

## 16 TOWNSCAPE AND VISUAL AMENITY

### 16.1 Introduction

16.1.1 This Chapter, prepared by Wardell Armstrong, reports the likely significant effects of the Proposed Development in terms of Townscape and Visual Amenity in the context of the Site and surrounding area. In particular it considers the likely significant effects that would be generated during construction and operation upon the fabric and character of the townscape of the Site and surrounding area, and on receptors that would potentially be subject to change within their views as a consequence of the residual effects arising from the Proposed Development.

16.1.2 This Chapter (and its associated appendices) should not be read as a standalone assessment and reference should be made to the front end of this ES (Chapters 1 – 6), as well as the final chapters, ‘Summary of Residual and Cumulative Effects’ and ‘Conclusions’ (Chapters 21 - 22).

### 16.2 Legislation, Policy and Guidance

16.2.1 The relevant policy and guidance are listed below, with details provided in Appendix 16.1 (Policy and Guidance) and Appendix 16.7 (Landscape and Visual Impact Assessment Methodology).

#### ***Legislative Framework***

16.2.2 There is no applicable legislative framework in relation to townscape and visual effects.

#### ***Planning Policy***

16.2.3 The applicable local planning policy is summarised as follows:

- **KP4: Masterplanning Approach** – sets out principles to guide the development of integrated scheme designs. Considerations include the Site’s local context and the sympathetic integration of existing landscape features.
- **KP5: Good Quality and Sustainable Design** – all new development is required to be of a high quality, sustainable design and should make a positive contribution to the creation of distinctive communities, places and spaces.

- **KP17: Built Heritage** – outlines at a strategic level the cultural heritage designations and assets of local interest that contribute to the distinctiveness of the city that are to be protected, managed and enhanced.
- **EN3: Landscape Protection** – promotes the protection, management and enhancement of the character of the landscape with particular priority given to Special Landscape Areas.
- **EN9: Conservation of the Historic Environment** – sets the criteria against which proposals with the potential to affect heritage assets would be assessed.
- **EN13: Landscape Protection** – is focused primarily upon air, noise and light pollution or the presence of land contamination arising as a consequence of development, resulting in unacceptable harm to factors including character of the countryside and landscape heritage.

### ***Guidance***

16.2.4 The Townscape and Visual Impact Assessment (TVIA) refers to guidance set out within the City of Cardiff Council's 'Tall Buildings Supplementary Planning Guidance' (SPG). As identified within the SPG and of direct relevance to townscape and visual resources this Chapter considers the following:

- Impacts upon important views or vistas
- The contribution of such proposals as a feature to the skyline or in a street scene

16.2.5 This Chapter has been prepared in accordance with current guidance and industry best practice; the 'Guidelines for Landscape and Visual Impact Assessment', Third Edition (GLVIA 3), produced by the Landscape Institute and the Institute of Environmental Management and Assessment (IEMA), in 2013.

16.2.6 Photography to support the visual analysis of the Site and assessment of visual effects has been produced in accordance with 'Visual Representation of Development Proposals' Technical Guidance Note 06/19 published by the Landscape Institute, in September 2019.

## 16.3 Assessment Methodology and Significance Criteria

### *Scope of the Assessment*

16.3.1 This Chapter assesses the likely significant effects of the Proposed Development on identified landscape and visual receptors within the Study Area and should be read in conjunction with other elements of the planning application and Environmental Statement.

16.3.2 It summarises how the main aspects of the development may affect the townscape and visual amenity of the area and describes the landscape and open space proposals that have been incorporated in the design of the Proposed Development in order to prevent, reduce and offset potentially adverse townscape and visual impacts.

16.3.3 The assessment of the likely significant effects of the Proposed Development on both visual and landscape receptors within the Study Area involved the consideration of the following:

- residents within properties;
- people travelling along surrounding roads;
- users of Public Rights of Way (PRoW);
- other recreational users (such as at sports and play facilities or on access land);
- other identified visual receptors;
- the Site and its immediate setting; and
- defined landscape character areas.

### *Effects Not Considered within the Scope*

16.3.4 The extents of potential views are based upon the maximum parameters of the Proposed Development and are broadly reflected by the limits of the Study Area. Views outside of the Study Area have not been considered within the assessment.

### *Extent of the Study Area*

16.3.5 Guidance is provided by GLVIA 3 on the area of landscape that needs to be covered in assessing landscape effects (i.e. the 'Study Area') as follows:

*"The Study Area should include the site itself and the full extent of the wider landscape around it which the proposed development may influence in a significant manner. This*

*will usually be based on the extent of Landscape Character Areas likely to be significantly affected either directly or indirectly. However, it may also be based on the extent of the area from which the development is potentially visible, defined as the Zone of Theoretical Visibility, or a combination of the two.”*

*(GLVIA 3, para 5.2, page 70)*

16.3.6 Desk study analysis of aerial photography, Ordnance Survey mapping and landform has been carried out to define the preliminary extents of the Study Area. The area subject to initial consideration extended to circa 10 kilometres (km) to include rising ground broadly to the north and peripheral Special Landscape Areas and other designations in the landscape surrounding Cardiff. Following a review on Site, the Study Area was refined in response to the visual and landscape receptors that may be potentially impacted. The boundary extends to just over 5km to the southwest and northeast and beyond 10km to the northwest / north to encapsulate areas of notable high ground beyond the city. This also reflects the scale of the Proposed Development, its location within the City together with the low-lying topographical situation near the Severn Estuary surrounded increasingly by rising ground to the north and west. Other matters such as supplementary guidance set out in the Tall Buildings SPG have also been considered. Consequently, although the Study Area itself covers a broad area it is noted that the focus is considered to be within approximately 1km of the Site and around the Cardiff Bay area. The extent of the Study Area is shown on plans at Appendix 16.2.

#### ***Consultation Undertaken to Date***

16.3.7 Cardiff Council was consulted to confirm the number and scope of Verified Views to be included within the ES. The Planning Officer confirmed that the 10 proposed locations would meet the requirements outlined in the Tall Buildings SPG and were acceptable (via email on 23 June 2021). These verified view locations are presented as part of the planning submission and are reflected within the wider visual assessment presented in this Chapter.

#### ***Assessment Methodology***

16.3.8 The methodology applied to this TVIA is included at Appendix 16.7 and has been prepared in accordance with industry-standard guidance on the assessment of impacts upon the character and fabric of the landscape and townscape environments,

and upon visual amenity. The third edition of the ‘Guidelines for Landscape and Visual Impact Assessment’ (“GLVIA3”) was jointly produced Landscape Institute and The Institute of Environmental Management & Assessment and published by Routledge’ in 2013, the principles of which also apply to townscape environments.

16.3.9 Townscape effects associated with a development relate to changes to the fabric, character and quality of the townscape as a resource and how it is experienced. This requires consideration of the character of the townscape, the elements and features that it contains, and any value attached to it (whether formally or informally).

16.3.10 Townscape appraisal studies:

- direct effects upon specific townscape elements;
- change in character, which is the distinct, recognisable and consistent pattern of elements that creates distinctiveness and a sense of place;
- subtle effects that contribute towards the experience of intangible characteristics such as cultural associations; and
- effects on designated townscapes, such as Conservation Areas, and other acknowledged special areas of interest.

16.3.11 Visual effects relate closely to townscape effects, but they concern changes in views and visual amenity. Visual appraisal concerns people's perception and response to changes in visual amenity.

16.3.12 An appraisal of existing townscape character identifies the locally distinctive attributes shaping the character of the area. This provides a baseline against which the impact of the proposed development can be assessed. Such an appraisal considers:

- land use;
- scale, grain and massing;
- appearance: the local distinctiveness of buildings and structures in the area, the characteristics of the local materials, facade treatments, styles and lighting, distinctive street patterns;
- legibility: strategic views, vistas, landmarks and important nodal points;
- public realm; and
- townscape features, including existing vegetation.

16.3.13 Townscape value is established as part of the baseline description. Value can apply to areas of townscape as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the townscape. Value can be defined by:

- designations;
- planning policy;
- status of individual or groups of townscape features;
- cultural values attached to specific areas/views; and
- townscapes of local and/or community interest.

16.3.14 Townscape value can also be identified through reference to specific features such as townscape quality, and other factors common to both landscape and townscape environments as set out in the methodology at Appendix 16.7.

16.3.15 Further detail regarding the methodology and process of the assessment of both townscape and visual effects can be found in Appendix 16.7.

#### *Significance Criteria*

16.3.16 There is no requirement to identify the level, or degree of significance of an effect, merely whether it is considered (using professional judgement) to be significant, or not.

16.3.17 If a distinction is required between levels of significance then a word scale can be used, provided that these are clearly defined, to identify the distinctions between (for instance) minor and major significance of effect. This latter approach, i.e. one which identifies distinct levels, is adopted in this assessment.

16.3.18 Effects that are deemed to be significant for the purposes of this assessment are those that are described as being of a moderate-substantial level or greater in terms of overall landscape and / or visual effect, either of a beneficial or adverse level.

## **16.4 Baseline Conditions**

### ***The Site and Its Immediate Setting***

16.4.1 The Site as existing is predominantly developed. In broad terms it currently comprises the Red Dragon Centre and associated car parking in the south, a Travelodge Hotel,

the Cardiff County Hall, a park and ride site and the southern portion of Silurian Park in the north, together with landscaping and incidental public open space.

16.4.2 Its immediate setting is heavily urbanised, with a diverse mix of development types including leisure and entertainment, commercial, residential (including 2-storey houses through to high-rise apartments), transport infrastructure (including dual carriageways and road junctions) and some industrial.

16.4.3 Built form, character and layout observed both within the Site and the surrounding area is also notably mixed, with varied building heights, form, massing, expression and orientation; the latter in part attributed to the road network.

