

Proposed Redevelopment of Porthcawl Waterfront, Bridgend

Landscape and Visual Impact Assessment

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theurbanists

Prepared by: Rob Malcomson Associates Limited on behalf of The Urbanists

Address: The Urbanists (Cardiff Studio), Westgate House, Womanby Street, Cardiff, CF10 1BR

Email: Planning@theurbanists.net

Website: www.theurbanists.net

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Contents

1. Introduction	1
2. Scope Of The Report	2
3. Methodology	3
4. Baseline Conditions	10
5. The Proposed Development	29
6. Magnitude and Overall Level of Effects	32
7. Legislation and Planning Policy	51
8. Conclusions	58
9. Bibliography	61
10. Appendices - Viewpoint Location Plan & Viewpoints 1-10	62
11. Appendices - LANDMAP, Landscape Context & National Character Area Plans	82

1. Introduction

Rob Malcomson Associates Limited (RMA) have been commissioned by The Urbanists to prepare a Landscape and Visual Impact Assessment (LVIA). It accompanies the hybrid planning application which seeks outline planning permission for a mixed-use development at Porthcawl Harbour as well as detailed consent for an enabling spine road. This statement should be read in conjunction with the submitted Design and Access Statement, plans and other supporting documents.

This report has been prepared by Rob Malcomson, Chartered Landscape Architect, Director of RMA, with more than 30 years' post-professional experience. He has extensive experience of landscape and visual impact assessment and landscape character studies within Wales. He has direct experience of LANDMAP as an Aspect Specialist in compiling Visual & Sensory Aspect data for LANDMAP surveys in Wales. He has worked on a wide range of projects, including environmental assessments, landscape character assessments, land restoration schemes, renewable energy, and road infrastructure projects, and has also acted as a landscape expert witness in Wales.

John Campion, Chartered Landscape Architect, Associate Consultant to RMA, has also contributed to the assessment. He has been involved in a wide range of commissions, including major infrastructure and building projects within designated landscapes. He has provided strategic landscape advice for major rural design projects, including within designated landscapes, and worked extensively throughout Wales on preparing and reviewing environmental impact assessments for major planning projects, especially for Natural Resources Wales and its predecessor authority, the Countryside Council for Wales; this included appearing as a landscape expert witness on their behalf.

The LVIA was peer-reviewed by David McQuitty, Associate Consultant to RMA, and a Chartered Landscape Architect with more than 40 years' post professional experience. David has also acted as a landscape expert witness in Wales.

2. Scope Of The Report

This LVIA has been prepared with reference to guidance, as far as it is appropriate to an appraisal of this nature, contained in:

- “*Guidelines for Landscape and Visual Impact assessment*” (3rd Edition, 2013), published by the Landscape Institute and the Institute of Management and Environmental Assessment (GLVIA3);
- *LANDMAP Methodology: Guidance for Wales* (2013), published by Natural Resources Wales;
- “*Making Sense of Place – Landscape Character Assessment Guidance*” (2002), published by the Countryside Agency and Scottish National Heritage; and
- “*Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity*” (Scottish Natural Heritage and the Countryside Agency, 2004).

This report has also been informed by the ‘*Landscape/Seascape & Visual Appraisal*’ undertaken by Soltys Brewster for Bridgend CBC¹.

Consultations

Pre-application advice has been sought from Bridgend County Borough Council.² The production of a Landscape and Visual Impact Assessment has been prepared to respond to the advice provided, although we note that there was no requirement by the Council in their Scoping Response for this topic to be included in the Environmental Impact Assessment (EIA).

Comments were received from Bridgend County Borough Council with regard to the Scoping Report primarily noting that regarding ‘*Landscape and Visual...It is agreed that effects are unlikely to be significant and can be managed through good design and that landscape and visual effects can be fully assessed in a bespoke landscape and visual impact assessment included in the planning application.*’³ All the photographs have been taken in accordance with published guidance, namely GLVIA3 and the Visual Representation of Development Proposals [Landscape Institute Technical Guidance Note 06/19].

3. Methodology

Study Area

The Study Area for the assessment has been defined in accordance with the guidance provided in GLVIA3, which advises that the study area for a landscape assessment needs to cover *'The Site itself and the full extent of the wider landscape...also be based on the extent of the area from which the development is potentially visible'*.⁴

Given the nature and the particular characteristics of the proposed development, within an existing area of urban built form at the edge of an established caravan park – together with the nature and extent of vegetation cover and generally flat or gently rolling topography to the east - no substantial effects are anticipated beyond 1 kilometre from the edge of The Site.

Wherever possible, the analysis has been objective, the residual effects quantified, and any subjective judgements have been described in clearly defined terms. Both objective analysis and subjective professional judgements are required for effective, high-quality landscape and visual analysis.

Surveys

Detailed desktop surveys were carried out of published material relevant to the landscape of the Site and its wider context. Material included maps, photographic evidence, historic landscape and cultural data, and relevant adopted local planning policies, Supplementary Planning Guidance, and published Landscape Character Assessments. Fieldwork enabled the recording of various landscape elements such as topography, land use and vegetation. From the analysis of this combination of material, it was possible to carry out an evaluation of landscape character and assess the predicted effects of the development as envisaged.

Assumptions

Reference to 'the Site' should be interpreted as the area contained within the boundary of the land which is likely to coincide with the future planning application red line boundary.

All visual assessment field survey work has been undertaken from within publicly accessible areas only: where included views from private properties and commercial buildings are approximate and

have been estimated, with reference to the nearest publicly accessible location from which assessment could reasonably take place.

Assessment Viewpoints

A series of potential assessment viewpoints, based on desktop analysis of mapped information and aerial photography, was selected to be representative of the various groups of receptors whose views may be affected by the type of development under consideration. The focus, when selecting viewpoints, was on *'likely significant effects'* and taking *'an approach that is proportional to the scale of the project that is being assessed'*, in line with GLVIA3 as current best practice guidance; although it should be noted that the term *'significant'* is not defined within this guidance, nor indeed within the Environmental Assessment Regulations where a formal landscape and visual impact assessment is required. This approach involves using professional judgement, and we have identified potential locations from where likely *substantial effects* could occur. These candidate viewpoints were then reviewed in the field and refined, as necessary, with direct reference to the viewpoint locations identified in the *'High Level Landscape/Seascape Visual Appraisal'*.⁵

Given that the proposed development site is largely contained within existing built form on largely flat, low-lying landform and with consequentially little effect on the surrounding landscape - it was our professional view that a computer-generated Zone of Theoretical Visibility ZTV diagram would give a misleading impression of potential visibility and has therefore not been included within the illustrations. The key to establishing an accurate baseline of visibility was the fieldwork survey, which was carried out by two experienced professional landscape architects during bright late autumn weather with very good visibility, making allowances for the degree of leaf cover still present on some deciduous trees and shrubs. Reference was made to the viewpoint locations identified in the *'High Level Landscape/Seascape Visual Appraisal'*.⁶

Landscape Receptor Sensitivity

The term 'landscape receptor' means an element or a group of elements which will be directly or indirectly affected by the proposals. Landscape receptors are physical elements or attributes of the landscape that could be affected by the development, such as landscape character, landform, watercourses, woodland, groups of trees or hedgerows, land uses and field boundaries.

Prior to the advent of the landscape character assessment procedure now used by local authorities, the sensitivity of a given landscape receptor was often defined in terms of landscape value, which took the form of national planning designations - such as National Parks and Areas of Outstanding Natural Beauty - or local designations, such as Areas of Great Landscape Value or Special Landscape Areas. Recent assessment guidance has placed greater emphasis on those landscapes which do not benefit from national or local designations, but which may be valued locally for particular reasons. In assessing the value of a given landscape, we have used the range of factors which can be taken into consideration as listed in Box 5.1 of GLVIA3, insofar as they relate to the particular landscape context.

The sensitivity of landscape receptors is assessed by combining judgements on the susceptibility to the type of change proposed and the value attached to the landscape, in accordance with GLVIA3, and defined in *Table 1, below*:

Table 1: Sensitivity of Landscape Receptors

Sensitivity	Landscape Type or Feature
High	An area possessing a particularly distinctive sense of place, in good condition, or highly valued for its scenic quality and/or landscape character, for example National Parks, National Landscapes (formerly Areas of Outstanding Natural Beauty), Heritage Coasts, Grade 1 Listed Buildings and historic parks; or an intact feature of high intrinsic value; [such as prominent trees or tree groups, forming a critical part of the landscape pattern or historic landscape pattern]; landscapes or features with a low tolerance to change of the type identified.
Medium	An area with a well-defined sense of place and/or character in moderate condition; or an area valued by designation at a local or regional level; or a partly damaged feature of high intrinsic value; or an intact feature of moderate intrinsic value [such as prominent trees or tree groups which contribute to the character of the Site, screening of views, landscape, or historic landscape pattern]; a landscape or feature which is partially tolerant of change of the type identified.
Low	An area with a poorly defined sense of place, and/or landscape character in poor condition, often not valued for its scenic quality; or a feature of low intrinsic value [such as trees and species-poor hedgerows of no special quality or function]; or a landscape or feature that is tolerant of change of the type identified.

Magnitude of Landscape Effect

The criteria used to assess the magnitude of landscape effects (including those on landscape character and historical landscape character and setting) are based upon the geographic extent of the area influenced, the predicted amount of physical change - and its duration and reversibility - that will occur as a result of the proposals, as described in *Table 2, below*. These are based on best practice examples and experience:

Table 2: Magnitude of Landscape Effect

Landscape Effect Magnitude	Description
Major adverse landscape effect	The proposals will be at <i>complete variance</i> with the scale, landform, pattern, or character of the landscape, and/or would <i>diminish or destroy</i> the integrity of characteristic features and their settings.
Moderate adverse landscape effect	The proposals will be <i>at odds</i> with the scale, landform, pattern, or character of the landscape and/or would cause a <i>noticeable diminution</i> of the integrity of characteristic features and their settings.
Minor adverse landscape effect	The proposals will <i>not quite fit into</i> the scale, landform, pattern, or character of the landscape and/or would cause a <i>perceptible diminution</i> of the integrity of characteristic features and their settings.
Negligible adverse landscape effect	The proposals will create a <i>barely perceptible diminution of the integrity of characteristic features and their settings</i> .
No change	The proposals will <i>not cause any change</i> to the scale, landform, pattern, or character of the landscape.
Negligible landscape beneficial effect	The proposals will provide a <i>barely perceptible enhancement of the integrity of characteristic features and their settings</i> .
Minor landscape beneficial effect	The proposals will achieve a <i>degree of fit</i> with the scale, landform, pattern, or character of the landscape and <i>make a minor contribution to enhancing</i> the character, sense of place or integrity of the landscape.
Moderate landscape beneficial effect	The proposals <i>will fit well with</i> the scale, landform, pattern, or character of the landscape and would <i>noticeably enhance</i> the character, sense of place or integrity of the landscape.
Major landscape beneficial effect	The proposals <i>will fit very well</i> with the scale, landform, pattern, or character of the landscape and would <i>restore or greatly enhance</i> the character, sense of place or scale of the landscape.

Sensitivity of Visual Receptors

The term 'visual receptor' means people - individuals and/or defined groups of people - who have the potential to be affected, directly or indirectly, by the proposals. Visual receptors are at accessible viewpoints, the sensitivity of which would be dependent on the location, the activity and expectations of the viewer, and the importance of the view. These would include viewpoints available to the users of outdoor facilities, sporting activities and users of public rights of way; viewpoints from landscape features and beauty spots; viewpoints outside local properties (which would represent the view for residents); and viewpoints available to people travelling through the landscape. Views may be glimpsed and fleeting, or open and sustained.

The determination of the sensitivity of the visual receptors is a matter of professional judgement. The guidance in GLVIA3 recommends that the assessment of sensitivity will be dependent on:

- The location and context of a viewpoint;
- The expectations and occupation or activity of the viewer;
- The importance of the view (which may be determined with respect to its popularity, or the numbers of people affected, its appearance in guidebooks, on tourist maps, and in the facilities provided for its enjoyment and references to it in literature or art); and
- The scale of the view and the extent of visibility.

Table 3: Sensitivity of Visual Receptors

Sensitivity	Visual Receptor
High	Viewers with a particular <i>interest</i> in their visual environment and/or prolonged viewing opportunities; for example, residents within their homes or in the curtilage of their property; or visitors to National Parks, National Landscapes (formerly Areas of Outstanding Natural Beauty), or Heritage Coasts; or walkers and riders on National Trails or on promoted regional trails.
Medium	Viewers with a <i>general interest</i> in their visual environment; for example, visitors to regionally or locally valued countryside - including Access Land and National Trust Land not within a designated landscape - and users of local open space facilities, and walkers or horse riders on local public rights of way which are not specifically promoted for their visual interest.
Low	Viewers with a <i>passing or momentary interest</i> in their everyday surroundings, for example motorists or people at their place of work, whose attention is focussed on other activities and who are therefore less susceptible to change.

The magnitude of visual effects depends on factors such as separation distance, the time of day, the season, the prevailing weather conditions, elevation, and aspect, as well as the context of the

view. The predicted level of effect has been assessed during good visibility and light conditions, therefore with the clearest possible view of the potential development site. Proper allowance has also been made for the likely visibility of the development under consideration during the winter aspect; that is, without the presence of leaves on deciduous vegetation and its consequential contribution to screening effects. All assessment viewpoints were visited by two Chartered Landscape Architects in late September 2025, with appropriate allowances made for the absence of leaf growth on deciduous trees and shrubs where some leaves still remained.

The following scale has been adopted for assessing the magnitude of visual effects, based on the degree of change to the view, or to the composition - see Table 4, below. This is based on best practice examples and previous experience.

Table 4: Magnitude of Visual Effect

Visual Effect Magnitude	Description
Major adverse or beneficial visual effect	The proposals will cause a <i>dominant or complete change</i> to the composition of the view, the appreciation of the landscape character, or the ability to take or enjoy the view.
Moderate adverse or beneficial visual effect	The proposals will cause a <i>clearly noticeable change</i> to the view, which would affect the composition, the appreciation of landscape character or the ability to take in or enjoy the view.
Minor adverse or beneficial visual effect	The proposals will cause a <i>perceptible change</i> to the view, but which would not materially affect the composition, the appreciation of landscape character, or the ability to take in or enjoy the view.
Negligible adverse or beneficial visual effect	The proposals will cause a <i>barely perceptible change</i> to the view, which would not affect the composition, the appreciation of landscape character, or the ability to take in or enjoy the view.
No change	The proposals will cause no change to the view.

Note: Visual effects may also be neutral

Assessment of Overall Level of Effect

The scale shown in *Table 5*, below, has been adopted to assess the overall level of both landscape and visual effects and whether they are considered to be adverse, beneficial, or neutral. *(Note that neutral effects would be those where there may be a landscape or visual change, but the overall weighting of positive and negative effects is very finely balanced).* The basis of this scale is derived from professional experience. In accordance with good practice, the main aim in the reporting of the identified effects is to describe the key landscape and visual issues which are relevant to determining this planning application; for the purposes of this assessment, such effects are referred to as being substantial and include overall landscape and visual effects that are assessed as being moderate or greater. It should be noted that the term 'residual effects' used in this assessment refers to those effects which are predicted, having taken into account all the proposed mitigation measures.

Table 5: Assessment of Overall Landscape or Visual Level of Effect

(It should be noted that some of the assessment values below, e.g. moderate-minor, are expressed as a continuum. In these instances, our professional judgement is that the assessment of the level of effect is not sufficiently weighted as to be defined by a single value of say moderate or minor. Our approach follows GLVIA 3 guidance on the importance of professional judgement in landscape and visual assessment)

Magnitude of Change	Receptor Sensitivity		
	High	Medium	Low
Major	Major	Moderate	Minor
Moderate	Major-Moderate	Moderate-Minor	Minor
Minor	Moderate-Minor	Minor	Minor-Negligible
Negligible	Minor-Negligible	Negligible	Negligible

Note: Those cells shaded in blue are considered to be substantial effects. Effects can be adverse/beneficial/neutral.

4. Baseline Conditions

The baseline condition information is assembled by a process which combines the results of desktop research with those of detailed field observation and analysis.

Landscape Baseline

Location and Land Use

The Site is located within Porthcawl, on the south coast of Wales, and lies between the historic Harbour in the south, The Portway road to the west, and 'Trecco Bay' holiday park in the east; it is bounded by residential and mixed-use areas to the north. The site lies immediately north of Porthcawl's Sandy Bay beach and Rhych Point peninsula.

