
Landscape and Visual Impact Assessment

**Proposed residential development
Land at
Llandegai Road, Bangor, LL57 4HP**

June 2020

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1 INTRODUCTION

1.1 Background

Ascerta has been commissioned by Macbryde Homes Ltd to undertake a Landscape and Visual Impact Assessment (LVIA) of proposals for a residential development on land to the east of Llandegai Road, Bangor LL57 4HP.

1.2 Site location and description (Appendix 1)

The Site is approximately 2.5ha in size, 1.8ha of which will be developed, and is bound to the west by the A5 highway, Ffordd Llandegai. Bangor lies approximately 1.3km to the west and Port Penrhyn approximately 700m to the north. The small settlement of Llandygai lies approximately 1km to the south east.

To the west of the site beyond the A5 lies Bangor Cemetery and Crematorium, beyond which there is woodland, then the Maesgeirchen housing development, which is separated from Bangor by the St Deiniol Golf Club. The Afon Cegin runs to the west of the Cemetery and Crematorium, then north of the proposed site, discharging into the Menai Strait at Porth Penrhyn. To the east of the proposed site lie agricultural fields and scattered small woods. Penrhyn Park and Penrhyn Castle and Estate lie approximately 0.9km to the east of the site.

The site is comprised of a semi-improved neutral grassland field, with hedgerows, dense scrub and broadleaved woodland and mature trees forming the site boundaries. An existing hard-standing track at the entrance on the A5 crosses the field giving access to two residences, one on the eastern side of the site bordering the proposed development, and the other to the north east of the site. Approximately 300m to the south lies Home Farm, which is adjacent to a large industrial estate and recycling centre.

1.3 The proposed development

The proposed scheme comprises a residential development of 2/3/4 bedroom houses with private gardens, associated car parking and infrastructure facilities. The existing access road on the A5 is to be retained and will run to a main spine road on the site running from the north, with a hammerhead turn-around to the south which has a turning side. Side roads run off the western side of the spine road. A pedestrian entrance is also proposed at the southern point of the site.

To the south of the main development footprint lies a Local area of play (LAP) and area of Public Open Space (POS). The existing mature planting to the north and east is to be retained as is the access point on the A5 and access to the two cottages bordering the site. An attenuation basin is proposed within the northern part of the site.

2 METHODOLOGY

2.1 General Approach

This Landscape and Visual Impact Assessment has been prepared based upon the *Guidelines for Landscape and Visual Impact Assessment*, (Third Edition, 2013) published by the Landscape Institute and the Institute of Environmental Management and Assessment in 2013.

GLVIA3 states that when undertaking an LVIA the following should be taken into account:

- Landscape effects (the effects on the landscape as an asset); and
- Visual effects (effects on views and visual amenity).

The methodology and guidance used in this report are outlined in Appendix 6.

2.2 Scope

The scope of the assessment determines the potential effects of the development on landscape character and visual amenity using a range of receptors as outlined below.

GLVIA3 states that *‘Scoping should identify the area that needs to be covered in assessing visual effects, the range of people who may be affected by these effects and the related viewpoints in the study area that will need to be examined.’* (GLVIA3, paragraph 6.2, page 98).

2.3 The Study Area

Guidance is provided in GLVIA3 on the area of landscape that needs to be covered in assessing landscape effects i.e. the “Study Area” (para. 5.2 page 70).

“The study area should include the site itself and the full extent of the wider landscape around which the proposed development may influence in a significant manner. This will usually be based on the extent of Landscape Character Areas likely to be significantly affected either directly or indirectly. However, it may also be based on the extent of the area from which the development is potentially visible, defined as the Zone of Theoretical Visibility, or a combination of the two.”

The geographical extent of landscape and visual effects will vary depending on the nature of the development. Desk based research including OS map analysis and consideration of landscape character area descriptions of relevance to the scheme were used to inform the area of landscape (referred in this assessment as ‘The Study Area’) that may be affected by the proposed development.

The study area and viewpoints included in this report have been selected using desk-based research including OS map analysis, a viewshed and site profiles.

This analysis formed the basis for the site visit that was undertaken on Tuesday, 23rd June 2020. This took account of views towards the development from public rights of way, highways, residential properties, recreational facilities and other sensitive receptors, including heritage assets and the Cemetery and Crematorium, as assessed from public viewpoints.

Viewpoint Location Plans are shown in Appendices 2 and 3 and a representative series of photographs illustrating these views is given in Appendix 5: *Photoviews and Plates*. Photographs referred to as Plates are used to illustrate viewpoints that have a negligible or nil view and to set the development in context.

During the field work, panoramic viewpoint photographs were taken at 1.5m above ground level using a fixed lens digital SLR camera with a 20x24-480mm Leica lens.

3 PLANNING CONSIDERATIONS

The following documents are of relevance and have informed this assessment:

National

- Planning Policy Wales (Edition 10, December 2018)
 - Development and Flood Risk – Technical Advice Note – July 2004
- National Development Framework (NDF) in August 2019 (not yet published)
- Wales Spatial Plan: People Places, Futures: 2008 Update
- The Planning (Wales) Act 2015
- The Well-being of Future Generations (Wales) Act 2015

Local

- Joint Local Development Plan 2011-2026, Gwynedd and Isle of Anglesey County Council – Written Statement (31st July 2017) – informed by:
 - Gwynedd Council Plan 2018-2023 (replaces Gwynedd Council’s Strategic Plan 2013-2017)
 - Gwynedd Council Summary Plan 2018-2023: 2020/31 Revision
 - Gwynedd Economic Regeneration Strategy (2007-2013)
- Supplementary Planning Guidance – Open Spaces in New Residential Development, March 2019
- Supplementary Planning Guidance – Housing Mix, October 2018

3.1 National Policy Context

Planning Policy Wales (Edition 9, November 2016)

This is the Welsh Government’s policy document and describes the land use context for using land sustainably. It recognises that planning and the way land is used contributes to economic development, to maintaining Wales’ natural assets and to health, well-being and the quality of life of individuals and communities.

The Welsh government launched a consultation on a full draft of the National Development Framework (NDF) in August 2019. This is still in draft but when published (expected September 2020) will sit alongside Planning Policy Wales.

Flooding

Whilst the proximity of the Afon Cegin river to the north of the proposed site is relatively close, data from Landmap confirms that the site does not fall within a flood zone area.



Figure 1 Site with flood data from Landmap

The site falls outside of Zone B and C2 as indicated above. Technical Advice Note 15 on Development and Flood Risk (July 2004) notes the following descriptions of the zones indicated above:

Zone B: Areas known to have been flooded in the past evidenced by sedimentary deposits. Used as part of a precautionary approach to indicate where site levels should be checked against the extreme (0.1%) flood level. If site levels are greater than the flood levels used to define adjacent extreme flood outline there is no need to consider flood risk further.

Zone C2: Areas of the floodplain without significant defence infrastructure. Used to indicate that only less vulnerable development should be considered subject to application of justification test, including acceptability of consequences. Emergency services and highly vulnerable development (this includes residential) should not be considered.

Wales Spatial Plan: People Places, Futures: 2008 Update

This Plan sets out the direction by which the country intends to enable sustainable spatial development. Anglesey and North Gwynedd is part of the North West Wales Area. It's vision for this zone is:

'A high-quality natural and physical environment supporting a cultural and knowledge-based economy that will help the area to maintain and enhance its distinctive character, retain and attract back young people and sustain the Welsh language.'

The Site is well connected to public transport with bus stops on the A5 to the south of the site, near the pedestrian entrance. Bangor railway station is approximately 1.7km to the west of the site. Regular buses run beside the proposed site to Bangor and Llandygai for shopping, leisure, health and education facilities. In addition, a footpath runs from Maesgeirchen across St Deiniol Golf Club to the Bangor shopping centre. There are also a number of footpaths around Penrhyn Park, and the Wales Coast Path (Lowland) and North Wales Path run to the west of the Cemetery and Crematorium.

3.2 Local Planning Context

The Adopted Joint Local Development Plan sets out the strategy and aims for development and land use in the area covered by the Anglesey and Gwynedd Planning Authorities and includes policies to implement the strategy and aims over a period of 15 years (2011-2026).

Main issues to be tackled (relevant to this development)

Table 2 within the plan outlines the key matters amongst which are:

- Losing young residents who are economically active;
- Insufficient supply of housing and responding to the need for a better range of housing in terms of location, type, size and affordability for local people;
- Many current houses are considered to be too old and of poor design in terms of their performance and sustainability to satisfy modern needs.

The proposed development promises a variety of modern homes, 20% of which are affordable, in walking distance of shops and services and public transport network. This may encourage younger people to stay within the location and contribute towards equipping the Bangor housing market with better quality housing.

The land is currently used for grazing and the housing will make better use of the land, enhancing the biodiversity as well as providing a much needed increase in the housing stock. Bangor has a University and College, and good housing opportunities may encourage students to stay on in the city after they have graduated. A diverse community contributes towards a safe, healthy, distinctive and vibrant community.

Theme 4: To give everyone access to a home appropriate to their needs

SO15 To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.

SO16 To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population.

Theme 5: Protect and enhance the natural and built environment

The proposed development is creating new habitats and enhancing the existing habitats on site.

Housing Strategy, Section 5.25 on page 39 states that 53% of the overall housing land requirement identified for the Plan is directed to Bangor (the Sub-regional Centre) and the Urban Service Centres combined.

Policy ISA 5: Provision of open spaces in new housing developments.

The proposed development accords with this policy.

1.47 acres, (0.59 hectares) has been allocated to Public Open Space – approximately 23% of the site. This includes a Local Area of Play.

In addition, the site selected has excellent access to interesting areas of wildlife and biodiversity including the International/National/Local designated landscape sites around Bangor. In addition, the North Wales Path and Afon Cegin run adjacent to the northern boundary.

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility

The Site is well connected to public transport with bus stops on the A5 to the south of the site, near the pedestrian entrance. Bangor railway station is approximately 1.7km to the west of the site. Regular buses run beside the proposed site to Bangor and Llandygai for shopping, leisure, health and education facilities.

Strategic Policy PS 5: Sustainable Development

Development proposals should:

- Alleviate the causes of climate change
- Give priority to effective use of land and infrastructure
- Meet the needs of the local population throughout their lifetime in terms of quality, types of tenure and affordability of housing units.

The proposed development is enhancing the biodiversity of the site and making more effective use of the land. In addition, it is providing a diversity of housing to meet different needs and capacities.

Policy PCYFF 3: Design and Place Shaping

All proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environment context and contributes to the creation of attractive, sustainable places. Innovative and energy efficient design will be particularly encouraged.

Policy PCYFF 4: Design and Landscaping

All proposals should integrate into their surroundings. A landscape scheme should, where relevant:

- Demonstrate how the proposed development has given due consideration to the Landscape Character Area Assessment;
- Demonstrate how the proposed development respects the natural contours of the landscape;
- Demonstrate how the proposed development respects and protects local and strategic views;
- Respect, retain and complement any existing positive natural features, landscape or other features on site;
- Identify trees, hedgerows, water courses and topographical features to be retained;
- Justify removal/loss of existing trees, hedgerows and detail replacements;
- Provide details of any proposed new landscaping together with a phased programme of planting;

- Demonstrate that new planting includes plants and trees of mainly native species of local provenance and does not include any non-native invasive species;
- Ensure that selection of species and planting position of any trees allows for them to grow to their mature height without detriment to nearby buildings, services and other planting;
- Provide permeable hard surface landscaping.

Strategic Policy PS 16: Housing Provision

Location of Housing

Within the local plan Bangor has been earmarked as mentioned above as an ideal location to help meet the Plan's housing strategy. It has identified the Site opposite the Crematorium as allocated to housing development, as yet with no planning permission. Bangor has been selected because of its benefits:

- strong strategic rail and road corridor running through North Wales connecting the key hubs as recognised in the Wales Spatial Plan
- strategic retail centre and performs as cross boundary centre providing for opportunities for small, medium and large-scale employment opportunities
- higher and further education and education facilities; and leisure and health facilities/services
- excellent public transport links with lower order settlements within and outside the Plan area.

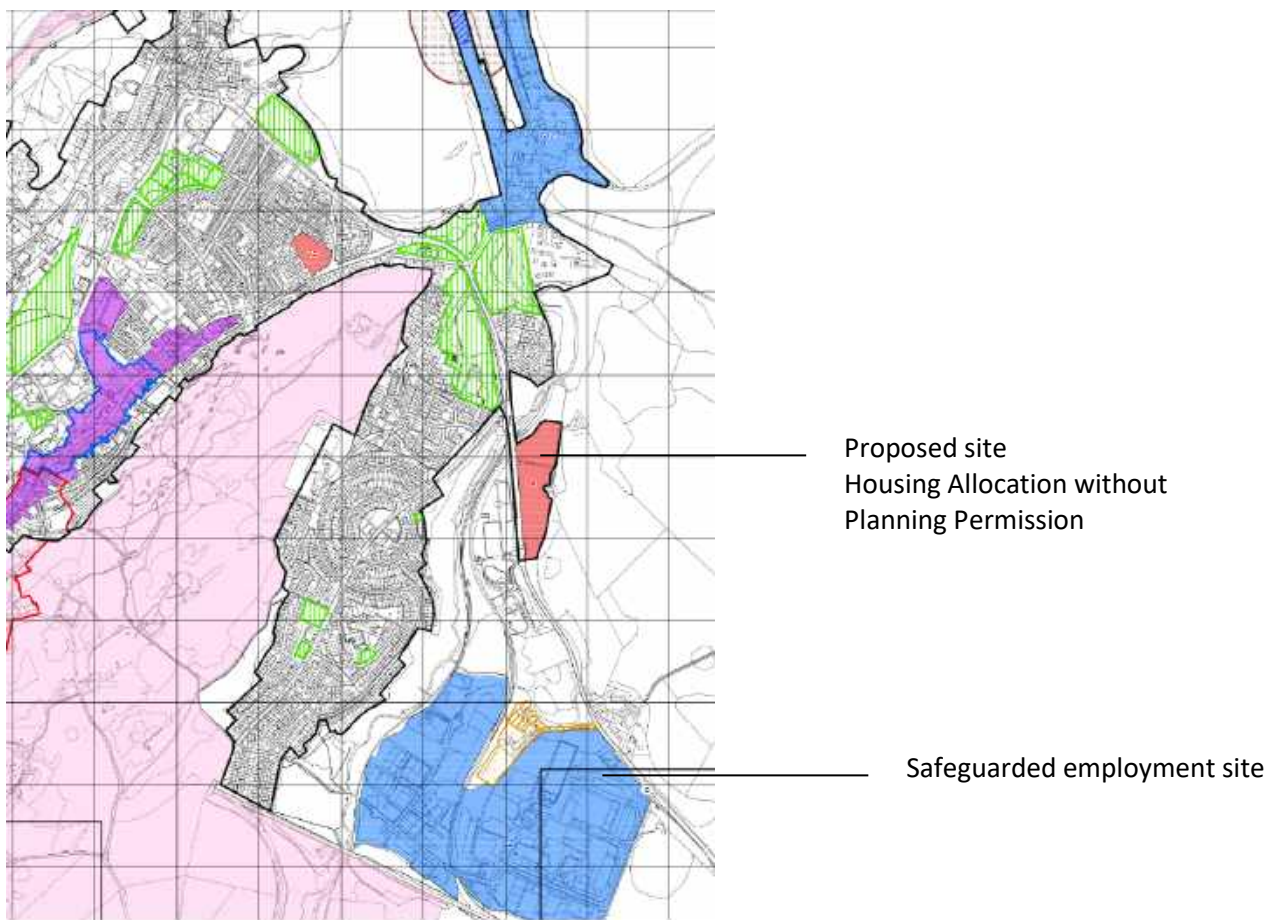


Figure 2 Extract from Adopted Joint Local Development Plan, Gwynedd, Sub-regional Centre and Urban Service Centres

Policy TAI 8: Appropriate Housing Mix
PS 18 Affordable housing

- Maximising the delivery of affordable housing (Strategic Policy PS 18)
- Ensuring an efficient density of development
- Ensuring correct mix of housing unit types and tenures
- Make provision, as appropriate, for specific housing needs e.g. homes for the elderly, needs of people with disabilities
- Ensuring high standards of design that create sustainable and inclusive communities in line with Policy PCYFF 3.

20% of the housing units within the development are Affordable. (This accords with that required for Bangor in Table 22: House Price areas within the Local Plan, p.157).

PS 19 Conserving and where appropriate enhancing the natural environment
Policy AMG 5: Local Biodiversity Conservation

Proposals must protect and where appropriate, enhance biodiversity that has been identified as being important to the local area.

A Preliminary Ecological Appraisal was completed on the site in June 2020. The site is a small part of the much larger Wildlife Site and as such the Appraisal has identified features of ecological interest and made recommendations to protect features that may be impacted by the development.

PS 20 Preserving and where appropriate enhancing heritage assets
Policy AT 2: Enabling Development

Whilst the development lies adjacent to a listed building, Incline Cottage, it is well screened from the development and the sensitive design has left wide buffers from this listed building to the housing units. The location and situation of the listed building is barely visible from the road.

Change of use

The site is currently used for grazing and is not an existing community facility, nor does it have any permanent buildings. It is not a safeguarded site, nor is it listed in Policy CYF 1 *Safeguarding, Allocating and Reserving Land and Units for Employment Use*.

Gwynedd Council Plan 2018-2023
Gwynedd Council Summary Plan: 2018-2023

Improvement Priority 4 – Access to suitable homes

Homes for the people of Gwynedd Strategy 2019-2024

The demand for social affordable homes to house the residents of Gwynedd is currently higher than the supply available. Gwynedd has developed an Action Plan during 2019/20 in order to implement a Housing Strategy which aims to optimize the supply of housing in Gwynedd.

This objective contributes to the Well-being Objectives:

- Enjoy happy, healthy and safe lives
- Live in quality homes within their communities
- Live with dignity and independently for as long as possible
- Live in a natural Welsh society.

The housing development offers a range of 2, 3 and 4 bedroom accommodation including fourteen 2 bedroom affordable homes. Community resilience (Improvement Priority 6) is achieved partly through housing schemes that provide high quality communal areas where people can mix and get to know their neighbours.

4 LANDSCAPE AND VISUAL BASELINE

Landscape character studies provide guidance on the physical, historical and cultural land use and settlement patterns within an area. The following landscape character studies are of relevance and have informed this appraisal:

- National Landscape Character (31/03/2014) – NLCA03 Arfon
- <https://cadw.gov.wales> – Cadw, Welsh Governments National Historic Assets online service
- Landmap, Natural Resource Wales, online service.