16.4.4 Further description of the Site is provided in Chapter 2 of this ES.

#### ***Study Area Character***

16.4.5 Landscape and townscape character studies provide guidance on the physical, historical and cultural, land use and settlement patterns within an area. The following character studies are of relevance to this assessment:

- National Landscape Character (NLCA) Profile 34: Gwent Levels;
- National Landscape Character (NLCA) Profile 35: Cardiff, Barry and Newport;
- National Landscape Character (NLCA) Profile 37: South Wales Valleys; and
- LANDMAP: the landscape baseline for Wales, Natural Resources Wales.

#### ***National Character***

16.4.6 The Site, its setting and the majority of the Study Area occupies the central and much of the western portion of NLCA 35, published by Natural Resources Wales (NRW). The east extends into the west of NLCA 34, and the northern fringes comprise NLCA 37.

16.4.7 NCLA 35 (Cardiff, Barry and Newport) is described as one of the most urbanised and busy Character Areas in Wales, dominated by two cities and associated suburbs and satellite towns. The area forms a busy transport and development corridor occupying lowland between the Severn Estuary with its levels and the edge of South Wales Valleys with their uplands.

#### 16.4.8 Key Characteristics include:

- *“Edge of the coalfield – lowland margins ...of the South Wales coalfield*
- *Busy, heavily urbanised areas*
- *Cardiff – largest urban area and principle administrative centre for Wales... The urban form of Cardiff expands across much pf the surrounding landscape*
- *Urban fringe / peri-urban areas*
- *Green belt with lush fieldscapes and woodlands - rural pastures and woodlands provide a contrasting peaceful, providing a green setting.*
- *Prominent landmark structures – including Millennium Stadium in Cardiff... standing out prominently on the skyline*
- *The M4 motorway – forms a noisy, busy corridor*
- *Green wedges / corridors penetrating urban areas – including wooded river corridors in Cardiff...*
- *Lowland river corridors – Rivers Taff and Ely drain into Cardiff Bay...*
- *St Fagans – National History Museum ... adjacent to St Fagans Castle”.*

16.4.9 The urban areas of this landscape are separated by gentle rolling pastoral landscapes with a medium scale field pattern enclosed by hedgerows with frequent hedgerow trees. Woodland tends to be in small blocks and deciduous or mixed in character. This open rural land between the urban areas is under pressure, however it remains surprisingly tranquil in parts away from the transport corridors. It provides a welcome relief from the bustle of a dynamic part of Wales.

16.4.10 The NLCA 34 (Gwent Levels) is a flat lowland man-made landscape of reclaimed marshland bordering the Severn Estuary crossed with a geometric pattern of watercourses. Divided by the Usk at Newport, the western stretches are known as the Wentlooge Level. Substantial areas of rural landscape and traditional historic features remain despite substantial change to land patterns and uses over the past 150 years.



16.4.11 Relevant key characteristics of the area include:

- *“Reclaimed landscape – drained, improved, enclosed, historic, agricultural*
- *Reens and willows or hedgerows - hedgerows with less regular field shapes are on the slightly higher ground, reflecting different phases of reclamation and enclosure*
- *Flood embankment to the sea*
- *Fertile soils and agriculture (including wet pasture)*
- *Archeologically important – Landscape of Outstanding Historic Interest*
- *Comparatively little settlement*
- *Open views between hills in Wales and England – an exposed landscape in places with long views to surrounding areas*
- *Major development on fringes - ...suburban development has enlarged settlements and urban development has spread from the adjacent Cardiff and Newport areas”.*

16.4.12 Land rarely rises above 10 metres above sea level which *“affords extensive views of the southern edge of the coalfield valleys ...and from slightly higher ground or along the sea wall, long views across the Severn Estuary and the Bristol Channel”.*

16.4.13 The distinctive flat landscape contrasts with the massive bulk of the Llanwern Steelworks site and the Usk Mouth Power Station at Newport. Large factory units and warehouses on the outskirts of Cardiff and Newport appear *“out of scale”* within the landscape, even when seen at some distance from the rural areas.

16.4.14 This area in close proximity to Cardiff has been *“subject to intensive development pressures resulting in the loss of open fields, although the green pattern has been largely retained”.* Despite the proximity of development, the Gwent Levels *“remain a distinct, rural area where solitude and quietness can be found”.*

16.4.15 NCLA 37 (South Wales Valleys) comprises many deep and steep-sided urbanised valleys that dissect and contrast with extensive upland areas of moorland and (often coniferous plantation) forests. There is a legacy of heavy industry and mining which is described as *“generally an image of the past”.*

16.4.16 Relevant key characteristics of the area include:

- *“Extensive Upland plateaux – typically wild and windswept, often with unenclosed tracts, running roughly north-south as ‘fingers’ parallel between intervening deep valleys*
- *Numerous steep-sided valleys - typically aligned in parallel, flowing in southerly directions... Major rivers include the Tawe, Taff and Rhymney.*
- *Ribbon urban and industrial areas in valleys – in places extending up valley sides and to valley heads. ... The uplands by comparison have little or no settlement.*
- *Extensive remains of heavy industry*
- *Contrast of urban valley activity next to quiet uplands*
- *Large blocks of coniferous plantation and deciduous woodland fringes – covering many steep hillsides and hilltops... providing a softer contemporary landscape where there was once industry.*
- *Heather, rough grassland and steep bracken slopes – ...Much is common land.*
- *Improved pastures on some lower valley sides*
- *Field boundaries - dry stone walls mark the boundary of common land while fields on lower slopes are bounded by dense hawthorn hedges, interspersed with swathes of broadleaved woodland.*
- *Transport routes restricted to valleys – the intervening topography makes valley to valley travel difficult, except at heads and bottoms of valleys. Occasionally there are roads that climb steeply over passes with dramatic views and ‘hair pin’ bends”.*

16.4.17 These valleys combine wilder upland settings and heavily industrialised and busy valleys which together with the steep sided topography create a distinctive character. Modern development is however fundamentally changing this image, with road improvements, bypasses and urban expansion beyond the established settlement envelopes which change the experience moving through these landscapes. The uplands contrast with these valleys with a strong sense of openness and remoteness and lack of settlement, although there are exceptions including recreational pressure, spoil tips and energy infrastructure. Open areas allow for extensive views, including from plateau to plateau with valleys concealed.

### *Local Character*

16.4.18 The LANDMAP information system evaluates the landscapes within Wales down to a local scale. It maps and classifies the landscape from the perspective of five, nationally consistent datasets; Geological Landscape, Landscape Habitats, Visual and Sensory, Historic Landscape and Cultural Landscape. Each is divided into ‘Areas’ and assigned a Unique ID which describe key characteristics, qualities and components of a landscape, and present matrices of evaluation and management recommendations.

16.4.19 LANDMAP’s aspect of greatest relevance to the character of the Site and Study Area landscapes is the ‘Visual and Sensory’. The Visual and Sensory LANDMAP aspects in the Study Area have been illustrated at Appendix 16.3.

16.4.20 The Site and its immediate setting lie within Aspect Area ‘Cardiff East’ (ID ref CRDFFVS037) which encompasses the city centre, the docks and the suburbs east of the River Taff, south of the M4 and west of the River Rhymney. This is classed as urban with ‘substantial’ light pollution and is evaluated as ‘unassessed’. It is described as:

*“[a] vibrant capital city founded on its role as a port is the city centre with its arcades, Victorian and modern, the internationally known distinctive Principality Stadium along the riverside, the elegant Portland stone Civic Centre (Cathays Park) and the iconic Inner Harbour buildings of the Millennium Centre and National Assembly building (Senedd). The majority of the area is residential ranging from late Victorian in the centre and around elegant Roath through to recent developments both to north, east and around Cardiff Bay. The wealthy leafy suburbs of Lisvane and Cyncoed also lie to the north. Industry and commerce tends to be focused to the south and south east with very large structures such as Allied steel and wire still extant reminding residents of the city's industrial base.”*

16.4.21 The Site also lies less than 1km from:

- CRDFFVS086 ‘River Taff’ (a largely canalised river with a series of bridges providing important crossing points and allowing attractive views such as to the Millennium Stadium and a focus of urban green space, but with detracting features i.e., old industrial sheds). Classified as urbanised, enclosed but with distinctive character and strong sense of place defined by built structures and vegetation. It is assessed to be of ‘High’ value.

- CRDFFVS038 ‘Cardiff West’ (encompassing mainly residential development associated with the city of mixed styles and densities across the coastal plain west of the Taff. There are areas of strong positive character such as the Cathedral Road area together with ubiquitous retail down to the bay. The athletics and Cardiff City stadiums are notable structures but have limited architectural merit). It is classified as urban with ‘substantial’ light pollution and is evaluated as ‘unassessed’.
- CRDFFVS085 ‘Cardiff Bay’ (an impounded waterbody surrounded mainly by new development on most sides, as well as being punctuated by special open spaces including Cardiff Bay Wetlands. There are notable views across the bay to the city, and key focal points include the Inner Harbour, Millennium Centre and Pierhead building. The bay is well-used at the coastal edge). Exposed and large-scale in nature and with good views in and out and a strong character with historic and modern sense of place, it is evaluated as ‘Outstanding’.

16.4.22 CRDFFVS040 ‘Cardiff Castle’ and CRDFFVSVS041 ‘Bute Park’ are approximately 1.5km to the northwest on the northern side of the city centre and CRDFFVS100 ‘Cardiff Bay Barrage’, CRDFFVS084 ‘Cardiff Barrage and Docks Approaches’, and CRDFFVS039 ‘Cardiff Flats’ are at increasing distances from the Site, from approximately 0.5km to within 2km broadly to the south. The evaluation considers all these to be ‘Outstanding’. VLFGLVS152 ‘Penarth’ at just over 3km is on rising land on the opposite side of Cardiff Bay and is defined as having ‘Moderate’ value.

16.4.23 Beyond ‘Cardiff East’ and Cardiff West’ and areas identified above, the majority are defined as ‘medium’ value, with some of ‘low’ value (in commercially / industrially developed areas) or ‘high’ value (typically coinciding with SLA or Conservation Area status). All applicable coastal Aspect Areas are defined as ‘outstanding’.

