the site; changes to views brought by the proposed development are analysed in **Section 6**. An analysis of existing views and the 'visual receptors' likely to experience visual change is conducted in three steps described in turn below.

Step One: Defining Zones of Theoretical and Primary Visibility

- 5.3 The starting point for an assessment of visual amenity is a computer-generated Zone of Theoretical Visibility (ZTV). The ZTV is derived using digital landform height data only and therefore it does not account for the screening effects of intervening buildings, structures or vegetation, but it does give a prediction of the areas which, theoretically, may be able to experience visual change.
- 5.4 **Findings: Plan EDP 4** illustrates the Zone of Primary Visibility (ZPV), where the site can be clearly seen from. In this instance, a field assessment was undertaken by a chartered landscape architect in July and **Plan EDP 4** includes representative viewpoint locations where views are available from.
- 5.5 Beyond the ZPV lies a zone of visibility which is less open, being either partly screened or filtered. Views from within this zone would include the proposal; it may not be immediately noticeable, but once recognised would be a perceptible addition to the view.

5.6 The extent of visibility – that is the distribution and availability of both internal and external views of the site – is heavily influenced by topography, existing tree cover or other landscape features and existing settlement both within the site and in the immediate locality. Site visibility extends as follows:

- To the south of the site, intervisibility with the adjacent Warburtons industrial unit is clear and uninhibited by any boundary vegetation. Views beyond this are curtailed however by a combination of the unit's built form and the associated landscaping within the wider industrial estate beyond. Views in this direction extend no further than 200m from the site's boundary;
- To the south-west, views are heavily curtailed by the site boundary tree belt, particularly during summer months when planting is in full leaf. Given the deciduous nature of the species within this belt a partial increase in visibility is likely to be available during the winter months, albeit the extent of views would extend no further than 200m from the site boundary – contained by a combination of flat topography and existing built form of Port Talbot Resource Centre, Llys Y Seren care home and residential properties;
- To the north-west, the extent of visibility is similar to those to the south-west. Site boundary tree planting heavily curtails and filters views from this direction. Combined with additional vegetation on the opposite side of Moor Road, associated with the nearby allotments and POS area, visibility of the site from this direction is limited in extent to circa 150m; and
- To the north, north-east and east local views are again curtailed by site boundary vegetation and the vegetated corridor of the M4/railway corridor. As topography rises beyond this corridor to the east and north however, potential for visibility of the site opens up (as seen within **Image EDP 2** above) to allow some medium distance elevated views of the site from the settlement of Baglan, with the site seen alongside existing industrial and residential development. Beyond built form on the lower slopes of the landscape to the north-east and east, the landscape is wooded in character, however occasional views are available from footpaths in this area. This elevated landscape provides an element of containment to the site however, limiting the distance of available views to circa 2.2km to the north-east and 800m to the east.

Step Two: Defining Receptor Groups

5.7 Within the ZPV and wider area, the people ('receptors') likely to experience visual change can be considered as falling into a number of discernible groups which are detailed below:

- Rights of Way Users;
- Road Users;

- Residential Dwelling/Groups; and
- Recreational users of POS areas alongside Westlands and Rowan Tree Lane, and allotments to the west of the site.

Rights of Way Receptors

- 5.8 Desktop research shows that the PRoW network in the detailed study area is relatively limited, particularly on the site side of the M4/railway corridor. Potential views are generally curtailed by landform and/or the screening effect of built form and vegetation. PRoW located on land that is at a higher elevation to the site to the north and north-east are more likely to have potential for views.
- 5.9 PRoW 59/119 runs along the residential access road of Fernfield (circa 400m to the east of the site) before circumnavigating the lower slopes of Mynydd Dinas. On the most part this route is enclosed by woodland cover, however glimpsed views are available through occasional canopy gaps (as represented by **Photoviewpoint EDP 6**) towards the lower coastal plain landscape encompassing the site. Within these slightly elevated views the interior of the site is seen clearly beyond foreground built form and vegetation, sat alongside the existing Warburtons industrial unit with a clear green belt of vegetation dividing the site from nearby residential development.
- 5.10 Further up this eastern slope of Mynydd Dinas runs part of the nationally promoted Wales Coast Path, circa 680m to the east of the site at its closest point. The route also runs through an area of elevated Open Access Land. Views for receptors using these routes and areas are represented by **Photoviewpoint EDP 7**. Within the view, given its elevated position in comparison, receptors experience wide views across the lower landform, including clear views over the site. Within available views, the site is seen as a parcel of undeveloped land encompassed on all sides by a mixture of industrial, residential and road corridor built form, and situated against a backdrop of Aberavon and the demolished site of BP Baglan, giving the view a settled and industrialised character for which the area is known.
- 5.11 PRoW 59/107 is situated on the midslope of Mynydd-y-Gaer circa 1.65km to the north-east of the site, alongside the northern-most settlement edge of Baglan. Views from this route are represented by **Photoviewpoint EDP 9**, with the site seen alongside the wooded foothills of Mynydd Dinas and the existing large units of the Baglan Industrial Estate. Again, the site is seen as an undeveloped pocket within a heavily developed lower plain landscape, with clear delineation from nearby residential development provided by robust green corridors or vegetated belts.
- 5.12 Given the recreational use of these PRoW routes and areas of Open Access Land by local receptors, to enjoy the surrounding landscape, the sensitivity of receptors using these PRoW routes and areas of Open Access Land (although influenced on the most part by the presence of existing industrial built form) is considered to be high. Given its nationally promoted status, but the presence of existing industrial presence within available views,

receptors using the Wales Coast Path to the east are deemed to also be of high sensitivity.

Road Receptors

- 5.13 As a result of the numerous tree belts present within this mid to lower valley area, and the presence of existing built form generally alongside, the number of roads likely to experience intervisibility of the site are extremely limited and localised in extent.
- 5.14 The site is immediately bordered by local roads of Baglan Way to the north-east (represented by **Photoviewpoint EDP 4** as the route approaches from the east) and Moor Road to the east (represented by **Photoviewpoint EDP 3**). **Photoviewpoint EDP 1** represents views from the junction of these two road routes at the northern corner of the site. As can be seen within these representative viewpoints, for receptors using these routes (both within cars and as pedestrians on the adjacent footpath, and Sustrans route in the case of Baglan Way) visibility with the site's interior is heavily filtered and screened by the presence of site boundary vegetation – particularly during summer months when vegetation is in full leaf. During winter months there may be potential for greater intervisibility with the site's interior, however it will continue to be heavily filtered by the continued presence of bare branches.
- 5.15 Receptors travelling towards the site from the south on both routes are already heavily influenced by commercial and industrial built form and the nearby presence of the M4/railway corridor (albeit the latter being more from an audible perspective rather than visual), however the northern extent of these routes, where they converge at the northern extent of the site, possess a much greener, 'edge of town' character in comparison. These minor, local road routes are deemed to be of medium sensitivity, and while being generally enclosed and focused within an industrial and commercial setting, may have some potential for enjoyment of the undulating and green landscape (formed predominantly by roadside vegetation) through which they pass.
- 5.16 The M4 motorway corridor passes 50m to the east of the site at its closest point within a sunken channel, bordered on both sides by mature vegetated screening, as seen within **Photoviewpoint EDP 8** taken from the side of the A4241 as it passes over the motorway corridor. As can be seen, views of the site and existing industrial development from both the M4 (in both directions) and the A4241 are obscured by intervening vegetation, and as such are unlikely to experience any change in views as a result of proposals within the site boundary. Major road routes such as these are considered to be of low sensitivity as a result of the speed at which receptors are likely to be travelling through the landscape, making it unlikely that they will be using the route for the enjoyment of the wider landscape through which they pass.

