

# LANDSCAPE & VISUAL IMPACT ASSESSMENT

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DECEMBER 2024

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Land at Plas Newydd LVIA  
Prestatyn

U R B A N  
G R E E N





# QUALITY MANAGEMENT

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# 1.0 INTRODUCTION & SCOPE OF ASSESSMENT

This Landscape and Visual Impact Assessment (LVIA) has been prepared by Urban Green and provides an assessment of the proposed development of the Site at Plas Newydd, Prestatyn. The location of the Site is shown at Fig. 1.1, opposite.

The proposals comprise of the residential development of the Site, incorporating associated access, new estate roads, parking, landscape works and public open space.

The aim of this document is to identify the key landscape and visual sensitivities of the Assessment Site, and provide recommendations to support the appropriate redevelopment of the Site.

The location of the Site is shown at Fig. 1.1, opposite. This document considers changes to:

- The character of the landscape, vegetation, landscape features and designations within and surrounding the Site; and
- The composition of selected views from identified visual receptors as a result of the proposed development.

The landscape and visual analysis was prepared following Site visits in November 2024. This assessment describes and evaluates the anticipated change to landscape and visual amenity, and the extent to which these changes will affect the perception and views of the landscape.

## KEY

-  Site Boundary
-  1Km
-  2Km
-  3Km

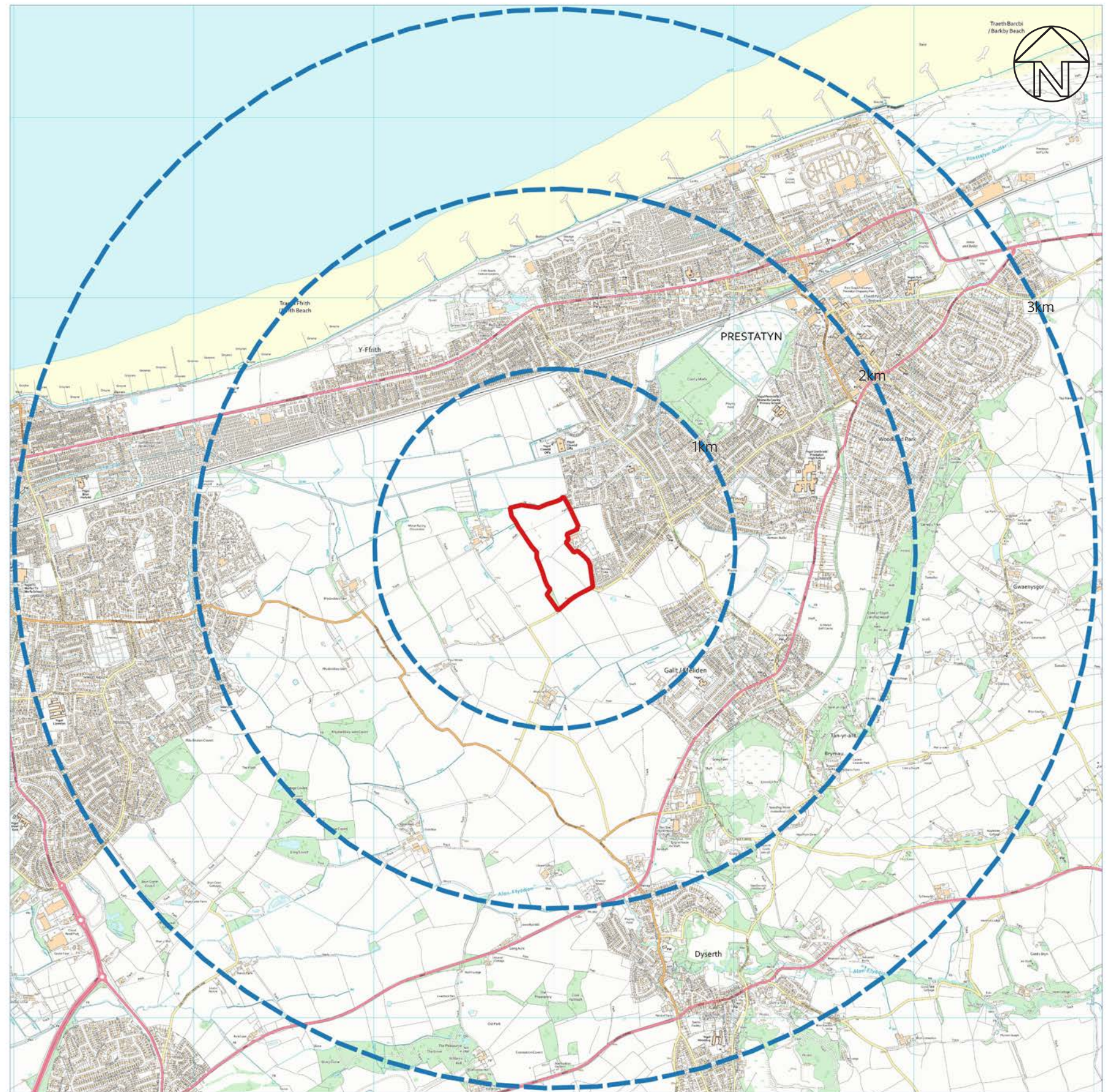


Figure 1.1 - Site Location



# 2.0 PLANNING POLICY CONTEXT

## Planning Policy Wales

Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government, and is supplemented by a series of Technical Advice Notes (TANs), Welsh Government Circulars, and policy clarification letters, which together with PPW provide the national planning policy framework for Wales.

National planning policy for Wales is set out within Planning Policy Wales Edition 12 (February 2024) (herein referred to as PPW). PPW is the relevant national planning policy document against which to test the proposals. It is supplemented by a series of Technical Advice Notes (TANs). Procedural advice is given in National Assembly for Wales/Welsh Office circulars. PPW, Ministerial Interim Planning Policy Statements (MIPPS), the TANs and circulars together comprise national planning policy to which local planning authorities in Wales must have regard in the preparation of development plans.

## General Considerations

The PPW is underpinned by the Well-being of Future Generations Act and has a presumption in favour of sustainable development. The Well-being of Future Generations Act (Wales) provides a clear definition of sustainable development in Wales:

*“... the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.*

*Acting in accordance with the sustainable development principle means that a body must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.”*

## Strategic and Spatial Choices

### Environmental Sustainability

*“Good design promotes environmental sustainability and contributes to the achievement of the well-being goals. Developments should seek to maximise energy efficiency and the efficient use of other resources (including land), maximise sustainable movement, minimise the use of non-renewable*

*resources, encourage decarbonisation and prevent the generation of waste and pollution. An integrated and flexible approach to design, including early decisions regarding location, density, layout, built form, the choice of materials, the adaptability of buildings and Site treatment will be an appropriate way of contributing to resilient development.*

*Good design can help to ensure high environmental quality. Landscape and green infrastructure considerations are an integral part of the design process. Integrating green infrastructure is not limited to focusing on landscape and ecology, rather, consideration should be given to all features of the natural environment and how these function together to contribute toward the quality of places. This embraces the principles of ‘ecosystems services’ and sustainable management of natural resources where multiple benefits solution become an integral part of good design. In a similar manner, addressing environmental risks can make a positive contribution to environmental protection and improvement, addressing land contamination, instability and flood risk and providing for biodiversity, climate protection, improved air quality, soundscape and water resources benefits.”*

### Character

*“The special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations. A clear rationale behind the design decisions made, based on Site and context analysis, a strong vision, performance requirements and design principles, should be sought throughout the development process and expressed, when appropriate, in a design and access statement.*

*In areas recognised for their particular landscape, townscape, cultural or historic character and value it can be appropriate to seek to promote or reinforce local distinctiveness. In those areas, the impact of development on the existing character, the scale and siting of new development, and the use of appropriate building materials (including where possible sustainably produced materials from local sources), will be particularly important.”*

### Relevant Technical Advice Notes (TANs)

In addition to PPW (2024), the Technical Advice Notes (TANs) relevant to the scheme are:

### TAN 5: Nature conservation and planning (2010)

*“Key Principles of Positive Planning for Nature Conservation*

*The town and county planning system in Wales should: [...]*

- integrate nature conservation into all planning decisions looking for development to deliver social, economic and environmental objectives together over time; [...]*
- look for development to provide a net benefit for biodiversity conservation with no significant loss of habitats or populations of species, locally or nationally [...]*”

### TAN 6: Planning for Sustainable Rural Communities (2010)

*“[...] The planning system has a key role to play in supporting the delivery of sustainable rural communities. It can help to ensure that appropriate development takes place in the right place at the right time by making sufficient land available to provide homes and employment opportunities for local people, helping to sustain rural services. Simultaneously, the planning system must respond to the challenges posed by climate change, for example by accommodating the need for renewable energy generation. It must also protect and enhance the natural and historic environment and safeguard the countryside and open spaces. The overall goal for the planning system is to support living and working rural communities in order that they are economically, socially and environmentally sustainable. Planning authorities should seek to strengthen rural communities by helping to ensure that existing residents can work and access services locally using low carbon travel and obtain a higher proportion of their energy needs from local renewable sources. [...]*”

### TAN 12: Design (2016)

*“The Design Process*

*The definition of design for planning purposes stresses its role in achieving a more holistic design response to sustainable development. The process which drives the design of a development should, from the outset, consider the full life of any development and should encompass the following elements [...]*

*Early and continued design considerations*



## 2.0 PLANNING POLICY CONTEXT

*Early consideration of design, well in advance of any planning application is essential to achieving good design. At the outset, appreciation of the Site's context, and the development of a vision and agreed design objectives must be established and remain central to the evolutionary process. Setting details too early in the process should be avoided and a clear understanding of the long-term implications of design decisions is also essential from the outset. A design and access statement is a valuable tool in such considerations.*

### *Collaboration*

*A multi disciplined collaborative approach and a shared ambition for quality are important in delivering good design and should be evident at each stage of the design process. This is best achieved by ensuring the continuous involvement of professionals providing expert advice such as: planners; architects; urban designers; landscape architects; transport engineers; access officers; designing out crime officers; local civic societies and others. Engaging those who procure, promote and finance development early on in the process is essential to assist a shared commitment to design quality [...]"*

### *TAN 24 – Historic Environment (2017)*

#### *"The Setting of Historic Assets*

*Planning Policy Wales identifies how local planning authorities must treat World Heritage Sites, scheduled monuments, unscheduled nationally important archaeological remains, listed buildings, conservation areas and registered historic parks and gardens in Wales in their consideration of planning applications and producing development plans. This includes the impact of proposed developments within the settings of these historic assets.*

*Local planning authorities are required to consult the Welsh Ministers, through Cadw, on certain development proposals which affect scheduled monuments, registered historic parks, gardens and landscapes and the Outstanding Universal Value of World Heritage Sites and their settings. It is for the local planning authority to consider the effects of proposed developments within the settings of listed buildings, conservation areas, unscheduled monuments of national importance and other undesignated historic assets.*

*The setting of an historic asset includes the surroundings in which it is understood, experienced, and appreciated embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may*

*change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. Setting is not a historic asset in its own right but has value derived from how different elements may contribute to the significance of a historic asset.*

*It is for the applicant to provide the local planning authority with sufficient information to allow the assessment of their proposals in respect of scheduled monuments, listed buildings, conservation areas, registered historic parks and gardens, World Heritage Sites, or other Sites of national importance and their settings. These principles, however, are equally applicable to all historic assets, irrespective of their designation. For any development within the setting of a historic asset, some of the factors to consider and weigh in the assessment include:*

- *The significance of the asset and the contribution the setting makes to that significance*
- *the prominence of the historic asset*
- *the expected lifespan of the proposed development*
- *the extent of tree cover and its likely longevity*
- *non-visual factors affecting the setting of the historic asset such as noise [...]"*



# 2.0 PLANNING POLICY CONTEXT

**KEY**

Site Boundary

1Km

2Km

3Km

**Planning**

Local Authority Boundary

RD2 Green Barriers

Common Land

Greenspace Site



Figure 2.1 - Local Planning Policy



# 2.0 PLANNING POLICY CONTEXT

## Local Planning Policy

The Assessment Site and study area lie within the jurisdiction of Denbighshire County Council, with a small portion to the east of the study area lying within Flintshire County Council. Key local policies relating to landscape and visual matters are briefly outlined below.

## Adopted Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a requirement upon local authorities when determining planning applications to do so in accordance with the adopted development plan unless material considerations indicate otherwise.

The current development plan comprises the Denbighshire County Council Local Development Plan 2006 - 2021 (Adopted 4th June 2013). The relevant policies within the plan include:

Policy RD1 discusses sustainable development and good standard design and states that:

*“Development proposals will be supported within development boundaries provided that all the following criteria are met:*

- i. Respects the Site and surroundings in terms of the siting, layout, scale, form, character, design, materials, aspect, micro-climate and intensity of use of land/buildings and spaces around and between buildings; and*
- ii. Makes most efficient use of land by achieving densities of a minimum of 35 dwellings per hectare for residential development (unless there are local circumstances that dictate a lower density).*
- iii. Protects and where possible enhances the local natural and historic environment; and*
- iv. Does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; and*
- v. Incorporates existing landscape or other features, takes account of Site contours and changes in levels and prominent skylines; and*

- vi. Does not unacceptably affect the amenity of local residents, other land and property users or characteristics of the locality by virtue of increased activity, disturbance, noise, dust, fumes, litter, drainage, light pollution etc., and provides satisfactory amenity standards itself; and*
- vii. Provides safe and convenient access for disabled people, pedestrians, cyclists, vehicles and emergency vehicles together with adequate parking, services and manoeuvring space. Proposals should also consider impacts on the wider Rights of Way network surrounding the Site; and*
- viii. Does not have an unacceptable effect on the local highway network as a result of congestion, danger and nuisance arising from traffic generated and incorporates traffic management/calming measures where necessary and appropriate. A transport assessment and travel plan will be required where appropriate; and*
- ix. Has regard to the adequacy of existing public facilities and services; and*
- x. Does not prejudice land or buildings safeguarded for other uses, or impair the development and use of adjoining land; and*
- xi. Satisfies physical or natural environmental considerations relating to land stability, drainage and liability to flooding, water supply and water abstraction from natural watercourse; and*
- xii. Takes account of personal and community safety and security in the design and layout of development and public/private spaces and has regard to implications for crime and disorder; and*
- xiii. Incorporates suitable landscaping measures, including where appropriate hard and soft landscaping treatment, the creation and/or protection of green and blue corridors, mature landscaping, and arrangements for subsequent maintenance. Landscaping should create a visually pleasant, sustainable and biodiversity rich environment that protects and enhances existing landscape features and also creates new features and areas of open space that reflect local character and sense of place; and*
- xiv. Has regard to the generation, treatment and disposal of waste.”*

Policy RD2 refers to Green Barriers and states that:

*“ In order to reinforce the separation of neighbouring settlements, and to preserve the character of historic towns, a number of Green Barriers have been designated, as shown on the Proposals Map. Within Green Barriers, development will only be permitted provided that the open character and appearance of the land is not prejudiced.*

## Designated Green Barriers

- Prestatyn – Rhyl
- Prestatyn – Gronant
- Prestatyn – Meliden
- Rhyl – Rhuddlan
- Meliden - Dyserth
- Trefnant – Clwydian Park
- Denbigh – South
- Ruthin – South

## Justification

*Green Barriers play an important role in the Local Development Plan strategy within which the need for development is balanced against the need to protect the countryside. Land within Green Barriers is open in character and appearance and serves to distinguish the separate identity of settlements or preserve their historic character.”*

Policy VOE1 discusses key areas of importance and states that:

*“The following areas will be protected from development that would adversely affect them. Development proposals should maintain and, wherever possible, enhance these areas for their characteristics, local distinctiveness, and value to local communities in Denbighshire:*



## 2.0 PLANNING POLICY CONTEXT

### KEY

- Site Boundary
- 1Km
- 2Km
- 3Km
- SSSI
- National Landscape

### Ecological

- Ancient Woodland
- SAC
- SPA
- Local Nature Reserve
- Ramsar

0 200 400 600 800 1,000 m

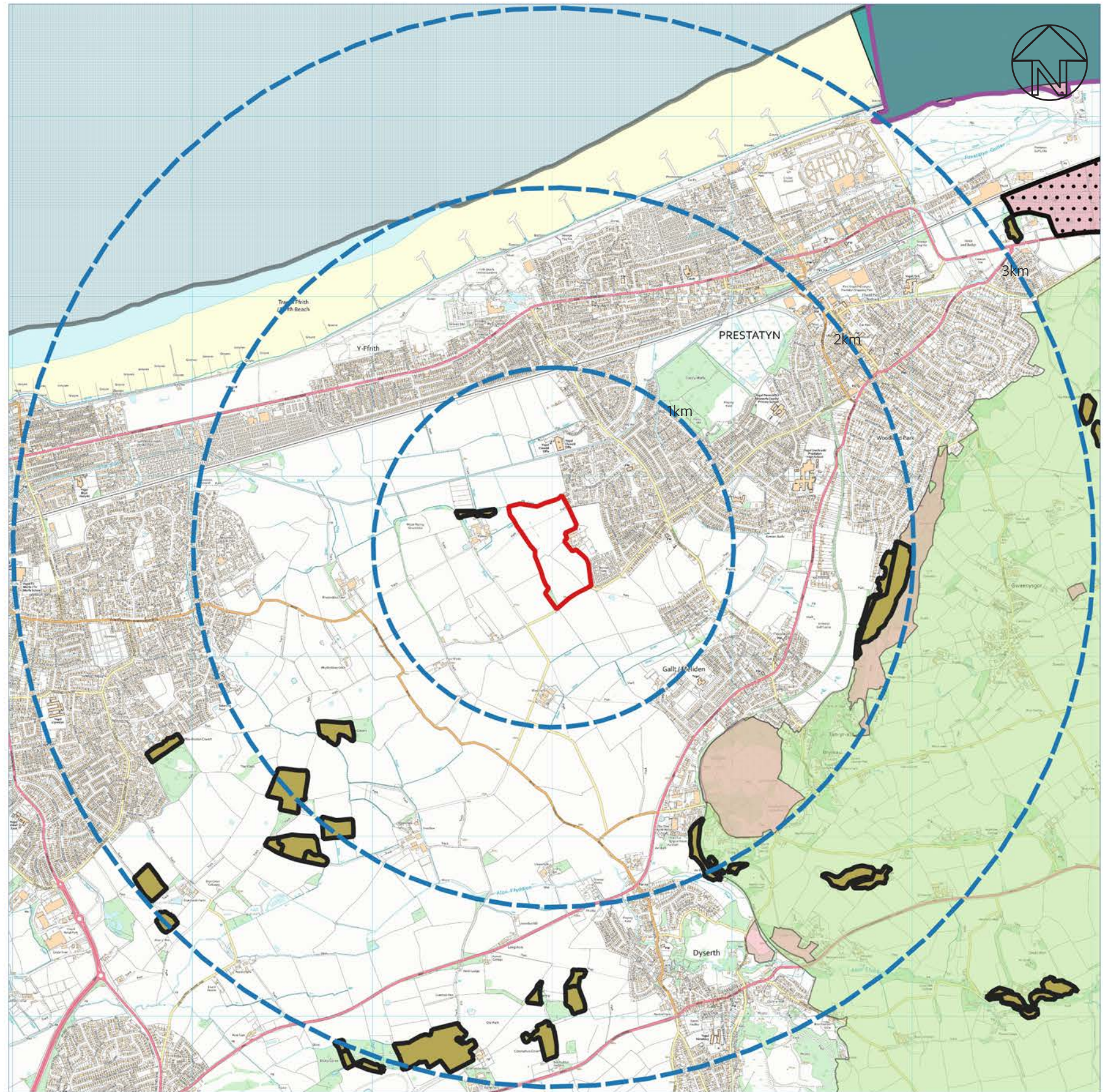


Figure 2.2 - Local Planning Policy - Ecological Designations



# 2.0 PLANNING POLICY CONTEXT

- Statutory designated Sites for nature conservation;
- Local areas designated or identified because of their natural landscape or biodiversity value;
- Sites of built heritage; and
- Historic Landscape, Parks and Gardens.