### ***Landscape and Planning Designations***

16.4.24 The Site does not lie within or adjacent to any designations of relevance to landscape matters, such as Areas of Outstanding Natural Beauty (AONBs), National Parks or Registered Parks and Gardens (RPGs). The nearest is an RPG just over 1km due west within Grangetown (Grade II listed ‘Grange Gardens’; a Victorian park).

16.4.25 There are three Special Landscape Areas (SLAs) within the extents of the Study Area boundary, however these are all at very long distance (at over 4km) from the Site. ‘St

Fagans Lowlands and the Ely Valley’ to the west and ‘Wentloog Levels’ to the east extend into the fringes of the Study Area and are generally situated on lower ground relative to their settings. The ‘Forest Fawr and Caerphilly Ridge’ SLA occupies notably elevated land around the northern limits of the Study Area (up to 264m Above Ordnance Datum (AOD) at its eastern end) and is over 8km from the Site at the nearest point.

16.4.26 The Pierhead and Mount Stuart Square Conservation Areas (CAs) lie in close proximity to the south-western corner of the Site, to the south and west of the A4232 and A4234 Central Link Road, respectively.

16.4.27 The Pierhead CA appraisal notes the following:

- Comprises the originally designated historic docks and later expansions to include distinctive residential streets (esplanades and terraces etc.) and modern waterfront regeneration development that has dramatically changed its character.
- The scale in the main part of the CA is large with an open expansive landscape style, contrasting with the domestic scale of the more historic residential parts.
- The majority of the public realm comprises hard landscaping utilising a wide variety of material although tree planting within residential areas and within public spaces makes a notable contribution to softening the built environment.
- There are seven distinct areas to the CA, the closest being Roald Dahl Plass which includes its features, art and the surrounding buildings of mixed styles and periods.
- Key entry points include Roald Dahl Plass which is surrounded by landmark buildings, and across which is a key vista looking north towards the city centre.
- Views are an important feature, and important views and lines of vision within, into and out of the CA should be maintained. These include out to the wetlands, bay, barrage, Norwegian Church and Penarth Head.

16.4.28 The Pierhead CA appraisal notes the following:

- Bordering the historic docks, the CA has an interesting and complex townscape with distinctive maritime and commercial character. The area is still evolving and adapting to change with the legacy of decline following collapse of shipping and coal industries visible in building deterioration, regeneration and refurbishment.

- There is a high concentration of Listed Buildings.
- Soft landscaping is not a strong feature and opportunities for tree planting are limited due to the street widths which are relatively narrow compared to building heights, although there is some variance in scale along the continuous frontages.
- The CA lacks interpretation of the area’s history and the full potential of the architecturally interesting buildings is not maximised in terms of their contribution to the public realm.
- Internal linear views along streets are a feature, and there are strong visual links between this CA and the Pierhead CA. Key vistas are experienced from locations such as Hemingway Road towards the CA, and from Bute Street looking south.
- Streetscapes and dramatic views of the Millennium Centre from James Street are “*let down*” by detracting elements to both sides of the road including parking. Long distance views should form part of any new development considerations.

16.4.29 The Wales Coastal Path; a long-distance trail and public right of way; follows the coast to the south before it crosses Cardiff Bay over the Barrage, extends through the Site along Hemingway Road and passes around Bute East Dock to re-join the coast at Splott Beach via Ocean Way.

16.4.30 Designations are illustrated in Appendix 16.4.

### ***Visual Context***

16.4.31 The visual analysis has explored the nature of the existing visual amenity of the area, seeking to establish the approximate visibility of the Site from surrounding receptors such as highways, footpaths, residential properties and other amenity areas.

16.4.32 Due to its location within the flat coastal plain that Cardiff occupies, in combination with the widespread urban context, the Site is well enclosed. The developed nature of the wider settled area of Cardiff, together with the denser and larger-scale built form associated with the city centre close to the Site results in a notable degree of screening of the Site from locations at short to long distance within the settled extents.

16.4.33 Elevated areas and rising ground surrounds Cardiff from the west around the northeast at long to very long distance, including Penarth to the southwest, rolling land around Michaelston-le-Pit to the west and the Caerphilly Ridge to the north.

16.4.34 As noted in Section 16.3, the Study Area boundary therefore extends to these areas of higher ground surrounding the city, however, the predicted visual envelope of the Site is considered to be predominantly limited to locations within closer proximity (likely focused within 1-2km of the Site) where intervening built form allows. There may also be select locations at long or very long distance on rising ground where the foreground is unrestricted by built form, woodland and other landscape features.

16.4.35 Consequently, the locations within the Study Area from which there may be views of the Site are predicted to follow a distinct pattern. These mainly comprise receptors at immediate to short distance in all directions, increasingly select view opportunities at middle to long distance in the surrounding area due to intervening built form, very limited very long distance views from the wider city and suburbs, and the potential for scattered receptors from the southwest, north and northeast at long or very long distance where topography rises relative to the coastal plain.

16.4.36 The visual assessment considers views towards the Site from these identified areas and locations at a number of selected viewpoints considered to have the potential for visibility of the Site. It has also considered the skylines, views and vistas including the Site as identified within the Tall Buildings SPG, comprising:

- New tall building proposals giving sufficient space to / preserve the setting of / complementing or framing / not distracting from, key buildings such as the Cardiff Castle clock tower, Millennium Centre, Pierhead building, and church steeples.
- Important strategic views of the city can be gained from the Barrage, Cardiff Bay, Penarth and Lloyd George Avenue, as well as the Central Link Road (A4234).
- Views from parks and river corridors in the wider area towards taller buildings will be important where they break established tree lines that interrupt a rural setting or countryside backdrop.

16.4.37 A series of photo viewpoints illustrating representative views are included to support this analysis (Photoviews 1 – 10 together with Photo Plates 1 to 16 at Appendix 16.6). Each photoview is set out in a table detailing the visual assessment. The location of the photoviews and plates is shown on the Visual Analysis Plan at Appendix 16.5.

### ***Sensitive Receptors***

16.4.38 The exclusion of other landscapes or townscapes within the Study Area but not included within the list of the identified receptors above is justified below.



16.4.39 Aside from the Site itself and its immediate setting, the identified landscape receptors within the Study Area subject to an assessment of effects are therefore as follows:

- National Landscape Character (NLCA) Profile 35: Cardiff, Barry and Newport
- LANDMAP Aspect Area CRDFFVS037 ‘Cardiff East’
- LANDMAP Aspect Area CRDFFVS085 ‘Cardiff Bay’
- LANDMAP Aspect Area CRDFFVS040 ‘Cardiff Castle’
- LANDMAP Aspect Area CRDFFVS100 ‘Cardiff Bay Barrage’
- LANDMAP Aspect Area CRDFFVS084 ‘Cardiff Barrage and Docks Approaches’
- LANDMAP Aspect Area VLFGLVS152 ‘Penarth’

16.4.40 While there may be some select locations where views towards the Site may be possible from landscape receptors not included above, impacts upon a given character area are considered on the basis of a number of factors including the nature of the Proposed Development relative to its local context, the distance from the Site and the character of the intervening area, as well the degree and nature of any identified intervisibility.

16.4.41 The scheme in general sits within a densely developed setting near the city centre and large-scale built form in proximity of the docks, and the suburbs of Cardiff extend for several kilometres to the north and west across the coastal plain. Consequently, as the visual baseline noted, intervisibility is primarily limited to 1-2km, together with select areas and locations at long to very long distance.

16.4.42 Given this context, it is considered unlikely that significant effects would extend beyond 2-3km:

- The wider suburbs, scattered green spaces, and the river corridors through Cardiff are well enclosed by surrounding settlement and built form across a relatively flat landscape, and the taller, denser, larger-scale development towards and within the city centre already form part of their wider context. This includes the aspect Area defined as ‘Cardiff West’ whose setting includes the stadium, industrial development and Century Wharf along the east of the River Taff.



- Landscapes to the west of the River Ely are undulating but well-wooded with a sense of separation from Cardiff. Aspect Areas furthest east (closer to the Site) already have notable urban influences including the A4232 and industrial and commercial development around Leckwith which together with Saltmead separate them from the city and docks areas.
- The Wentloog Levels to the northeast are considered to be high sensitivity landscapes and are designated as both a historic landscape and Special Landscape Area. The LANDMAP 'Cardiff Flats' are considered 'outstanding'. However, these are well separated from the Site by distance and much industrial development around the east of Cardiff and the industrialised / developed docks, respectively.
- The South Wales Valleys to the north are at very long distance from the Site. Although views towards the Site are possible from elevated locations and areas of high ground where unimpeded by vegetation / woodland these areas are at least 8km from the Site which is seen in the context of the whole of the wider developed area of Cardiff and nearby settlements. The Site forms a very small component of an already well urbanised context.

16.4.43 On this basis there is no likelihood of a significant effect and these landscapes are not considered further within this assessment.

16.4.44 The above also applies to NCLA34 'Gwent Levels', which lies to the east, and 'NLCA37: South Wales Valleys' to the north. As these only occupy a fringe portion of the Study Area at very long distance from the Site, impacts would be very limited. Given the relative scale and size of the Site the proposal's likely effects are not considered to be significant and these NLCAs are not considered further.

16.4.45 The following key visual receptors or receptor groups within the Study Area have been identified as potentially subject to visual impacts:

SHORT TO MIDDLE DISTANCE

- PRow users along the Wales Coast approaching and passing through the Site;
- residents to the north off Lloyd George Avenue
- residents around Atlantic Wharf, particularly in the DYZYN apartment blocks around Bute East Dock;
- recreational users around and visitors to Bute East Dock;

- residents within Butetown along and to the west of Bute Street;
- recreational users of Silurian Park;
- visitors to the Millennium Centre, tourist attractions and other commercial establishments around the Roald Dahl Plass and the Harbour;
- road users travelling along the local highway network including Hemingway Road, Schooner Way, Lloyd George Avenue, Bute Street and Bute Place; and
- people at places of work to the north of Cardiff Docks and east of the Site.