Recreational Receptors

- 5.17 To the north-west of the site, on the opposite side of Moor Road, is a small area of POS alongside the residential development of Westlands, views from which are represented by **Photoviewpoint EDP 2**. On the most part views out from this area of POS towards existing

industrial units are contained by surrounding vegetation alongside the road routes of Baglan Way and Moor Road. While not seen to be an open space used for formal sports and not containing any form of play features, the area is likely to be used by local residents and walkers to enjoy for informal recreational purposes and enjoyment of the outdoors. As such, receptors using this space are considered to be of medium sensitivity.

- 5.18 To the west of the site, also on the opposite side of Moor Road to the site, are Moor Road Allotments, accessed by a gated and locked entrance. These allotments are well contained and concealed from Moor Road itself by surrounding tree belts, with only the entrance to the facility likely to experience intervisibility with the boundary vegetation of the site. It is likely that users of the allotments would be using the facility for enjoyment of the outdoor environment, but not necessary the wider landscape context – especially given its visually contained nature. As such receptors using this recreational facility are considered to be of low sensitivity.

Commercial Receptors

- 5.19 Workers associated with the Warburtons industrial unit to the south of the site, notably working within the northern loading bays and car park area, would experience clear visibility with the site's interior given the open palisade fence boundary which defines the boundary to the site. These commercial receptors are located within an already industrialised context and are at their place of work, as such they are deemed to be of low sensitivity.

Residential Receptors

- 5.20 Residential receptors are considered to have high sensitivity. There is a relatively small group of residential receptors which would experience change as a result of the proposals. Those likely to experience the most change are either bordering the site itself and have rear or side-on facing dwellings.

Group A – Aberavon

- 5.21 Views of the site from the majority of the wider settlement of Aberavon to the south-west and west are curtailed by intervening vegetation, topography and existing development at the peripheries of the site. Properties at the eastern edge of the residential development of Westlands (circa 145m to the north-west of the site, with views represented by **Photoviewpoint EDP 2**), the north-eastern extent of Windsor Village (circa 120m to the south-west), and within Llys Y Seren Care Home (represented by **Photoviewpoint EDP 3**), are the residential properties likely to experience the clearest availability of views to the site from this settlement. These views however, given the presence of intervening vegetation (including that of the site boundary itself), are likely to be focused from rear upper storey windows of such buildings, and still filtered to a degree by canopy cover.

Group B – Northern Baglan

- 5.22 From within the site clear views are seen towards the settlement of Baglan to the north - particularly those properties upon elevated slopes leading up to Mynydd-y-Gaer (worst case views from which are represented by **Photoviewpoint EDP 9**). Given the layering effect of properties as they climb the sloping ground in this direction, the clearest views towards the site from properties within this settlement are likely to be experienced from upper storey windows, with receptors already experiencing a view across a semi-industrialised lower coastal plateau.

Group C – Baglan A48 Corridor

- 5.24 From within the site intervisibility is also evident between the site and properties to the east alongside the A48 corridor below the wooded slopes of Mynydd Dinas. **Photoviewpoint EDP 5** represents views from alongside the residential road route and POS of Rowan Tree Avenue, demonstrating how views from those properties at a lower elevation are screened by intervening vegetation associated with the M4/railway corridor. As the topography and associated properties rise to the east however, visibility of the site begins to open up, particularly from upper storey windows, with the most likely worst case scenario represented by **Photoviewpoint EDP 6** taken on the minor residential access street of Fernfield circa 400m to the east of the site. Visibility of the site is available from these elevated properties however it should be noted that the site is seen within a baseline view which is heavily settled and industrialised in appearance.

Step Three: Defining Representative Viewpoints

- 5.25 Within the ZPV, there are clearly many individual points at which views towards the site are likely to be available. EDP has selected viewpoints which are considered representative of the nature of the views from each of the receptor groups. The selection of representative viewpoints is based on the principle that the assessment should test the 'worst case' scenario, EDP has sought to include:
- A range of viewpoints from all points of the compass;
 - A range of viewpoints from within the site (PRoW) as well as on the site boundary, to more distant viewpoints as appropriate following refinement of ZTV modelling and on site observations; and
 - Viewpoints from all the above receptor groups.
- 5.26 9no. photoviewpoints (PVPs) have been selected. Viewpoint locations are illustrated on **Plan EDP 4** and a summary is provided within **Table EDP 5.1**. Photo sheets from the selected viewpoints are contained at the rear of this report.

Table EDP 5.1: Summary of Representative Photoviewpoints

PVP. No.	Location	Grid Reference	Distance and Direction of View	Reason(s) for Selection and Sensitivity of Receptor
1	Junction of Baglan Way and Moor Road	274825, 191798	20m; SE	Minor Road and Sustrans users (medium sensitivity)
2	Public Open Space off Westlands	274702, 191782	121m; SE	Minor Road and POS users (medium sensitivity)
3	Moor Road at the Entrance to Llys Y Seren Care Home	274755, 191362	21m; NE	Minor Road users (medium sensitivity)
4	Baglan Way at Eastern Corner of Site	275127, 191438	20m; NW	Minor Road and Sustrans users (medium sensitivity)
5	Open Space alongside Rowan Tree Avenue	275231, 191705	221m; SW	Minor Road and POS users (minor sensitivity)
6	Minor Road of Fernfield and PRoW 59/119	275427, 191716	400m; SW	Minor road users (medium sensitivity) and PRoW users (high sensitivity)
7	Wales Coast Path upon western slopes of Mynydd Dinas	275768, 191641	678m; W	Promoted Footpath Users (high sensitivity)
8	A4241(Seaway Parade) as it passes over the M4	274732, 192226	442m; S	Major Road Route (low sensitivity)
9	PRoW 59/107	275910, 193116	1.69km; SW	PRoW users (high sensitivity)

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Section 6

The Proposed Development and Recommendations/Mitigation

- 6.1 Having defined the baseline conditions in the previous two sections, this report now reviews the promotional site and identifies mitigation measures suggested to be embedded into future proposals to ensure a minimisation of landscape effects.

The Proposal

- 6.2 The Site Layout Plan for the site is contained at **Appendix EDP 1**. To summarise, the scheme comprises:

- Approximately 25,000m² (100m x 250m) factory development;
- Eave heights to be no more than 10m;
- A large portion of SINC grassland maintained and enhanced;
- Incorporation of strategic street tree planting, soft landscaping and a SuDS Approval Body (SAB) compliant drainage strategy to ensure an appropriate approach to Green Infrastructure (GI);
- Additional tree planting along the north-eastern, north-western and south-western boundaries to provide screening from existing residential development to the west and containment of the wider industrial estate; and
- Considerable areas of structural landscape proposals as described below.

Overall Landscape Strategy and Mitigation

- 6.3 The landscape and visual sensitivities of the site have influenced the masterplanning process through an iterative process, incorporating a degree of integrated (or embedded) mitigation designed by EDP to avoid or reduce potential landscape and visual effects. Such mitigation is illustrated upon the Landscape Strategy included as **Plan EDP 6**.
- 6.4 To address local sensitivities, the following measures are embedded into the overall design concept:
- The retained area of on-site SINC is to be brought into regular long-term management. This would protect the visual amenity and landscape character of the site as well as improving the quality of mosaic habitats currently within the SINC and its associated longevity;

- Provision of structural landscaping, a mix of native and non-native trees and shrubs proposed throughout the site for biosecurity, diversity of ecosystems and habitat creation as well as strengthening of screening and protection of visual amenity. Existing tree belts, and gaps created to facilitate development, are to be reinforced and 'gapped up' with species of local prevalence (including coniferous species) to provide some year-round filtering of views and continue the integration of proposals into the settled landscape character currently experienced in the local area. The scheme will provide a 2:1 replacement to loss ratio with regard to new tree planting, as requested through pre-application consultation with the LPA;
- Retention of existing landscape features (hedgerows and trees) is a priority of the emerging proposals as it forms a desirable strong green framework that links with the wider green infrastructure to the north, west and east of the site. A portion of the north-eastern boundary vegetation will be lost to facilitate required sustainable drainage volumes for the site. This loss will be compensated for as per the 2:1 replacement ratio mentioned above. A new green connection will also be created along the currently bare south-eastern boundary of the site through the provision of hedgerow and scattered tree planting; and
- The proposed building unit has been designed to protect and reflect the high quality design of other industrial units within the local character.

