

Gower Landscape Sensitivity and Capacity Study for Caravan and Camping Sites

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1. Executive Summary

1.1 Tourism has a key role to play in the County's economy and it is acknowledged that the caravan and camping industry provides a valuable tourism offer for visitors, particularly within the Gower Area of Outstanding Natural Beauty (AONB). In order to develop a sustainable tourism industry, it is important that tourism does not have a harmful impact on the very environment that attracts visitors in the first place.

1.2 The Gower Landscape Character Assessment (LCAS) (2013) clearly shows that the presence of caravan and camp sites in certain circumstances can be detrimental to the landscape beauty of the AONB. As a result of the Gower LCAS, it was decided to undertake a more detailed Landscape Sensitivity and Capacity Study which would focus on the caravan and camping industry on Gower. It would identify which areas are at landscape capacity, in terms of caravan and camping sites, and which areas might have potential for planned expansion of facilities, whilst taking account of the capacity and suitability of the area to accommodate such expansion.

1.3 This Landscape Capacity for Caravan and Camping Sites Study (Capacity Study) was commissioned by the City and County of Swansea Council (CCS) in January 2013. The Capacity Study has three main purposes:

- (i) To assess the landscape capacity for caravan and camp site provision on and around Gower;
- (ii) To provide a background paper for the Swansea Local Development Plan (LDP), which will inform the preparation of policy relating to caravan and camp site provision within Gower;
- (iii) To provide baseline data, in conjunction with the Gower LCAS, to facilitate future monitoring of caravan and camp site provision and the assessment of its impact on the Gower landscape.

1.4 It must be recognised that the identification of areas which can accommodate new sites - or the expansion of existing sites - within this Study does not indicate a presumption in favour of such development. The Capacity Study provides only one material consideration (a *Landscape Capacity Study*) for assessing

planning applications for caravan and camping sites, and many other issues will also be relevant, such as transport or utilities infrastructure.

1.5 The Capacity Study builds on work already undertaken during the Gower LCAS process and consists of two key related stages:

Stage 1: A broad assessment of each *Landscape Character Area* identified by the Gower LCAS, in terms of its landscape capacity to accommodate additional caravan and camp sites without detriment to its landscape character and the identified special qualities of the AONB underpinning that character.

Stage 2: For those *Landscape Character Areas* which are identified as having some potential capacity for additional caravan and campsite provision without general detriment to their landscape character, a more detailed evaluation of existing caravan and camp sites was undertaken. This involved observations on problematic existing sites and has made recommendations as to remedial landscape treatments, as well as identifying the most appropriate locations (from a landscape perspective) for any expansion to their area, or for the development of new sites.

1.6 The Gower LCAS process identified 41 discrete Landscape Character Areas (LCAs) of varying size within the Gower AONB and that area of Swansea which is contiguous with the AONB to the north of the boundary. The Stage 1 Capacity Study identified 11 of these LCAs as having some potential capacity for the provision of additional planned caravan and/or camping facilities without general detriment to their landscape character.

1.7 Stage 2 of the Capacity Study has looked in more detail at each of these 11 LCAs. This includes observations on existing caravan and camp sites, identifying the most suitable locations (from a *landscape* perspective) for any expansion to their area, or for the development of new sites, appropriate to the LCA characteristics. It also includes an appraisal of temporary, small scale camping/caravan sites which could operate in peak periods in response to increase demand, noting whether such sites would have a less significant impact on the landscape, due to their tem-

porary nature, provided that suitable mitigation measures are incorporated.

1.8 It should be noted that detailed reference to underlying LANDMAP Aspect Data is required when considering the detailed assessment of landscape character in relation to any given development proposal or land management activity. In addition, the whole of Gower has been subject to detailed Historic Landscape Characterisation, and this important historical and archaeological resource should also be utilised in the land use, development and land management context. This resource is accessible via the Gwent Glamorgan Archaeological Trust (GGAT). The Registered Historic Landscapes at West Gower and Cefn Bryn are material considerations in the planning process.

1.9 The special qualities of the landscape have also been described in summary form, abstracted from information provided by the Gower Landscape Partnership. These are important in determining planning policy objectives in the emerging LDP and informing the production of subsequent revisions to the statutory AONB Management Plan.

1.10 As a follow-on from this Capacity Study, in statutory land use planning terms, this document has two potential roles. Under the emerging City and County of Swansea LDP, following appropriate public consultation, it may be adopted as the basis for specific Supplementary Planning Guidance (SPG); and it may also be formally incorporated into the adopted LDP with the status of a Background Paper forming part of the required sound evidence base.

2. Introduction

2.1 Tourism has a key role to play in the County's economy and in 2012 tourism expenditure was £337.13million and supported some 5,390 jobs (STEAM 2012). It is acknowledged that the caravan and camping industry provides a valuable tourism option for visitors to the County, particularly within the Gower Area of outstanding Natural Beauty (AONB), and contributes significantly to the local economy. However, in order to develop a sustainable tourism industry, it is important that tourism does not have harmful effects on the very environment that attracts visitors in the first place.

2.2 Caravan and camp sites within the Gower AONB vary considerably in their size, character and setting. Many of the sites have a long history and are 'established' in planning terms; however, some have little integration into the landscape. The main purpose of AONB's is to conserve and enhance the natural beauty of the designated area and the landscape has a finite capacity to accommodate new development without having a detrimental impact. The Capacity Study is therefore intended to help develop an understanding of how the landscape of the Gower AONB can accommodate sustainable tourism growth without destroying its character.

Background

2.3 This Capacity Study follows on from, and is based upon, the Gower Landscape Character Assessment Study (LCAS). It has been undertaken by John Campion Associates in accordance with current guidance and best practice, principally *Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity* [Countryside Agency and SNH 2004]; and the *LCA Topic Paper 6 Summary Sheet* [Natural England 2006].

2.4 The study encompasses all of the area of the Gower

AONB and land to the north of the AONB boundary as far as the main railway line between Gowerton and Loughor and including Clyne Valley Country Park.

National and Local Planning Framework

2.5 Paragraph 5.3.5 of Planning Policy Wales (6th Edition, February 2014) states that the primary objective for designating AONBs is the conservation and enhancement of their natural beauty. Development plan policies and development management decisions affecting AONBs should favour conservation of natural beauty, although it will also be appropriate to have regard to the economic and social well-being of the areas. Local authorities, other public bodies and other relevant authorities have a statutory duty to have regard to AONB purposes. Paragraph 5.3.6 also notes that National Parks and AONBs are of equal status in terms of landscape and scenic beauty and both must be afforded the highest status of protection from inappropriate developments. Paragraph 5.3.7 states that the duty to have regard to National Park and AONB purposes applies to activities affecting these areas, whether those activities lie within or outside the designated areas.

2.6 The current development plan for the City and County of Swansea is the Unitary Development Plan (UDP) which contains policies reflecting the duty to conserve and enhance the natural beauty of the AONB. The Council is currently preparing the Local Development Plan which will replace the UDP once adopted. The LDP must have a sound evidence base and a key issue for plan preparation will be landscape, especially its character and sensitivity to development, and its capacity to absorb change without detriment to its character. The Council is also reviewing the Management Plan for the Gower AONB – a statutory 5-year management plan which sets out a vision for the AONB.

2.7 It is intended that the Landscape Character Assessment arising from this Study will form a Background Evidence Paper to support policies contained within the emerging LDP and, following appropriate public consultation, may form the basis of specific Supplementary Planning Guidance (SPG) to the LDP, once it has been adopted.

2.8 It must be recognised that the identification of areas which can accommodate new sites - or the expansion of existing sites - within this Study does not indicate a presumption in favour of such development. The Capacity Study provides only one material consideration (a *Landscape Capacity Study*) for assessing planning applications for caravan and camping sites, and many other issues will also be relevant, such as transport or utilities infrastructure.

3. The Study Brief

3.1 The Study has three main purposes:

- (i) To assess the landscape sensitivity to, and capacity for, changes in caravan and camp site provision on and around Gower;
- (ii) To provide a background paper for the Swansea LDP, which will inform the preparation of policy relating to caravan and camp site provision within Gower;
- (iii) To provide baseline data, in conjunction with the Gower LCAS, to facilitate future monitoring of caravan and camp site provision and assessment of its impact on the Gower landscape.

3.2 The Study has built on work already undertaken on the Gower LCAS and consists of two key stages:

- (i) *Stage 1*: A broad assessment of each Landscape Character Area, in terms of its landscape capacity to accommodate additional caravan and campsites without detriment to its landscape character and the identified special qualities of the AONB underpinning that character. The assessment takes into consideration the scope for

mitigation measures.

- (ii) **Stage 2:** A more detailed evaluation of those Landscape Character Areas identified as having some capacity for additional caravan and campsite provision without general detriment to their landscape character. This includes observations on existing caravan and camp sites, identifying the most suitable locations (from a *landscape* perspective) for any expansion to their area, or for the development of new sites, appropriate to the LCA characteristics. This also includes an appraisal of temporary, small scale camping/caravan sites which could operate in peak periods in response to increase demand, noting whether such sites would have a less significant impact on the landscape, due to their temporary nature.

Details on mitigation measures required to accommodate such new sites or expansions are included, including a consideration of the visual impact of the additional infrastructure requirements to facilitate the additional provision, for example, highways widening, tree/hedgerow removal, additional permanent on-site structures, etc.

- 3.3 Stage 2 of the Study has taken account of the presence of three different kinds of sites occurring within Gower:

- Permanent Sites for visitors only (non-residential) - for camping and/or caravans;
- Temporary Sites for seasonal occupation only. This would include an appraisal of existing and potential new temporary, small scale camping/touring caravan sites (1-5 units), which could operate in peak periods in response to increased demand, and whether such sites would have a less significant impact on the landscape, due to their temporary nature and encourage agricultural diversification;
- Residential Sites with *de facto* permanent occupation - so-called 'static caravans'.

4. The Study Methodology

4.1 Landscape capacity is a function of landscape character sensitivity, visual sensitivity and landscape value, and is defined by current research and guidance as follows:

*“the **Landscape Character Sensitivity** of each landscape type or area to that type of change, which will reflect the sensitivity of individual aspects of landscape character including landform, land cover, enclosure, form and pattern, tree cover, settlement form and pattern, and other characteristic elements, and the aesthetic aspects of landscape character, including for example, its scale, complexity, and diversity;*

*the **Visual Sensitivity** to that type of change, which will reflect, for each landscape type or area; general visibility, influenced by landform and tree and woodland cover, the presence and size of populations of different types, and potential for mitigation of visual impacts, without the mitigation in itself causing unacceptable effects.*

*the **Value** attached to each landscape, which will reflect: national designations based on landscape value; other judgements about value based either on a ‘Quality of Life Assessment’, or on consideration of a range of appropriate criteria relating to landscape value.”*

4.2 A desk-based exercise was undertaken in 2013, following the methodology outlined below, based upon the guidance set out in *Topic Paper 6*. Although this is guidance produced for England and Scotland, there is no equivalent guidance for Wales. It included a review of the Gower LCAS, analysis of main issues arising from the scrutiny of aerial photographs [both vertical and oblique] and reference to current published LANDMAP data.

4.3 Targeted fieldwork was then carried out by a team of three experienced chartered landscape architects – John Campion CMLI, Tony Jellard CMLI and Rob Malcomson CMLI – in order to verify the finding of the desk study, and to inform the potential for landscape mitigation measures appropriate to each identified can-

didate Landscape Character Area. The fieldwork included visits to selected existing caravan and camping sites within Gower, and was key to analysing the significant landscape and visual issues relating generally to the provision of caravan and camping sites in Gower.

4.4 The desk-based exercise primarily involved scrutiny of the LANDMAP Visual and Sensory Aspect Area data, to inform the following key criteria in determining landscape sensitivity, visual sensitivity, and evaluation, as detailed below [with the corresponding LANDMAP Collector Visual & Sensory - VS - data capture section indicated]:

Landscape Sensitivity

- **Landform** – Level topography will generally have greater sensitivity than rolling topography [VS4];
- **Land cover and pattern** – Open land largely devoid of high cover will generally have a greater sensitivity than a regular field pattern/mosaic and woodland [VS5 and VS16];
- **Scale** – Small scale landscapes will generally have greater sensitivity than large scale landscapes [VS8];
- **Enclosure** – Open landscapes will generally have greater sensitivity than enclosed landscapes [VS9];
- **Sense of Place** – Areas identified as having a strong sense of place/character will generally be more sensitive than those with a weak sense of place [VS25].

It should be noted that under the Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (April 2013) landscape sensitivity equates to the term susceptibility.

Visual Sensitivity

- **Scenic Quality** – Areas of high scenic quality are more visually sensitive [VS46];
- **Residential Receptors** – the presence of these in any given area will increase visual sensitivity, since residential receptors are

ascribed inherent high sensitivity in landscape and visual impact assessment;

- *Recreational Receptors* – the presence of these will increase visual sensitivity - particularly National and Regional Trails, promoted viewpoints - together with public rights of way and designated Open Access Land.

Value

- *Evaluation* - High values will decrease the overall landscape capacity. Although this is primarily based upon the Visual & Sensory Aspect Area values, all other Aspect Area data is taken into consideration, especially the Historical Landscape data, which in themselves take account of Registered Historic Landscapes in Gower and other heritage assets. It should be noted that much of Gower's Cultural Landscape value is assessed as being outstanding or high, and so we do not regard Cultural Landscape value in itself to be a determining factor of high value and therefore an indicator of low landscape capacity in itself.

4.5 *Topic Paper 6* notes in paragraph 3.5 that '*capacity studies must be specific to a particular type of change or development.*' It is therefore necessary to specify key aspects of the specific change or development that are likely to have an impact on the landscape. The potential effects arising from caravan and camping sites on the Gower landscape relate directly to the siting, massing, scale and colour of caravan sites and the duration of their positioning at the respective site. The assessment of the landscape capacity of any given Landscape Character Area to accept caravan and camping sites requires a judgement to be made which requires no detriment to landscape character, or to the identified AONB Special Qualities. This assumes that significant adverse landscape and visual effects result from larger caravan sites which have the biggest caravans, closely spaced within the site, finished in pale colours and reflective finishes, and placed permanently on the site (though not necessarily occupied all year

round). These include so-called 'static caravans' - which would encompass chalet-type developments - where the form of such structures is effectively the same as a small bungalow, with the consequence that they have the potential for an urbanising effect if closely spaced. Larger touring caravans placed on sites for several weeks or months at a time have similar potential impacts, whereas small touring caravans parked for limited periods - and tented camp sites - have far less potential for adverse landscape and visual impacts and can be more widely accommodated without adverse impacts, depending upon their individual scale, siting and designed mitigation measures.

4.6 It follows that there may be some capacity for small scale touring caravan sites with seasonal occupancy and tented camping sites within sensitive Landscape Character Areas with no capacity for large caravan sites, provided that substantial landscape and visual mitigation measures are built into the proposed development. This is a topic for Stage 2 of the Capacity Study.

4.7 Set out below is a **Summary of the Key Landscape and Visual Issues arising from Existing Caravan Sites:**

- Massing - they are frequently packed into fields with no internal structure planting to break-up the mass, and often caravans or chalets are sited hard up against the boundaries, affording no buffering effects against adjoining land;
- 'Stacking' up hillsides - often to a great extent - thus increasing the incongruous and intrusive landscape and visual effects which can occur;
- Creation of an urban-type sprawl, with no defined settlement edge;
- Creation of significant light pollution in otherwise substantially tranquil areas;
- Pale colours and reflective finishes which draw the eye and stand out, in stark contrast to the muted colours of land or vegetation backdrops;
- Sites not being assimilated into the surrounding topography, or

sited poorly without suitable landform design as mitigation;

- No use of natural or planted screening or, where vegetated boundaries exist, these are in poor condition, poorly managed and lacking hedgerow trees and appropriate evergreen components;
- Sited too near to the coastal edge, so that they form the skyline in coastal views, especially when viewed from lower elevations, such as on beaches and lower cliff paths;
- Over-engineered entrances which are discordant in relation to local landscape character or scenic quality.

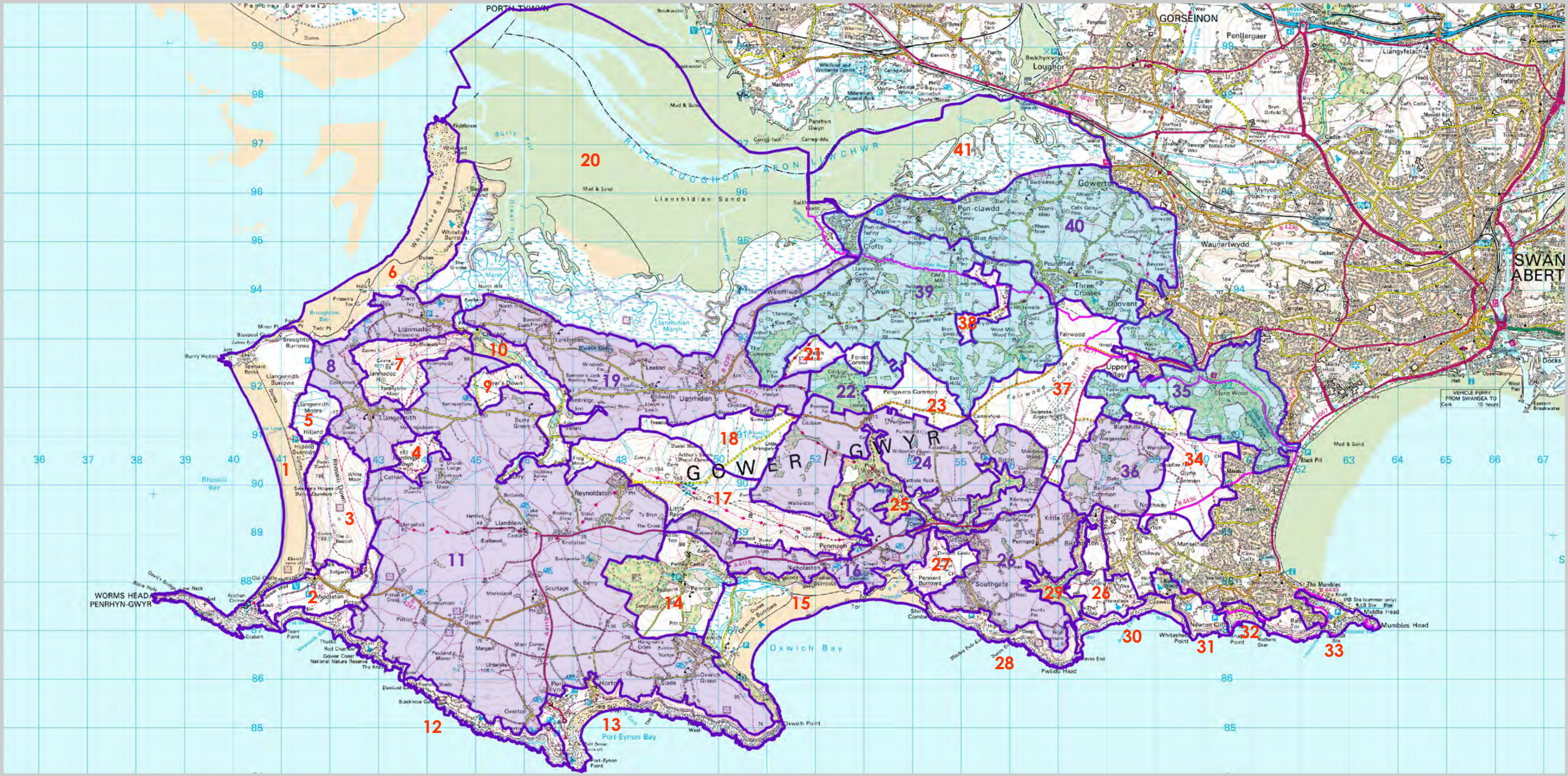
5. Stage 1 Landscape Capacity Appraisal

5.1 **The following concise Landscape Character Area descriptions must be read in conjunction with the Final Gower LCAS Report, together with the accompanying map of the Gower LCAS study area, which shows the disposition all of the Landscape Character Areas under consideration.**

5.2 This boundary information has been fully digitised onto a 1:50000 Ordnance Survey map base.

The map overleaf shows the distribution and boundaries of the constituent Gower Landscape Character Areas. Each has been identified and coloured as to its level of potential capacity to accommodate additional caravan or camping sites without detriment to the conservation of the natural beauty of the Gower AONB

Landscape Capacity - Gower Landscape Character Areas



 AONB Boundary

 3 LCA with no landscape capacity

 8 LCA with low landscape capacity

 22 LCA with low-medium landscape capacity

Landscape Character Areas - Landscape Capacity Appraisal

LCA 1 Rhossili Bay

5.3 This long arc of sandy beach, backed by the sharply rising landform of Rhossili Down, and to the north by the sand dunes at Llangennith Burrows, already partially contains a substantial and highly visible caravan and camping site at Hillend below the northern end of Rhossili Down. This large caravan and camping site is poorly sited and visually intrusive, since it has no apparent landscape assimilation features - either planting or landform modelling. In particular, the conspicuous densely-packed static caravans appear to 'stack' up the lower slopes of Rhossili Down, resulting in a highly incongruous appearance. This creates an urbanising effect in an otherwise highly rural location, with no nearby settlement other than a scattering of farmsteads and houses. There are also concerns about light pollution from the caravan site in an otherwise substantially tranquil area of Gower and visible from Rhossili itself. It has outstanding Visual and Sensory, Geological and Historical Landscape values and it lies wholly within the West Gower section of the Gower Registered Historic Landscape of Outstanding Importance in Wales.