4.1 National Landscape Character

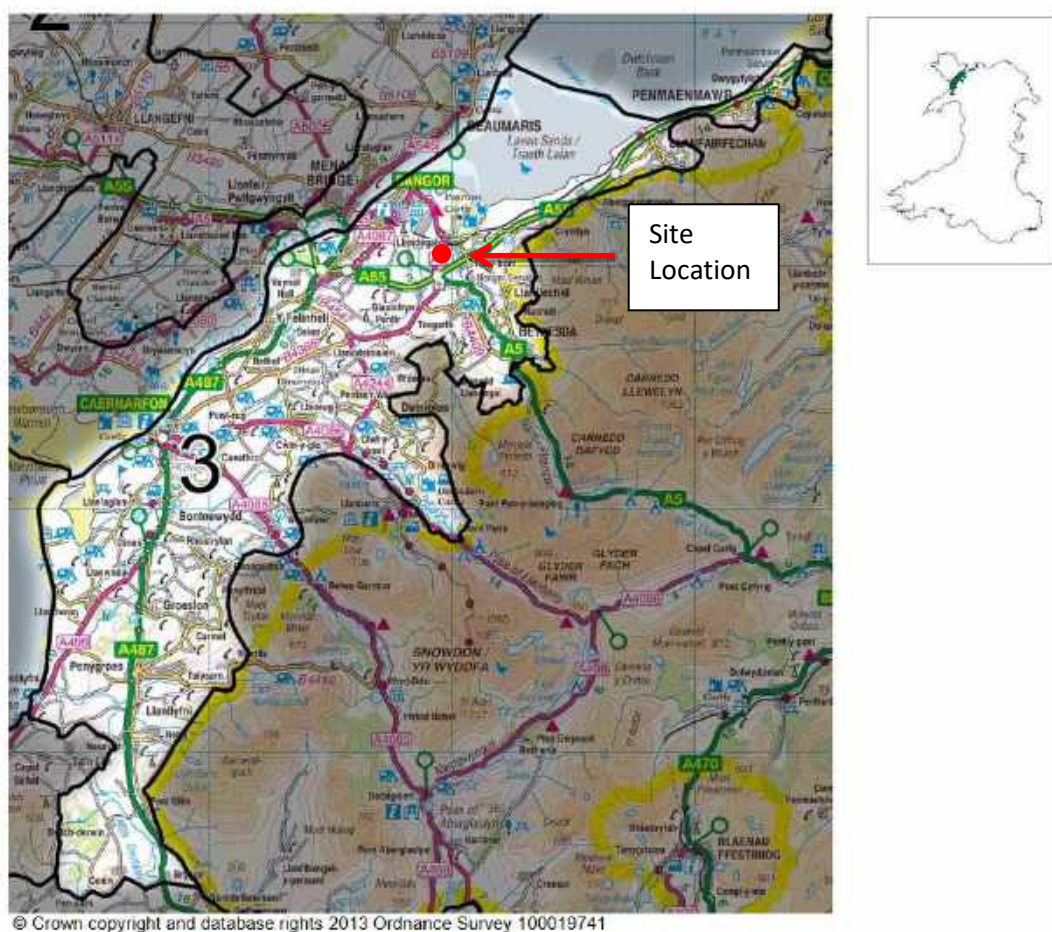


Figure 3 Location of site within NLCA03 Arfon

Source: Natural Resources Wales

Wales is divided into 48 regional scale National Landscape Character Areas (NLCA) and the site for the proposed development along with the majority of receptors fall within the north of Natural Resources Wales, National Landscape Character Arfon.

Arfon is literally the land that is ar-fon, 'against Anglesey', being the lowland area bound on one side by the Menai Strait and on the other by the Snowdonia foothills and the adjacent glaciated valleys that open into it. Extending from Penmaen-bach Point in the north east to Bryncir in the south, it includes the Anglo-Norman boroughs of Caernarfon (with its World Heritage Site castle and town walls) and the cathedral and university city of Bangor. This coastal plateau area also includes the 19th century neo-Norman Penrhyn Castle, (which lies approximately 1km east of the site) and dominates the view and whose estate extends for many miles around, as well as the less apparent gentry houses and parklands at Faenol (now an internationally-recognised concert venue) and Glynllifon.

As well as the dwellings of the once-wealthy and powerful, this is also pre-eminently the landscape of the Welsh gwerin, the population of the farm, the small-holding, the cottage and the quarry and is present in the form of settlements, chapels, field boundaries and the slate quarries.

Geographically, the area consists mainly of mountains and coasts and it includes extremely special environmental assets, which have been acknowledged and designated nationally and internationally. As a consequence of this the area attracts a large number of tourists/visitors who arrive along highways, by rail and at the port of Holyhead and various marinas, and make an important contribution to the local economy.

Key characteristics

- **The Arfonian plateau** – a broad, gently undulating lowland and valley landform, rising from the coast to about 200m and flanked by the much higher adjacent uplands of Eryri.
- **Menai Strait** – the tidal channel separating Anglesey and the mainland.
- **Soft open coastline** – at Morfa Dinlle with shingle and sand beaches and dunes, extensive mud and sand flats in Foryd Bay and at Traeth Lafan.
- **Extensive sheltered inter-tidal areas** at Foryd Bay and Traeth Lafan, with high ecological importance.
- **A dramatic inland panorama of steeply rising mountains** – with man views to well-known ridges and peaks, including Snowdon.
- **Deep 'U' shape valleys** emerge from uplands into Arfon - and whose rivers then cross the area.
- **Very extensive slate workings** – many at a spectacular scale.
- **'Gwerin'** – landscapes associated with slate quarry workers' housing and smallholdings, typically heavily dominated by slate walls and buildings and in places (eg Nebo) tiny field sizes. Slate fencing in a few places (eg Mynydd Llandegai).
- **Pastoral land cover** – predominates.
- **Wooded valley slopes** – by rivers and beside the Menai Strait.
- **Lowland-upland contrasts** – from the intimate, wooded, lush, soft, sheltered lowland and pastures to the exposed, open heavily grazed, marginal upland fringes.
- **Prehistoric and funerary sites** – a rich concentration of burial sites, hill forts and stone-built hut circles and their field systems.
- **Landed estates and their designated parklands** – from the Medieval and post Medieval periods, such as Penrhyn, Faenol and Glynllifon, on the better land and often with designated parklands and scattered individual trees.

- **Settlement pattern** – relates to sites of strategic significance: river mouths and ports, coastal defensive, where the upland valleys emerge, and near slate workings.
- **Caernarfon Castle** – World Heritage Site, and its associated Medieval walled town overlooking the Menai Strait.
- **The University City of Bangor** – occupying a constricted site flanked by coast and wooded hills.

Local Landscape Character

The Landscape Character Assessment provides a framework for the formulation and assessment of planning proposals and the guidance has been taken into account in this report. A thorough understanding of local landscape character is essential to delivering good design.

Landscape strategies for Anglesey and Gwynedd were both published in 1999. The strategies were developed using the LANDMAP methodology, which establishes a systematic method for recording and retrieving information about the specific qualities of the landscape. The strategy divided the two local authority areas into Landscape Character Areas (LCAs).



Figure 4 LCA 1 Bangor Coastal Plain Source: Gwynedd Landscape Strategy - Update (2012)

The site falls within LCA 1, Bangor Coastal Plain and includes all of Bangor, Bangor Flats and Levan Sands (Traeth Lafan) and extends south eastwards to the foothills of North Snowdonia. The landscape character is described as follows:

- Narrow coastal plain, bounded inland by Snowdon Massif and overlooked from the National Park

- Dissected by a number of small south-north running streams, often small, wooded valleys
- Landscape pattern largely reflects influence of Penrhyn Estate – planned, formal parkland, estate farms and settlements. It also includes historically important industrial relics at Nantlle Slate Quarries
- Large expanse of intertidal sand and mudflats at TraethLafan
- Dissected by the A55 road, opened up vista of area, important in setting sense of entrance to Gwynedd
- Vernacular boundaries, especially slate fences, cloddiau and hedges
- Strong visual links with the Menai Straits and southern edge of the Anglesey AONB.

Key Design Issues - Guidance

Transport Corridors

New development and management proposals should ensure that:

- Visual impacts from and towards main road/rail corridors are properly considered
- Mitigation measures reflect the wider landscape structure and that sites are not considered in isolation
- The location takes local landforms into account e.g. by retaining existing boundaries/trees and setting buildings along slopes, avoiding breaking ridgelines. Area is adjacent to and overlooked from the National Park
- Since the area is a gateway to Gwynedd, the implications upon perceived quality of the area should be addressed
- A number of key landmark buildings are considered – Penrhyn Castle, the University, and Ysbyty Gwynedd. The impacts upon their settings should be fully considered.

Habitat Management

There are a number of important habitats in this area, including broad-leaved woodland, saltmarsh, intertidal sand and mudflats, mire and grassland. Any development or management scheme should ensure that:

- Direct and consequential impacts upon habitats are properly addressed, including those which might have an impact on the internationally important wetlands within the adjacent Menai Strait and Conwy Bay Special Area of Conservation.
- Potential for habitat development or enhancement are considered.
- The importance of broad-leaved woodland is recognised.
- Any habitat management schemes consider Glastir and the local Biodiversity Action Plan in their recommendations and implementations.

Historic Landscapes

A significant part of the area is included in the Register of Landscapes of Outstanding Historic Interest in Wales, including all of TraethLafan. The area exhibits a mix of historic landscape characters, with the medieval town of Bangor, Nantlle Slate Quarries (including outstanding industrial relics from the 19th century), the 19th century realigned field patterns along the northern coastal strip and the legacy of the Penrhyn Estate predominant. All proposals for development and management should:

- Respect the nature of the pattern and detail of the historic fabric of the landscape.
- Ensure that direct and indirect impacts on both upstanding features and buried remains (known and unknown) are taken into account (this could include visual impacts upon the setting of historic landscapes, or disruption to the pattern and scale of these elements).

Relationship to Snowdonia National Park and Anglesey

Any developments or management proposals should recognise possible visual impacts upon the northern edge of the Snowdonia National Park, as well as the southern edge of the Anglesey AONB (on the northern banks of the Menai Straits). Views into and out from the area from the two protected landscapes are therefore very important. This will influence location, scale, form and materials used in any development.

Settlement Edge

Development schemes around settlement edges should:

- Be of a form and scale that reflects the character of each settlement.
- Be considered in terms of impacts upon the wider landscape, rather than the site alone.
- Seek to utilise landform and vegetation patterns to assist in mitigation of any impacts.
- Respect the character and setting of the Conservation Areas at Bangor, Llandygai and Glasinfryn.

It is important that standard solutions are not applied in order that the inherent characteristics of the locality are incorporated into the design.

Future Issues

The area is likely to see continued pressure for development seeking to take full advantage of the transportation network. Integration with the wider landscape will be vital. Bangor will also continue to be the focus for residential development. Thorough attention to detail is therefore necessary.

5 LANDSCAPE AND VISUAL IMPACTS

5.1 Impacts upon Landscape Character

- 5.1.1 The main impacts that would affect the landscape character relate to change of use from an agricultural field to residential dwellings with associated infrastructure and accessibility.
- 5.1.2 The nature of landscape effects have been determined by assessing the magnitude of the effect (both physical and perceptual) and the sensitivity of the landscape resource. For full details of the methodology see Appendix 6.
- 5.1.3 The sensitivity of the landscape resource has been determined by analysing:
- Susceptibility to Change – the ability of the landscape receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies (paragraph 5.40 of GLVIA 3).
 - Landscape Value.
- 5.1.4 The LANDMAP landscape information system published by Natural Resource Wales assessed the landscape on the proposed site and in the wider area. This has informed the classification and evaluation of the landscape components and receptors below.

5.3 Landscape components and receptors

LandMap – Landscape Habitats Classification and Evaluation

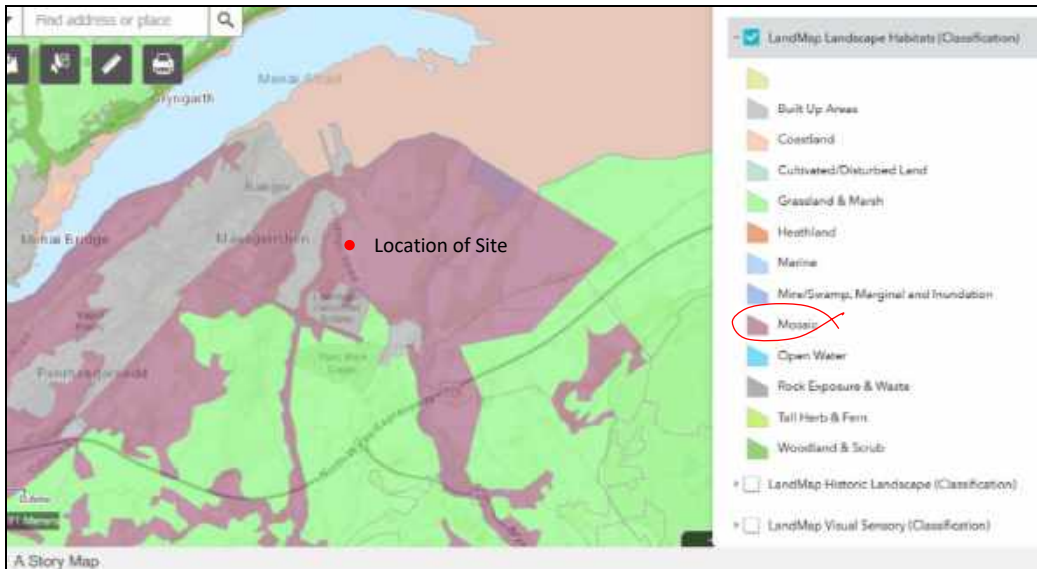


Figure 7 Landmap Landscape habitats classification

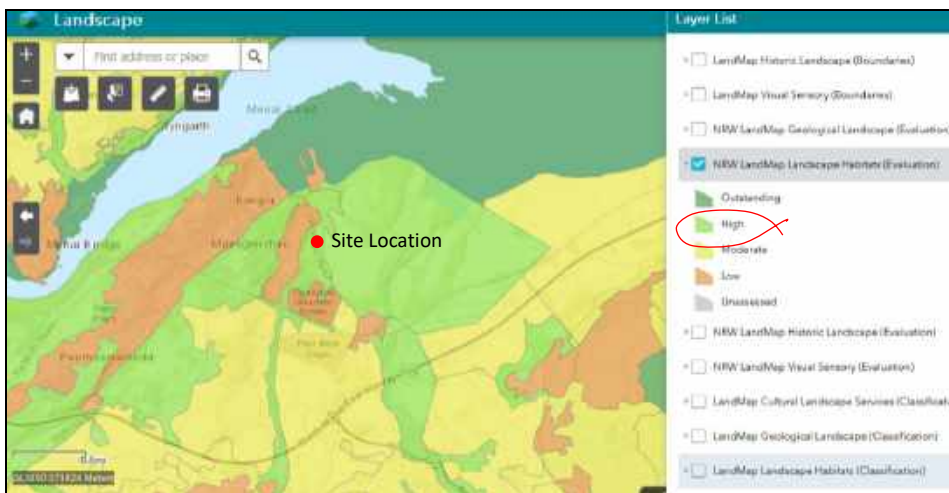


Figure 8 Landmap Landscape Habitats Evaluation

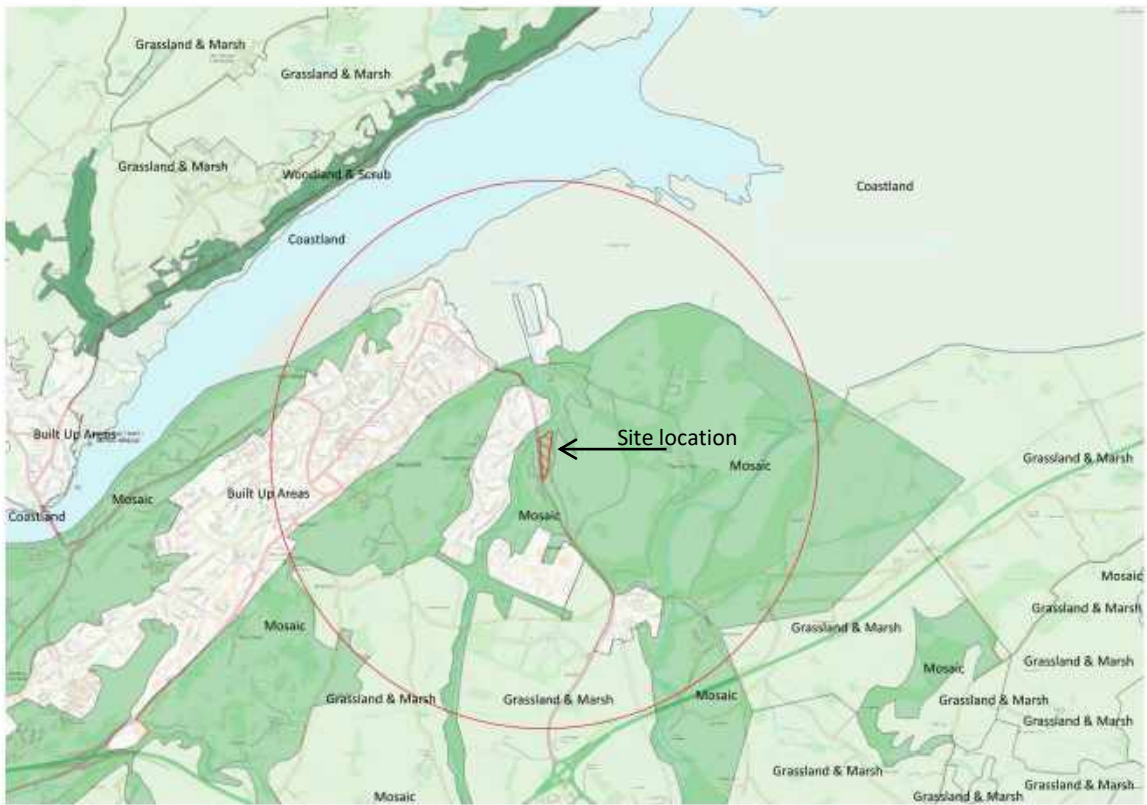


Figure 9 Habitats



Figure 10 Ancient woodland in Study Area

Landscape Habitats (Evaluation)					
Site	GWYDDLH665				
Wider study area	GWNDDLH004 Penmaenmawr sands west GWNDDLH670 GWNDDLH664				
SITE GWNDDLH665	<p>Phase 1 habitat types: Semi-natural broadleaved woodland. Planted coniferous woodland. Semi-improved neutral grassland. Improved grassland. The area contains BAP habitats of lowland mixed deciduous woodland. The area contains a protected Local Wildlife Site (102.72 hectares).</p> <p>Important species that may be supported in the wider landscape area and the site include otter, brown trout and bats.</p> <p>Summary: riparian broadleaved woodland interspersed by small conifer plantations forming a corridor centred upon the Afon Cegin. Otter are present.</p>				
	Value	Connectivity /Cohesion	Sensitivity	Significance	Overall Evaluation – Habitat and species
Evaluation	High	Moderate	Moderate	High	High
GWNDDLH004 Penmaenmawr sands west	Coastal and marine habitats, contains habitats (intertidal mudflats and sandflats) of international important, BAP habitats, and protected sites (LNR, SAC, SPA, SSSI and Local Wildlife Site. 99.7% of this area lies within the protected site. It supports a variety of important species.				
Evaluation	Outstanding	Outstanding	Moderate	Outstanding	Outstanding
GWNDDLH670	Built up area. Urban settlement habitats are in discrete areas. Importance for key species is Moderate as bats are present. The area is a man-made, greatly human influenced habitat.				
Evaluation	Low	Moderate	Low	Low	Low
GWNDDLH664	Dry (relatively) terrestrial habitats, Grassland and Marsh, Improved grassland. A number of isolated woodland blocks add distinct biodiversity interest. Contains BAP habitat of lowland mixed deciduous woodland. Local Wildlife site. Bats may be present. Stock grazing.				
Evaluation	Moderate	Moderate	Moderate	Moderate	Moderate