## Justification

International obligations and national policy provide protection to areas that are designated because of their geomorphological features, rare species and habitats, archaeological historic importance, agricultural value, or amenity benefits to local communities.

## Landscape Protection

Denbighshire has a high quality landscape, including the Clwydian Range and Dee Valley which is identified as an Area of Outstanding Natural Beauty, and part of Y Berwyn which has been identified as an Area of Outstanding Beauty in the Local Development Plan. The AONB is afforded protection in national policy.”

Policy VOE2 refers to Areas of Outstanding Natural Beauty and Areas of Outstanding beauty and states that:

“In determining development proposals within or affecting the Area of Outstanding Natural Beauty (AONB) and Area of Outstanding Beauty (AOB), development that would cause unacceptable harm to the character and appearance of the landscape and the reasons for designation will not be permitted.”

The justification text for Policy VOE2 also states the following:

“Consideration will be given to both the impact of development within the AONB and AOB and the impact of development on the setting of the AONB and AOB. Important views to and from the AONB and AOB will be protected. Applicants should ensure that proposals are compatible with the aims and objectives of the AONB Management Plan.”

Policy VOE5 considers the conservation of natural resources and state that:

“Development proposals that may have an impact on protected species or designated Sites of nature conservation will be required to be supported by a biodiversity statement which must have regard to the County biodiversity aspiration for conservation, enhancement and restoration of habitats and species.

Where the overall benefits of a development outweigh the conservation interest of a locally protected nature Site, mitigation and enhancement measures in or adjacent to these Sites should be an integral part of the scheme.

If necessary, measures required to mitigate likely adverse effects on the qualifying features of statutory designated Sites should be put in place prior to the commencement of development. Measures required to offset any likely adverse effects will be secured by planning conditions and/ or planning obligations.

Planning permission will not be granted for development proposals that are likely to cause significant harm to the qualifying features of internationally and nationally designated Sites of nature conservation, priority habitats, priority species, regionally important geodiversity Sites, or to species that are under threat.”

Local Development Plan - Supplementary Planning Guidance documents pertinent to the Assessment Site are:

- Clwydian Range and Dee Valley Area of Outstanding Natural Beauty
- Conservation and Enhancement of Biodiversity
- Listed Buildings
- Planning Obligations
- Recreational Public Open Space
- Residential Development
- Residential Development Design Guide

- Trees and Landscaping.

Policies pertinent to the study area within the Flintshire Local Development Plan (Adopted January 2023) include:-

- Policy STR2: The Location of Development
- Policy STR4: Principles of Sustainable Development, Design and Placemaking
- Policy STR13: Natural and Built Environment, Green Networks and Infrastructure
- Policy PC1: The Relationship of Development to Settlement Boundaries
- Policy PC2: General Requirements for Development
- Policy PC3: Design
- Policy EN2: Green Infrastructure
- Policy EN4: Landscape Character
- Policy EN5: Area of Outstanding Natural Beauty
- Policy EN6: Sites of Biodiversity Importance
- Policy EN7: Development Affecting Trees, Woodland and Hedgerows
- Policy EN8: Built Historic Environment and Listed Buildings
- Policy EN11: Green Wedges.



# 2.0 PLANNING POLICY CONTEXT

## KEY

- Site Boundary
- 1Km
- 2Km
- 3Km
- Heritage**
- Listed Buildings
  - ★ I
  - ★ II
  - ★ II\*
- Conservation Area
- Scheduled Ancient Monument
- ➔ Significant Views
- Registered Area

0 200 400 600 800 1,000 m

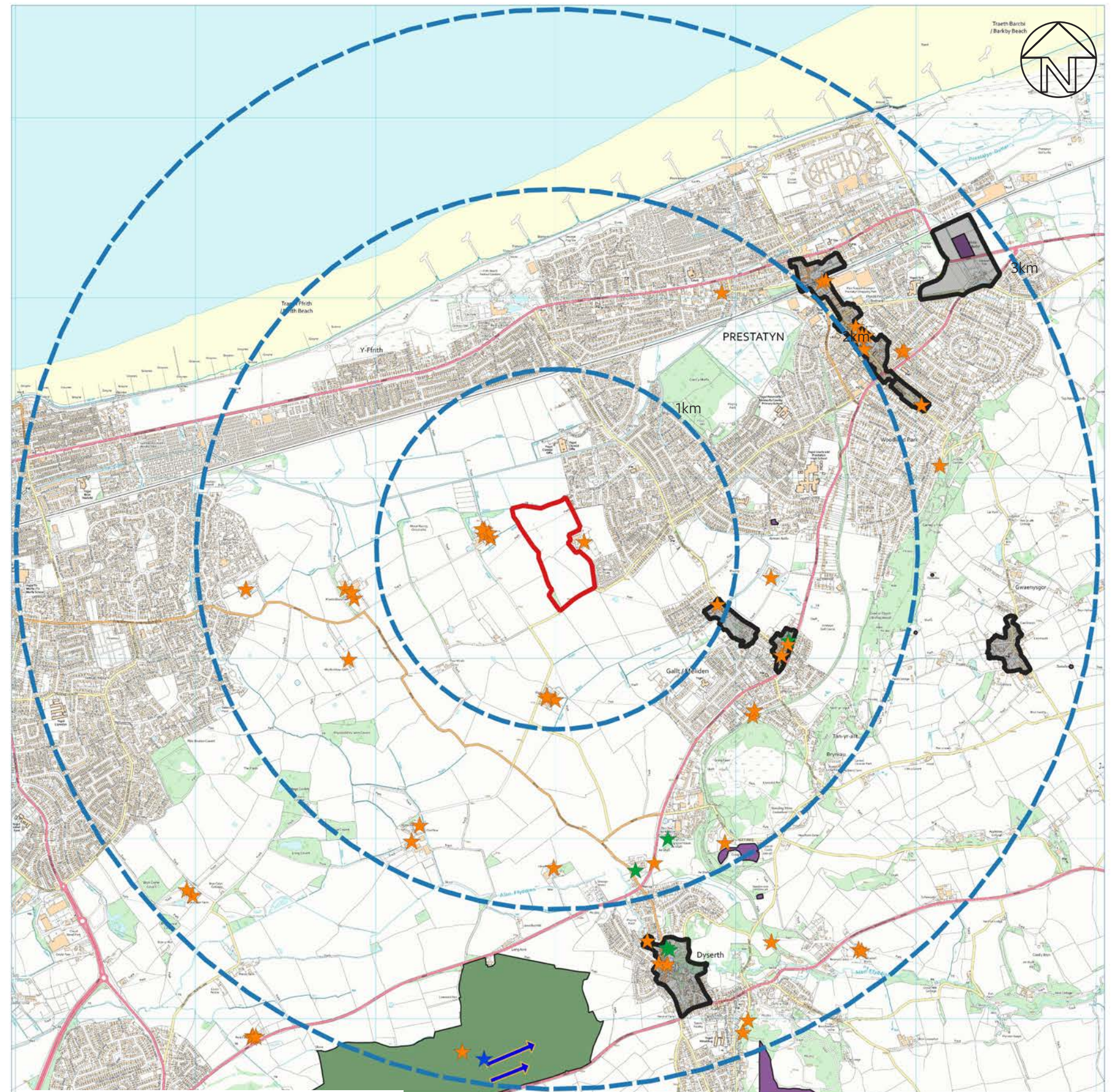



Figure 2.3 - Local Planning Policy - Heritage Assets



# 3.0 LANDSCAPE BASELINE

## Landscape Baseline – Landscape Character

The assessment of landscape character is a method of understanding the particular attributes or factors that have influenced the historic development, current and future features of an area, and what makes that area distinctive from other areas.

Landscape characterisation is a process which has been developed by authorities to assist them in the planning process. Published studies of landscape character provide a source of information to enable the fuller understanding of landscape character – whether at a regional scale or at a local district scale; it is of course possible to carry through the process of analysis to individual Sites or parts of Sites. Typically, the published assessments provide character descriptions of specific areas and consider factors likely to influence future character and / or set out prescriptions for change.

There is a range of published assessments at national, regional, and local levels relevant to the Assessment Site. Each is considered below.

### National Landscape Character Assessment

At the broadest scale, the Site falls within National Landscape Character Area (NLCA) 08: North Wales Coast as defined by Natural Resources Wales. Key characteristics of this character area are summarised below:

- *“Carboniferous limestone hills and coastal headlands - resulting in distinctive light coloured rocky escarpments with cliffs and scree, including most prominently Great Orme’s Head, with characteristic clints, grykes, stepped crags and scree slopes.*
- *The mouth of the Vale of Clwyd – a broad flat coastal plain centred on Rhyl, including the small estuary of the River Clwyd, including a network of medium scale pastoral fields of regular pattern, with ditches and, to a lesser extent mixed, managed hedgerows, and occasionally interspersed with small stands of mixed farm woodland.*
- *Seaside resort towns - urban development and arterial road and railway routes along coast, constricted in places by topography and rising hills. Much 19th century development with more recent suburbia. Some caravan parks and holiday camps between Llanddulas to Prestatyn coalesce settlements.*

- *Steep sided hill back drop to coastal towns - wooded, or exposed limestone and sheep pasture.*
- *A generally man-made coastal edge – promenades, sea walls, groynes, rock armour and other forms of protecting the coastal edge run for most of the length of the coastline.*
- *Limestone quarrying – a number of old and active limestone quarries have left holes and scars, coastal quarries having used sea ships for transportation.*
- *Hinterland away from the coast – with intervening hills makes for a quiet, sheltered, inland, rural feel, with some classic limestone outcrops, notably south of Llanddualas.*
- *Ecological importance - Great Orme is ecologically important for its concentration of calcareous grassland, while elsewhere, there is a diversity of habitat types, including the coastal dunes at Gronant and remaining areas of coastal habitat such as sandbanks, marshland and tidal river flats.*
- *Archaeology - Great Orme has a range of archaeological features illustrating a variety of historic land uses, including prehistoric caves, extensive evidence of underground, Bronze Age copper mining, ritual and funerary monuments, and hillforts.*
- *A number of historic parklands - lie within the area, while the estate architecture of Gwrych Castle and wooded parkland is a locally prominent feature.”*

NLCA 12 : Clwydian Range lies to the south east of the Study Area. Key characteristics of this character area are summarised below:

- *“Rounded, heather clad open hills in two main groups, a northern chain rising to Model Famau (554m), a southern chain rising to Moel y Gamelin (577m). Formed by sandstones and argillaceous rocks and shales.*
- *Narrow, minor river valleys dissect the hills - draining into the Vales of Clwyd or Llangollen.*
- *A gentle intervening vale - the River Alyn flows north, at times incised, then east.*

- *Well defined western and southern edges – with adjacent deep valleys.*
- *Carboniferous Limestone to the east - with classic scenery of clints, grykes, crags and scarp slopes, use of stone in field boundaries and buildings, large quarries, and in places an exposed appearance. Gentler slopes towards Deeside.*
- *A series of minor rivers - have their sources in the hills, draining west into the Clwyd in the Vale of Clwyd.*
- *Heaths - in the Halkyn Mountain area.*
- *Hedgerows and numerous hedgerow trees - improved hill sheep grazing and lowland pasture.*
- *Quarries and mining heritage – a number of large limestone quarries in the east and slate quarries in the south near Horseshoe Pass. Extensive evidence of old mineral workings on Halkyn Mountain.*
- *Archaeology - a relatively high density of prehistoric ritual and funerary monuments, including round barrows, and later, Iron Age hill forts indicate the area’s past strategic importance.*
- *Historic parks - A number of historic parks and gardens occur within the area, notably Bryngwyn and Penbedw.*
- *Culturally a divide - the area reflects the historical divide between English influences to the east and Welsh influences to the west. Parts of the area are designated as an AONB.*
- *Sparse level of settlement - confined to compact, nucleated hamlets and isolated farmsteads. Crossed by a number of arterial ‘A’ roads, the presence of the A55 Expressway across the northern part of the area is the most apparent.”*

### Regional Landscape Character

The landscape character of Conwy is presented by LANDMAP, and is split into a number of categories, including Visual and Sensory, Historic Landscape and Landscape Habitats.



# 3.0 LANDSCAPE BASELINE

KEY

Site Boundary

 1Km

National Landscape Character Area

National Landscape Character Area

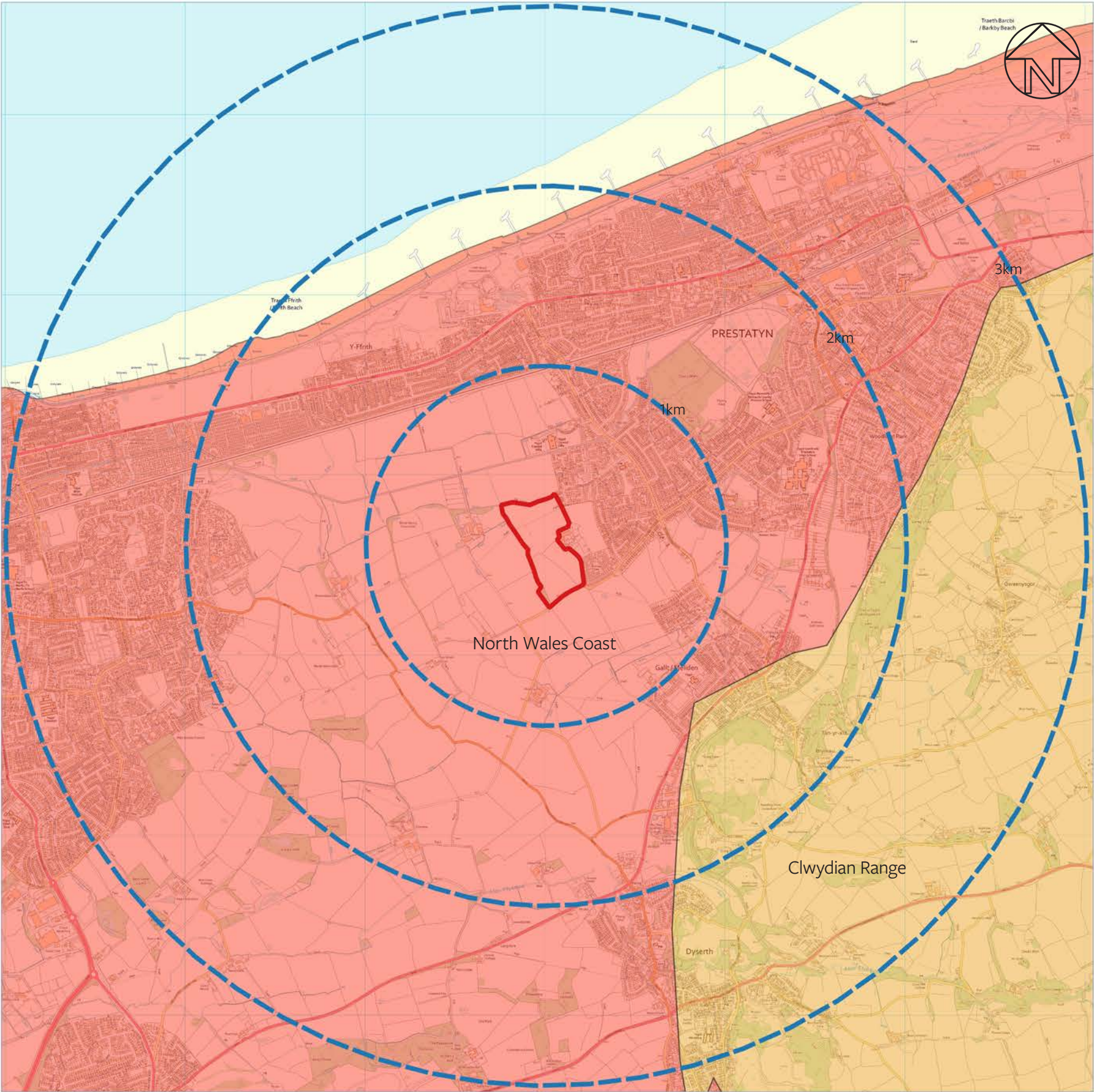
 North Wales Coast Clwydian Range

Figure 3.1 - Landscape Character - NLCA



# 3.0 LANDSCAPE BASELINE

## Visual and Sensory

Within the LANDMAP Visual and Sensory category, the Site is identified as DNBGHVS009 and falls wholly within the visual and sensory category of Flat Open Lowland Farmland. The key qualities of this area are:

*“Gently sloping wide rural valley floors with minor watercourses enclosed by coastal hills between Llandudno and Colwyn Bay. Predominantly pastoral with some arable the irregular field pattern is small- medium in size with low cut hedges. There is deciduous woodland in blocks and small coppices. Settlement pattern is a mix of scattered rural dwellings and clustered villages. The area feels on the edge of an urban area in parts with busy roads such as the A55 passing through in places. The area provides a valuable role as a rural backcloth to, and green wedge between, the urban areas and as a setting to the rural settlements.”*

Overall evaluation: Moderate

## Landscape Habitat

Within the LANDMAP Landscape Habitat category, the Site is defined as DNBGHLH006 and falls wholly within the landscape habitat category Mosaic. Key characteristics include:

*“Largely improved grassland landscape with arable, and pond clusters in a “pondscape” supporting great crested newt, and scattered pockets of broadleaved and conifer woodland. A network of small rivers and ditches are a characteristic of this area. Fen vegetation formed in a glacial hollow is a valuable local biodiversity feature.”*

Overall evaluation: High

## Historic Landscape

Within the LANDMAP Visual and Sensory category, the Site is identified as DNBGHHL017 and falls wholly within the landscape history category of Regular Fieldsapes. The key qualities of this area are:

*“Irregular fieldsapes to the west of Prestatyn.”*

Overall evaluation: Moderate.

## Landscape Designations

There are no landscape designations which cover the Site or immediate landscape context.

National Landscape - AONB Clwydian Range and Dee Valley lies approximately 1100m to the south east of the Site. Registered Area Bodrhyddan Landscape Park and formal garden lies to the south west of the Site.