Potential Capacity for Caravan and Camping Sites

5.4 There is no capacity for extension to the Hillend site or for any new caravan and camping site development in this highly sensitive Landscape Character Area (LCA). The promoted Wales Coast Path is an important linear recreational receptor with high sensitivity, and there is a high degree of visibility into the area from the high Open Access Land on Rhossili Down adjacent to the east and from the promontory west of Rhossili village, including The Vile. The area is highly visible from the promoted Wales Coast Path and the Gower Way, important linear recreational receptors with high visual sensitivity. As an important landscape quality improvement measure, remedial landscape and visual mitigation measures need to be applied to the existing Hillend site.

LCA 2 Rhossili & Middleton

5.5 This gently rolling farmland with a coastal character does not contain a permanently occupied caravan and camping site. It is substantially unspoilt and the scenic quality is high. It is a highly popular visitor destination within Gower and has very attractive outward views, especially to Worms Head.

Potential Capacity for Caravan and Camping Sites

5.6 It is not considered that there is any potential capacity for proposed sites, due to the potential intrusion on the important historic sites (especially The Vile) and the high scenic quality of this open landscape, which is a major visitor destination within Gower AONB, the starting point of the Gower Way and which has iconic landforms and seascape elements. It also has outstanding Historic Landscape value and it lies wholly within the West Gower section of the Gower Registered Historic Landscape of Outstanding Importance in Wales. The area is highly visible from the promoted Wales Coast Path and the Gower Way, important linear recreational receptors with high visual sensitivity.

LCA 3 Rhossili Down

5.7 A distinctive tract of prominent upland forming the westernmost high ground of the Gower peninsula. Providing the high backdrop to Rhossili Bay, there is a strong coastal sense of place in this area of open, exposed rough grazing grassland, which is substantially common land. This area does not contain a permanently occupied caravan and camping site, but the large and conspicuous Hillend caravan site abuts the lower slopes at the northern end of Rhossili Down.

Potential Capacity for Caravan and Camping Sites

5.8 It is not considered that there is any potential capacity for proposed sites, due to the highly open landscape and resulting potential intrusion on the important historic sites and the high scenic quality of this area. It is also designated as Open Access Land, thus affording a high degree of public accessibility and a resultant high level of recreational receptor sensitivity. The west-

ern slopes are also highly visible from a long section of the promoted Wales Coast Path, an important linear recreational receptor with high visual sensitivity. It has outstanding Visual and Sensory, Geological and Historic Landscape values and it lies wholly within the West Gower section of the Gower Registered Historic Landscape of Outstanding Importance in Wales.

LCA 4 Hardings Down

5.9 This small inland LCA with rough grazing and a number of important prehistoric sites is an open, highly exposed hill landscape, with views into it from a wide area and a remote feel to it. The area is substantially unspoilt and its scenic quality is high.

Potential Capacity for Caravan and Camping Sites

5.10 It does not contain a caravan and camping site, and it is not considered that there is any potential capacity for proposed sites. It is also designated as Open Access Land, thus affording a high degree of public accessibility and a resultant high level of recreational receptor sensitivity. It also has outstanding Historic Landscape value and lies wholly within the West Gower section of the Gower Registered Historic Landscape of Outstanding Importance in Wales.

LCA 5 Llangennith Moors

5.11 This is a distinctive area of rare lowland moorland within Gower, lying at the back of extensive dune systems at Broughton and Hillend. The caravan parks in the wider locality that are conspicuous in certain views are discordant elements in an otherwise balanced landscape, which is relatively flat, open and highly visible from surrounding areas, especially the Open Access Land on the higher ground of Rhossili Down, Hardings Down and Llanmadoc Hill.

Potential Capacity for Caravan and Camping Sites

5.12 It is not considered that there is any potential capacity here for proposed sites, due to the potential intrusion on the qualities of this small scale and relatively rare landscape of reclaimed and

drained wetland in Gower. It also has outstanding Historic Landscape value and lies wholly within the West Gower section of the Gower Registered Historic Landscape of Outstanding Importance in Wales. The area is highly visible from a nearby section of the promoted Wales Coast Path, an important linear recreational receptor with high visual sensitivity.

5.13 It is noted that Hillend caravan site already encroaches onto the southern edge of the Llangennith Moors LCA, not just in the form of the seasonally-occupied tented camping site to the north of the static caravan site, but also in the form of large permanent buildings which are communal site facilities and infrastructure. As noted for the Rhossili Bay LCA above, an important landscape quality improvement measure would be remedial landscape and visual mitigation measures applied to the existing Hillend site, which is a topic for detailed design considerations.

LCA 6 Whiteford

5.14 This LCA is based upon its long sandy beach, backed by sand dunes with distinctive belts of coniferous woodland, beyond which lies the Loughor Estuary, does not contain a caravan and camping site. There are adjacent caravan parks - at Broughton Burrows and Whiteford Bay – and these are discordant elements in certain views.

Potential Capacity for Caravan and Camping Sites

5.15 It is not considered that there is any potential capacity to accommodate any sites without unacceptable impacts on its special qualities - especially views along the broad sandy beach and from the sand dunes. It has outstanding Visual and Sensory, Geological and Historic Landscape values and it lies wholly within the West Gower section of the Gower Registered Historic Landscape of Outstanding Importance in Wales. The area is highly visible from a long section of the promoted Wales Coast Path, an, important linear recreational receptor with high visual sensitivity.

LCA 7 Llanmadoc Hill

5.16 This LCA is a distinctive upland area rising to 185m AOD which is strongly influenced by its coastal proximity. It has exposed bracken and rough grazing grassland on a prominent hill near to the coast, from which there are accessible attractive views out to sea, out onto Llanrhidian Marshes and the Loughor Estuary. The area is substantially designated as Open Access Land. It is largely unspoilt and a number of small settlements at the base of the hill are not significant detractors. It includes at its eastern end, to the south west of Cheriton village, the imposing fortified prehistoric settlement known as The Bulwark.

Potential Capacity for Caravan and Camping Sites

5.17 This distinctive upland area does not contain a caravan and camping site. It is not considered that there is any potential capacity for proposed caravan and camping sites, due to the intrusion on the important historic sites and scenic qualities of this area. It is designated as Open Access Land, thus affording a high degree of public accessibility and a consequent high level of recreational receptor sensitivity. It also has outstanding Historic Landscape value and it lies wholly within the West Gower section of the Gower Registered Historic Landscape of Outstanding Importance in Wales.

LCA 8 Llangennith and Llanmadoc

5.18 This well-contained, open rolling farmland, has a strong coastal sense of place, with attractive long views out over the open sea to the west and north west, and over Whiteford Sands and Burrows and onto the Llanrhidian marshes along the Loughor Estuary. It has caravan and camping sites at Whiteford Bay, Broughton Burrows and Llanmadoc Camping and Caravan Site.

Potential Capacity for Caravan and Camping Sites

5.19 Whilst there is a low capacity to accommodate additional camping and caravan sites, there may be limited potential for expansion at existing sites, provided that suitable landscape design and mitigation is embodied in the proposed development [e.g. at Llanmadoc Camp Site].

Overall Landscape Capacity

5.20 This Landscape Character Area has a landscape character sensitivity which ranges from medium to high. Its visual sensitivity also ranges from medium to high. The resultant landscape sensitivity is medium-high and, when combined with the high landscape value, results in an *overall landscape capacity which is low*. The key points are as follows:

- A generally open character, with gently rolling landform and mosaic of vegetated field boundaries providing a limited sense of enclosure. There are scenic views that encompass parts of the Gower Coast and Loughor Estuary. The Visual & Sensory (V & S) Aspect Area data confirms that it *'has a strong sense of place'*. These factors result in an overall *medium-high landscape character sensitivity*;
- Much of the area is visible from nearby settlements and a range of recreational receptors – Open Access Land (much of it at a high elevation overlooking the area), public roads and footpaths, and a short section of the Wales Coast Path promoted long distance route – which results in a *medium-high visual sensitivity*;

The 'high' scenic quality and strong sense of place detailed by the V & S Aspect Area as *'picturesque views of coast, distinctive landform'* – together with few visual detractors - results in a *high overall landscape value*. This is supported by the evaluations for the underlying LANDMAP data, including 'High' Visual and Sensory, 'Outstanding' for Historical and Cultural Landscapes, and 'High' for Geological Landscapes.

LCA 9 Ryer's Down

5.20 This small and relatively unspoilt LCA is an area of exposed upland rough grazing which does not contain a caravan and camping site. There are no settlements and few significant visually detracting elements.

Potential Capacity for Caravan and Camping Sites

5.21 It is not considered that there is any potential capacity for proposed sites, due to the potential intrusion into the special quali-

ties of this area. It is designated as Open Access Land and is an important component of the West Gower Commons. From its highly accessible open land, there is an important experience of panoramic seascape and inland views. It has outstanding Historic Landscape value and it lies wholly within the West Gower section of the Gower Registered Historic Landscape of Outstanding Importance in Wales.

LCA 10 Burry Pill

5.22 The Burry Pill LCA is strongly based upon the sinuous low-land river valley landform which, although not deeply incised in its upper reaches, is set sufficiently below the surrounding rolling low-land farmland to have a strong sense of place. This strong sense of place emanates partly from its enclosed character, with riparian vegetation being an important defining element, and partly from the relationship of the built form to the configuration of the valley. It is a narrow, small scale and rather intimate area with dispersed linear settlement spread along the valley floor and lower valley sides, and limited views out of it.

Potential Capacity for Caravan and Camping Sites

5.23 It has no capacity for additional caravan and camping sites. It is overlooked by the high ground of Llanmadoc Hill and Ryer's Down, adjacent to the west, both of which are Open Access Land. It has outstanding Historic Landscape value and it lies wholly within the West Gower section of the Gower Registered Historic Landscape of Outstanding Importance in Wales. There is also the presence of Grade II Registered Historic Parkland and garden at Fairhill. The upper extremity of the area is also visible from a short section of the promoted Wales Coast Path, an important linear recreational receptor with high visual sensitivity.

LCA 11 Llandewi and Reynoldston

5.24 This is a very extensive LCA, a gently rolling lowland open farmland landscape on land ranging from 20m to 110m AOD, traversed by hedges, with a simple network of small roads bordered

by hedge banks that connects the isolated small settlements, often characterised by a church tower. It does contain caravan and camping sites, notably at Horton, and Oxwich Green, and also at Knelston, Scurlage and Pitton Cross.

Potential Capacity for Caravan and Camping Sites

5.25 Whilst there is a low capacity to accommodate further camping and caravan sites, there may be limited potential for expansion at some existing sites with suitable mitigation and design at existing settlements [e.g. at Scurlage].

Overall Landscape Capacity

5.26 This LCA has a landscape character sensitivity which ranges from medium to high – with the highest sensitivity along the coastal slopes on its southern boundary. Its visual sensitivity also ranges from medium to high. The resultant landscape sensitivity is medium-high and, when combined with the high landscape value, results in an *overall landscape capacity which is low*. The key points are as follows:

- A generally open and large scale landscape, with gently undulating landform and a mosaic land cover pattern of field boundaries providing a limited sense of enclosure. There are scenic views that encompass parts of the Gower Coast from Port Eynon Bay to Worms Head. The V & S Aspect Area confirms that it *'has a strong sense of place'* and is a largely balanced and harmonious rural landscape. These factors result in an overall *medium-high landscape character sensitivity*;
- Much of the area is visible from the scattered settlements and a range of recreational receptors – Open Access Land, public roads and footpaths, the Gower Way and a long section of the promoted Wales Coast Path along its southern edge – which results in a *medium-high visual sensitivity*;

The 'high' scenic quality and strong sense of place detailed by V & S Aspect Area as 'coastal views and proximity to coast' – together with few visual detractors - results in a *high overall landscape value*. This is supported by the evaluations for the underlying

LANDMAP data, including 'High' Visual and Sensory, 'Outstanding' for Historical and Cultural Landscapes, and 'Outstanding' and 'High' for Geological Landscapes.

LCA 12 Tears Point to Overton Mere

5.27 The Tears Point to Overton Mere LCA is an impressive stretch of coastal cliffs of indented form, partially covered by scrub, with rock outcrops, and backed by open rolling lowland farmland in the Llanddewi & Reynoldston LCA. There is a strong coastal sense of place, with attractive views along the coast of cliffs and beaches. Unique in the Gower Landscape Character Assessment, *this LCA has outstanding values across all five LANDMAP Aspects*.

Potential Capacity for Caravan and Camping Sites

5.28 This distinctive coastal edge Landscape Character Area does not contain a caravan and camping site, and it is not considered that there is any potential capacity for proposed caravan and camping sites, given its outstanding landscape quality. The area is highly visible from a long section of the promoted Wales Coast Path, an important linear recreational receptor with high visual sensitivity. Much of it is designated as Open Access Land, thus affording a high degree of public accessibility and a consequent high level of recreational receptor sensitivity. It also lies wholly within the West Gower section of the Gower Registered Historic Landscape of Outstanding Importance in Wales.

LCA 13 Port Eynon Bay

5.29 Port Eynon Bay LCA has a curved sandy and shingle beach, in the west backed by the tourist-influenced village and caravan park of Port Eynon; and in the east backed by the sand dunes at Horton, with wooded cliff slopes above and beyond to the east. The rocky headland of Port Eynon Point defines the southwestern end of the Bay, whilst the eastern end is formed by the cliffs running along to Oxwich Point. Port Eynon and Horton villages on this southernmost point of Gower are so encompassed

by caravan and camping parks that they have all but coalesced into one settlement. Nevertheless, the picturesque and historic cores of both have been designated as Conservation Areas, thereby to an extent preserving their historicity and visual attractiveness. The static caravan parks intrude into this landscape to a very considerable degree.

Potential Capacity for Caravan and Camping Sites

5.30 There is no capacity for additional caravan and camping sites in this Landscape Character Area without causing further detriment to landscape character and scenic quality - the area has reached saturation point. As an important landscape quality improvement measure, remedial landscape and visual mitigation measures need to be applied to the existing sites at the edges of both villages, which is a topic for detailed design considerations.

LCA 14 Penrice

5.31 The Penrice LCA is a planned, formal estate landscape with a distinctive, highly visible, unique parkland character within Gower, which has minor coastal influences through glimpsed borrowed views. This lowland area is enclosed by landform and dense woodland; it is small scale, sheltered and largely unspoilt. There are accessible attractive views within and into this area, from public roads and local rights of way, and from the Open Access Land designated within those woodland areas managed by the Forestry Commission.

Potential Capacity for Caravan and Camping Sites

5.32 It has no capacity for new caravan and camping sites. The area is small and substantially wooded and the open areas are visible from the A4118 main road and surrounding areas, especially to the east from the high ridge of Cefn Bryn, which is Open Access Land, and the route of the Gower Way runs along its apex, an important linear recreational receptor with high visual sensitivity. It also has outstanding Historic Landscape value, Cultural Landscape Value and Geological Landscape value.

LCA 15 Oxwich Bay

5.33 This LCA has a unique composition within Gower, having a small area of enclosed wetland with distinctive elements, located between a steep-sided wooded valley and wooded coastal slopes and the dunes formed along the back of a broad sandy beach. It has a strong sense of place, and there are picturesque views along the dunes and beaches to sea cliffs, and long views inland up to the prominent ridge of Cefn Bryn. It is a highly popular visitor destination.

Potential Capacity for Caravan and Camping Sites

5.34 It has no capacity for new caravan and camping sites. The inland area is small and substantially wetland or wooded, including steep cliff slopes, and the open areas are visible from the public road and the dunes and cliff slopes. There is Open Access Land designated at Oxwich Point. A substantial stretch of the promoted Wales Coast Path, an important linear recreational receptor with high visual sensitivity runs along the back of the dunes and along the lower cliff slopes through this section of the coast. The area also has outstanding Historic Landscape value, Cultural Landscape value and Geological Landscape value.

5.35 As an important landscape quality improvement measure, remedial landscape and visual mitigation measures need to be applied to the existing large caravan site at Oxwich Green, the eastern edge of which is highly conspicuous from within the Oxwich Bay LCA, even at low elevations. This highly intrusive element could be remedied by planting two intervening small open fields, which is a topic for detailed design considerations.

LCA 16 Nicholaston and Penmaen

5.36 This LCA is a relatively narrow band of rolling lowland farmland, sandwiched between the break of slope along the coast above Oxwich Bay and the break of slope at the base of the rising common land of Cefn Bryn. It wraps around the eastern end of Cefn Bryn and runs north to meet the distinctive wooded valley at Parkmill, and east as far as the stream valley at Pennard Pill, with

Pennard Burrows beyond. It has existing caravan and camping sites, notably at the back of Three Cliffs Bay and Nicholaston. It is a distinctive coastal landscape, close to the urban edge and popular with the public, with its accessible attractive coastal views, rocky shoreline and cliffs.