#### LONG DISTANCE TO VERY LONG DISTANCE

- Visitors to Cardiff Bay, the barrage and surrounding area;
- visitors to Cardiff City Centre including tourist attractions such as Cardiff Castle;
- residents and road users within residential areas of Cardiff to the west and north;
- residents and local road users to the south in the north of Penarth;
- users of two PRow sections in the north of Penarth facing toward Cardiff Bay;
- PRow users and visitors to rising ground toward the Caerphilly Ridge; and
- residents within Rumney to the northeast.

16.4.46 Baseline analysis established that for PRow users on rising ground near Michaelston-le-Pit (Plate 13), receptors approaching the Site from the south-west along the elevated A4232 near the Wetlands Reserve (Verified View 7), and visitors and recreational users within the Wentloog levels (Plate 16 and Verified View 10) views would be screened by a combination of woodland and undulating topography to the west, and intervening development and localised landform variations from the east.

16.4.47 The Proposed Development is unlikely to be seen from, or impact upon, much of the urban area beyond 1-2km of the Site due to the built nature of the environment and relatively flat low-lying nature of much of Cardiff. The assessment focuses on an area extending to approximately 3km from the Site but considers potential receptors up to the Study Area boundary.

### ***Limitations***

16.4.48 Access is not typically available to private property; assessment of effects on the visual amenity of existing residential receptors has therefore used publicly available areas to undertake this.

16.4.49 The site visit to support the visual assessment was undertaken during July 2021. The photography included within the report is therefore representative of summer views, when vegetative screening is at greater levels. However, the assessment of visual effects presented within this chapter will also take into consideration the potential impacts upon views experienced by potential receptors during the winter months when reduced foliage increases the opportunity for views.

## **16.5 Assessment of Effects**

16.5.1 The Proposed Development comprises a detailed application for a new 15,000 capacity indoor Arena and 182-room Hotel (Arena Quarter), together with outline proposals for:

- a new Cultural Quarter adjacent to the Wales Millennium Centre (including the Wales Millennium Centre Academy, Cardiff Story Museum and Contemporary Art Museum of Wales);
- a Mixed Uses Quarter (with office accommodation, a major new event square (Atlantic Square), visitor attractions, a new Red Dragon Centre leisure complex and 150 residential dwellings);
- a residential and hotel district (Bute East Dock Quarter) delivering up to 550 residential dwellings, and two hotels;
- a Waterfront Quarter adjacent to Bute East Dock delivering up to 350 residential dwellings, and a 26-storey apart-hotel; and
- a multi-storey car park offering 1,300 parking spaces (Car Parking Quarter).

16.5.2 The Proposed Development would be delivered over five phases, commencing with the Arena and Hotel elements submitted in detail. Further description of the layout and the phasing of its delivery is described in Chapter 3 (Development Description) and illustrated on the accompanying drawings including the Masterplan Zoning Plan, Masterplan Parameters Plan, Illustrative Masterplan and Masterplan Phasing Plan, at Appendices 3.1 – 3.4 respectively.

### 16.5.3 Potential effects could include the following:

- change in character, which is the distinct, recognisable and consistent pattern of elements that creates distinctiveness and a sense of place;
- direct effects or harm to the townscape such as through a scenario of the complete loss and removal of all characteristic features or open space on, or near the Site, and no compensatory such elements or any additional enhancement;
- subtle effects such as loss or change to elements that contribute to the character or visual experience of intangible characteristics including cultural associations;
- direct or indirect townscape or visual effects on designations or their settings, such as Conservation Areas and other acknowledged special areas of interest of relevance to townscape and visual matters;
- townscape and visual harm, through an inappropriate design response, such as a poorly conceived masterplan in terms of the quantum of development, disposition of land uses, and the scale and height of buildings; and
- Effects on the visual resource through, for example, the change of building massing, form, rhythm and street frontage address, alteration to the opportunities for views or visual enclosure, open space distribution, and experience of the Site.

#### ***Design Solutions and Assumptions***

16.5.4 Construction of the Proposed Development will give rise to temporary, phased direct and indirect townscape and visual effects resulting from alterations to the Site's existing fabric and character and the resulting change relative to this baseline. The level or significance of effects depends on their nature, magnitude and duration.

16.5.5 In addition, potential effects experienced by both townscape and visual receptors are likely to vary over the implementation period due to the phased nature of these construction operations. As such, impacts experienced by visual receptors (which are largely dependent on location in relation to the Site and the development proposals) are assessed on a worse-case scenario basis reflecting the greatest predicted effects in relation to a given receptor during each phase or as the Proposed Development evolves throughout the construction delivery period, as appropriate. Impacts upon the townscape will be assessed on the basis of construction activity associated with the detailed elements during Phase 1, on completion of these detailed elements, and

subsequent construction across the remainder of the phases of scheme as each portion of the Site will in any case be subject to temporary construction impacts.

16.5.6 The process of design is an iterative one and potential townscape and visual effects arising from the Proposed Development during both the construction and operational periods have been identified as part of the development of the scheme. Mitigation in terms of the assessment of townscape and visual impacts (including open space and landscaping) is therefore an integral part of the proposals. Standard practices for avoiding or reducing environmental effects employed during construction are incorporated into the assessment and are set out in the 'Mitigation' section.

16.5.7 This assessment of townscape and visual effects therefore considers potential impacts during the initial phase of the Proposed Development's construction and implementation related to the detailed elements (i.e. the Arena and Hotel), followed by the construction of the remainder of Phase 1 through to Phase 5. Residual effects are those following completion of construction during the operational phase of the Proposed Development and taking into consideration the mitigation proposed.

16.5.8 Specific sources of construction impacts arising from the detailed elements include:

- highway works including the stopping up and realignment of Schooner Way and the provision of new access arrangements to Cardiff County Hall;
- vegetation removal in the southern end of Silurian Park and along highway frontages to Schooner Way and Hemingway Road;
- initial landscaping works focussed on new highway routes; and
- Construction of a new 6-storey Hotel and an Arena with a plaza to the south; and
- demolition of an existing 5-storey hotel and removal of current car parking.

16.5.9 Sources of construction impacts arising from the outline elements of the scheme from the first to fifth phases (i.e. up to completion) would include:

- Site clearance and tree / shrub removal across the car park (Phases 1 and 2);
- Demolition of an existing A3 unit (Phase 1);
- Construction of a 1,300 space Multi Storey Car Park (Phase 1);
- Demolition of a pedestrian canopy into the Red Dragon Centre (RDC) (Phase 2);

- Construction of a new Red Dragon Centre and a new pedestrian bridge (Phase 2);
- Demolition of the existing Red Dragon Centre (phase 3);
- Construction of a mixed-use building complex in the south of the Site (Phase 3);
- Construction of a new Commercial Office and art museum (Phase 4);
- Delivery of a new event square (Atlantic Square) (phase 4);
- Demolition of the Cardiff County Hall (phase 4); and
- Construction of three hotels (two up to 17 storeys and one up to 26 storeys) and three residential blocks (two up to 10 storey and one up to 19 storeys) delivering up to 900 dwellings (Phase 5).

16.5.10 Other sources of townscape and visual impacts associated with construction generally across all phases include the following:

- site signage, traffic control, and hoardings;
- site compounds, areas for storage of plant and materials, and parking;
- site operations, including demolition, site clearance, materials storage / stockpiles, earthworks, excavation for foundations and construction plant;
- erection of scaffolding and possibly tower cranes;
- construction traffic and machinery movements within and to / from the area;
- construction of associated infrastructure and hard landscaped areas;
- introduction of new structural landscaping and ornamental planting; and
- construction lighting.

16.5.11 Key sources of impacts on completion of the Proposed Development are identified as:

- additional and redistributed built elements within the Site;
- increased height and massing of buildings;
- realignment and stopping up of vehicular access within the Site;
- localised alteration to the townscape grain and vistas;
- a new landscape / open space structure associated with a change of land use;

- new public realm including hard landscaped areas and landscape planting; and
- new sources of lighting including street lighting and built development.

### ***Assessment of Effects upon Townscape Character***

16.5.12 Impacts upon the character of the Site itself and the surrounding townscape during construction will typically be transitory in nature i.e. materials storage, vehicle movements, views towards machinery, etc.

16.5.13 The introduction of a new Arena, Hotel and Arena Plaza will result in permanent albeit localised changes in the townscape. The broad character of the detailed element of the Site will remain as one which is largely developed with a commercial focus albeit there will be some change from surface development to built form and notable intensification of development density with an overall loss of landscaped areas.

16.5.14 As described in paragraph 5.34 of GLVIA 3, townscape receptors that may be affected by the Proposed Development include overall character and key characteristics, individual elements or features and specific aesthetic or perceptual aspects. This assessment considers the effects on:

- the Site and its immediate surroundings and character areas in which the Site sits, both in terms of direct effects on individual elements and features and indirect effects on aesthetic and perceptual aspects and character; and
- indirect effects on the character of surrounding townscape and landscape areas identified are potentially being subject to impacts as a result of the scheme.

### ***National Character***

16.5.15 NCLA 35 is described as one of the most urbanised and busy landscape character areas in Wales, with the urban area of Cardiff expanding across much of the landscape and being a dominating feature within a busy developed corridor between the South Wales Valleys and the Severn Estuary. Cardiff Bay is noted as being a “*modern focus with leisure, government, commercial and residential uses bringing vitality to the southern part of Cardiff*”.

16.5.16 Construction within the detailed element is focused primarily within areas of car parking (with some peripheral landscaping), although there would be some loss of open space, comprising the southern end of Silurian Park. Given the degree of urbanisation across the NLCA, the green wedges and corridors penetrating urban

areas are identified as a key characteristic. This loss however is very small scale relative to the wider 'Cardiff, Barry and Newport' area and effects would be marginal. As such effects would be no greater than Negligible Adverse.