# 3.0 LANDSCAPE BASELINE

## KEY

- Site Boundary
- 1Km
- 2Km
- 3Km

## LANDMAP

### Visual and Sensory

- Dunes & Dune Slack
- Flat Lowland Mosaic
- Flat Open Lowland Farmland
- Hillside & Scarp Slopes Grazing
- Hillside & Scarp Slopes Mosaic
- Intertidal
- Mosaic Rolling Lowland
- Open Rolling Lowland
- Urban

0 200 400 600 800 1,000 m

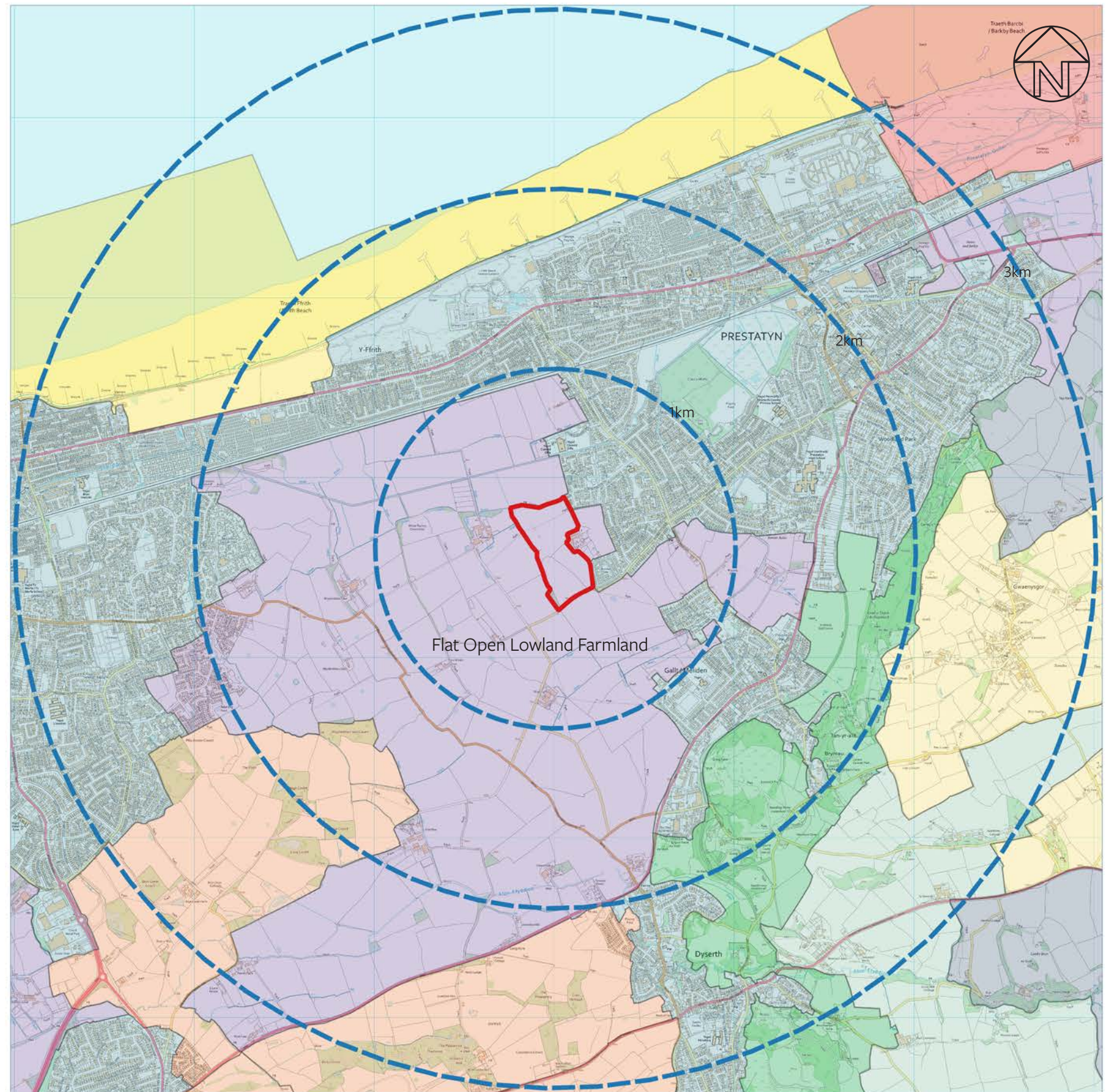


Figure 3.2 - Landscape Character - LANDMAP - Visual and Sensory



# 3.0 LANDSCAPE BASELINE

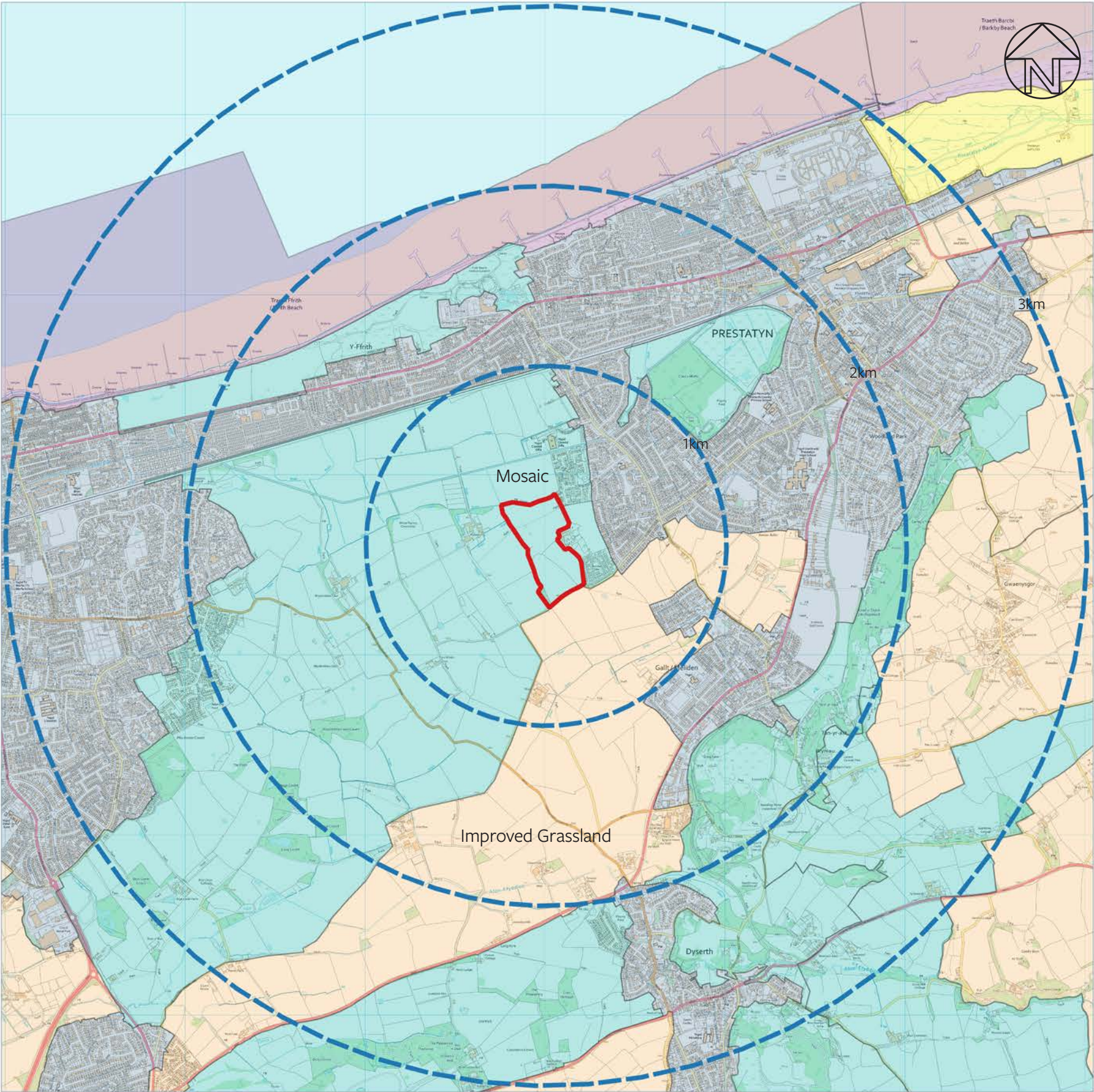


Figure 3.3 - LANDMAP - Landscape Habitats



### 3.0 LANDSCAPE BASELINE

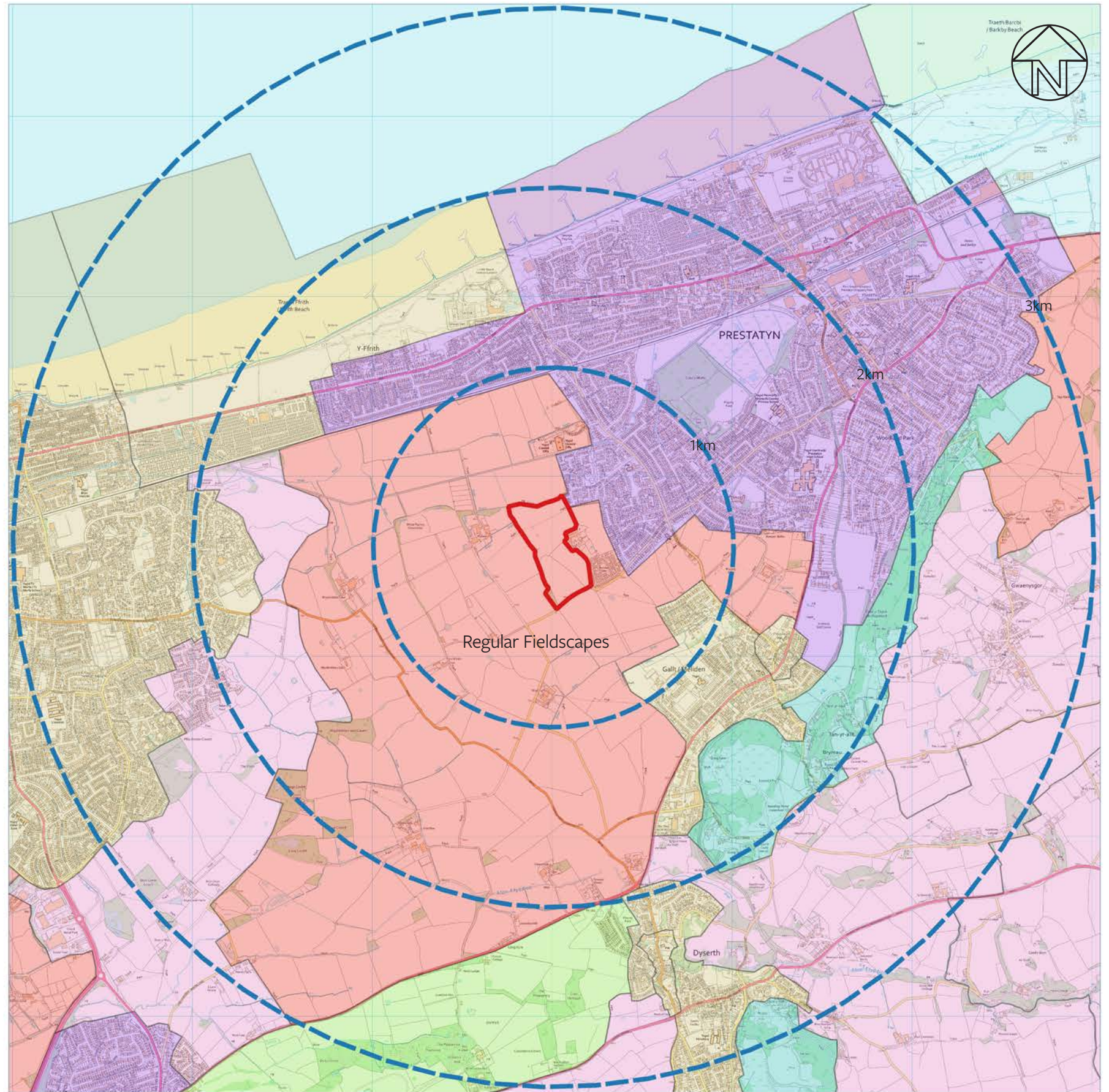


Figure 3.4 - LANDMAP - Historic Landscape



# 3.0 LANDSCAPE BASELINE

## KEY

 Site Boundary

 1Km

 2Km

 3Km

## Public Rights of Way

 National Trail

 Footpath

 Bridleway

 BOAT

0 200 400 600 800 1,000 m

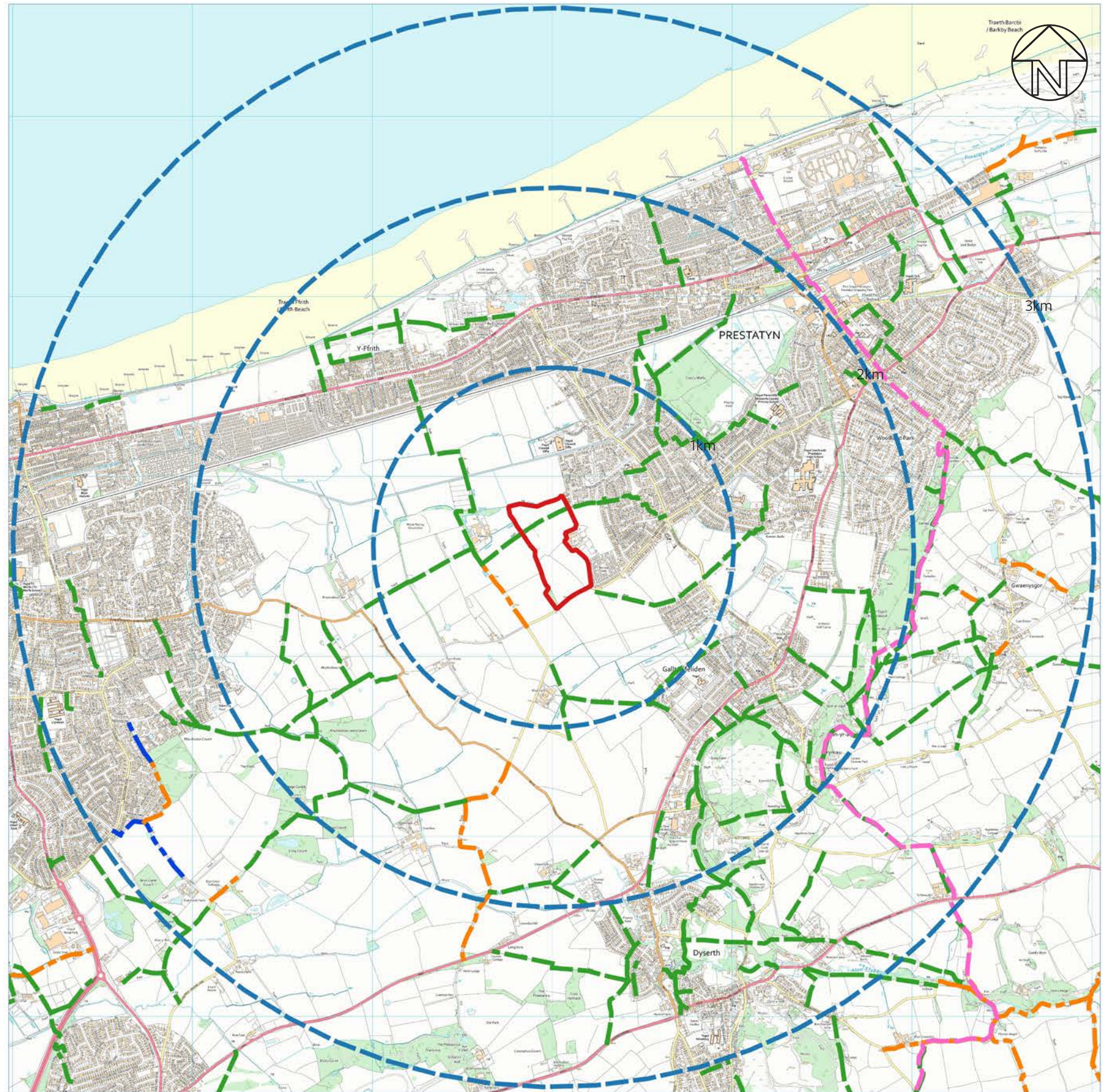


Figure 3.5 - Public Rights of Way



# 3.0 LANDSCAPE BASELINE

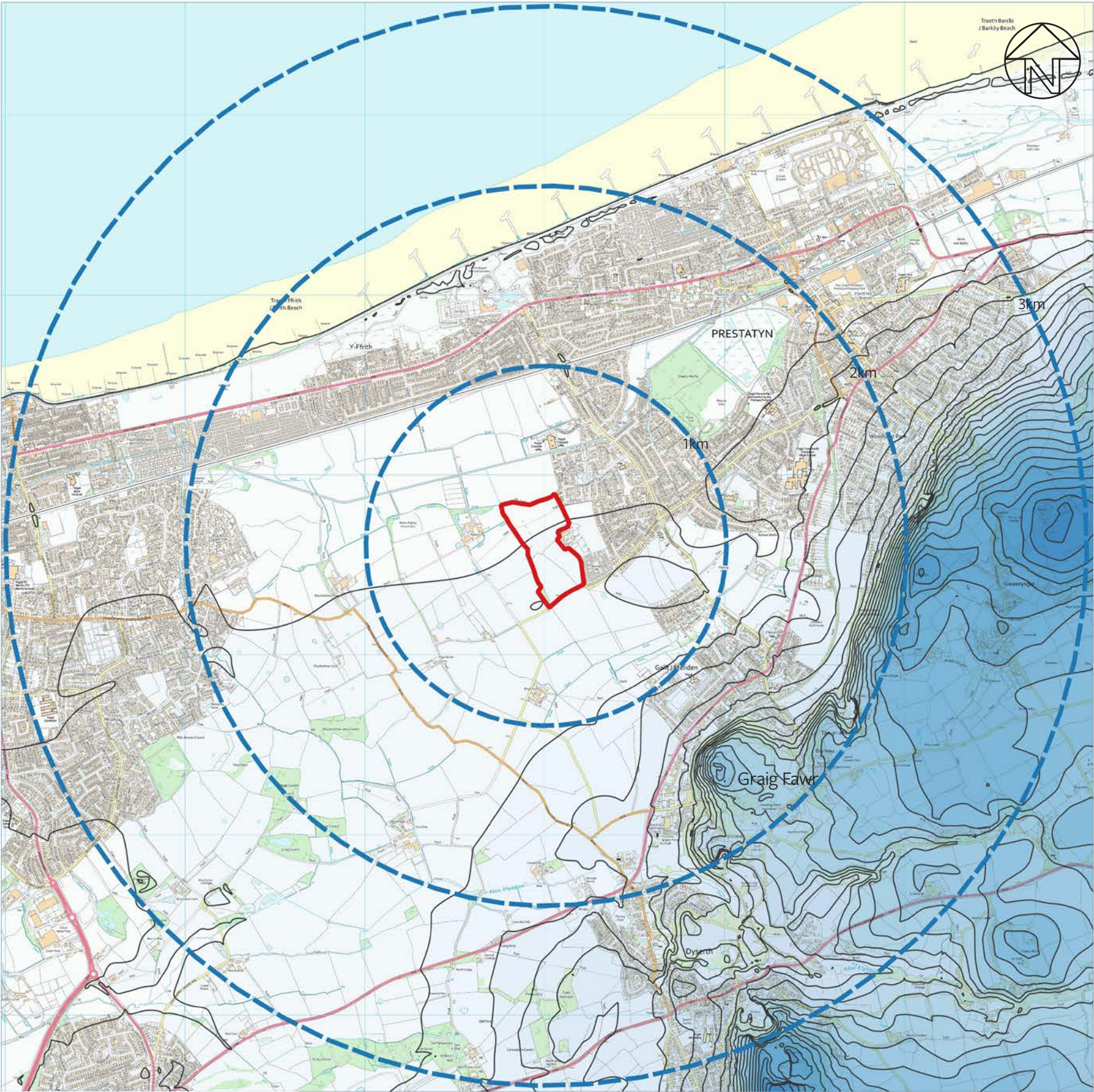
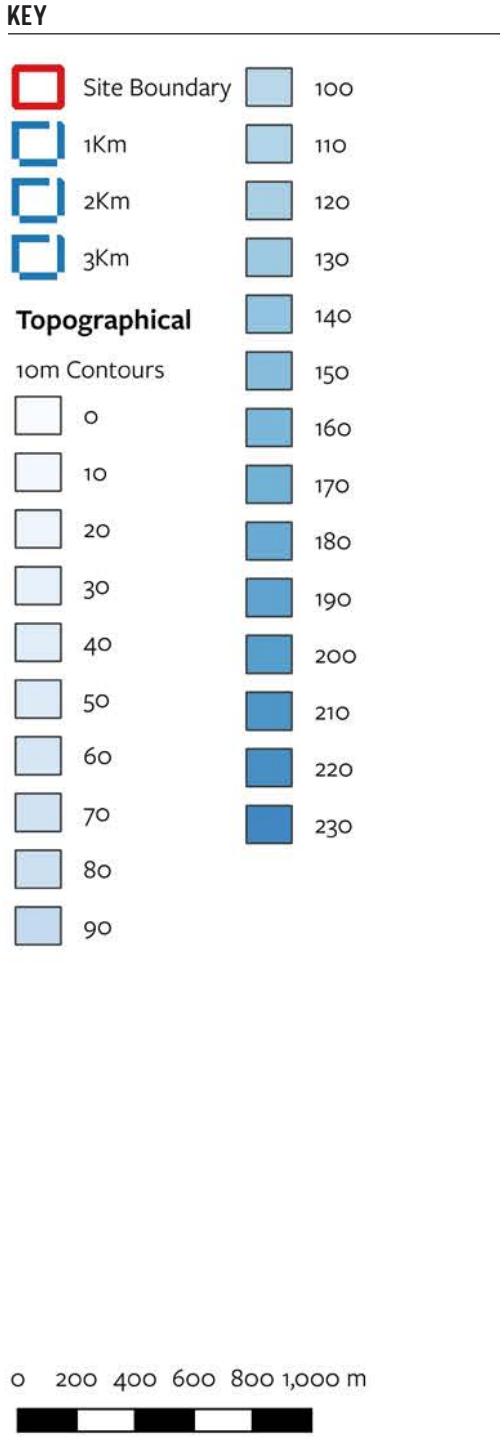


Figure 3.6 - Landform



# 3.0 LANDSCAPE BASELINE

## Characteristics of the Assessment Site

### Land Use

The Assessment Site is currently formed from four pastoral field parcels. It is an active farm, with surrounding fields in similar use, with the residential development off Ffordd Penrhwylyfa to the east. Plas Newydd Farmhouse exists to the central north east of the Site, as well as Plas Newydd Caravan Park to the south east. Both are accessed off Ffordd Ffynnon. The Site is delineated by existing boundary hedgerows to the north, north west, north east, south, and east. Further hedgerows define boundaries internally, including one centrally dissecting the Site. A field boundary hedgerow is intermittent and patchy to the southern parcel. There is a mixed woodland to the south west of the Site. The Site is bound by further pastoral farmland to the north and west, Ffordd Ffynnon to the south followed by further pastoral farmland. Pydew Farmhouse exists to the north west, which is bound to the north by woodland. Plas Newydd Caravan Park bounds the Site to the south east, Plas Newydd Farmhouse and out buildings to the central east and residential development residing off Ffordd Pant Y Celyn to the north east. The residential settlement of Prestatyn resides to the east of the development.

### Topography

Landform within the Site rises gently across the Site from 4.00 AOD at the north west corner, to 20.00 AOD the south west corner of the Site. Land rises to the south with a high point of 153.00 AOD at Graig Fawr, and further along the ridge line to the north west in this location.

### Vegetation

A tree survey of the Site and immediate context has been carried out in accordance with BS 5837:2012 ‘Trees in Relation to Design, Demolition and Construction’ by Urban Green, in October 2024. The report revealed the Site and surrounding area contains twelve individual trees, nine tree groups and nine hedgerows. Of these there were:

Individual Trees:

- 1 ‘B’ Category tree;
- 11 ‘C’ Category trees;

Groups:

- 3 ‘B’ Category Groups;
- 6 ‘C’ Category Groups;

Hedgerows:

- 1 ‘B’ Category Hedgerow;
- 8 ‘C’ Category Hedgerows.

The tree cover comprises mainly of low-quality field boundary planting and natural colonisation, apart from tree groups G4 and G5 which are planted boundary groups of moderate quality to the western boundary of the Site. These tree groups are visually important in terms of their contribution to the character and appearance of the area. Trees central to the Site are of secondary importance visually. Boundary hedgerows provide screening value from the neighbouring fields and residential properties. There are a mix of tree species; those typical of an agricultural/urban fringe landscape. Species include: Sessile Oak, Ash, Hawthorn, Apple, Goat Willow and Sycamore. Off Site trees have been considered during this survey and the development of the proposals.