Landmap Geological Landscape Classification and Evaluation



Figure 11 Landmap Geological Landscape Classification

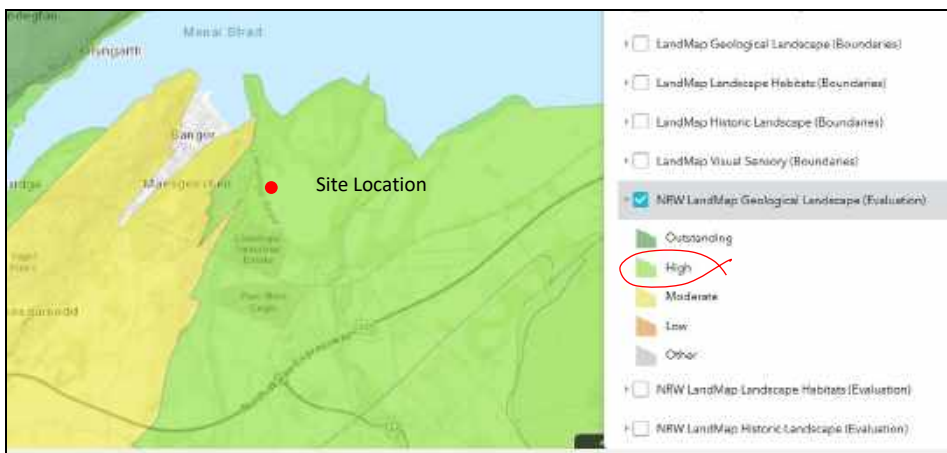


Figure 12 Landmap Geological Landscape Evaluation

Geological Landscape (Evaluation)					
Site	GWNDDGL109				
Wider study area	GWNDDGL110				
SITE GWNDDLH665 Talybont	<p>The site falls within UID GWNDDGL 109 and is described as lowland hills and valleys, with dissected lowland plateau. The area is a nationally important site for early Ordovician stratigraphy (Afon Seiont SSSI) and also includes significant features of importance for glacial geomorphology. It is in good condition, dominantly rural with small settlements.</p> <p>Guidelines: are that no significant features of geological or geomorphological significance are lost/damaged due to development, coastal defence, etc. and that SSSI is maintained in favourable condition by implementation of management plan.</p>				
	Value	Condition	Rarity/Uniqueness	Tolerance to change	Overall Evaluation
Evaluation	High	Good	Outstanding	High	High
GWNDDGL110 Bangor	<p>Wide plain, cut by N- & W-flowing minor rivers, in E-dipping Cambro-Ordovician (Arfon Group - Nant Ffrancon Fm) acid ash-flow tuffs, sandstones & conglomerates, and siltstones, and granite intrusion W of Port Dinorwic. Bounded to N by NE-SW faults against Carboniferous, also ENE-WSW faults. Extensive boulder clay cover.</p> <p>Includes urbanisation of Bangor and adjacent rural areas.</p> <p>Tolerance to change: significant threats to the current integrity and condition of the Earth Heritage features.</p>				
Evaluation	Moderate	Fair	Moderate	High	Moderate

Landmap Historic Landscape Classification and Evaluation



Figure 13 Landmap Historic Landscape Classification



Figure 15 Landmap Historic Landscape Evaluation

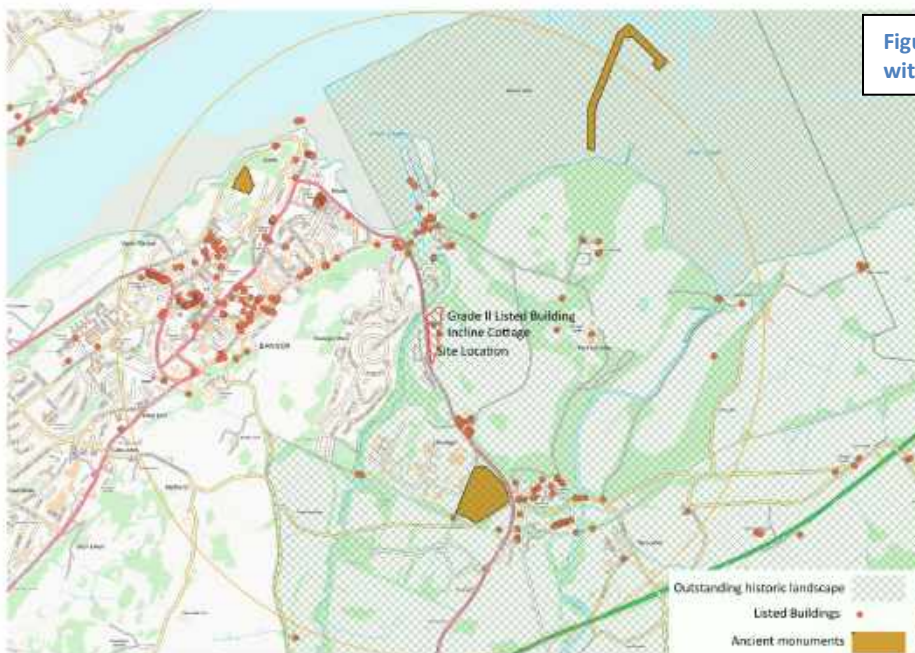


Figure 14 Historic features within Study Area

Historic Landscape (Evaluation)		
Site	GWNDDHL598 Port Penrhyn The wider study area incorporates a number of areas, which include those listed below: GWNDDHL030 Bangor GWNDDHL465 Penrhyn demesne GWNDDHL197 Telford's Road (A5) GWNDDHL610 Bangor mountain	
SITE GWNDDHL598 Port Penrhyn	An outstanding example of a nineteenth century port landscape.	
Overall evaluation		Outstanding
GWNDDHL465 Penrhyn	The Penrhyn demesne has been the site of a high-status dwelling since the late Medieval period and may possibly represent the site of the Roman fort situated between Caerhun and Segontium. The whole area was emparked in the 1820s, when the present gardens and grounds were laid out on what had previously been a patchwork of small fields.	
Overall evaluation		Outstanding
GWNDDHL197 Telford's Road (A5)	This aspect area includes several sections of the main road artery between London and Holyhead, designed to afford easy communication between the English and Irish capitals, constructed in stages between 1815 and 1830, and which includes the Menai suspension bridge, completed in 1826.	
Overall evaluation		High
GWNDDHL030 Bangor	There are scheduled prehistoric sites within the area, including a Neolithic henge and cursus, a Bronze Age round barrow and an Iron Age hillfort. The core of Bangor is medieval in origin and is focused in the area around the cathedral.	
Overall Evaluation		High
GWNDDHL610 Bangor mountain	An area which formed part of the Penrhyn estate from the eighteenth century but which is traditionally connected with the city of Bangor. An intrusive area of rock, afforested on its slopes, immediately adjacent to the City of Bangor but hardly developed at all. The upper parts of the Mountain are given over to a network of small irregular fields and winding lanes. At the northern end of the aspect area is the St. Deiniol's Golf Club.	
Overall Evaluation		Moderate

Landmap Visual and Sensory Landscape Classification and Evaluation

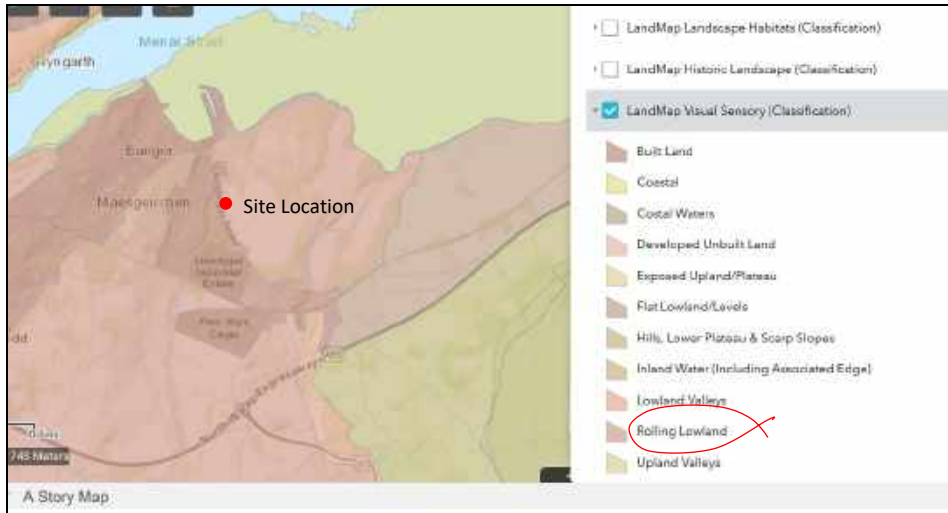


Figure 16 Landmap Visual and Sensory Landscape Classification

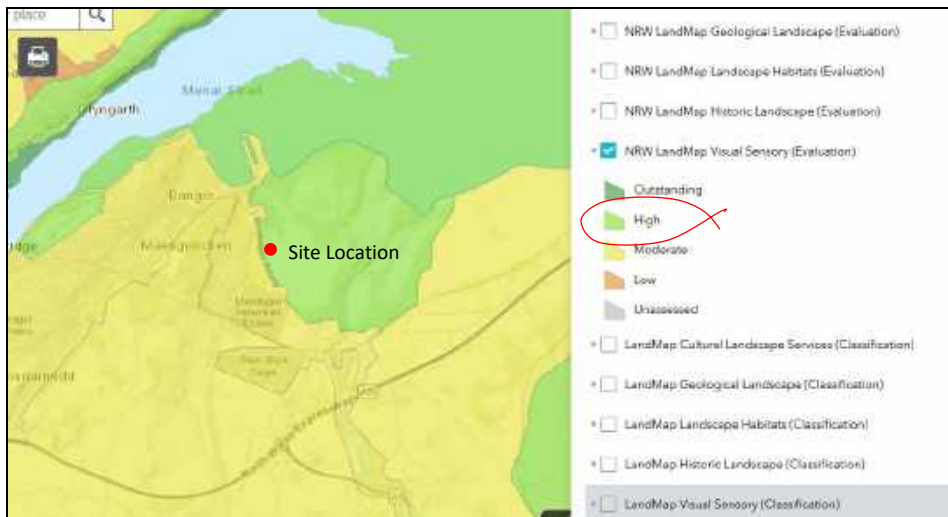


Figure 17 Landmap Visual and Sensory Landscape Evaluation

Visual and Sensory Landscape (Evaluation)							
Site	GWNDDVS003 Penrhyn Park						
Wider study area	GWNDDVS002 Bangor GWNDDVS006 Bethel (between Clynnog and Bangor) GWNDDVS001 Traeth Lafan						
SITE GWNDDVS003 Penrhyn Park	Undulating parkland landscape dropping down to valleys to east and west, with views across Menai Straits. Penrhyn Castle prominent focal point attracting many visitors in summer. Main detractor is the well-defined urban edge of Bangor. Mosaic field pattern, scattered rural/farm. Attractive views both in and out. Parkland/coast. Detractive views include built form and suburbs. Distinctive parkland character. Managed by the National Trust as an estate. Pattern of parkland, woodland, estate buildings, wetland areas. should be conserved.						
	Value	Condition	Scenic quality	Integrity	Character	Rarity	Overall Evaluation
Evaluation	High	Good	High	High	High	High	High
GWNDDVS002 Bangor	<p>Small town on Menai Straits developed in Victorian times to export slate and as a university town. Older part sheltered within side valley, now spreading up valley and over ridges to north-east. Importantly most of town remains separated from Straits by undeveloped slopes. Distinctive features include prominent university buildings, use of stone and slate, harbour and Porth Penrhyn. Much of town is tucked away in valley, giving limited views in and out and good backdrops of steep wooded slopes. Important views up Menai straits to north-east. Large business park, industrial estate, retail areas, university campus all on outskirts intrude into surrounding rural areas and are expanding. Some good views into old town in valley from Porth Penrhyn. Out to Menai Straits and Anglesey, and to more distant hills/mountains.</p> <p>Perceptual and other sensory qualities: Sheltered, safe, noisy, settled.</p> <p>Sense of place/local distinctiveness: Moderate.</p> <p>Tolerance to change: Threats by retail development/expanding urban edge.</p>						
	Value	Scenic quality	Integrity	Character	Overall Evaluation		
Evaluation	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	

GWNDDVS006 Bethel (between Clynnog and Bangor)	<p>From Clynnog in south to Bangor in north, between the coastal lowlands and rising land to foothills of Snowdonia, five areas of rolling pasture. Mix of stone walls and hedges in varied state of repair with scattered clumps of woodland and plantation. Settlement mainly scattered farms with few small villages. Visual detractors include electricity pylons, major north/south roads. Views to Snowdonia and across Menai Straits to Anglesey.</p> <p>Recommendations: Continue as predominately agriculture with restricted development. Replant gappy hedgerow.</p>						
	Value	Condition	Scenic quality	Integrity	Character	Rarity	Overall Evaluation
Evaluation	Moderate	Fair	Moderate	Low	Moderate	Moderate	75% moderate
GWNDDVS001 Traeth Lafan	<p>An area of gentle, enclosed, rolling agricultural farmland with hedges and pastures, between the A5025 coast road and the coastline. The area includes a number of farms, houses and lanes and is most associated with its coastal setting, which despite being a focus for houses and visitors still retains a rural character overall despite the modern flats and caravan park by the headland. Attractive views along coast across to Anglesey and inland to mountain.</p> <p>Perceptual and other sensory qualities: exposed, tranquil, remote, wild, smell of sea air, spiritual with the changes of tides and the sea state.</p> <p>Sense of place/local distinctiveness: Strong, coastal dominance, contrasting with land and town.</p> <p>Openness and long views with tranquillity and wildness should be conserved.</p>						
	Value	Condition	Scenic quality	Integrity	Character	Rarity	Overall Evaluation
Evaluation	High	Good	High	High	High	Outstanding	High

Summary of Evaluation

Landmap Landscape habitats evaluation	Local/Wider area	Value	Connectivity/ Cohesion	Sensitivity	Significance	Overall Evaluation Habitat and Species
GWNDDLH665	Local	High	Moderate	Moderate	High	High
GWNDDLH004	Wider area	Outstanding	Outstanding	Moderate	Outstanding	Outstanding
GWNDDLH670	Wider area	Low	Moderate	Low	Low	Low
GWNDDLH664	Wider area	Moderate	Moderate	Moderate	Moderate	Moderate
Landmap Geological Landscape Evaluation		Value	Condition	Rarity/unique-ness	Tolerance to change	Overall Evaluation
GWNDDLH665	Local	High	Good	Outstanding	High	High
GWNDDGL110	Wider area	Moderate	Fair	Moderate	High	Moderate
Landmap Historic Landscape Evaluation						
GWNDDHL598 Port Penrhyn	Local					Outstanding
GWNDDHL465 Penrhyn	Wider area					Outstanding
GWNDDHL197 Telford's Road (A5)	Wider area					High
GWNDDHL030 Bangor	Wider area					High
GWNDDHL610 Bangor Mountain						Moderate

Landmap Visual and Sensory Landscape Evaluation	Value	Condition	Scenic quality	Integrity	Character	Rarity	Overall Evaluation
GWNDDVS003 Penrhyn Park	High	Good	High	High	High	High	High
GWNDDVS002 Bangor	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate
GWNDDVS006 Bethel	Moderate	Fair	Moderate	Low	Moderate	Moderate	75% Moderate
GWNDDVS001 Traeth Lafan	High	Good	High	High	High	Outstanding	High

Cultural landscape

- **Local including site**

Area: Penrhyn Park - GWNDDCLS004

Attractive views both in and out.

Strong sense of place/local distinctiveness.

Visual and sensory landscape evaluation: High

Scenic quality: High

Character: High

Geological landscape evaluation: over 75% High or outstanding

Landscape Habitats evaluation: over 75% High or outstanding

Historic Landscape evaluation: over 75% High or outstanding

- **Surrounding areas within study area**

Area: Traeth Lafan - GWNDDCLS001

Perceptual and sensory qualities: Tranquil, wild, spiritual

Strong sense of place/local distinctiveness

High visual and sensory landscape evaluation

Scenic quality: high

Character: High

Geological landscape evaluation: Mosaic of high or outstanding, moderate and some unassessed areas

Landscape Habitats evaluation: Over 75% High or outstanding

Historic Landscape evaluation: Mosaic of High or outstanding; some unassessed areas

Area: Bangor - GWNDDCLS003

Wales Tranquil Area assessment: Zone B (significant disturbance), urban, some unassessed areas

Sense of place/local distinctiveness: Moderate

Scenic quality: Moderate

Character: Moderate

Geological landscape evaluation: Mosaic of Moderate, High or outstanding and some unassessed areas

Landscape Habitats evaluation: Mosaic of Low, High or outstanding, Moderate

Historic Landscape evaluation: Over 75% High or outstanding

SUMMARY

The average evaluation of Landscape (Landscape Habitats, Geological Landscape, Historic Landscape, Visual and Sensory Landscape and Cultural Landscape) has been assessed as **High**. The northern end of the proposed site lies adjacent to the North Wales Path/Slate Trail and the Afon Cegin river. The site lies within a Local Wildlife Site and is also in close proximity to international designations SPA and SAC and national designations SSSI and Local Nature Reserve (source: Landmap. See Figure 5 and Figure 6). The site is bordered by Ancient Woodland, see Figure 10 and Figure 9.

The average assessment of the Historic Landscape is **Outstanding/High**. The site lies within the boundary of Outstanding Historic Landscape. It borders the Penrhyn Estate and a Grade II Listed Building lies adjacent to the east of the site. In addition, the site is between 1km to 1.5kms from 3 ancient monuments.

The average assessment of the Visual and Sensory Landscape is **High/Moderate** when applied to the study area as a whole. Whilst part of the Penrhyn Estate, the proposed site lies within a tight visual envelope bordered by woodland to the north and east and the A5 and cemetery and crematorium to the west. The main views out of the site are west towards the cemetery and crematorium.

The Cultural Landscape is assessed as **High**.

Sensitivity of Landscape Resource

The proposed site lies within a national and local landscape character that is rich and varied but which is only partially representative of the character of the site itself, which lies adjacent to a cemetery and crematorium, a busy main road and is approximately 200m from the Maesgeirchen Estate, the third largest residential estate in Wales. The proposed development is of medium scale and will be well enclosed within a tight visual envelope to the north and east and bordered by a main road and the crematorium on the west.