The site is the Porthcawl Waterfront development area. It is a large site of approximately 43.6ha and is mostly brownfield. A more detailed site description is contained in the Design and Access Statement, but the key areas of the site are summarised below:

Salt Lake - A large brownfield site located east of The Portway and the new bus station, north of the Harbour, and west of the Eastern Promenade. An Aldi store has recently been built on the northern part of the Salt Lake site. Part of this area is an infilled dock. The recently upgraded Eastern Promenade is part of this key area.

Hillsboro Car Park - The surface-level car park is west of The Portway, opposite the new Metrolink bus station.

Griffin Park - The park is located north of the Salt Lake site and is a key local outdoor amenity asset with a children's playing area, sports courts, greens, and the Griffin Park Pavilion.

Coney Beach Pleasure Park - The Pleasure Park is located in the heart of the site and fronts onto and has direct access to Sandy Bay Beach.

The High Tide and the former Buccaneer and Wimpey - These are located immediately west of the Coney Beach Pleasure Park. They also have direct access to Coney Beach and are in private ownership.

The Monster Park - Located north of the High Tide site in the central area, this is a former outdoor amenity and leisure facility that accommodated a dinosaur park and other outdoor seasonal attractions. The land is not currently accessible to the general public.

Sandy Bay - The site is located east of the High Tide and Monster Park in the eastern area of the Masterplan. It is currently utilised as a seasonal campsite. The Sandy Bay Bowl is located in this part of the site and is used for informal recreational purposes. A pedestrian connection runs through the southern part of Sandy Bay, providing access to Trecco Bay from Coney Beach and the Eastern Promenade. The Relic Dunes are located directly south of this pedestrian route. To the north, Sandy Bay is bordered by residential properties and Newton Primary School sits at its edge.

Topography

The Site is located on gently undulating/level land between 6m Above Ordnance Datum (AOD) in the west and 14m AOD in the east. Inland, the land rises to over 100m AOD along the broad E-W ridge at Newton Down approximately 1.5km northeast of the Site.

Existing Site Vegetation and Site Boundaries

The southeastern boundary is characterised by an extensive dune system with marram grass and stands of sea buckthorn. There is bramble and gorse scrub along the northeastern boundary adjacent to the Sandy Bay Bowl. There are mature specimen street trees and mixed groups of ornamental species at Griffin Park. A belt of mixed tree planting encloses the southern edge and boundary with Coney Beach Fun Fair. Other notable areas of vegetation within the Site include the scrub and mix of deciduous and conifer trees in the Monster Park.

Existing Structures

The majority of existing structures are associated with the Coney Beach Pleasure Park and include a mix of one and two storey storage buildings or warehouses, fairground and amusement arcades, metal storage containers and open fronted retail units alongside the beach. The area contains areas of hardstanding, tarmac roads and carparking areas, and is crossed by surfaced footpaths; the main pedestrian route between Trecco Bay and Coney Beach also has streetlights. The Aldi supermarket and Metrolink and associated hard landscaping are recent structures adjacent to The Portway. The Eastern Promenade has also been recently enhanced with flood defences, high quality hard landscaping and raised planters.

Heritage Assets (Refer to appendices DWG No. 216)

In accordance with the guidance set out in GLVIA3⁷, this LVIA deals only with the visual setting of heritage assets. It does not deal with the predicted effects on the value of any individual heritage asset. A full consideration of the effects on designated and non-designated heritage assets is contained in the Archaeological Assessment accompanying this planning application.⁸

There is a cluster of Listed buildings located around the Harbour and Marina, including the Grade II Listed Jennings Building, Harbour Light and the Porthcawl Lifeboat Station building.

The Porthcawl Conservation Area was designated in August 1973 and currently consists of those parts of the town which were substantially complete during its period of industrial growth before 1885. It includes the original tidal basin, breakwater & harbour light, giving the town its maritime character and the historic square and surrounding area. The Porthcawl Conservation Area covers the south of Porthcawl town centre and seafront and extends east to cover areas of the development site around the harbour.

The nearest Registered Historic Parks and Gardens are at Tythegston Court, an 18th and 19th century small park and kitchen garden that form the grounds of the Grade II* Listed Tythegston Court manor house. This heritage asset is approximately 3km to the northeast and has no inter-visibility with the Site, due to the intervening built form mature vegetation.

Historic Landscape Development Summary

The site's historic development is described in detail in the Heritage report accompanying this planning application. The intention here is to draw particular attention to landscape elements of this historic development as part of the context of understanding the site and considering the likely levels of impact and possible mitigation.

There was a small harbour at Porthcawl in the early part of the 19th century, but it was really in the 1830's and 40's that it seriously developed as a port with the discovery of coal in South Wales. New railway links were added to serve the growing port, and these developments meant the loss of a significant section of beach. Although the harbour extension was subsequently filled in, this stretch of coastline was permanently changed in character.

The filling in of that part of the harbour was the result of the rise of other more favourably sited ports at places like Port Talbot and Barry. However, as the commercial harbour declined and was eventually lost, so tourism grew in Porthcawl, particularly flourishing between World War One and Two. Today visitors still come for a holiday or day out to Porthcawl but many of the facilities are now tired and the general waterfront area is in need of regeneration. Nonetheless, some of the natural advantages of the landscape are still present with the pattern of bays and headlands remaining a distinguishing feature of the Porthcawl area.

Public Rights Of Way

The Wales Coast Path crosses the southwestern area of the site along the Eastern Promenade. It also runs along the public footpath [ref: POR/23/2] in the western area from Sandy Lane to Rhych Avenue. For most of its length, the route has open views of Salt Lake and Sandy Bay as it passes through these respective areas.

Just to the north of the Site, a public footpath (Ref: POR/10/1) runs south from Woodland Avenue along Parc-Y-Berllan to New Road. Intervening built form and vegetation prevent any views of the Site from this footpath.

There is a small area of designated Access Land at Pwll-y-waun around a small lake, the nearest part of which lies approximately 0.2km north of the Site. There are southerly views from some areas of this Access Land towards the Site where the tops of mature conifer trees are visible over intervening built form.

Public Roads

The Salt Lake area is crossed by The Portway and Eastern Promenade, and the Coney Beach area by Mackworth Road. Rhych Avenue runs along the western boundary of Sandy Park.

Landscape Character Assessment

'Landscape character' is defined as a distinct and recognisable pattern of elements that occur consistently in a particular type of landscape and how people perceive it. It reflects combinations of geology, landform, soils, vegetation and land-use, and human settlement. It creates the particular 'sense of place' of different areas of the landscape.

National Character Areas (Refer to Appendices DWG No. 218)

National Landscape Character Areas (NLCAs) form the broadest scale of landscape character assessment in Wales. The information published by Natural Resources Wales (NRW) records 48 discrete NLCA's. Amongst the uses which NRW provides are the following:

- 'A summary description and list of key characteristics linked to regional identity
- short narratives capturing visual, geological, habitat, historic and cultural influences.'⁹

The National Landscape Character study places the proposed development site within the identified NLCA 38, 'Swansea Bay'. The Summary Description for this NLCA is as follows:

'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.'

The NLCAs are a high-level character assessment which provides a useful overview but can lack details specific to a given location. From our fieldwork we consider that the following identified 'Key Characteristics' of the Swansea Bay NLCA are of some relevance in the context of the Site:

'Narrow coastal plain – a long lowland area, of limited width in its middle section, between uplands and the sea, and opening out into wider lowland areas at either end...

Extensive soft coastline – sand dunes and sweeping sandy beaches and lagoons...

Urban areas – dominated by the city of Swansea and the coalescing towns of Llanelli, Neath and Port Talbot. Swansea, with its strong architectural heritage and cultural importance forms a regional focus. Housing and business planned in large estates.'

LANDMAP (Refer to Appendices DWG No's 211-215)

The LANDMAP system has been developed specifically for the assessment of character in the landscape of Wales. The system was developed by the Countryside Council for Wales (now Natural Resources Wales) and has been implemented in partnership with Local Planning Authorities throughout Wales. Much of the methodology is underpinned by earlier work carried out by the Countryside Agency – the government body formerly with statutory responsibility for England's countryside (now Natural England) – in the preparation of their document, the 'Character Map of England'. This has classified the whole of England by describing Landscape Character Areas (LCAs), defined as being:

'...single unique areas which are discrete geographical areas of a particular landscape type.'

LANDMAP, introduced in 1997, was revolutionised in 2003 with the introduction of a benchmark methodology and incorporation of a quality assurance process to ensure consistency, accuracy, and accessibility of landscape information in Wales.

It should also be noted that the CCW (NRW) has arrived at a working definition of landscape as follows:

'The physical reality of the environment around us, the tangible elements that give shape and diversity to our surroundings. But landscape is also the environment perceived, predominantly visually but additionally through our senses of smell, touch and hearing. Our appreciation of landscape is affected, too, by our cultural backgrounds, and by personal and professional interests. For the Countryside Council for Wales's purposes, landscape is defined as the sum of all these components.' (CCW, 2001).'

We have therefore reviewed the Landscape Character information regarding the Site and its landscape context using the most recently published LANDMAP Aspect Area data, in accordance with the 'Summary advice on good practice' in Chapter 5 of GLVIA3. This advice states that:

*'Existing assessments must be reviewed critically as their quality may vary, some may be dated, and some may not be suited to the task in hand... and may need to be reviewed and interpreted to adapt them for use in LVIA, and fieldwork should check the applicability of the assessment throughout the study area and refine it where necessary.'*¹⁰

Although there are five constituent Aspects within the LANDMAP data, the LANDMAP methodology for landscape characterisation notes that landscape character areas are to be defined using the Visual & Sensory (VS) Aspect Area as a starting point, then refined by examining the data from other Aspects. The following landscape character descriptions are taken directly from the currently published LANDMAP Collector data for the Visual & Sensory (VS) Aspect Areas, together with the other four Aspects produced as part of the LANDMAP study for this area. This information generally includes their summary description, evaluation, and classification; LANDMAP Aspects are 'organised according to a hierarchical classification system' consisting of four levels of increasing detail from Level 1 to Level 4, and the guidance states that 'LANDMAP Aspect Areas must be identified to Level 3', based upon landform and landcover.¹¹ We have therefore provided the classification for all Aspect Areas at Level 3, in line with the above guidance.

Visual & Sensory Aspect (Refer to Appendices DWG No 211 LANDMAP V&S)

LANDMAP places the Site within the VS Aspect Area predicated on the urban area identified as Porthcawl CYNONVS842. We note that the original assessment was carried out in January 2004 and that monitoring work was carried out by Bronwen Thomas in January 2013. The record was updated following the monitoring work to include changes to description and boundaries. Nonetheless, the updated assessment/monitoring is now more than 12 years' ago and does not fully reflect the current landscape circumstances.

This Aspect Area is classified at Level 3 as being Development/Built Land/Urban. It extends over 4kms from Nottage in the west to Newton in the east. The Summary Description of the land within this Aspect Area is quoted in full below:

*'a seaside town with an attractive front of hotels and rocky bays. remainder of town unremarkable. large caravan /holiday park. Generally, relatively good quality housing. attractive views along coast. Change detection monitoring: Recent housing expansion into dunes to east, added to aspect area....'*¹²

RMA Commentary:

We would observe that this description is generally representative of the Site and study area. However, from our field work and review it is evident that there have been changes in the built form and public realm, including the regeneration of the Eastern Promenade, new Aldi supermarket, the Metrolink hub and associated hard landscaping since the record was updated.

LANDMAP classifies this Aspect Area as being of 'Moderate' value – that is, of local importance.

RMA Commentary:

We would observe that, of the four Evaluation Criteria, three are assessed as Moderate, 'Character', 'Rarity' and 'Scenic Quality' and 'Integrity' assessed as 'Low'.

The survey record for this Aspect Area CYNONVS842 also details the Dark Skies light pollution, classified into eight colour bands of brightness values (nw/cm2/sr). The consultant-led nighttime light pollution assessment was 'Substantial' for this area.

The Aspect Area CYNONVS920 *Kenfig Sands* lies immediately adjacent to the south of CYNONVS842. The Summary Description of the land within this Aspect Area is quoted in full below:

*'Sandy beach with views out to sea and inland to dunes. Strong coastal sense of place, heightened by the partial views to north over Margam moors that encompass the industrial works....'*¹³

LANDMAP classifies this Aspect Area as being of 'Outstanding' value – being of national or international importance.

Cultural Landscape Aspect (Refer to Appendices DWG No. 212 LANDMAP GL)

LANDMAP places the Site within the Cultural Landscape Services Aspect Area identified as 'Porthcawl' CYNONCLS105. This urban Aspect Area is classified at Level 3 as being 'Development/Built Land/Urban'.¹⁴

Historic Landscape Aspect (Refer to Appendices DWG No. 213 LANDMAP HL)

LANDMAP places the Site within the Historic Landscape Aspect Area identified as 'H28 Porthcawl' CYNONHL760. This urban Aspect Area extends from Nottage in the west to Newton in the east. It is classified at Level 3 as being Built Environment/Settlement/Nucleated Settlement. The Summary Description includes the following observations:

*'Porthcawl as a town is the creation of the 19th century, driven by the creation of the harbour in the second quarter of the 19th century, and growing to incorporate the two historic nucleated villages of Newton and Nottage. The earliest evidence for land use from the Porthcawl area is a series of Bronze Age barrows, but there is little evidence for settlement before the Middle Ages. St John's Church at Newton may perhaps be identifiable with the Early Medieval Merthir Glivis...'*¹⁵

LANDMAP evaluates this Aspect Area as being of 'High' value - being of regional or county importance. The Justification of the Overall Evaluation is given as:

*'Although the town of Porthcawl is primarily a creation of the 19th century, dominated by its harbour, esplanade and various late Victorian/Edwardian buildings, there is archaeological evidence of human activity in this area dating back to the Bronze Age period. The high value assigned to this area is based on its long established importance as a settlement site, although the destruction of the Bronze Age funerary sites as a result of 19th-20th century development represents a significant loss.'*¹⁶

Geological Landscape Aspect (Refer to Appendices DWG No. 212 LANDMAP GL)

LANDMAP places the Site within the Geological Landscape Aspect Area identified as 'Porthcawl/N.Cornelly' CYNONGL045. This Aspect Area is classified at Level 3 as Lowland Hills & Valley/Dissected Lowland Plateau/Lowland Plateau. The entry for geographical and topographical character of the area contains the following description:

*'Low-level plateau in S- and N-dipping Dinantian limestones (Lower Carboniferous) overlain unconformably by Triassic marginal deposits & dissected by head-filled cwms. Limestone folded & thrust into Cowbridge antiform & associated synform & cut by NW-SE Newton fault zone. Patches of glacial sand/gravel. Major working limestone quarries & disused haematite mines & waste tips'*¹⁷

LANDMAP evaluates this Aspect Area as being of 'Outstanding' value - being of national or international importance. The Justification of the Overall Evaluation notes as follows:

*'Important area of Carboniferous limestone, unconformably overlain by Triassic - includes nationally important site for Triassic geology at Stormy Down SSSI, also four RIGS for Carboniferous stratigraphy.'*¹⁸

Landscape Habitats Aspect

LANDMAP places the majority of the Site within the Landscape Habitats Aspect Area identified as CYNONLH040. This Aspect Area is classified at Level 3 as Dry (Relatively) Terrestrial Habitats/Built Up Areas/Residential. It is described as *'Urban landscape with amenity grassland, broadleaved woodland, scattered trees/scrub and open water pools. Calcareous influence to vegetation.'*¹⁹

LANDMAP evaluates this Aspect Area as being of 'Moderate' value - of local importance. The Justification of the Overall Evaluation states that:

*'Generally low value but presence of pSINC and the calcareous influence on vegetation give the area some added value.'*²⁰

LANDMAP places the extreme southeastern area of the Site within the Landscape Habitats Aspect Area identified as CYNONLH035. This Aspect Area is classified at Level 3 as Coastal & Marine

Habitats/Coastland/Intertidal. It is described as an *'Intertidal coastal habitat of sand and rocky shore. (Sker Rocks, Rhych/ Newtown point, Black Rocks included within SINC)..'*²¹

LANDMAP evaluates this Aspect Area as being of 'High' value - being of regional or county importance. The Justification of the Overall Evaluation states that:

*'Although area is not Priority habitat it is of high value as the littoral zone is a biodiversity rich habitat, it also within a SSSI and cSAC and compliments the rest of the Kenfig Nature Reserve well and is indeed the source of sand for the building of the sand dunes so the dynamics of this are a should not be tampered with as this may impact on the Dune habitat.'*²²

Marine Character Areas (Refer to Appendices DWG No. 218)

National Resources Wales [NRW] were commissioned by the Welsh Government to identify the character of the seascape at a broad scale around the entire coast of Wales. These Marine Character Areas (MCA's) highlight the key natural, cultural and perceptual influences that make the character of distinct seascapes. The development site outlooks onto the eastern extents of MCA 26 'Swansea Bay and Porthcawl' that lies adjacent to the Site, with the majority of the bay hidden beyond the Porthcawl Point to the west. This Marine Character Area (MCA) *'covers a broad arc of Swansea Bay from The Mumbles in the west to Newton Point, east of Porthcawl'*. *'A strong human influence pervades, the waters and coastline alive with movement and colour relating to various activities throughout the year'*, including boating, surfing and recreational angling as well as for coasteering and walks along much of the shoreline via the Wales Coast Path. *'The overall perception of the area as a hub of activity and development contrasts with isolated pockets of relative tranquillity and naturalness. The open waters of the bay itself provide a valuable maritime setting to the settlements of Swansea and Porthcawl; key to their own identities and popularity as visitor destinations.'*²³

RMA commentary

While there will be some indirect effects on the seascape character, the development will respond and reinforce the distinct sense of place. The historic harbourside and coastal setting are key aspects influencing the form and appearance of the development. The naturalistic dunes system along the southeastern boundary will be retained intact and conserved through appropriate environmental management.