### Water Features

There are no permanent waterbodies within the Site. A ditch lies adjacent to the northern boundary of the Site which transverses to the west.

### Built Elements

There are no built elements on Site. Boundary treatments include post and wire fencing, timber stiles, metal gates and associated gateposts. There are telecommunications posts which transverse the Site at intervals to the south west corner, centrally passing from east to west and within the northern parcel to the west and north.

### Public Rights of Way

Footpath 204 34 transverses through the northern portion of the Site from east to west. Footpath 204 1 exists 50m to the south east of the Site. Bridleway 204 34 exists 190m to the west and joins Footpath 204 5 which continues to the north past Pydew Farm. At this junction Footpath 204 25 travels to the west.

### Heritage

There are no Heritage Assets within the Site. The nearest Heritage Assets to the Site are Plas Newydd Farmhouse 55m to the east of the Site (Grade II Listed Building). To the west, there is a group of Grade II Listed Buildings at Pydew Farmhouse approximately 155m from the Site.

### Ecology

There are no ecological designations within the Site. There is an Ancient Woodland approximately 75m to the north west of the Site. Graig Fawr SSSI lies approximately 1050m to the south east of the Site, as well as Prestatyn Hillside approximately 1430m to the south east of the Site. Liverpool Bay SPA/SAC and Gronant Dunes Local Nature Reserve lies approximately 1700m to the north east of the Site. RAMSAR The Dee Estuary lies approximately 2950m to the north east. National Landscape AONB Clwydian Range and Dee Valley resides approximately 1035m to the south and east of the Site.

## Landscape Baseline – Landscape Receptors

From the above analysis of the Landscape Baseline, it is concluded that the Landscape Receptors relevant to the assessment Site that need to be assessed in the following section on Landscape Effects are:

- Landscape Character Areas both on Site and within the study area;
- Setting of Heritage Assets within the study area;
- Public Right of Way within the Site and study area; and
- Vegetation and landscape features within the Site and along its boundaries.



# 3.0 LANDSCAPE BASELINE

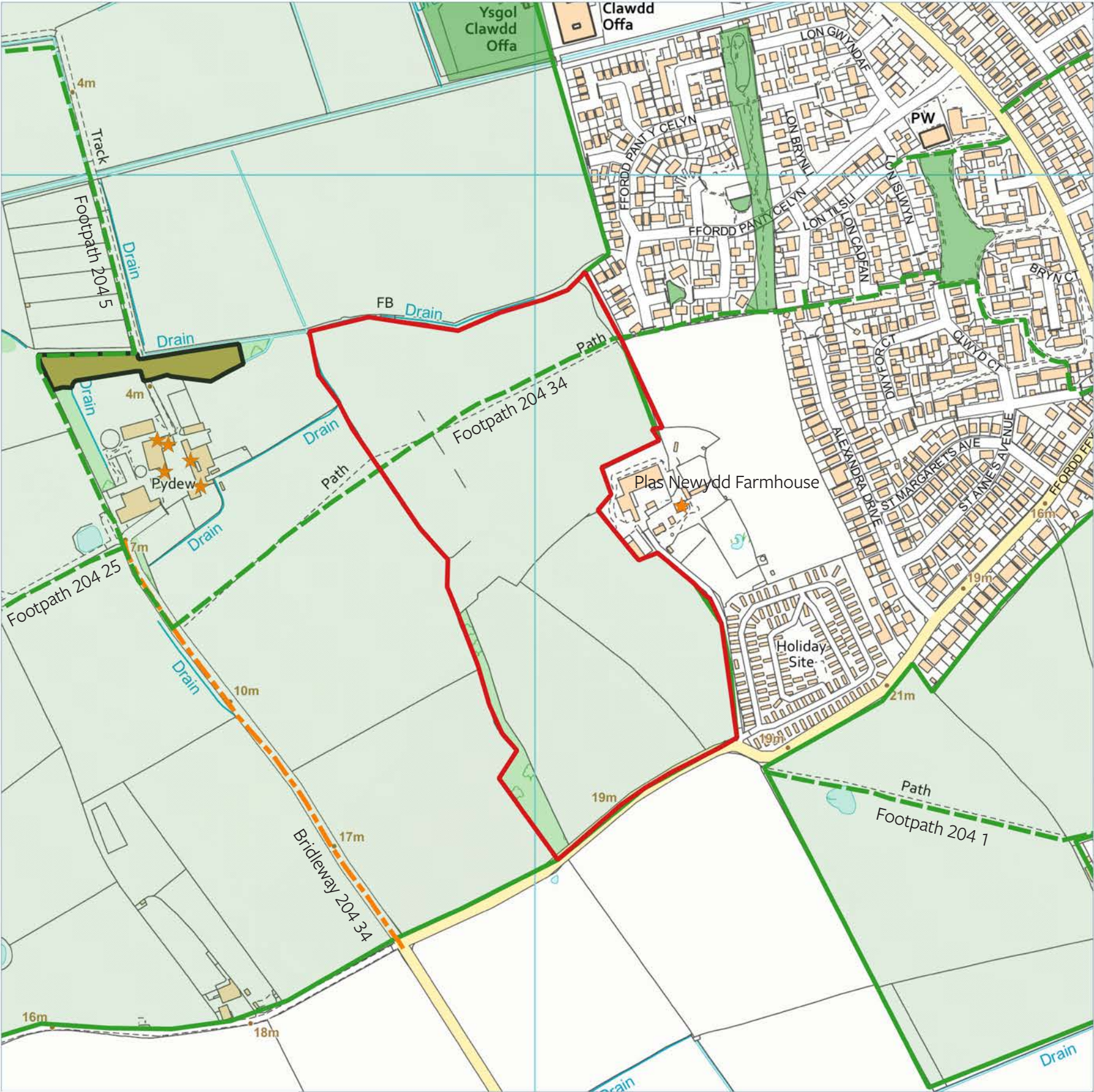
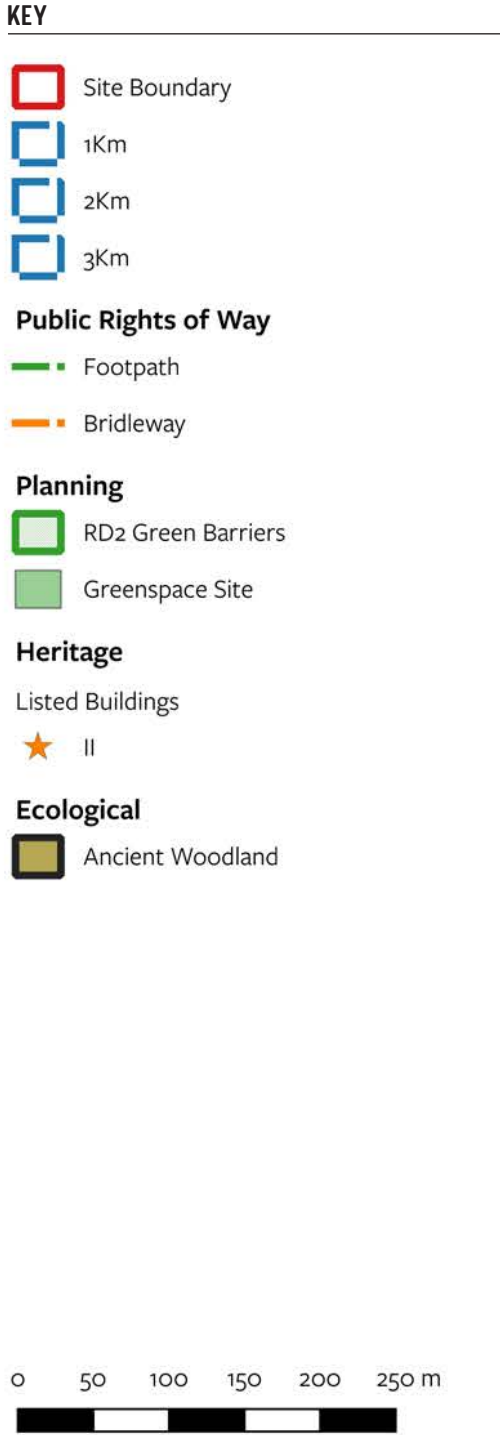


Figure 3.7 - Designations - Site Level



# 3.0 LANDSCAPE BASELINE

A visual inspection of the Assessment Site was conducted on 07.11.24

## KEY

- Site Boundary
- ✕ Site Context Photography

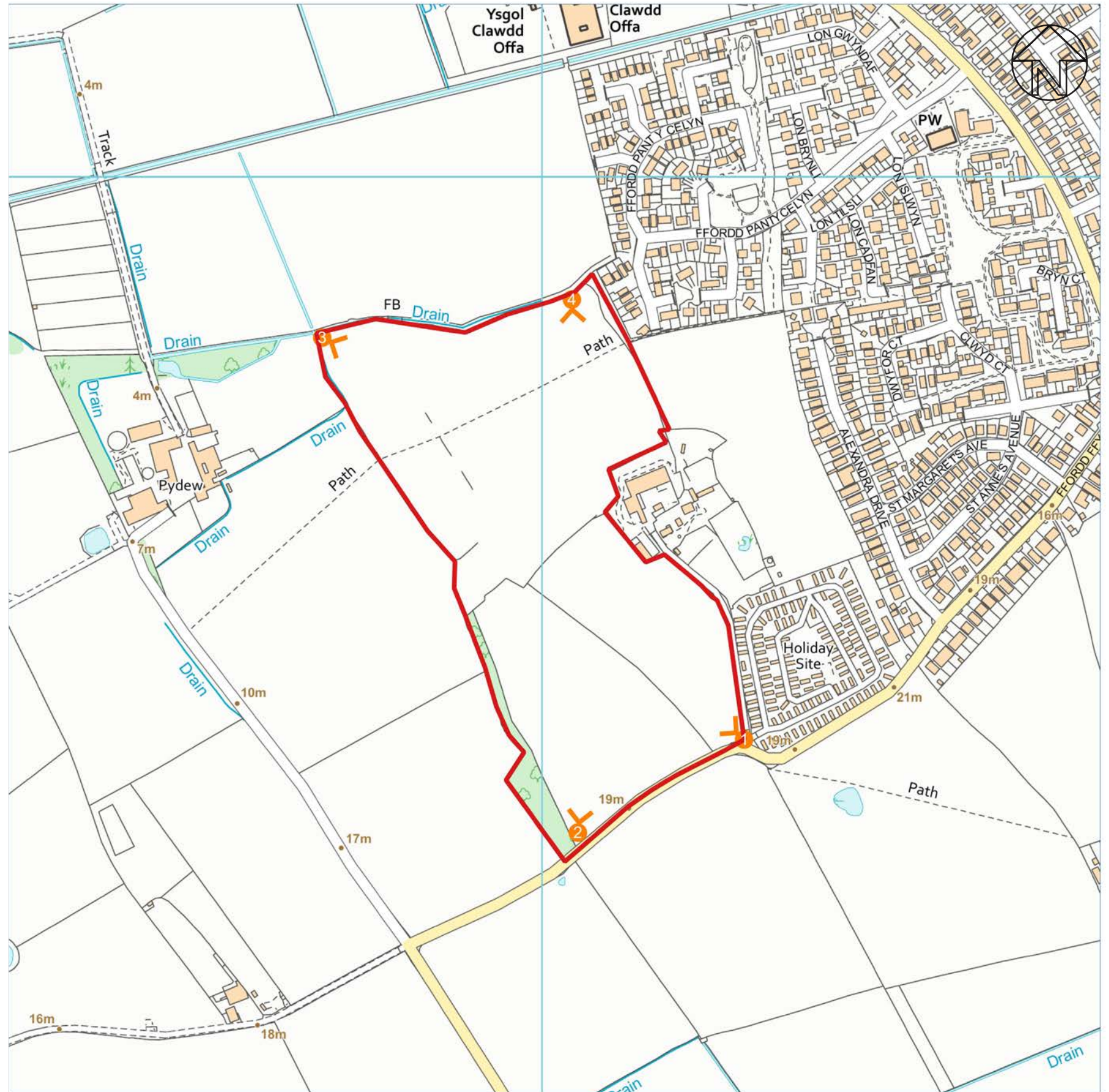


Figure 3.8 - Internal Site Context Photographs



# 3.0 LANDSCAPE BASELINE



**Internal Site Context Viewpoint 1** - View looking north west from within the Assessment Site across the south east portion of the Site. Existing mature vegetation can be seen to the southern, eastern and western boundary of the Site. Plas Newydd Farmhouse/farm outbuildings and Plas Newydd Caravan Park can be seen to the right of the view.



**Internal Site Context Viewpoint 2** - View looking north east from within the Assessment Site across the south west portion of the Site. Plas Newydd Farmhouse/farm outbuildings can be seen in the centre of the view. Views out are truncated to the left of the views due to intervening existing mature vegetation. A linear hedgerow within the Site can be seen to the right of the view.