16.5.17 On completion of the Hotel, Arena and Arena Plaza the character of this portion of the Site would remain developed, albeit there would be a change to the land use, legibility and structure of this area. Trees and landscaping would be lost within and to the South of Silurian Park and the area more intensively developed but the proposed built form would see a repositioning of existing hotel provision to the north within Phase 1, opposite existing residences, with the Arena to the south. The realigned vehicular access and the orientation of this built form relates to existing residential blocks to the west and north and to the Cardiff County Hall to the northeast, and green space with planting would be introduced along the west of the Arena and connecting to the park. The Arena would be slightly larger in scale (height and footprint) than the Wales Millennium Centre but of a similar form and separated by the existing Red Dragon Centre so is not considered to be a detraction from this building as a key feature of Cardiff Bay. Effects on balance are therefore considered to be Negligible Neutral.

16.5.18 Construction across the remainder of the Site will see the progressive demolition of existing built form and its replacement with new built form within each Phase of development. Although this represents disturbance within the townscape, the nature of these effects is evolving and ultimately transient in nature. During this period there would be some notable alteration to the immediate context of the Millennium Centre and to the wider setting to Cardiff Bay identified as important features. The delivery of the scheme contributes to the vitality and modernisation of the Cardiff Bay area as recognised within the NCLA. This includes demolition of the existing Red Dragon Centre and reconfiguration of new built form to create a better relationship between Roald Dahl Plass to the fore of the Millennium Centre and the Site directly to the north. It is acknowledged however that the construction from Phase 1 through to Phase 5 would result in some temporary adverse impacts on the townscape. At the National Character level these are considered to be no greater than Negligible Adverse.

#### *Local Character*

16.5.19 Aspect Area 'Cardiff East' occupies a large portion of the Study Area, including the Site. It comprises the city centre, docks, Stadium, industry and commerce to the south and east and suburbs to the north. It also includes recent development around Cardiff Bay



with the iconic Senedd and Millennium Centre. It is 'unassessed' by LANDMAP, so given it is a wholly urban Aspect Area which excludes larger open spaces and watercourses it is considered by this assessment to be of low to medium sensitivity. As noted for NLCA 35, construction within the detailed element would result in some loss of open space (both green and hardstanding) and vegetation clearance, together with construction activity itself. Effects upon 'Cardiff East' would be direct and of Negligible Adverse level.

16.5.20 On completion of the Arena, Arena Plaza and Hotel the character of this portion of the Site's development would have intensified, although building orientation would relate to surrounding built forms and would reflect the existing leisure provisions both within the Site and within its setting, with a plaza situated with a focus towards these buildings and public spaces to the south. The proposed Hotel would represent a replacement of a comparable existing provision. There would be a partial reinstatement of open space (including wildflower seeding) to Silurian Park which would connect into a strip of green space to the rear of Amalfi, Minori and Firio Houses (that front onto Lloyd George Avenue), including swathes of wildflower seeding along the western and eastern façades of the Arena and structural landscaping to the boundary. These elements would serve to improve the grain of the townscape and introduce land uses that are compatible within the setting. Given its scale the magnitude of change upon 'Cardiff east' would be Negligible, with effects on balance considered to be Negligible Beneficial.

16.5.21 During the construction period through to Phase 5 there would be progressive change observed within the Aspect Area, which includes to the immediate context of the Millennium Centre and other built form bordering Cardiff Bay. The delivery of the Proposed Development would result in some temporary adverse impacts on the townscape due to demolition of large-scale buildings (including the Red Dragon Centre and Cardiff County Hall) that define spaces and key routes through and within 'Cardiff East'. However, the proposed phasing of the delivery of new built form would progressively re-structure the Site, focusing around cultural and mixed-use buildings all of a fairly relative scale and height and the framing and delivery of an event square, prior to the introduction of the tallest cluster of buildings towards Bute East Dock in Phase 5. The magnitude of change (including both adverse and beneficial elements) would be low, and the resulting level of effects are considered to be no greater than Slight Adverse. During Phase 5, given the maximum heights of some of the blocks

(particularly fronting on to the Dock) and the likely necessary associated equipment and activity, construction may result in a low to medium magnitude of change upon this Aspect Area, with effects of a Slight to Moderate Adverse level.

16.5.22 A number of Aspect Areas lie within 2-3km, as identified in Section 16.4 as potential receptors, and as such the potential indirect effects upon these are considered below.

16.5.23 Aspect Area ‘Cardiff Bay’ is surrounded by mainly new development on most sides, interspersed with a few notably open spaces including the wetlands reserve and “*superb views*” across the area to the city and plateau scarp at very long distance. Tall and landmark buildings around the bay form part of its existing setting, including the St David’s hotel, Pierhead building, the Senedd and existing residential and commercial development around the Roath Basin. The construction of the detailed elements of the Proposed Development forms part of the wider setting to the bay but given their position beyond intervening buildings, are unlikely to significantly alter the experience of users around the bay edge. Following completion of the Arena, Arena Plaza and Hotel there would be a marginal increase in the concentration of new development within the Bay’s setting. Such effects are not considered notable. Construction across the remainder of Phase 1 through to Phase 5 would occur within a limited span of the surrounding area in close proximity to the bay and some of its key perimeter buildings which is already surrounded by relatively new built form. There is considered to be negligible to low magnitude of change on the setting of the Aspect Area, resulting in Slight to Moderate Adverse indirect effects as a consequence of construction activity that would occur in close proximity and impact upon the experiential aspects of Cardiff Bay.

16.5.24 The definition of the character of the ‘Cardiff Bay Barrage’ Aspect Area includes its structure impounding Cardiff Bay and its open and exposed feel. It has a strong sense of place associated with the coastal edge landscape / seascape, and there are notable views across the Severn Estuary, the Bay and to the coal scarp beyond. The Millennium Centre and Pierhead building are key focal points. There may be some awareness of the construction activity either during the delivery of the detailed elements, on completion of the Arena and Hotel or during construction of the remaining phases, and as such the Proposed Development would alter the Barrage’s relationship with the identified landmark buildings around the bay (being directly beyond them) and change views of the coal scarp with construction of Phase 5 extending above the

horizon. The magnitude of change would be Negligible to Low with indirect effects of a Slight Adverse level.

16.5.25 The character of the ‘Cardiff Barrage and Docks Approaches’ is defined by its situation on the edge of a wild seascape and forming the transition between the manmade structures associated with the bay and open elements of the Severn Estuary. Views look outwards towards the English coast. The construction of the Proposed Development (either the detailed element or the wider scheme within the Site) would not alter this character definition, views or land / seascape contrast.

16.5.26 ‘Penarth’ Aspect Area is a Victorian suburb of Cardiff with intact architectural style. Its waterfront includes a promenade, pier and cliffs which are important landmarks for the town, as is the topography on the town’s outskirt towards green hills and valleys to the west. Penarth is on elevated land adjacent to the Bristol Channel and the River Ely on which there is also a modern marina creating a second waterfront for the town. The waterfront and pier look east across the Severn Estuary and outward views do not look directly towards the Site although there are lateral glimpses of waterfront development around the Cardiff Docks and Bay. Neither the construction (and completion) of detailed elements nor the outline elements of the Proposed Development would alter the material setting of Penarth or its waterfronts.

16.5.27 ‘Cardiff Castle’ is separated from the Site by a well-developed city centre. This Aspect Area’s character is focused upon its historic attributes and architecture, and its landmark and focal point status in the city centre. It is unlikely that the construction or completion of the Arena, Hotel and Arena Plaza would result in any perceived change to the landmark nature of its character considering the large-scale and high-density nature of the intervening built form and distance from the Site. Given this context to the Castle and the existing character in the proximity of the Site, no notable effects are anticipated during the construction through to Phase 5.

#### *The Site and Its Immediate Setting*

16.5.28 Identification and analysis of the locally distinctive attributes or elements of the Site and its immediate setting provides a baseline against which the impact of the Proposed Development can be assessed.

16.5.29 The townscape character of the Site and its immediate surroundings are described in Table 16.1 below.



<b>Table 16.1: Townscape Character of the Site and Immediate Surroundings</b>		
<b>Attributes</b>	<b>Description</b>	<b>Attribute sensitivity</b>
Land Use	<p>The Site as existing is largely developed, comprising commercial, government and leisure buildings, together with car parking areas, highways / access roads and incidental green space and landscaping, with a portion of a public park extending into the north of the Site.</p> <p>Surrounding land uses comprise a mixture of urban development types and infrastructure including main and local roads, residences, office and commercial buildings.</p>	Low to Medium
Scale, Grain and Massing	<p>The scale and massing of buildings within the Site is varied and a definitive urban grain is not evident, particularly due to the extensive presence of areas of parking with differing layouts.</p> <p>The surrounding urban grain is somewhat mixed with a number of contrasting urban forms located in the vicinity of the Site, such as the more detailed and regular grain within Butetown to the west and off Schooner Way to the north, and the larger-scale broadly commercial and leisure buildings towards the Bay and Docks to the south.</p>	Low
Appearance	<p>There is no consistent design language across the Site, with notable variation in architectural language and finishes between the Red Dragon Centre, Cardiff County Hall and Travelodge. Large areas of parking are interspersed by small areas of planting. Perimeter tree planting most notably to the west provides some softening of built form.</p> <p>Architecture, character, streetscape and frontage / address onto the street is mixed in the vicinity of the Site (such as Mount Stuart Square Conservation Area vs Butetown vs Lloyd George Avenue vs Roath Basin), however, layout and orientation of buildings and the use of materials is often consistent by street block or land parcel in order to lend identity at a local scale.</p>	Low to Medium