6.5 These embedded mitigation measures have enabled a landscape-led proposal to emerge thus far. In turn the proposal is enhanced by the incorporation of a network of sustainable drainage system (SuDS) features (swales and basins), providing further habitat variation to the current SINC area. The detailed design of these areas is crucial to maximise the value for informal visual and wildlife amenity as well as meeting the ecological needs of the site.

Section 7 Assessment of Effects

Introduction

- 7.1 In this section, the predicted effects on landscape character and visual amenity are assessed. The assessment uses the thresholds for magnitude, sensitivity and significance defined at **Appendix EDP 2** as a guide, but moderated where appropriate with professional judgement. Professional judgement is an important part of the assessment process; it is neither 'pro' nor 'anti' development but acknowledges that development may result in beneficial change as well as landscape harm. The assessment also takes account of the likely effectiveness of any proposed mitigation.
- 7.2 Predicted effects on receptors are assessed at the first year following completion (Year 1), these effects tending to be the 'worst case'. Also provided is an assessment of effects at Year 15, once mitigation has had time to mature and the proposals are settled in their context. Year 15 (and beyond) is the timeframe over which the proposed development should be judged for its acceptability, with landscape change properly measured over this longer-term horizon.

Predicted Effects on the Character of the Site (Year 1 and Operation)

- 7.3 Following construction/establishment of the landscape strategy (whichever is sooner), the predicted effects take into account suitable and appropriate management of existing and proposed landscape features, undertaken in accordance with a landscape management plan or similar.
- 7.4 It is a consequence of the nature of the development proposed that visual and sensory character of the site would change substantially as a result of implementation. The magnitude of change is not an indication of bad design but is to be expected as the result of the change of use of any green field site to residential development. The changes predicted to occur on the dimensions that contribute to the character of the site are described below and evaluated overall.
- 7.5 In terms of the physical landscape of the site, the proposals would result in some localised land regrading to facilitate the development, including the incorporation of a new SuDS network along the site's north-western and north-eastern edges (of which this area previously had no hydrological features) and the creation of an earth bund along the development footprint's south-eastern edge. The change is expected to be low, leading to a **minor/negligible** effect on the geological and hydrological character of the site at Year 1 and Year 15 when combined with the site's overall low sensitivity.
- 7.6 With regards to the visual and sensory character of the site, invariably the proposed development will result in a wholesale change of the north-western half of the site from rough grassland SINC to a in industrial development. This onsite change is expected to be

very high, leading to a **moderate** adverse effect on the visual and sensory character of the site at Year 1, which would reduce over time to **moderate/minor** adverse by Year 15, following maturation of the landscape strategy (**Plan EDP 5**) and the overall acceptance of the scheme over time within its context.

- 7.7 With regards to landscape fabric and habitats, the majority of existing trees and boundary vegetation associated with the site's north-western and south-eastern boundaries would be retained as part of proposals, as well as strengthened and enhanced with further planting to fill in gaps (both existing and new) and increase diversity, ensuring an enhanced green infrastructure. Additionally, the remaining SINC landscape within the south-eastern half of the site is to be brought into regular management to improve its ongoing quality and longevity. New habitats to be formed on-site include a network of swales and SuDS basins along the north-western and north-eastern edges to include appropriate water tolerant plant species and meadow grassland and the incorporation of a partial green roof. New hedgerow and tree planting will also be provided along the currently open south-eastern boundary of the site to create a new green corridor feature between commercial units. Overall, there would be partial loss of the SINC habitat on-site and some loss of the north-eastern boundary tree belt to accommodate the SuDS requirements of the scheme. The change is expected to be high, leading to a **moderate/minor** effect on the landscape fabric and habitats of the site at Year 1. Following maturation of the landscape strategy, this effect is expected to reduce to **minor** and neutral effect by Year 15.
- 7.8 With regards to cultural connections and historic character, given the use of proposals the site will remain as a privately owned piece of land with no permitted access for the general public. Little to no change will be perceived in relation to the site of BP Baglan to the north-west of the site, however industrial development such as that proposed is considered in keeping with the post-war industrial development of the area which has over time extended inland. As such the addition of proposals would lead to a very low to negligible change to the site with regard to cultural connections and historic character, and as such no more than a **minor/negligible** neutral effect at Years 1 and Year 15 respectively.
- 7.9 On balance, alongside the low sensitivity of the site, the overall effect on the character of the site is no more than **moderate-minor** adverse at year 15, with the greatest effect predominantly focused around changes to visual and sensory character and landscape habitats.

Predicted Effects on the Published Character (Year 1 and Operation)

LANDMAP

- 7.10 The area immediately surrounding the site will be subject to the greatest change to the Landscape Habitat and Visual and Sensory aspect areas as defined by LANDMAP, this is predicted to diminish due to distance and intervening landform and features The

Evaluation of the various landscape Aspect Areas, as defined by LANDMAP is summarised as follows:

- Geological Landscape – Low;
- Landscape habitat – Low;
- Visual and sensory – Low; and
- Historic landscape – Moderate

- 7.11 The development of the site will result in minimal changes to the historic landscape of this medium sized site, encompassed by existing residential and commercial/industrial area, generally considered to be in keeping with the existing “*post Second World War industrial development*” which now dominates this intertidal area. There will be some minor land regrading to allow for the proposed development including the provision of multiple SuDS features where there were no hydrological features previously and the inclusion of an earth bund along the south-eastern edge of the development footprint. As such the change would still be low upon the overall geological landscape aspect area.
- 7.12 In regard to the site’s cultural landscape, the site will remain as land under private ownership with no permitted access for pedestrians and the industrial unit and associated hard surfacing fenced off for security purposes. The sites connection to BP Baglan continues to be limited although as mentioned above proposals are considered in keeping with the post war industrial character of development in this area.
- 7.13 In terms of the landscape habitat of the site and wider area, this will also undergo only minor site-based change, and while some of the existing SINC habitat will be lost that which remains will come into long term management and improved in quality as a result of proposals. Proposals also provide new areas of habitat on the site including a green roof and planting associated with the new SuDS features, and as such proposals are considered to be, overall, beneficial in nature given the condition of the existing site and the enhancements offered to its landscape fabric by virtue of the proposed scheme.
- 7.14 The visual and sensory character aspect will see some adverse effect resulting from the addition of the new built form within a perceived green parcel surrounded by existing built form. However, given the adjacent urbanised context of the site (both residential and commercial/industrial) and the contained scale of the development proposals this is considered to be a low magnitude change at worst. With the above in mind proposals are considered to have at most a **minor** adverse level of effect overall on the LANDMAP aspect areas associated with the site and its local landscape context.

Neath Port Talbot LANDMAP Landscape Assessment– LCA 48 Baglan Bay Works

- 7.15 As for the LANDMAP aspect areas considered above, the area immediately surrounding the site will be subject to the greatest change to the defined LCA and this is predicted to diminish due to distance and intervening landform and features. Effects on the

immediate surroundings and the wider area are described below. The overall sensitivity of the LCA examined in the baseline was judged to be low.

- 7.16 Generally the industrial proposal for the site is considered to be in keeping with the characteristics identified in relation to this LCA area, contributing to the “*area dominated by commercial, industrial development*” which has expanded over time from the presence of BP Baglan to the north-west of the site. Design of the proposed unit reflects the material and design palette of those industrial buildings which already existing to the south and south-east of the site, with “many of high quality design”. As mentioned within Section 4 the site forms circa a quarter of the overall LCA but is seen as more of an offshoot of the main core of the LCA around the past BP Baglan site. Overall proposals are expected to result in no more than a low magnitude of change upon the characteristic features of LCA 48, and therefore no more than a **minor-negligible** neutral level of effect.