LANDSCAPE CHARACTER - SUSCEPTIBILITY TO CHANGE WITHIN THE SITE		
Factors affecting Susceptibility	Comment	Level of susceptibility
Scale	The development comprises 67 units of 2, 3 & 4 bedroom, two storey, detached, semi-detached and terraced properties. Adjacent to the west boundary is Bangor Crematorium and Cemetery, which is well enclosed with a stone wall and railings and mature trees. Maesgeirchen, a large housing estate on the edge of Bangor lies west of the site and has roughly 4000 inhabitants. This is the third largest single housing estate in Wales (Source: Wikipedia). The proposed development is in keeping with the surrounding built form.	Medium
Landform	Mosaic rolling lowland. The land slopes up from the A5. The site is adjacent to agricultural fields, woodland blocks and the Penrhyn Park estate.	Medium
Landscape pattern and complexity	The surrounding landscape has a mosaic of colour and texture with agricultural fields, river, coastland and open water, parkland and woodland blocks.	Medium/High
Settlement and human influence	The area has a mosaic of built form including Maesgeirchen to the west and a large industrial estate to the south. The small settlement of Llandygai lies to the south. The urban centre of Bangor lies beyond Maesgeirchen and St Denio Golf Club to the west. The outlying urban settlements are in discrete areas and this proposed development accords with this spatial layout.	Low/Medium
Condition/Quality	The site consists of an open field of grassland bordered by an A road and traversed by a farm track, which leads to two residencies on the border of the site.	Medium
Typicality and rarity	The site is typical within the area with grassland, which at the time of the visit was grazed by cattle. The boundaries have tree blocks, which is typical of the area.	Low
Perceptual aspects such as tranquillity	Mosaic of Zone B: significant disturbance and some unassessed areas.	Low/Medium
Skylines and intervisibility	The site is enclosed in a fairly tight visual envelope of mature trees and landform that obscures long views.	Low

The ability of the landscape receptor to accommodate the proposed development is assessed as **Medium**, as the development will cause some change of character but only at a local scale.

The Landscape Value is assessed as **Medium** and within the wider landscape area it is assessed as **High/Outstanding**.

The assessment concludes that the overall sensitivity of the landscape resource to this type of development within the site is **Medium**. In the wider Study Area it is assessed as **High**.

The landscape effect of the proposed development is assessed as **moderate adverse**. The proposals will have a noticeable impact but at a local level and not within the context of the wider Study Area.

Magnitude of Landscape Change

Landscape components	Size and scale of landscape effect	Geographical extent of landscape impact	Duration and Reversibility	Level of Effect
2/3/4 bedroom double-storey houses with private gardens, associated car parking and infrastructure.	Approx. 65 units. Size of plot 2.5ha, 1.8ha of which will be developed.	Site, and short distance along the A5. Long distance viewpoints in Study Area but only at elevated points.	Permanent	Low/Medium Adverse The development will be prominent but not uncharacteristic when set within the attributes of the receiving landscape.
Loss of vegetation	Removal of grassland and possible widening of existing field entrance.	Site only.	Permanent	Low Adverse
Loss of openness	Change of use to residential development from grazing land.	Site, immediate setting and elevated long distance viewpoints.	Permanent	Medium Adverse
Local area of play (LAP), Public Open Space, Retention basin. Tree and hedgerow planting within development.	Approx. 60 trees to be planted on site and tree work recommended by arboriculturist. Existing hedgerows to be maintained and new native hedgerows planted along with native shrubs.	Site only.	Permanent	Low Beneficial

The overall magnitude of the landscape effect on the site and study area is **Low/Medium Adverse**.

Level and significance of the landscape effects

The sensitivity (susceptibility + value) of the landscape receptors to the development and the magnitude of the impact/nature of the change resulting from the development, determines the level and thus the significance of the predicted effect.

The level of landscape effects of the proposed development is assessed as **moderately adverse**. The proposals will have a noticeable impact but at a local level and not within the context of the wider study area.

5.4 Visual Assessment

The visual appraisal within this report has explored the nature of the existing visual amenity and seeks to establish the approximate visibility of the Site from surrounding locations and receptors.

A site visit together with a desk study identified Public Rights of Way (PRoW), highways and residential properties, recreational sites and other sensitive receptors including the Cemetery and Crematorium, from which the scheme could potentially be visible. In addition, a Digital Surface Model (2m resolution) was used to create a viewshed, hillshading and profiling of the landscape within the Study Area. QGIS v 3.10 was used.

The viewshed in Appendix 4 indicates the areas of visibility in white, which lie mainly to the west of the site. The areas of visibility in the Viewshed on Penrhyn Avenue on the Maesgeirchen estate were not confirmed by the site visit as despite an extensive walk around the estate there was not visibility at any point. The viewshed indicates that there is visibility from the St Deiniol Golf Club, which was confirmed by the site visit, however, as stated in the assessment the partial glimpses and long distance views render the effect as Negligible.

Similarly, paths (not PROWs) to the south west of the Golf Club did not render any views of the site and neither did views on Lon Pobty.

All of the viewpoints were taken from within 2kms of the site, which was assessed as the Study Area. A site visit was undertaken on Tuesday 23rd June 2020 and the route shown in the Appendix 3 Viewpoint Location Plan B. (This is at a larger scale in Appendix 5 Photoviews and Plates). The weather was mixed but generally overcast. The photographs were taken with a Panasonic DMC-TZ40 camera with a Leica 20x24-480mm lens. A fixed focal length of 24mm was used unless otherwise stated.

Visual impacts on highways

Viewpoints 1, 1a, 4, 6, 8

Views from roads are classed as being of medium sensitivity.

Views giving the maximum visibility of the site are concentrated along the A5. Plate 5 in the Viewpoints Appendix gives a visual analysis of visibility along the A5 with viewpoints 1, 1a, 4, 6 and 8 taken at various locations.

The site is at a higher elevation than the A5 and going north along the A5 there will be partial visibility for approximately 160m from the site up to the bus stop just before Penrhyn Avenue. Viewpoint 1a is taken at the entrance to the cemetery and crematorium and shows the southern end of the site, which is the most prominent due to the landform and low hedgerow. The LAP and Public Open Space have been located in this area. Further south along the A5, beyond the cemetery and crematorium there is no visibility of the site.

The estate has been sensitively designed so that the built form has as little impact as possible and the gardens and green spaces are outward facing. The houses bordering the A5 at the southern end of the site are set back, terraced and side on to the road so that the gardens are more prominent. Parking is grouped with spaces for approximately 14 to 18 cars. To the south of the entrance to the site the houses are detached with private parking, well set back from the road and some side on so that the gardens are prominent.

On the other side of the main spine road at the southern end, the houses are detached with private parking. To the north of the entrance, only Plot 1 is adjacent to the roadway and is side on with trees and a green buffer. The rest of the site lies back from the roadway.

Viewpoint 3

The partial glimpses of the site from the road bridge will be barely discernible by passing traffic and pedestrians, even during the winter months when there is less leaf cover on trees.

Viewpoint 11

The site is not discernible from this location. The elevation is at 82 and whilst the site is at elevation 22, the intervening housing and trees block the visibility.

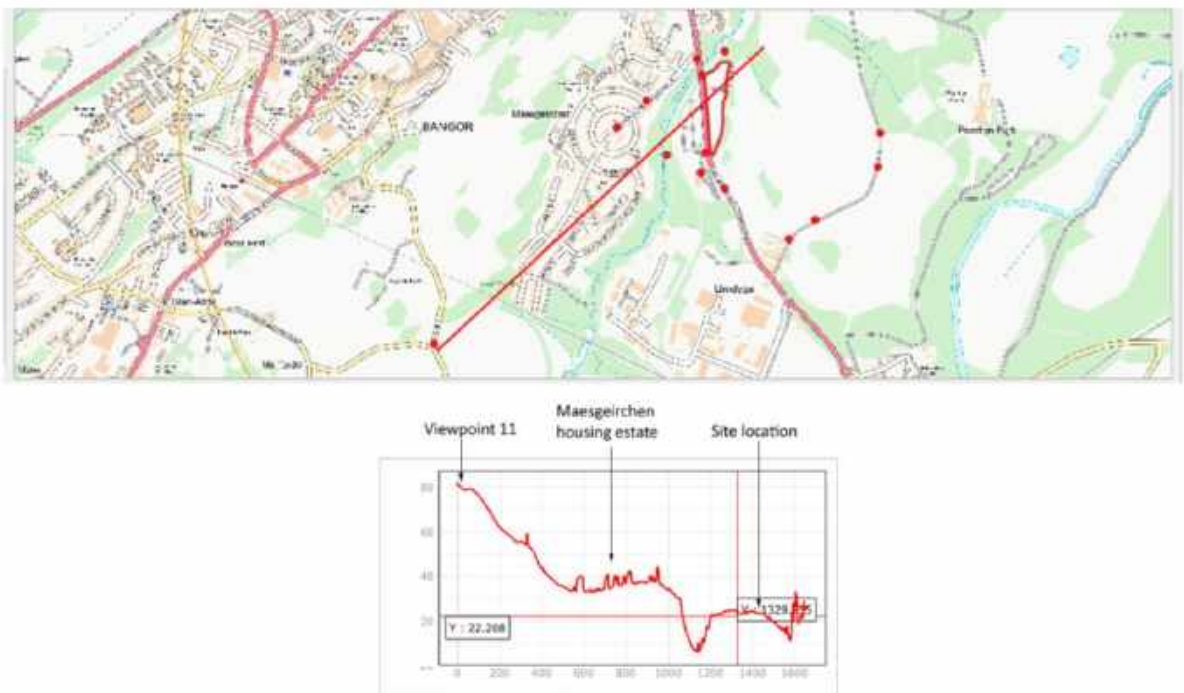


Figure 18 Land profile from Viewpoint 11 to Site

Visual impact on Public Rights of Way (PROW)

Viewpoints 7, 12, 13, Plates 2, 3

Views from PROWs are categorised as being of high sensitivity. Viewpoint 7 and Plates 2 and 3 were taken on the North Wales Path.

Viewpoint 7 taken on the Snowdonia Slate Trail (part of North Wales Path) gives brief partial glimpses of the northern end of the site, which constitute a small part of the view on the Trail. The attenuation basin, tree planting and Public Open Space is proposed for the northern end of the site, consequently the built form may not be glimpsed.

There is no visibility of the site from the viewpoint taken in Plate 3 and the profile verifies the fact that the Llandegai Industrial Estate blocks views to the site.

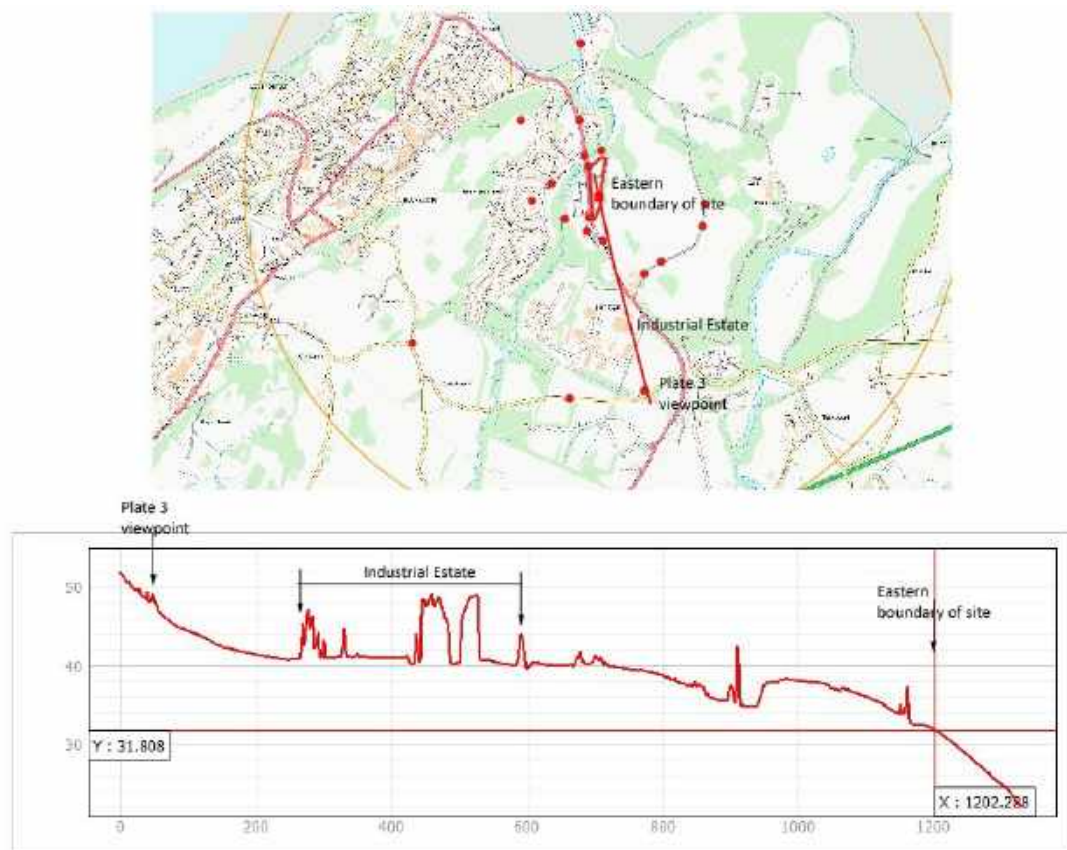


Figure 19 Profile from Plate 3 viewpoint to site

Viewpoint 12 was taken on a track on the Penrhyn Estate. The site was not visible from either location.

Visual impacts on Heritage Assets

Viewpoint 13

It was not possible to visit Penrhyn Castle due to COVID 19, however, Viewpoint 13 was taken on the Penrhyn Estate and is a panorama taking in the location of the site and the castle, a prominent feature from many locations around Bangor. However, it is not visible from the site as it is screened by woodland bordering the site as indicated in the profile in Figure 20.

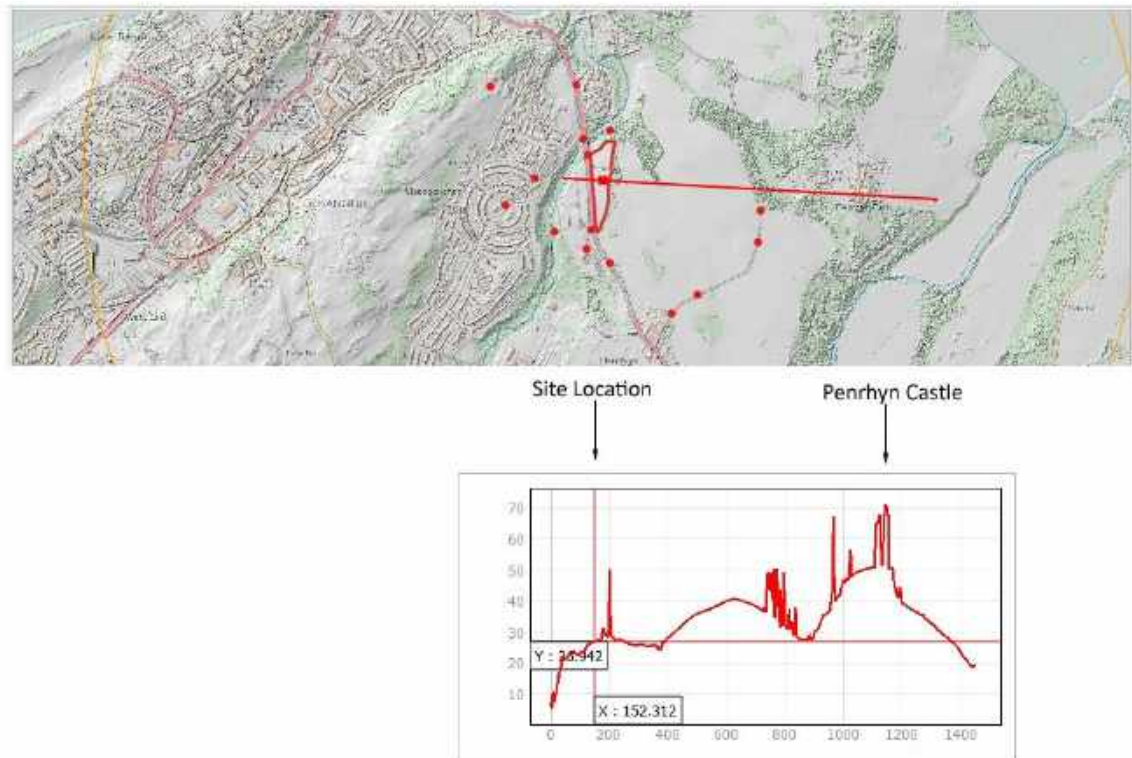


Figure 20 Profile from Penrhyn Castle to the site

Plate 1

Plate 1 shows the view from Porth Penrhyn, which is included within the Port Penrhyn Historic Landscape. There is no visibility of the site from this location.

Visual impacts on residential properties

The proposed development is contained within a tight visual envelope with little impact on residential properties apart from Viewpoint 2 described below.

Viewpoint 2

Incline Cottage, a Grade II Listed building borders the site and there is another residence to the east of the northern end of the site. The photograph (Figure 21) with a focal length of 115mm was taken from the St Deniol Golf Club and shows the mature planting around the Incline Cottage.

The magnitude is assessed as **medium** and level of effect is considered **moderate adverse** as it will be experienced by a small number of people, the residents of Incline Cottage. The other residence that uses the track for access is unlikely to have visibility of the development, except on entrance/egress to the site. The development will change the nature of the site with entrance/egress of vehicles and close proximity of residents on the estate. However, the site is designed sensitively with open space beside Plot 20 and the back gardens of Plots 18 and 19, all of which will buffer Incline Cottage.



Figure 21 Zoomed viewpoint from St Deiniol Golf Club towards site

Viewpoints 9, 12

There was no visibility of the site from Viewpoint 9 taken on the Maesgeirchen Estate. Viewpoint 12 was taken close to Home Cottage on the track the winds through the Penrhyn Estate, that borders National Trust Land. There was no visibility of the site at any point along the track.

Visual impact on Council Services – the Crematorium and Cemetery

As indicated in Viewpoint 5 and confirmed in profiles in and Figure 23, the cemetery and crematorium are at a much lower elevation than the site, obscuring views of the site apart from entrance and egress and memorialising at the northern end of the cemetery. Because of the landform the cemetery has a feeling of enclosure and tranquillity.