# 3.0 LANDSCAPE BASELINE



**Internal Site Context Viewpoint 3** - View looking south east from within the Assessment Site across the north west portion of the Site. Views out of the Site to the left and right of the view are truncated due to the presence of intervening existing mature vegetation. The residential dwellings of Alexandra Drive can be seen to the left of the view. The ridgeline of Graig Fawr is visible beyond the Site to the south.



**Internal Site Context Viewpoint 4** - View looking south from within the Assessment Site across the north east portion of the Site. The residential dwellings along Alexandra Drive can be seen to the left of the view, as well as Plas Newydd Farmhouse/farm outbuildings. Views out to the left of the view are truncated due to presence of existing mature vegetation. Further existing vegetation can be seen in the mid distant view, which flanks the western boundary of the Site.



# 4.0 VISUAL BASELINE

This LVIA considers a study area of 3 km radius from the Site boundary, in order to establish the spatial parameters of the Site and identify the potential landscape and visual effects of the proposed development. It is considered that views from receptors beyond 3 km will be at such distances that the proposals would form only a very minor proportion of the wider view and are barely perceptible to the casual observer.

A field survey was undertaken in November 2024 which identified a range of views offering a wide coverage of the Site from a number of representative viewing locations, ranging from within the Assessment Site and its immediate proximity, to longer distance views. A summary of key visual receptors is provided below, and a selection of representative viewpoints is presented at Table 4.1.

## Residents of Dwellings

There are open and partial views of the Assessment Site for the residents of the Plas Newydd Caravan Park, (refer to Viewpoint 2). Open and partial views exist for residents of Plas Newydd Farmhouse immediately adjacent the Site to the east. There are potential open and partial views from the rear upper portions of dwellings on portions of Ffordd Pant Y Celyn, Ffordd Maes yr Haf, Crud yr Awel, Ffordd Cae Felin and Alexandra Drive as well as the emerging housing development accessed from Ffordd Cae Felin (dwellings to the north of Plas Newydd Caravan Park). There are also partial views of the Assessment Site for residents of dwellings from Ffordd Pant Y Celyn (refer to Viewpoint 7), Rhyd Farm (refer to Viewpoint 11), and the residential dwelling accessed from Ffordd Ty Newydd, (refer to Viewpoint 12). Partial glimpsed views of the Assessment Site for residents are available from portions of the rear upper portions of dwellings accessed from Roundwood Avenue and Lon Elan, (refer to Viewpoint 10). There are anticipated potential oblique views from Pydew Farm to the west of the development, however this view is seen in the context of the existing settlement to the east. There are also potential partial glimpsed views from portions of the rear of properties along Bishopswood Road to the south east of the Site. There is also the potential for further partial glimpsed views for residents of dwellings within portions of Woodland Park, and further portions of properties within the elevated residential areas to the south of Prestatyn that rise up towards the ridge line of Graig Fawr.

Further views to the Site for residents in dwellings are anticipated to be truncated due to a combination of mature vegetation, landform and built form.

## Road Users

There are open and partial views to the Assessment Site for transient users of the local road network from portions of Ffordd Ffynnon in close proximity to the Site to the south, (refer to Viewpoints 2 and 3). There are partial glimpsed views to the Site from portions of Roundwood Avenue, the junction of Ffordd Dyserth / Dyserth Road, Dyserth Road and the car park off Hillside to the south east of the Site, (refer to Viewpoints 10, 14, 16 and 22). There are also potential partial glimpsed views through gaps in dwellings and vegetation from portions of Ffordd Pant Y Celyn, Ffordd Maes yr Haf, Crud yr Awel, Ffordd Cae Felin and Alexandra Drive as well as the emerging housing development accessed from Ffordd Cae Felin. There are also potential partial glimpsed views to the Site for road users from portions of Lon Elan to the south of the Site adjacent viewpoint 10. There are also potential partial glimpsed views from portions of Bishopswood Road to the south east of the Site. There is also the potential for further partial glimpsed views for road users between dwellings and existing vegetation within portions of Woodland Park, and further portions of roads within the residential areas to the south of Prestatyn that rise up towards the ridge line of Graig Fawr.

Further views to the Site for road users are anticipated to be truncated due to a combination of mature vegetation, landform and built form.

## Public Rights of Way

There are open and partial views across the Assessment Site from Footpath 204 34, which dissects the northern parcel of the Site from east to west, (refer to Viewpoint 5 and 6). There are open and partial views further west on Footpath 204 34 which travels both to the north then south to meet Bridleway 204 34, (refer to Viewpoints 3 and 4). Open and partial views exist from Footpath 204 1 to the south east of the Site, (refer to Viewpoint 1) and Footpath 205 46 to the north west of the Site traversing south, (refer to Viewpoint 19). There are partial views of the Assessment Site from Footpath 204 34 including the existing boundary vegetation to the east of the Site, (refer to Viewpoint 7). Partial views exist from Footpath 204 4 and Footpath 205 22 to the south and south west of the Site, (refer to Viewpoints 11 and 12). There are partial glimpsed views of the Site from Footpath 204 8 to the south, (refer to Viewpoint 14). Partial glimpsed views exist from portions of Offa's Dyke Footpath to the south east of the Site, (refer to Viewpoint 21).

Further views to the Site for users of Public Rights of Way are anticipated to be truncated due to a combination of mature vegetation, landform and built form.

## Heritage Assets

Open and partial views of the Assessment Site exist for visitors of Heritage Assets at Plas Newydd Farmhouse (Grade II Listed Building) immediately adjacent the Site to the east. There are potential anticipated partial views for visitors of Heritage Assets at Rhyd Farm to the south west of the Site.

Further views to the Site for visitors of Heritage Assets are truncated due to a combination of mature vegetation, landform and built form.

## Employees at their place of work

There are anticipated partial views of the Assessment Site for employees at their place of work at Ysgol Clawydd Offa to the north east of the Site.

Further views to the Site for employees at their place of work are truncated due to a combination of mature vegetation, landform and built form.

## Open Space Users

There are anticipated to be partial glimpsed views of the Assessment Site for open space users in the near vicinity of the Site from portions of open space adjacent Ffordd Pant Y Celyn.

Further views to the Site for visitors open space are truncated due to a combination of mature vegetation, landform and built form.

## Identified Views

There are distant, open and partial views for visitors of Graig Fawr viewpoint to the south east of the Site (refer to Viewpoint 13). There are distant, partial glimpsed views of the Assessment Site from adjacent Prestatyn Hillside Nature Reserve, (refer to Viewpoint 22).

## Visitors to National Landscape AONB Clwydian Range and Dee Valley

There are distant, open and partial views for visitors of Graig Fawr viewpoint to the south east of the Site within National Landscape AONB Clwydian Range and Dee Valley (refer to Viewpoint 13). Partial glimpsed views exist from portions of Offa's Dyke Footpath to the south east of the Site, (refer to Viewpoint 21). There are distant, partial glimpsed views of the Assessment Site from adjacent Prestatyn Hillside Nature Reserve, (refer to Viewpoint 22).



# 4.0 VISUAL BASELINE

**KEY**

- Site Boundary
- 1Km
- 2Km
- 3Km
- ZTV

Note: Data used was from the DEFRA LiDAR Survey and was a Digital Surface Model at 1m dated 2022. © Environment Agency copyright and/or database right 2022. All rights reserved.

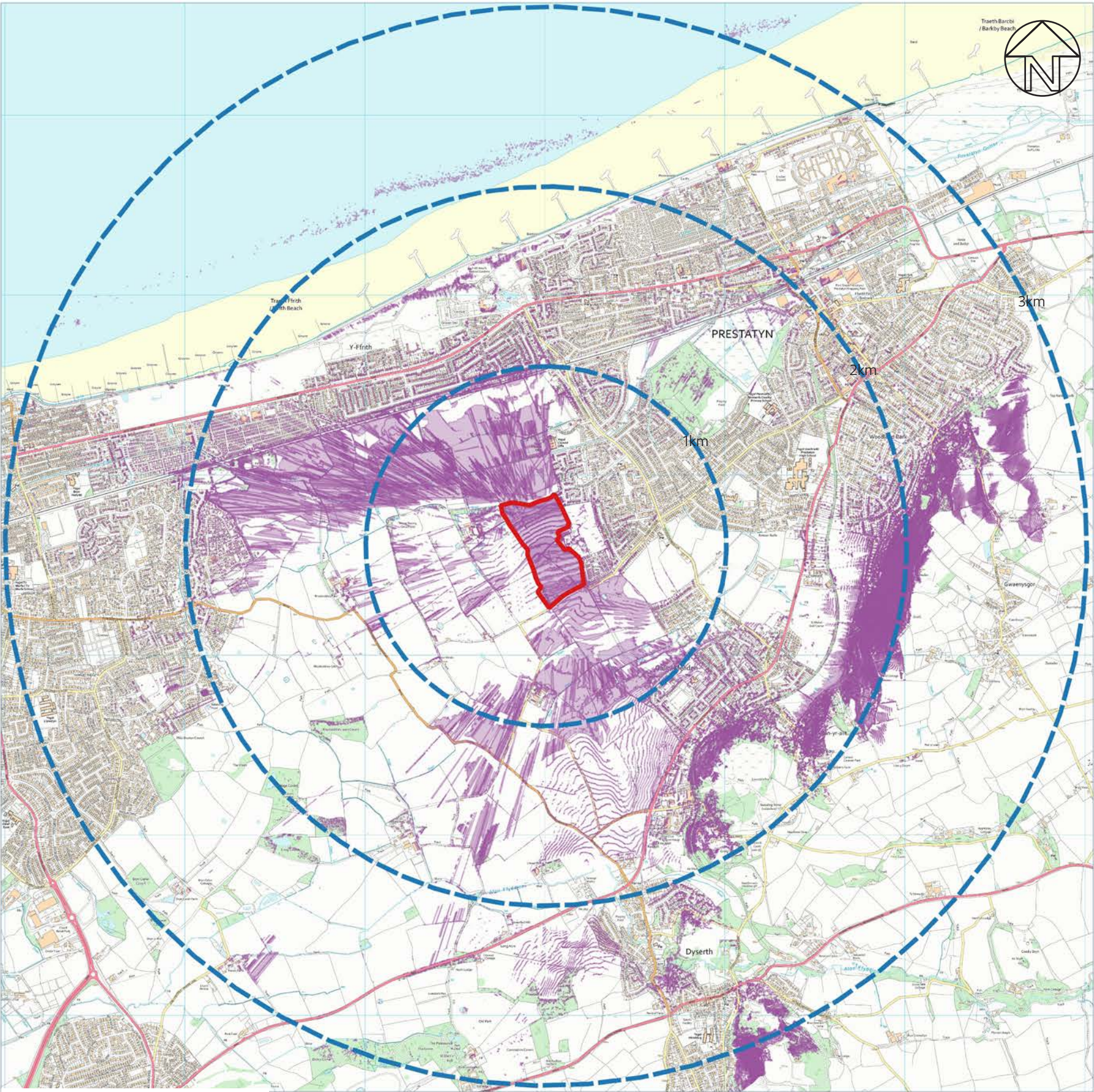


Figure 4.1 - Zone of Theoretical Visibility



## 4.0 VISUAL BASELINE

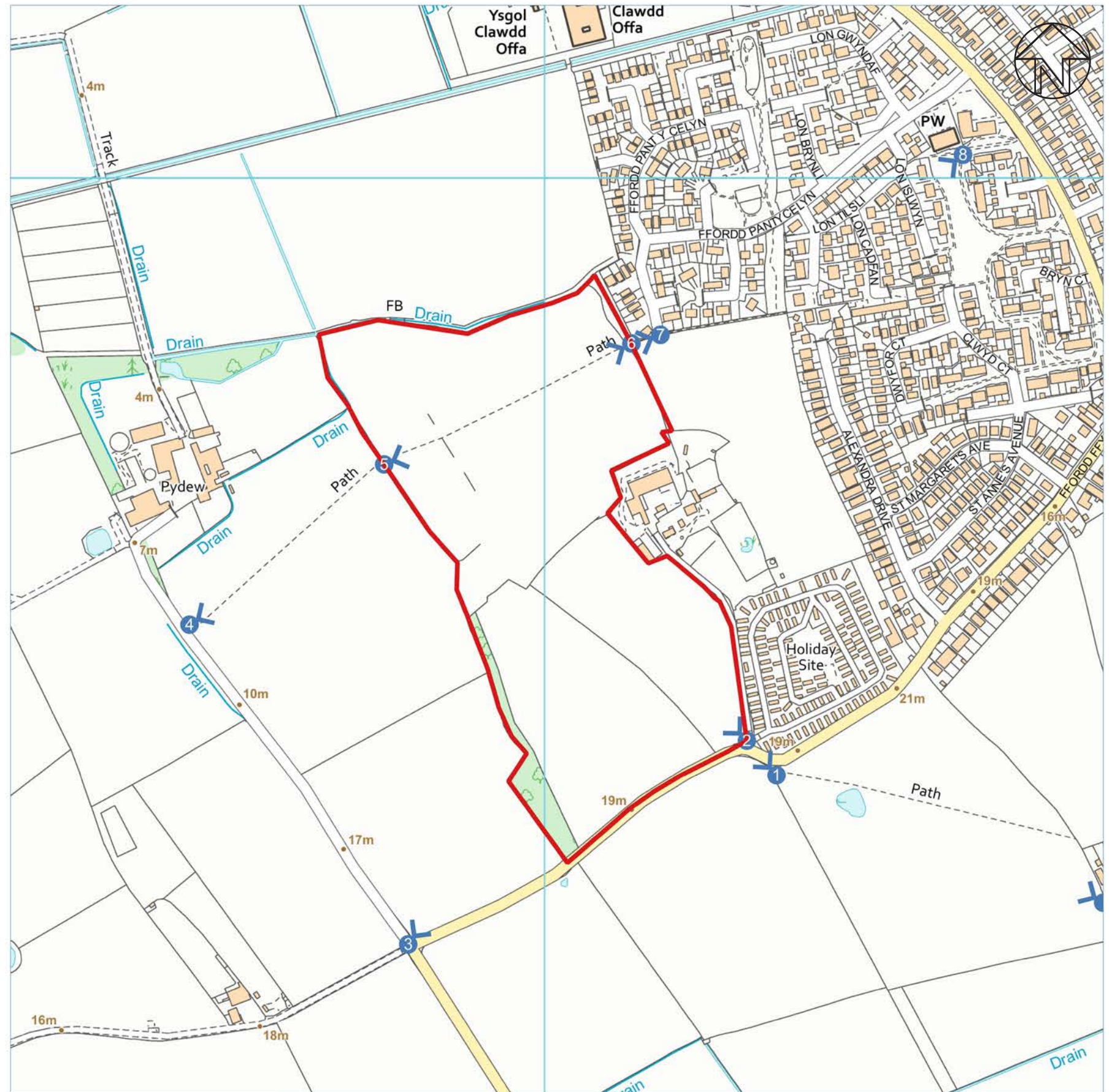


Figure 4.2 - Viewpoints - Close Range



# 4.0 VISUAL BASELINE

KEY

Site Boundary

1Km

2Km

3Km

Viewpoint

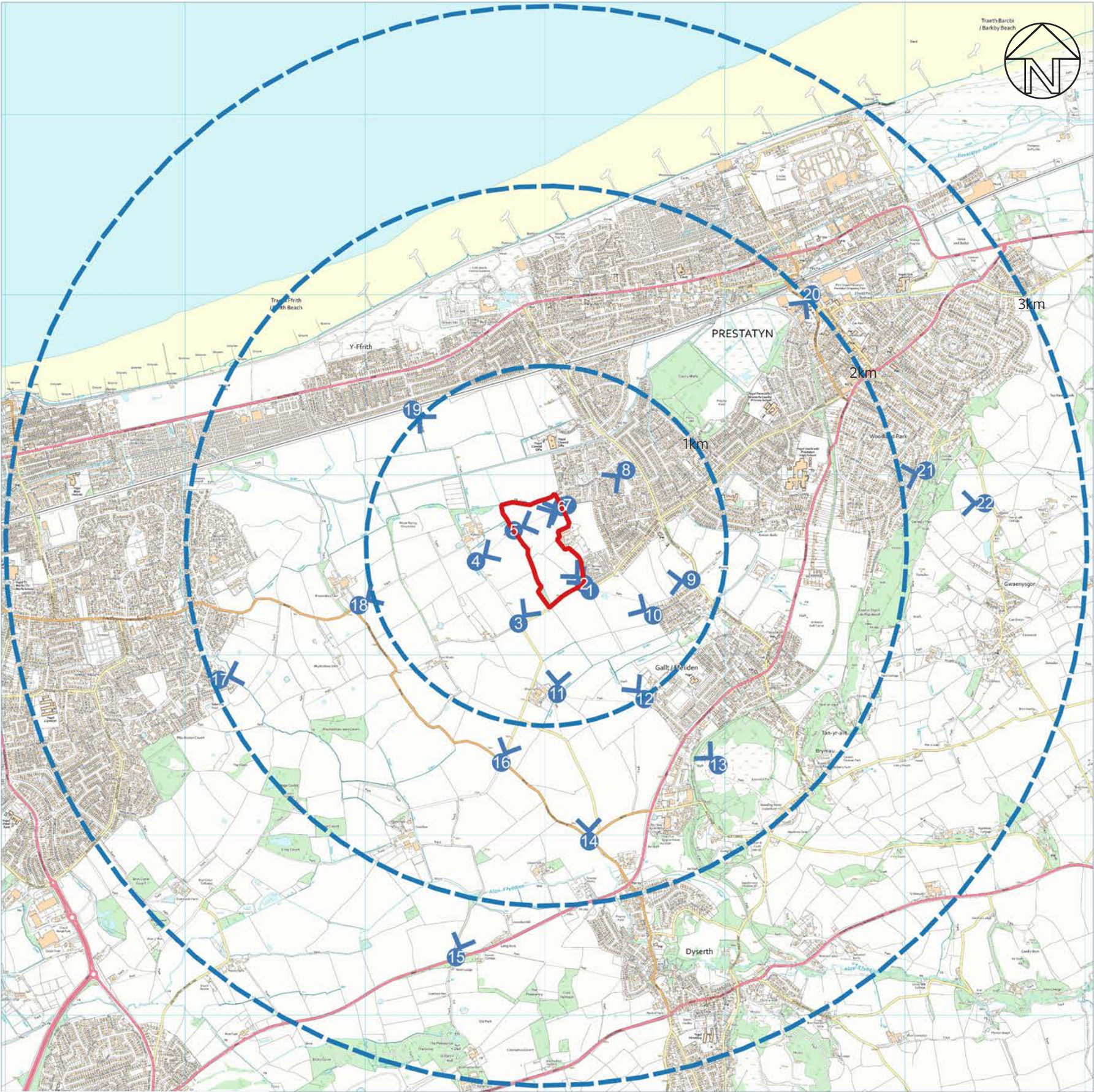


Figure 4.3 - Viewpoints



# 4.0 VISUAL BASELINE

Table 4.1 - Visual Receptors					
Viewpoint No.	Location	Viewing Direction	Distance to Site	Visual Receptor(s)	Visibility of Site
1	Junction of Ffordd Ffynnon and Footpath 204 1	North west	~50m	Footpath users	Open and partial views
2	Ffordd Ffynnon	North west	~0m	Road users, residents of dwellings	Open and partial views
3	Junction of Ffordd Ffynnon and Bridleway 204 34	North east	~190m	Bridleway and road users	Open and partial views
4	Junction of Bridleway 204 34 and Footpath 204 34	North east	~280m	Footpath and Bridleway users	Open and partial views
5	Footpath 204 34	North east	~0m	Footpath users	Open and partial views
6	Footpath 204 34	West	~0m	Footpath users	Open and partial views
7	Junction of Footpath 204 34 and Ffordd Pant Y Celyn	West	~20m	Footpath users residents of dwellings	Partial views
8	Footpath 205 40	West	~410m	Users of recreation ground, Footpath users, residents of dwellings	Views are truncated
9	Footpath 205 24	West	~595m	Residents of dwellings, Footpath users	Views are truncated
10	Roundwood Avenue	North west	~420m	Road users, residents of dwellings	Partial glimpsed views
11	Rhyd Farm, Footpath 204 4	North	~440m	Residents of dwellings, Footpath users, setting of Heritage Asset	Partial views
12	Footpath 205 22	North west	~720m	Footpath users, residents of dwellings	Partial views
13	Graig Fawr view point	North west	~1270m	Visitors to Graig Fawr view point / Identified View	Open and partial views
14	Junction of Ffordd Dyserth / Dyserth Road and B119 Footpath 204 8	North	~1325m	Road and Footpath users	Partial glimpsed views
15	Junction of Bridleway 204 36 and A547	North east	~1960m	Bridleway and road users	Views are truncated