<b>Table 16.1: Townscape Character of the Site and Immediate Surroundings</b>		
<b>Attributes</b>	<b>Description</b>	<b>Attribute sensitivity</b>
Legibility	The urban environment of the Site does not ‘read’ as one, but more a series of three broad areas being the Cardiff County Hall, the park and ride car park, and the Red Dragon Centre with associated parking, together with the A3 unit and the hotel. The core of the Site is dominated by parking and Hemingway Road and focal points and key vistas across the Site are hard to identify, beyond the Lloyd George Avenue frontage of the Red Dragon Centre however there is no clearly apparent nodes or gathering spaces.  Much of the wider setting has a more ‘planned’ structure or purpose for example throughout housing areas, around the docks or around public open space.	Low
Public Realm	Dedicated open space within the Site (hard or soft) is very limited and is often more incidental in nature than planned, such as adjacent to the Travelodge along Hemingway Road, although a portion of the south of Silurian Park extends into the north of the Site with the remainder forming part of the Site’s setting. Roald Dahl Plass and public realm around the Flourish can also be found at short distance to the south.	Low to Medium
Townscape Features / Vegetation	Avenue planting focussed along the Site’s western boundary is currently a key vegetative feature, together with scattered established trees around the parking areas, Cardiff County Hall and bordering the A4232. Proximate townscape features are located beyond the Site, and comprise key individual elements distributed around the Bay that collectively help establish its identity (such as the Millennium Centre and Pierhead), or an area with a consistency of nature that defines its character and experiential qualities (such as the Mount Stuart Square Conservation Area).	Low to Medium
<b>Overall Sensitivity:</b>		<b>Low to Medium</b>

16.5.30 On the basis of the above, the Site and its immediate setting is considered to be of Low to Medium Sensitivity, although it should be noted that many of the attributes as identified strictly within the Site itself were of lower sensitivity, as described above in Table 16.1.

- 16.5.31 Construction within the detailed element of the Site would result in some loss of open space (both green and hardstanding) and vegetation clearance, together with construction activity itself. Such construction would occur across Schooner Way and the car park access (the proposed Hotel) and occupy the existing park and ride parking (the proposed Arena) together with the loss of some peripheral landscaping and the southern limits of Silurian Park. The structure of the northwest of the Site as existing would be lost and the built area increased. Impacts would be direct and of a Low to Medium magnitude resulting in effects of a Slight to Moderate Adverse level.
- 16.5.32 On completion of the Arena, Plaza and Hotel building, orientation would relate to surrounding built forms and would reflect the existing leisure provisions both within the Site and within its setting, with a plaza situated with a focus towards these buildings and public spaces to the south. The proposed Hotel would represent a replacement of a comparable existing provision. There would be a partial reinstatement of open space (including wildflower seeding) to Silurian Park which would connect into a strip of green space to the rear of Amalfi, Minori and Firio Houses (that front onto Lloyd George Avenue), including swathes of wildflower seeding along the western and eastern façades of the Arena and structural landscaping to the boundary. These elements would serve to improve the grain of the townscape and introduce land uses that are compatible within the setting. Given its scale and the intensification of built character in this portion of the Site, the magnitude of change would be Low to Medium, with effects considered to be Slight Adverse, taking into consideration the positive impacts from well related planting and public realm.
- 16.5.33 During the construction period through to Phase 5 there would be progressive change within the Site. The delivery of the Proposed Development would result in temporary adverse impacts on the townscape due to demolition of large-scale buildings (including the Red Dragon Centre and Cardiff County Hall) and stopping-up of Hemingway Road that collectively currently define the movement corridors through and use of the Site. Adverse effects would also arise during the latter stage of construction of each phase where the scale of each built element would exceed that replaced on Site. However, the proposed phasing of the delivery of new built form would progressively re-structure the Site. The magnitude of change (including both adverse and beneficial elements) across the five phases would be up to Medium to High, with the resulting level of effects on the Site and immediate setting considered to be up to Moderate to Substantial Adverse during Phase 5, given the maximum

heights of some of the blocks (particularly fronting on to Bute East Dock) and the associated equipment and activity.

### ***Assessment of Effects upon Visual Receptors***

16.5.34 The impacts upon selected key vistas and visual change experienced within representative views are detailed within the visual effects tables at Appendix 16.6 . however, a summary of the identified sensitive receptors is provided below:

#### SHORT TO MIDDLE DISTANCE

- PRow users along the Wales Coast Path: the character of the route through the Study Area is heavily influenced by the urban environment. Opportunities for views are limited primarily to sections along the Barrage (Photoview 6 and Verified View 6), within (Plate 1) and on the approach to the Site (Photoview 1 and Verified View 2). The levels of effects would be linked with distance from the Site, however, change experienced would be greatest within the Site during all Phases (due to loss and alteration to existing roads, buildings and layout), and would broadly increase through to construction in Phase 5. Closest receptors would experience up to Substantial Adverse effects.
- Residents to the north off Lloyd George Avenue and around Bute East Dock: high degree of change to views where building aspects face the Site. Impacts upon residents on Lloyd George Avenue would be greatest initially during construction of the Arena and Hotel but would be most notable from around Bute East Dock in Phase 5 when construction would be most apparent. In both instances change to and disruption within these views would be up to a High magnitude and of a Substantial to Very Substantial Adverse level of effect due to proximity and scale.
- Receptors around Bute East Dock: pedestrians around the Dock would partially observe progressive change across the Site throughout all stages and phases of development (Verified View 4, Photoview 4 and Plate 10). Greatest change would occur with the demolition of the Cardiff County Hall and construction of Phase 5 blocks, which would be directly visible along the waterfront along the length of the dock, comprising activity and equipment that would be seen above and beyond the tallest existing adjacent built form. The magnitude of change could be up to Medium to High, resulting in Substantial to Very Substantial Adverse effects where receptors are in closest proximity and directly opposite the Site.



- Residents to the west of Bute Street: views looking southeast are largely contained and are screened looking southeast by the wall along the railway line. There are some glimpses of rooflines of residential blocks (apartments) along Lloyd George Avenue and the Millennium Centre where closest to the Site, so some perception of construction of the Arena, Hotel and Phases 3 and 4 is likely. Given the built and local nature of these views and the lateral orientation of most potential residential receptors, change would typically be limited to up to a Low magnitude and effects up to Slight to Moderate Adverse where construction is most visible, although there may be a few exceptional cases with slightly higher levels of effects.
- Recreational users of Silurian Park: a well treed park with a number of discrete compartmentalised spaces, many of which would remain relatively unaffected by the proposals. However, those closest to the southern end would see notable change to their current enclosed views with tree clearance and construction at immediate distance (Plate 3), as well as experiencing the loss of part of an existing recreational resource. Effects during construction of the Hotel and Arena would be the greatest, being up to a High magnitude and a Substantial to Very Substantial Adverse level of effect due to proximity and scale. Following completion and subsequent construction across the remainder of the Site, effects are likely to be of a Substantial Adverse level.
- Road users passing the Site: the nature of the change would vary depending upon the location / alignment of the road relative to the Site and respective Phases, however Schooner Way and Hemingway Road would be subject to closure and realignment as part of the delivery of the Proposed Development, and there would be direct short-range views from roads adjoining or approaching the Site boundary (such as along Hemingway Road, Lloyd George Avenue, the A4232 and Site access to the east). Transient effects would, over a short stretch, be up to Substantial Adverse (Photoview 2 and Plates 1, 2 and 4).
- Visitors to the Harbour and surrounding development: visible change arising from the Proposed Development would initially focus on the construction and completion of the Arena seen beyond the existing Red Dragon Centre, followed by demolition and construction activity across the view from Phases 2 through to 4 at closer range (Photoview 1 and Verified View 2). Effects may be up to Moderate to Substantial Adverse during the construction of the Arena when activity associated



with the delivery of this large structure would be a prominent part of the views where the Millennium Centre is seen directly adjacent. Effects may increase to Substantial Adverse in Phase 3 with activity and delivery of new built form occurring closest to the Bay area and substantially altering the existing nature of views looking north across Roald Dahl Plass.

- Road users travelling along the wider local highway network: these views are focused along the roads themselves and adjoining built form, with the surrounding urban environment providing control over the extent of visibility (Plate 7), although some of these routes also represent key views or vistas through the city (Verified Views 1, 3, 5 and 8). There is the opportunity for partial views of construction as building advances, from some select highways approaching the Site. The upper parts of the proposed built form may be seen extending above intervening development (Plates 5 and 9) but activity may more typically sit directly in front of the view along the built horizon to a greater or lesser degree (Photoview 3 and Plates 6 and 8). While typical effects would generally be None or perhaps Negligible, effects where the construction is identifiable may be up to Moderate Adverse, depending upon proximity and which elements are visible.
- People at places of work in the vicinity: most such receptors are within offices, typically comprising groups of high-rise buildings, and principally located to the south between the A4232 and Roath Basin, and to the west in the proximity of Mount Street Square. While some premises in closer proximity to the Site have aspects facing towards the Proposed Development these are generally fronted by intervening built form resulting in limited receptors or partial views, many adjoin main roads through the area, or have oblique views towards the Site and are flanked by similar buildings. Receptors may observe construction activity and completion of the first (detailed) elements with a magnitude of change upon these views of between Negligible and Low. Consequently, effects upon these lower sensitivity receptors are considered to be between Negligible Adverse and Slight Adverse during construction (depending how receptor views relate to the phase of development), and up to Negligible to Slight Adverse on operation. During construction of the remaining Phases, activity is likely to be closer within views, although still partial or limited. The magnitude of change may be up to Medium magnitude and consequently of up to Slight to Moderate Adverse levels.