Potential Capacity for Caravan and Camping Sites

5.37 Whilst there is a *low* capacity to accommodate further camping and caravan sites, there may be limited potential for expansion at existing sites, with suitable landscape mitigation and detailed design [e.g. above Three Cliffs Bay and Nicholaston]. It has outstanding Cultural Landscape, Geological Landscape and Historic Landscape values

Overall Landscape Capacity

5.38 This LCA has a landscape character sensitivity which ranges from medium to high – the coastal slopes on its southern boundary have the highest sensitivity. Its visual sensitivity also ranges from medium to high. The resultant landscape sensitivity is medium-high and, when combined with the high landscape value, results in an overall landscape capacity which is *low*. The key points are as follows:

- A generally open landscape, with gently rolling landform and large scale field pattern mosaic of hedges providing a limited sense of enclosure. There are scenic views that encompass parts of the Gower Coast from Oxwich Bay to Three Cliffs Bay. The V & S Aspect Area data confirms that it 'has a strong sense of place' and is a generally unspoilt rural landscape. These factors result in an overall *medium-high landscape character sensitivity*;
- Much of the area is very visible from the scattered small settlements and a range of recreational receptors – Open Access Land, public roads and footpaths, promoted viewpoint and substantial stretch of the promoted Wales Coast Path - which results in a *medium-high visual sensitivity*;

The 'high' scenic quality and strong sense of place detailed by the V & S Aspect Area data as having '*picturesque views to the coast*'

– together with few visual detractors - results in a *high overall landscape value*. This is supported by the evaluations for the underlying LANDMAP data, including ‘High’ V & S, ‘Outstanding’ for Historical and Cultural Landscapes, and ‘Outstanding’ for Geological Landscapes.

LCA 17 Cefn Bryn

5.39 Cefn Bryn LCA is a broad, imposing open ridge of exposed rough grazing grassland, ranging between 100m and 190mAOD, and highly visible from many parts of Gower and beyond to the north. The highly accessible, attractive panoramic views out the coast to the south, and to the broad expanse of the Loughor Estuary to the north, are significant contributors to the strong sense of place here.

Potential Capacity for Caravan and Camping Sites

5.40 It has no capacity for new caravan and camping sites. The area is wide open and highly visible from public roads and surrounding areas, especially the route of the Gower Way which runs along its apex, an important linear recreational receptor with high visual sensitivity. It also has outstanding Historic Landscape value and Cultural Landscape Value. It lies wholly within the Cefn Bryn section of the Gower Registered Historic Landscape of Outstanding Importance in Wales. It is long-established common land and is designated as Open Access Land. Cefn Bryn is a major land mark feature of west and central Gower, very visible from much of the peninsula.

LCA 18 Cefn Bryn Common

5.41 Cefn Bryn Common LCA occupies the lower ground of the open common land, below and to the north of the ridge of Cefn Bryn. It is mostly lower lying open grazing land, dominated by wet heath and marshy grassland, with pockets of scrub and bracken, the underlying geology being more water-retentive than the higher ground of Cefn Bryn to the south. There are no settlements and few visually detracting elements.

Potential Capacity for Caravan and Camping Sites

5.42 It has no capacity for new caravan and camping sites. The area is wide open and highly visible from public roads and surrounding areas, especially the route of the Gower Way which runs along the apex of the adjacent Cefn Bryn ridge, an important linear recreational receptor with high visual sensitivity. It also has outstanding Historic Landscape value and Cultural Landscape Value. It is long-established common land and is designated as Open Access Land. Cefn Bryn is a major land mark feature of west and central Gower, very visible from much of the peninsula. It is also part of the large area of Gower lowland commons designated as a Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC).

LCA 19 Llanrhidian

5.43 Llanrhidian LCA is a substantial tract of rolling farmland landscape, with small fields. There is coastal influence and a strong sense of place, with accessible picturesque views, especially out across the Loughor Estuary towards Llanelli and along the north coast of Gower. This is generally unspoilt rolling farmland and is comfortable settled countryside with slight maritime flavour. It does not have any permanent caravan and camping sites, although the established Llanrhidian Holiday Park lies immediately adjacent to the B4295 to the north east of Llanrhidian village. The main road entrance into this large caravan site is a discordant element and out of keeping with the overall character of this LCA.

Potential Capacity for Caravan and Camping Sites

5.44 Whilst there is a *low* capacity to accommodate camping and caravan sites, there may be limited potential for expansion at existing settlements with suitable landscape mitigation and detailed design [e.g. south of Llanrhidian].

Overall Landscape Capacity

5.45 This LCA has a landscape character sensitivity which ranges from medium to high-notably along the distinctive dip-scarp and

the Loughor Estuary in the northern area. Its visual sensitivity also ranges from medium to high. The resultant landscape sensitivity is medium-high and, when combined with the high landscape value, results in an overall landscape capacity which is *low*. The key points are as follows:

- A generally open landscape, with gently rolling landform and a mosaic land cover pattern of field boundaries providing a limited sense of enclosure. There are panoramic views over the Loughor Estuary. The Visual & Sensory Aspect Area data confirms that it ‘*has a strong sense of place*’ and is a substantially unspoilt rural landscape, with notable local landmarks of Llanrhidian church, Weobley Castle and Cilifor Top. These factors result in an overall *medium-high landscape character sensitivity*;
- Much of the area is visible from Llanrhidian and scattered farmsteads, together with a range of recreational receptors – Open Access Land, public roads and footpaths, and a long stretch of the promoted Wales Coast Path along the edge of the Loughor Estuary – which results in a *medium-high visual sensitivity*;

The ‘high’ scenic quality and overall evaluation detailed by VS Aspect Area as ‘*visual unity/sense of place allied to picturesque views in generally unspoilt rolling farmland*’ – together with few visual detractors - results in a *high overall landscape value*. This is supported by the evaluations for the underlying LANDMAP data, including ‘High’ V & S, ‘Outstanding’ for Historical and Cultural Landscapes, and ‘High’ for Geological Landscapes.

LCA 20 Loughor Estuary

5.46 This LCA is entirely estuarine, most of the land being located well within the intertidal zone and sub-tidal zone, and so has no capacity to accept caravan and camping sites.

LCA 21 Welsh Moor & Forest Common

5.47 The Welsh Moor and Forest Common LCA encompasses two linked areas of lowland common land in close proximity which

are characterised by their distinctive open rough grazing land, and enclosure at their southern boundaries by extensive tracts of woodland. This area is largely based upon the common land of rough grazing which is surrounded by lowland farmland and forested areas. It has a strong sense of place, which emanates partly from its enclosed character, with land cover being an important defining element. There is no settlement within it, but there are occasional farmsteads and smallholdings bordering the edges of the commons.

Potential Capacity for Caravan and Camping Sites

5.48 It has no capacity for new caravan and camping sites. It is managed by The National Trust as an open grazed common. Historically, this area forms part of the Gower Lowland Commons Aspect Area, which has outstanding value. It is also part of the large area of Gower lowland commons designated as a Site of Special Scientific Interest and the Geological Landscape Value is outstanding.

LCA 22 Cilibion Plantation

5.49 This LCA is an area characterised by a large, almost continuous tract of mixed woodland. It is comprised of a significant proportion of semi-natural broadleaved woodland, smaller areas of plantation broadleaved woodland and significant plantation coniferous woodland, with a small residual open element of marshy grassland. It does not contain caravan and camping sites.

Potential Capacity for Caravan and Camping Sites

5.50 There is a *low to medium* capacity to accommodate camping and caravan sites, with potential for forest diversification through caravan and camping site development, fully enclosed within the mixed woodland areas, with suitable landscape design and proper integration into the forestry management.

Overall Landscape Capacity

5.51 This LCA has a landscape character sensitivity of low. Its visual sensitivity is medium. The resultant landscape sensitivity is low-medium and, when combined with the high landscape value,

results in an overall landscape capacity which is *low to medium*. The key points are as follows:

- An enclosed landscape, with rolling landform and an almost continuous mixed woodland land cover providing a strong sense of enclosure. These factors result in an overall *low landscape character sensitivity*;
- There are no residential receptors but there are a range of recreational receptors – Open Access Land and footpaths– which results in a *medium visual sensitivity*;

The overall evaluation detailed by the V & S Aspect – together with few visual detractors - results in a *high overall landscape value*. This is supported by the evaluations for the underlying LANDMAP data, including ‘High’ for V & S, Historical and Landscape Habitats, and ‘Outstanding’ for Geological and Cultural Landscapes.

LCA 23 Pengwern Common

5.52 Pengwern Common LCA is strongly based upon the area of grazed open common land, bounded by Cillibion Plantation in the west, surrounded largely by improved grassland in the mosaic farmland to the north and south, and by a narrow belt of wooded farmland at Cartersford Bridge, which effectively visually separates it from the adjacent Fairwood Common to the east. Although the V & S Aspect Area value is moderate, its open and exposed nature means that there is a distinctive sense of place, and there are long views to the east.

Potential Capacity for Caravan and Camping Sites

5.53 It has no capacity for new caravan and camping sites. The area is wide open and highly visible from the public road running through it. It also has outstanding Geological Landscape value and Cultural Landscape value, especially as part of the Gower lowland commons. It also has high Landscape Habitats value and protection as a SSSI.

LCA 24 Lunnnon

5.54 This LCA is an extensive area of enclosed mosaic rolling farmland bordered along its southern boundaries by the distinctive wooded valleys of Parkmill. It does not contain caravan and camping sites, although the existing large chalet development at Canisland Park is well screened by mature woodland and hedgerows.

Potential Capacity for Caravan and Camping Sites

5.55 There is an overall *low* capacity to accommodate camping and caravan sites, however there may be limited potential for expansion in the southern area adjacent to the wooded valleys with suitable landscape mitigation and detailed design [e.g. in the areas adjacent to the existing chalet park at Cannisland Park]. It has outstanding Geological Landscape and Historic Landscape values.

Overall Landscape Capacity

5.56 This LCA has a landscape character sensitivity which ranges from medium to high – with lower sensitivity along the edges of the wooded valleys in the south. Its visual sensitivity is also medium to high. The resultant landscape sensitivity is medium to high and, when combined with the high landscape value, results in an overall landscape capacity which is *low*. The key points are as follows:

- A generally medium scale landscape, with gently undulating landform and a mosaic land cover pattern of field boundaries providing a sense of enclosure – the wooded valleys to the south increase the sense of enclosure. There is no strong sense of place, although it is a largely unspoilt and tranquil rural landscape. These factors result in an overall *medium-high landscape character sensitivity*;
- Much of the area is visible from Lunnnon and Parkmill and a range of recreational receptors – public roads and footpaths, and the Gower Way in the western area – which results in a *medium-high visual sensitivity*;

The ‘high’ scenic quality detailed by V & S Aspect Area – together with few visual detractors - results in a *high overall landscape value*. This is supported by the evaluations for the underlying

LANDMAP data, including 'High' V & S, 'Outstanding' for Historical and Cultural Landscapes, and 'Outstanding' for Geological Landscapes.

LCA 25 Parkmill

5.57 Parkmill LCA has a very strong sense of place, which is readily discernible both from the public roads (including the main A4118) and from the public rights of way within the valleys. It is largely defined by its dry valley landform, cut into the underlying limestone, and its mature woodland cover. The secluded and unspoilt nature of the woodland in the valley gives the area a peaceful feel of a wooded area that is not spoilt by strong urban influences, even on the southern outskirts at the small village of Parkmill with the busy A4118 road. There are attractive short range views within the woodland.

Potential Capacity for Caravan and Camping Sites

5.58 It has no capacity for new caravan and camping sites. The area is narrow and contained within a steep sided complex of river valleys with large areas of continuous woodland on the valley sides. It also has outstanding Historic Landscape value, Cultural Landscape value and Geological Landscape value. The extensive woodland habitats also have protection by designations as SSSI and SAC. Much of the western section is designated as Open Access Land and the Gower Way promoted long distance route passes through the western section of Park Woods, increasing the recreational receptor sensitivity.

LCA 26 Southgate and Pennard

5.59 This LCA is extensive and characterised by gently rolling settled farmland with discernible rural elements, but strongly urban-influenced along its western and eastern margins, at Southgate in the west and the edges of Kittle, Bishopston and Pyle in the east. It does not contain any permanent caravan and camping sites. Views of the coast or cliffs are obtained from some viewpoints to the south and west, and the coastal proximity at such locations

greatly adds to the sense of place, which is not strongly apparent in many inland parts. The prevailing character of the more open rural parts, centred on the attractive Pennard church with its distinctive form and colour, is that of comfortable settled countryside with a slight maritime flavour.

Potential Capacity for Caravan and Camping Sites

5.60 There is an overall *low* capacity to accommodate camping and caravan sites, with limited potential for expansion adjacent to settlements, and in the southern area adjacent to woodland, with suitable mitigation and design. It has outstanding Geological Landscape and Historic Landscape values.

Overall Landscape Capacity

5.61 This area has a landscape character sensitivity of medium – with lower sensitivity along the settlement edges and adjacent to the wooded valley in the south east. Its visual sensitivity is medium-high. The resultant landscape sensitivity is medium and, when combined with the medium-high landscape value, results in an overall landscape capacity which is *low*. The key points are as follows:

- A generally open and large scale landscape, with gently undulating landform and a mosaic land cover pattern of field boundaries providing a limited sense of enclosure – the wooded Bishopston Valley increases the sense of enclosure to the south east. The V & S Aspect Area confirms that it 'has a strong sense of place' - however the rural character has been compromised to an extent by the intrusive urban edges of Kittle and Southgate. These factors result in an overall *medium landscape character sensitivity*;
- Much of the area is visible from the settlements and a range of recreational receptors – public roads and footpaths, and a section of the Wales Coast Path promoted long distance route in the southern area – which results in a *medium-high visual sensitivity*;

The 'high' scenic quality and strong sense of place – particularly along the coastal fringes - is described by the V & S Aspect Area

as '*picturesque views of coast*'. Although there are locally intrusive urban edges and other detractors, it has a *high overall landscape value*. This is supported by the evaluations for the underlying LANDMAP data, including 'High' V & S, 'Outstanding' for Historical and Cultural Landscapes, and 'Outstanding' for Geological Landscapes.

LCA 27 Pennard Burrows

5.62 Pennard Burrows LCA is one of the most distinctive and well-defined in Gower, with a very strong sense of place. It is comprised of an area of sand dunes extending inland from the sandy beach at Three Cliffs Bay, which is largely enclosed to the north and east by the village of Southgate, and to some extent by North-hill Wood to the west. Much of the dunes area is exposed but well vegetated and forms Pennard Burrows Golf Links.

Potential Capacity for Caravan and Camping Sites

5.63 It has no capacity for new caravan and camping sites. Much of the area is occupied by the golf course. The sand dune grasslands are important habitats with protection by SSSI designation. The area is wide open and highly visible from public roads and surrounding areas, especially the route of the Wales Coast Path which runs along its southern edge, an important linear recreational receptor with high visual sensitivity. It also has outstanding Visual & Sensory and Historic Landscape value and Cultural Landscape value. It is also designated as Open Access Land.

LCA 28 Pwlldu Head

5.64 Pwlldu Head LCA is an area of exposed indented coastal cliffs, partially covered by scrub, with rock outcrops and a rocky foreshore, running along the coast from Shire Combe in the west to Pwll Du Head in the east. This is an area of outstanding scenic quality, with unspoilt, distinctive landform, including a wave-cut platform and associated rocky shore. It is designated as Open Access Land and has accessible attractive coastal views - panoramic out to sea from Pwll Du Head - and there no detracting ele-

ments within these views.

Potential Capacity for Caravan and Camping Sites

5.65 It has no capacity for new caravan and camping sites. The area is wide open and highly visible from surrounding areas, especially the route of the promoted Wales Coast Path which runs along its southern edge, an important linear recreational receptor with high visual sensitivity. It also has outstanding V & S value, Geological Landscape value, Historic Landscape value and Cultural Landscape value.

LCA 29 Bishopston Valley

5.66 The Bishopston Valley LCA is defined by a distinctive narrow, steep-sided and heavily-wooded stream valley running up from the sea at Pwll Du Bay inland as far as the village of Kittle. It is surrounded by open rolling lowland farmland for the most part, and largely unaffected by urban influences, in spite of the close proximity of several villages, especially Bishopston and Kittle. This is due to the steep-sided, enclosed nature of the valley and its continuous woodland cover, giving a sense of seclusion and tranquillity, largely visually separated from urban influences. There are attractive views within the unspoilt woodland along the stream at the valley floor and across the valley from higher level footpaths along the upper valley sides.

Potential Capacity for Caravan and Camping Sites

5.67 It has no capacity for new caravan and camping sites. The area is a narrow, steep-sided and heavily-wooded river valley. It is protected by the designation as SSSI and is managed by The National Trust and it is highly accessible to the public from nearby urban areas and the Wales Coast Path. It has outstanding Geological Landscape, Historic Landscape and Cultural Landscape values.

LCA 30 Pwlldu & Caswell Bays

5.68 Pwlldu & Caswell Bays LCA is a locally distinctive area of

coastal cliffs partially covered by scrub, with sand and shingle beaches enclosed by rocky foreshore. It is defined in the west by Graves End near Pwll Du Point, and by Whiteshell Point in the east, just beyond Caswell Bay. There are outstanding panoramic coastal views, within and along the coast from the exposed cliffs, which contribute to the strong sense of place and the outstanding overall V & S Aspect values. There are no detracting views other than those of some tourist-related buildings. Coastal views are easily accessible along the Coast Path and from the Open Access Land around Pwll Du Point in the western part of the area.

Potential Capacity for Caravan and Camping Sites

5.69 It has no capacity for new caravan and camping sites. The area is narrow, wide open and highly visible from public roads and surrounding areas, especially the route of the Wales Coast Path which runs along its southern edge, an important linear recreational receptor with high visual sensitivity. It also has outstanding Geological Landscape value, Historic Landscape value and Cultural Landscape value. Much of the area also has protected habitats under the designation as a SSSI.

LCA 31 Newton Cliff

5.70 This coastal LCA is situated on Newton Cliff, between Whiteshell Point in the west and Snaple Point in the east. It is an area of common land and golf course, enclosed to the north by the urban edge and to the south by coastal cliffs and a rocky foreshore. It is mostly an exposed, unspoilt area with a strong sense of place and attractive coastal views, both out to sea and along the coast. There are no detracting elements on the coastal edge but the established chalet park alongside the main road at Summercliffe is incongruous. Bishop's Wood at the northern end of the area is a local nature reserve in a sheltered wooded valley running inland from the edge of Caswell.

Potential Capacity for Caravan and Camping Sites

5.71 It has no capacity for new caravan and camping sites. The

area is mostly wide open and highly visible from public roads and surrounding areas, especially the route of the promoted Wales Coast Path which runs along its southern edge, an important linear recreational receptor with high visual sensitivity. It also has outstanding Historic Landscape value and Cultural Landscape value. The area is also partly designated as Open Access Land.

5.72 The existing Summercliffe Chalet Park is already intrusive on the landward side of the area, fronting the public road between Langland and Caswell Bay. As an important landscape quality improvement measure, remedial landscape and visual mitigation measures need to be applied to the existing chalet park site, which is a topic for detailed design considerations.

LCA 32 Langland

5.73 This very distinctive small coastal LCA is founded upon Langland Bay, with its strong definite sense of place as an established seaside settlement, backed by well-wooded cliffs and slopes. There are fine picturesque views within the bay and out to sea, but some detracting views of the urban edge.

Potential Capacity for Caravan and Camping Sites

5.74 It has no capacity for new caravan and camping sites. The area is substantially developed except at its extremities, which are steeply sloping and are visible from public roads and surrounding areas, especially the route of the promoted Wales Coast Path which runs along the southern edge of the area, an important linear recreational receptor with high visual sensitivity. It also has outstanding V & S Landscape value, Geological Landscape and Historic Landscape value.

LCA 33 Limeslade

5.75 Limeslade LCA is an area of exposed common land, enclosed to the north by the urban edge and to the south by the indented coastal cliffs, with small sand and shingle beaches en-

closed by a rocky foreshore. The prominent and distinctive rocky landform of Mumbles Head marks the south-eastern extremity, whilst the western end is marked by Rothers Torr at the edge of the Llangland LCA.