Figure 22 Profile of northern end of crematorium and site

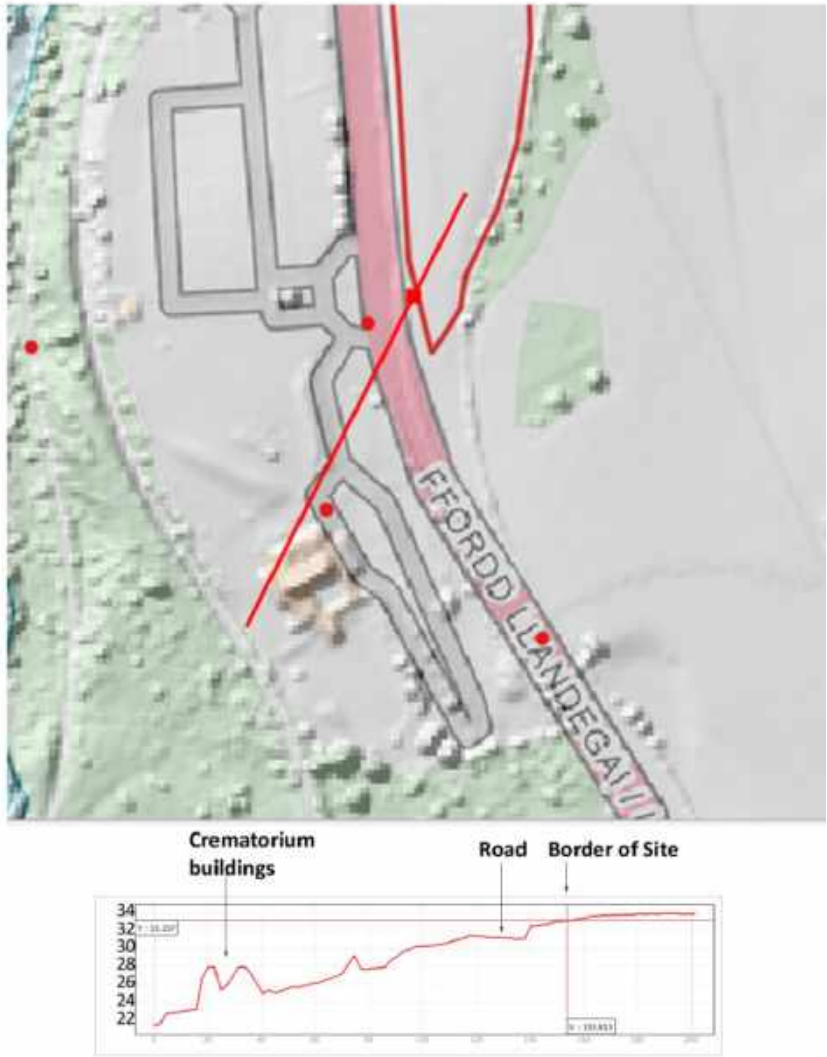


Figure 23 Profile of southern end of crematorium and site

Visual Summary

The table below outlines the viewpoints and type of receptor.

RECEPTORS	VIEWPOINTS
HIGHWAYS	1, 1a, 3, 4, 6, 8, 11
PROWS	7, Plate 2, Plate 3
RESIDENTIAL	2, 9, 12
HERITAGE ASSETS (PENRHYN CASTLE AND PENRHYN ESTATE)	12, 13, Plate 1
RECREATIONAL FACILITIES,	10, Plate 1
COUNCIL SERVICES – CREMATORIUM AND CEMETERY	5, P4

The impacts of the proposed residential development on the visual amenity have been summarised in a table.

	DURING CONSTRUCTION		DURING OPERATION	
	Magnitude	Level of effect	Magnitude	Level of effect
VIEW 1	HIGH	HIGH	MEDIUM	MODERATE ADVERSE
VIEW 1A	HIGH	HIGH	MEDIUM	MODERATE ADVERSE
VIEW 2	HIGH	HIGH	MEDIUM	MODERATE ADVERSE
VIEW 3	NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE
VIEW 4	NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE
VIEW 5	LOW/MEDIUM	LOW/MEDIUM	SLIGHT	SLIGHT ADVERSE
VIEW 6	NONE	NONE	NONE	NONE
VIEW 7	NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE
VIEW 8	NONE	NONE	NONE	NONE
VIEW 9	NONE	NONE	NONE	NONE
VIEW 10	NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE
VIEW 11	NONE	NONE	NONE	NONE
VIEW 12	NONE	NONE	NONE	NONE
VIEW 13	NONE	NONE	NONE	NONE

The impact is greatest on those visual receptors within a short distance of the site on the A5. The site is in a tight visual envelope and beyond a short distance on the A5 there is little visibility even out in the hills at a higher elevation where the distance precludes any significant effect.

The visual assessment concludes that the level of effect very locally would be **Moderate Adverse** and in the wider Study Area would be **Negligible/None**.

5.5 Summary of assessment

The average evaluation of the receptors and components of Landscape (Landscape Habitats, Geological Landscape, Historic Landscape, Visual and Sensory Landscape and Cultural Landscape) has been assessed as **High**. The ability of the landscape receptor to accommodate the proposed development is assessed as **Medium**, as the development will cause some change of character but only at a local scale.

The Landscape Value locally is assessed as **Medium** and within the wider landscape it is assessed as **High/Outstanding**.

The assessment concludes that the overall sensitivity of the landscape resource to this type of development within the site is **Medium**. In the wider Study Area it is assessed as **High**.

The landscape effect of the proposed development is assessed as **moderate adverse**. The proposals will have a noticeable impact but at a local level and not within the context of the wider Study Area.

The visual assessment concludes that the level of effect very locally would be **Moderate Adverse** and in the wider Study Area would be **Negligible/None**.

6 Proposed Mitigation and Enhancement

The estate has been sensitively designed so that the built form has as little impact as possible and the gardens and green spaces are outward facing. In addition, there are two large areas of Public Open Space, including a Local Area of Play and a wide buffer around Incline Cottage bordering the site. Approximately 0.59ha is allocated to Public Open Space, which is approximately 23% of the site.

The Arboricultural Impact Assessment, June 2020, advises on the protection of retained trees from the impacts of the development proposals, and as compensation for the removal of trees, recommends planting of trees, shrubs and hedges.

It is proposed to plant approximately 60 trees, which are important elements of green infrastructure, contributing to urban cooling and climate change adaptation as well as providing visual amenity, softening and complementing the development, displaying seasonal change and providing opportunities for wildlife. Planting of trees, shrubs, hedgerows and species rich grasses will provide an excellent buffer between the housing and the bordering residencies and the road, contributing to green corridors in the area and decreasing fragmentation of habitats. Trees also make places more comfortable by contributing screening and shade, reducing wind speed and turbulence, and intercepting snow and rainfall and reducing glare.

Biodiversity will be increased through the enhancement and introduction of habitats such as woodland, native hedgerows and buffers, species rich grassland and an attenuation basin. Grass swards will be maintained to varying heights to give visual appeal as well as attracting a wider variety of invertebrates and any existing scrub will be retained and enhanced.

Some hedge removal will be necessary to gain safe entrance/egress from the Site. Planting of native and ornamental trees and shrubs will contribute to a robust vegetation framework, provide a stronger sense of structure to the local landscape and helping to ensure that the proposed development would be well-integrated into the character of the existing rural views.

Further habitats in the form of bird nesting boxes will be fixed to mature trees using either aluminium nails or nylon bolts to prevent damage to the tree.

7 Summary and Conclusions

The Site is well connected with excellent links to public transport and access to shops and services within walking distance. There is a good network of paths with proximity to sites of local and national interest and significance. The residents would therefore have the opportunity to enjoy the natural environment, which provides the basis for a healthy and sustainable community.

The scheme comprises a residential development of 2, 3 & 4 bedroom houses with private gardens, associated car parking and infrastructure facilities. There is to be the creation of greenspace/landscape buffers to increase biodiversity and screen the development from the road and from the Listed Building on its boundary. The existing field entrance on the A5 will be retained and a further pedestrian entrance created to the south of the site. There are areas of open public space in the north and the south of the Site including a Local Area of Play.

The Joint Local Development Plan has earmarked the site for housing development and the proposals fulfil many of the objectives required by the policies outlined in that plan.

This report concluded that there will be a loss and alteration to features of the baseline but that this will be limited to the immediate environs of the Site only and not alter the local or wider landscape character. The Site lies adjacent to the Cemetery and Crematorium and within close proximity of Llandegai Industrial Estate and consequently will not be out of character with the area.

The greatest impact of the proposals is on visual receptors very localised to the site on the A5, and mitigation in the form of planting of hedgerows and trees will assist in softening views. Beyond this the PRowS, highways, recreational facilities and heritage assets will remain largely unaffected due to the landform and screening by vegetation and buildings.

This report considers that a new residential development will make effective use of land, which is currently used occasionally for grazing. It will provide multiple benefits to both the urban and rural environment by providing housing, in a location that is accessible to public transport and facilities. It will add to the green infrastructure, increasing biodiversity by creating and enhancing habitats including woodland, grassland, hedgerows, all of which are characteristic elements within the landscape character and which will contribute a diversity and richness, which the community will be able to enjoy.

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Landscape, Arboricultural & Ecological Solutions
for the Built Environment

Appendix 1

Appendix 1 – Site Location



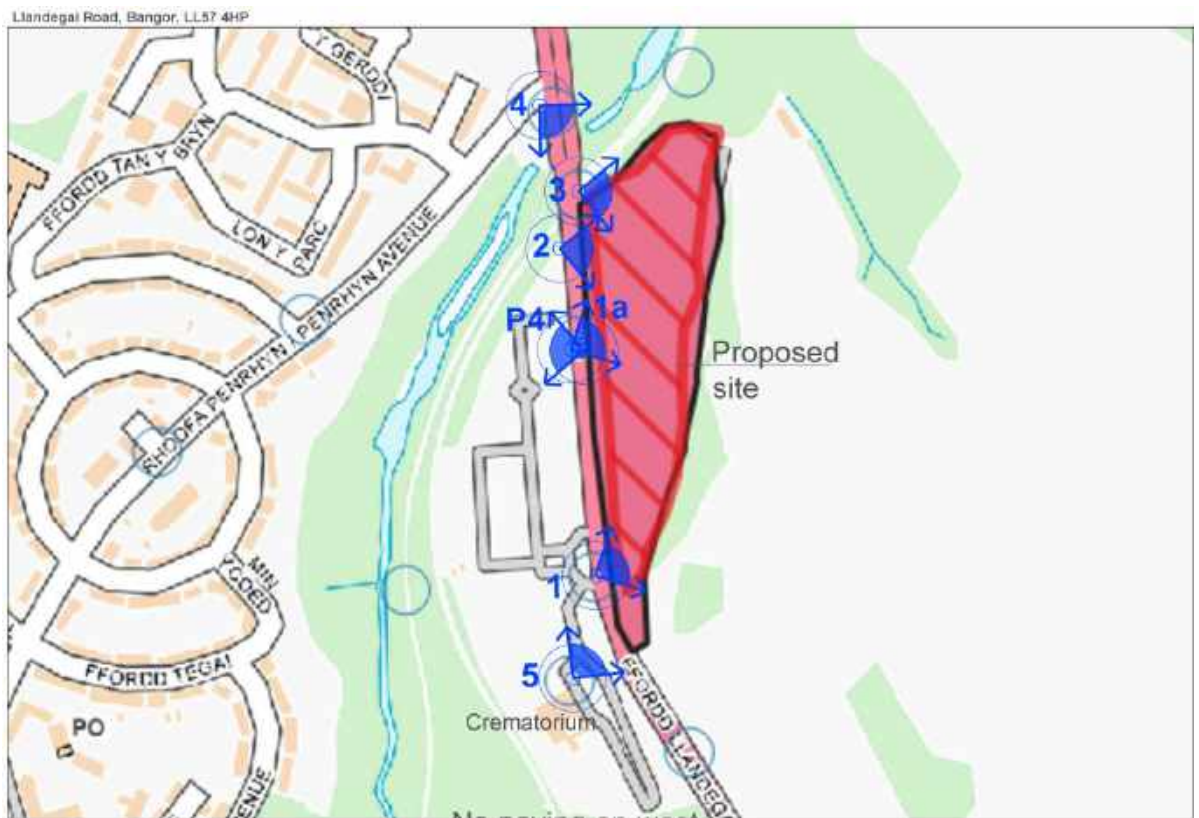
Figure 24 - Site Location - Source: Open Street Map

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Appendix 2

Appendix 2 – Viewpoint Location Plan A

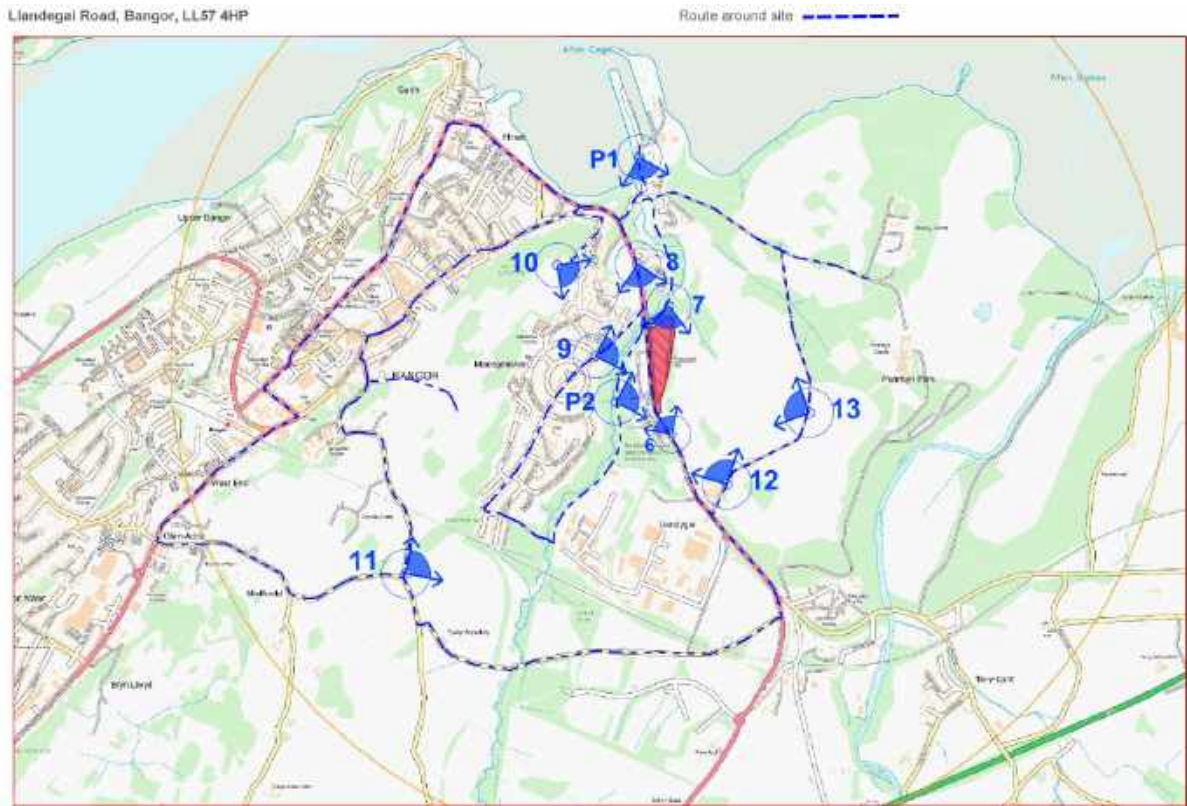


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Appendix 3

Appendix 3 – Viewpoint Location Plan B



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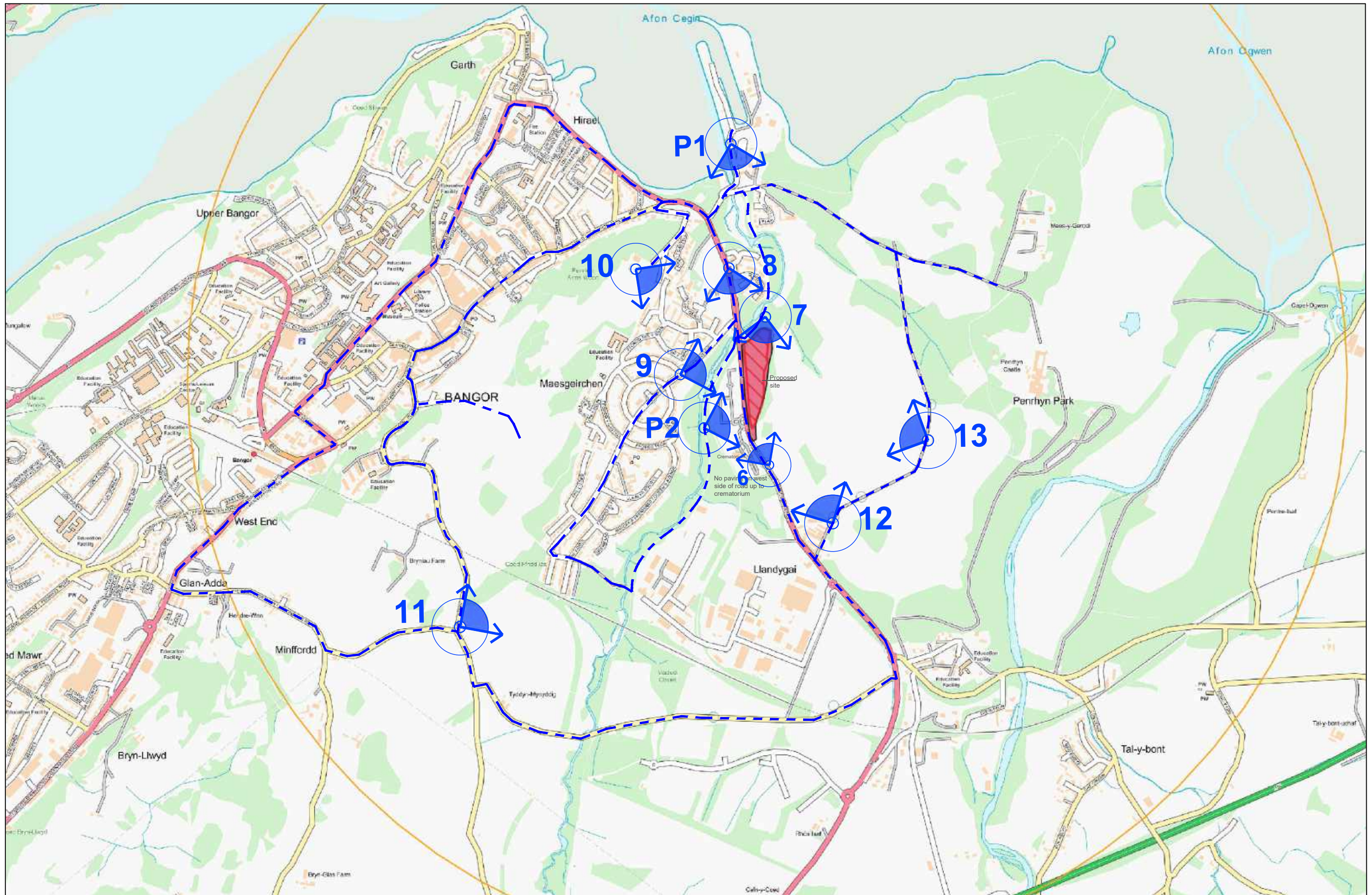
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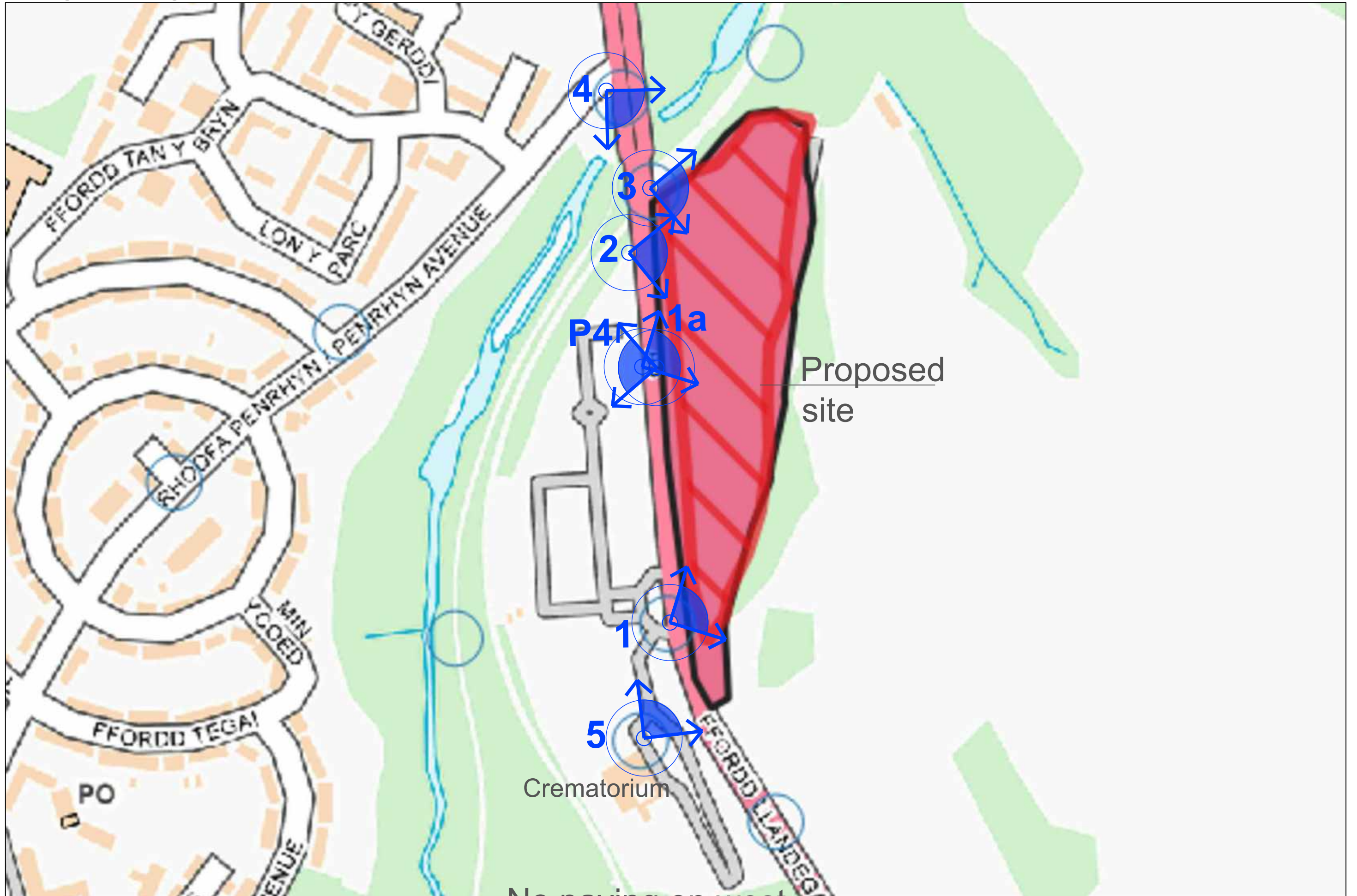
Appendix 4