Predicted Effects on Visual Amenity (Year 1 and Operation (Year 15))

Right of Way Receptors

PRoW 59/119

- 7.17 As seen within **Photoviewpoint EDP 6**, the addition of the proposed unit into the site would seen the extension of current industrial built form northwards (right) across the view beyond boundary vegetation alongside Baglan Way. Despite the retention of the south-eastern half of the site as open SINC area, receptors in this location would see the new building to screen the majority of this from view, albeit retaining the majority of the strong tree belts which circle this land parcel. New tree planting will be provided around the new building as well as added re-enforcement provided within the boundary vegetation, however even once mature this will provide minimal filtering of proposed built form given its scale. The view is already heavily urbanised by the presence of residential built form to the south-east and east of the site and industrial development to the south, therefore the addition of industrial development into the site would not be out of character when compared to the baseline view, but would result in the loss of an open green parcel (albeit with evidence of rough ground) within the view. Proposals are likely to result in a high magnitude of change at year 1, with additions being clearly noticeable and seen to fundamentally alter part of the view. As time progresses however and mitigation tree planting is allowed to mature this magnitude is anticipated to reduce to medium. While proposals would still be noticeable and recognisable within the view, their presence would be marginally softened by the weathering of the proposed building into its built context and the perceived strengthening of the current green tree corridors through this otherwise developed landscape. Overall, receptors travelling along this PRoW route would experience a localised **major-moderate** adverse level of effect at year 1 reducing to **moderate** adverse at year 15.

Wales Coastal Path and Open Access Land

- 7.18 Walking along the elevated slopes to the east of the site and M4 corridor, receptors walking along this footpath route experience clear downward views across the lower landscape and settlement of Port Talbot where breaks in path side vegetation occur, as seen within **Photoviewpoint EDP 7**. Receptors here would experience clear views down onto the new industrial building and associated hard standing areas. Whilst the proposed development upon the site would see the loss of part of this green parcel of land, the retained eastern SINC portion would continue to be seen within the view. Proposals are to be added into a view which is on the whole heavily urbanised with both residential and industrial development, particularly along the southern edge of the M4 corridor route. As with PRoW 59/119 reviewed above, it is anticipated that receptors would initially experience a high magnitude of change at year 1 being clearly noticeable as a new addition to the view and fundamentally altering views of the green land parcel which is the site at present. As time goes on however, the site will be allowed to weather into its already urban context, the partial green roof of the building will be allowed to grow and mitigation planting at the site's extremities will have had chance to mature. While this will provide only minimal filtering of the proposed building within the view, by year 15 proposals would not look out of place when viewed in combination with adjacent industrial built form to the south, reducing the perceived magnitude of change to medium. When combined with their high sensitivity, receptors travelling along this PRoW route would experience a **major-moderate** adverse level of effect at year 1 reducing to **moderate** adverse at year 15.

PRoW 59/107

- 7.19 Within views from this footpath the site is seen in the middle distance as a green land parcel with tree'd edges entirely contained by existing residential and industrial/commercial built form, as demonstrated by **Photoviewpoint EDP 9**. From this elevated location, as with the views from the two routes considered above, the addition of the proposed building and associated hardstanding upon the site would be seen as a recognisable change within the view for these receptors, albeit not out of character when considering the site's surrounding context. While this mitigation planting will not provide any filtering of views once mature, it will help to maintain the strong green corridors which are seen to surround the site on 3 sides and provide re-enforcement where possible. Design of the proposed building is in keeping with that of the Warburton's unit visible adjacent to the site, with a partial green roof providing some breaking up of built form. Overall, a medium magnitude of change is anticipated at both year 1 and year 15, resulting in a **moderate** adverse level of effect upon receptors using this footpath.

Road Receptors

Baglan Way

- 7.20 For receptors travelling along this route, the presence of vegetation along the site's north-eastern boundary screen and heavily filter views into the site's interior, as seen within **Photoviewpoints EDP 1** and **4**. Through the integration of a network of SuDS swales and

basins along this edge (locations currently indicative and to be confirmed) some reduction in the depth of this tree belt may occur, causing some gaps in vegetation cover and as such views of the new industrial proposals. Where possible, gaps which occur will be replanted with tree and shrub species of local provenance to re-instate the visual containment currently provided and maintain the green corridor, however at year 1 this new planting will provide little in the way of screening effect. As represented by **Photoviewpoint EDP 4**, the presence of large industrial units when travelling along this route is not unfamiliar, with the building and associated fencing of the Warburtons unit adjacent being clearly visible. The removal of a section of existing vegetation along the site's north-eastern boundary will create clear views of the new commercial unit's frontage which are not dissimilar to clarity of views available of the Warburton's building, albeit foreground landscaping will include greater planting and landscape variance. A vehicular access (small vehicles including cars and vans) into the site is to be provided using the existing gated access off Baglan Way.

- 7.21 As such at year 1 the predicted magnitude of change as a result of proposals would be high, with proposals being clearly noticeable and close ranging within new vegetation gaps, but not out of character with its adjacent context. As time goes on, mitigation planting is allowed to mature (by Year 15) along this north-eastern boundary to provide softening of available views, reducing this magnitude slightly to medium. As such, when considered alongside the medium sensitivity identified previously, it is considered that proposals would cause a moderate adverse level of effect in the short term, reducing to **moderate-minor** adverse by Year 15 as the north-eastern boundary is re-greened, albeit at a lower level than at present.

Moor Road

- 7.22 Similarly to receptors travelling along Baglan Way, the presence of vegetation along the site's north-western and south-western boundaries heavily filter and in parts screen views into the site's interior, as seen within **Photoviewpoints EDP 1** and **3**. Occasional reductions in this vegetation do occur in areas along this route, such as a brief one seen in **Photoviewpoint EDP 1** which will accommodate a new access for large vehicles into the site, which currently allow filtered views into the site's interior. In these instances, receptors would experience brief glimpses of the new industrial building beyond foreground vegetation and the movement of large vehicles entering and leaving the development, particularly when travelling north towards the junction with Baglan Way. At the southern extent of this road (represented by **Photoviewpoint EDP 3**) existing boundary vegetation would screen the majority of the new industrial unit from view, with only heavily filtered views of the general roofline of the building likely to be visible through the canopy of vegetation. Proposals look to re-enforce weakened areas of this vegetative boundary to main its longevity and containment it provides.
- 7.23 Overall, the addition of the proposal would likely incur a medium - low magnitude of change, highest notably around the northern extent of the route near its junction with Baglan Way where the new building and access would be a noticeable addition for receptors. Over time, as mitigation and in-fill planting to the boundary vegetation matures (by circa Year 15), the magnitude of change upon receptors travelling along the

southern section of the route would likely reduce to very low, with the scheme being barely discernible, however the magnitude of change would increase as receptors near the proposed access point, remaining as medium near the location of **Photoviewpoint EDP 1**. With the medium sensitivity of such receptors, the level of effect upon receptors using Moor Road is anticipated to be no more than **moderate-minor** adverse at Years 1 and 15, with the greatest effect likely to be limited to a short section of this road route either side of the proposed access.

M4 Corridor/A4241

- 7.24 As demonstrated by **Photoviewpoint EDP 8** intervening vegetation associated with the M4 corridor banks, and Port Talbot Town Cricket Grounds, screens the site (and adjacent industrial units) entirely from view for receptors travelling along both the M4 Motorway and the A4241 as it crosses above. Given that proposals do not impact upon this intervening belt of vegetation, and the building itself will not be greater in height than the existing adjacent Warburtons unit, it is considered that the magnitude of change upon receptors using these road routes would be no more than very low which, when combined with their low sensitivity, would result in a **minor-negligible** neutral level of effect.