Site Landscape Character Areas (Refer to Appendices DWG No. 216 Site LCAs)

From our detailed fieldwork and baseline review we have identified the following site-specific landscape character areas in order to assess the likely landscape effects for each of the proposed development areas.

A. Salt Lake

A1 Salt Lake - open space used for overflow parking. Former dock basin with steep level change from road. Grassland and gravel, no tree cover. New Metrolink Bus station with hard landscaping to the west.

A2 Eastern Promenade - Recently upgraded cycle and pedestrian promenade with a linear planting bed with concrete stepped seating to planting edges.

A3 Harbour - Restored historic harbourside with food and beverage uses, outdoor seating, and grass events space with high-quality hard landscaping

A4 Hillsboro - Existing car parks between the Portway and the rear boundaries of the Hillsboro Terrace properties.

B. Coney Beach

B1 Coney Beach & Boardwalk - Aged fairground and single-storey shops and kiosks with colourful signage and outdoor seating. Entirely hard surfaced with tarmac and concrete. No planting or trees.

B2 Griffin Park - Traditional Victorian Park with railings, formal recreation and play spaces. Closely mown lawns with mature tree belt.

B3 Monster Park - Remnants of parkland with mature tree species, mostly non-native pines and fir. Undulating topography, visually dominant.

C. Sandy Bay

C1 Sandy Bay - Natural landscape of grassland and trees. Predominantly level with a sunken recreational 'bowl'. Framed by the trees of the Monster Park to the west, the scrubby bund to the north and dunes to the south

C2 Dunes - Priority habitat with naturalistic, undulating and shifting sand dunes.

Vegetated dunes with marram grass and sea buckthorn rising above the beach south of Sandy Bay.

Overall Landscape Sensitivity

Landscape sensitivity is defined by several factors, and it does not necessarily follow that a highly valued landscape or landscape feature will always be defined by a high sensitivity. Landscape designation is thus only one of several criteria that are considered in identifying the relative ‘sensitivity’ of the landscape to a proposed development. It should not be used in isolation. We have assessed the overall sensitivity of the existing landscape resource, based on the following representative criteria:

- Existing land use;
- Landscape scale and pattern;
- Landscape value²⁴ and quality (condition)²⁵;
- Nature of views and degree of visual enclosure and openness;
- Landscape designations present; and
- Scope for mitigation.

The overall sensitivity of a landscape is categorised as high, medium, or low for the purposes of this assessment. This assessment is derived from analysis in relation to the above stated representative criteria.

Table 6, below, provides information relating to the various criteria affecting landscape sensitivity, which are used to arrive at a final overall level of sensitivity for the 3 site landscape character areas:

LANDSCAPE ELEMENT	DESCRIPTION
Existing Land Use	<p>Salt Lake</p> <p>A large brownfield site located east of The Portway and the new bus station, north of the Harbour, and west of the Eastern Promenade. An Aldi store has recently been built on the northern part of the Salt Lake site. Harbour/marina area includes refurbished historic buildings used for restaurants, leisure and marine uses. Part of this area is an infilled dock.</p>
	<p>Coney Beach</p> <p>This part of the Site comprises a disjointed arrangement of buildings and structures associated with the funfair. Griffin Park is an area of open space with leisure and play facilities in a formal parkland setting. Monster Park has remnants of parkland with mature tree species</p>

	<p>Sandy Bay</p> <p>The former municipal caravan park is an area of informal open space to the east, accessed by a network of surfaced roads and footpaths amongst an undulating landscape of sand dunes, grassy bunds and scrub. It is currently utilised as a seasonal campsite.</p>
Scale and Pattern	<p>Salt Lake</p> <p>This area is located adjacent to the residential built form along Hillsboro Place, the town centre, and the beach of Sandy Bay. The scale is medium-large and the open areas of car parking combine to produce a random mosaic pattern that contrasts with the more organised pattern of rectilinear built form and hard landscaping around the harbour.</p>
	<p>Coney Beach</p> <p>This area is located adjacent to the town centre and the beach of Sandy Bay. The Pleasure Park comprises a random mix of one and two storey storage buildings or warehouses, fairground and amusement arcades, metal storage containers and open fronted retail units that combines with the areas of open space and trees at Griffin Park and Monster Park to produce a random mosaic pattern of medium scale overall.</p>
	<p>Sandy Bay</p> <p>The Sandy Bay Bowl is a predominantly open grassland area bisected by a pedestrian connection, with an area of dunes along the southern flank. This area is of medium-large scale with a loose mosaic pattern overall.</p>
Value and Quality	<p>Salt Lake</p> <p>The area is set adjacent to existing residential built form providing enclosure and context to the west and north. There are a cluster of Listed buildings located around the Harbour, including the Grade II Listed Jennings Building. The Wales Coast Path crosses the area along the Eastern Promenade. The existing car park and highway related infrastructure, including lighting columns and boundary fences are existing detractors.</p>
	<p>Coney Beach</p> <p>The area is set adjacent to existing residential built form providing enclosure and context to the west and north. The disjointed array of fairground buildings and structures have an abrupt developed frontage with sandy bay beach along the southern edge but are partially enclosed by the remnants of parkland with mature tree species and ornamental shrubs to the northeast and northwest.</p>
	<p>Sandy Bay</p> <p>This open area is set adjacent to residential built form to the north, Trecco Bay holiday park to the east, and Coney Beach to the west, all providing enclosure and context. The sand dunes along the southern edge provide a naturalistic frontage.</p>

Nature of Views	<p>Salt Lake</p> <p>Attractive coastal views east across sandy beach, sand dunes and rocky platform at Rhych Point. The historic maritime features, including the harbour buildings to the south, add to the strong coastal sense of place.</p> <p>Detractive views across the car parking areas and highway related infrastructure within the area. Also out of the area northeast to the disjointed building elevations at Coney Beach Amusement park and west to the rear elevations along Hillsboro Place.</p> <p>The LANDMAP VS assessment notes that there are attractive views along the coast. We note that Scenic Quality is assessed as 'Moderate'. The attractive coastal views obtainable are limited to the eastern edges of this Site LCA.</p>
	<p>Coney Beach</p> <p>There are detractive views within the Pleasure Park of buildings or warehouses, fairground and amusement arcades, metal storage containers and open-fronted retail units.</p> <p>The LANDMAP VS assessment notes that there are attractive views along the coast. Scenic Quality is assessed as 'Moderate'. The attractive coastal views obtainable are limited to the extreme southern edge of this Site LCA.</p>
	<p>Sandy Bay</p> <p>The area is visually enclosed by the sand dunes to the south obscuring views of the coast. Mature trees, including conifer species in the Monster Park along Mackworth Road, provide some further enclosure and filter some detractive views of the commercial buildings along Mackworth Road to the west. The mature trees at Monster Park also provide some limited screening of the Pleasure Park structures to the southwest. There are also detractive views east of the static caravans at Trecco Bay Holiday Park.</p> <p>The LANDMAP VS assessment notes that there are attractive views along the coast. We note that Scenic Quality is assessed as 'Moderate'. The attractive coastal views obtainable are limited to the southern edges of this Site LCA.</p>
Landscape Designations	<p>Salt Lake</p> <p>The Porthcawl Conservation Area covers the south of Porthcawl town centre and seafront and extends east to cover the western area of Salt Lake by The Portway and the southern area around the harbour.</p>
	<p>Coney Beach</p> <p>This part of the Site does not lie within any Landscape Designations.</p>

	<p>Sandy Bay</p> <p>This part of the Site does not lie within any Landscape Designations.</p> <p>The former municipal caravan park is an area of informal open space to the east, accessed by a network of surfaced roads and footpaths amongst an undulating landscape of sand dunes, grassy bunds and scrub.</p>
<p>Potential Scope for Mitigation [with direct reference to <i>Design & Access Statement</i> and the <i>Landscape/Seascape & Visual Appraisal</i>]</p>	<p>Salt Lake</p> <p>The architectural and public realm treatment of the Salt Lake Harbour Area should reflect and be sensitive to the existing heritage and maritime character.</p> <p>Salt Lake Eastern Promenade is the principal public space along the waterfront connecting the harbour, the town centre, the linear park and with links to the east.</p> <p>An elegant curving sweep of new distinctive residential buildings with active commercial frontages will be a key element in creating an exciting and memorable focal point of development.</p> <p>Details of the promenade will include new structures, trees and planting to enrich the public space and provide shelter from the elements.</p> <p>Opportunities will be taken to capitalise on the potential fine views along the promenade and out to sea.</p> <p>High quality residential development of varying heights and density will extend from the edge of the town centre as far as the Eastern Promenade. The density and scale of buildings will ensure sensitive integration with the rear elevations of the two-storey terraces along Hillsborough Place.</p>
	<p>Coney Beach</p> <p>New residential blocks will front onto the Coney Bay Boardwalk, the latter being a high-quality public waterfront connecting with the Salt Lake Promenade to the west.</p> <p>The northern elevations of the residential blocks will front onto Coney Beach Park which will be formed by a linear extension of Griffin Park. A large green parkland corridor will be formed connecting Griffin Park, the former Monster Park, and proposed Sandy Bay Gardens, and then linking through to the Relic Dunes. This key open green space will provide opportunities for both active and passive recreation as well as being a key movement corridor.</p>

	<p>Sandy Bay</p> <p>The distinctive duneland priority habitat in the south of this character area is to be conserved and sensitively and appropriately managed to ensure its long-term health, sustainability and biodiversity value.</p> <p>The natural and tranquil character of this area which powerfully contributes to health and well-being is to be conserved.</p> <p>Sandy Bay Gardens will provide a naturalistic transitional green space between the duneland and the new residential housing areas to the north. There will be opportunities in this area to create Suds features which will be both visually attractive and contribute to sustainable drainage.</p> <p>Housing proposed for this area will be set around pockets and linear strips of attractive new open space. Sensitive interfaces between existing housing along New Road, Mackworth Road and Trecco Bay Leisure Park will be provided with a strong framework of structural landscape planting.</p>
<p>Overall Landscape Sensitivity of Site: in relation to ability to accommodate development of the scale, nature and extent envisaged</p>	<p><i>Salt Lake</i> Low-medium</p> <p>This area lies partially within the Porthcawl Conservation Area along the western edge and also in the southern area by the harbour and has the higher sensitivity. However, the majority of this area is described as 'brownfield' [ref Planning Statement]. The scale is medium-large, with built form and local topography restricting views to the west and north. The proposed large-scale development will sit adjacent to the existing terraced houses on Hillsboro Place on the higher ground to the west, the harbour buildings in the south and the existing Aldi supermarket and town centre to the north. Built development of the scale and type proposed would not be out of character in this context.</p>
	<p><i>Coney Beach</i> Low</p> <p>This area comprises a disjointed arrangement of one and two storey buildings and taller structures associated with the funfair. The scale is medium, with an abrupt developed frontage with sandy bay beach along the southern edge but partially enclosed by the remnants of parkland with mature tree species and ornamental shrubs to the northeast and northwest. The proposed medium-large scale development will sit adjacent to the existing built form at The Buccaneer and Hi Tide. Built development of the scale and type proposed would not be out of character in this context.</p>

	<p>Sandy Bay Medium</p> <p>Whilst this area has a medium overall landscape sensitivity to residential development, the dune area has the higher level of sensitivity. However, there will be no development within the dunes, which will be retained intact and managed to conserve and enhance this important coastal ecosystem. The scale is medium-large, with built form and local topography and mature trees restricting views to the west and north. The proposed large-scale development will sit adjacent to the existing residential area to the north and Trecco Park to the east; the sand dunes along the southern area will provide a naturalistic boundary and some screening of views from the south.</p>
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Visual Baseline

Visual Receptors

Residential receptors are amongst the most sensitive to visual impacts.

Residential Properties: The residential properties along Hillsboro Place that sit on higher ground along the western edge of the Site will have views of the development. The residential properties along Eastern Promenade opposite Griffin Park will have views across the northwestern area of the Site. Views from other residential properties adjacent to the northern boundary along Mackworth Road and New Road will be partially screened by a combination of intervening built form, blocks of mature trees and garden vegetation.

Public Rights of Way: The Wales Coast Path crosses the southwestern area of the Site along the Eastern Promenade. It also runs along the public footpath [ref: POR/23/2] in the western area from Sandy Lane to Rhych Avenue. For most of its length the route has open views of Salt Lake and Sandy Bay as it passes through these respective areas.

Just to the north of the Site, a public footpath (Ref: POR/10/1) runs south from Woodland Avenue along Parc-Y-Berllan to New Road. Intervening built form and vegetation prevent any views of the Site from this footpath.

Designated Access Land: There is a small area of designated Access Land at Pwll-y-waun around a small lake, the nearest part of which lies approximately 0.2km north of the Site. There are southerly views from some areas of this Access Land towards the Site where the tops of mature conifer trees are visible over intervening built form. There will also be some distant views from the open edges of Access Land on the rising ground by Ty Coch Farm to the south of the Site. The Site lies approximately 2km from this area, but the attention of any walkers will be primarily focused on the very wide and picturesque coastal views, rather than towards the site itself.

Surrounding Public Roads: There are open views from the Eastern Promenade and The Portway that cross the southern and western areas of the Site. There are also views from Rhych Avenue that runs along the western boundary of Sandy Park.

5. The Proposed Development

(Detailed Information is provided in the Design and Access Statement)

The elements of the development under consideration which have been used to inform this Appraisal have been assumed as follows:

- Up to 980 dwellings;
- Commercial and leisure development;
- Enhancement of Porthcawl Harbour;
- Enhancement of Griffin Park play facilities and proposed new facilities including MUGA playing courts;
- Up to 20.5ha of open space;
- New coastal defence works;
- Enhancement of Hillsboro car park and provision of up to 600 public parking spaces within the site area; and
- New spine road access from the Eastern Promenade to Sandy Bay (detailed permission).

Mitigation (*With reference to the Design and Access Statement and Design Code*)

The primary landscape mitigation for the masterplan development is contained in the indicative Green Infrastructure (GI) strategy. The objective of the GI approach is to improve biodiversity while also delivering a wide range of environmental and quality of life benefits for the local community. A key benefit will be a greatly enhanced sense of place.

The GI strategy will create a site wide network of integrated parks, open spaces, woodland belts, street trees and planting. The important coastal habitats will be conserved and enhanced within the strategy. Multi-functional naturalistic SuDS features will be planted to increase biodiversity and mitigation for climate change while also providing opportunities for informal recreational provision. The new residential homes will be connected with the surrounding green spaces, with the spaces themselves being designed and managed to be accessible to all, regardless of age, ability or mobility.

There has been a twofold aim of the landscape strategy which is embedded in the GI strategy: to minimise and mitigate for the potentially adverse landscape and visual impacts which will arise from the Proposed Development; and to provide, wherever possible, substantial enhancements to the landscape resource.