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Appendix 5

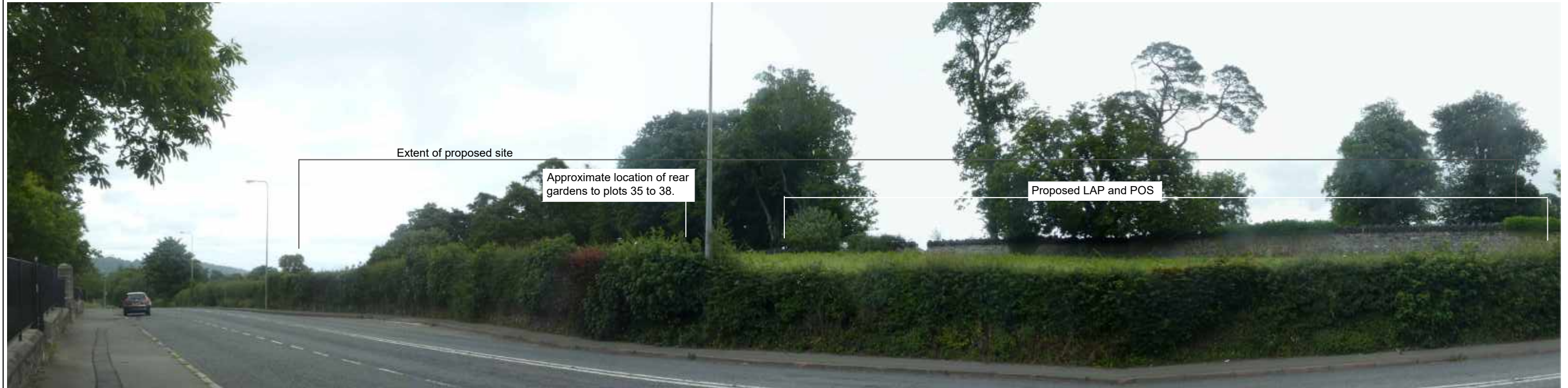




No parking on west



CLASSIFICATION OF RECEPTOR	COMPONENTS OF EXISTING VIEW	DESCRIPTION OF VIEW	COMPONENTS OF PROPOSED VIEW:		LOCATION OF PHOTOVIEW
			DURING CONSTRUCTION	FOLLOWING COMPLETION OF WORKS	
<p>View from outside the Crematorium a few metres further north than Viewpoint 1 on the A5 looking north to south south east towards the proposed site.</p> <p>Classification of Receptor: Highway, pedestrians, residence, visitors to cemetery and crematorium.</p> <p>Distance from Scheme 11m on pavement adjacent to proposed site.</p> <p>Elevation: 32m</p> <p>Sensitivity: Medium</p>	<p>Foreground: A5 Llandegai Road that runs to port area.</p> <p>Middle Distance: Hedgerow bordering proposed site and rising landform.</p> <p>Far Distance to the left of the photograph: Residence, Incline Cottage, Grade II Listed Building.</p>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">DESCRIPTION OF VIEW</p>	<p>As existing with: construction works. Construction vehicles will use the existing field entrance.</p>	<p>As existing: Strengthened hedgerow bordering the A5. The houses bordering the road at the southern end of the site are set back, terraced and side on to the road so that the gardens are visible from the roadway. The parking is grouped with spaces for approximately 14 to 18 cars. To the south of the entrance to the site are detached houses with private parking, well set back from the road and some side on so that the gardens are visible. On the other side of the main spine road at the southern end, the houses are detached with private parking. To the west of the entrance only Plot 1 is adjacent to the roadway and is side on with trees and a green buffer. The rest of the site lies back from the roadway.</p>	
			<p style="text-align: center;">High prior to planting and landscaping</p>	<p style="text-align: center;">Medium</p> <p>The development will be prominent with an alteration to the views, but will only be experienced for a short section of the A5, as described in Plate 5. The estate has been sensitively designed so that the built form has as little impact as possible and the gardens and green spaces are outward facing.</p>	
			<p style="writing-mode: vertical-rl; transform: rotate(180deg);">MAGNITUDE OF IMPACT</p>	<p style="text-align: center;">Moderate Adverse</p> <p>The site will be prominent at this point. However, as Plate 5 describes this will be for a short distance only and the receptors are likely to be less sensitive due to the proximity of the Llandegai Industrial Estate and the crematorium.</p>	
		<p style="writing-mode: vertical-rl; transform: rotate(180deg);">LEVEL OF EFFECT</p>	<p style="text-align: center;">High prior to planting and landscaping</p>		<p style="text-align: center;">GRID REF</p> <p>E: 259237 N: 371743</p>



CLASSIFICATION OF RECEPTOR	COMPONENTS OF EXISTING VIEW	DESCRIPTION OF VIEW	COMPONENTS OF PROPOSED VIEW:		LOCATION OF PHOTOVIEW
			DURING CONSTRUCTION	FOLLOWING COMPLETION OF WORKS	
<p>View from outside the Crematorium on the A5 looking north to south south east towards the proposed site.</p> <p>Classification of Receptor: Highway, pedestrians, visitors to cemetery and crematorium</p> <p>Distance from Scheme 11m on pavement adjacent to proposed site.</p> <p>Elevation: 32m</p> <p>Sensitivity: Medium</p>	<p>Foreground: A5 Llandegai Road that runs to port area.</p> <p>Middle Distance: Hedgerow bordering proposed site and rising landform.</p> <p>Far Distance to the left of the photograph: Wall bordering the site and mature trees.</p>	<p>DESCRIPTION OF VIEW</p>	<p>As existing with: construction works. Construction vehicles will use the existing field entrance.</p>	<p>As existing with: a pedestrian path winding through the Local Area of Play and Public Open Space. The rear gardens of four properties border the LAP and POS. The hedgerow will partially screen the housing, which will be less visible at the northern end of the site from this location.</p>	<p>Proposed site</p> <p>Crematorium</p> <p>No paving on west side of road up to</p>
			<p>High</p>	<p>Medium</p> <p>The elevation of the site is at its maximum height at this point and the existing hedge is low, consequently the site will have its greatest impact. This viewpoint is opposite the LAP and POS, which will soften the presence of the built from.</p>	
			<p>High</p>	<p>Moderate Adverse</p> <p>The elevation of the site is at its maximum height at this point and consequently the site will be prominent. This viewpoint is opposite the LAP and POS, which will soften the presence of the built from. The tops of the housing at the northern end of the site will be only be partially glimpsed.</p>	
		LEVEL OF EFFECT			GRID REF
					<p>E: 259222</p> <p>N: 371944</p>



CLASSIFICATION OF RECEPTOR	COMPONENTS OF EXISTING VIEW		COMPONENTS OF PROPOSED VIEW:		LOCATION OF PHOTOVIEW	
			DURING CONSTRUCTION	FOLLOWING COMPLETION OF WORKS		
<p>View at entrance to site looking north east to south with Incline Cottage to the right of the photograph.</p> <p>Classification of Receptor: Residents of Incline Cottage.</p> <p>Distance from Scheme At the entrance to the site.</p> <p>Elevation: 20m</p> <p>Sensitivity: High The residents of Incline Cottage will be affected by the development as they are likely to have visibility of it from the upper windows of the cottage.</p>	<p>Foreground: Track leading to Incline Cottage and residence to the north.</p> <p>Middle Distance: Grassland</p> <p>Far Distance: Mature trees and a glimpse of Incline Cottage.</p>	DESCRIPTION OF VIEW	<p>As existing with: construction works and vehicles using this entrance for the development.</p>	<p>As existing with: the housing development.</p>		
			MAGNITUDE OF IMPACT	High		<p style="text-align: center;">Medium</p> <p>Residents in Incline Cottage will most likely be able to see the estate from the windows on the upper floor. However, the cottage is at an oblique angle and is well screened with mature trees and wide green buffers around the housing. There is a further residence to the east of the northern end of the site that makes use of the track for access, however, that residence is well screened with woodland and there is unlikely to be any visibility of the development, especially as the public open space and tree planting will provide further screening. There will be moderate impact experienced by a small number of people.</p>
			LEVEL OF EFFECT	High		<p style="text-align: center;">Moderate Adverse</p> <p>There will be moderate adverse level of effect experienced by a small number of people, the residents of Incline Cottage. The other residence that uses the track for access is unlikely to have visibility of the development, except on entrance/egress to the site. The development will change the nature of the site with entrance/egress of vehicles and close proximity of residents on the estate. However, the site is designed sensitively with large green buffers and Public Open Space.</p>
					GRID REF	
					<p>E: 259227</p> <p>N: 371995</p>	



CLASSIFICATION OF RECEPTOR	COMPONENTS OF EXISTING VIEW	DESCRIPTION OF VIEW	COMPONENTS OF PROPOSED VIEW:		
			DURING CONSTRUCTION	FOLLOWING COMPLETION OF WORKS	
<p>View east north east on the road bridge on the A5 crossing the river and Snowdonia Slate Trail 1.</p> <p>Classification of Receptor: Pedestrians, Highway</p> <p>Distance from Scheme 300m</p> <p>Elevation: 19m</p> <p>Sensitivity: Medium</p>	<p>Foreground: Road bridge crossing North Wales Path and the Afon Cegin river.</p> <p>Middle Distance: Vegetation at the northern end of the site that runs down to the Path.</p> <p>Far Distance: Glimpses through to the north end of the proposed site.</p>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">DESCRIPTION OF VIEW</p>	<p>As existing with: construction works possible glimpsed through the trees. More visibility through the winter months.</p>	<p>As existing with: possible glimpses of the housing during the winter months when there is no tree cover. However, this looks through to the north end of the site where an attenuation basin, Public Open Space and planted trees are proposed, which will screen the housing.</p>	
			<p style="writing-mode: vertical-rl; transform: rotate(180deg);">MAGNITUDE OF IMPACT</p>	Negligible	<p>Negligible</p> <p>The housing may be visible during the winter months, however, this viewpoint looks through to the north end of the site where an attenuation basin, Public Open Space and planted trees are proposed, which will screen the housing.</p>
			<p style="writing-mode: vertical-rl; transform: rotate(180deg);">LEVEL OF EFFECT</p>	Negligible	<p>Negligible</p> <p>The housing may be visible during the winter months, however, this viewpoint looks through to the north end of the site where an attenuation basin, Public Open Space and planted trees are proposed, which will screen the housing.</p>

LOCATION OF PHOTOVIEW

GRID REF

E: 259220
N: 372044



CLASSIFICATION OF RECEPTOR	COMPONENTS OF EXISTING VIEW		COMPONENTS OF PROPOSED VIEW:		LOCATION OF PHOTOVIEW	
			DURING CONSTRUCTION	FOLLOWING COMPLETION OF WORKS		
<p>View looking South south east on the corner of the A5 Llandegai Road and Rhodfa Penrhyn.</p> <p>Classification of Receptor: Pedestrians and highway.</p> <p>Distance from Scheme: 100m</p> <p>Elevation: 16m</p> <p>Sensitivity: Medium</p>	<p>Foreground: Corner of Llandegai Road and Penrhyn Road.</p> <p>Middle Distance: Mature planting adjacent to the North Wales Path and Afon Cegin river.</p> <p>Far Distance: Northern end of the proposed site and the site entrance.</p>	DESCRIPTION OF VIEW	<p>As existing with: construction works and vehicles entering site.</p>	<p>As existing with: possible glimpses of housing set back from the road.</p>		
			MAGNITUDE OF IMPACT	Negligible		<p>Negligible</p> <p>The housing to the south of the entrance is set back from the road so there will only be very partial views and it will constitute only a very small part of the existing view.</p>
			LEVEL OF EFFECT	Negligible		<p>Negligible</p> <p>This viewpoint was taken on the route which residents of the Maesgeirchen estate might take to access the Port area and northern end of Bangor, so their attention is unlikely to be focussed on the view and the changes are unlikely to be perceived.</p>
					<p>GRID REF</p> <p>E: 259201</p> <p>N: 372108</p>	



CLASSIFICATION OF RECEPTOR	COMPONENTS OF EXISTING VIEW	DESCRIPTION OF VIEW	COMPONENTS OF PROPOSED VIEW:	
			DURING CONSTRUCTION	FOLLOWING COMPLETION OF WORKS
<p>View taken from beside the reception building in the cemetery and crematorium looking across to the proposed site.</p> <p>Classification of Receptor: Visitors to crematorium. Crematorium staff.</p> <p>Distance from Scheme (nearest point): 50m</p> <p>Elevation: 26m</p> <p>Sensitivity: Medium Assigned Medium as visitors to cemetery will have expectations with regard to tranquillity and .</p>	<p>Foreground: Crematorium entry and exit road.</p> <p>Middle Distance: Grass verges,</p> <p>Far Distance: Railings, hedgerow and trees bordering the site on the A5.</p>	<p>As existing with: Construction works will not be visible at this location.</p>	<p>As existing with: The site is not visible from this area within the cemetery and crematorium. The profiles within the LVIA demonstrate that the crematorium is at a much lower elevation than the site, thus obscuring views of the site apart from the entrance and egress and memorialising at the northern end of the cemetery.</p>	
		<p>Low/Medium The visitors to the crematorium may have a heightened sense of emotion and the constructions works may intrude on this.</p>	<p>Slight This will apply on entrance and egress and memorialising space at the northern end of the cemetery. The majority of the crematorium is enclosed and tranquil with no visibility of the site.</p>	
		<p>Low/Medium The visitors to the crematorium may have a heightened sense of emotion and the constructions works may intrude on this.</p>	<p>Slight Adverse This will apply on entrance and egress and memorialising space at the northern end of the cemetery. The majority of the crematorium is enclosed and tranquil with no visibility of the site.</p>	

LOCATION OF PHOTOVIEW

GRID REF

E: 259217
N: 371673



CLASSIFICATION OF RECEPTOR	COMPONENTS OF EXISTING VIEW		COMPONENTS OF PROPOSED VIEW:		LOCATION OF PHOTOVIEW	
			DURING CONSTRUCTION	FOLLOWING COMPLETION OF WORKS		
<p>View looking north west to north north east along A5, approximately 87m from proposed site.</p> <p>Classification of Receptor: Pedestrians, Highway</p> <p>Distance from Scheme (nearest point): 87m</p> <p>Elevation: 36m</p> <p>Sensitivity: Medium</p>	<p>Foreground: Hedgerows bordering crematorium and narrow end of site.</p> <p>Middle Distance: Ridge of crematorium roof.</p> <p>Far Distance: Elevated site of St Deniol golf course.</p>	DESCRIPTION OF VIEW	<p>As existing with: Construction activities may be glimpsed through gaps in the hedgerow.</p>	<p>As existing with: At this point on the A5 the high 3m hedgerow and curve of the road renders the proposed site imperceptible.</p> <p>The site becomes visible at the start of the crematorium.</p>		
			None	None		GRID REF
			MAGNITUDE OF IMPACT	None		
		LEVEL OF EFFECT	None	None	<p>E: 259313</p> <p>N: 371610</p>	



CLASSIFICATION OF RECEPTOR	COMPONENTS OF EXISTING VIEW		COMPONENTS OF PROPOSED VIEW:		
			DURING CONSTRUCTION	FOLLOWING COMPLETION OF WORKS	
<p>View looking south from the Snowdonia Slate Trail 1 that runs from Bangor Port to Bethesda.</p> <p>Classification of Receptor: Pedestrians, PROW</p> <p>Distance from Scheme (nearest point): 40m</p> <p>Elevation: 18m</p> <p>Sensitivity: High</p>	<p>Foreground: Pedestrian path and trees.</p> <p>Middle Distance: Pedestrian path and trees.</p> <p>Far Distance: Glimpses of northern end of site through the trees.</p>	DESCRIPTION OF VIEW	<p>As existing with: Very partial glimpses of the construction works may be visible through the trees, perhaps more during the winter when there is less tree cover.</p>	<p>As existing with: Very partial glimpses of the estate may be visible through the trees, perhaps more during the winter when there is less tree cover. However, the attenuation basin, tree planting and Public Open Space is proposed for the northern end of the site.</p>	
			MAGNITUDE OF IMPACT	Negligible	Negligible
			LEVEL OF EFFECT	Negligible	Negligible