Recreational Receptors

Westlands Public Open Space

- 7.25 On the most part views outward from this area of POS alongside Westlands are contained by vegetation associated with the space's boundaries with Moor Road and the vegetation of the site's western boundary, seen within **Photoviewpoint EDP 2**. Currently the existing Warburtons industrial unit is screened from view, however proposals would bring this character of development closer to the POS' eastern boundary, with the potential for the roofline of the new building to be seen above the foreground tree belt where this boundary vegetation reduces opposite the proposed access off Moor Road. In Year 1 it is anticipated that the addition of proposals would incur a medium magnitude of change upon receptors using this area of open space, being recognisable as a new feature within views. With the maturation of mitigation planting associated with the eastern edge of the site some added filtering of views may occur, however it is likely that the perceived change will remain as medium at Year 15, with the roofline of the new industrial building glimpsed above or within the tree canopy of the eastern tree belt. As such, when combined with the medium sensitivity of receptors using this area of open space, a **moderate-minor** adverse level of effect is anticipated.

Moor Road Allotments

- 7.26 Boundary vegetation along the Moor Road edge of these allotments, along with vegetation on the site's eastern edge, contains and screens the majority of views to the site and associated proposals, with the only potential for views of the new access and building being available from the access gate to the allotments. At year 1 the addition of such features upon the site, the access off Moor Lane particularly and its associated traffic movement, would be glimpsed at this entry point, but considered to incur no more

than a medium magnitude of change upon such receptors at Year 1. As mitigation planting incorporated into the site's boundary vegetation matures any potential views of the new industrial building would be further filtered from view to the point of being barely discernible, however the access would still be visible when looking north along Moor Lane. With this in mind, by Year 15 it is considered that the magnitude of change upon receptors accessing these allotments would reduce to being no more than low which, when combined with this receptor's low sensitivity, results in a **minor-negligible** adverse level of effect.

Commercial Receptors

Warburtons Industrial Unit Workers

- 7.27 At present there is little in the way of screening between the site and the north-eastern extent of the Warburtons building adjacent, the edge in question being delineated by security fencing and used for vehicular parking. Workers (receptors) within this industrial compound would experience clear views of the new building and associated roadways and parking beyond foreground fencing. While a length of triple-staggered hedgerow and associated tree planting is proposed for inclusion along the site's southern edge, this would not provide so much vegetative cover as to screen the proposals from view entirely, but would provide a green corridor between the two schemes and an element of softening within views. Overall, and considering the built character within which these workers are moving, the magnitude of change for receptors within the Warburtons compound is considered high at both years 1 and 15 as a result of their close proximity and wholesale change of half of the site from rough ground to built form. While the proposed mitigation planting along the site's southern edge would provide an element of softening and greening of built form as it matures, this would not be sufficient to reduce availability or clarity of views. When combined with the low sensitivity of these commercial receptors, this results in no more than a **moderate-minor** adverse level of effect at both years 1 and 15.

Residential Receptors

- 7.28 This appraisal has focused on the assessment of views from publicly accessible locations. Views from private residential properties, although likely to be of high to very high sensitivity to changes in the view, are not protected by national planning guidance or local planning policy.

Group A – Aberavon

- 7.29 As with views from the Westlands POS, those properties at the eastern edge of Westlands (circa 12 dwellings, represented by **Photoviewpoint EDP 2**) are likely to experienced glimpsed views of the proposed building roofline beyond vegetation associated with the adjacent POS. This is likely to open up further when viewed from first storey windows, however proposed mitigation planting will aim to provide additional filtering effects as it matures.

- 7.30 Similarly for those properties along Windsor Village to the south-west of the site, their marginally elevated location in comparison with Moor Road would allow for glimpsed views of the proposed building roofline beyond south-eastern boundary vegetation, and alongside the similarly designed existing Warburtons unit, most notably from upper storey rear windows of circa 4 dwellings. Again, proposed mitigation planting associated with the site boundary vegetation will aim to provide additional filtering effects of proposals as vegetation matures. For the properties of Westlands and Windsor Village therefore, a medium to low magnitude of change is anticipated at year 15 which, when combined with a very high magnitude of change, results in a **major-moderate** adverse level of effect.
- 7.31 For those residents within Llys Y Seren Care Home (represented by **Photoviewpoint EDP 3**) to the south-east of the site alongside Moor Road, views of the site and the existing Warburtons unit are heavily filtered by existing vegetation of the site's south-eastern boundary. Even from upper storey windows of this complex it is likely that the presence of the new industrial unit will be filtered by foreground vegetation and, where it can be seen, would be seen alongside existing industrial units adjacent and as such not out of character when compared to the baseline condition. As such receptors here are anticipated to experience no more than a low magnitude of change, and therefore **moderate** adverse level of effect as a result of proposals.

Group B – Northern Baglan

- 7.32 Also represented by **Photoviewpoint EDP 9**, as for PRoW 59/107, residential receptors located upon the elevated ground of northern Baglan have the potential for open views across the lower ground (including the site) leading to the sea-front. As for the PRoW route the addition of the proposed building and associated hardstanding upon the site would be seen as a recognisable change within the view for these receptors, albeit not out of character when considering the site's surrounding context and with greater chance of views being screened and filtered by intervening foreground built form of other residential properties. While this mitigation planting will not provide any filtering of views once mature, it will help to maintain the strong green corridors which are seen to surround the site on 3 sides and provide re-enforcement where possible. Design of the proposed building is in keeping with that of the Warburton's unit visible adjacent to the site, with a partial green roof providing some breaking up of built form. Overall, a medium magnitude of change is anticipated at year 1, reducing to low at year 15 as proposals weather into their setting, resulting in a **moderate** adverse level of effect initially reducing to **moderate-minor** adverse level of effect by year 15.

Group C – Baglan A48 Corridor

- 7.33 Views towards the site from properties associated with the A48 corridor to the north-west are somewhat filtered by north-western site boundary vegetation and vegetation associated with the railway line and M4 corridor (as seen within **Photoviewpoint EDP 5**), albeit the elevated nature of some of the eastern properties of this area allows for views beyond this tree belt similar to that seen in **Photoviewpoints EDP 6** upon Fernfield. Such views would be generally available from first storey front windows, with intervening properties breaking up the overall view in some instances, and already heavily influenced by the presence of built form. Where clear views are available the addition of the

proposed building into the site would be seen the extension of current industrial built form northwards across the view beyond boundary vegetation alongside Baglan Way. Despite the retention of the south-eastern half of the site as open SINC area, receptors in this location would see the new building to screen the majority of this from view, albeit retaining the strong tree belts which circle this land parcel. New tree planting will be provided around the new building as well as added re-enforcement provided within the boundary vegetation, however even once mature this will provide minimal filtering of proposed built form given its scale. Given the already urbanised (residential and commercial/industrial) nature of current views over this lower ground, the addition of industrial development into the site would not be out of character when compared to the baseline view, resulting in no more than a medium magnitude of change upon residential properties alongside the A48 at year 1, reducing to low as the scheme weathers into its existing context. As such a **major-moderate** adverse level of effect is anticipated at year 1 reducing to **moderate** adverse at year 15.