#### LONG DISTANCE TO VERY LONG DISTANCE

- Visitors to Cardiff Bay Barrage: construction would be seen in the context of existing (often modern) development of mixed character. Effects could be up to Moderate Adverse by virtue of the heights of the proposed blocks within Phase 5 extending above the existing built skyline (Photoview 6).
- Visitors to Cardiff City Centre Cardiff Castle: views are well contained by the built form of and within the city centre. Available long distance views from the Castle are principally restricted to the top of the keep, from which any glimpses of the Site would be observed through a well developed fore and mid ground including a number of tall buildings both existing and under construction (Photoview 5).
- Receptors in the north of Penarth: some residents, limited PRoW users and road users (Photoview 7) and visitors to Saint Augustines Church (Plate 14) orientated towards the Site with unimpeded foregrounds may observe some change to their views, which would be at its greatest during construction within Phases 1 to 5, but this would not exceed Moderate Adverse upon highest sensitivity receptors. Views from the Penarth Pier are not focussed towards the Site, and any visibility of activity would be no greater than Negligible if possible (Photoview 8).
- Receptors on rising ground toward the Caerphilly Ridge: there may be select locations including PRoWs (Photoview 9), at residences or from establishments (Plate 15 and Verified View 9) where very long and / or wide views are possible across Cardiff, including the Site. Given the Site's marginal contribution to a view that is dominated by the whole City, effects would be Negligible.
- From Rumney to the northeast: there may be occasional views on elevated ground from roads, open space or residences where orientation and built context allows, however effects were considered unlikely due to limited opportunity and where possible would be no greater than Negligible (Photoview 10).

16.5.35 There were also no identified notable views from within residential areas of Cardiff broadly to the west and north, or from key areas of open space within Cardiff, such as Bute Park, Pontcanna Fields (Plate 11), Roath Park (Plate 12) or Parc Tredelerch.

## 16.6 Mitigation

16.6.1 As noted above in section 16.5, design and mitigation measures are integral approaches that have been adopted as part of the iterative design and masterplan process. The scheme has been developed to address the townscape and visual issues and potential effects that have been identified by the baseline analysis in order to establish proposals that seek to minimise adverse environmental effects and maximise environmental benefits.

16.6.2 A number of measures would be integrated into the design for the mitigation of potential effects upon landscape character and visual resources. The following would be utilised throughout the construction of each phase of the development:

- hoarding will be erected around the active work area to restrict views into the construction works. Temporary hoarding, barriers, traffic management and signage will be removed when no longer required;
- materials and machinery will be stored tidily during the works in order to minimise impacts on views;
- roads providing access will be maintained free of dust and mud as far as reasonably practicable;
- lighting of the works will be restricted to agreed working hours and that which is necessary for security;
- storage of materials and / or waste on-site will be within designated areas, which are well screened as far as is appropriate and practicably possible. Any waste disposal off-site is to be in accordance with a waste management strategy, so as not to cause potential off-site landscape or visual effects; and
- all construction works would be carried out in full accordance with best practice procedures to minimise any adverse effects on landscape character. Existing tree belts and hedgerows retained along the Site boundaries will be suitably protected during the construction phases, following accepted best practice methods.

16.6.3 With specific regard to effects predicted during the operational phase, the design has responded by incorporating the following details and measures:

- A new urban grain that responds to the existing development pattern in the vicinity whilst not directly emulating it and creating its own distinctive character;

- positioning of a focal area of public realm at the heart of the Site, with a permeable built layout to provide pedestrian and visual connections to and with key townscape features, vistas and areas in the immediate vicinity, most notably a key route to Roald Dahl Plass, the Millennium Centre and Bay area;
- proposed soft landscaping utilised to help define or distinguish quarters from one another, and to soften frontages and large areas of hard landscaping;
- reinstatement of some open space linking the Site fringes to Silurian Park, and integration of structural planting and green space to connect the park with the overall landscape scheme;
- tree planting and structural landscaping of varying character and distributions to sections of the northern, southern and western boundaries to replace existing tree and vegetation clearance and define or soften the built form and facades along the boundaries; and
- all lighting will be designed in accordance with guidance issued by the Institute of Lighting Engineers (ILE) in order to prevent light pollution. The minimum number of lighting units necessary to illuminate the area will be used. Appropriate location will reduce light spill and glare. There are published standards for lighting tasks which the Development will adhere to.

16.6.4 Further details of the landscape and public realm proposals are provided in the Landscape Masterplan Report (ref. CAH-URB-XX-ZZ-RP-L-90-0001), and the Atlantic Wharf, Butetown Masterplan Illustrative Landscape Masterplan (drawing ref. CAH-URB-XX-ZZ-DR-L-90-0002) respectively, submitted with the planning application.

## **16.7 Residual Effects**

16.7.1 Many beneficial impacts would arise as a result of the delivery of the Proposed Development within the Site (including the detailed elements and wider Proposed Development set out in outline) both in terms of improvements to the character of the townscape and experienced within views.

16.7.2 The layout and orientation of new buildings within all Phases would improve the legibility of the Site, provide areas of public realm, natural focal points and create vistas through the development. Although there would be a greater proportion and density of built form on Site, the Proposed Development would furnish the Site with a

defined structure that has visual and physical permeability, including from key directions such as with the Bay to the south and Conservation Area and station to the west, that replaces buildings lacking relationship and unbuilt areas that operate only functionally or incidentally. New landscaping would provide purposeful structure and character to the various Quarters, emphasising links and movement between areas of public realm within and beyond the Site, and softening some facades.

- 16.7.3 It should also be noted however that some Adverse effects would result from the greater density and larger heights of these buildings. This would alter the relationship between the Site and its surrounding urban setting, change the nature and composition skylines within the Site and from surrounding townscape, increase the presence of built form within views and moving through the townscape and result in new or additional visual and physical enclosure where this is not currently experienced within and in close proximity to the Site.

#### ***Residual Effects upon Townscape***

- 16.7.4 The residual effects upon the townscape resource at all levels (From NLCAs to the Site and its setting) would be derived from these alterations to the character and (built) nature of the Site following completion of all construction works and instatement of public realm and landscaping proposals.
- 16.7.5 Consequently, the residual effects are reported as follows, taking the above adverse and beneficial sources of impacts into consideration:
- NLCA35 is a notably urbanised Character Area. The Arena would represent a new ‘landmark’ building of distinctive design and finish within Atlantic Wharf. Coherent design and form of buildings between the Arena and Roald Dahl Plass would avoid detracting from the Millennium Centre which is identified as a landmark feature of the Bay area. New structural landscaping along the northern boundary to the Arena would connect with existing tree belts within Silurian Park and redefine this green space but a small portion would be lost overall even after implementation of the landscaping scheme within the Site boundary. Overall effects on a landscape of this scale are considered to be Negligible Neutral.
  - Adverse effects upon the Cardiff East Aspect Area arising during construction would be offset to a degree by the completion of a development with new and more legible built structure within the Site and the planned open spaces with

corresponding landscaping. Tall buildings in the Bute East Dock and Waterfront Quarters would have an adverse effect upon the character of enclosure and typical built form around the Dock. The magnitude of change would be Low to Medium but with a Negligible Beneficial level of effect on balance.

- A change in the setting of Cardiff Bay Aspect Area would be observed, due to an increase in density and scale of built form within the Site. Indirect effects on completion are considered to be Slight Adverse.
- The visual relationship between the Cardiff Bay Barrage Aspect Area with built form around the north of the Bay and the very distant coal scarp horizon would be altered, primarily due to tallest buildings in the Bute East Dock and Waterfront Quarters which would extend notably above the built skyline and break the horizon. Indirect effects are considered to be Slight Adverse.
- Due to their nature and defining or characteristic features (including key views or aspects) there are not considered to be any notable residual effects on the remaining Aspect Areas.
- Adverse effects upon the Site and the immediate setting will notably reduce during the operational phase, following completion of all construction and the implementation / establishment of the landscape proposals which would also bring beneficial impacts. Consequently, although the magnitude of change within the Site would be high, there are substantial beneficial impacts as outlined above and the level of effect on balance are considered to be Moderate Beneficial. However given the maximum heights of some of the blocks (particularly fronting on to the Dock) the magnitude of change on the Site's immediate setting is considered to be Slight Adverse despite improvements to connections to the surrounding townscape.

### ***Residual Effects upon Visual Receptors***

16.7.6 The residual effects upon selected key vistas and visual change experienced within representative views are detailed within the visual effects tables at Appendix 16.6. A summary of the effects upon identified sensitive receptors is provided below:

- PRow users along the Wales Coast Path: where this passes through the Site the route will have changed from along roads to being directed through public realm with landscaping. Views would experience greater enclosure from proximate new

built form but the experience would be notably improved. Effects are considered to be Moderate Beneficial on balance.

- Residents to the north off Lloyd George Avenue and around Bute East Dock: there would remain to be a high degree of change to visual amenity for some residents in buildings with short distance views of the Arena and blocks in the Waterfront Quarter. Effects for these residents are considered to be up to Substantial Adverse.
- Receptors around Bute East Dock: the completed development would result in change to the existing dockside character due to the deviation from relatively consistent existing built heights by a two or threefold factor in some proposed blocks. Effects upon these receptors directly opposite the Site would remain significant, due to the impacts of the proposed high-rise built form immediately along the waterfront and which would appear out of scale with the surrounding built form adjoining the Dock.
- Residents to the west of Bute Street: There would be some marginal views of rooflines of the Arena, Hotel and new built form fronting onto Lloyd George Avenue. Change experienced within views would typically be limited to a low magnitude with up to Slight to Moderate Adverse levels of effect where Proposed Development is visible.
- Recreational users of Silurian Park: Following completion of construction and implementation of the public realm proposals and landscaping scheme, new tree planting along the Site boundary to the park would offer some re-establishment of the vegetative enclosure around the southern end of this public open space. The Arena would remain clearly visible beyond however, but users of the park already experience built influence from directly adjacent residential blocks. Effects are likely to be up to a Moderate Adverse level.
- Visitors to the Harbour and surrounding development: on completion, visitors and pedestrians would experience some rationalisation of built form and open space within the Site, observe new links into the Site framed by new buildings, with views into / towards new public realm connecting open space at the Bay frontage with the Arena and other cultural, commercial and public buildings around the new Atlantic Square event square. Effects are considered to be Slight Beneficial, taking into consideration the increase scale of the new built form seen at short distance.