LOCATION OF PHOTOVIEW

GRID REF

E: 259289
N: 372107



CLASSIFICATION OF RECEPTOR	COMPONENTS OF EXISTING VIEW		COMPONENTS OF PROPOSED VIEW:		
			DURING CONSTRUCTION	FOLLOWING COMPLETION OF WORKS	
<p>View taken on the A5 on the corner of Glentraeth Road looking south.</p> <p>Classification of Receptor: Pedestrians, highway</p> <p>Distance from Scheme (nearest point): 280m</p> <p>Elevation: 17m</p> <p>Sensitivity: Medium</p>	<p>Foreground: Pedestrian path and verge at the corner of Glentraeth Road.</p> <p>Middle Distance: Wall on the left that borders the Glentraeth residential estate.</p> <p>Far Distance: A partial glimpse of the boundary of the proposed site.</p>	DESCRIPTION OF VIEW	<p>As existing with: Only a narrow extent of the boundary of the site will be visible at this point on the A5.</p>	<p>As existing with: Only a narrow extent of the boundary of the site will be visible at this point on the A5.</p>	
			MAGNITUDE OF IMPACT	None	None
			LEVEL OF EFFECT	None	None

LOCATION OF PHOTOVIEW

GRID REF

E: 259180
N: 372302

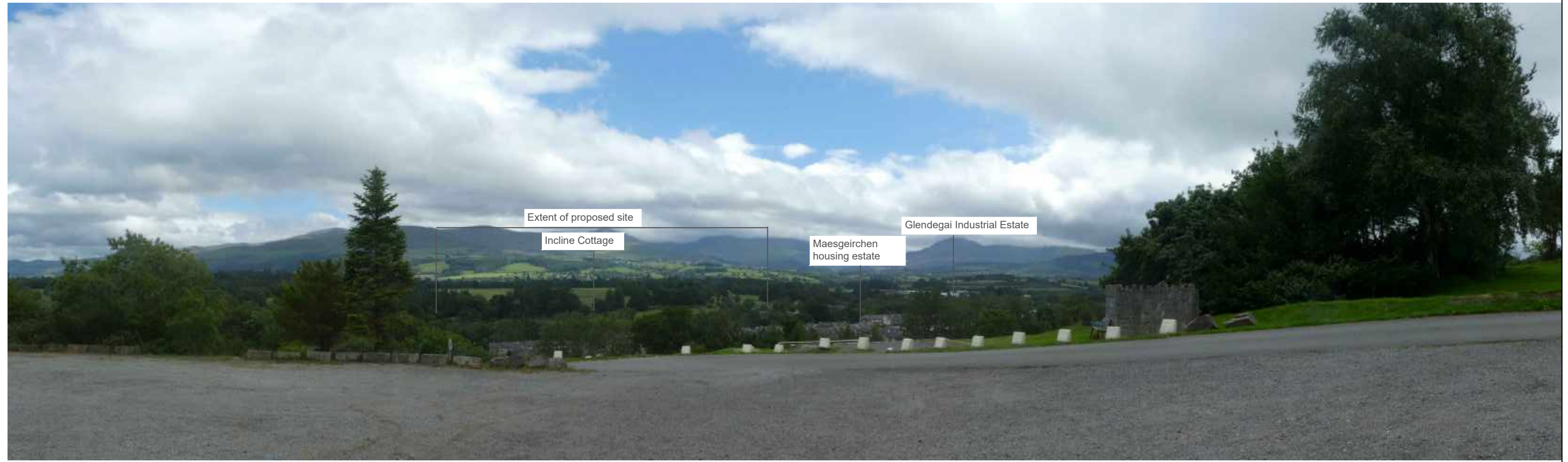


CLASSIFICATION OF RECEPTOR	COMPONENTS OF EXISTING VIEW		COMPONENTS OF PROPOSED VIEW:		
			DURING CONSTRUCTION	FOLLOWING COMPLETION OF WORKS	
<p>View on Penrhyn Avenue, on the Maesgeirchen estate looking east towards site.</p> <p>Classification of Receptor: Residents, pedestrians, highway</p> <p>Distance from Scheme (nearest point): 208m</p> <p>Elevation: 35m</p> <p>Sensitivity: Low</p>	<p>Foreground: Raised grass verges.</p> <p>Middle Distance: Housing.</p> <p>Far Distance: Turret of Penrhyn Castle.</p>	DESCRIPTION OF VIEW	As existing with: no visibility of construction works.	As existing with: no visibility of construction works.	
			MAGNITUDE OF IMPACT	None	None
			LEVEL OF EFFECT	None	None

LOCATION OF PHOTOVIEW

GRID REF

E: 259014
N: 371931



CLASSIFICATION OF RECEPTOR	COMPONENTS OF EXISTING VIEW		COMPONENTS OF PROPOSED VIEW:		
			DURING CONSTRUCTION	FOLLOWING COMPLETION OF WORKS	
<p>View from St Deiniol Golf Club car park looking south east towards proposed site.</p> <p>Classification of Receptor: Visitors and staff.</p> <p>Distance from Scheme (nearest point): 470m</p> <p>Elevation: 63m</p> <p>Sensitivity: Low Visitors to the Golf Club and staff will be focussed on recreation, which does not involve or depend upon appreciation of views of the landscape.</p>	<p>Foreground: St Deniol Golf Club Car Park.</p> <p>Middle Distance: Partial glimpses of the site, including Incline Cottage.</p> <p>Far Distance: Snowdonia National Park.</p>	DESCRIPTION OF VIEW	<p>As existing with: Partial glimpses of construction works.</p>	<p>As existing with: Long distance partial glimpses of the development.</p>	
			MAGNITUDE OF IMPACT	Negligible	<p>Negligible</p> <p>There are long distance glimpses of the site and Incline Cottage. This is a minor alteration to the view and will not be prominent or in great contrast to the existing view with the Llandegai Industrial Estate and housing estate in the middle distance.</p>
			LEVEL OF EFFECT	Negligible	<p>Negligible</p> <p>The development will result in small changes to the views and those that experience the view will of low sensitivity to the changes, as they will be focussed on golf.</p>

LOCATION OF PHOTOVIEW

GRID REF

E: 258875
N: 372295



CLASSIFICATION OF RECEPTOR	COMPONENTS OF EXISTING VIEW		COMPONENTS OF PROPOSED VIEW:		LOCATION OF PHOTOVIEW	
			DURING CONSTRUCTION	FOLLOWING COMPLETION OF WORKS		
<p>View from corner of Lon Potby road, approximately 470m north east of Minffordd.</p> <p>Classification of Receptor: Pedestrians and highway.</p> <p>Distance from Scheme (nearest point): 1.2km</p> <p>Elevation: 82m</p> <p>Sensitivity: Low</p>	<p>Foreground: Hedgerow bordering field</p> <p>Middle Distance: Llandegai Industrial Estate, eastern edge of Maesgeirchen Estate, trees screening proposed site.</p> <p>Far Distance: Penrhyn Castle, Penrhyn Estate, the sea.</p>	DESCRIPTION OF VIEW	<p>As existing with: no visibility of construction works.</p>	<p>As existing with: The site is imperceptible at this distance and location.</p>		
			MAGNITUDE OF IMPACT	None		None
			LEVEL OF EFFECT	None		None

GRID REF

E: 258229
N: 371033



CLASSIFICATION OF RECEPTOR	COMPONENTS OF EXISTING VIEW		COMPONENTS OF PROPOSED VIEW:		LOCATION OF PHOTOVIEW	
			DURING CONSTRUCTION	FOLLOWING COMPLETION OF WORKS		
<p>View looking north west to north from track running from Home Farm, across Penrhyn Estate.</p> <p>Classification of Receptor: Pedestrians, farm traffic</p> <p>Distance from Scheme (nearest point): 416m</p> <p>Elevation: 40m</p> <p>Sensitivity: Low</p>	<p>Foreground: Fencing bordering track. This track skirts the Penrhyn Estate, which borders National Trust Land and leads past Penrhyn Castle through Penrhyn Park and ultimately ends near Penrhyn Port.</p> <p>Middle Distance: Rural field.</p> <p>Far Distance: Maesgeirchen Estate</p>	DESCRIPTION OF VIEW	<p>As existing with: no change, no visibility of site</p>	<p>As existing with: no change, no visibility of site</p>		
			MAGNITUDE OF IMPACT	<p>None No visibility of site at this location.</p>		<p>None No visibility of site at this location.</p>
			LEVEL OF EFFECT	<p>None No visibility of site at this location.</p>		<p>None No visibility of site at this location.</p>
					<p>GRID REF</p> <p>E: 259560 N: 371442</p>	



CLASSIFICATION OF RECEPTOR	COMPONENTS OF EXISTING VIEW		COMPONENTS OF PROPOSED VIEW:		LOCATION OF PHOTOVIEW	
			DURING CONSTRUCTION	FOLLOWING COMPLETION OF WORKS		
<p>View looking west north west to east from track running from Home Farm, across Penrhyn Estate.</p> <p>Classification of Receptor: Pedestrians, farm traffic</p> <p>Distance from Scheme (nearest point): 607m</p> <p>Elevation: 938m</p> <p>Sensitivity: Low</p>	<p>Foreground: The track skirting the Penrhyn Estate, which borders National Trust Land and leads past Penrhyn Castle through Penrhyn Park and ultimately ends near Penrhyn Port.</p> <p>Middle Distance: Penrhyn Castle</p> <p>Far Distance: Maesgeirchien Estate, St Deniol Golf Club</p>	DESCRIPTION OF VIEW	<p>As existing with: no change, no visibility of site</p>	<p>As existing with: no change, no visibility of site</p>		
			MAGNITUDE OF IMPACT	<p>None No visibility of site at this location.</p>		<p>None No visibility of site at this location.</p>
			LEVEL OF EFFECT	<p>None No visibility of site at this location.</p>		<p>None No visibility of site at this location.</p>
					<p>GRID REF</p> <p>E: 259875 N: 371738</p>	



Plate 1 View from Port area looking south towards site.



Plate 2 View on Snowdonia Slate Trail. Photograph to indicate that the landform renders any visibility of the site imperceptible.



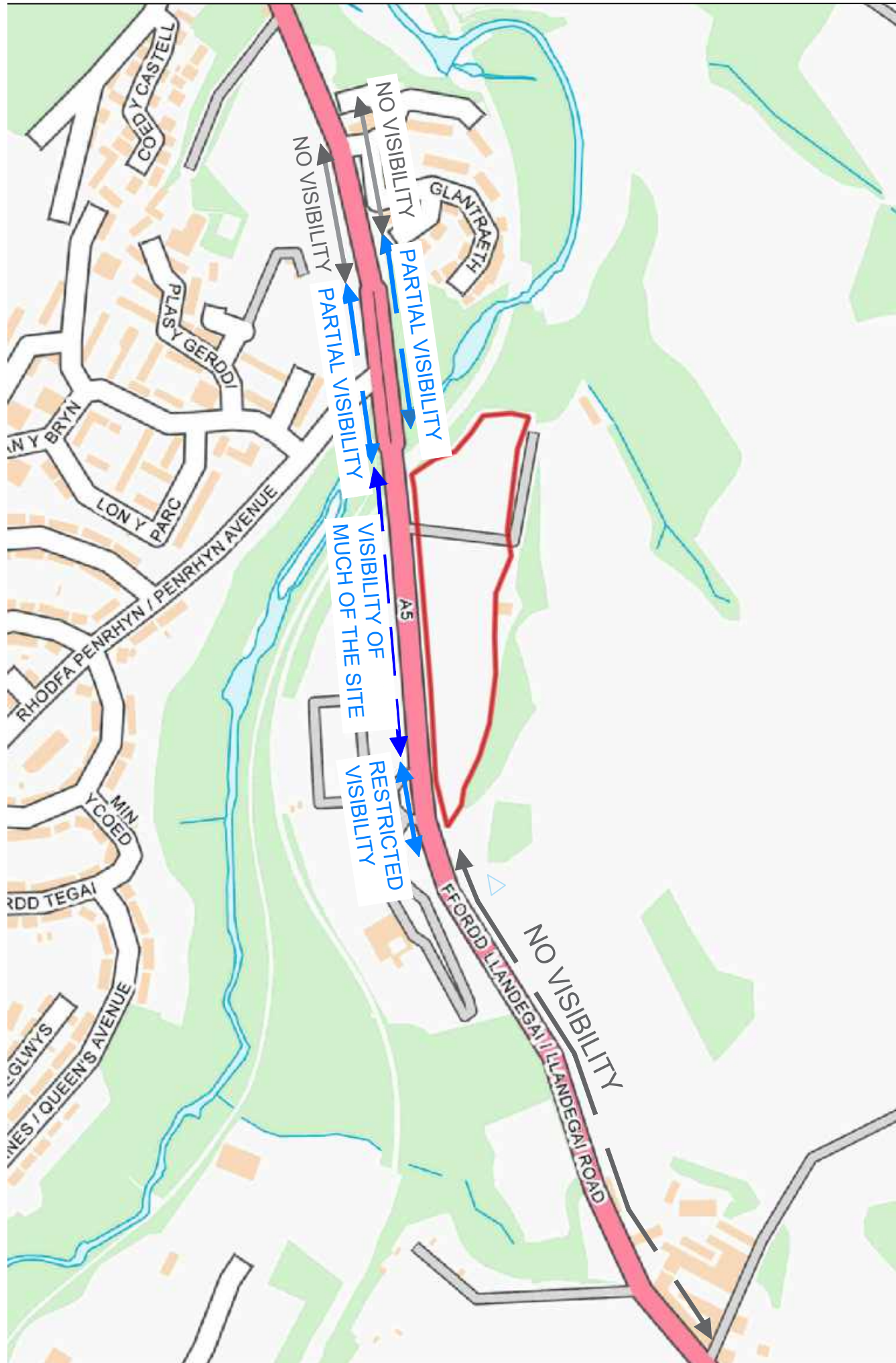
Plate 3

View Looking north from the North Wales Path. Visibility of the proposed site is blocked by the end of the industrial estate and the mature woodland.



Plate 4

View of northern end of Cemetery and Crematorium. Whilst there is no visibility of the proposed site near the visitor's reception building and from the majority of the site, those graves and memorials that lie close to the fencing will have partial visibility of the site. However, their focus of attention will most likely be on memorialising dead relatives and friends and not on the housing development opposite.



ate 5 **Visibility of site from A5**

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Appendix 6

APPENDIX A - LVIA METHODOLOGY

1 GUIDANCE ON LANDSCAPE AND VISUAL IMPACT ASSESSMENT

1.1.1 This Landscape and Visual Assessment has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013.

1.1.2 In summary, the GLVIA3 states:

“Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people’s views and visual amenity.” (GLVIA3 paragraph 1.1.)

1.1.3 GLVIA 3 states that when undertaking an LVIA, this should consider:

- *“Assessment of landscape effects; assessing effects on the landscape as a resource in its own right;*
- *Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.”* (GLVIA3 paragraph 2.21.)

1.1.4 It goes on to note that:

“LVIA must deal with both and should be clear about the difference between them”.
(GLVIA 3 para 2.22 page 21)

1.1.5 The guidelines explain that both landscape and visual effects are dependent upon the sensitivity of the landscape resource or visual receptors and the magnitude of impact.

2 METHODOLOGY FOR THE ASSESSMENT OF LANDSCAPE EFFECTS

2.1 General approach

- 2.1.1 The level, and significance of the effects on landscape character identified as part of the assessment is determined by a consideration of the sensitivity of the landscape receptors and the magnitude of the impacts (change) on the landscape.
- 2.1.2 The nature or sensitivity of a landscape receptor combines judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape, as defined in the GLVIA¹ glossary and in paragraph 5.39 of GLVIA 3. Paragraph 5.39 of GLVIA 3 also states that LVIA sensitivity is similar to the concept of landscape sensitivity used in landscape planning, but is not the same, as it is specific to the particular project or development proposed and the location in question. Thus, assessment of sensitivity is not strictly part of the initial baseline study of landscape character; it is considered as part of the assessment of the effects of the development.
- 2.1.3 The nature or magnitude of the impacts on the landscape receptors depends upon the size or scale of the changes, the geographical extent of the area influenced, and the duration and reversibility of the impacts.

2.2 Landscape receptors

- 2.2.1 The landscape receptors include the constituent elements of the landscape, its specific aesthetic or perceptual qualities, any identified and described landscape character studies applicable to the site or its study area, and the designated landscapes within the study area; this includes the impact on the landscape character of any designated landscapes within the study area. The impacts on the visual amenity of visitors to formally designated areas (such as Registered Parks and Gardens and Scheduled Monuments) which are open to the public, are addressed in the visual impact assessment section of the chapter or report. The impacts on the sites and settings of such designations as heritage assets would typically be addressed by any Cultural Heritage assessment.
- 2.2.2 In addition to Natural England's National Character Areas, the LVIA will typically include regional, county or district / borough Landscape Character Assessment,

¹ Guidelines for Landscape and Visual Impact Assessment, Third Edition, by the Landscape Institute and Institute of Environmental Management and Assessment (2013)

carried out by the specialist assessor if a local authority assessment is not available at the local level. Such Landscape Character Assessments may identify local landscape typologies or discrete areas, or both, as appropriate. These are also landscape receptors considered as part of the assessment of landscape effects; these will be described within the overall document. It should be noted however that for smaller scale developments such as housing sites, typically, Natural England's National Character Areas will not provide an adequate representation of the landscape character of the site or the variations in landscape character in the vicinity of the site.

2.2.3 The effects of the development on landscape character can therefore be appraised at three scales of landscape character, as applicable:

- the landscape character of the site itself and its immediate setting;
- any local, borough or district Landscape Character Assessments; and
- any County or regional Landscape Character Assessments.

2.2.4 The effects on any designated landscapes within the study area are considered separately as they may often cross character type boundaries; therefore, to understand the overall effects, the total area of the designation needs to be considered as a whole.

2.3 Susceptibility to change

2.3.1 This is defined as the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or particular aesthetic and perceptual aspects) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies (see paragraph 5.40 of GLVIA 3).

2.3.2 Susceptibility is combined with landscape value (see below) to determine the overall sensitivity of a landscape receptor / receptor landscape to the type of change proposed. Susceptibility and sensitivity are not the same, therefore, in the context of LVIA.

2.3.3 Table 1, below, explains how criteria are applied to arrive at an assessment of susceptibility to change, in this assessment.

Table 1: Criteria for the Assessment of Susceptibility to Change	
Level	Typical Criteria
High	Key characteristics of the landscape are highly vulnerable to change. The nature of the development would result in a significant change in character.
Medium	Some of the key characteristics of the landscape are vulnerable to change. Although the landscape may have some ability to absorb some development, it is likely to cause some change in character.
Low	Few of the key characteristics of the landscape are vulnerable to change. The landscape is likely to be able to accommodate development with only minor change in character.
Negligible	Key characteristics of the landscape are robust and would not be adversely affected by development.