Section 8

Summary and Conclusions

- 8.1 EDP is an independent environmental consultancy and Registered Practice of the Landscape Institute specialising the assessment of developments at all scales across the UK.
- 8.2 This report has summarised the findings of a comprehensive landscape data trawl and field appraisal undertaken by EDP's landscape team (**Sections 2, 3, 4 and 5**). In **Section 6**, the proposed development is described with any proposed mitigation. **Section 7** undertakes an assessment of the likely landscape and visual effects having regard to the above and based on a combination of the thresholds set out in **Appendix EDP 4** coupled with professional judgement.
- 8.3 The following effects are likely:
- The loss of circa half of the site to facilitate the proposed development would create a **moderate-minor** adverse level of effect is anticipated at year 15, with the greatest effect predominantly focused around changes to on-site visual and sensory character and landscape habitat. When these effects are considered with the wider local context, it would not constitute an unacceptable impact on landscape fabric or character. Accordingly, whilst the proposed development will certainly yield change to the character of the site itself, this appraisal finds no reason why the change of land use should be found to be so harmful as to be unacceptable in terms of the effects on the landscape character and visual amenity. In turn the proposed development offers an opportunity to improve the quality and longevity of the remaining area of SINC habitat by bringing it into a regime of long term management;
 - With regard to the site's wider context and the published landscape character of the area, no more than a **minor** adverse level of effect is anticipated to occur upon either the LANDMAP aspect areas containing the site or the extent of LCA 48 Baglan Bay Works, with the proposals perceived to related well and contribute to the post war industrial character and high quality design of this area;
 - From a visual perspective, in the longer term (Year 15 and beyond) there will be no effects above **moderate/minor** on the local road network which surrounds the site as a result of the containment provided by the site boundary tree belts and re-enforcement mitiagtuion provided. Similarly, the existing site boundary vegetation ensures that the Westfield area of public open space will experience no more than a moderate-minor level of effect; and the allotments adjacent to Moor Road no more than a minor-negligible adverse level of effect. Commercial receptors (workers) within the Warburtons unit adjacent will experience no more than a moderate-minor adverse level of effect, with proposed mitigation planting between these industrial unit proposed to create a new green corridor connection for wildlife and an element of visual buffering;

- As a result of their elevated locations in comparison with the site and therefore their clear but localised availability of views, PRow receptors within the study area to the north and north-east of the site are anticipated to experience a **moderate** adverse level of effect as a result of proposals, albeit these views are already heavily influenced by existing residential and industrial/commercial built form to the point that that proposed would not appear out of character with the baseline condition; and
- In terms of residential receptors, it will be those located in close proximity (within 400m of the completed development) that will experience **moderate** effects or above at year 15, and adverse in nature.

8.4 A review of national and local policy, landscape character and visual amenity has been undertaken, and the findings confirm that the site relates very well both in landscape and visual terms to the existing landscape and built form, representing a logical extension of existing industrial development and one which would be easily assimilated into this part of the settlement. For the reasons outlined within the report, the proposed industrial development represents a well-designed scheme which is in keeping with the landscape and built form character of its local context, and would not be considered to result in any landscape or visual effects which warrants its refusal.

Appendix EDP 1
Proposed Site Layout
(James & Nicholas, Drawing No: 21.49 A03, Rev: I)

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Appendix EDP 2

Methodology: Thresholds and Definitions of Terminology used in this Assessment

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

Table EDP A2.1: Defining the Sensitivity of the Landscape Baseline

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

⁴ Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, Third Edition Page 158

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

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

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

Table EDP A2.2: Defining the Sensitivity of the Visual Baseline

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

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

Magnitude of Change

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

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

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

Table EDP A2.3: Geographical Extent Criteria

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

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

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

Table EDP A2.4: Factors Influencing Judgements on Magnitude of Change

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

Table EDP A2.5: Defining the Magnitude of Change to the Landscape and Visual Baseline

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

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

Predicted Effects

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

Table EDP A2.6: Determining the Predicted Levels of Effects to the Landscape and Visual Baseline

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

Table EDP A2.7: Definition of Effects

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

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

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

Appendix EDP 3
Phase 1 Habitat Plan
(edp7017_d009a 04 November 2021 GY/EW)

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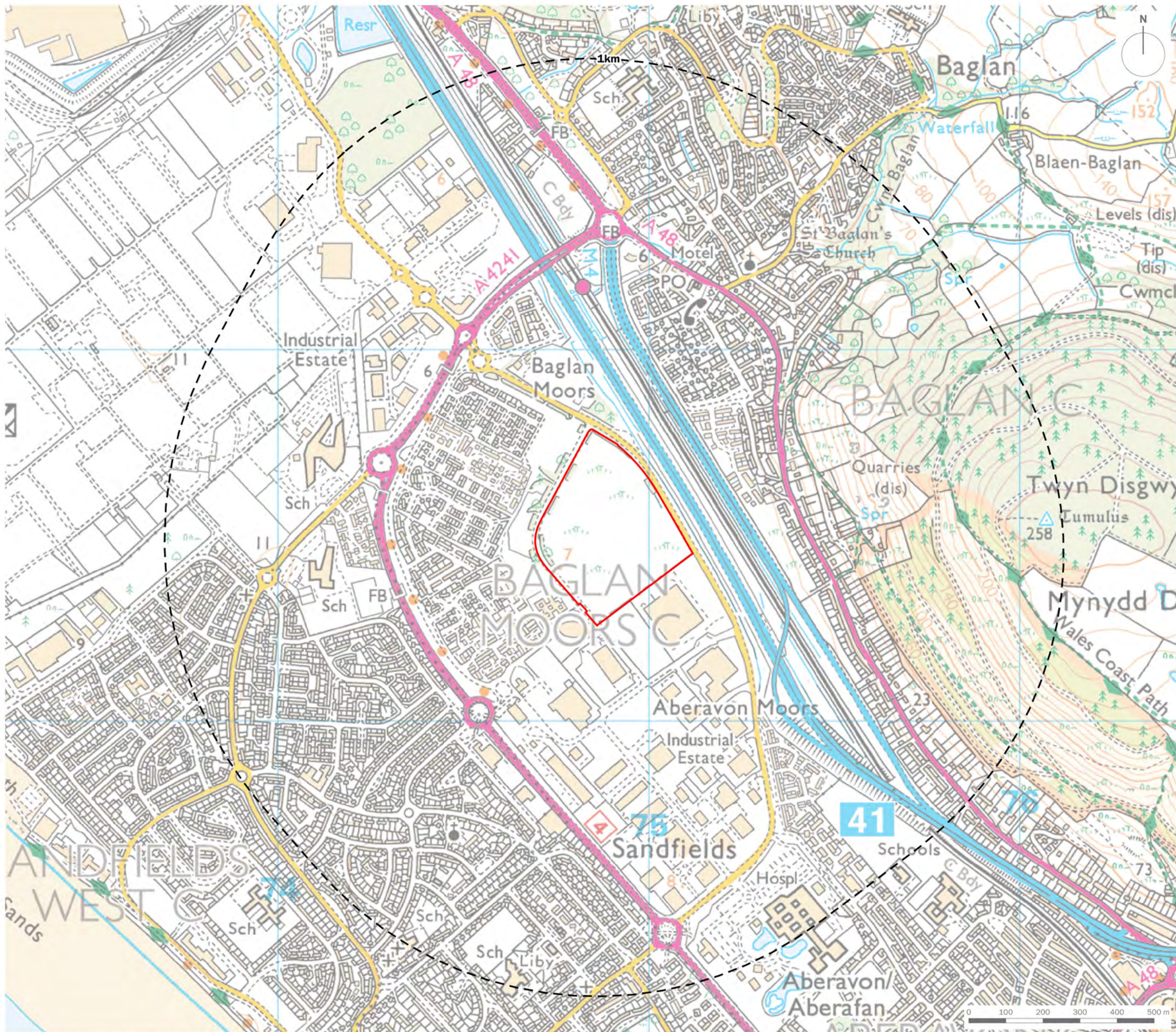
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- Broadleaved Plantation Woodland
- Tall Ruderal
- Dense Continuous Scrub
- SI Semi-improved Acid Grassland
- SI Semi-improved Calcareous Grassland
- SI Semi-improved Neutral Grassland
- SI Mosaic of Marshy Grassland and Semi-improved Neutral Grassland
- Marshy Grassland and Reed Mosaic
- Bare Ground
- Wet Ditch
- Fence
- Scattered Scrub
- Ephemeral/Short Perennial
- Target Note
TN1: Brookweed
TN2: Main stands of sea buckthorn
TN3: Main stands of sea club-rush

client	Glass Systems Ltd		
project title	Baglan Way, Port Talbot		
drawing title	Plan EDP 3: Phase 1 Habitat Plan		
date	04 NOVEMBER 2021	drawn by	GY
drawing number	edp7017_d009a	checked	EW
scale	1:2,000 @ A3	QA	RB