Potential Capacity for Caravan and Camping Sites

5.76 It has no capacity for new caravan and camping sites. The area is highly accessible to the public, wide open and highly visible from public roads and surrounding residential and open areas, especially the route of the promoted Wales Coast Path which runs along its edge, an important linear recreational receptor with high visual sensitivity. It also has outstanding Geological Landscape and Historic Landscape values. Much of the cliff top common land area is designated as Open Access Land. It is very close to the urban edge of south-western Swansea.

LCA 34 Clyne Common

5.77 Clyne Common LCA is the easternmost of the extensive Gower commons. It is primarily defined by its large tract of open rough grazing grassland and the Blackhills and Clyne golf courses, but demarcated by the wooded farmland of the outer areas of the Clyne Valley in the north; by the hard urban edges of Mayals to the east, and Newton and Murton to the south; and by enclosed wooded farmland to the west in the adjacent Barland LCA. There is a strong sense of place, and accessible views are easily obtained from the public rights way and the B4436 public road, and the area is designated as Open Access Land.

Potential Capacity for Caravan and Camping Sites

5.78 It has no capacity for new caravan and camping sites. The area is wide open and highly visible from public roads and surrounding areas, and highly accessible from large parts of the urban south-western edge of Swansea. A substantial section of the northern part of the Common is occupied by golf courses. It also has outstanding Geological Landscape value and Cultural Landscape Value. The area includes features that are historically rare in a regional context.

LCA 35 Clyne Valley

5.79 This urban edge LCA is a large and distinctive, steep-sided wooded valley that runs along the Clyne River, adjacent to the urban area of Swansea, with the course of a dismantled railway line on the western side of the river and the southern edge of Upper Killay forming the AONB boundary. The western and central areas of this LCA are part of the Clyne Valley Country Park. Its northern and eastern boundaries are defined by the urban edges of Dunvant, Killay and Lower Sketty. In the west, the boundary is demarcated by the urban area of Upper Killay and the edges of the northern section of Fairwood Common. It has an existing caravan site in the western area adjacent to Fairwood Park Golf Course at Blackhills.

Potential Capacity for Caravan and Camping Sites

5.80 There is an overall *low to medium* capacity to accommodate camping and caravan sites, with limited potential for expansion adjacent to existing sites with suitable landscape mitigation and detailed design, which is a topic for detailed design considerations.

Overall Landscape Capacity

5.81 This LCA has a landscape character sensitivity of medium. Its visual sensitivity is also medium. The resultant landscape sensitivity is medium and, when combined with the medium-high landscape value, results in an overall landscape capacity which is *low to medium*. The key points are as follows:

- A steep sided enclosed river valley with wooded slopes provides a strong sense of enclosure. To the west the landform is more gently sloping with less dense woodland. The V & S Aspect Area confirms that it '*has a moderate sense of place*' - however the character has been compromised to an extent by the intrusive urban edge of Swansea. These factors result in an overall *medium landscape character sensitivity*;
- Parts of the area are visible from recreational receptors – public roads and footpaths, and a popular cycle route along

the valley – which results in a *medium visual sensitivity*;

The 'moderate' scenic quality and moderate sense of place are defined by the V & S Aspect Area and, although there are locally intrusive urban edges, overall it has a *medium-high overall landscape value*. This is supported by the evaluations for the underlying LANDMAP data, including 'High' and 'Outstanding' values for Historical and Cultural Landscapes, and 'Outstanding' value for Geological Landscapes.

LCA 36 Barland

5.82 This LCA is largely defined by the characteristics of all of the adjoining areas. It is not accessible by public roads and is quite enclosed by woodland and mature field boundary hedgerows with trees which prevent long range views into or out of it. It does contain caravan and camping sites in the extreme northern area adjacent to Fairwood Park Golf Course.

Potential Capacity for Caravan and Camping Sites

5.83 There is an overall *low* capacity to accommodate camping and caravan sites, with limited potential for expansion adjacent to existing sites and in the areas with greater woodland cover, with suitable landscape mitigation and detailed design.

Overall Landscape Capacity

5.84 This LCA has a landscape character sensitivity of medium. Its visual sensitivity is medium-high. The resultant landscape sensitivity is medium and, when combined with the high landscape value, results in an overall landscape capacity which is *low*. The key points are as follows:

- A gently undulating farmland with a mosaic land cover pattern of hedgerow field boundaries providing a sense of enclosure – the wooded area around Hams Wood increases the sense of enclosure to the south east. The V & S Aspect Area confirms that it '*has a strong sense of place*' - however the rural character has been compromised to an extent by the intrusive urban edges of Kittle and Murton Green. These factors result in an overall *landscape character sensitivity of*

medium;

- Some of the area is visible from nearby settlements and a range of recreational receptors – public roads, open access land and footpaths – which results in a *medium-high visual sensitivity*.

The 'high' scenic quality and strong sense of place is defined by the VS Aspect Area. However, although there are locally intrusive urban edges and other detractors, overall it is a largely unspoilt landscape with a *high overall landscape value*. This is supported by the evaluations for the underlying LANDMAP data, including 'High' Visual and Sensory, 'Outstanding' for Historical and Cultural Landscapes, and 'Outstanding' for Geological Landscapes.

LCA 37 Fairwood Common

3.85 Fairwood Common LCA is an extensive area of gently rolling, rough grazing common land that rises to 104m AOD. It includes Swansea Airport in the south eastern corner. It is substantially open, affording some pleasant long views from the public road (B4271) along the long axis of the common from the west, but locally detractive views up to Three Crosses in the north and beyond to the urban edge of Swansea (A4118 and part of B4271 and the minor road to Three Crosses). There are important lowland heathland habitats of international importance. There is a strong sense of place, and accessible views are easily obtained from the public rights way and the B4271, and the area is designated as Open Access Land.

Potential Capacity for Caravan and Camping Sites

5.86 It has no capacity for new caravan and camping sites. The area is wide open and highly visible from public roads and surrounding areas, and highly accessible from large parts of the urban western edge of Swansea. A substantial section of the southern part of the Common is occupied by Swansea Airport. It also has outstanding Geological Landscape value and Cultural Landscape value. The area includes features that are historically rare

in a regional context.

LCA 38 Mynydd Bach y Cocs

5.87 The small but distinctive Mynydd Bach y Cocs LCA is based upon another area of rough grazing common land, but it is small scale and different in form and appearance from most of those in Gower. It has a narrow linear and sinuous form, based largely upon the land cover resulting from its management as common land. There are no settlements and few significant visually detracting elements and there is a strong sense of place.

Potential Capacity for Caravan and Camping Sites

5.88 It has no capacity for new caravan and camping sites. The area is very narrow, highly visible from public roads and surrounding areas, especially the route of the Gower Way which runs through the central section, an important linear recreational receptor with high visual sensitivity. It also has outstanding Geological Landscape, Historic Landscape and Cultural Landscape values.

LCA 39 Llanmorlais

5.89 Llanmorlais LCA is an extensive tract of rolling lowland farmland in north Gower, lying between 20m and 120m AOD, with a mosaic pattern of hedges, and a noticeably wooded character, derived from the scattered copses, broadleaved woodlands and conifer plantations within the area. It has existing caravan and camping sites in the extreme western area at the large Llanrhidian Holiday Park.

Potential Capacity for Caravan and Camping Sites

5.90 There is an overall *low to medium* capacity to accommodate camping and caravan sites, with limited potential for expansion adjacent to existing sites and in the areas with greater woodland cover, with suitable mitigation and design.

Overall Landscape Capacity

5.91 This LCA has a landscape character sensitivity of medium.

Its visual sensitivity is medium-high. The resultant landscape sensitivity is medium and, when combined with the medium to high landscape value, results in an overall landscape capacity which is *low to medium*. The key points are as follows:

- A gently rolling farmland with a mosaic land cover pattern of hedgerow field boundaries and scattered copses providing a sense of enclosure and a wooded character. The V & S Aspect Area confirms that it '*has a moderate sense of place*' - however the rural character has been compromised to an extent by the intrusive urban edges of Crofty and Three Crosses. These factors result in an overall *landscape character sensitivity of medium*;
- Much of the area is visible from the settlements and a range of recreational receptors – public roads, open access land, footpaths and the Gower Way in the southern area – which results in a *medium-high visual sensitivity*;

The 'moderate' scenic quality and sense of place is defined by the V & S Aspect Area data, although the landscape is largely unspoilt beyond the village edges and caravan sites and has a *medium-high overall landscape value*. This is supported by the evaluations for the underlying LANDMAP data, including 'Moderate' value for V & S, 'Outstanding' value for Historical Landscapes, 'High' and 'Outstanding' values for Cultural Landscapes, and 'Outstanding' and 'Moderate' values for Geological Landscapes.

LCA 40 Crofty to Three Crosses

5.92 This LCA, lying to the north of the AONB boundary, is an area of rolling lowland farmland, with an urban influence in the eastern area, where the urban edge encircles the rural area. The western area includes the coastal settlements of Crofty and Penclawdd. Throughout the area, disused mine adits and spoil heaps are remnant of its coal mining history. It does not contain caravan and camping sites.

Potential Capacity for Caravan and Camping Sites

5.93 There is an overall *low to medium* capacity to accommodate

camping and caravan sites, with limited potential for expansion well within the intertidal zone and sub-tidal zone, and so has no adjacent to settlements, and in the areas adjacent to woodland, capacity to accept caravan and camping sites. with suitable landscape mitigation and detailed design, which is a topic for detailed design considerations.

Overall Landscape Capacity

5.94 This LCA has a landscape character sensitivity of medium. Its visual sensitivity is medium-high. The resultant landscape sensitivity is medium - high and, when combined with the medium landscape value, results in an overall landscape capacity which is low to medium. The key points are as follows:

- A generally open and medium scale landscape, with gently undulating landform and a mosaic land cover pattern of field boundaries providing a limited sense of enclosure – scattered areas of woodland and scrub increase the sense of enclosure. The V & S Aspect Area data confirms that it ‘has a moderate sense of place’ - however the rural character has been compromised to an extent by the intrusive urban edges of Three Crosses and Penclawdd, together with the removal of traditional field boundaries. These factors result in an overall medium landscape character sensitivity;
- Much of the area is visible from the settlements and a range of recreational receptors – public roads and footpaths, and the Gower Way in the south eastern area – which results in a medium-high visual sensitivity;

The ‘high’ scenic quality and moderate sense of place – particularly along the coastal fringes - is described by the V & S Aspect. However, there are locally intrusive urban edges and other detractors – and overall it has a medium overall landscape value. This is supported by the evaluations for the underlying LANDMAP data, including ‘Moderate’ Visual and Sensory, and ‘High and ‘Outstanding’ for Historical Landscapes, ‘Outstanding’ to ‘Low’ for Cultural Landscapes, and ‘Moderate’ for Geological Landscapes.

LCA 41 Dalton's Point

5.95 This LCA is entirely estuarine, most of the land being located

Conclusion

5.96 The following LCAs have been identified in Stage 1 of the Capacity Study as having some potential for additional caravan or camping site provisions, subject to more detailed assessment:

- **LCA 8 Llangennith and Llanmadoc**
- **LCA 11 Llanddewi and Reynoldston**
- **LCA 16 Nicholaston and Penmaen**
- **LCA 19 Llanrhidian**
- **LCA 22 Cillibion**
- **LCA 24 Lunnon**
- **LCA 26 Southgate and Pennard**
- **LCA 35 Clyne Valley**
- **LCA 36 Barland -**
- **LCA 39 Llanmorlais**
- **LCA 40 Crofty to Three Crosses**

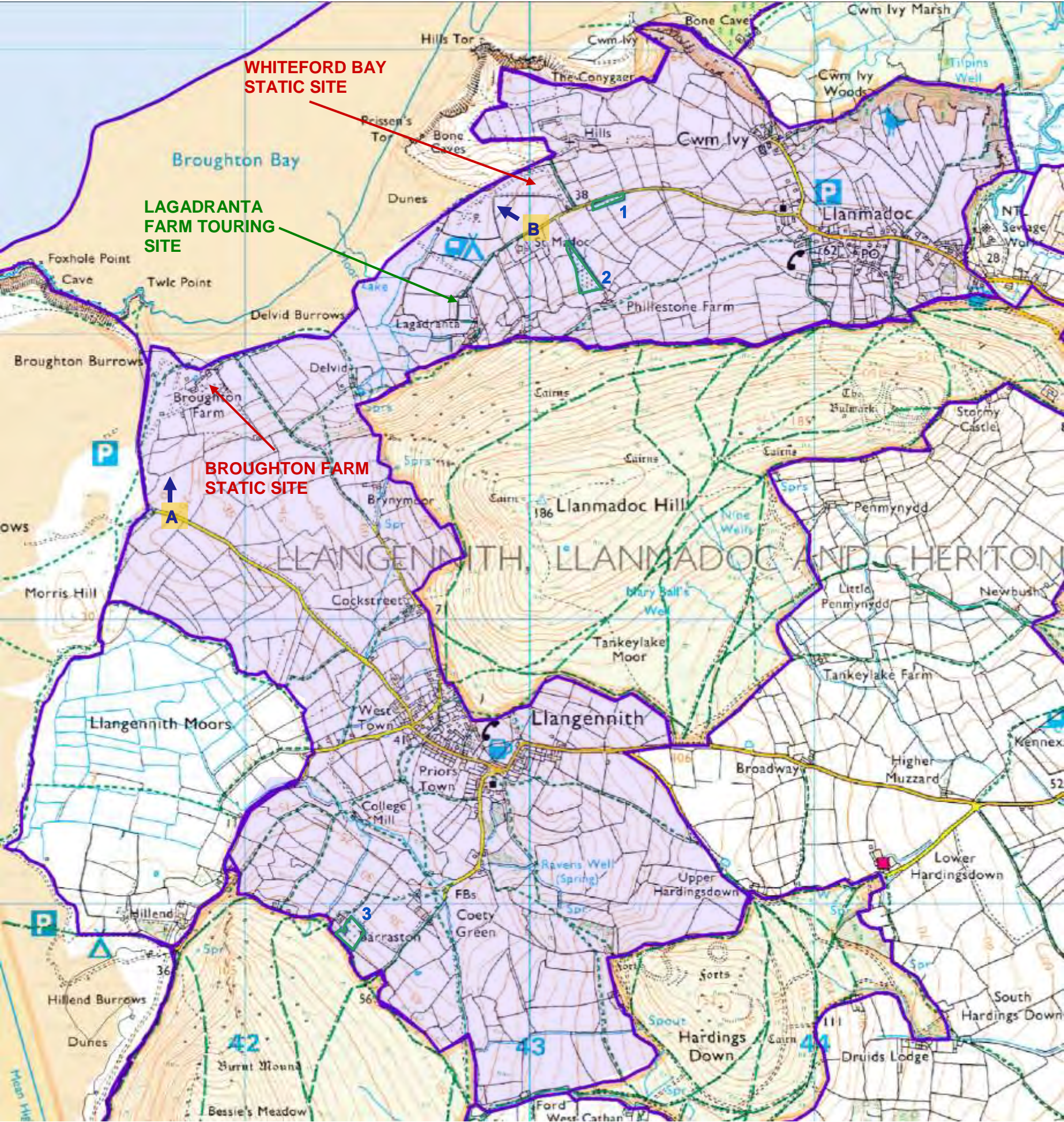
6. Stage 2:

Assessment of identified Landscape Character Areas with potential Landscape Capacity

6.1 Stage 1 identified 11 LCAs as having some potential capacity for the provision of additional caravan and/or camping facilities, without general detriment to their landscape character. These are:

- **LCA 8 *Llangennith and Llanmadoc*** - low capacity, with some scope for additional provision around the existing sites and provision of small sites
- **LCA 11 *Llanddewi and Reynoldston*** - low capacity, with some scope for additional provision around the existing sites and provision of small sites within the inland areas of this large LCA
- **LCA 16 *Nicholaston and Penmaen*** - low capacity, with some scope for additional provision around existing sites and provision of small sites
- **LCA 19 *Llanrhidian*** - low capacity, with scope for additional provision of small sites within the inland areas
- **LCA 22 *Cillibion*** - low-medium capacity, with scope for a new site located wholly within existing mature forestry plantations
- **LCA 24 *Lunnon*** - low capacity, with some scope for additional provision around exiting sites and provision of small sites adjacent to woodland edge
- **LCA 26 *Southgate and Pennard*** - low capacity, with scope for additional provision around existing site and provision of new small sites adjacent to settlement edges and woodland
- **LCA 35 *Clyne Valley*** - low-medium capacity for expansion around the existing site and potential new area within valley
- **LCA 36 *Barland*** - low capacity for additional provision around existing sites and provision of small sites
- **LCA 39 *Llanmorlais*** - low-medium capacity for expansion around the existing site at Llanrhidian Holiday Park and potential for new sites inland
- **LCA 40 *Crofty to Three Crosses*** - low-medium capacity for new sites within hinterland between Dunvant and Gowerton

N.B. Only key locations for expansion/areas of search have been highlighted, founded upon the current baseline condition of existing sites. Appropriate design mitigation measures may create further capacity for expansion at other sites and areas of search in due course.