The main landscape components of the GI strategy include:

- New promenades to capitalise on the drama of the curve and sweep of the bay. These would be key key public focus of the development and of great importance to the placemaking approach to the masterplan;
- A high quality, coordinated palette of hard landscape materials to reinforce the sense of place across the site;
- Architectural and public realm design sensitivity to the heritage qualities of the Harbour Area and the larger interface with the Porthcawl Conservation Area;
- Creating primary and secondary green corridors through the Site, incorporating wherever possible better quality existing landscape features, for example, the mature specimen trees of Griffin Park and the belt of mixed trees on the boundary of Coney Beach Fun Fair;
- The creation of a hierarchy of public and private open spaces within the green infrastructure network, to add to the sense of place;
- Ensuring the conservation of the special landscape qualities and priority habitats of the existing duneland south of Sandy Bay;
- Developing strong structural boundary planting, along the northeastern and eastern margins, to visually contain the development within the surrounding landscape, protect views and create a more attractive urban edge for this part of Porthcawl and Trecco Bay;
- Where appropriate to carry out local landform manipulation, working with the existing topography, to assist in the assimilation of new residential development into the wider surroundings;
- New planting to reflect and be adapted to the maritime conditions and character of the site. This layout and use of plant materials will be a key factor in achieving biodiversity, microclimate and visual benefits from the development;
- Planting to create green 'Gateways' to the site from the north;
- Optimising the visual, recreational and biodiversity opportunities of the sustainable drainage system;
- Increasing publicly accessible links, through new footpaths and cycleways, with the surrounding landscape;

- Long term sustainable management for all the existing retained and proposed landscape features.

Mitigation Assessment Criteria

The successful implementation of mitigation measures which require the establishment of planted areas within and/or bordering the Site will require a period of establishment management and maintenance following the completion of the construction phase. It is assumed that any such works which would occur beyond the normal 3 to 5-year implementation contract obligations would need to be secured within the mechanism of an approved Landscape and Green Infrastructure Management Plan.

For the purposes of this assessment, it has been assumed that the landscape and mitigation measures would be implemented in the first growing season following the completion of the construction phase. The effects of the proposed development are assessed 15 years after planting, when the average height of whips and transplants planted as structural landscape is assumed to be approximately 6.5m and standard and feathered trees would be approximately 7-8m high.

6. Magnitude and Overall Level of Effects

General

The baseline assessment in this LVIA has identified a range of sensitive landscape receptors, which include:

- A unique coastal aspect with a close relationship with popular beaches and intertidal areas
- Existing promenades providing access to the coastline (they also accommodate sections of the long-distance promoted Wales Coast Path)
- Strong connections between the development site and the neighbouring town and historic harbour
- Many areas of the development site which are overlooked by existing residential properties
- Extensive areas of the site which are neglected and semi-derelict, lacking positive land uses
- The fact that the proposed masterplan covers a very large site and when built out will represent a dramatic change over an extensive area.

Elements of the Proposed Development with have the potential to cause Landscape and/or Visual Effects

The LVIA has followed the guidance set out in the current GLVIA3 in respect of differentiating between ‘impacts’ and ‘effects’. This guidance generally distinguishes between the ‘impact’, defined as the action being taken, and the ‘effect’, defined as the change resulting from that action, and recommends that the terms are used consistently in this way.’ (GLVIA paragraph 1.15).

A detailed description of the construction activities is provided elsewhere in the planning submission and this forms the basis for the following assessment.

The following is an outline of the main elements of the proposed development that have the potential to cause landscape and/or visual impacts:

- Erection of construction site and works compounds, temporary storage areas and temporary security fencing and associated vehicle movements;
- Earthworks, such as soil stripping, soil storage, cut/fill activities and main drainage infrastructure works and associated plant and vehicle movements;
- Primary vehicular access construction;
- Provision of site access roads, parking, and other infrastructure;
- Construction of residential dwellings, commercial and leisure development and the enhancement of Porthcawl Harbour;
- Promenades, footpaths, cycle paths, surface water management and drainage, structural landscaping and associated works.

For the purposes of the assessment of landscape and visual impacts during construction, it is assumed that for any particular phase of the development, all the soft landscape works which form part of the Landscape and Green Infrastructure Strategy would follow the construction phase. The following assessment therefore represents the 'worst-case' scenario during construction.

For the purposes of the landscape aspects of this assessment, the site has been divided into the 3 primary landscape character areas, Salt Lake, Coney Beach and Sandy Bay.

Land Use

Salt Lake

The current land uses include a mix of buildings e.g. refurbished heritage buildings around the old Harbour and a new Aldi store at the northern end of this area. A large brownfield site occupies land to the west of the Eastern Promenade.

During the construction period the site will be built out. The effect on the land use component of the landscape will be the replacement of neglected and underutilised land with new residential and commercial uses combined with a high-quality public realm.

The magnitude of change during construction will be *major adverse*, becoming *moderate beneficial* on completion and when planting mitigation is established.

Coney Beach

This area is located adjacent to the town centre and the beach of Sandy Bay. The Pleasure Park comprises a random mix of one and two storey storage buildings or warehouses, fairground and amusement arcades, metal storage containers and open fronted retail units that combine with the areas of open space and trees at Griffin Park and Monster Park to produce a random mosaic pattern of medium scale overall.

New residential blocks will front onto the Coney Bay Boardwalk, the latter being a high-quality public waterfront connecting with the Salt Lake Promenade to the west. The northern elevations of the residential blocks will front onto Coney Beach Park which will be formed by a linear extension of Griffin Park. A large green parkland corridor will be formed connecting Griffin Park through to the Relic Dunes.

The magnitude of change during construction will be major adverse, becoming moderate beneficial on completion and when planting mitigation is established.

Sandy Bay

The former municipal caravan park is an area of informal open space to the east, accessed by a network of surfaced roads and footpaths amongst an undulating landscape of sand dunes, grassy bunds and scrub.

The distinctive duneland priority habitat in the south of this character area is to be conserved. It is currently utilised as a seasonal campsite. Sandy Bay Gardens will provide a naturalistic transitional green space between the duneland and the new residential housing areas to the north. This housing, on the area of a former caravan park, will be set around pockets and linear strips of attractive new open space.

The magnitude of change during construction will be *major adverse*, becoming *minor adverse* on completion and *minor neutral* when planting mitigation is established.

Massing and Scale

The massing and scale of the development are important issues in landscape terms. These issues have been carefully considered as part of the development of the site masterplan and specific frameworks for building heights and densities are provided in the Design Code. These frameworks have been informed by various baseline studies which have included both the analysis of close range views from central Porthcawl and longer views of potential new urban 'silhouettes' from Sandy Bay, Rhych Point and further to the east.

Salt Lake

Salt Lake can accommodate taller built forms given the proximity to the substantial existing mass and scale of the adjoining town centre. The residential buildings proposed along the Promenade would be amongst the tallest built forms as they can be comfortably accommodated in the large-scale setting of open bay. Here, high-quality detailing of elevations will create a varied and memorable new silhouette when viewed from across the bay to the east.

The magnitude of change during construction will be *major adverse*, becoming *moderate beneficial* on completion and when planting mitigation is established.

Coney Beach

This part of the Site comprises a disjointed arrangement of mostly lower buildings and structures associated with the funfair. Griffin Park is an area of open space with leisure and play facilities in a formal parkland setting. Monster Park has remnants of parkland with mature tree species.

This poor quality and semi derelict space, will be positively transformed with a rejuvenated and extended Griffin Park which will become a primary green corridor through the Site. New residential blocks will front onto the Coney Bay Boardwalk and provide a high-quality public waterfront connecting with the Salt Lake Promenade to the west.

The magnitude of change during construction will be *major adverse*, becoming *minor beneficial* on completion and *moderate beneficial* when planting mitigation is established.

Sandy Bay

This is the most open of the 3 Landscape Character Areas. The northeastern part consists of large gently undulated grassy space previously occupied by a municipal caravan site. To the south the undulating relict duneland.

The duneland is to be retained and conserved with no building. The open grassy space will accommodate residential buildings of the lowest height across the masterplan, reflecting the character of the neighbouring residential areas to the north and the fact that the location is on the edges of Porthcawl and away from the urban centre.

The magnitude of change during construction will be *moderate adverse*, becoming *neutral* on completion and then *minor beneficial* when planting mitigation is established.

Topography

Salt Lake

During the construction phase it may be necessary to temporarily store mounds of excavated material that will be reused within the site. Careful attention will be given to the location of these in order to minimise visual impacts. However, development of the site will not require any significant modifications to the ground topography of the site. Consequently, there will be *negligible adverse* impacts on the local topography at all stages of the development.

Coney Beach

Landscape effects will be as for Salt Lake.

Sandy Bay

There will be no change to the southern area occupied by the relict dunes.

North of these the proposed Sandy Bay Gardens will provide a naturalistic transitional green space between the duneland and the new residential housing areas to the north. Some gentle grading will be carried out to create the shape and form of the gardens and accommodate some

naturalistic SuDS features. To the north, the new residential areas will be located on gently rolling and undulating land. The development will be sensitively integrated with this landform, taking advantage where possible of the relative enclosure which it provides

Overall there will be *minor adverse* impacts on the local topography at all stages of the development.

Vegetation

Salt Lake

There is little or no vegetation of value in much of this character area. A substantial amount of new planting is proposed as part of the development, principally to provide shelter and visual amenity along the Promenade and to provide an improved quality of setting for the areas of car parking. Planting will be carefully considered in terms of its suitability for the climatic conditions on the coast.

The development will therefore make an overall *minor beneficial* contribution to the vegetation structure within this landscape character area.

Coney Beach

The new linear park, formed by an upgrading and extension of Griffin Park, will become a key green space within the overall development. While there are various trees of landscape value in Griffin Park and north of the Monster Park – and these will be largely retained – new planting will be extensive and create a well vegetated green link across the site.

The development will therefore make an overall *moderate* beneficial contribution to the vegetation structure within this landscape character area.

Sandy Bay

The distinctive duneland priority habitat in the south of this character area is to be conserved and sensitively and appropriately managed. Sandy Bay Gardens will provide a naturalistic transitional green space between the duneland and the new residential housing areas to the north. Housing

proposed for this area will be set around pockets and linear strips of attractive new open space. Sensitive interfaces between existing housing and Trecco Bay Leisure Park will be provided with a strong framework of structural landscape planting.

The development will therefore make an overall *moderate beneficial* contribution to the vegetation structure within this landscape character area.

Public Access (Site wide across the 3 landscape character areas)

The promoted Wales Coast Path extends through the site. It seeks to improve access to the coast for local communities and visitors to Wales. The footpath as well as the existing promenades provides access to the beaches and intertidal areas.

There are some proposed modifications to the route of the Wales Coast Path to take advantage of the enhanced public realm and green spaces including the linear park of the development. Accessibility to the sea and beaches will be fully maintained.

The pedestrian and cycle permeability of the site will provide many more opportunities for public access. The new routes and spaces will be of a high design quality and provide enhanced connectivity.

The development will therefore make a *moderate beneficial* contribution to overall public accessibility through the 3 landscape character areas.

Effects on Landscape Character (Site wide across the 3 landscape character areas)

LANDMAP places the Site within the Visual and Sensory Aspect Area CYNONVS842. The aspect area description recognises some of the negative landscape and visual aspects of Porthcawl including *disunity, discordance and detractive urban views*.

However, it also identifies some qualities which are generally considered positive and sensitive to change. These include *attractive views out from the coast and the coast adding significantly the sense of place*. Although much of the site is largely flat, *the rolling/undulating topography* referred to in the Aspect Area data is represented in the Sandy Bay area.

The development offers a unique opportunity to greatly enhance the landscape character of a substantial area within this Visual and Sensory Aspect Area. It has the potential to enhance not just the site but a wide area of Porthcawl and a significant length of coastline.

The masterplan has been carefully developed from a wide range of baseline studies, including landscape and visual considerations. Large areas of dereliction or underutilised land will be transformed into attractive new residential and commercial development set within a strong green infrastructure framework and high-quality public realm

Given the substantial extent of the site and its visual prominence within Visual and Sensory Aspect Area CYNONVS842, the overall effect of the proposed development on the landscape character of the Aspect Area is assessed as *being moderate beneficial*.

Overall Landscape Effects

Overall Landscape Sensitivity (See Table 6, above)

We have ascribed a level of landscape sensitivity to the three Site LCAs ranging from *low*, *low-medium* and *medium*, for the following reasons:

- a *low-medium* sensitivity for the area of Salt Lake - most of this area is described as 'brownfield' and the proposed development will sit within the existing urban context;
- a *low* sensitivity for the area of Coney Beach - disjointed arrangement of existing buildings partially enclosed by mature parkland, the proposed development will sit within existing built form;
- a *medium* sensitivity for the area of Sandy Bay – partially enclosed by mature trees to north and west, and by the higher sensitivity dune system within the southern area, the proposed residential development will sit adjacent to the existing residential area to the north and Trecco Park to the east.

Overall Magnitude of Change

Most of the existing landscape features of value will be retained on the boundaries. At completion, the proposed development and associated works will result in:

- A *moderate beneficial* magnitude of change on the area of Salt Lake.
- A *moderate beneficial* magnitude of change on the area of Coney Beach.
- A *minor neutral* magnitude of change on the area of Sandy Bay.

Overall Magnitude and Level of Landscape Effects

Given the above magnitude of change and the respective landscape sensitivity, the predicted level of effect on the three landscape character areas of the Site at completion ranges are as follows:

- A *minor beneficial* effect on the area of Salt Lake.
- A *minor beneficial* effect on the area of Coney Beach.
- A *minor adverse* effect on the area of Sandy Bay.

The residual landscape effects at Year 15, once all the proposed mitigation measures have taken effect, would range from *minor neutral* for Sandy Bay to *moderate beneficial* for Salt Lake and Coney Beach. There would be beneficial landscape effects across the Site. The development would create multifunctional open space that connects existing natural areas with new habitats. It would convert derelict land to a positive use and strengthen the waterfront character. The retention, conservation and management of the distinctive duneland priority habitat in the southeast would result in a design which is compatible with the surrounding land uses and biodiversity enhancement.

Assessment of Visual Effects of the Prospective Development

General

Visual effects are defined as changes in the appearance of the landscape because of development. This can be positive (beneficial or an improvement), negative (i.e. adverse or a detractor) or neutral (i.e. the overall weighting of positive and negative effects is very finely balanced). The assessment of visual effects describes:

- The changes in the character of the available views resulting from the development;
- The changes in the visual amenity of the visual receptors.

A series of representative annotated viewpoints have been established to inform the visual assessment (see Appendices, Figure 200 Viewpoint Location Plan). The summary of the predicted visual effects from these viewpoints is set out in Table 7, below:

Table 7: Viewpoint Assessment Summary

Nr	Location [Ordnance Survey Grid Reference]	Designation	Receptor(s)	Sensitivity	Magnitude of Effect [During Construction/At Completion/With Mitigation]	Overall Level of Visual Effect [During Construction/ At Completion/ With Mitigation]
VP1	View south from minor road adjacent to scrubby woodland designated open access land near Ty Coch Farm approximately 2km N of the Site [OSGR SS8268 7944]	Designated Access Land	Recreational Road Users	Medium* Low	No change No change No change	No change No change No change
VP2	View south from Newton Nottage Road adjacent to residential properties and designated open access land approximately 0.5km NE of the Site [OSGR SS8294 7780]	Designated Access Land	Recreational Road Users	Medium* Low	Negligible No change No change	Negligible adverse No change No change
VP3	View west from Rivermouth Car Park, Ogmore-by-Sea, adjacent to the Wales Coast Path approximately 3.5km E of the Site [OSGR SS8616 7558]	None	Recreational	High	No change No change No change	No change No change No change
VP4	View west from pedestrian link adjacent to Trecco Bay Holiday Park on eastern Site boundary [OSGR SS8287 7688]	None	Recreational	Medium	Major adverse Moderate adverse Minor adverse	Moderate adverse Moderate-minor adverse Minor adverse Not Substantial

VP5	View west from Rhych Point adjacent to Wales Coast Path approximately 0.1km S of the Site [OSGR SS8278 7664]	None	Recreational	High	Minor adverse Negligible neutral Negligible beneficial	Moderate-minor adverse Minor-negligible neutral Minor-negligible beneficial Not Substantial
VP6	View north from the seawall at Porthcawl Point within Site [OSGR SS8195 7635]	Conservation Area	Recreational	Medium	Moderate adverse Moderate neutral Minor beneficial	Moderate-minor adverse Moderate-minor neutral Minor beneficial Not Substantial
VP7	View east from The Square, Porthcawl approximately 0.1km W of the Site [OSGR SS8187 7661]	Conservation Area	Road users Pedestrians	Low	Major adverse Major adverse Negligible neutral	Minor adverse Minor adverse Negligible neutral Not Substantial
VP8	View northeast from Metrolink at Salt Lake within Site [OSGR SS81891 7669]	None	Road users Pedestrians	Low	Major adverse Major adverse Negligible neutral	Minor adverse Minor adverse Negligible neutral Not Substantial
VP9	View northeast from Eastern Promenade on route of Wales Coast Path within the Site [OSGR SS8201 7659]	None	Recreational	High	Major adverse Moderate neutral Minor beneficial	Major adverse Major-moderate neutral Moderate-minor beneficial Not Substantial
VP10	View south from Eastern Promenade on route of Wales Coast Path within Site. [OSGR SS8210 7702]	None	Recreational	High	Major adverse Moderate neutral Minor beneficial	Major adverse Major-moderate neutral Moderate-minor beneficial Not Substantial

* Overall level of visual effect assessed using the highest level of ascribed sensitivity at the viewpoint

Based on the Methodology and with reference to the annotated visualisations (Appendix Figures 201-210) and field survey, Tables 8 below sets out the assessment of the visual effects at Year 1 and Year 15 following construction. The assessment is based on the details provided in the Design and Access Statement and Porthcawl Waterfront Design Code, with the Year 15 assessment factoring in the growth of mitigation planting as illustrated on the Masterplan, Landscape Strategy and Tree GA drawings.