Plans

- Plan EDP 1** Site Location
(edp7017_d002a 27 October 2021 GY/MD)
- Plan EDP 2** Landscape Related Planning Considerations
(edp7017_d004a 27 October 2021 GY/MD)
- Plan EDP 3** Topographical Relief
(edp7017_d003a 27 October 2021 GY/MD)
- Plan EDP 4** Findings of EDP's Visual Appraisal
(edp7017_d005b 01 February 2022 GY/MD)
- Plan EDP 5:** Landscape Strategy
(edp7017_d022c 24 May 2022 EB/MD)

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client

Glass Systems Ltd

project title

Baglan Way, Port Talbot

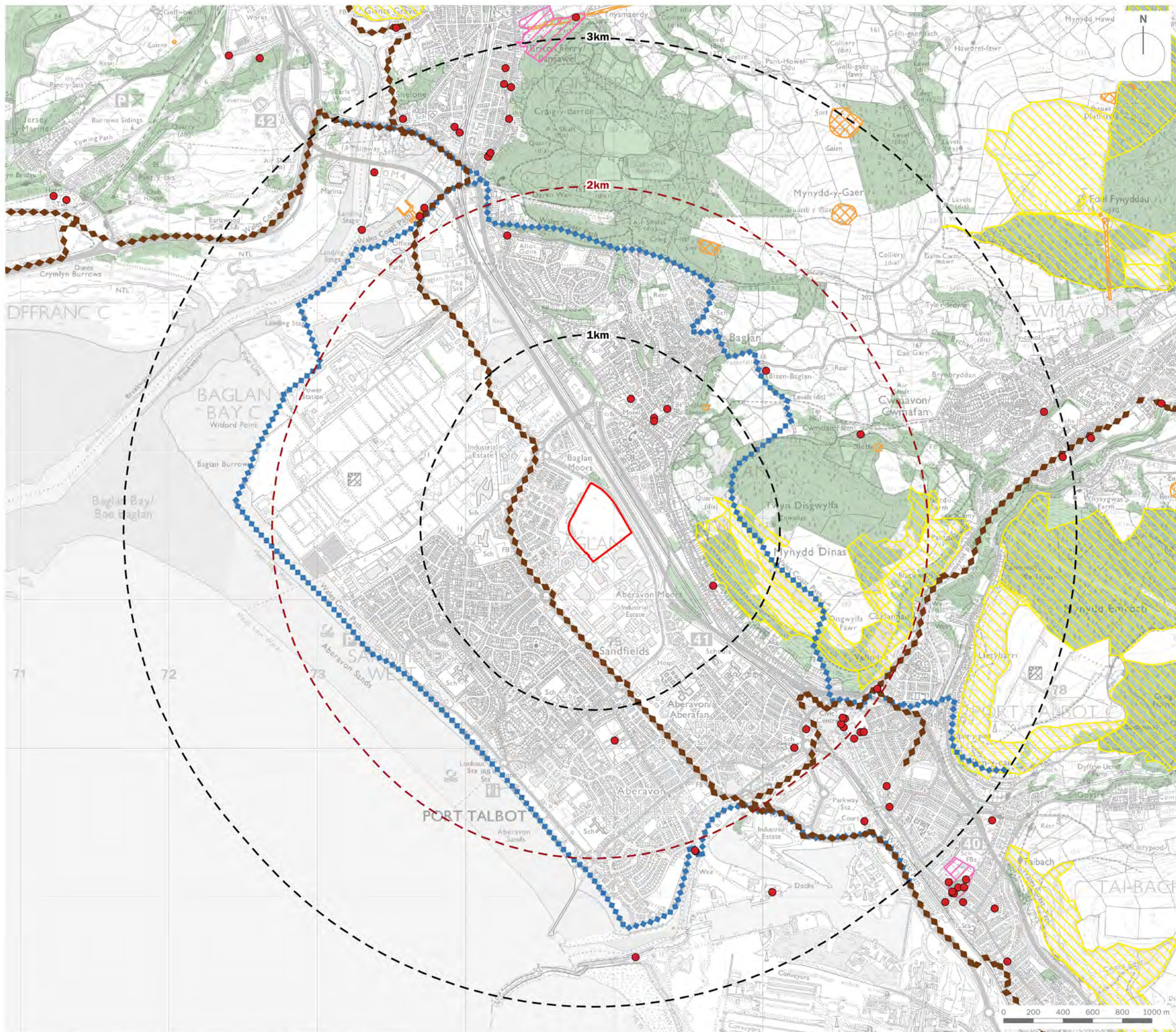
drawing title

Plan EDP 1: Site Location

date	27 OCTOBER 2021	drawn by	GY
drawing number	edp7017_d002a	checked	MD
scale	1:10,000 @ A3	QA	JTF

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dimension partnership

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- Site Boundary
- Range Rings (at 1km intervals)
- 2km Detailed Study Area
- National Cycle Route
- Wales Coast Path
- Listed Buildings
- Historic Park and Garden
- Scheduled Monument
- Open Access Land
- National Forest Inventory