- Road users travelling along the wider local highway network: for those passing the Site, existing built form and peripheral landscaping would be replaced with new built form and structural planting albeit of a differing layout and scale. Effects on views experienced by these transient receptors would be fleeting and in these instances of up to Slight to Moderate Adverse levels. This would also be the case where the Proposed Development would be seen directly within view approaching the Site along local roads, beyond intervening buildings. It should be noted however that the potential scope for the Site built form to be visible is well controlled by the urban environment, particularly so from within the city centre.
- People at places of work in the vicinity: the nature and degree of change experienced in such views would vary depending on distance, orientation, screening. Change to these views would include the beneficial effects of planned and well-related new built form within the Site, albeit at greater density. Overall, effects may on balance be between Negligible to Slight Adverse and Negligible Beneficial depending upon the primary new focal elements within the view.
- Visitors to Cardiff Bay Barrage: Proposed Development would be seen in the context of existing (often modern) development of mixed character. Effects could be Moderate Adverse by virtue of the heights of the proposed blocks within Phase 5 notably extending above the existing built skyline and the horizon.
- Visitors to Cardiff City Centre Cardiff Castle: views towards the Site would either not be possible, or change would not be readily perceived. Effects would be no greater than Negligible to Slight Adverse on panoramic views from the Castle keep.
- Receptors in the north of Penarth: the Proposed Development within the Site would be seen in the wider context of the city centre and Bay development and alongside the Millennium Centre. Effects where experienced would be Slight Adverse.
- Receptors on rising ground toward the Caerphilly Ridge: the competed Proposed Development's marginal contribution to a view that is dominated by the whole City would be Negligible.
- From Rumney to the northeast: effects upon these occasional views would be no greater than Negligible Adverse.



## 16.8 Assessment of Cumulative Effects

16.8.1 A review of planning applications submitted to Cardiff Council has been undertaken to identify potential development schemes that could give rise to in-combination effects with the Proposed Development. These residual effects schemes are considered below and any potential cumulative effects with the Proposed Development are identified.

16.8.2 Further detailed information with regard to the nature and locations of these schemes is presented in Table 5.3 of Chapter 5.

16.8.3 Of those identified for consideration, the following are already under construction and thus form part of the baseline of the townscape and visual effects presented above:

- 16/00660/MJR The Wharf, Schooner Way, Atlantic Wharf
- 17/01906/MJR Custom House, Custom House Street and former York Hotel
- 17/01300/MJR East Bay Close, Atlantic Wharf
- 17/02615/MJR Land on the north and south side of John Street, Callaghan Square, Butetown
- 18/00735/MJR Brains Brewery, Crawshay Street, Butetown
- 18/01705/MJR Site of former Marland House and NCP Car Park
- 18/02634/MJR Plot J, Capital Quarter, Tyndall Street
- 20/00262/MNR Part of Canal Park adjacent to Cardiff and Vale College
- 20/00384/MJR Cardiff and Vale College, Dumballs Road, Butetown

16.8.4 These schemes will therefore not be considered further.

### ***Effects upon the Townscape Character***

16.8.5 Effects upon NLCA35 are not considered here, due to the scale of the Character Area in relation to both the cumulative schemes and the Site, and the fact that the assessment determined that impacts upon the NLCA would be no greater than Negligible.

16.8.6 'Land at Channel View' (ref. 21/01666/MJR) lies within a neighbouring Aspect Area 'Cardiff West' and consequently is not considered further.

16.8.7 The remaining nine cumulative schemes lie within Aspect Area ‘Cardiff East’. As noted within the assessment of effects it is an urbanised Aspect Area of mixed character and periods including much scattered modern development. It comprises the city centre, docks, industry and commerce to the south and east and suburbs to the north. It also makes specific reference to the “*distinctive*” Principality Stadium and recent development around Cardiff Bay with the “*iconic*” Senedd and Millennium Centre. Proposals on the majority of these sites are typical of ‘Cardiff East’ their relative settings. Although 21/00783/MJR ‘Land at Curran Embankment’ is a large-scale scheme, it proposes redevelopment of brownfield / former industrial land uses to mixed development and riverside public realm improvements. Consequently, none of the scheme are considered to result in significant cumulative townscape effects.

***Effects upon the Visual Resources***

***17/01292/MJR Land at Suffolk House***

16.8.8 The Suffolk House development site lies over 800m to the northwest of the Proposed Development and there is not considered to be any intervisibility between the two sites due to the intervening built environment. There would be no cumulative effect on any of the sensitive receptors identified.

***18/01280/MJR Land adjacent to 12 – 14 Drake Walk***

16.8.9 The scheme is 800m north-northwest of the proposed development bordering the Dock Feeder Canal. Its key visual receptors are considered to be at close range. It is of similar scale of adjacent existing development so it is not anticipated that identified visual receptors of the Proposed Development would have views of this scheme.

***19/00632/MJR Part of land at Schooner Way, Atlantic Wharf***

16.8.10 This scheme replaces a narrow strip of scrubland along the dockside, with existing development directly inland to the west. While receptors around the dock (particularly along paths along the eastern waterfront) would see both developments successively, the current character of the west side of Atlantic Wharf is a mixture of converted historic warehouse buildings and modern residential blocks. Cumulative effects on recreational receptors as a result of these developments in combination is considered to be no greater than the effects experienced for the Proposed Development within the Site itself.

*19/01930/MJR Crawshay Court, Curran Road, Butetown*

16.8.11 The development lies over 900m to the northwest of the Site and will have no cumulative effect as no common visual receptors have been identified, primarily due to screening by the built environment.

*19/02851/MJR Site adjacent to St Mary the Virgin Church*

16.8.12 The development is around 500m north-northwest of the Proposed Development. Given its situation on Bute Street; separated from Lloyd George Avenue by a wall, railway line and tree planting, there is not considered to be any intervisibility for users along the northern end of this route and therefore there will be no cumulative effect.

*20/00102/MJR The Brewery, Crawshay Street, Butetown*

16.8.13 The development lies over 1km to the northwest of the Site and will have no cumulative effect on identified visual receptors as views are blocked by the intervening built environment.

*20/00204/MJR 1, 2 and 3-7 Percy Street and Penarth Road, Butetown*

16.8.14 The development lies over 1km to the northwest of the Site. and will have no cumulative effect on identified visual receptors as views are blocked by the intervening built environment.

*21/00783/MJR Land at Curran Embankment, Butetown*

16.8.15 Visual receptors of the Proposed Development to the west of the Site within the urban environment are considered to extend only to the short distance due to the screening effects of built form. It is unlikely that there would be visual receptors within Butetown that would be subject to cumulative effects.

*21/01666/MJR Pre-Application Consultation, Land at Channel View, Grangetown*

16.8.16 The development is over 1km to the southwest of the Site. No visual receptors are identified situated around the west of the bay, and views of the Site from the A4232 are not apparent, typically due to local topography, vegetation and structural landscaping, and the built environment. Views from north towards the Marl are likely to be screened by Ferry Court and the existing Channel View Estate. As such there is not considered to be any cumulative effect on identified visual receptors.

## 16.9 Conclusion

- 16.9.1 The Townscape and Visual Impact Assessment (TVIA) reports the likely significant effects of the Proposed Development upon the townscape of the Site and its wider context and upon the visual amenity of identified receptors. The TVIA outlines the scale and nature of changes upon the character and fabric of the townscape and as observed within views looking towards the Site. It considers the likely significant effects that would be generated during construction and operation of both the initial development comprising the Arena, Hotel and Arena Plaza, as well as the subsequent phased development proposed across the remainder of the Site.
- 16.9.2 An initial study area of up to circa 10km was considered, and refined following site appraisal and desk-based research. Although some opportunities for very long-distance views were possible from select locations on higher surrounding ground, due to the extensive built context of the Site and the relatively unvarying landform upon which Cardiff is situated, it was considered that significant effects were unlikely to arise beyond a 2-3km radius.
- 16.9.3 The Site and the majority of the Study Area has been identified as sitting within National Landscape Character Area 35 (NLCA ‘Cardiff, Barry and Newport’) at a national level of analysis, and within the ‘Cardiff East’ Aspect Area as defined at a local scale within the LANDMAP database. There are a number of other Aspect Areas within the Study Area, identified and described within the report.
- 16.9.4 The landscape assessment concluded that no significant effects (direct or indirect) would arise upon any of the character areas identified during construction or completion of the Arena, Hotel and Arena Plaza, nor during construction of the outline proposals. There would however be significant effects upon the Site and its immediate setting during construction across Phases 1 to 5, resulting in effects of up to **Moderate to Substantial Adverse**. On completion of the Proposed Development and implementation of the landscaping scheme the level of predicted effects upon the Site and its setting would no longer be significant, being of a Moderate Beneficial level within the Site and Slight Adverse on the Site’s immediate setting.
- 16.9.5 Significant effects upon views are confined to receptors within short (and typically immediate distance) of the Site. During the construction and completion stages of the Arena, Hotel and Plaza, and subsequent construction of the Proposed Development across the remainder of the Site, significant effects will be experienced by:

- Public right of way users along a short section of the route of the Wales Coast Path where this passes through the Site;
- Residents bordering / overlooking the Site along Lloyd George Avenue and around Bute Dock East, including the DYZYN apartment blocks;
- Visitors and recreational users around Cardiff Bay, particularly at Roald Dahl Plass;
- Visitors and recreational users around Bute East Dock;
- Recreational users of Silurian Park; and
- Road users passing the Site or approaching at short distance, including Hemingway Road and Schooner Way.

16.9.6 On completion of the Proposed Development, significant residual effects upon long term views would be confined to residents bordering / overlooking the Site along Lloyd George Avenue and around Bute East Dock, including the DYZYN apartment blocks and visitors and recreational users around Bute East Dock. These would typically result from the proximity of existing residential outlooks at short distance towards either the Arena or the high-rise blocks within the Bute East Dock or Waterfront Quarters, on changes to views from around the Bute East Dock looking towards Proposed Development in these Quarters.