# 4.0 VISUAL BASELINE

Viewpoint No.	Location	Viewing Direction	Distance to Site	Visual Receptor(s)	Visibility of Site
16	Junction of Ffordd Dyserth / Dyserth Road / Bridleway 206 15a	North	~905m	Road and Bridleway users	Partial glimpsed views
17	Ffordd Elsie	East	~1825m	Road users, residents of dwellings, users of Public Open Space	Views are truncated
18	Rhydorddwy Fawr and Footpath 204 25	East	~950m	Residents of dwellings, setting of Heritage Asset, Footpath users	Views are truncated
19	Footpath 205 46	South east	~720m	Footpath users	Open and partial views
20	Gas Works Lane	South west	~1790m	Road users, residents of dwellings	Views are truncated
21	Bishopswood Road adjacent Offa's Dyke Footpath	West	~2000m	Footpath and road users, residents of dwellings	Partial glimpsed views
22	Car park off Hillside	West	~2315m	Road users / Identified view	Partial glimpsed views



# 4.0 VISUAL BASELINE



**Viewpoint 1** - View looking north west from the junction of the junction of Ffordd Ffynnon and Footpath 204 1 towards the Assessment Site. There are open and partial views of the Assessment Site from this location, including the existing mature vegetation along the boundary of the Site to the south. Existing mature vegetation flanking the western boundary of the Site can be seen to the left of the view.



**Viewpoint 2** - View looking north west from Ffordd Ffynnon towards the Assessment Site. There are open and partial views of the Assessment Site from this location, including the pastoral ground plane within the Site, and existing mature vegetation along the southern and western boundary of the Site. Plas Newydd Farmhouse and farm outbuildings can be seen to the right of the view.



# 4.0 VISUAL BASELINE



**Viewpoint 3** - View looking north east from the junction of Ffordd Ffynnon and Bridleway 204 34 towards the Assessment Site. There are open and partial views of the Assessment Site from this location, including the existing mature vegetation along the western boundary of the Site. Further views in to the Site are truncated by the intervening mature vegetation.



**Viewpoint 4** - View looking north east from the junction of Bridleway 204 34 and Footpath 204 34 towards the Assessment Site. There are open and partial views of the Assessment Site from this location, including the western boundary existing mature vegetation within the Site. Further views in to the Site are truncated by the intervening mature vegetation. Pydew Grade II Listed group of farm buildings can be seen to the left of the view.



# 4.0 VISUAL BASELINE



**Viewpoint 5** - View looking north east from Footpath 204 34 towards the Assessment Site. There are open and partial views of the Assessment Site including the pastoral ground plane within the Site. Plas Newydd Farmhouse and outbuildings outside of the Site can be seen to the centre of the view.



**Viewpoint 6** - View looking west from Footpath 204 34 towards the Assessment Site. There are open and partial views of the Assessment Site including the pastoral ground plane within the Site. Plas Newydd Farmhouse and outbuildings can be seen to the left of the view.



## 4.0 VISUAL BASELINE



**Viewpoint 7** - View looking west from the junction of Footpath 204 34 and Ffordd Pant Y Celyn towards the Assessment Site. There are partial views of the Assessment Site from this location including the existing boundary vegetation to the east of the Site. Further views in to the Site are truncated by the intervening mature vegetation. Footpath 204 34 can be seen centrally within the view, leading into the Assessment Site.



**Viewpoint 8** - View looking west from Footpath 205 40 towards the Assessment Site. Views of the Assessment Site are truncated from this location due to the existing built form.



## 4.0 VISUAL BASELINE

Approximate location of Assessment Site



**Viewpoint 9** - View looking west from Footpath 205 24 towards the Assessment Site. Views of the Assessment Site are truncated from this location due to the existing mature vegetation.

Approximate extent of Assessment Site

Roundwood Avenue Dwellings



**Viewpoint 10** - View looking north west from Roundwood Avenue towards the Assessment Site. There are partial glimpsed views of the Assessment Site from this location, including the upper portions of existing mature vegetation within the Assessment Site. Further views in to the Site are truncated by the intervening mature vegetation.



## 4.0 VISUAL BASELINE

Approximate extent of Assessment Site



**Viewpoint 11** - View looking north from Footpath 204 4 towards the Assessment Site. There are partial views of the Assessment Site from this location including existing mature vegetation to the western and southern boundary of the Site. Further views in to the Site are truncated by the intervening mature vegetation.

Approximate location of Assessment Site



**Viewpoint 12** - View looking north west from Footpath 205 22 towards the Assessment Site. There are partial views of the Assessment Site in this location, including the existing mature vegetation to the western and southern boundary of the Site.



# 4.0 VISUAL BASELINE



**Viewpoint 13** - View looking north west from Graig Fawr view point towards the Assessment Site. There are distant, open and partial views of the Assessment Site from this location, including the existing pastoral ground plane and existing mature vegetation within the Site.



**Viewpoint 14** - View looking north from the junction of Ffordd Dyserth / Dyserth Road Footpath 204 8 towards the Assessment Site. There are partial glimpsed, distant views of the Assessment Site from this location, including upper portions of the existing mature vegetation within the Site. Further views in to the Site are truncated by the intervening mature vegetation.



## 4.0 VISUAL BASELINE



**Viewpoint 15** - View looking north east from the junction of Bridleway 204 36 and A547 towards the Assessment Site. Views of the Assessment Site are truncated from this location due to the existing mature vegetation.



**Viewpoint 16** - View looking north from the junction of Ffordd Dyserth / Dyserth Road / Bridleway 206 15a towards the Assessment Site. There are partial glimpsed views of the Assessment Site from this location, including the upper portions of existing mature vegetation within the Site. Further views in to the Site are truncated by the intervening mature vegetation.



## 4.0 VISUAL BASELINE

Approximate location of Assessment Site



**Viewpoint 17** - View looking east from Ffordd Elsie towards the Assessment Site. Views of the Assessment Site are truncated from this location due to the existing mature vegetation.

Approximate location of Assessment Site



**Viewpoint 18** - View looking east from Rhydorddwy Fawr and Footpath 204 25 towards the Assessment Site. Views of the Assessment Site are truncated from this location due to the existing mature vegetation.



## 4.0 VISUAL BASELINE

Approximate location of Assessment Site



**Viewpoint 19** - View looking south east from Footpath 205 46 towards the Assessment Site. There are open and partial views of the Assessment Site from this location, including existing mature vegetation within the Site. Further views in to the Site are truncated by the intervening mature vegetation.

Approximate location of Assessment Site



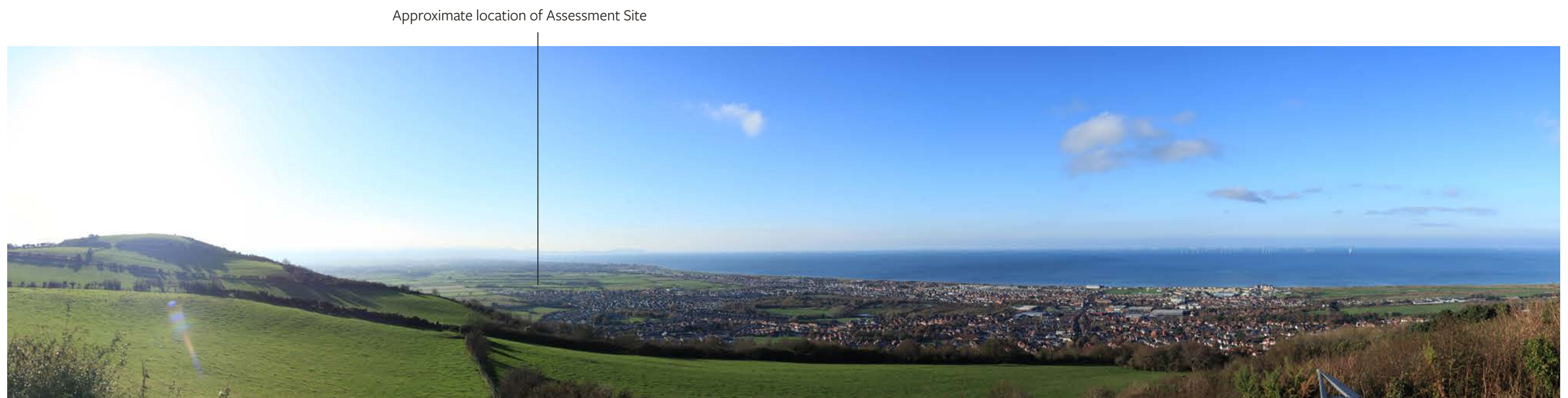
**Viewpoint 20** - View looking south west from Gas Works Lane towards the Assessment Site. Views of the Assessment Site are truncated from this location due to the existing built form.



## 4.0 VISUAL BASELINE



**Viewpoint 21** - View looking west from Bishopswood Road adjacent Offa's Dyke Footpath towards the Assessment Site. There are distant, partial glimpsed views of the Assessment Site from this location.



**Viewpoint 22** - View looking west from the car park off Hillside towards the Assessment Site. There are distant, partial glimpsed views of the Assessment Site from this location.



# 5.0 LANDSCAPE STRATEGY

The physical assessment of the Site, subsequent review of its constraints and opportunities and the requirements identified in both the national and local planning policies has led to the development of a landscape masterplan. The following principles have been incorporated into the scheme to reflect the Sites potential to support the residential development of the Site:

- The new dwellings are located sensitively within the Site, and will relate to the existing built form to the east of the Site;
- New tree planting, areas of native shrub and hedge planting and wildflower meadow are incorporated throughout the masterplan to reinforce the existing landscape structure and soften the development's appearance;
- Generous areas of open space containing green and blue infrastructure and play areas are located throughout the Site, including a large area within the northern portion of the Site, setting the development into a robust landscape framework;
- An attenuation basin is proposed within the northern piece of open space. New native tree planting is proposed to the areas bounding this area as well as species rich wetland meadow and reed bed planting proposed to the margins;
- Existing features such as mature vegetation are retained wherever possible to minimise landscape and visual effects;
- New and safe pedestrian links are proposed throughout the Site and the areas of public open space. The existing Public Right of Way (Footpath 204 34) is retained and a surfaced route meanders through the new northern area of open space from west to east;
- Promotion of ecological diversity and habitat creation through the incorporation of an attenuation basin, the planting of native and wildlife-friendly trees, shrubs and wildflower meadow, hibernacular, and bat and bird boxes; and
- The Site organisation has been developed to respond to the landscape constraints and consider the Site's relationship with the existing landscape in order to minimise landscape and visual effects.



Figure 6.1 - Landscape Masterplan



# 6.0 ASSESSMENT OF LANDSCAPE EFFECTS

Table 6.1 - Impact on Landscape Character Areas						
Character area / feature / designation		Description / rationale for judgement	Sensitivity of receptor to change	Magnitude of effect		Overall significance of effect
				Size/ scale, geographic extent and duration	Overall magnitude	
National Landscape Character - National Character Areas (NLCA)						
NLCA 08 North Wales Coast	The Site forms a small part of the wider character area; however, there will be a reduction in the pastoral land and limited existing vegetation, arising from the development of the Site giving a localised change to the NLCA 08 at the national level.	Medium	Minor, Localised, Long Term	Small	Minor Adverse	
Regional Landscape Character						
Visual and Sensory DNBGHVS009 Flat Open Lowland Farmland	The Site forms a small part of the wider area; however, there will be a reduction in the pastoral land and limited existing vegetation, arising from the development of the Site giving a localised change to the area.	Medium	Minor, Localised, Long Term	Small	Minor Adverse	
Landscape Habitat DNBGHLH006 Mosaic	As above.	High	Minor, Localised, Long Term	Small	Moderate Adverse	
Historic Landscape DNBGHHL017 Regular Fieldscapes	As above.	Medium	Minor, Localised, Long Term	Small	Minor Adverse	
Site Landscape Character	Change to the character of the Site, removal of pastoral land, limited vegetation, the introduction of built elements, public open spaces to be used for recreation, and new native tree and shrub planting. Development enables opportunity to manage existing elements of importance such as mature vegetation and supplement with new planting to integrate built areas of the Site in to its local environs.	Medium	Moderate, Major, Long Term	Medium	Moderate Adverse	



# 6.0 ASSESSMENT OF LANDSCAPE EFFECTS

Table 6.2 - Impact on Landscape Character and Features					
Character area / feature / designation	Description / rationale for judgement	Sensitivity of receptor to change	Magnitude of effect		Overall significance of effect
			Size/ scale, geographic extent and duration	Overall magnitude	
Landscape Character and Features					
Existing Land Use	Change to the use of the Site, introducing new residential development, significant areas of public open space throughout the proposals to be used residents of the Site and the surrounding community and the retained and proposed landscape structure, similar to nearby settlement land uses.	Medium	Moderate, Moderate, Long Term	Medium	Moderate Adverse
Adjoining Land Use	As a result of the development proposals built form will extend south into the Site but the built form and land uses within the surrounding area will remain unchanged.	Medium	Negligible, Restricted, Long term	Negligible	Negligible
Topography	There is a rising level change from the north west corner to the south west. There will therefore need to be necessary changes to the landform to accommodate the access roads and development platforms. The development proposals will result in a series of topographic change to the Assessment Site, however the overall profile will remain. The effects on topography are anticipated to be localised but long term.	Medium	Minor, Localised, Long Term	Small	Minor Adverse
Vegetation	The proposals will involve the removal of the Site’s grasslands, necessitates the removal of two individual trees (T3 and T27), two tree groups (G16 and G17), and thirteen sections from five hedgerows (H1, H2, H10, H24 and H28) within the Site boundaries. Bordering woodland and northern hedgerows are to be retained. The above vegetation is to be removed to enable development. Mature trees and hedges within the Site and adjacent to Site boundaries would be protected during construction and retained. New tree, shrub and other planting proposed throughout the built area and open spaces will supplement and complement existing tree resource and create a new structure of vegetation and screening to open and built elements.	Medium	Minor, Localised, Long Term	Medium	Minor Adverse
Water Features	There are no permanent waterbodies within the Site. A ditch lies adjacent to the northern boundary of the Site which transverses to the west. There are no direct changes to any water course adjacent the Site.	Medium	Negligible, Restricted, Long term	Negligible	Negligible



# 6.0 ASSESSMENT OF LANDSCAPE EFFECTS

Table 6.2 - Impact on Landscape Character and Features (continued)					
Character area / feature / designation	Description / rationale for judgement	Sensitivity of receptor to change	Magnitude of effect		Overall significance of effect
			Size/ scale, geographic extent and duration	Overall magnitude	
Built Elements	Change from pastoral farmland to low density residential development with built form and recreational open space land uses, similar to nearby settlement land uses.	Low	Moderate, Major, Long Term	Medium	Minor beneficial
Public Rights of Way	The proposed development will retain the existing footpath through the Site, maintaining and enhancing the connections with the wider landscape. The footpath which crosses the northern portion of the Site will remain largely in its current position, redirected in parts within a generous tranche of landscaped open space, and is surfaced, improving its accessibility. New paths and routes will be provided across the Site to supplement the existing route and link the existing residential area with the wider landscape to the north.	High	Minor, Localised, Long Term	Negligible	Minor Adverse
Setting of Heritage Assets					
Plas Newydd Farmhouse (Grade II Listed Building)	The nearest Heritage Assets to the Site is Plas Newydd Farmhouse 55m to the east of the Site (Grade II Listed Building). There is anticipated to be a small change to the setting of the Plas Newydd Farmhouse due to change from surrounding pastoral fields to the new development, however Plas Newydd Farmhouse is currently already surrounded by farm buildings, and further residential development to the east. Rear facing gardens will adjoin the surrounds to the farm buildings allowing space and limit the potential for adverse effects to the setting of Plas Newydd Farmhouse.	High	Minor, Restricted, Long term	Small	Moderate Adverse
Pydew Farmhouse, North Range, West Range and East Range of Farm Buildings at Pydew Farm and the Old Farmhouse at Pydew Farm (All Grade II Listed Buildings)	To the west, there is a group of Grade II Listed Buildings at Pydew Farmhouse approximately 155m from the Site. The potential anticipated oblique view of the development proposals from this group is seen in the context of the existing view of the residential development to the east of the Site. Intervening existing vegetation is present within the setting of the Heritage Assets, and to the western boundary of the development, as well as proposed vegetation within the Landscape Strategy, further mitigating any potential views to the Site.	High	Negligible, Restricted, Long term	Negligible	Minor Adverse
Rhyd Farmhouse, South Agricultural Range at Rhyd Farm and Old Barn at Rhyd Farm (All Grade II Listed Buildings)	There are potential anticipated partial glimpsed views for visitors of Heritage Assets at Rhyd Farm, (group of Grade II Listed Building) to the development proposals. This view is seen in the context of the current existing settlement to the east of the Site. Vegetation within the proposed Landscape Strategy, as well as existing vegetation to the south and west of the Site will soften and mitigate any potential views.	High	Negligible / None, Restricted, Long term	Negligible / None	Minor Adverse / Negligible