client

Glass Systems Ltd

project title

Baglan Way, Port Talbot

drawing title

Plan EDP 2: Landscape Related Planning Considerations

date **27 OCTOBER 2021**

drawn by **GY**

drawing number **edp7017_d004a**

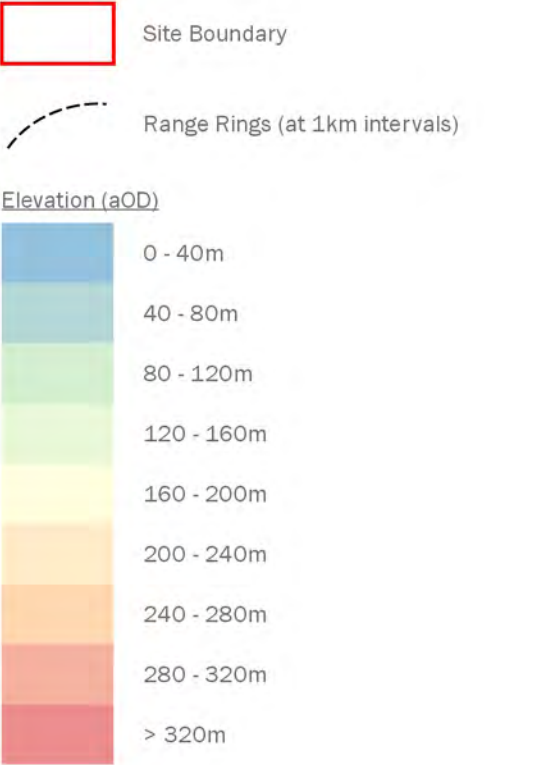
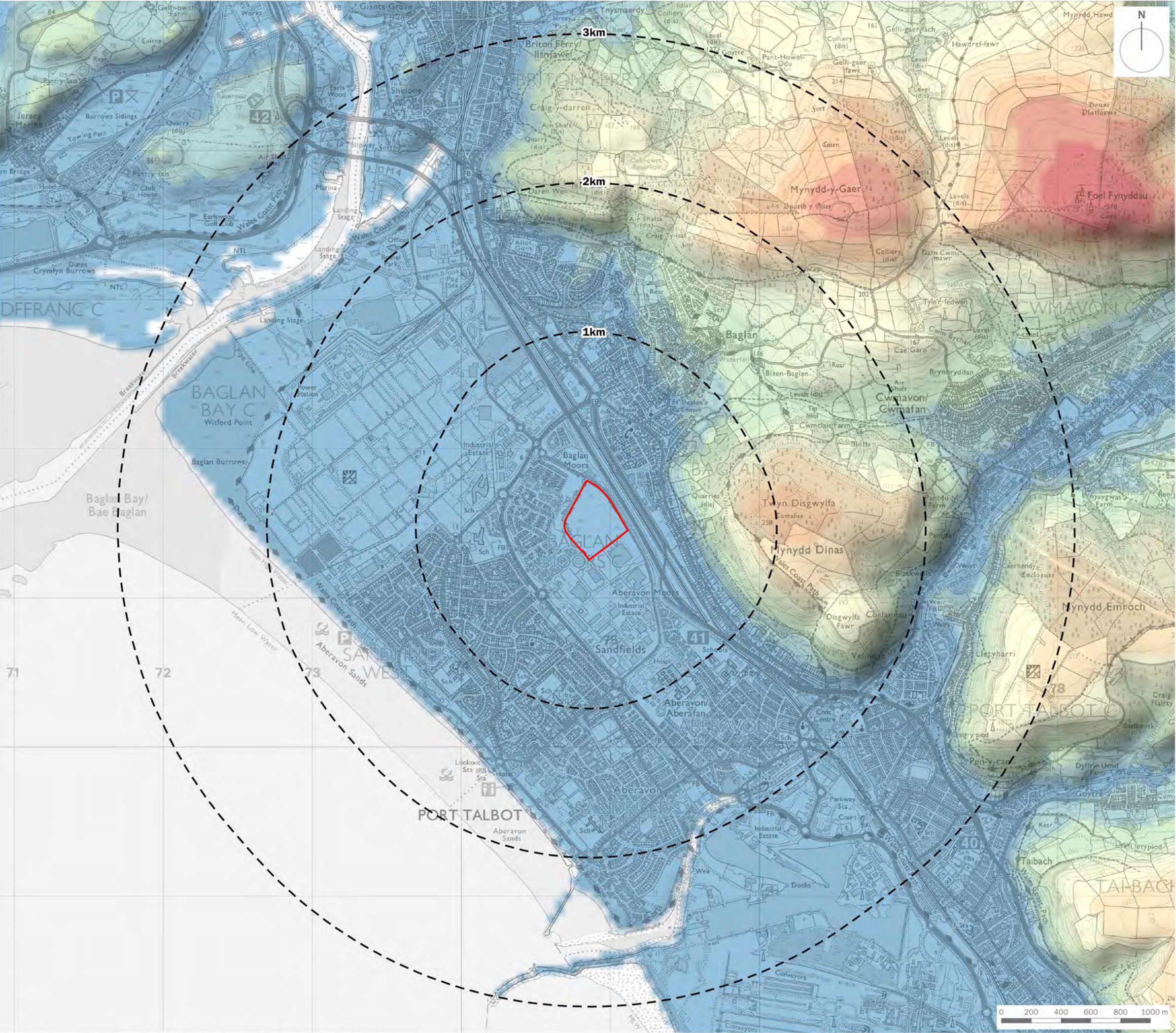
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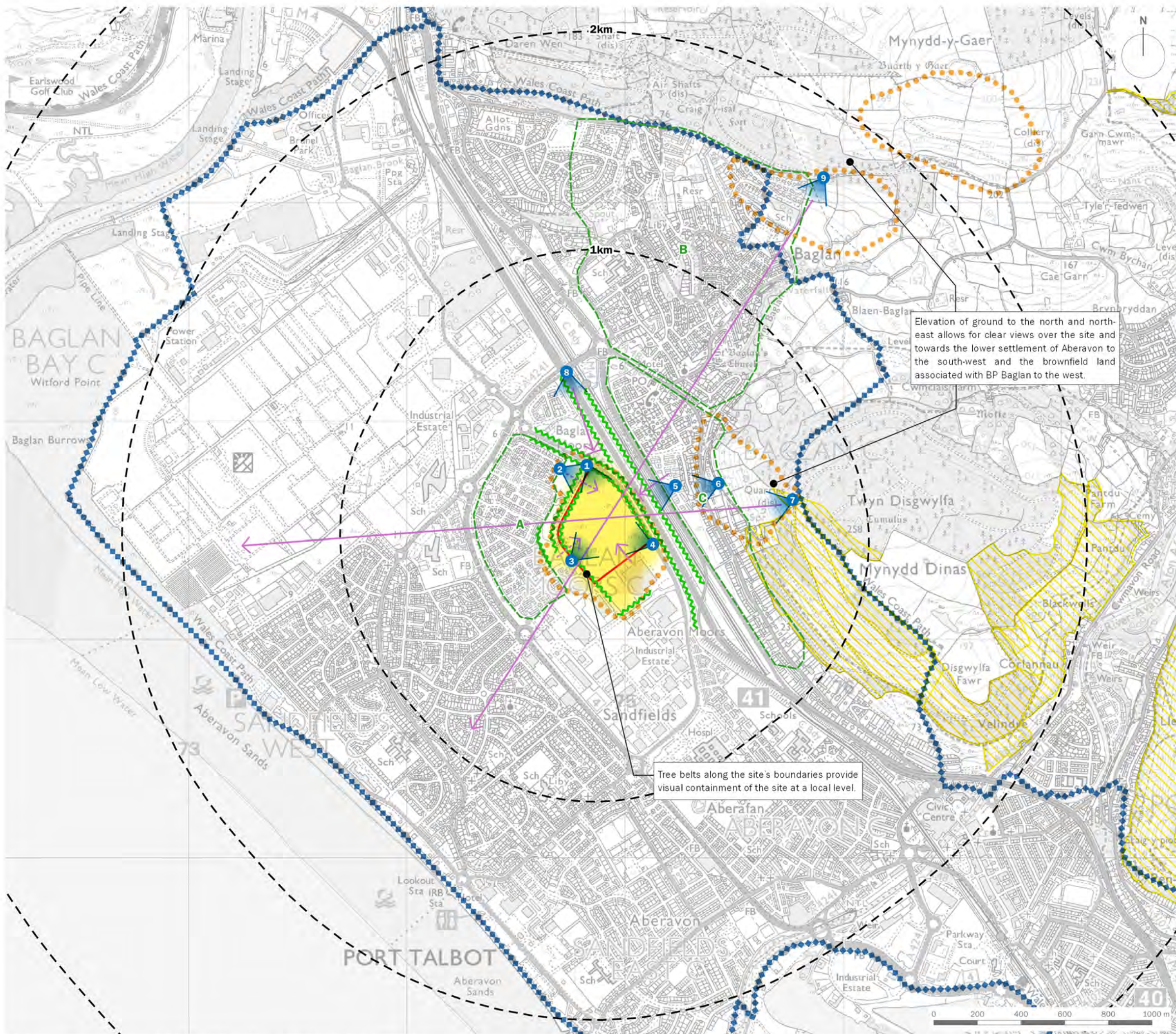
QA **JTF**

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client	Glass Systems Ltd		
project title	Baglan Way, Port Talbot		
drawing title	Plan EDP 3: Topographical Relief		
date	27 OCTOBER 2021	drawn by	GY
drawing number	edp7017_d003a	checked	MD
scale	1:25,000 @ A3	QA	JTF



client

Glass Systems Ltd

project title

Baglan Way, Port Talbot

drawing title

Plan EDP 4: Findings of EDP's Visual Appraisal

date	01 FEBRUARY 2022	drawn by	GY
drawing number	edp7017_d005b	checked	MD
scale	1:17,000 @ A3	QA	JTF

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