Table 8: Operational Effects on Views from Visual Receptors

Viewpoint	Sensitivity	Magnitude of Change	Overall Effect
Viewpoint 1	Medium	Year 1: In this distant view from elevated ground the site will be effectively screened by the existing built form of the wider area of Porthcawl. The overall magnitude of change would therefore be no change compared to the baseline.	No Change
		Year 15: In this distant view from elevated ground the site will be effectively screened by the existing built form of the wider area of Porthcawl. The overall magnitude of change would therefore be no change compared to the baseline.	No Change
Viewpoint 2	Medium	Year 1: The taller buildings adjacent to the east of Griffin Park would be effectively screened by intervening built form – notably the 3-storey residential block on Meadow Lane. The overall magnitude of change would therefore be no change compared to the baseline.	No Change
		Year 15: The taller buildings adjacent to the east of Griffin Park would be effectively screened by intervening built form. The overall magnitude of change would therefore be no change.	No Change
Viewpoint 3	High	Year 1: There would be distant views towards the proposed development at Salt Lake, but this would be barely distinguishable from the existing built form that forms the urban backdrop. The remainder of the proposed development at Coney Beach and Sandy Bay will be effectively screened by the Trecco Bay Holiday Park buildings. The overall magnitude of change would therefore be no change compared to the baseline.	No Change

		<p>Year 15: There would be distant views towards the proposed development at Salt Lake, but this would be barely distinguishable from the existing built form that forms the urban backdrop. The remainder of the proposed development at Coney Beach and Sandy Bay will be effectively screened by the Trecco Bay Holiday Park buildings. The overall magnitude of change would therefore be no change.</p>	No Change
Viewpoint 4	Medium	<p>Year 1: There would be close range views of the Proposed Development from the pedestrian link that crosses E-W from Trecco Bay Holiday Park in the southeastern corner of the Site. The pedestrian link will be part of a green corridor flanked by a variety of open space uses. The residential buildings – up to 4 storeys in height - would be set back up to 0.1km behind a variety of open space with tree and shrub planting that would partially filter the views; the buildings are not viewed in the direction of travel. The overall magnitude of change would therefore be no greater than moderate.</p>	Moderate-minor adverse
		<p>Year 15: The growth of tree and shrub planting associated with the new community green space along the northern flanks of the pedestrian link/green corridor would increasingly filter views of the residential blocks. The overall magnitude of change would therefore be minor. The established multi-functional open space would also have some associated beneficial effects.</p>	Minor adverse

Viewpoint 5	High	<p>Year 1: There would be mid-range views towards the proposed development at Salt Lake, some of which will be seen against the existing urban backdrop of Porthcawl. While the proposed 6-storey building adjacent to the harbour would just break the skyline, we note that the existing urban skyline in this part of the view is composed of a mix of taller buildings set amongst smaller buildings and this will respect this pattern. We also note the difference in elevation - from c.8m AOD in the Site up to c.12m AOD for the existing buildings - that will lessen the apparent height of the proposed buildings set against the existing backdrop. The proposed development at Coney Beach would be visible in the mid-ground, partially screened by the existing buildings at Hi Tide. The residential buildings at Sandy Bay are set back by at least 0.2km from the dune edge and effectively screened by the undulating dune landform. The overall magnitude of change would therefore be negligible.</p>	Minor-negligible neutral
		<p>Year 15: The growth of tree and shrub planting associated with the Eastern Promenade would be visible but not a strong visual feature at this range. The new high-quality buildings replacing the disjointed built form at Coney Beach Fun Fair would also have some associated beneficial effects. The overall magnitude of change would therefore be negligible.</p>	Minor-negligible beneficial
Viewpoint 6	Medium	<p>Year 1: Much of the newly built form and high-quality public realm at Salt Lake would be visible in the foreground, although partially filtered and obscured by the intervening harbour foreground buildings and structures. The new high-quality buildings replacing the disjointed built form at Coney Beach Fun Fair would also have some associated beneficial effects. The buildings at Sandy Bay would be largely screened by the sand dunes and tree planting along the pedestrian link. The</p>	Moderate-minor neutral

		overall magnitude of change would therefore be moderate.	
		Year 15: The growth of tree and shrub planting associated with the Eastern Promenade would be established and filter views of the new buildings, set in the context of an attractive public realm. The new high-quality buildings replacing the disjointed built form at Coney Beach Fun Fair would also have some associated beneficial effects. The overall magnitude of change would therefore be minor.	Minor beneficial
Viewpoint 7	Low	Year 1: The new high quality 3, 4, 5 and 6 storey buildings would be clearly visible within the new attractive public realm. This would extend the urban built form but also considerably limit current coastal views from these locations. The loss of some of the existing visual detractors would, however, result in some beneficial effects. The overall magnitude of change would therefore be major.	Minor adverse
		Year 15: The growth of tree and shrub planting along the Portway would be established and filter views of the new buildings, set in the context of an attractive public realm. The development would also reinforce existing visual links through the site from the town centre to the coast. The overall magnitude of change would therefore be minor.	Negligible neutral
Viewpoint 8	Low	Year 1: The new high quality 4, 5 and 6 storey buildings would be a dominant feature but set within a new attractive public realm. They would extend the urban built form but also limit coastal views. The loss of existing visual detractors would also result in associated beneficial effects. The overall magnitude of change would therefore be major.	Minor adverse
		Year 15: The growth of tree and shrub planting along The Portway would be established and filter views of the new buildings, set in the context of an attractive	Negligible neutral

		public realm. The overall magnitude of change would therefore be minor.	
Viewpoint 9	High	Year 1: The new buildings and public realm at Salt Lake would be visible in the foreground set back from the promenade in the context of an attractive public realm. The new high-quality buildings replacing the disjointed built form at Coney Beach Fun Fair would also have associated beneficial effects. The buildings at Sandy Bay would be largely screened by the sand dunes and tree planting along the pedestrian link. The overall magnitude of change would therefore be moderate.	Major-moderate neutral
		Year 15: The growth of tree planting along the Eastern Promenade would be established and filter views of the new buildings, set in the wider context of an attractive public realm. The new high-quality buildings replacing the disjointed built form at Coney Beach Fun Fair would also have associated beneficial effects. The overall magnitude of change would therefore be minor.	Moderate-minor beneficial
Viewpoint 10	High	Year 1: The new 3 storey buildings at Salt Lake and 4 storey buildings at Coney beach would be visible set back from the promenade in the context of attractive public realm. The new high-quality buildings replacing the disjointed built form at Coney Beach Fun Fair would also have associated beneficial effects. The overall magnitude of change would therefore be moderate.	Major-moderate neutral
		Year 15: The tree planting along the Eastern Promenade and Griffin Park would be established and filter views of the new buildings, set in the wider context of an attractive public realm. The new high-quality buildings replacing the disjointed built form at Coney Beach Fun Fair would also have some associated beneficial effects. The overall magnitude of change would therefore be minor.	Moderate-minor beneficial

Residential Receptors

Residential receptors are amongst the most sensitive to visual effects. In accordance with GLVIA 3rd Edition, the assessment of visual effects is based on the likely view(s) from ground floor rooms that are normally occupied during daylight hours, or from within the curtilage of these properties.

Some of the closest housing to the site is the rear elevation of Hillsboro Place [refer Viewpoint 8]. However, most properties do not have ground floor views across the site because of intervening fencing and walls. The few residential properties that do, would have views over a newly constructed Hillsboro Car Park to the Metrolink building, and to the new 4 storey buildings beyond. During construction the *moderate adverse* magnitude of change would result in *major-moderate adverse effects*, however these would be short term and temporary. At completion, the new high-quality buildings and public realm would be visible in the mid-ground set back from The Portway in the context of attractive public realm, resulting in a *major-moderate neutral* effect. At Year 15 the avenue tree planting along The Portway would be established, along with planting within the Hillsboro Place car park filtering views of the new residential buildings. The high-quality area of public realm would enhance the townscape character and replace areas currently in a state of neglect, resulting in a *minor-negligible beneficial* effect.

A small number of residential properties on Eastern Promenade by Wellfield Avenue [refer Viewpoint 10] would have oblique views over the road and across Griffin Park to the new 4 storey buildings at Coney Beach. During construction the moderate adverse magnitude of change would result in *major-moderate adverse effects*, however these effects would be short term and temporary. The new high-quality buildings replacing the disjointed built form at Coney Beach Fun Fair and the reinforcing of existing visual links through the site from the town centre to the coast would also have associated beneficial effects, resulting in a *moderate-minor neutral* effect at Year 1. At Year 15 the new tree planting would be established, filtering views of the new buildings and enhancing a high-quality area of public realm, resulting in a *minor-negligible beneficial* effect.

The residential properties along New Road lie adjacent to the northeastern boundary of the proposed residential development at Sandy Bay [refer Viewpoint 4]. Whilst predominantly screened by curtilage walls, fences and some scrub vegetation along the boundary, there may be some views of the northern area of the Site. During construction the *moderate adverse* magnitude of change would result in major-moderate adverse effects, however these would be short term and temporary effects. At completion these would reduce to *moderate-minor adverse*, with views

slightly filtered by new tree planting along the boundary. At Year 15 the growth of tree and shrub planting along the northern boundary would be established and increasingly screen views of the residential blocks. The overall magnitude of change would therefore be no greater than *minor-negligible* adverse.

Public Footpaths

There will be effects on views obtainable by users of the Wales Coast Path that crosses the Salt Lake area of the Site along the Eastern Promenade [refer to Viewpoint 9]. Another stretch of the Wales Coast Path crosses the western edge of the Sandy Bay area of the Site on a rough tarmac path [route of Footpath 23 Porthcawl] from Sandy Lane to Rhych Point. The visual sensitivity of these footpath users is judged to be *high*, as it is a designated long-distance trail. During construction, the *moderate adverse* magnitude of change on views from footpath users for both stretches of Wales Coast Path would result in *major-moderate adverse*, largely emanating from the construction and site clearance activities and the related movement of vehicles, plant, and machinery; however, these effects would be short term and temporary. Along the Eastern Promenade, on completion, the new high-quality buildings and public realm would be visible in the mid-ground set back from The Portway in the context of attractive public realm, with the attractive coastal views intact, resulting in a *major-moderate neutral* effect. At Year 15 the growth of tree planting along the Eastern Promenade would be established and filter views of the new buildings, set in the wider context of attractive public realm. The new high-quality buildings replacing the disjointed built form at Coney Beach Fun Fair would also have some associated beneficial effects, resulting in a *moderate-minor* beneficial effect. Along Sandy Bay, on completion, the residential buildings would be set back behind areas of open space with tree and shrub planting that would partially filter the views; the buildings are not viewed in the direction of travel, resulting in a *moderate-minor adverse* effect. At Year 15 the growth of tree planting would be established and filter views of the new buildings, resulting in a *minor-negligible adverse* at most.

Designated Access Land

There is a small area of designated Access Land at Pwll-y-waun around a small lake, the nearest part of which lies approximately 0.2km north of the Site. There are southerly views from some areas of this Access Land towards the Site where the tops of mature conifer trees are visible over intervening built form, but overall, there would be *no change* on views as a result of the proposed development.

There may also be some potential effects on views south from the Access Land near Ty Coch Farm, approximately 2km north of the Site. However, given the separation distance and that the proposed development would be set within the wider urban fabric, the effect is no change.

Public Roads

The only public roads that cross the Site are the Eastern Promenade and The Portway (refer to Viewpoints 9 and 10). During construction, the likely effect on views from low sensitivity road users would result in a *major adverse* magnitude of change and *minor adverse* effect, largely emanating from the construction and site clearance activities and the related movement of vehicles, plant, and machinery. On completion, the magnitude of change in the view would reduce to *minor neutral* and *minor-negligible neutral* effect due to the new attractive public realm and loss of existing visual detractors that would provide some beneficial effects. At Year 15 the tree planting along the Eastern Promenade and The Portway would be established and filter views of the new buildings, set in the wider context of attractive public realm, resulting in a *minor beneficial* magnitude of change and residual *minor-negligible beneficial* effect.

Cumulative Effects

Confirmation was received from Bridgend County Borough Council that ‘as the screening opinion identified no existing development, and / or approved development that was deemed likely to have cumulative effect alongside the proposed development as such agree that this can be scoped out.²⁶ [Our emphasis]

7. Legislation and Planning Policy

This section highlights the aspects of planning policy which are relevant to the landscape appraisal of the proposed development. There are also short commentaries on how the prospective development would relate to the policies. *[Please also refer to the Design and Access Statement submitted with the application.]*

National Landscape Planning Related Policy

Planning Policy Wales (PPW Edition 12 February 2024)

The relevant national planning policy framework is provided principally by Planning Policy Wales (February 2024) Edition 12 is a key policy document in the delivery of the aspiration of the Wales Well-being of Future Generations Act. The concept of placemaking in PPW12 is seen as ‘a key element to deliver on the aspirations of the Act and drive plan making and development management decisions. It embraces the statutory goals and ways of working as well as giving clear direction through the definition of key planning principles and placemaking outcomes in Wales’.

“Placemaking” in PPW is defined as is ‘a holistic approach to the planning and design of development and spaces, focused on positive outcomes. It draws upon an area’s potential to create high-quality development and public spaces that promote people’s prosperity, health, happiness, and well-being in the widest sense. Placemaking considers the context, function and relationships between a development site and its wider surroundings. This will be true for major developments creating new places as well as small developments created within a wider place’.

Paragraph 6.3.3 states:

‘All the landscapes of Wales are valued for their intrinsic contribution to a sense of place, and local authorities should protect and enhance their special characteristics, whilst paying due regard to the social, economic, environmental and cultural benefits they provide, and to their role in creating valued places’.

Paragraph 6.0.2 states:

'The special and unique characteristics and intrinsic qualities of the natural and built environment must be protected in their own right, for historic, scenic, aesthetic and nature conservation reasons. These features give places their unique identity and distinctiveness and provide for cultural experiences and healthy lifestyles.'

Paragraph 3.8 states:

'Good design can help to ensure high environmental quality. Landscape and green infrastructure considerations are an integral part of the design process. Integrating green infrastructure is not limited to focusing on landscape and ecology, rather, consideration should be given to all features of the natural environment.'

RMA commentary on how the development relates to policy:

Sustainable, high-quality placemaking has been at the heart of the approach to the design development of this large-scale strategic site at Porthcawl. Landscape and visual opportunities and constraints have been identified and illustrated in the Design Code and are key elements informing the masterplan for the development. The masterplan, with an integrated strong framework of green infrastructure, will create a much-improved sense of place for the site and, in so doing, play an important role in enhancing the wider area of Porthcawl.

Tan 12: Design

Tan 12 Design March 2016 provides further guidance. Paragraph 5.5.2 advises that:

'In general terms, good design will almost always be dependent on working within the natural constraints and the historic character of the landscape and this should be the starting point from which the design of development evolves. The aim should be to achieve good design solutions which maximise the natural landscape assets and minimise environmental impact on the landscape. It is particularly important that proposals to amend or create new landscape are not considered as an afterthought and that the long-term impact of development on the landscape is fully understood. The quality of implementation and the long-term management of changes implicit in planting schemes are fundamental to a scheme's success.'