# 6.0 ASSESSMENT OF LANDSCAPE EFFECTS

Table 6.2 - Impact on Landscape Character and Features (continued)					
Character area / feature / designation	Description / rationale for judgement	Sensitivity of receptor to change	Magnitude of effect		Overall significance of effect
			Size/ scale, geographic extent and duration	Overall magnitude	
Open space	The Site is not currently accessible to the public. In accordance with Policy RD1, the proposed landscaping creates a visually pleasant, sustainable and biodiversity rich environment that protects and enhances existing landscape features and also creates new features and areas of open space that reflect local character and sense of place.	Medium	Minor, Localised, Long Term	Small	Minor beneficial
RD2 Green Barriers Designation	At the Site level, the development of the Site would see a direct and permanent alteration to the Green Barriers designation through the removal of trees, grassland and other vegetation and the creation of new built development within the Site. However, the development of the Site would be in keeping with local land uses and would relate well to the existing settlement form to the east.	Medium	Minor, Localised, Long Term	Small	Minor Adverse



7.0

ASSESSMENT OF  
VISUAL EFFECTS

Table 7.1 - Assessment of Visual Receptors					
Visual Receptor(s)	Description of visual effect	Sensitivity of receptor to change	Magnitude of effect		Overall significance of effect
			Size/ scale, geographic extent and duration	Overall magnitude	
Residents of Dwellings					
Dwellings on Ffordd Ffynnon and Plas Newydd Caravan Park to the south east of the Site.	There are anticipated to be some open and partial views of new built form within the eastern portion of the Assessment Site, for residents within the adjacent Plas Newydd Caravan Park particularly those homes to the western edge of the park, seen above intervening retained mature hedgerows which line the access road to Plas Newydd Farmhouse. The mobile homes which line this boundary are inward facing, away from the Assessment Site, and therefore views are limited and often oblique but the new built form, where seen, will be a new element within the view. There area also anticipated to be some partial or partial glimpsed views of new built form within the Site from a limited number of dwellings on Ffordd Ffynnon to the south east of the Site, seen past the mobile homes within Plas Newydd Caravan Park and the existing retained mature vegetation to the Site’s eastern boundary.	Medium - high	Moderate to Minor, Localised, Long Term	Medium to Small	Moderate to Minor Adverse
Plas Newydd Farmhouse to the east of the Site	There are anticipated to be open and partial views of new built form within the eastern portion of the Assessment Site for residents of Plas Newydd Farmhouse immediately adjacent the Site to the east. Views are oblique and are seen past and above the existing retained mature vegetation and built form within the farm complex but the new built form, where seen, will be a new element within the existing view.	Medium - high	Moderate, Localised, Long Term	Medium	Moderate Adverse
Dwellings on Ffordd Pant Y Celyn, Ffordd Maes yr Haf, Crud yr Awel, Ffordd Cae Felin and Alexandra Drive and dwellings within the emerging housing development accessed from Ffordd Cae Felin to the east of the Site.	There are potential open and partial views of new built form within the northern and eastern portion of the Assessment Site from a number of dwellings on Ffordd Pant Y Celyn, Ffordd Maes yr Haf, Crud yr Awel, Ffordd Cae Felin and Alexandra Drive as well as the emerging housing development accessed from Ffordd Cae Felin (dwellings to the north of Plas Newydd Caravan Park). Views are primarily from the upper storeys of dwellings in close proximity to the Site on the western boundary of the existing settlement, seen past the existing retained vegetation to the Site’s eastern boundary. Views from the north east are mitigated to a degree by the landscaped area of open space to the north of the Site and by the setting back of built form within the Site away from the eastern boundary. Potential views from Alexandra Drive are at a greater distance and seen past the existing the built form of the Plas Newydd Farm complex. New built form, where seen, is a new element within the existing view from some locations.	Medium - high	Moderate to Negligible, Localised, Long Term	Medium to Negligible	Moderate Adverse to Negligible



# 7.0 ASSESSMENT OF VISUAL EFFECTS

Table 7.1 – Assessment of Visual Receptors (continued)					
Visual Receptor(s)	Description of visual effect	Sensitivity of receptor to change	Magnitude of effect		Overall significance of effect
			Size/ scale, geographic extent and duration	Overall magnitude	
Dwellings on Ffordd Ty Newydd and Rhyd Farm to the south of the Site.	There are potential partial views of new built form within the Appraisal for residents of dwellings to the south of the Site includes those on Ffordd Pant Y Celyn, the residential dwelling accessed from Ffordd Ty Newydd and Rhyd Farm. Views from these locations contain existing built form within the western portion of Prestatyn although new built form within the Assessment Site may bring built form forward in the view. Built form within the Site is set back away from the southern boundary of the Site and portions of the existing hedgerow to this boundary will be retained and reinforced with new hedgerow and tree planting which will mitigate views to a degree.	Medium - high	Minor to Negligible, Localised, Long Term	Small to Negligible	Minor Adverse to Negligible
Dwellings on Roundwood Avenue and Lon Elan to the south east of the Site.	There are anticipated to be some limited partial glimpsed views of new built form within the Assessment Site for residents of dwellings on the northern side of Roundwood Avenue and the western side of Lon Elan to the south east of the Site. Views where available are primarily from the upper portions of these dwellings and are seen past the mobile homes within Plas Newydd Caravan Park and the existing retained mature vegetation to the Site's southern and eastern boundary.	Medium - high	Small to Negligible, Localised, Long Term	Small to Negligible	Minor Adverse to Negligible
Pydew Farm	There are anticipated to be some potential oblique views of new built form within the development from Pydew Farm to the west of the Site. Views from this location are mitigated to a degree by the landscaped area of open space to the north of the Site, the retention of existing mature vegetation along the western boundary and by the setting back of built form within the Site away from the western boundary. Views from this location contain existing built form within the western portion of Prestatyn although new built form within the Assessment Site may bring built form forward in the view.	Medium - high	Small to Negligible, Localised, Long Term	Small to Negligible	Minor Adverse to Negligible
Dwellings within the residential areas to the south of Prestatyn that rise up towards the ridge line of Graig Fawr including those on Bishopswood Road.	There is the potential for further partial glimpsed views of new built form within the Assessment Site for residents of dwellings within further portions of properties within elevated residential areas to the south of Prestatyn that rise up towards the ridge line of Graig Fawr. Views from these locations are seen in the context of the existing built form of the residential areas to the north, east and south of the Site	Medium - high	Negligible / None, Localised, Long Term	Negligible to None	Negligible to Neutral



7.0

ASSESSMENT OF VISUAL EFFECTS

Table 7.1 - Assessment of Visual Receptors (continued)					
Visual Receptor(s)	Description of visual effect	Sensitivity of receptor to change	Magnitude of effect		Overall significance of effect
			Size/ scale, geographic extent and duration	Overall magnitude	
Road Users					
Users of Ffordd Ffynnon in close proximity to the Site of the south.	There are open and partial views to new built form within the Assessment Site for transient users of Ffordd Ffynnon in close proximity to the Site. Views from this route may contain existing built form within the western portion of Prestatyn or the new built form may be a new element within the view. Where views of the existing developed edge of Prestatyn is available, new built form within the Assessment Site would bring built form forward in the view. Built form within the Site is set back away from the southern boundary and portions of the existing hedgerow to this boundary will be retained and reinforced with new hedgerow and tree planting which will mitigate views to a degree.	Low	Moderate, Localised, Long Term	Medium to Negligible	Minor Adverse to Negligible
Users of, Ffordd Dyserth / Dyserth Road to the south east of the Site.	There are potential partial glimpsed transient views to the Site from limited portions of Ffordd Dyserth / Dyserth Road to the south west of the Site. Views to the new built form within the Site are anticipated to be limited due to the existing retained mature vegetation to the Site’s western boundary.	Low	Negligible, Localised, Long Term	Negligible	Negligible
Users of Ffordd Pant Y Celyn, Ffordd Maes yr Haf, Crud yr Awel, Ffordd Cae Felin and Alexandra Drive as well as the emerging housing development accessed from Ffordd Cae Felin.	There are potential open and partial views of new built form within the northern and eastern portion of the Assessment Site from portions of Ffordd Pant Y Celyn, Ffordd Maes yr Haf, Crud yr Awel, Ffordd Cae Felin and Alexandra Drive as well as the emerging housing development accessed from Ffordd Cae Felin (dwellings to the north of Plas Newydd Caravan Park). Views are primarily from locations in close proximity to the Site on the western boundary of the existing settlement, seen past the existing built form and the retained vegetation to the Site’s eastern boundary. Views from the north east are mitigated to a degree by the landscaped area of open space to the north of the Site and by the setting back of built form within the Site away from the eastern boundary. Potential views from Alexandra Drive are at a greater distance and seen past the existing the built form lining Alexandra Drive and the built form of the Plas Newydd Farm complex. New built form, where seen, is unlikely to be a new element within the existing view.	Low	Minor to Negligible, Localised, Long Term	Small to Negligible	Negligible



7.0

ASSESSMENT OF  
VISUAL EFFECTS

Table 7.1 – Assessment of Visual Receptors (continued)					
Visual Receptor(s)	Description of visual effect	Sensitivity of receptor to change	Magnitude of effect		Overall significance of effect
			Size/ scale, geographic extent and duration	Overall magnitude	
Users of Lon Elan and Roundwood Avenue to the south east of the Site.	There are also potential partial glimpsed views to the Site for road users from portions of Lon Elan and Roundwood Avenue to the south east of the Site. Views are anticipated to be extremely restricted and seen past the existing built form lining these routes.	Low	Negligible, Localised, Long Term	Negligible	Negligible
Users of portions of roads within the residential areas to the south of Prestatyn that rise up towards the ridge line of Graig Fawr.	There is the potential for further partial glimpsed views of new built form within the Assessment Site for users of roads within the elevated residential areas to the south of Prestatyn that rise up towards the ridge line of Graig Fawr. Views from these locations are seen in the context of the existing built form of the residential areas to the north, east and south of the Site	Low	Negligible, Localised, Long Term	Negligible	Negligible



7.0

ASSESSMENT OF  
VISUAL EFFECTS

Table 7.1 - Assessment of Visual Receptors (continued)					
Visual Receptor(s)	Description of visual effect	Sensitivity of receptor to change	Magnitude of effect		Overall significance of effect
			Size/ scale, geographic extent and duration	Overall magnitude	
Users of Public Rights of Way					
Footpath 204 34	There are open and partial views across the proposed development from Footpath 204 34 from within the Site as it dissects the northern parcel of the Site from east to west. There area also further views in to the Site from sections of this route to the east and west of the Site. This route is positively incorporated in to a landscaped area of open space within the north of the Site. The proposed built form set within a new landscape structure will be a new element within views in the Site and from the east and will bring development forward in views from the west.	Medium - high	Moderate, Localised, Long Term	Medium	Moderate Adverse
Bridleway 204 34	There are anticipated to be some potential partial views of new built form within the development from Bridleway 204 34 to the west of the Site primarily to the northern portion of the Site as mature existing vegetation to the Site’s western boundary truncates views to the southern portion of the Site. Views from this route are mitigated to a degree by the landscaped area of open space to the north of the Site, the retention of existing mature vegetation along the western boundary and by the setting back of built form within the Site away from the western boundary. Views from this route may also contain existing built form within the western portion of Prestatyn although new built form within the Assessment Site may bring built form forward in the view.	Medium - high	Small to Negligible, Localised, Long Term	Small to Negligible	Minor Adverse to Negligible
Footpath 204 1	There are open and partial views to new built form within the Assessment Site for users of Footpath 204 1 primarily to the northern section in close proximity to the junction with Ffordd Ffynnon. Views from this route may contain existing built form within the western portion of Prestatyn or the new built form may be a new element within the view. Where views of the existing developed edge of Prestatyn is available, new built form within the Assessment Site would bring built form forward in the view. Built form within the Site is set back away from the southern boundary and portions of the existing hedgerow to this boundary will be retained and reinforced with new hedgerow and tree planting which will mitigate views to a degree.	Medium - high	Small to Negligible, Localised, Long Term	Small to Negligible	Minor Adverse to Negligible



# 7.0 ASSESSMENT OF VISUAL EFFECTS

Table 7.1 – Assessment of Visual Receptors (continued)					
Visual Receptor(s)	Description of visual effect	Sensitivity of receptor to change	Magnitude of effect		Overall significance of effect
			Size/ scale, geographic extent and duration	Overall magnitude	
Footpath 205 46	There are anticipated to be some potential partial views of new built form within the northern portion of the development from Footpath 205 46 to the north west of the Site. Views from this route are mitigated to a degree by the landscaped area of open space to the north of the Site, the retention of existing mature vegetation along the northern and western boundary and by the setting back of built form within the Site away from the northern and western boundaries. Views from this route may also contain existing built form within the western portion of Prestatyn although new built form within the Assessment Site may bring built form forward in the view.	Medium - high	Small to Negligible, Localised, Long Term	Small to Negligible	Minor Adverse to Negligible
Footpath 204 4, Footpath 205 22 and Footpath 204 8	There are potential partial or partial glimpsed views of new built form within the Appraisal for users of Footpath 204 4 and elevated sections of Footpath 205 22 and Footpath 204 8 to the south of the Site. Views from these locations contain existing built form within the western portion of Prestatyn although new built form within the Assessment Site may bring built form forward in the view. Built form within the Site is set back away from the southern boundary of the Site and portions of the existing hedgerow to this boundary will be retained and reinforced with new hedgerow and tree planting which will mitigate views to a degree.	Medium - high	Negligible, Localised, Long Term	Negligible	Negligible
Offa's Dyke Footpath	There area partial glimpsed views to the development proposals from portions of Offa's Dyke Footpath to the south east of the Site. Views from these locations are seen in the context of the developed edge of Prestatyn in the foreground of the view and beyond the Site, and will be ameliorated with the new landscape structure.	High	Negligible, Restricted, Long Term	Negligible	Minor Adverse



7.0

ASSESSMENT OF  
VISUAL EFFECTS

Table 7.1 – Assessment of Visual Receptors (continued)					
Visual Receptor(s)	Description of visual effect	Sensitivity of receptor to change	Magnitude of effect		Overall significance of effect
			Size/ scale, geographic extent and duration	Overall magnitude	
Employees at their place of work	There are anticipated partial views of the Assessment Site for Employees at their place of work at Ysgol Clawydd Offa to the north east of the Site. Significant areas of green infrastructure is proposed to the northern boundary of the Site, including a large area of Public Open Space. Existing mature vegetation remains to the northern boundary, and is supplemented by further proposed native shrub mix and trees and throughout the development to supplement the existing landscape structure and mitigate views.	Low	Minor, Localised, long Term	Minor to Negligible	Negligible
Open Space Users	There are anticipated to be partial glimpsed views of the Assessment Site for open space users in the near vicinity of the Site from portions of Public Open Space adjacent Ffordd Pant Y Celyn. Views are seen in the context of the developed edge of Prestatyn, and will be ameliorated with the new landscape structure.	Medium-high	Minor, Localised, Long Term	Minor to Negligible	Minor Adverse to Negligible
Visitors to National Landscape AONB Clwydian Range and Dee Valley including Identified Views	There are distant, open and partial views of the proposed development for visitors of Graig Fawr viewpoint to the south east of the Site within National Landscape AONB Clwydian Range and Dee Valley. There area partial glimpsed views to the development proposals from portions of Offa’s Dyke Footpath and from Prestatyn Hillside Nature Reserve to the south east of the Site. Views from these locations are seen in the context of the developed edge of Prestatyn in the foreground of the view and beyond the Site, and will be ameliorated with the new landscape structure.	High	Negligible, Restricted, Long Term	Negligible	Minor Adverse



## 8.0 CONCLUSIONS

This Landscape and Visual Impact Assessment (LVIA) has been prepared on the Third Edition of the Guidelines for Landscape and Visual Impact Assessment by the Landscape Institute and the Institute of Environmental Management and Assessment (Routledge, 2013). The assessment of the Site at Plas Newydd, Prestatyn, has been carried out to inform the landscape design response to the outline development proposals in consideration of the landscape and visual issues, current planning policy and emerging guidance.

The Assessment Site is currently formed from four pastoral field parcels. It is an active farm, with surrounding fields in similar use, with the residential development off Ffordd Penrhwyfya to the east. Plas Newydd Farmhouse exists to the central north east of the Site, as well as Plas Newydd Caravan Park to the south east. Both are accessed off Ffordd Ffynnon. There is a mixed woodland to the south west of the Site. The Site is bound by further pastoral farmland to the north and west, Ffordd Ffynnon to the south followed by further pastoral farmland. Pydew Farmhouse exists to the north west, which is bound to the north by woodland. Plas Newydd Caravan Park bounds the Site to the south east, Plas Newydd Farmhouse and out buildings to the central east and residential development residing off Ffordd Pant Y Celyn to the north east. The residential settlement of Prestatyn resides to the far east of the development. Landform within the Site rises gently across the Site at the north west corner, to the south west corner of the Site. Land rises further to the south with a high point of 153.00 AOD at Graig Fawr, and further along the ridge line to the north west in this location.

There are no landscape or ecological designations within the Site itself. There is an Ancient Woodland approximately 75m to the north west of the Site. Graig Fawr SSSI lies approximately 1050m to the south east of the Site, as well as Prestatyn Hillside approximately 1430m to the south east of the Site. Liverpool Bay SPA/SAC and Gronant Dunes Local Nature Reserve lies approximately 1700m to the north east of the Site. RAMSAR The Dee Estuary lies approximately 2950m to the north east. National Landscape AONB Clwydian Range and Dee Valley resides approximately 1035m to the south and east of the Site. There are no Heritage Assets within the Site. The nearest Heritage Assets to the Site are Plas Newydd Farmhouse 55m to the east of the Site (Grade II Listed Building). To the west, there is a group of Grade II Listed Buildings at Pydew Farmhouse approximately 155m from the Site.

Currently, views in to the Assessment Site are generally limited due to a combination of intervening built form, mature vegetation and the nature of the local landform. The primary views of the Assessment Site are as follows:-

Currently, there are open and partial views of the Assessment Site from Ffordd Ffynnon and Plas Newydd Caravan Park. Open and partial views exist for Plas Newydd Farmhouse immediately adjacent the Site to the east. There are potential open and partial views for the upper portions of dwellings from the rear of Ffordd Pant Y Celyn, Ffordd Maes yr Haf, Crud yr Awel, Ffordd Cae Felin and Alexandra Drive as well as the emerging housing development accessed from Ffordd Cae Felin (dwellings to the north of Plas Newydd Caravan Park). There are partial views of the Assessment Site from Ffordd Pant Y Celyn, Rhyd Farm, and the residential dwelling accessed from Ffordd Ty Newydd. There are open and partial views across the Assessment Site from Footpath 204 34, which dissects the northern parcel of the Site from east to west. There are open and partial views further west on Footpath 204 34 which travels both to the north then south to meet Bridleway 204 34. Open and partial views exist from Footpath 204 1 to the south east of the Site, and Footpath 205 46 to the north west of the Site traversing south. Partial views exist from Footpath 204 4 and Footpath 205 22 to the south and south west of the Site. Open and partial views of the Assessment Site exist for visitors of Heritage Assets at Plas Newydd Farmhouse (Grade II Listed Building) immediately adjacent the Site to the east. There are anticipated partial views of the Assessment Site for Employees at their place of work at Ysgol Clawydd Offa to the north east of the Site. There are distant, open and partial views for visitors of Graig Fawr viewpoint to the south east of the Site within National Landscape AONB Clwydian Range and Dee Valley. Views are largely seen in the context of the adjacent built form of Prestatyn. Views from the wider landscape are largely truncated, primarily due to the intervening layers of vegetation, built form and landform.