LCA 8 Llangennith and Llanmadoc

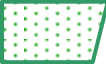
KEY

WHITEFORD BAY
STATIC SITE


Existing Residential Site

LAGADRANTA FARM
TOURING SITE

Existing Permanent Site

 1

Existing Temporary Site (1-3)
[see Section 7 for details]



Photographic Locations for
fixed-point monitoring

LCA 8 Llangennith and Llanmadoc



BROUGHTON BAY CARAVAN PARK

Key Landscape and Visual Issues:

- Caravan parks are an established feature at the coastal edge, notably at Broughton Bay and Whiteford Bay. They are conspicuous in certain views, from public roads and higher ground and beach viewpoints. They are discordant elements in an otherwise largely balanced and harmonious naturalistic coastal landscape - and are especially intrusive on night-time tranquillity, through increased levels of overhead lighting
- Attractive villages with distinctive historic church towers as local landmarks at Llangennith and Llanmadoc, benefitting from a fine hill backdrop formed by the juxtaposition of Llanmadoc Hill, Rhossili Down and Hardings Down
- Protect the extensive sea views - in an arc from west to north - which are a key characteristic, and reinforce the strong coastal sense of place. Maintain adequate separation between the caravan and camping sites to ensure that these special qualities are not compromised



Photograph Location A [OSGR SS 417 924]: Broughton Caravan site has minimal integration within the landscape apart from its siting adjacent to Broughton Burrows to the northwest. Reinforce existing field boundaries along south and eastern site, improve internal layout and density to make site less incongruous and intrusive



Photograph Location B [OSGR SS 429 934]: The impact of this area of Whiteford Bay Static Site is reduced by the adjacent burrows, a partially vegetated field boundary [in need of management and reinforcing planting] and the use of cutting into sloping landform to set the caravans lower in this view



Photograph Location B [OSGR SS 429 934]: Whiteford Bay Static Site is viewed from the south against a landform backdrop. This higher landform provides screening from northerly views, but there is no screening by landform or vegetation in this close view from the minor public road to the south



WHITEFORD BAY CARAVAN SITE and LAGADRANTA CARAVAN & CAMP SITE

Opportunities:

Opportunities at Whiteford and Broughton:

- Improve site layout and screening through internal and boundary planting, and/or use of existing woodland or hedgerows
- Promote changes to colours of caravans which cannot be effectively screened or assimilated by other means
- Install low-level lighting that directs the glow downwards, and avoid the yellow sodium range

Potential Landscape Capacity at Lagadranta:

- Resulting from screening from the existing woodland and landform, combined with a low incidence of visual receptors
- Opportunity to incorporate 2 fields to the west and south-west of the existing Touring Site for caravans. Maintain caravan density as existing. Manage woodland to maintain screen and separation from Llanmadoc Hill. Manage existing hedges to maximise screening for adjacent 250-tent site to north, particularly to minimise any potential cumulative effects and perceived coalescence with Whiteford Bay Static Site




LCA 11 Llanddewi and Reynoldston

KEY

BRIARWOOD STATIC SITE Existing Residential Site

GOWER FARM TOURING SITE Existing Permanent Site

 **1** Existing Temporary Site (1-10)
[see section 7 for details]

 **C** **D** Photographic Locations for fixed-point monitoring

GREENWAY HOLIDAY PARK

SEALANDS FARM STATIC SITE

GREEN MEADOW STATIC SITE

LCA 11 Llanddewi and Reynoldston



Photograph Location C, on A4118 [OSGR SS 464 859]: Horton Farm Caravan Park is partially set within a framework of existing hedgerows. Reinforce existing field boundaries and pull back caravans that are hard up against hedges; improve internal layout and density to make the site less intrusive within this generally open landscape

Key Landscape and Visual Issues:

- Caravan and camping sites are an established feature at the coastal edge, notably around Horton and Oxwich Green. They are conspicuous in certain views, from public roads and higher ground and beach viewpoints. They are discordant elements in an otherwise largely balanced and harmonious naturalistic coastal landscape - and especially intrusive on night-time tranquillity, through increased levels of overhead lighting
- Retain and conserve the field boundary hedgebank network
- Use sympathetic landform design, as well as woodland, tree and hedge-row planting schemes, to assimilate new development and minimise any potential landscape and visual impacts
- The extensive sea views are a key characteristic and reinforce the strong coastal sense of place, so maintain adequate separation between the caravan and camping sites to ensure that these special qualities are not compromised



GOWER HOLIDAY VILLAGE

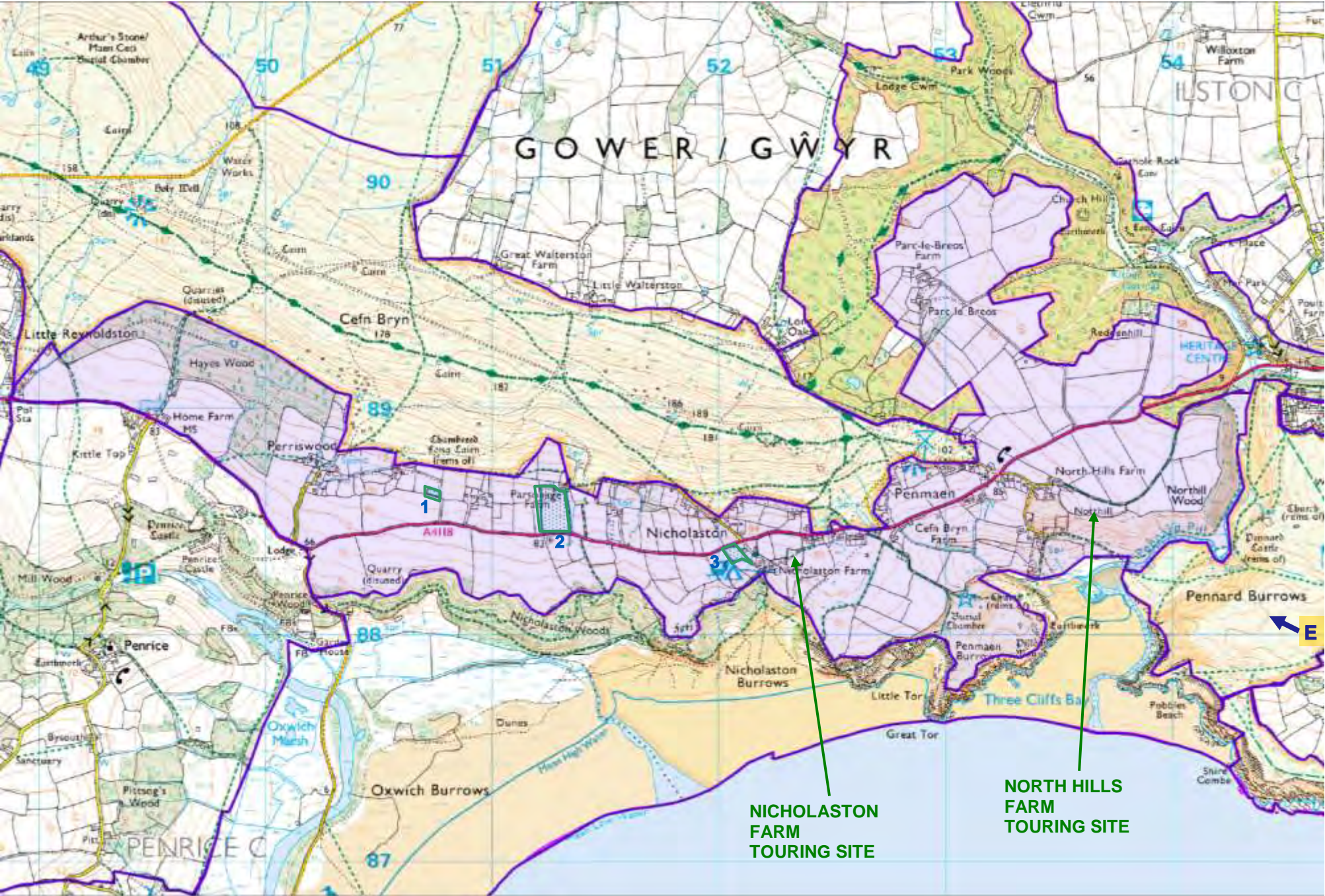
Opportunities:

Opportunities at the larger sites - including Horton Farm and Bank Farm

- Improve site layout and screening through internal and boundary planting, and/or use of existing woodland or hedgerows
- Promote changes to colours of caravans which cannot be effectively screened or assimilated
- Install low-level lighting that directs the glow downwards, and avoid the yellow sodium range

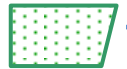

Potential Landscape Capacity at Gower Holiday Village, Scurlage:

- Resulting from screening from the existing hedges and existing built form, combined with a low incidence of visual receptors - apart from road users on B4247, whose views are partially screened by the roadside hedge-row
- Opportunity to incorporate 2 fields to the west and of existing touring site for caravans. Maintain caravan density as existing. Manage existing hedges to maximise screening, particularly to minimise any potential cumulative effects and views from the B4247, a popular tourist route



LCA 16 Nicholaston & Penmaen

KEY

- NICHOLASTON FARM TOURING SITE** Existing Permanent Site
-  Existing Temporary Site (1-3) [see section 7 for details]
-  Photographic Location for fixed-point monitoring

LCA 16 Nicholaston and Penmaen



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Key Landscape and Visual Issues:

- Caravan and camping sites are an established feature at Nicholaston and North Hills Farm. They are visible in certain views from higher ground viewpoints, and are potentially discordant elements in a largely balanced and unspoilt coastal landscape - and are particularly intrusive on night-time tranquillity, through increased levels of lighting
- A band of farmland lying between the coastal edge and Cefn Bryn, with a strong sense of place and impressive coastal views, especially to Three Cliffs Bay
- Accessible through its network of public rights of way, the Wales Coast Path and areas of Open Access Land
- Maintain and conserve, through the use of traditional management techniques, the distinctive field boundary hedgebanks and the resulting field pattern

NICHOLASTON FARM CARAVAN & CAMPING SITE

Opportunities:

Opportunities at Nicholaston Farm:

- Improve site layout and density through internal and boundary planting
- Manage existing hedgebanks and woodland to maintain separation and screen from coastal views
- Install low-level lighting that directs the glow downwards, and avoid the yellow sodium range

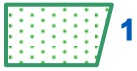
Potential Landscape Capacity at Nicholaston Farm:

- Resulting from screening from the existing woodland
- Opportunity to incorporate 1 field to the southwest of existing touring site for caravans. Maintain caravan density as existing. Manage woodland to maintain screen and separation from coast



LCA 19 Llanrhidian

KEY



Existing Temporary Site (1-4)
[see section 7 for details]



Photographic Location for
fixed-point monitoring

LCA 19 Llanrhidian



View north east from common land south of Cheriton. Manage and retain existing field boundaries to maintain the mosaic pattern of farmland.



View north west from common land on Cefn Bryn across the generally unspoilt mosaic fieldscape with scattered farmsteads to the distinctive escarpment that lies adjacent to the Loughor Estuary. The strong field pattern provides some capacity for small sites within this LCA.

Key Landscape and Visual Issues:

- Long escarpment along Loughor Estuary is a locally distinctive landform, with a strong sense of place, influenced by the panoramic views over the adjacent Loughor Estuary
- Accessible through its network of roads and public rights of way, the Wales Coast Path and the Gower Way
- Unspoilt settled farmland, with a distinct fieldscape pattern that is vulnerable able to change brought about by boundary hedgerow removal or neglect
- Control caravan and camping site developments or extensions within this LCA and adjacent areas to prevent adverse landscape and visual effects

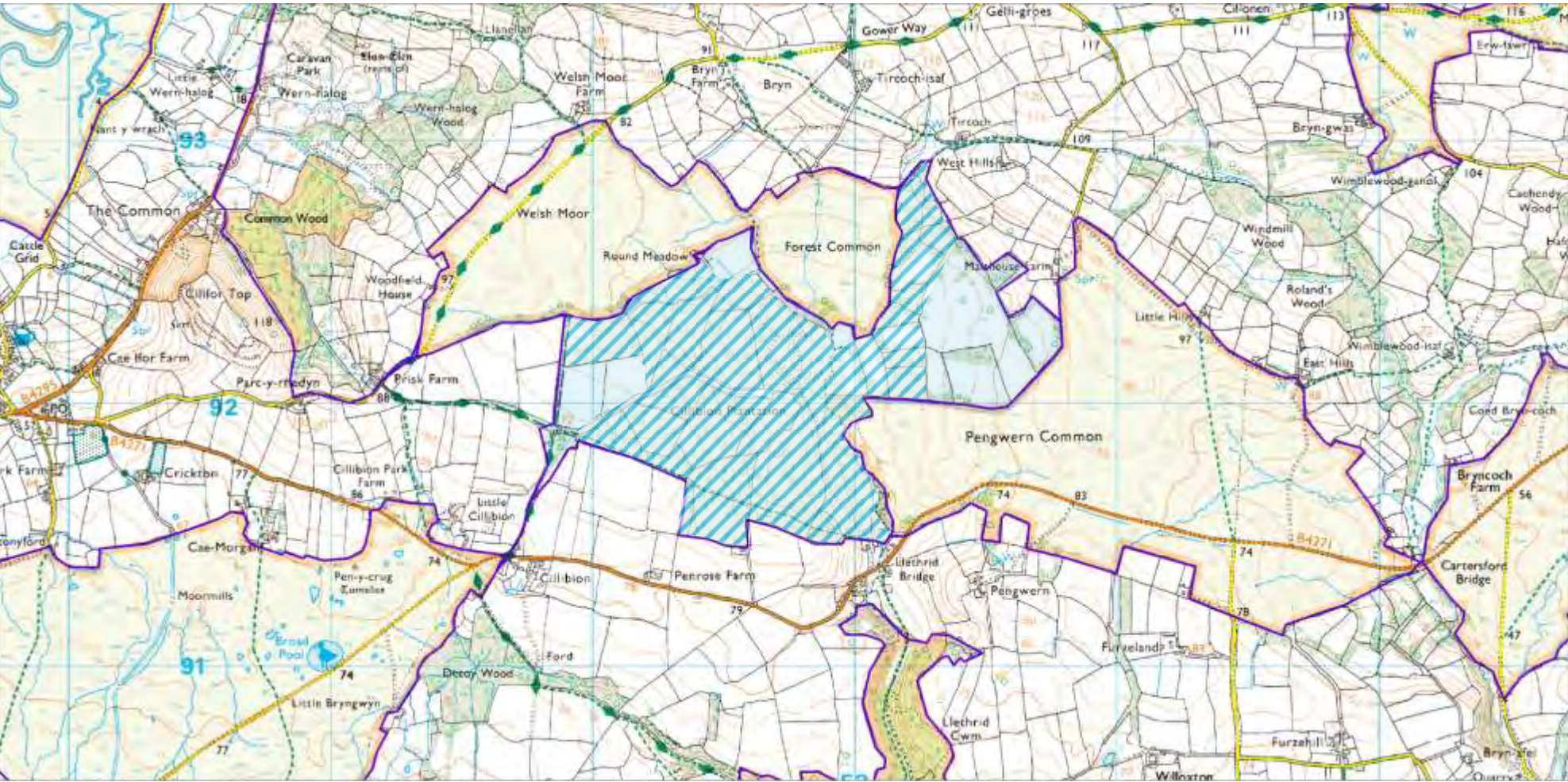
Opportunities:

Opportunities at Llanrhidian Holiday Park in immediately adjacent LCA to northeast:

- Improve site layout and density through internal and boundary planting in central and western area, and use of existing woodland or hedgerows

Potential Landscape Capacity within LCA 19:

- Generally unspoilt farmland with a distinctive mosaic pattern; medium-high level recreational receptors with elevated views from adjacent common land at Cefn Bryn
- Potential landscape capacity limited to small sites *[refer to Section 7 for details]*



LCA 22 Cillibion Plantation

KEY



Area of Search with potential landscape capacity for new caravan and camping sites

LCA 22 Cillibion Plantation



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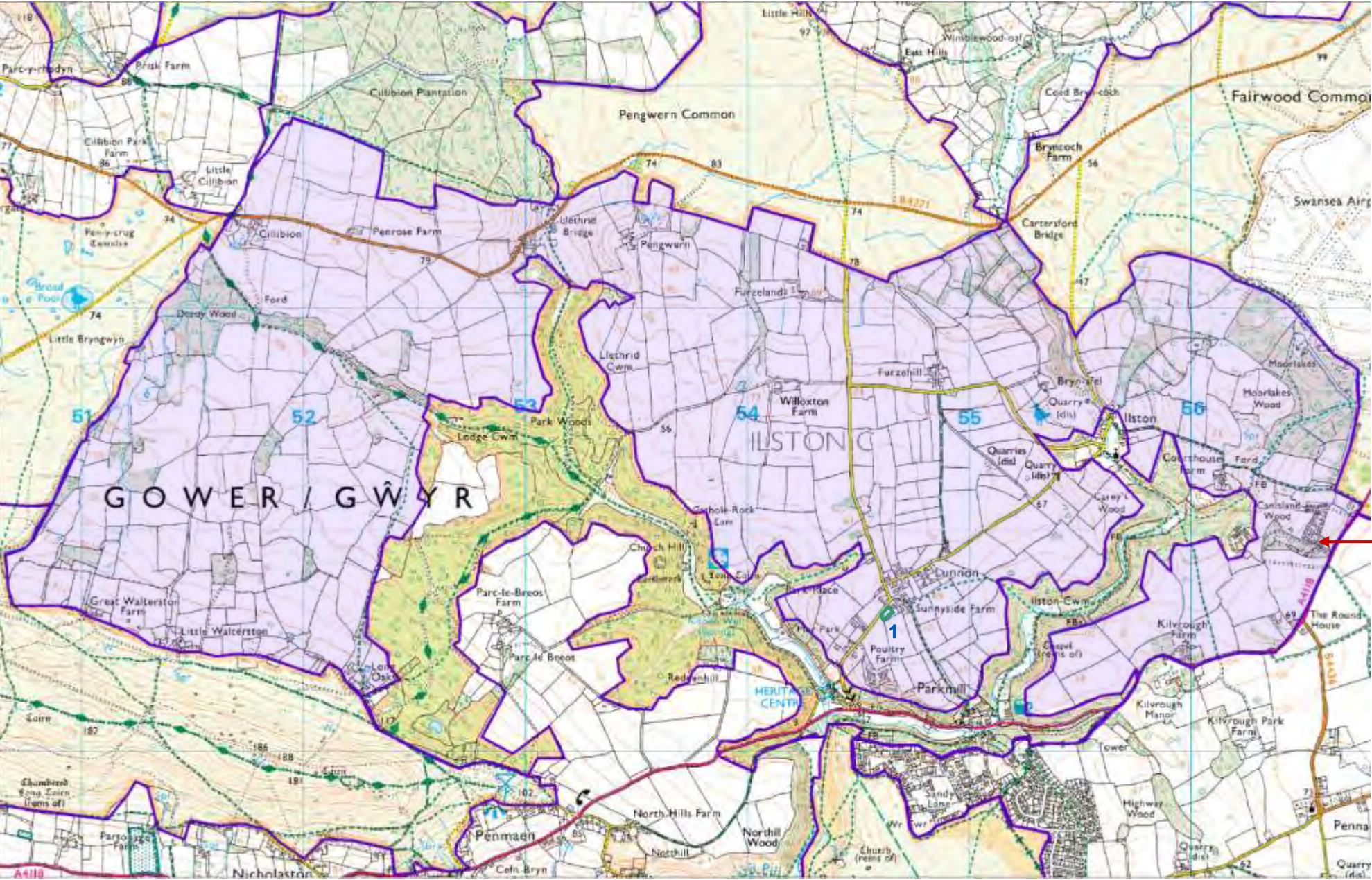
Key Landscape and Visual Issues:

- Sympathetic forest management to conserve and enhance the appearance and accessibility of the woodland areas; conserve the interspersed open habitats
- Identify the most visually-sensitive areas where intrusive elements are conspicuous, and retain and conserve the field boundary hedgebank network
- The area lies adjacent to areas of lowland common land to north west, north east and east. New development should respect the traditional relationship of adjacent built form to the edges of the common and ensure that the setting of the common land is not compromised
- High level of tranquillity, due to the absence of settlement and the screening effects of dense coniferous woodland

Opportunities:

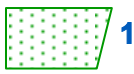
Potential Landscape Capacity at Cillibion Plantation:

- Area of search within established woodland of Cillibion Plantation; its landscape capacity is derived from the strong framework of woodland, scrubland and mature hedgerows, set within rolling landform
- Opportunity for caravan and camping site development, fully enclosed within the dense coniferous woodland areas and designed to be properly integrated into the forest and its productive management
- Protect and manage existing boundary hedgebanks to both the adjoining commons, together with other visually significant hedgebanks



LCA 24 Lunnon

KEY



Existing Temporary Site
[see section 7 for details]

CANNISLAND PARK

LCA 24 Lunnon



View across small- to medium-sized fields bounded by mature hedgerows, surrounded by established mature woodland, which provide enclosure and limit long views across this rural landscape.

