

From: Jason Evans
Sent: 28 September 2020 10:05
To: Stuart Hayes <
Cc: Tim Smale <
Subject: Planning Application 2018/2634 - Land off Higher Lane, Langland.

Hi Stuart,

Following the recent Planning Committee meeting, it was noted that a number of queries and comments were raised with regard to the LVIA. An updated document is therefore attached to assist with the points

raised, but it should be read in conjunction with the Author's note below:

"The Landscape and Visual Assessment approach and conclusion of the 2019 LVIA have been reviewed and typographical errors in the report corrected. These are however reporting format errors and do not affect the validity of the assessment process, with LANDMAP and sensitive receptor assessment, Zone of Theoretical Visibility (ZTV) modelling using OS digital terrain mapping and Visual Envelop assessment and compliant GLVIA 3 photography and assessment on site by a Chartered Landscape Architect (CMLI), the methodology and viewpoints scoped with Swansea CC prior to LVIA assessment. The LVIA is the culmination of a Landscape and Visual Assessment process which started in 2014, by a robust baseline assessment of site context, landscape character and visual sensitivities, with an assessment of the likely appropriateness for the landscape to accommodate development. This led to a site layout development process informed by a 'Landscape Character and Visual Testing Study' in 2018 including Landscape Constraints and Opportunities assessment, developed from ZTV review and site assessment by a CMLI Landscape Architect. Following the iterative site development informed by this process, a 'Landscape and Visual Statement' was developed in late 2018 providing clear CMLI professional opinion on related issues including consideration of the Gower AONB Character Assessment, Design Guide and Management Plan.

Following scoping a more developed 'Landscape and Visual Impact Assessment' was developed and reported on later in 2019.

In response to objectors comments.

1. The typographical errors in the final LVIA reporting have been reviewed and corrected and we confirm these are reporting errors which do not affect the process and/or conclusions of the assessment.
2. As the site is over 180m from the cliff edge on a cliff top plateau with the existing urban edge provides much of the context and backdrop to the site, we do not consider a Seascape Assessment is warranted, or relevant in this case. This was therefore excluded from the LIVA scope which was agreed with SCC.
3. The LVIA acknowledges and assesses the site within the Gower AONB, using LANDMAP as the Landscape Character baseline and informed by relevant Planning Policy for this allocated site and further reporting of the relevance of the Gower AONB Landscape Character Assessment (which is based on LANDMAP) is not anticipated to provide any further significant relevance to the LVIA conclusions.
4. Cumulative and Residential Assessment where not identified as a requirement of the LVIA when scoped with SCC.

If it is considered that any of the above additional reporting/assessments would assist the planning process at this stage, your comments would be appreciated and we would be happy to provide any further material which you consider may be beneficial to the planning process at this stage.."

We hope therefore that the above and attached is of assistance to Members.

Kind Regards
Jason D Evans
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