RMA commentary on how the development relates to policy:

The LVIA has provided a full understanding of the specific characteristics of the local landscape and the part the site plays in the landscape setting of the wider area of Porthcawl and the adjoining seascape. Aspects of the historic landscape development of the area have also been carefully considered (see the Archaeological Assessment for detailed information) as part of this process.

The masterplan has been informed by this understanding of landscape character. New buildings, and external spaces – all of appropriate scale and design – will be set within a strong landscape and green infrastructure framework.

Long-term, sustainable management measures will ensure the establishment of a high-quality and attractive external environment.

By following this strategic approach, the development can not only be successfully visually assimilated into its immediate surroundings but also offer substantial improvements to the overall landscape and visual quality of this part of Porthcawl and the South Wales coastline.

Bridgend Current Local Development Plan 2018-2023, Adopted March 2024

Landscape related policies within the current LDP include:

SP3: Good Design and Sustainable Placemaking

All development must contribute to creating high-quality, attractive, sustainable places that support active and healthy lives and enhance the community in which they are located, whilst having full regard to the natural, historic and built environment, by:

- 1) Demonstrating alignment with the principles of Good Design; and*
- 2) Demonstrating a Sustainable Placemaking approach to their siting, design, construction and operation.....*

RMA commentary of how development relates to policy

The masterplan design development approach has taken account of the particular landscape and visual characteristics of the Site and its wider setting. An analysis has been carried out of the landscape opportunities and constraints of the site. The landscape will play an important role in creating a high quality 'sense of place' in turn enabling the development to play a positive role in improving the landscape and visual quality of Porthcawl and this part of the South Wales coast. The landscape design has evolved through an iterative process, involving close collaboration with the other design disciplines in the project team.

SP8: Health and Well being

Health inequalities will be reduced and healthy lifestyles and choices encouraged by ensuring that development proposals:

.....

2) Create sustainable places that accord with the principles of placemaking (refer to SP3) to support climate change mitigation and adaptation;

.....

5) Promote a healthy lifestyle through the utilisation of the physical and built environment, in particular maintaining and/or enhancing the extent, quality and connectivity of the Active Travel and Green Infrastructure Networks; and.....

RMA commentary of how development relates to policy

Attractive and safe pedestrian and cycle routes, using high quality hard and soft landscape materials, will encourage active travel throughout the site and connect with the wider network of rights of way and designated open access land.

This wider network includes the long-distance Wales Coast Path which has been integrated into the masterplan layout including some proposed rerouting to follow the new coastal active travel route.

These routes will also connect with a network of green spaces, which have been carefully located and designed into the masterplan to maximise their public accessibility and the visual contribution to the external environment and setting for the built development.

SP17: Conservation and Enhancement of the Natural Environment

The County Borough has a rich and varied biodiversity with a broad range of species, habitats and unique, rich landscapes. In particular, these include the nationally important Glamorgan Heritage Coast, the outstanding historic landscapes of Kenfig and Merthyr Mawr Warren, and other regionally and locally important areas. Development which will maintain and, wherever possible, enhance the natural environment of the County Borough will be favoured. Development proposals will not be permitted where they will have an adverse impact upon:

- 1) The integrity of the County Borough's countryside;*
- 2) The character of its landscape;*
- 3) Its biodiversity and habitats; and*
- 4) The quality of its natural resources including water, air and soil.....*

RMA commentary of how development relates to policy

From the early stages of design evolution, the scheme has been developed with the protection, conservation, and management of the natural heritage as key objectives. Although brownfield sites and poor-quality external spaces are a feature of many parts of the site, a range of good quality and distinctive natural heritage assets are also present. These include the curve and sweep of the bay around the harbour, fine views out from the site to the wider bay, the naturalistic, undulating dunes and priority habitat on the dunes south of Sandy Bay, and the traditional Victorian Griffin Park with its mature vegetation. These existing elements have been incorporated into the masterplan and Design Code.

Great care has been taken in the landscape design to minimise the adverse residual landscape and visual effects and, indeed, to ensure that the development, wherever possible, exploit opportunities to make significant and sustainable long-term positive contributions to the landscape character and green infrastructure network of both the setting of Porthcawl and the wider locality.

SP18: Conservation and Enhancement of the Natural Environment

The County Borough has a rich and diverse built heritage and historic environment. Development proposals must protect, conserve, and, where appropriate, preserve and enhance the significance of historic assets, including their settings. In particular, there is a general

presumption in favour of the preservation enhancement of the significance of historic assets and their settings.....

RMA commentary of how development relates to policy

Specialist professional heritage input has informed the masterplan to ensure that the settings of such features are protected – and where possible enhanced – with appropriate development densities, orientations and uses in relevant parts of the site.

While the Archaeological Assessment provides full details of potential effects on heritage assets, in accordance with professional guidance this LVIA has only considered visual effects on setting. However, in that respect this LVIA concludes that visual settings – including that of the Porthcawl Conservation Area – are appropriately conserved and no unacceptable effects from the development have been identified.

DNP7: Trees, Hedgerows and Development

Development that would adversely affect trees, woodlands and hedgerows of public amenity or natural/cultural heritage value, or that provide important ecosystem services, will not normally be permitted.....

RMA commentary of how development relates to policy

The master plan process has been informed by Arboricultural assessments and tree surveys. Due regard has been given to the retention and, wherever possible, enhancement of existing tree and hedgerow vegetation of value, integrating these features into the designed landscape structure for the site.

Extensive planting is proposed which will greatly exceed the small losses of vegetation which will arise with development.

A combination of native and non-native tree species will be selected to deliver a biodiverse, resilient landscape. Species choice will need to respond to micro-climates including the maritime climate and exposed waterfront locations.

A range of other planting types will be reflected in the masterplan design, building in some cases on existing habitats on site. The intention with all the planting will be to not only enhance the sense of place but support and conserve wildlife and biodiversity interest.

DNP8: Green Infrastructure

Development proposals will be required to integrate, protect and maintain existing green infrastructure assets and to enhance the extent, quality, connectivity and multi-functionality of the green infrastructure network. Where the loss or damage of existing green infrastructure is unavoidable, appropriate mitigation and compensation will be required.

All developments must seek to maximise, as far as practicable, the amount of green infrastructure on the site, as well as the interconnectedness of green infrastructure within and around the site to the wider green infrastructure network. Development must also maximise opportunities to achieve multi-functionality by bringing green infrastructure functions together. All major developments will be required to submit a Green Infrastructure Assessment.

RMA commentary of how development relates to policy

The proposed Masterplan would deliver housing and a mix of commercial, leisure and community use within an overall landscape and Green Infrastructure framework which would provide an extensive and resilient green core structure for the Site. Ecology and sustainable urban drainage (SUDS) infrastructure is integral with this approach and, together with enhanced public access will play an important role in creating a high quality 'sense of place' for the site and its wider landscape setting within Porthcawl and this part of the South Wales coastline.

8. Conclusions

An LVIA has been carried out of the likely landscape and visual effects of the proposed Waterfront Regeneration development. This study has been carried out in accordance with the general principles of nationally agreed “best practice” standards of landscape and visual assessment. It has involved an examination of various published data about the Site, including maps, aerial photographs, a landscape character assessment published as Supplementary Planning Guidance, and planning background information. Two experienced Chartered Landscape Architects have carried out a detailed inspection of the Site, and its surrounding landscape, looking at its present condition and at the likely effects predicted to arise from the development as envisaged and with appropriate suggested mitigation measures implemented in full. This work has also been reviewed by a Chartered Landscape Architect of many years’ experience.

Likely landscape and visual effects have been assessed, taking into account the construction stage, immediately after construction and when the proposed mitigation planting has become fully established. The LVIA does take account of the full range of appropriate mitigation measures which are being considered.

The LVIA of the development has evolved out of a proper understanding of landscape character, referring in detail to both published LANDMAP and National Landscape Character Areas, and Supplementary Planning Guidance.

LANDMAP places the Site within the Visual and Sensory Aspect Area CYNONVS842. The aspect area description recognises some of the negative landscape and visual aspects of Porthcawl including disunity, discordance and detractive urban views. The development offers a unique opportunity to greatly enhance the landscape character of a substantial area within this Visual and Sensory Aspect Area. It has the potential to enhance not just the site but a wide area of Porthcawl and a significant length of coastline.

The development site looks out to the eastern extents of NRW National Marine Character Area MCA 26 ‘Swansea Bay and Porthcawl’ While there will be some indirect residual effects on the seascape character, but these will be beneficial as the development will sensitively respond to and reinforce the distinct sense of place. The historic harbourside and coastal setting are key aspects influencing the form, scale and appearance of the development.

The primary landscape mitigation for masterplan development is contained in the indicative Green Infrastructure (GI) strategy. The GI strategy will create a site wide network of integrated parks, open spaces, woodland belts, street trees and planting. The important coastal habitats – including the relict sand dunes - will be conserved and enhanced within the strategy. Multi-functional naturalistic SuDS features will be planted to increase biodiversity and mitigation for climate change while also providing opportunities for informal recreational provision. The new residential homes will be connected with the surrounding green spaces, with the spaces themselves being designed and managed to be accessible to all.

New promenades will be constructed to capitalise on the drama of the curve and sweep of the bay. These would be key public focus of the development and of great importance to the placemaking approach to the masterplan.

A high quality, coordinated palette of hard landscape materials will reinforce the sense of place across the site.

The architectural and public realm design will be sensitive to the heritage qualities of the Harbour Area and the larger interface with the Porthcawl Conservation Area.

There will be negligible effects on the local topography at all stages of the development.

Existing vegetation of value is to be retained wherever possible and incorporated in the proposed Green Infrastructure framework for the development.

Residential receptors are amongst the most sensitive to visual effects. Although there will be some substantial visual effects from the development during construction, for example, for residents of Hillsboro Place, Eastern Promenade, Mackworth Road and New Road, these will be temporary and short term. By Year 1 when construction is complete and the initial implementation of the soft landscape has taken place, the new buildings and high-quality areas of public realm will already have enhanced the townscape character and replaced areas currently in a state of neglect with a quality urban environment. By Year 15 when planting has been established there will be further beneficial effects and therefore no substantial residual visual effects have been identified for any of the residential receptors around the development site.

There would be no residual adverse visual effects predicted for road users in the vicinity.

There would be overall residual beneficial visual effects on the amenity of the users of the footpath network with new multifunctional open spaces and a high-quality public realm.

There would be no effects on the visual settings of the nearest Registered Historic Parks and Gardens at Tythegston Court. This heritage asset is approximately 3km to the northeast and has no inter-visibility with the Site. We can also confirm that the Archaeological Assessment assessed a residual beneficial effect on the Porthcawl Conservation Area.

The existing Dark Skies data confirmed that the baseline of this area is 'substantial' light pollution. Careful lighting design, using modern techniques to minimise light pollution are part of the Masterplan development approach. It is therefore considered that within the existing baseline context and the development approach the proposals will not be detrimental to the Dark Skies planning policy objectives.

The overall conclusion of this LVIA is that this prospective development proposal has the potential to make a substantial and positive contribution to an extensive part of the landscape and coastal setting of Porthcawl. It has been carefully conceived and designed to take full account of its landscape and visual context and to maximise the very considerable opportunities to enhance the sense of place. The proposed Porthcawl Regeneration Development would fully comply with the raft of applicable national, regional, and local planning policies related to the landscape and would be an appropriate and positive use of the site.

9. Bibliography

- ¹ High Level draft LDP Stage Landscape/Seascape Visual Appraisal, March 2021, Soltys Brewster
- ² Porthcawl EIA Scoping Report, July 2025, The Urbanists
- ³ P/25/462/ESO [Scoping Opinion] Bridgend County Borough Council, 3rd October 2025
- ⁴ GLVIA; (3rd Edition 2013); p.70
- ⁵ High Level draft LDP Stage Landscape/Seascape Visual Appraisal, March 2021, Soltys Brewster
- ⁶ High Level draft LDP Stage Landscape/Seascape Visual Appraisal, March 2021, Soltys Brewster
- ⁷ GLVIA3, op.cit.; paragraph 5.11; and 'Summary Advice on Best Practice', p.93
- ⁸ Porthcawl Waterfront Regeneration: Desk-based Assessment, Archaeology Wales, November 2025
- ⁹ NRW website entry; date of information is given as March 2014
- ¹⁰ GLVIA3, op.cit.; 'Summary Advice on Best Practice', p.93
- ¹¹ LANDMAP Methodology, p.3; Natural Resources Wales; 2013
- ¹² NRW LANDMAP website, October 2025
- ¹³ NRW LANDMAP website, October 2025
- ¹⁴ NRW LANDMAP website, October 2025
- ¹⁵ NRW LANDMAP website, October 2025
- ¹⁶ NRW LANDMAP website, October 2025
- ¹⁵ NRW LANDMAP website, October 2025
- ¹⁷ NRW LANDMAP website, October 2025
- ¹⁸ NRW LANDMAP website, October 2025
- ¹⁹ NRW LANDMAP website, October 2025
- ²⁰ NRW LANDMAP website, October 2025
- ²¹ NRW LANDMAP website, October 2025
- ²² NRW LANDMAP website, October 2025
- ²³ NRW Maine Character Area website, October 2025
- ²⁴ *Landscape Value* - defined by GLVIA3 as being: 'The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.'
- ²⁵ *Landscape quality (condition)* – defined by GLVIA3 as being: 'A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.'
- ²⁶ P/25/462/ESO [Scoping Opinion] Bridgend County Borough Council, 3rd October 2025



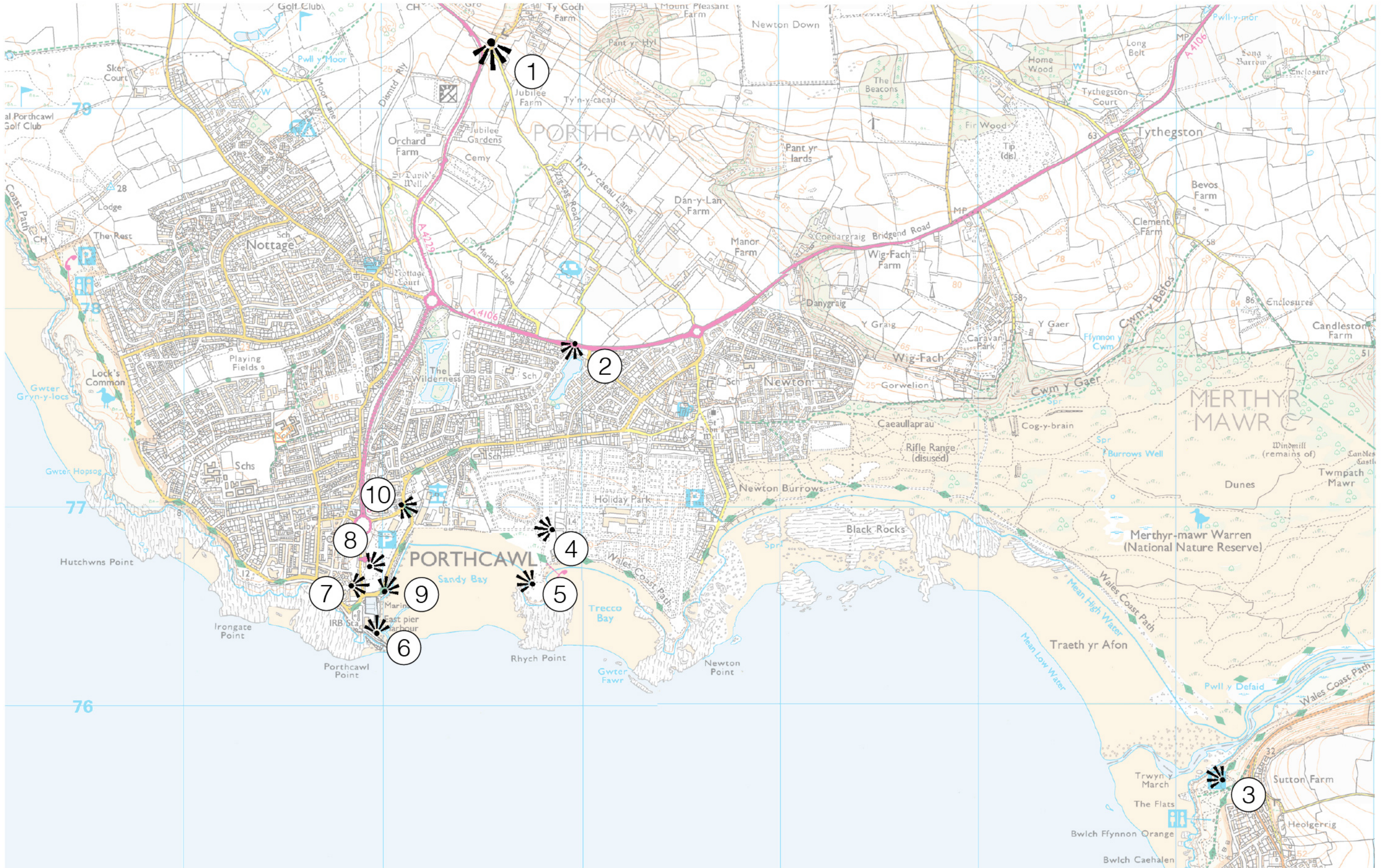
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Porthcawl Regeneration