Key Landscape and Visual Issues:

- Largely unspoilt mosaic farmland, enclosed by mature woodland
- High level of tranquillity results from the sparse settlement pattern, combined with limited accessibility from the local public roads and rights of way network
- Use sympathetic landform design, as well as woodland, tree and hedgerow planting schemes, to assimilate new development and minimise any potential landscape and visual impacts
- Little existing provision for caravan or camping - apart from the small temporary site at Great Lunnon Farm



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CANNISLAND PARK CHALET SITE

Opportunities:

Opportunities at Cannisland Park in immediately adjacent LCA to northeast:

- Improve site layout and density through internal planting
- Install low-level lighting that directs the glow downwards, and avoid the yellow sodium range

Potential Landscape Capacity at Cannisland Park:

- Resulting from screening from the existing woodland and landform, combined with a low level of visual receptors
- Opportunity to incorporate at least 1 field to the north of existing chalet site for caravans. Manage woodland to maintain screen and separation from the more open fieldscape of Lunnon to the north west, and from the more distant Fairwood Common to the northeast



LCA 26 Southgate & Pennard

KEY

- FAIRFIELD CARAVAN PARK STATIC SITE Existing Residential Site
- ← E Photographic Location for fixed-point monitoring

LCA 26 Southgate and Pennard



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FAIRFIELD CARAVAN PARK

Key Landscape and Visual Issues:

- Retain and conserve the field boundary hedgebank network
- Ensure that settlement expansion and settlement edges are developed in a manner which takes account of the high degree of visibility across this landscape
- Accessible from local public roads, rights of way network and the Wales Coast Path
- Use sympathetic landform design, as well as woodland, tree and hedgerow planting schemes, to assimilate new development and minimise any potential landscape and visual impacts

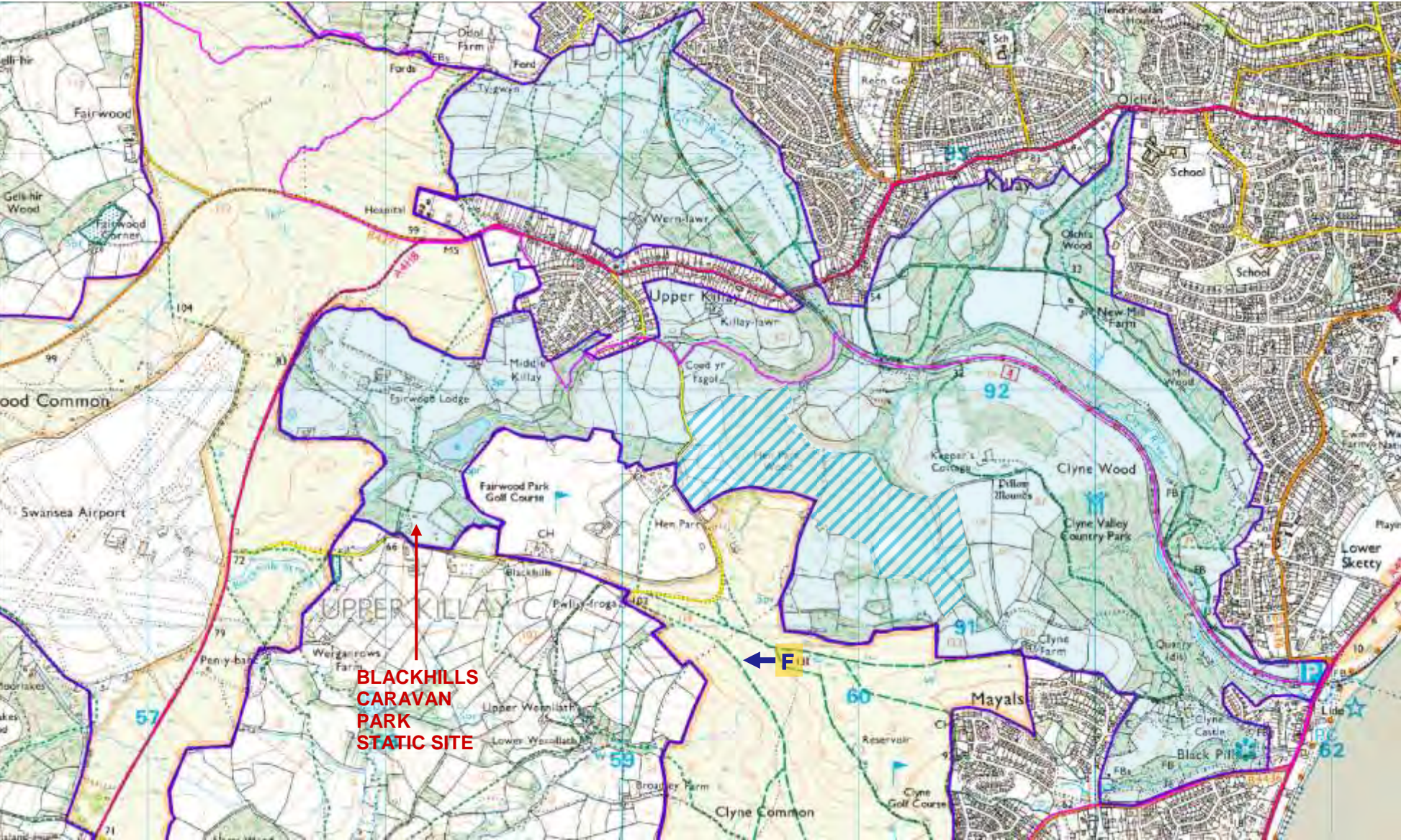
Opportunities:

Opportunities at Fairfield Caravan Park:

- Improve site layout and reduce density through internal and boundary planting, with management of existing hedgerow along boundaries
- Install low-level lighting that directs the glow downwards, and avoid the yellow sodium range

Potential Landscape Capacity at Fairfield Caravan Park:

- Resulting from screening from the existing hedgerows
- Opportunity to incorporate 1-2 fields to the north east of existing site as a potential expansion area of the site. Reduce caravan density.
- Opportunity for new touring site for caravans and camping. Manage existing hedges to maximise screening, particularly to minimise any potential visual effects from surrounding residential area of Southgate



LCA 35 Clyne Valley

KEY

- Existing Residential Site
- Photographic location for fixed-point monitoring
- Area of Search with potential landscape capacity for new caravan and camping

LCA 35 Clyne Valley



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BLACKHILLS CARAVAN PARK

Key Landscape and Visual Issues:

- A large-scale, attractive, wooded river valley landscape, with no settlements.
- A strong sense of place, recovering from an industrial past and influenced by the presence of the urban edge of Swansea along the eastern skyline
- Highly accessible, through its management as a Country Park and close proximity to urban areas, via National Cycle Route 4 and the local network of public rights of way
- Acts as a buffer zone to the AONB against urban influences from the westward development of this area of Swansea

Area of search to the north west of Mayals /south east of Upper Killay with landscape capacity derived from strong framework of woodland and mature hedgerow on rolling landform within valley



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Opportunities:

Opportunities at Blackhills Caravan Park:

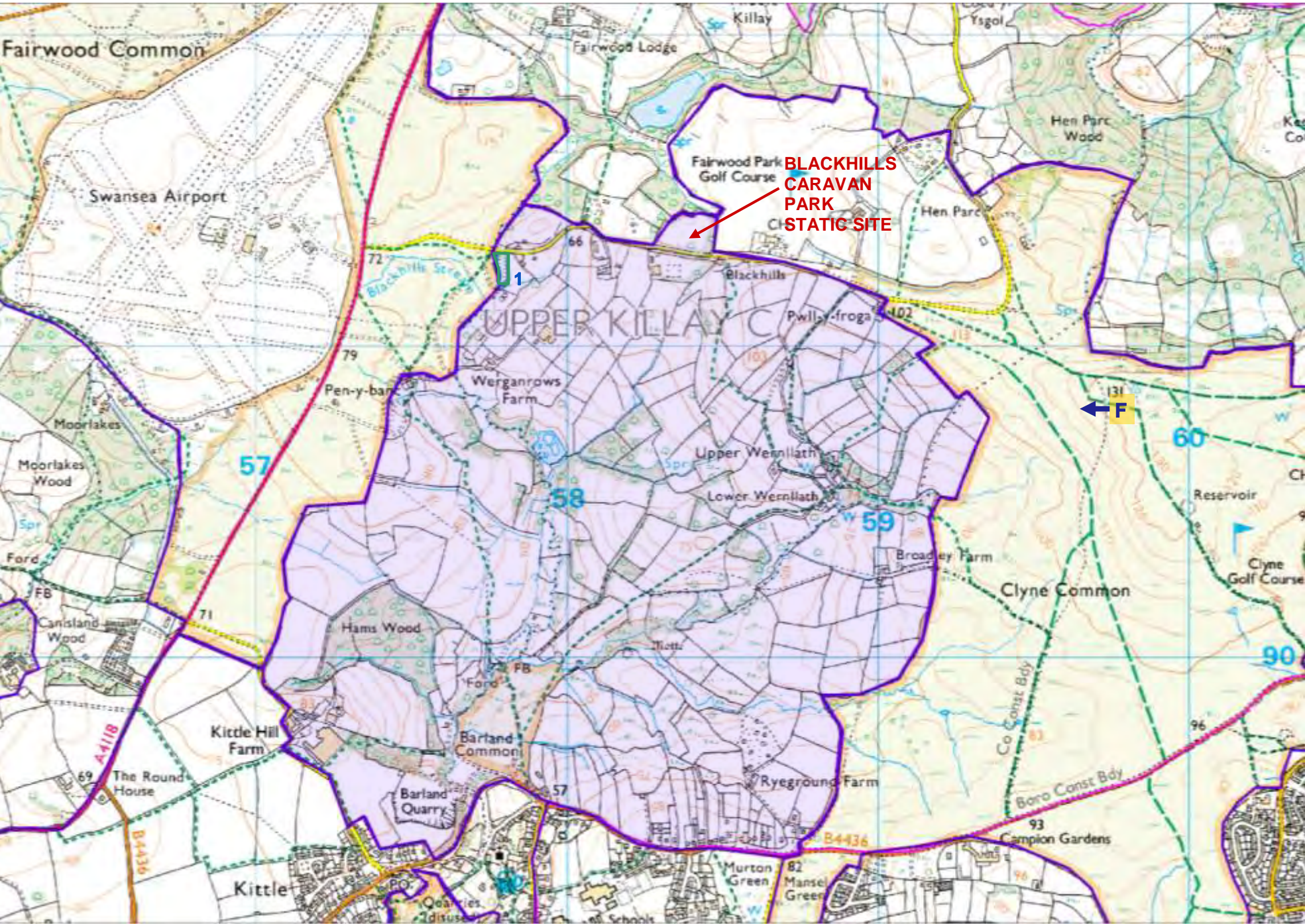
- Improve site layout and density through internal and boundary planting, within southern and central areas
- Manage woodland to maintain separation and screen from Fairwood Common
- Install low-level lighting that directs the glow downwards, and avoid the yellow sodium range

Potential Landscape Capacity for expansion at Blackhills Caravan Park:

[refer to LCA 36 Barland for details]



Potential Search Area with Landscape Capacity north west of Mayals:

- Resulting from screening from the existing woodland and valley landform, combined with a low level of visual receptors, apart from a local right of way that passes north-south through Hen Parc Wood - however, woodland and landform will combine to effectively screen wider views.
- Opportunity for new touring site for caravans and camping. Manage woodland to maintain screen and buffer from lowland common land to south. Manage existing hedges to maximise screening, particularly to minimise any potential visual effects from surrounding residential areas of Mayals and Upper Killay, and from recreational receptors within the Country Park



LCA 36 Barland

KEY

- BLACKHILLS CARAVAN PARK STATIC SITE** Existing Residential Site
-  Existing Temporary Site [see section 7 for details]
-  Photographic Location for fixed-point monitoring

LCA 36 Barland



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BLACKHILLS CARAVAN PARK

Key Landscape and Visual Issues:

- Largely unspoilt enclosed wooded farmland, with a high level of tranquillity
- Very accessible via Open Access Land, the local network of public rights of way and minor roads; proximity to settlement.
- Maintain the open character of Barland Common, through favourable vegetation management, and ensure that any new development respects the traditional relationship of adjacent buildings to the edges and the setting of common land
- Vulnerable to landscape and visual effects arising from potential expansion of caravan park, if the existing strong vegetation framework is not retained and conserved

Potential Landscape Capacity to the south west of existing Blackhills Caravan Park



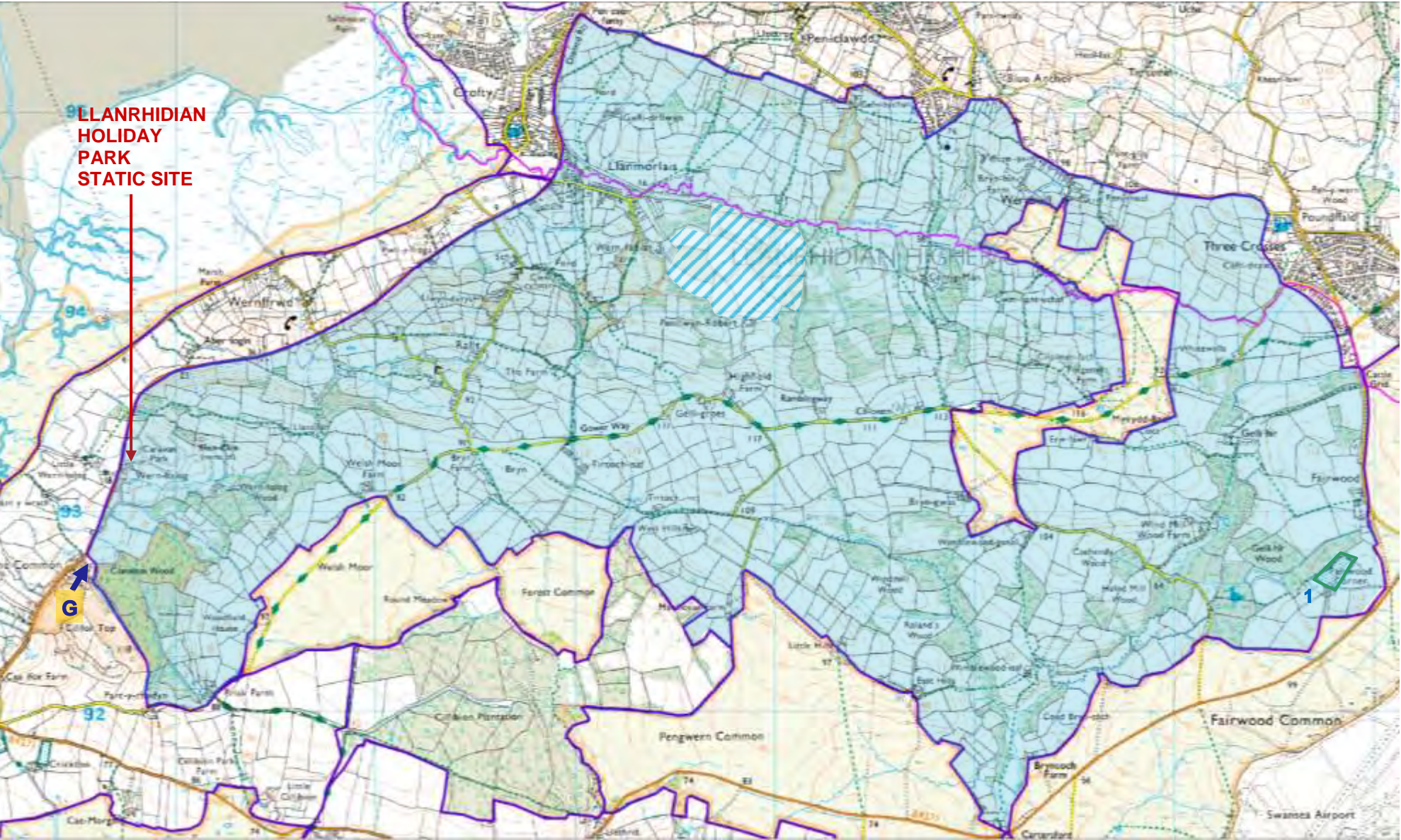
Opportunities:

Opportunities at Blackhills Caravan Park:

- Improve site layout and density through internal and boundary planting, within the southern and central areas
- Manage woodland to maintain separation and screen from Fairwood Common
- Install low-level lighting that directs the glow downwards, and avoid the yellow sodium range

Potential Landscape Capacity at Blackhills Caravan Park:

- Resulting from screening from the existing woodland and landform combined with a low level of visual receptors
- Opportunity to incorporate 1 field to the southwest of existing touring site for caravans. Maintain caravan density as existing, particularly in southern/central areas. Manage woodland to maintain screen and separation from Fairwood Common. Manage existing hedges and reinforce understorey in woodland to maximise screening and minimise any potential landscape and visual effects from the adjacent area of Fairwood Common, and from the more distant Clyne Common



LCA 39 Llanmorlais

KEY

LLANRHIDIAN HOLIDAY PARK STATIC SITE Existing Residential Site



Photographic location for fixed-point monitoring



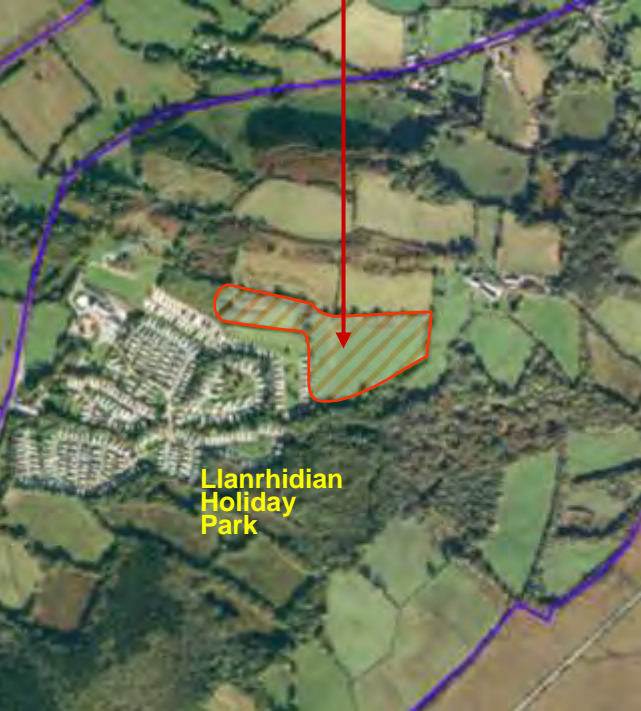
Area of Search with potential landscape capacity for new caravan and camping

LCA 39 Llanmorlais



LLANRHIDIAN HOLIDAY PARK

Potential Landscape Capacity for extension to the north and east of Llanrhidian Holiday Park



LLANRHIDIAN HOLIDAY PARK

Area of search to the east of Llanmorlais with landscape capacity



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Key Landscape and Visual Issues:

- Control caravan and camping site developments or extensions so that intrusive visual effects are prevented
- Consider incentive schemes to alter the colour of caravans where they cannot be effectively screened or assimilated into the landscape by landform or vegetation
- Landscape has a strong sense of place and a settled feel
- Long attractive views out to the south and west, in particular from the higher open ground
- Small areas of lowland common land with the traditional farmstead settlement pattern around them. New development should respect the traditional relationship of adjacent built form to the edges of the common and ensure that the setting of the common land is not compromised

Opportunities:

Opportunities at Llanrhidian Holiday Park:

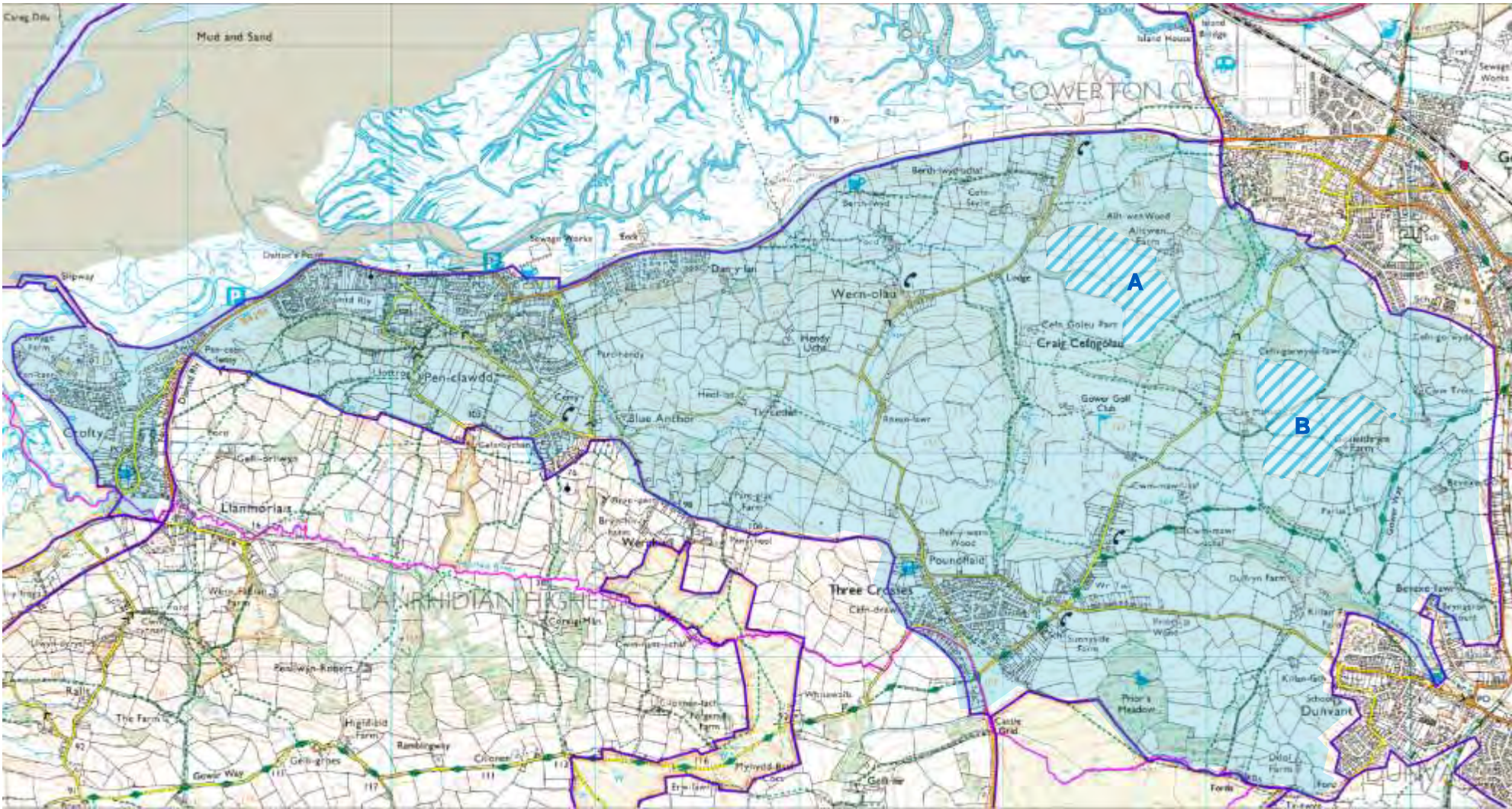
- Improve site layout and density through internal and boundary planting in central and western area, and use of existing woodland or hedgerows

Potential Landscape Capacity at Llanrhidian Holiday Park:

- Resulting from screening from the existing woodland and landform combined with low level of visual receptors
- Opportunity to incorporate 2 fields to the north and east of existing site as a potential expansion area of the site. Maintain caravan density as existing in easternmost fields
- Manage woodland to maintain screen and assimilation into the wider landscape. Manage existing hedges to maximise screening for adjacent 250 tent site to north, particularly to minimise any potential cumulative effects, and visual effects from open access land at Cilifor

Potential Search Area with Landscape Capacity east of Llanmorlais:

- Derived from strong framework of woodland and mature hedgerows on gently sloping north-facing valley side, combined with low level of visual receptors, apart from the Gower Way that passes along a minor road approximately 0.5km south. However, the roadside hedge, hedgerow field boundaries and landform combine to effectively screen views.
- Opportunity for new touring site for caravans and camping. Manage woodland to maintain screen and buffer from lowland common land. Manage existing hedges to maximise screening, particularly to minimise any potential visual effects from Llanmorlais



LCA 40 Crofty to Three Crosses

KEY



A B Area of Search with potential landscape capacity for new caravan and camping sites

LCA 40 Crofty to Three Crosses

A. Area of search southwest of Gowerton with landscape capacity derived from strong framework of woodland and hedgerow on rolling landform



B. Area of search to the south of Gowerton with landscape capacity derived from the strong framework of woodland and mature hedgerow on rolling landform



Key Landscape and Visual Issues:

- Maintain and conserve, through the use of traditional management techniques, the distinctive field boundary hedgebanks
- Attractive views out over the Loughor Estuary
- Accessible from local public roads, the public rights of way network and the Gower Way
- Use sympathetic landform design, as well as woodland, tree and hedgerow planting schemes, to assimilate new development and minimise any potential landscape and visual impacts

Opportunities:

Potential Search Area A with Landscape Capacity south west of Gowerton:

- Resulting from screening from the existing woodland and hedgebanks and landform, combined with a low level of visual receptors
- Opportunity for new touring site for caravans and camping [not all of the area may be suitable, due to sloping landform]. Manage woodland and existing hedges to maximise screening, particularly to minimise any potential visual effects from Gower Golf Club and public rights of way.

Potential Search Area B with Landscape Capacity south of Gowerton:

- Resulting from screening from the existing woodland, hedgebanks and landform, combined with low level of visual receptors, apart from the Gower Way, which passes along a minor road approximately 0.25km south. However, the road-side hedge, hedgerow field boundaries and landform combine to effectively screen views [not all of the area may be suitable due to sloping landform]
- Opportunity for new touring site for caravans and camping [not all of the area may be suitable due to sloping landform]. Manage woodland and existing hedges to maximise screening, particularly to minimise any potential visual effects from the Gower Way

**7. Stage 2:
Assessment of Small Sites with Temporary
Planning Permission**

7.1 Stage 1 identified 11 Gower LCAs as having some potential for new caravan and camping sites, or for the expansion of existing facilities.

7.2 Of these 11 LCAs, the following 7 LCAs contain small sites (of between 1-5 units) which have temporary planning permissions:

LCA 8	Llangennith and Llanmadoc
LCA 11	Llanddewi and Reynoldston
LCA 16	Nicholaston and Penmaen
LCA 19	Llanrhidian
LCA 24	Lunnon
LCA 36	Barland
LCA 39	Llanmorlais

LCA 8 Llangennith & Llanmadoc

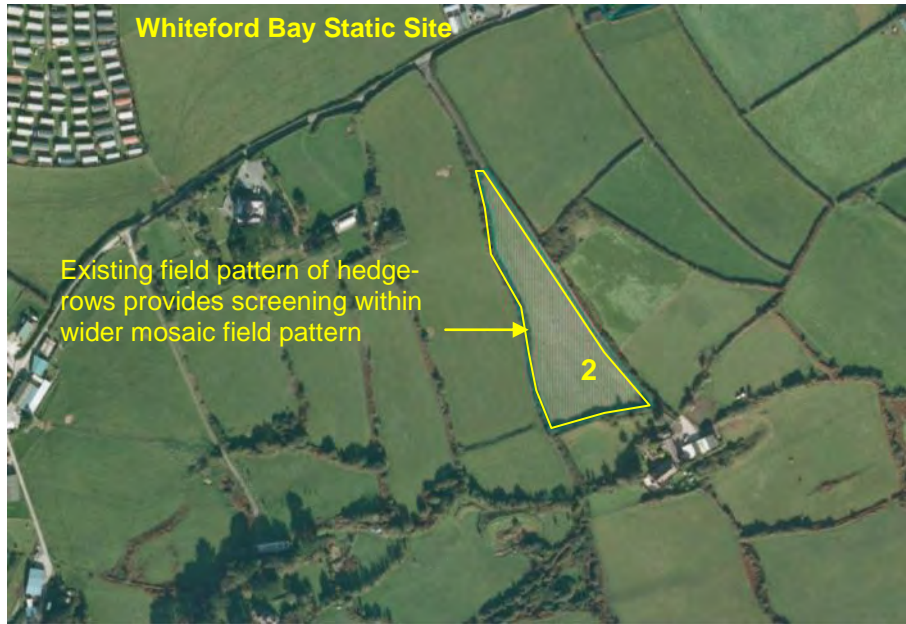


Small Sites:

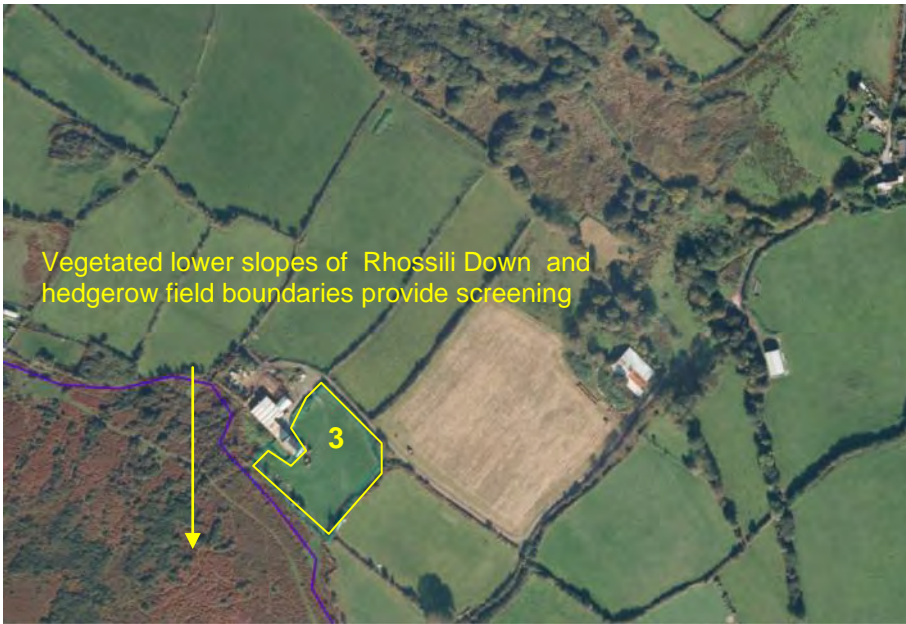
- 1. Orchard Park Farm Caravan Club Site** has a temporary planning permission for 5 touring caravans, within a 0.28-hectare field. The site is adjacent to the minor public road, bounded by a roadside hedge, with mature hedgerows on the remaining 3 sides. There are potential cumulative effects - particularly for road users - which would be partially visible above the roadside hedge on the rising ground within the site, and the Whiteford Bay Static Site, situated approximately 0.1km to the north west
- 2. Phillistone Farm** has a temporary planning permission for 5 touring caravans, within a 0.7-hectare field. The site is not adjacent to the minor public road and, although it is situated on rising land to the south, there is potential for sufficient screening from close-range views and enclosure provided by the mature hedgerows which form the field boundaries. This site could therefore be granted full planning permission without detrimental landscape effects, provided that the existing field boundaries are managed appropriately, which should be secured by an appropriate planning mechanism
- 3. Barraston Hall** has a temporary planning permission for 5 touring caravans, within a 0.62-hectare field. The site is bounded by mature hedgerows on all sides, and contained by the rising landform of Llanmadoc Hill to the south. A public footpath runs along the northern boundary, but there is sufficient screening from close range views provided by farm buildings and mature hedgerows along the field boundaries. This site could therefore be granted full planning permission without detrimental landscape effects, provided that the existing field boundaries are managed appropriately which should be secured by an appropriate planning mechanism



Orchard Park Farm Caravan Club Site

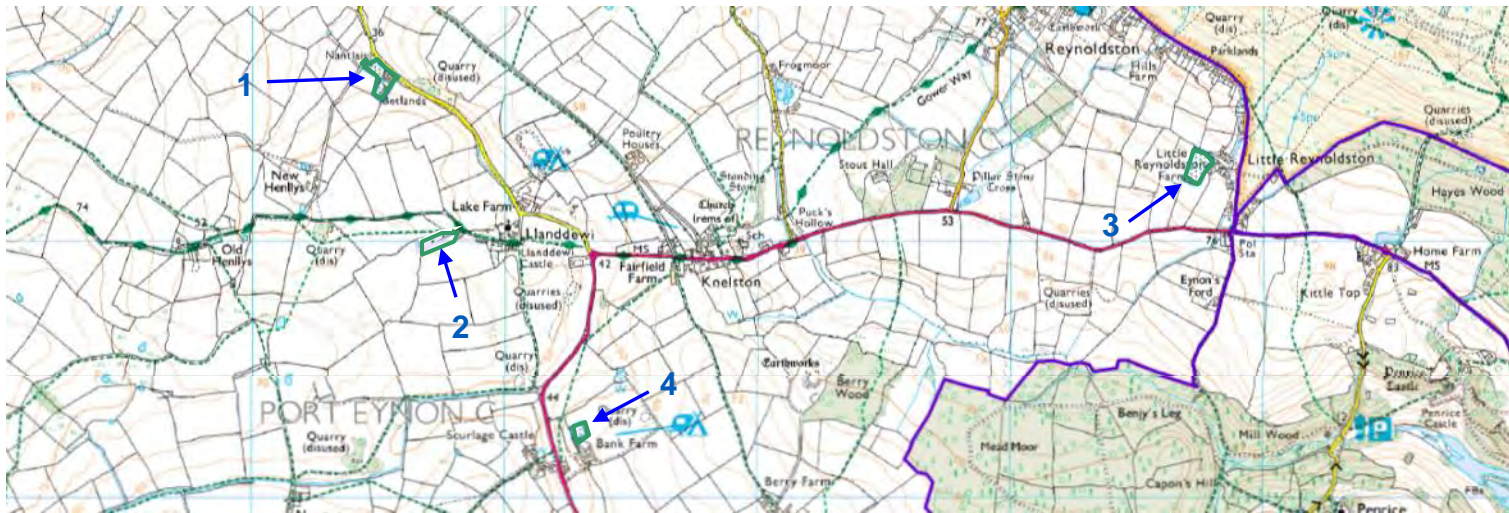


Phillistone Farm



Barraston Hall

LCA 11 Llanddewi and Reynoldston [north]



Small Sites:

1. Betlands Farm has a temporary planning permission for 5 tents, within a 0.9-hectare field. The site is adjacent to the farm buildings and a minor road, bounded by a roadside hedgerow, with hedges along the remaining field boundaries. The site is generally visually contained and could therefore be granted full planning permission without detrimental landscape effects, provided that the existing field boundaries are managed appropriately, which should be secured by an appropriate planning mechanism

2. Sunnyside Farm Caravan Club Site has a temporary planning permission for 5 touring caravans, within a 0.8-hectare field. The site does not lie along the adjacent public road and is bounded by mature hedgerows on all sides. A public right of way runs along the northern boundary, but there is sufficient screening and enclosure provided by the mature hedgerows forming the field boundaries. This site could therefore be granted full planning permission without detrimental landscape effects, provided that the existing field boundaries are managed appropriately, which should be secured by an appropriate planning mechanism

3. Little Reynoldston Caravan Club Site has a temporary planning permission for 5 touring caravans, within a 1-hectare field. The site is bounded by mature hedges and built form to the east. It is partially screened from A4118 by a roadside hedge, and from the more elevated views from Cefn Bryn by a combination of vegetation and built form. This site could therefore be granted full planning permission without detrimental landscape effects, provided that the existing field boundaries are managed appropriately, which should be secured by an appropriate planning mechanism

4. Bank Farm Caravan Club Site has a temporary planning permission for 5 touring caravans, within a 0.3-hectare field. The site is bounded by mature hedges on all sides, and built form to the south. A public right of way runs approximately 50m from its western boundary - adjacent to the A4118 - but field boundaries and rising landform effectively screen close-range inward views. This site could therefore be granted full planning permission without detrimental landscape effects, provided that the existing field boundaries are managed appropriately, which should be secured by an appropriate planning mechanism



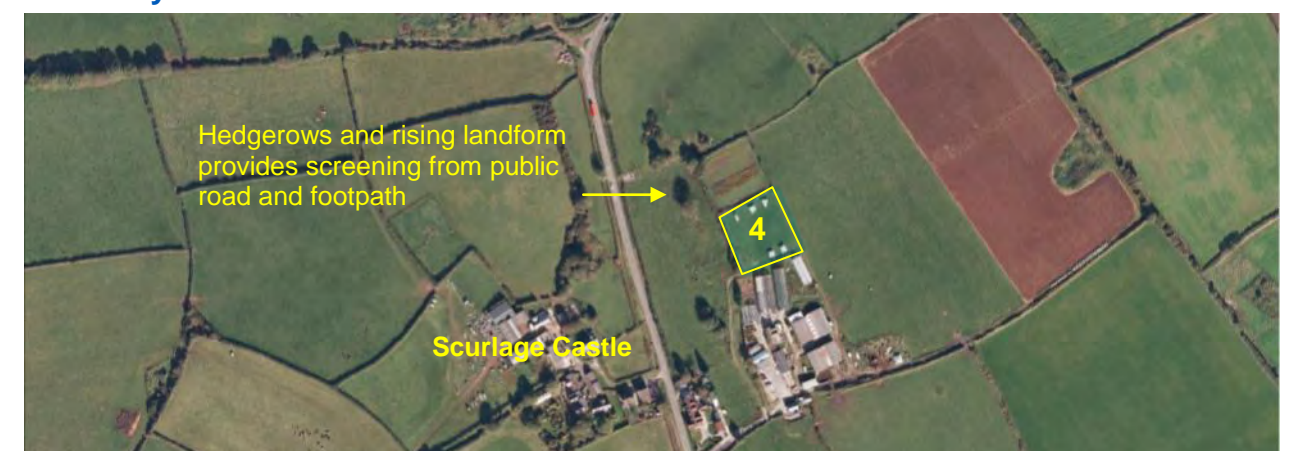
Betlands Farm



Sunnyside Farm



Little Reynoldston



Bank Farm, Surlage Castle

LCA 11 Llanddewi and Reynoldston [south]



Pitton Moor Stables



Eastmoor Farm



Newton Lodge



Moor Corner Farm



Norton Farm

Small Sites:

5. Pitton Moor Stables has a temporary planning permission for 5 tents and 5 touring caravans within a 0.9-hectare field. The site is adjacent to farm buildings and the B4247 road to Rhossili, bounded by a roadside hedge and tree belt, with hedges along the remaining field boundaries. The site is generally visually contained and could therefore be granted full planning permission without detrimental landscape effects, provided that the existing field boundaries [particularly the south eastern] are managed appropriately, which should be secured by an appropriate planning mechanism