2.3.4 Factors influencing the susceptibility of the landscape to change of the sort associated with a proposed development include:

- 1 Scale: whether or not the landscape includes human scale elements, and the presence or absence of enclosing features. The presence of human scale elements may suggest a lower susceptibility.
- 2 Landform: Landform may be undulating, rolling or flat, with more or less variation in form / gradient. Featureless, convex or flat landscapes with an absence of strong topographical variety suggests a lower susceptibility, with very complex landforms exhibiting strong topographical variety at the other end of the scale.
- 3 Landscape pattern and complexity: including presence or absence of cultural pattern; time depth; landscape structure/fabric; enclosure patterns; and interplay of colour and texture. Simple, large-scale patterns (such as plantations or arable fields), and/or regularly disturbed, fragmented land covers are less susceptible to change. Intricate, varied patterns, and undisturbed consistent patterns of land cover or land use, and historic field patterns are more susceptible to change.
- 4 Settlement and human influence: including time depth, age, nature, form and level of settlement. The following tend to indicate a lower susceptibility to change: concentrated settlement pattern, presence of contemporary structures e.g. utility, infrastructure or industrial elements, and hard or eroded settlement edges. A higher susceptibility to change may be indicated by: dispersed settlement pattern; absence of modern development; presence of small scale, historic or vernacular settlement; and a porous / soft landscape edge with settlement well integrated with the landscape.

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- 5 Condition: Landscapes with a low level of intactness with landscape elements in poor state of repair are considered to have a lower susceptibility to change; with, on the other hand, landscapes having a high level of intactness and a very good state of repair having a higher susceptibility to change.
 - 6 Typicality and Rarity: A lower susceptibility to change is associated with areas which have no rare features or a weak association with the key characteristics of the landscape. Conversely, a higher susceptibility to change is associated with areas which have rare features of regional importance or a very strong correspondence with the key characteristics of the landscape.
 - 7 Perceptual aspects such as tranquillity (including noise and lighting) and sense of remoteness: Areas which are not tranquil, having much human activity, noise and light, are considered to have a lower susceptibility to change and vice versa. Presence or proximity to human activity or modern development or industrial structures (e.g. utilities, infrastructure) decreases susceptibility, whereas areas having a strong sense of remoteness; being either physically remote or having a perception of being remote, are considered to have a higher susceptibility to change.
 - 8 Skylines: A visual component of landscape character but interdependent with topography. Where the development has no relationship to the skyline, or the skyline is either not prominent / screened, or developed and/or otherwise cluttered the susceptibility to change is lower. Where there is a strong relationship to prominent, simple and undeveloped skylines, or skyline with important historic landmarks the opposite is the case.
 - 9 Intervisibility: As with skylines, this is a visual component of landscape character but interdependent with enclosure. As might be expected, landscapes which are self-contained with restricted intervisibility have a lower susceptibility to change than landscapes which are extensively intervisible and part of a wider landscape.
 - 10 Views and Landmarks: As with skylines and intervisibility, this is a visual component of landscape character but has some relationship to typicality and rarity. An area which contains no landmarks and is not a feature in local views is considered to have a lower susceptibility. On the other hand, a landscape which includes important landmarks or is important in views across a wide area has a higher susceptibility.
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11 Visual Receptors: As with skylines, intervisibility, and views and landmarks, this is a visual component of landscape character but has a strong converse relationship to remoteness. In other words, locations having a higher visibility from main transport routes and a larger number of properties are considered to have a higher susceptibility to change (depending on the nature and extent of the change), whereas areas with a low number of viewers from properties and transport routes would have a lower susceptibility.

2.4 Landscape value

2.4.1 Assessment of value is concerned with the relative value attached to different landscapes by society. A consideration of value at the baseline stage informs judgements on the level and significance of effects. Landscapes can be valued by different people for different reasons connected to a range of factors including landscape quality (condition), scenic quality, rarity, representativeness, conservation interests, recreation value, perceptual aspects and associations (see GLVIA 3 Box 5.1 for definitions). This consensus can be recognised at a local, regional or national or international scale.

2.4.2 Table 2 explains how criteria are applied to arrive at an assessment of landscape value for this project. It is derived from GLVIA 3.

Value	Typical criteria	Typical scale	Typical examples
High	<ul style="list-style-type: none"> • Very good or excellent condition, high importance, scenic quality, rarity • No or very limited potential for substitution 	International / National	World Heritage site, National Park, Area of Outstanding Natural Beauty (AONB), Registered Parks and Gardens
Medium	<ul style="list-style-type: none"> • Reasonably good condition, medium importance, scenic quality, rarity • Some potential for substitution 	Regional / local	Registered Parks and Gardens, undesignated landscapes but valued for example for the high occurrence or number of important / protected features present therein, or in demonstrable use.
Low	<ul style="list-style-type: none"> • Poor or very poor condition, low importance, scenic quality, rarity 	Local	Areas identified as having some redeeming feature or features and possibly identified for improvement, or Areas identified for recovery

2.5 Landscape sensitivity

2.5.1 As noted above, landscape sensitivity combines judgements on the susceptibility of landscape receptors to change of the type proposed, with the value attached to the landscape. Generally, a higher sensitivity will be ascribed to landscapes which have a high value, and which are highly susceptible to change, and vice versa. However, as GLVIA 3 (para. 5.46) recognises, these relationships are complex, particularly when considering change within or adjacent to designated landscapes.

2.5.2 Para. 5.46 states:

“For example:

- An internationally, nationally, or locally valued landscape does not automatically, or by definition, have a high susceptibility to all types of change;*
- It is possible for an internationally, nationally or locally important landscape to have relatively low susceptibility to change resulting from the particular type of development in question, by virtue of both the characteristics of the landscape and the nature of the proposal;*
- The particular type of change or development proposed may not compromise the specific basis for the value attached to the landscape.”*

2.5.3 For the purposes of this assessment, landscape sensitivity is defined through the application of the typical criteria set out in Table 3, below.

Level	Typical criteria
High	Many of the key characteristics and qualities of the landscape are susceptible to change from the type of development being assessed and/or the value ascribed to the landscape is high.
Medium	Some of the key characteristics and qualities of the landscape are susceptible to change from the type of development being assessed and/or the value ascribed to the landscape is medium
Low	The key characteristics and qualities of the landscape are robust and are less likely to be adversely affected by the type of development being assessed and/or the value ascribed to the landscape is low.

2.5.4 Planning policy is important and relevant to LVIA when it reflects a recognition of the value placed upon a particular landscape, or its attributes, by society. Thus, designations such as National Parks and Areas of Outstanding Natural Beauty (AONB) have relevance, since they identify a consensus about this aforesaid value. Reference

to planning policy can therefore assist in an assessment, in identifying sensitive receptors.

2.6 Magnitude of landscape impacts

2.6.1 Table 4 explains how criteria are applied to determine the magnitude of impacts; this has been developed specific to this LVIA and is derived from GLVIA 3.

Table 4	
Criteria for the assessment of magnitude of landscape impacts	
Level	Typical Criteria
High	<ul style="list-style-type: none"> • Total loss of or major alteration to key features or perceptual aspects of the baseline and/or the addition of new features considered to be totally uncharacteristic when set within the attributes of the receiving landscape • The impacts would be of a large scale influencing several landscape character types/areas • The impacts would be long term and/or irreversible
Medium	<ul style="list-style-type: none"> • Partial loss of or alteration to key features or perceptual aspects of the baseline and/or the addition of new features that may be prominent but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape • The impacts would be at the scale of the landscape character type/area within which the proposal lies • The impacts would be medium term and/or partially reversible
Low	<ul style="list-style-type: none"> • Minor loss of or alteration to key features or perceptual aspects of the baseline and/or the addition of new features that may not necessarily be considered to be uncharacteristic when set within the attributes of the receiving landscape • The impacts would be at the level of the immediate setting of the site • The impacts would be short term and/or reversible
Negligible	<ul style="list-style-type: none"> • Very minor loss of or alteration to key features or perceptual aspects of the baseline and/or the addition of new features that are not uncharacteristic with the surrounding landscape - approximating the 'no change' situation • The impacts would be at the site level, within the development site itself • The impacts would be very short term and/or reversible
None	<ul style="list-style-type: none"> • No loss or alteration to the key characteristics/ features, representing 'no change'.

2.7 Level and significance of landscape effects

2.7.1 A consideration of the sensitivity (susceptibility + value) of the landscape receptors to the development and the magnitude of the impact / nature of the change resulting from the development, determines the level and thus the significance of the predicted effect.

2.7.2 GLVIA3 states, at paragraph 5.56, that:

“There are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of proposal. At opposite ends of the spectrum it is reasonable to say that:

- Major loss or irreversible negative effects, over an extensive area, on elements and/ or aesthetic and perceptual aspects that are key to the character of nationally valued landscapes are likely to be of the greatest significance;*
- Reversible negative effects of short duration, over a restricted area, on elements and/ or aesthetic and perceptual aspects that contribute to but are not key characteristics of the character of landscapes of community value are likely to be of the least significance and may, depending on the circumstances, be judged as not significant;*
- Where assessments of significance place landscape effects between these extremes, judgements must be made about whether or not they are significant, with full explanations of why these conclusions have been reached.” (GLVIA3 paragraph 5.56)*

2.7.3 The relationship between sensitivity and magnitude of impact to reach the level of effect is sometimes presented in the form of a matrix. However, such a matrix may lead to the same weighting of each criterion, which might not always be appropriate and may lead to a formulaic approach, therefore descriptions of how overall effects have been determined are provided and a conclusion is given on whether or not an effect is considered to be significant or not (see paragraphs 3.34 and 3.35 of GLVIA 3; also paras 2.2.2 - 2.2.4 of the LVIA) and the reasons for this judgement.

2.7.4 There is no requirement to identify the level, or degree of significance of an effect, merely whether it is considered (using professional judgement) to be significant, or not. If a distinction is required between levels of significance then a word scale can be used, provided that these are clearly defined, to identify the distinctions between (for instance) minor and major significance of effect. This latter approach, i.e. one which identifies distinct levels, is taken in this assessment.

2.7.5 Overall, effects may be adverse, neutral or beneficial, and are assigned a level on the scale: Imperceptible-Slight-Moderate-Substantial-Very Substantial, taking into account mitigation measures and different stages of the project lifecycle.

2.7.6 Table 5 assigns typical criteria to each level, as applied in this assessment; however, it should be noted that various different scenarios of susceptibility to change, landscape value, the size or scale, geographical extent and/or duration and reversibility of impacts could apply resulting in adverse effects as described in the assessment. The criteria in Table 5 are therefore provided as typical examples. Intermediate levels; e.g. slight – moderate, moderate – substantial; may also apply.

Table 5	
Criteria for determining the level of landscape effects	
Level	Typical criteria
Very Substantial	The proposals are wholly out of character with the existing situation, both locally and on the wider scale, and/or the landscape receptors are of high sensitivity
Substantial	The proposals have a large and prominent impact within the context of the wider area or are wholly out of character with the existing situation, and/or the landscape receptors are of high sensitivity
Moderate	The proposals have a noticeable impact within the context of the wider area, and/or the landscape receptors are of medium sensitivity
Slight	The proposals have some, but only a limited impact within the mainly local context, and/or the landscape receptors are of low sensitivity
Negligible	The degree of change is so small as to have little or no impact, and/or the landscape receptors are of low sensitivity

2.7.7 GLVIA3 Statement of Clarification 1/13 (2013)² notes that:

"Concerning 'significance', it is for the assessor to define what the assessor considers significant...Depending on the means of judgment and terminology (which should be explicitly set out), effects of varying degrees of change (or levels of change), may be derived. The assessor should then establish (and it is for the assessor to decide and explain) the degree or level of change that is considered to be significant." (GLVIA3 Statement of Clarification, § 3.)

2.7.8 Those levels of effects that are considered to be significant for this LVIA are judged to be effects that are either moderate-substantial or substantial.

2.7.9 It is relevant to note that the assessed levels of effect and their likely significance merely form one element of the way in which a proposed development is determined. Other factors (e.g. environmental, economic, societal) will also play a role in the decision-making process.

² Landscape Institute and the Institute of Environmental Management (10th June 2013) **GLVIA3 Statement of Clarification**
1/13

2.8 Approach to the assessment

- 2.8.1 To understand the potential impacts upon the landscape receptors, the sensitivity of the area with respect to the proposed development is considered. The assessment of sensitivity of the landscape to the development considers whether the key physical and perceptual characteristics of the development site could be materially affected by the proposed development. This is then combined with an assessment of landscape value to determine the overall sensitivity of the landscape to the proposed development. Visual sensitivity is not included in this assessment, as visual effects are considered separately, in accordance with GLVIA3.
- 2.8.2 It is important to remember that sensitivity to any development constructed within a landscape receptor area depends on the defining characteristics of that area, and of the development. The defining characteristics of a receptor area which is not the host area can only be greatly affected if one of its defining characteristics is views of the host area.
- 2.8.3 The extent of the potential effects over the wider landscape receptor areas is considered spatially, by reviewing how much of the area would be influenced by the development.
- 2.8.4 However, sequential experience of change could also amount to a change of the experience of parts of a landscape receptor area outside the immediate ZTV of the development. If a large proportion of an area was to be adversely affected, then this would be likely to lead to loss of character over the whole of the area. The converse is also true.
- 2.8.5 The impacts on each landscape receptor area were assessed by a consideration of the susceptibility to change of the area to the development, the value of the landscape and the magnitude of change as a result of the proposed development, all taken together.
- 2.8.6 The assessment of effects upon landscape character in general cannot therefore just be carried out by considering discrete viewpoints alone, however representative they may be.
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3 METHODOLOGY FOR THE ASSESSMENT OF VISUAL EFFECTS

3.1 General approach

3.1.1 As with landscape effects, a consideration of the sensitivity of visual receptors and the magnitude of the impact determines the level and thus the significance of the predicted effect on views and visual amenity. The nature or sensitivity of visual receptor considers their susceptibility to the type of change or development proposed and the value attached to the affected views (GLVIA 3, paragraph 6.31).

3.2 Sensitivity of visual receptors

3.2.1 Visual receptors include the public or community at large, residents, visitors, workers and people travelling through the landscape. The types of viewers, the numbers, the duration of the view and the importance of the view or views of and from valued areas define the sensitivity of a visual receptor.

3.2.2 In the context of this development, the scale of the sensitivity of the visual receptors is as outlined in Table 6 and is derived from GLVIA 3.

Level	Typical criteria
High	<ul style="list-style-type: none">• Public views within areas of protected landscapes such as National Parks and Areas of Outstanding Natural Beauty (AONBs)• Users of outdoor recreational facilities including public rights of way, or visitors to heritage assets or other attractions whose attention or interest is focused on the landscape and where tolerance to change is likely to be low• Occupiers of residential properties with views affected by the development• users travelling through or past the affected landscape on recognised scenic routes
Medium	<ul style="list-style-type: none">• Users travelling through or past the affected landscape by road, rail or other transport routes• Users of public rights of way/ footways where attention or interest is not primarily focussed on the landscape and/ or particular views• Users of outdoor recreation facilities whose attention or interest will include some views of the wider landscape and where there is some tolerance of change
Low	<ul style="list-style-type: none">• People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape so that the tolerance to change is high• People at their place of work, or engaged in similar activities, whose attention may be focused on their work or activity, not their surroundings, and where setting is not important to the quality of working life• Views from roads, footways, railways and industrial areas whose attention may be focused away from the landscape and where tolerance to change is likely to be high

3.3 Magnitude of visual impacts

3.3.1 The nature or magnitude of the impacts on visual receptors depends upon the size or scale of the changes, the geographical extent of the area influenced, and the duration and reversibility of the impacts. In visual assessment, the magnitude is also determined by the distance from the viewer, the extent of change in the field of vision, the proportion or number of viewers affected and the duration of activity apparent from each viewpoint, or a sequence of points that may have transient views, for instance along a road

3.3.2 Table 7 explains how criteria are applied in the assessment of magnitude and is derived from GLVIA 3.

Table 7	
Criteria for the assessment of magnitude of visual impacts	
Level	Typical Criteria
High	<ul style="list-style-type: none"> • Total loss of or major alteration to views and/or the addition of new features that would be incongruous, very prominent, and/or would greatly contrast with the existing view • Full, open views, experienced at a location or for the majority of a journey • The views would be close, direct and/or totally occupied by the proposed development
Medium	<ul style="list-style-type: none"> • Partial loss of or alteration to views and/or the addition of new features that would be prominent, and/or would contrast with the existing view • Partial views, experienced for part of a journey or activity • The views would be middle distance, partially oblique and/or partially occupied by the proposed development
Low	<ul style="list-style-type: none"> • Minor loss of or alteration to views and/or the addition of new features that would not be prominent, and/or would not contrast with the existing view • Glimpsed views, experienced for a small part of a journey or activity • The views would be distant, oblique and/or only a small part of the view would be occupied by the proposed development
Negligible	<ul style="list-style-type: none"> • Very minor loss of or alteration to views and/or the addition of new features that are unlikely to be readily perceived • Very brief glimpsed views • The views would be very distant, very oblique and/or only a tiny part of the view would be occupied by the proposed development
None	<ul style="list-style-type: none"> • Barely discernible alteration to views and/or the addition of new features that would be almost imperceptible - approximating the 'no change' situation • Views are not possible

3.3.3 The level of magnitude also takes into consideration the scheme's permanence and / or reversibility (i.e. whether the site could be returned to its current/ former use).

3.3.4 Magnitude at some viewpoint positions can vary greatly due to differing seasonal or weather conditions, changes in light at different times of the day, and whether a development is seen against the background of the sky or the landscape. The assessment takes into account a worst-case scenario.

3.4 Level and significance of visual effects

3.4.1 As with landscape effects, a consideration of the sensitivity of the visual receptors to the development and the magnitude of the impact resulting from the development, determines the overall level and thus the significance of the predicted effect. Again, a matrix is not used; descriptions of how the level of effect has been determined, and whether or not it is significant in EIA terms, are provided.

3.4.2 GLVIA3 states, at paragraph 6.44, that:

“There are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of proposal. In making a judgement about the significance of visual effects the following points should be noted:

- *Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant;*
- *Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant;*
- *Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view.” (GLVIA3 paragraph 6.44.)*

3.4.3 Table 8 assigns examples of typical criteria to each level for visual effects, as applied in this assessment; however, it should be noted that various different scenarios of susceptibility to change, the value of views, the size or scale, geographical extent and/or duration and reversibility of impacts could apply to result in highly adverse levels of effects as described in the assessment.

3.4.4 Intermediate levels, such as slight-moderate and moderate-substantial, may also apply.

Table 8	
Criteria for determining the level of visual effects	
Level	Typical criteria
Very Substantial	The proposals are wholly out of character with the existing situation, both locally and on the wider scale, and/or the landscape receptors are of high sensitivity
Substantial	The proposals would be out of character with the existing situation or prominent and contrasting with the existing views, the changes would be experienced by a large number of people, and/or the visual receptors would be of high sensitivity to the changes.
Moderate	The proposals would be noticeable in views but not dominating, the changes would be experienced by a medium number of people, and/or the visual receptors would be of medium sensitivity to the changes.
Slight	The proposals would result in small changes to the views, the changes would be experienced by a small number of people, and/or the visual receptors would be of low sensitivity to the changes.
Negligible	The proposals would be not be readily perceived in views, the changes would be experienced by a very small number of people, and/or the visual receptors would be of low sensitivity to the changes.
None	The proposals would be difficult to perceive, or would not be visible.