LVIA

Viewpoint Location Plan & Viewpoints 1-10

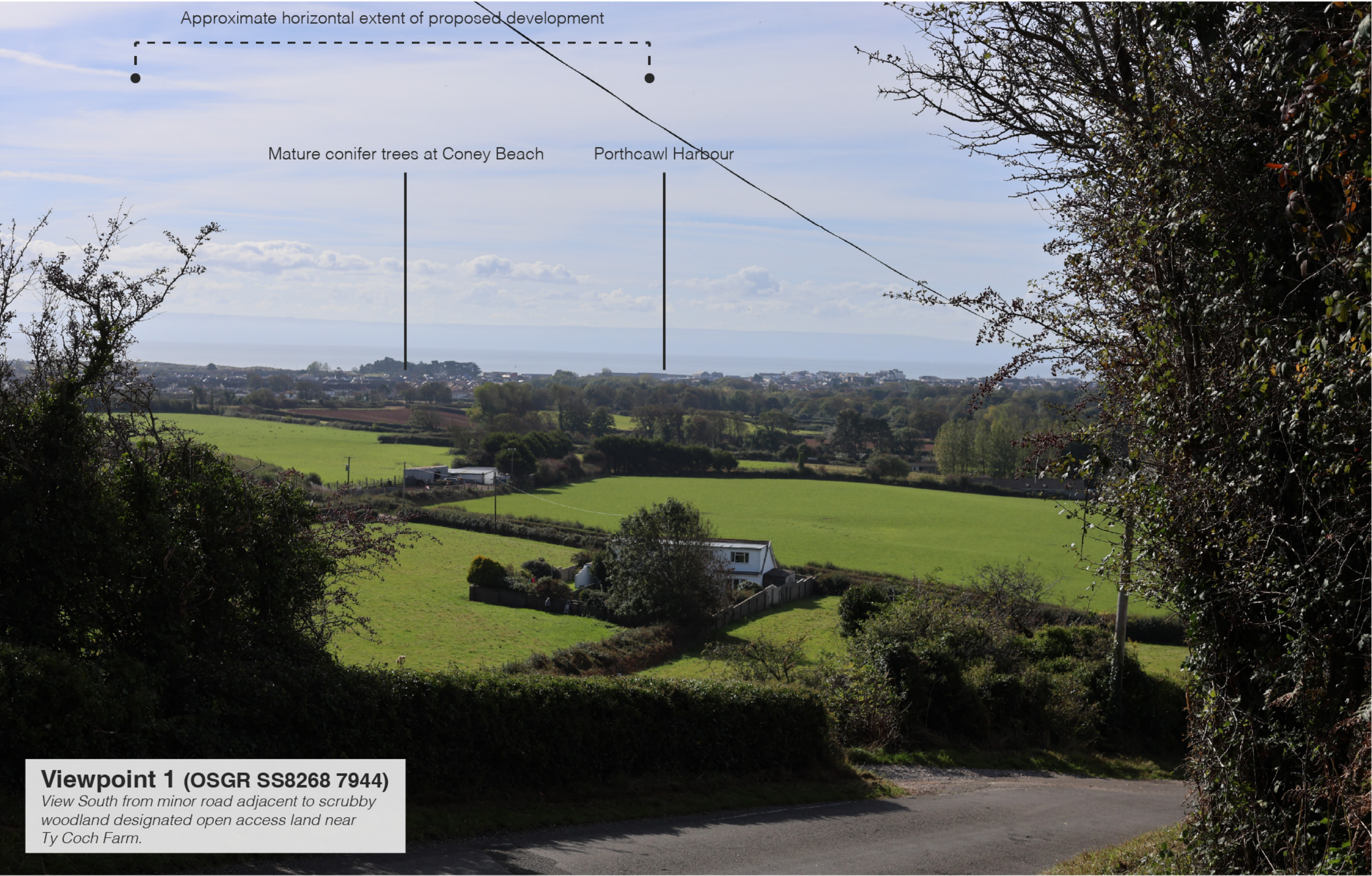
October 2025



Drawing Title: Porthcawl LVIA - Viewpoint Location Plan
 Drawing Number: 2487 - URB - XX - XX - DT - LA - 200
 Project: Porthcawl Regeneration

Revision:-
 Scale: -
 Date: 09.10.2025

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Viewpoint 1 (OSGR SS8268 7944)
View South from minor road adjacent to scrubby woodland designated open access land near Ty Coch Farm.



Drawing Title: Porthcawl LVIA - Viewpoint 1 (OSGR SS8268 7944)
Drawing Number: 2487 - URB - XX - XX - DT - LA - 201
Project: Porthcawl Regeneration

Revision: -
Scale: N.T.S @ A3
Date: 08.10.2025

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Approximate horizontal extent of proposed development

Viewpoint 2 (OSGR SS8294 7780)

View South from Newton Nottage Road adjacent to residential properties and designated open access land.

Top of mature conifer trees at Coney Beach



Drawing Title: Porthcawl LVIA - Viewpoint 2 (OSGR SS8294 7780)
Drawing Number: 2487 - URB - XX - XX - DT - LA - 202
Project: Porthcawl Regeneration

Revision: -
Scale: N.T.S @ A3
Date: 08.10.2025

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Approximate horizontal extent of proposed development



Porthcawl Harbour

Trecco Bay Holiday Park

Residential built form at Newton

Viewpoint 3 (OSGR SS8616 7558) (Sheet 1)

View West from Rivermouth Car Park,
Ogmore-by-Sea, adjacent to the Wales Coastal
Path.



Drawing Title: Porthcawl LVIA - Viewpoint 3 (OSGR SS8616 7558) (Sheet 1)
Drawing Number: 2487 - URB - XX - XX - DT - LA - 203
Project: Porthcawl Regeneration

Revision: -
Scale: N.T.S @ A3
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Viewpoint 3 (OSGR SS8616 7558) (Sheet 2)

*View West from Rivermouth Car Park,
Ogmore-by-Sea, adjacent to the Wales Coastal
Path,*

Residential built form at Newton



Drawing Title: Porthcawl LVIA - Viewpoint 3 (OSGR SS8616 7558) (Sheet 2)
Drawing Number: 2487 - URB - XX - XX - DT - LA - 203A
Project: Porthcawl Regeneration

Revision: -
Scale: N.T.S @ A3
Date: 08.10.2025

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Viewpoint 4 (OSGR SS8287 7688) (Sheet 1)

*View northwest from pedestrian link adjacent to
Trecco Bay Holiday Park*



Drawing Title: Porthcawl LVIA - Viewpoint 4 (OSGR SS8287 7688) (Sheet 1)
Drawing Number: 2487 - URB - XX - XX - DT - LA - 204
Project: Porthcawl Regeneration

Revision: -
Scale: N.T.S @ A3
Date: 08.10.2025

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Viewpoint 4 (OSGR SS8287 7688) (Sheet 2)
*View northwest from pedestrian link adjacent to
Trecco Bay Holiday Park*



Drawing Title: Porthcawl LVIA - Viewpoint 4 (OSGR SS8287 7688) (Sheet 2)
Drawing Number: 2487 - URB - XX - XX - DT - LA - 204A
Project: Porthcawl Regeneration

Revision: -
Scale: N.T.S @ A3
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Viewpoint 5 (OSGR SS8278 7664) (Sheet 1)

View West from Rhych Point adjacent to Wales Coast Path.



Drawing Title: Porthcawl LVIA - Viewpoint 5 (OSGR SS8278 7664) (Sheet 1)
Drawing Number: 2487 - URB - XX - XX - DT - LA - 205
Project: Porthcawl Regeneration

Revision: -
Scale: N.T.S @ A3
Date: 08.10.2025

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Viewpoint 5 (OSGR SS8278 7664) (Sheet 2)
View West from Rhych Point adjacent to Wales Coast Path.



Drawing Title: Porthcawl LVIA - Viewpoint 5 (OSGR SS8278 7664) (Sheet 2)
Drawing Number: 2487 - URB - XX - XX - DT - LA - 205A
Project: Porthcawl Regeneration

Revision: -
Scale: N.T.S @ A3
Date: 08.10.2025



Approximate horizontal extent of proposed development



Viewpoint 6 (OSGR SS8195 7635) (Sheet 1)

View North-East from Rhych Point adjacent to Wales Coast Path.



Drawing Title: Porthcawl LVIA - Viewpoint 6 (OSGR SS8195 7635) (Sheet 1)
Drawing Number: 2487 - URB - XX - XX - DT - LA - 206
Project: Porthcawl Regeneration

Revision: -
Scale: N.T.S @ A3
Date: 08.10.2025

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Viewpoint 6 (OSGR SS8195 7635) (Sheet 2)
View North-East from Rhych Point adjacent to Wales Coast Path.



Drawing Title: Porthcawl LVIA - Viewpoint 6 (OSGR SS8195 7635) (Sheet 2)
Drawing Number: 2487 - URB - XX - XX - DT - LA - 206A
Project: Porthcawl Regeneration

Revision: -
Scale: N.T.S @ A3
Date: 08.10.2025

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Viewpoint 7 (OSGR SS8187 7661)

View East from Rhych Point adjacent to Wales Coast Path.



Drawing Title: Porthcawl LVIA - Viewpoint 7 (OSGR SS8187 7661)
Drawing Number: 2487 - URB - XX - XX - DT - LA - 207
Project: Porthcawl Regeneration

Revision: -
Scale: N.T.S @ A3
Date: 08.10.2025

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Viewpoint 8 (OSGR SS8189 7669) (Sheet 1)
View North-East from Metrolink at Salt Lake.



Drawing Title: Porthcawl LVIA - Viewpoint 8 (OSGR SS8189 7669) (Sheet 1)
Drawing Number: 2487 - URB - XX - XX - DT - LA - 208
Project: Porthcawl Regeneration

Revision: -
Scale: N.T.S @ A3
Date: 08.10.2025

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Viewpoint 8 (OSGR SS8189 7669) (Sheet 2)
View North-East from Metrolink at Salt Lake.



Drawing Title: Porthcawl LVIA - Viewpoint 8 (OSGR SS8189 7669) (Sheet 2)
Drawing Number: 2487 - URB - XX - XX - DT - LA - 208A
Project: Porthcawl Regeneration

Revision: -
Scale: N.T.S @ A3
Date: 08.10.2025

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Viewpoint 9 (OSGR SS8201 7659) (Sheet 1)

View North-East from Metrolink at Salt Lake.

Note: While the photo illustrates the coastal view across Sandy Bay that are particular focus, there are less-attractive views North-West from this location across the Salt Lake Car Park to the Aldi supermarket



Drawing Title: Porthcawl LVIA - Viewpoint 9 (OSGR SS8201 7659) (Sheet 1)
Drawing Number: 2487 - URB - XX - XX - DT - LA - 209
Project: Porthcawl Regeneration

Revision: -
Scale: N.T.S @ A3
Date: 08.10.2025

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Drawing Title: Porthcawl LVIA - Viewpoint 9 (OSGR SS8201 7659) (Sheet 2)
Drawing Number: 2487 - URB - XX - XX - DT - LA - 209A
Project: Porthcawl Regeneration

Revision: -
Scale: N.T.S @ A3
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Viewpoint 10 (OSGR SS8210 7702) (Sheet 1)
View South-Eastern from Eastern Promenade on route of Wales Coast Path.



Drawing Title: Porthcawl LVIA - Viewpoint 10 (OSGR SS8210 7702) (Sheet 1)
Drawing Number: 2487 - URB - XX - XX - DT - LA - 210
Project: Porthcawl Regeneration

Revision: -
Scale: N.T.S @ A3
Date: 08.10.2025

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Viewpoint 10 (OSGR SS8210 7702) (Sheet 2)
View South-Eastern from Eastern Promenade on route of Wales Coast Path.



Drawing Title: Porthcawl LVIA - Viewpoint 10 (OSGR SS8210 7702) (Sheet 2)
Drawing Number: 2487 - URB - XX - XX - DT - LA - 210A
Project: Porthcawl Regeneration

Revision: -
Scale: N.T.S @ A3
Date: 08.10.2025

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Viewpoint 10 (OSGR SS8210 7702) (Sheet 3)
View South-Eastern from Eastern Promenade on route of Wales Coast Path.



Drawing Title: Porthcawl LVIA - Viewpoint 10 (OSGR SS8210 7702) (Sheet 3)
Drawing Number: 2487 - URB - XX - XX - DT - LA - 210B
Project: Porthcawl Regeneration

Revision: -
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Date: 08.10.2025

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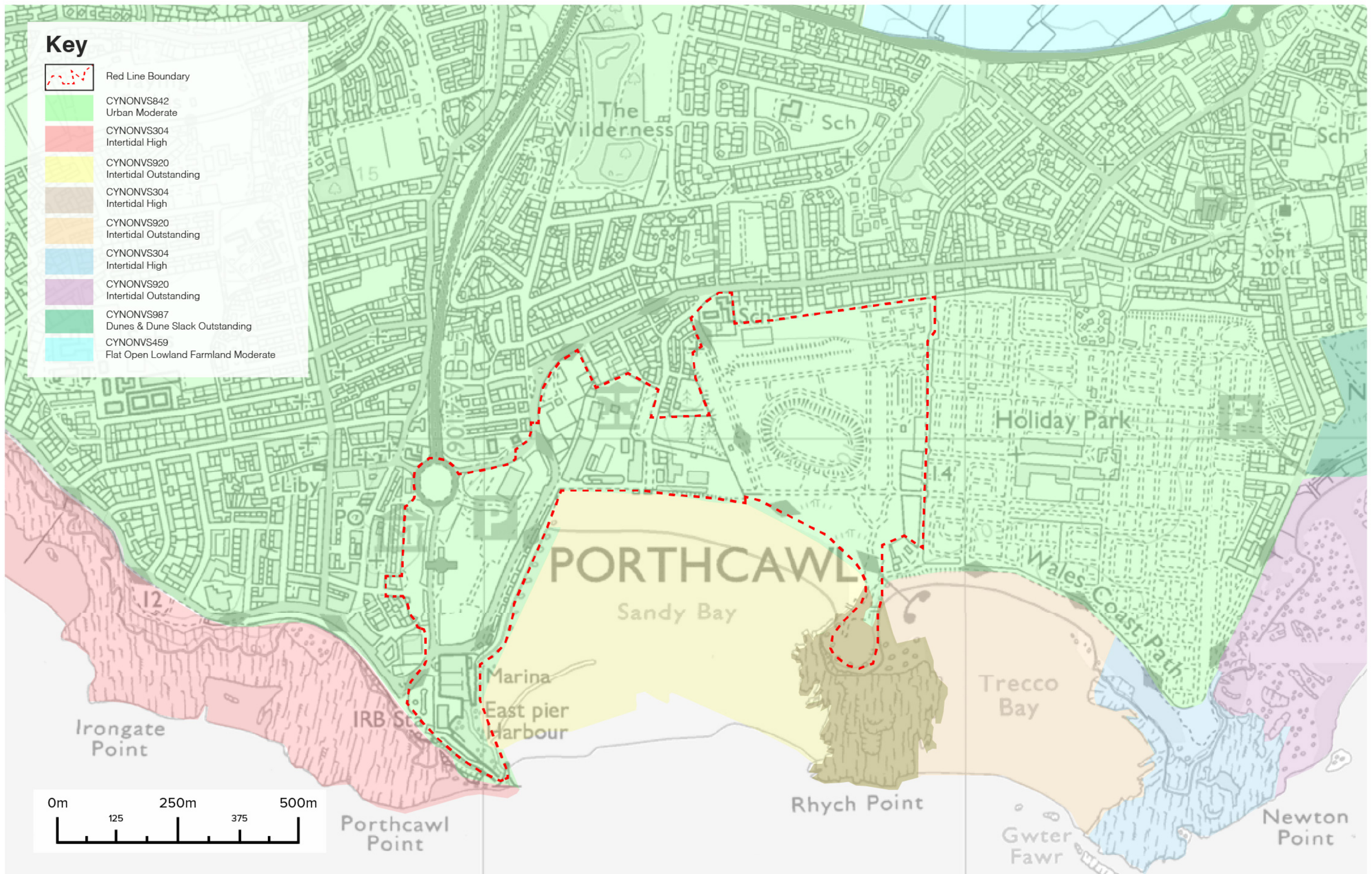
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Porthcawl Regeneration