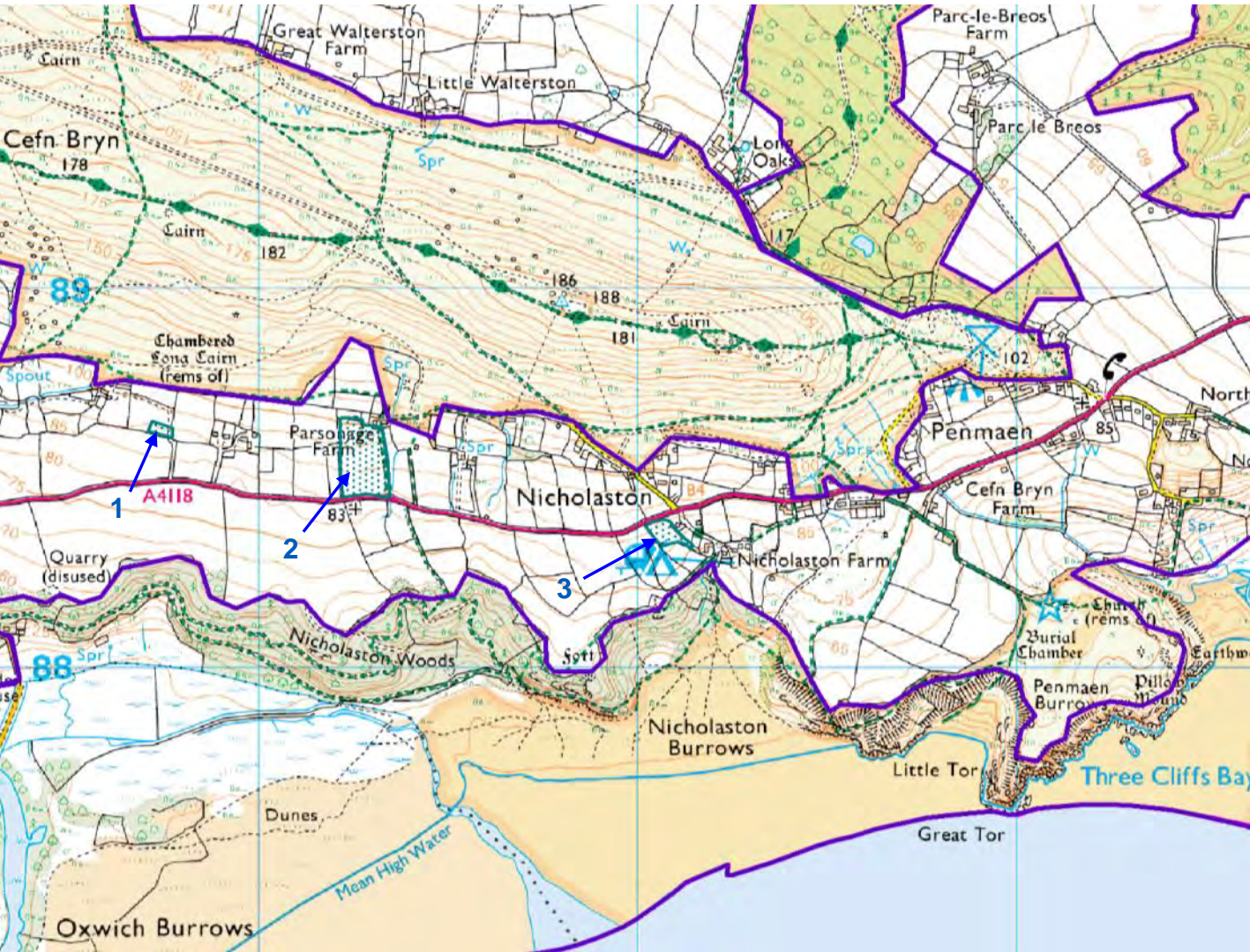
6. Eastmoor Farm Caravan Club Site has a temporary planning permission for 5 touring caravans, within a 0.4-hectare field. The site is adjacent to the B4247 road. Only the northern and western site boundaries are defined by mature hedgerows. Whilst the field within which the site lies has hedgerow field boundaries to the south and east, these do not currently screen views sufficiently from the public road [a major tourist route] to minimise the landscape and visual effects

7. Newton Lodge has a temporary planning permission for 5 touring caravans, within a 0.7-hectare field. The site does not lie along the adjacent minor public road and is bounded by mature hedgerow on 3 sides. However, a public footpath runs along the southern boundary, and there are no vegetated field boundaries to screen views sufficiently to minimise the landscape and visual effects

8. Moor Corner Farm has a temporary planning permission for 5 touring caravans, within a 0.5- hectare field. The site is bounded by mature hedges on all sides, and built form opposite to the north and to the south. The site is adjacent to the A4118 road - but field boundaries partially screen views. The site is generally visually contained and could therefore be granted full planning permission without detrimental landscape effects, provided that the existing field boundaries [particularly western] are managed appropriately, which should be secured by an appropriate planning mechanism

9 & 10. 1 and 2 Norton Farm have *de facto* permanent occupation for 5 static caravans and 3 static caravans, within 0.4-hectare and 0.8-hectare fields respectively. The site is bounded to the south by a roadside hedgebank, mature hedgerows to north and east, and built form to the west - and strongly wooded slopes down to Oxwich provide further containment to the north. The hedgebank partially screens views from the adjacent minor public road. This site could therefore be granted full planning permission without detrimental landscape effects, provided that the existing field boundaries are managed appropriately, which should be secured by an appropriate planning mechanism

LCA 16 Nicholaston and Penmaen



Small Sites:

- 1. Perriswood Farm Caravan Club Site** has a temporary planning permission for 5 touring caravans, within a 0.16-hectare field. The site is located on rising land approximately 150m north of the A4118, with little boundary vegetation around the site to screen views. There are glimpsed views from the public road through gaps in roadside hedge. There are also potential landscape and visual effects on users of the open access land north of the site near Cefn Bryn
- 2. Heather Brae Caravan Club Site** has a temporary planning permission for 5 touring caravans, within a large 2.4-hectare field. The site is adjacent to the A4118 and there are glimpsed views from the public road through gaps in the roadside hedge. Although it is situated on rising land to the north, there is screening and enclosure provided by the mature hedgerow on the western boundary, and the existing built form along the north. The north western area of the site could therefore be granted full planning permission without detrimental landscape effects, provided that the existing field boundaries are managed appropriately, which should be secured by an appropriate planning mechanism
- 3. Ivy Cottage Farm Caravan Club Site** has a temporary planning permission for 5 touring caravans, within a 0.48-hectare field. The site is bounded by mature hedgerow on the western and southern boundaries, and by a roadside hedgebank along the A4118 to the north - existing buildings provide further screening to the north east. The site is generally visually contained and could therefore be granted full planning permission without detrimental landscape effects, provided that the existing field boundaries are managed which should be secured by an appropriate planning mechanism



Perriswood Farm

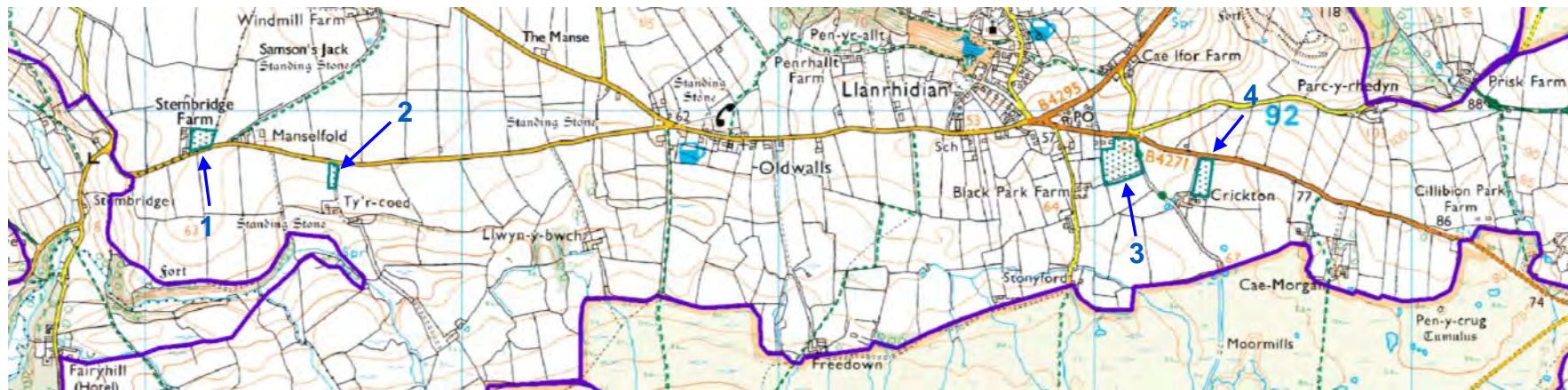


Heather Brae



Ivy Cottage Farm

LCA 19 Llanrhidian



Small Sites:

1. Stembridge Farm Caravan Club Site has a temporary planning permission for 5 touring caravans, within a 0.46-hectare field. The site is adjacent to the farm buildings and a minor public road, bounded by a roadside hedge, with a hedgerow along eastern boundary - existing farm buildings provide additional enclosure to the west. This site could therefore be granted full planning permission without detrimental landscape effects, provided that the existing field boundaries [in particular the roadside hedge] are managed appropriately, which should be secured by an appropriate planning mechanism

2. Tyrcoed Farm has a temporary planning permission for 5 touring caravans, within a 0.2-hectare field. The site is adjacent to a minor public road, bounded by a roadside hedge, with hedges along the eastern and western boundaries - existing farm buildings provide additional enclosure to the south. The landform slopes southwards away from the road, and this, combined with the enclosure provided by the existing buildings, visually contains the central and southern site area. This site - with the possible exception of the northern area - could therefore be granted full planning permission without detrimental landscape effects, provided that the existing field boundaries are managed appropriately, which should be secured by an appropriate planning mechanism

3. Stavel Dene Caravan Club Site has a temporary planning permission for 5 touring caravans, within a 1.4-hectare field. The site is bounded by hedges and housing to the west. The convex landform means it is only partially screened from B4271 by the roadside hedge, and caravans in the northern area are viewed within the wider attractive view over the Loughor Estuary. However, the southern area is less intrusive and benefits from the enclosure from the southern boundary hedgerow. This site - with the possible exception of the northern area - could therefore be granted full planning permission without detrimental landscape effects, provided that the existing field boundaries [particularly the roadside hedge] are managed appropriately, which should be secured by an appropriate planning mechanism

4. Springfield Caravan Club Site has a temporary planning permission for 5 touring caravans, within a 0.6-hectare field. The site is level and bounded by a roadside hedge along the B4271, field boundary hedges to east and west, and built form to the south. This site could therefore be granted full planning permission without detrimental landscape effects, provided that the existing field boundaries are managed appropriately, which should be secured by an appropriate planning mechanism



Stembridge Farm



Tyrcoed Farm



Stavel Dene



Springfield

LCA 24 Lunnon



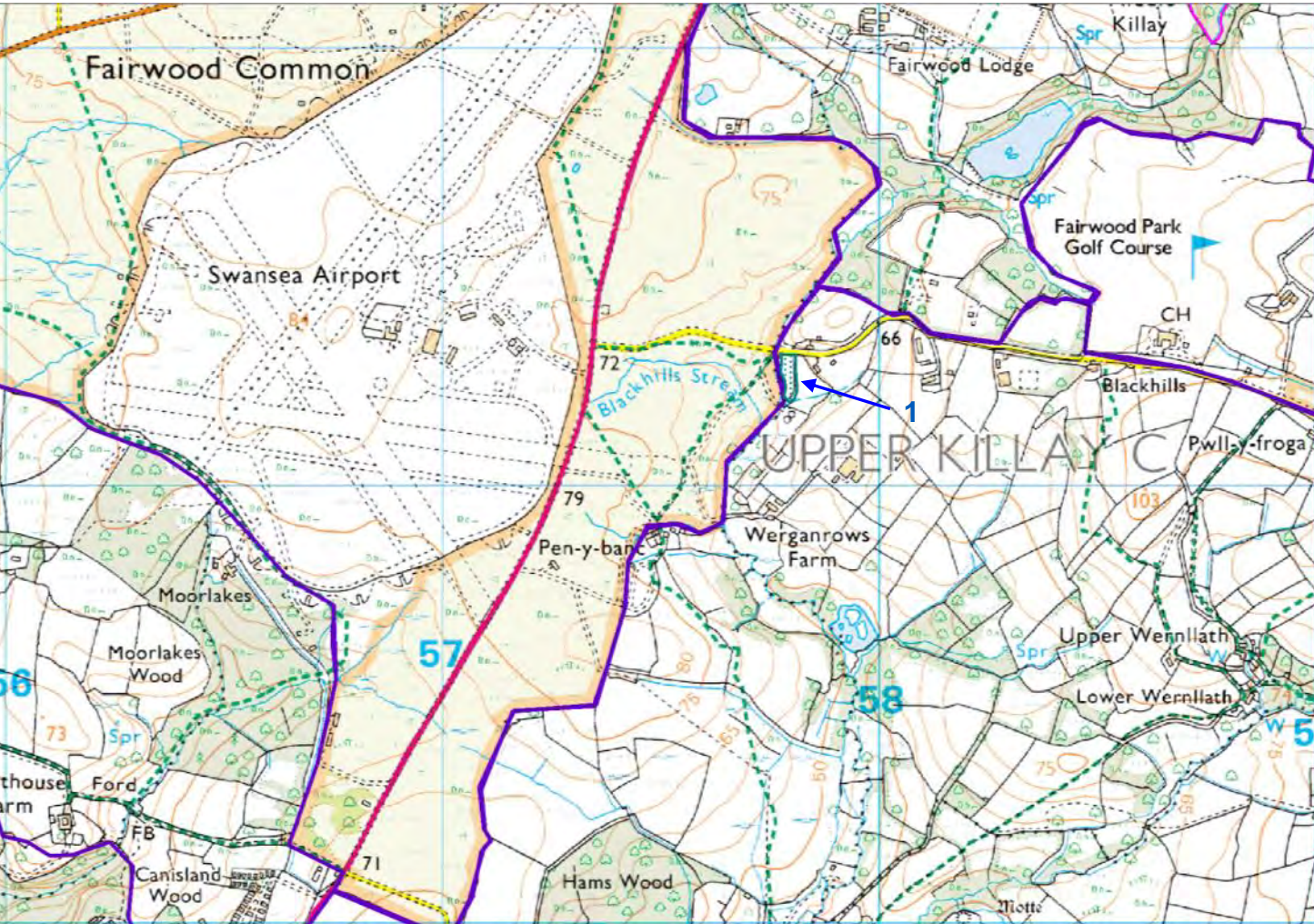
Small Sites:

1. **Great Lunnon Farm Caravan Club Site** has a temporary planning permission for 5 touring caravans, within a 0.19-hectare field. The site is adjacent to the farm buildings and a minor road, bounded by a roadside hedgerow, with hedgerows along the remaining field boundaries. The site is generally visually contained and could therefore be granted full planning permission without detrimental landscape effects, provided that the existing field boundaries are managed appropriately, which should be secured by an appropriate planning mechanism



Great Lunnon Farm

LCA 36 Barland



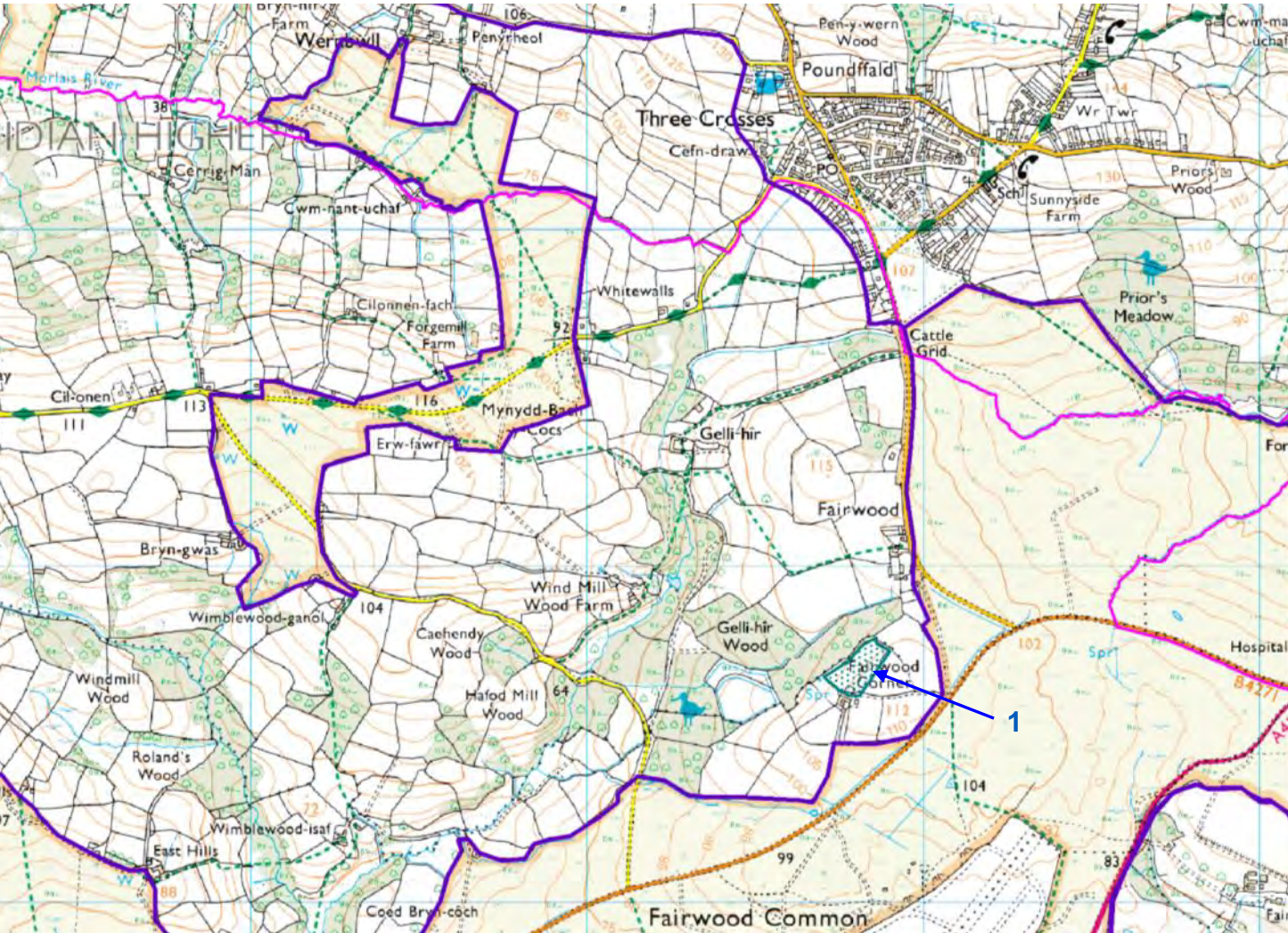
Small Sites:

1. **Blackhills Lane Caravan Club Site** has a temporary planning permission for 5 touring caravans, within a 0.35-hectare field. The site is adjacent to a minor public road, bounded by a gappy roadside hedgerow, with hedgerows along the eastern boundary. The remainder of the boundary is defined by woodland and scrub which restricts views inwards from the adjacent Fairwood Common designated as Open Access Land. The site is generally visually contained and could therefore be granted full planning permission without detrimental landscape effects, provided that the existing field boundaries are managed appropriately, which should be secured by an appropriate planning mechanism



Blackhills Lane

LCA 39 Llanmorlais



Small Sites:

1. **Fairwood Corner Farm Caravan Club Site** has a temporary planning permission for 5 touring caravans, within a 2.4-hectare field. The site is not immediately adjacent to the nearby B4271, a major tourist route. The south-western boundary has a hedgerow and the southern boundary is formed by existing farm buildings. There is no vegetated boundary along the eastern site boundary, although there is a hedge that forms the field boundary to the north east. Beyond this hedgerow to the east is a further hedge with adjacent woodland scrub which forms the field boundary with Fairwood Common, designated as Open Access Land. The western boundary is defined by woodland and scrub. Views from the adjacent Fairwood Common are effectively screened by the existing vegetation. Whilst the site lies on a slightly convex landform, it is generally visually contained by the hedges, woodland scrub, and farm buildings adjacent to the south. It could therefore be granted full planning permission without detrimental landscape effects, provided that the existing field boundaries are managed appropriately, which should be secured by an appropriate planning mechanism



Fairwood Corner Farm