LVIA

LANDMAP, Landscape Context & National Character Area Plan(s)

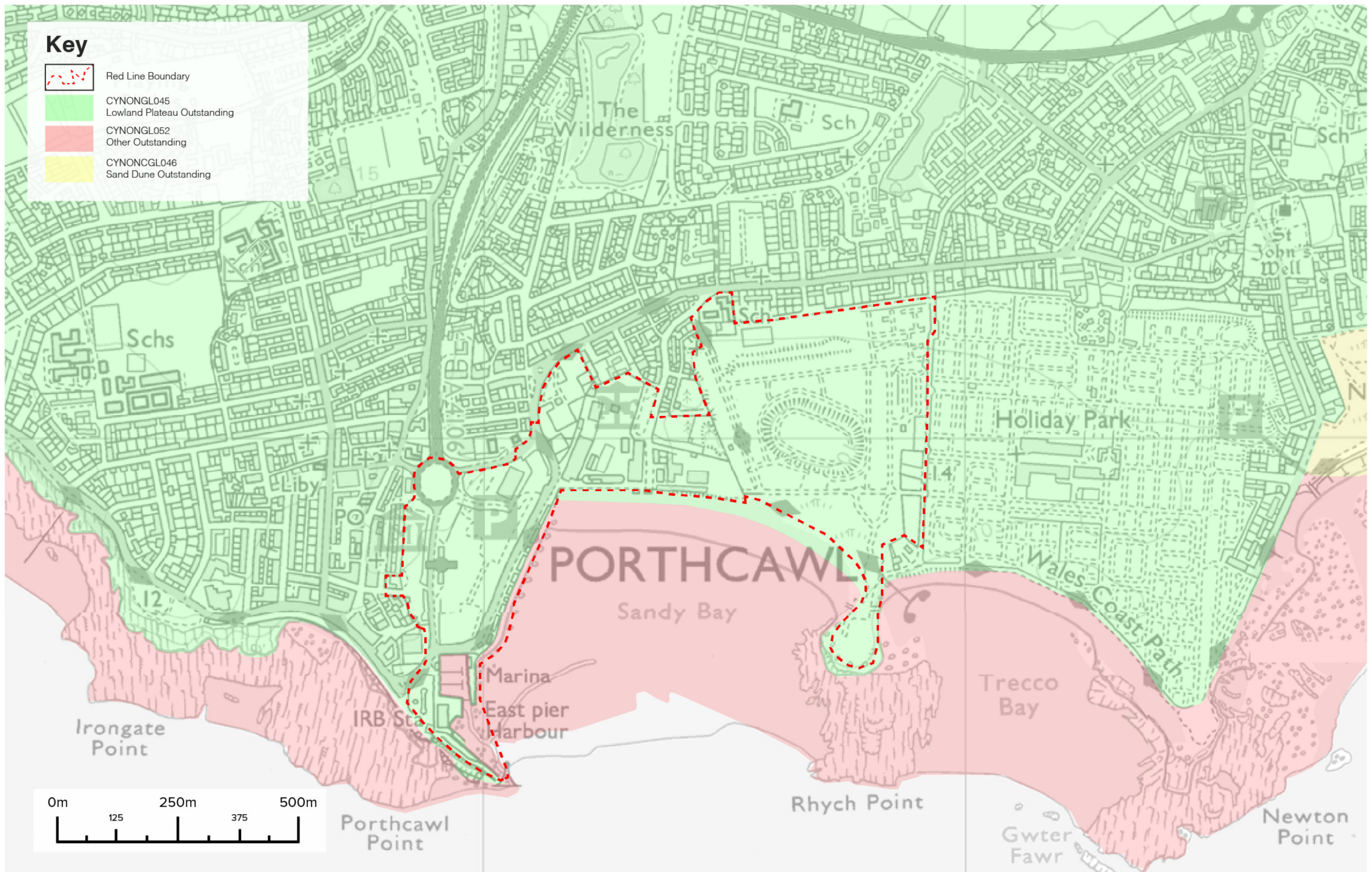
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Drawing Title: Porthcawl LVIA - Landmap - Visual Sensory
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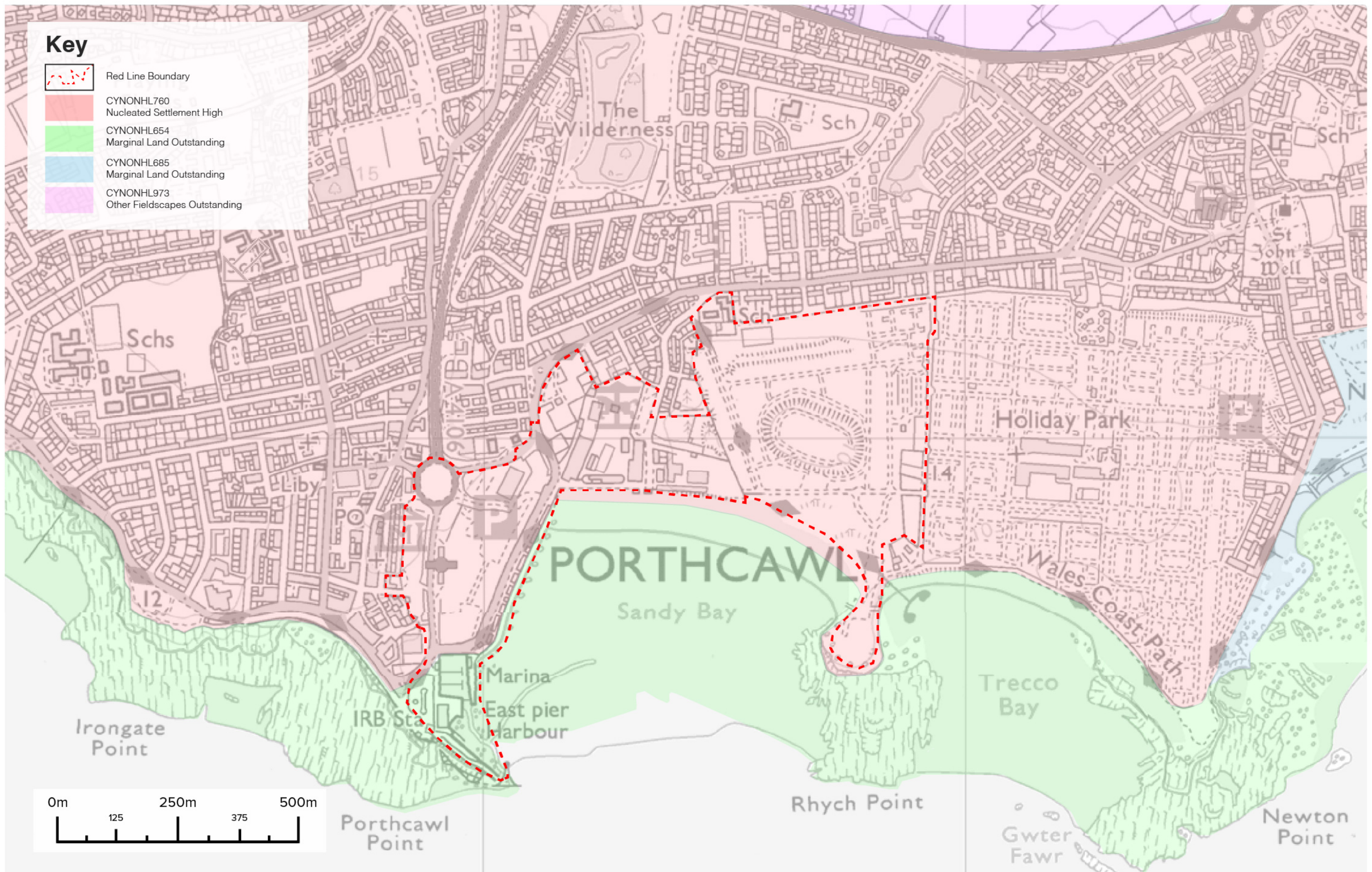
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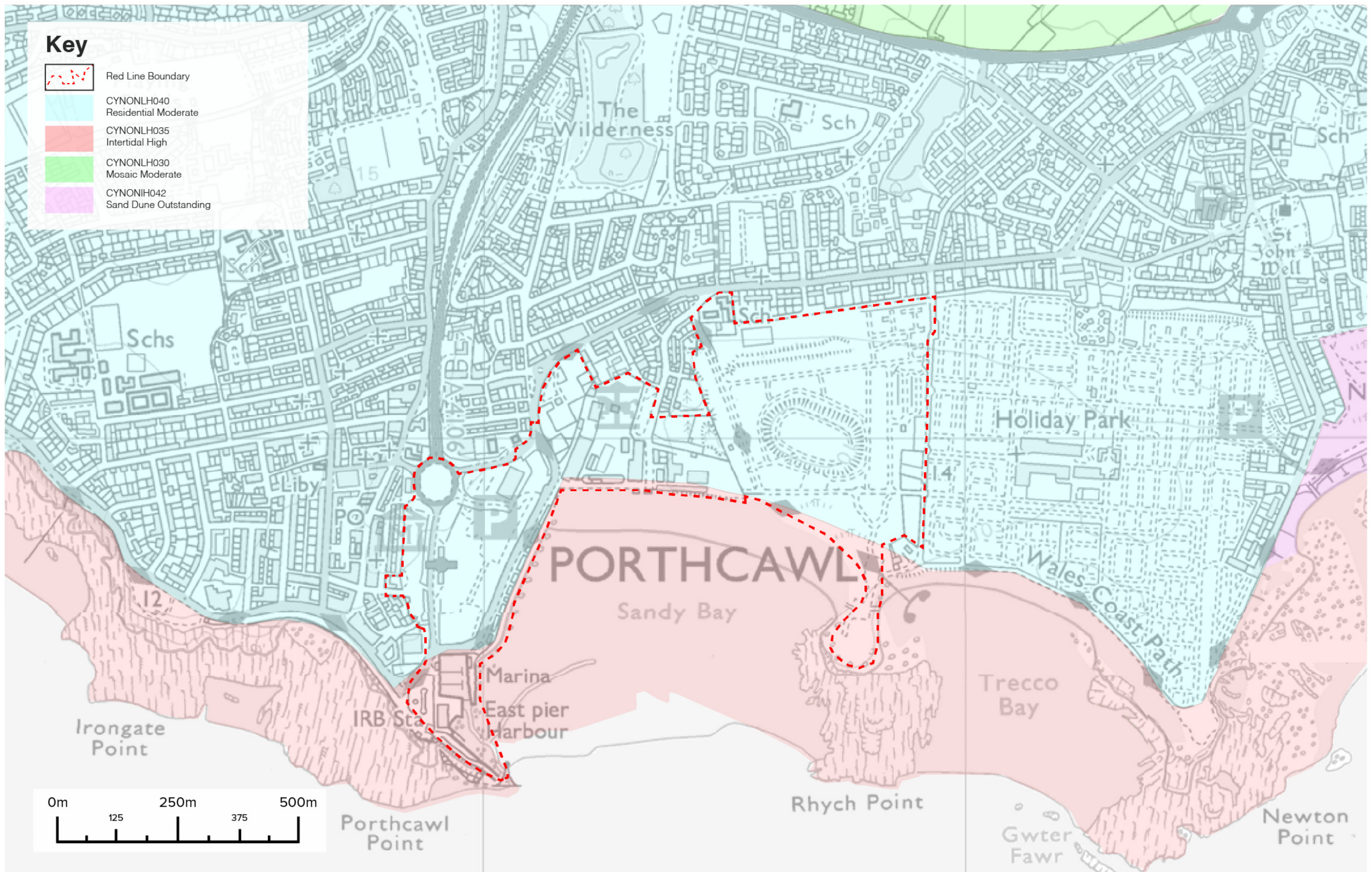
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Drawing Title: Porthcawl LVIA - Landmap - Historical Landscape
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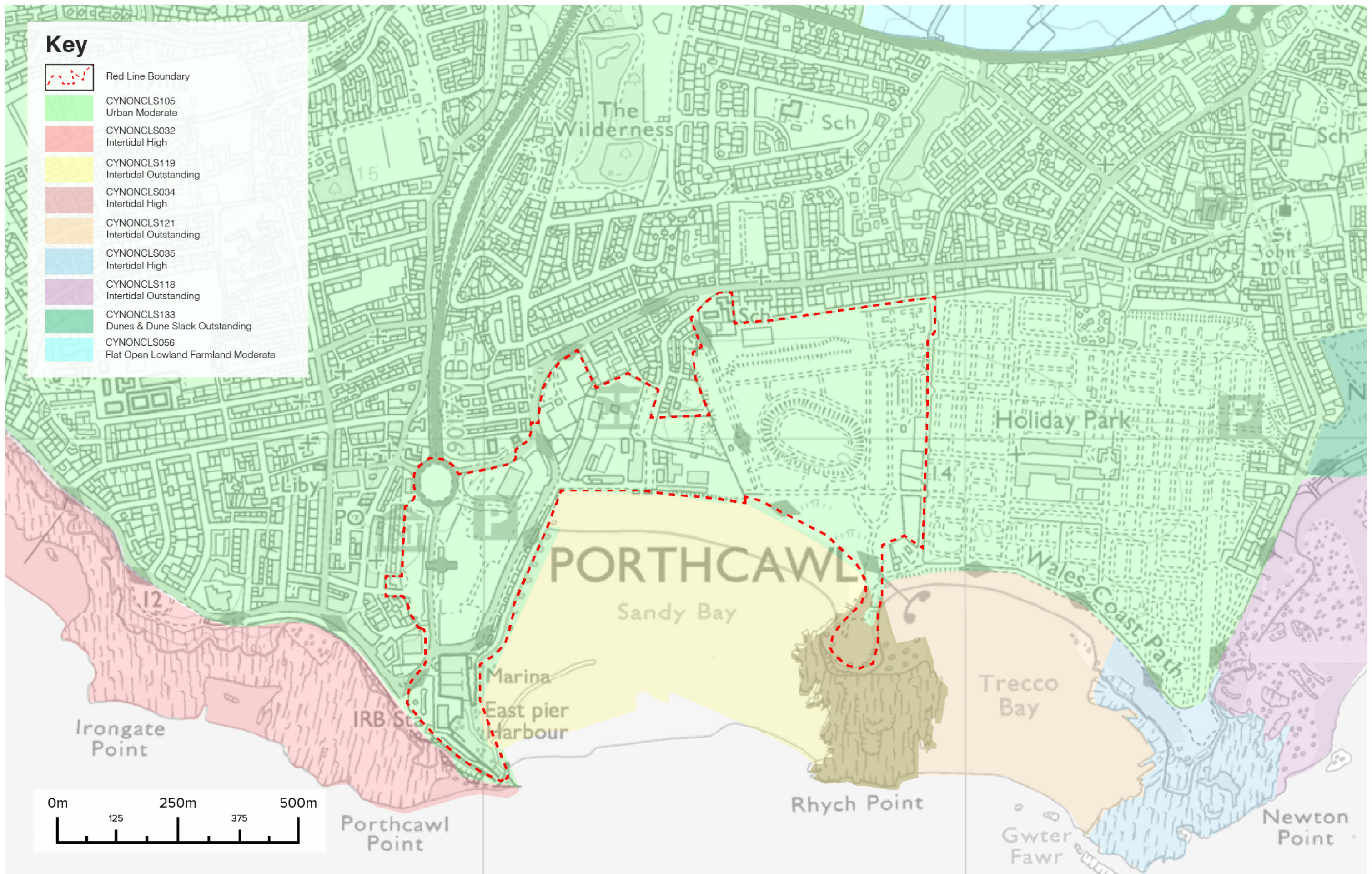
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Drawing Title: Porthcawl LVIA - Landmap - Landscape Habitats
 Drawing Number: 2487 - URB - XX - XX - DT - LA - 214
 Project: Porthcawl Regeneration

Revision: -
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Drawing Title: Porthcawl LVIA - Landmap - Cultural Landscape Services
 Drawing Number: 2487 - URB - XX - XX - DT - LA - 215
 Project: Porthcawl Regeneration

Revision: -
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