The proposed development comprises new residential dwellings, access and estate road, new landscape works and public open space. The layout and design of the proposed development has been subject to a systematic design process and has considered the physical Site constraints and opportunities; the landscape and visual sensitivities; the retention of the inherent local landscape characteristics; and to comply with local planning policy and guidance.

There will be a limited change in the character and amenity of the views from a number of visual receptors to the Assessment Site, where the new development will either bring built form forward in the view or will be a new element within the view, set within a the existing retained vegetation and the proposed landscape scheme. It is considered that this will result in Moderate to Negligible adverse effects, on a limited number of receptors, which are generally limited to the those in close proximity to the Site. In the long term, views of the proposed development will diminish as planting matures.

As with any development of this type, a number of impacts on the landscape receptors will arise from the proposed development. These range from Moderate Adverse to Minor beneficial on the Assessment Site and contextual landscape receptors.

The physical assessment of the Site, subsequent review of its constraints and opportunities and the requirements identified in both the national and local planning policies led to the development of the landscape masterplan. The new dwellings are located sensitively within the Site, and will relate to the existing built form to the east of the Site. New tree planting, areas of native shrub and hedge planting and wildflower meadow will be incorporated throughout the masterplan to reinforce the existing landscape structure and soften the development's appearance. Generous areas of open space containing green and blue infrastructure and play areas are located throughout the Site, setting the development into a robust landscape framework. Existing features such as mature vegetation are to be retained wherever possible to minimise landscape and visual effects, with the promotion of ecological diversity and habitat creation through the incorporation of an attenuation basin, the planting of native and wildlife-friendly trees, shrubs and wildflower meadow, hibernacular, and bat and bird boxes. New and safe pedestrian links are proposed throughout the Site and the areas of public open space. The existing Public Right of Way (Footpath 204 34) is retained and meanders through the new northern area of open space from west to east.

In summary, it is considered that the Assessment Site has an existing relationship with the built form of the surrounding residential areas of Prestatyn to the east. On balance the proposed development will, whilst wholly replacing portions of the landscape character, sit within the existing retained landscape character elements at the Site level and the landscape character at the regional and district level. Whilst some negative adverse landscape and visual effects will arise from the proposed development, landscape and visual effects are largely limited to the Assessment Site and local level receptors only, as identified in this Assessment. Any effects will reduce overtime as planting matures. A new tree planting and vegetation strategy will seek to ensure the long term replacement and reinforcement of the existing green infrastructure networks, ensuring that the longevity and vigour of the existing vegetation is maintained on Site. It is therefore considered that the development of the Assessment Site forms a logical extension to Prestatyn.



# APPENDIX 1 – LANDSCAPE AND VISUAL ASSESSMENT METHODOLOGY

## Guidance and Publications

This assessment has been carried out in light of the latest relevant guidance as set out in ‘Guidelines for Landscape and Visual Impact Assessment’ (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment (2013), and ‘Landscape Character Assessment: Guidance for England and Scotland’ published by the Countryside Agency and Scottish National Heritage (2002). These documents do not set out a prescriptive approach to how assessments or assessments should be undertaken, but rather identify key principles and good practice. Further guidance on townscape assessment is given at page 74 of GLVIA3 (2013).

The following guidelines and publications have also been considered when producing this assessment:

- LANDMAP - The Welsh landscape baseline (Natural Resources Wales);
- Planning Policy Wales (PPW)Edition 11 (2024);
- Technical Advice Note (TAN) 5: Nature conservation and planning (2010);
- Technical Advice Note (TAN) 6: Planning for Sustainable Rural Communities (2010);
- Technical Advice Note (TAN) 12: Design (2016);
- Technical Advice Note (TAN) 24: Historic Environment (2017).

The assessment comprises the following stages:

- A summary of the relevant aspects of extant and emergent landscape planning policies;
- A definition the scope of the assessment, Site reconnaissance and desktop background research;
- A description of the existing conditions in respect of the landscape baseline (dealing with matters of current landscape character and existing landscape resources), and the visual baseline (dealing with matters relating to the visibility of the Assessment Site);
- Summary of key landscape and visual sensitivities relating to the Assessment Site and surrounding land;

- A description of the development proposed on the Assessment Site;
- An assessment of landscape effects; and
- An assessment of visual effects.

## Baseline Assessment Methodology

The following specific desk-based tasks have been undertaken:

- A review of the planning policy relevant to the Assessment Site;
- A review of any existing landscape character assessments relating to the study area;
- A review of landscape designations from the English Heritage database and local authority sources; and
- Identification of landscape character and key landscape elements.

The baseline description in this assessment comprises two separate elements:

- a. Landscape Baseline; and
- b. Visual Baseline.

In this assessment, a distinction has been drawn between the study area and the Assessment Site. The Assessment Site is the area proposed for development whilst the study area takes in the wider surrounds of the Assessment Site. The determination of the study area has been informed by desk top studies of maps and aerial photographs to assess how topography, vegetation and built form in the area surrounding the Site were likely to control views towards the Assessment Site.

This work was followed by Site visits to determine the potential visibility of the Assessment Site. The study area boundaries were then set to ensure that all relevant areas of potential visibility were assessed. In general terms, it is assumed that the extent of visibility of the Assessment Site (and ultimately of proposed development upon it) will not exceed a 3km radius.

## The Landscape Baseline

The Landscape Baseline comprises two elements; the existing Landscape Character and the existing Landscape Resource.

Landscape Character is defined in GLVIA3 as *“a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.”* As such, character is influenced by the physical constituent components of the landscape including geology, soils, topography, vegetation, water features, land utilisation and built elements. Landscape Character Assessment is the process of identifying variation and change in the landscape and using that information to assist in managing future landscape change (arising from development or other factors). Landscape Character Assessments – at differing scales – have typically been prepared by, or on behalf of, national and local government or agencies, and provide a starting point for the consideration of landscape character. As a generality, the more detailed the existing Landscape Character Assessment, the more relevant it will be to the specific Assessment Site and/ or the development proposal. There are four main levels at which landscape character assessment has been, or may be carried out, as follows:

- a. National Level (as set out by LANDMAP, produced by Natural Resources Wales);
- b. Local Level (as set out by LANDMAP, produced by Natural Resources Wales).



# APPENDIX 1 – LANDSCAPE AND VISUAL ASSESSMENT METHODOLOGY

In addition to referencing these published documents, a local level character assessment of the Assessment Site and its surrounding has been undertaken which describes, in summary, the following elements:

- a. Existing Land Use;
- b. Adjoining Land Uses;
- c. Topography;
- d. Vegetation;
- e. Water Features; and
- f. Public Rights of Way.

The Landscape Resource baseline considers two separate aspects; landscape condition – the physical state of the landscape – and landscape value – how different areas of landscape are valued by society. The following criteria have been used to categorize landscape condition, which is described in the assessment text. The typical examples given provide an indication of the likely landscape condition but it does not necessarily follow that because a Site is within a specific designated area that the categorisation of landscape condition will automatically follow; much will depend on specific Site conditions.

Table 1: Landscape Condition		
Category	Criteria	Typical Example
Exceptional	<div><div>i.</div><div>Strong landscape structure, characteristic patterns, balanced combination of landform and landcover;</div><div>ii.</div><div>Appropriate management for land use and landcover;</div><div>iii.</div><div>Distinct features worthy of conservation;</div><div>iv.</div><div>Sense of place;</div><div>v.</div><div>No/ negligible detracting features.</div></div>	Internationally or Nationally recognised e.g. all or the great majority of which would be World Heritage Site, National Park or AONB.
High	<div><div>i.</div><div>Strong landscape structure, characteristic patterns, balanced combination of landform and landcover;</div><div>ii.</div><div>Appropriate management for land use and landcover but potentially scope to improve;</div><div>iii.</div><div>Distinct features worthy of conservation;</div><div>iv.</div><div>Sense of place;</div><div>v.</div><div>Occasional detracting features.</div></div>	Nationally or Regionally recognised e.g. parts of National Park or AONB, all or the great majority of AGLV.

Good	<div><div>i.</div><div>Recognisable landscape structure, characteristic patterns and combinations of landform and cover are still evident;</div><div>ii.</div><div>Scope to improve management for land use and landcover;</div><div>iii.</div><div>Some features worthy of conservation;</div><div>iv.</div><div>Sense of place;</div><div>v.</div><div>Some detracting features.</div></div>	
Ordinary	<div><div>i.</div><div>Distinguishable landscape structure, characteristic</div><div>ii.</div><div>Patterns of landform and landcover often masked by land use;</div><div>iii.</div><div>Scope to improve management of vegetation;</div><div>iv.</div><div>Some features worthy of conservation;</div><div>v.</div><div>Some detracting features.</div></div>	
Poor	<div><div>i.</div><div>Weak landscape structure, characteristic patterns of landform and landcover are often masked by land use;</div><div>ii.</div><div>Lack of management and intervention has resulted in degradation;</div><div>iii.</div><div>Frequent detracting features.</div></div>	
Very poor	<div><div>i.</div><div>Degraded landscape structure, characteristic patterns and combinations of landform and landcover are masked by land use;</div><div>ii.</div><div>Lack of management / intervention has resulted in degradation;</div><div>iii.</div><div>Extensive detracting features.</div></div>	
Damaged	<div><div>i.</div><div>Damaged landscape structure;</div><div>ii.</div><div>Disturbed or derelict land requires treatment;</div><div>iii.</div><div>Detracting features dominate.</div></div>	
Derelict	<div><div>i.</div><div>Land so damaged by industrial or other development that it is incapable of beneficial use without treatment.</div></div>	

The following criteria have been used to categorise the landscape value of the Site. The categories of Exceptional and High are informed directly by reference to development plan documents; the other categories entail a judgement in respect of the attributes of the area / locality or may be informed by published landscape character assessments.

Table 2: Landscape Value			
Value	Typical Criteria	Typical Scale	Typical Example
Exceptional	Very high importance (or Quality) and Rarity. No or extremely limited potential for substitution.	International, National.	World Heritage Site, National Park or AONB.
High	High Importance (or Quality) and Rarity. Limited potential for substitution.	National, Regional, Local	National Park, AONB, AGLV, ALLI
Good	Medium Importance (or Quality) and Rarity. Limited potential for substitution.	Regional, Local	Undesignated but value perhaps expressed through non-official publications or demonstrable use.
Ordinary	Low Importance (or Quality) and Rarity.	Local	Areas identified as having some redeeming feature or features and possibly identified for improvement.
Poor	Low Importance (or Quality) and Rarity.	Local	Areas identified as having few redeeming features and lots of scope for improvement.
Very poor	Low Importance (or Quality) and Rarity.	Local	Areas identified for recovery.

From these separate assessments of landscape character and the landscape resource, the overall sensitivity of landscape receptors – defined as those aspects of the landscape that have the potential to be affected by the proposed development - is determined.

## The Visual Baseline

The extent of visibility of the Assessment Site, and of the proposed development, is determined by the buildings/development surrounding the Site, as well as by existing vegetation and topography. An initial assessment was made, using OS mapping and aerial photographs of potential locations from where the Assessment Site might be seen by visual receptors - defined as individuals or groups who have the potential to be affected by the proposal. Potential locations that are identified include residential and commercial properties, roads, PRoW, and areas of public open space/ recreational land.



# APPENDIX 1 – LANDSCAPE AND VISUAL ASSESSMENT METHODOLOGY

A field visit was carried out in November 2024. The Site was viewed from the surrounding area from a range of locations, including those identified through the desk study and other locations that became apparent from the field assessment. At the time of the field assessment vegetation was not in leaf and thus visibility in winter months – i.e. usually taken to be the ‘worst case’ - was assessed. In the assessment the potential visual receptors are identified on plan and described in tabular form, which categorizes the receptor by type (i.e. residential property etc.) and distance from the edge of the Assessment Site (using the terms set out in Table 3).

Table 3: Distance of Views	
Distance of Views	Definition
Adjoining	On the edge of the Assessment Site
Close	Less than 250m from the edge of the Assessment Site
Middle	From 250m to 500m from the edge of the Assessment Site
Long	500m or greater from the edge of the Assessment Site

From the field assessment, a number of viewpoints have been identified which are representative of visual receptors in proximity. The viewpoints selected essentially cover three types of views:

- Representative viewpoints: typical of a particular type of visual receptor, e.g. certain points along a PROW;
- Specific Viewpoints: a key or promoted viewpoint within the landscape possibly related to local visitor attractions or associated with a designated landscape or a cultural landscape; and
- Illustrative Viewpoints: where a particular effect may only be available from certain locations.

Not all of these types of viewpoints will necessarily be present or need to be considered in all assessments. Generally, but not exclusively, the majority of viewpoints identified will be representative viewpoints. All of the viewpoints identified are public viewpoints. Whilst private locations, such as houses, were not visited during the field assessment, an assessment of the likely views from these properties and their visual context was made from nearby locations.

Viewpoint locations are shown in plan form and the views available from the selected viewpoints shown as photographs in the assessment.

## Assessment of Landscape and Visual Effects – General Approach

As defined in GLVIA3, landscape effects are those effects on the landscape as a resource in its own right, and visual effects are those effects on specific views and on the general amenity as experienced by people. The judgement made in respect of both landscape and visual effects is a combination of an assessment of the sensitivity of the receptor against the magnitude of the landscape or visual effect.

The judgement to be made in respect of sensitivity is a combination of the susceptibility of those receptors to the specific change occasioned by the proposed development (for both landscape and visual receptors) along with the value attached to that receptor (again for both landscape and visual receptors). Similarly, the judgement to be made in respect of the magnitude of landscape and / or visual effects is derived from a combination of the size or scale of the effect(s); the duration of the effect(s); and whether such effect(s) is / are reversible (or not). The assessment of landscape and visual effects give rise to separate considerations and these are set out in more detail below.

## Assessment of Landscape Effects

In respect of the judgment to be made of the sensitivity of landscape receptors, the susceptibility to specific change for each landscape receptor is categorized as set out in the following tables.

Table 4: Susceptibility of Landscape Receptors to Change			
Receptor	Susceptibility of Receptor to Change		
	High	Medium	Low
Landscape Character	A highly distinctive and coherent landscape character, with an absence of detracting or intrusive elements. Low or no capacity to accept change.	Distinctive character, with a general consistency, notwithstanding the presence of some detracting or intrusive elements. Some capacity to accept change.	Mixed character, where there is a lack of coherence and detracting or intrusive elements have become dominant or have eclipsed original character. Significant capacity to accept change.
Designated Areas	National designated landscape / landscape such as National Park and AONB	Local landscape designations (e.g. AGLV/Areas of Local Landscape Importance (ALLI) (or similar)	Not designated
Landscape Features	Largely or completely intact, in good condition	Largely in moderate condition – may be in process of improvement	Undesignated but value perhaps expressed through non-official publications or demonstrable use.
Aesthetic / Perceptual Aspects	Recognised formally as a coherent area/ feature of aesthetic attraction	Some areas/ features of aesthetic attraction	Not noted for aesthetic qualities

The value for each landscape receptor is taken from Table 2 above. The overall sensitivity of each receptor is then categorised on a High/ Medium / Low/ Negligible basis. In respect of the magnitude of landscape effects, Table 5 sets out the judgements to be made, and the categories adopted in respect of the separate considerations of scale, geographic extent, duration.



# APPENDIX 1 – LANDSCAPE AND VISUAL ASSESSMENT METHODOLOGY

Table 5: Magnitude of Landscape Effects				
Type of Effect	Magnitude of Effects			
Size/Scale	Major	Moderate	Minor	Negligible / None
	Total loss of, or major alteration to key elements/ features/ characteristics of the Site and/ or the introduction of elements totally uncharacteristic to the receiving landscape	Partial loss of or alteration to one or more key elements/ features/ characteristics of the Site and/or introduction of elements that would be evident, but not necessarily uncharacteristic to the receiving landscape	Limited loss of or alteration to one or more key elements/ features/ characteristics of the Site and/ or introduction of elements characteristic with the receiving landscape.	Very minor or no loss or alteration to one or more key elements/ features/ characteristics of the Site and/ or introduction of elements characteristic within the surrounding landscape – approximating to a “no change” situation.
Geographic Extent	Extensive	Major	Localised	Restricted
	Effects would be experienced over many landscape character types or area	Effects would extend over the major part of the landscape character type or area	Effects would be confined to the immediate setting of the Assessment Site	Effects would not extend beyond the Assessment Site
Duration	Long	Medium	Short	Construction Stage
	Over 15 years after completion of construction works	5-15 years after completion of construction works	0-5 years after completion of construction works	Restricted to construction stage (explain likely length of construction and any key stages)

The overall magnitude of landscape effects is then described on the basis of professional judgement on a High / Medium / Low / Negligible basis. The separate assessments in respect of sensitivity and magnitude have been drawn together in the assessment in a single tabular form. An overall conclusion in respect of landscape change – the likely significant landscape effects - is set out in the assessment text. That overall conclusion is expressed by reference to the terms set out in the matrix at Table 6, showing the interrelationship between sensitivity of the landscape receptor and the magnitude of landscape effect. The principal conclusions deriving from the tabular presentation are then summarised in the assessment text.

Table 6: Landscape Effects				
Magnitude of Effect	Sensitivity of Receptor			
		High	Medium	Low
	Large	MAJOR	MAJOR/ MODERATE	MODERATE
	Medium	MAJOR/ MODERATE	MODERATE	MINOR
	Small	MODERATE	MINOR	NEGLIGIBLE
	Negligible	MINOR	NEGLIGIBLE	NEGLIGIBLE
	None	NEUTRAL	NEUTRAL	NEUTRAL

In Table 6 the terms used to describe overall landscape effects are taken to have the following meanings, particularly in respect of the purpose of the Assessment to identify likely significant environmental effects:

- Major: Would fundamentally change the existing landscape and would thus constitute a significant environmental effect.
- Major / Moderate: Would substantially change the existing landscape and would thus constitute a significant environmental effect.
- Moderate: Would bring about some change to the existing landscape but would not constitute a significant environmental effect.
- Minor: Would entail only limited change to the existing landscape and would not constitute a significant environmental effect.
- Negligible: Would entail negligible change to the existing landscape and would not constitute a significant environmental effect.
- Neutral: Would be approximate to a no-change situation.



# APPENDIX 1 – LANDSCAPE AND VISUAL ASSESSMENT METHODOLOGY

## Assessment of Visual Effects

In respect of the judgment to be made of the sensitivity of visual receptors, the susceptibility to specific change for each landscape receptor is categorised as set out below.

Table 7: Susceptibility of Visual Receptors to Change		
Type of Visual Receptor	Susceptibility of Specific Change	Notes
Residential Property	High	Residential properties are considered the most sensitive of potential visual receptors and are thus accorded a High susceptibility. It is an established tenet that the planning system does not serve to protect private interests; the issue is not whether owners and occupiers of neighbouring properties would experience financial or other loss (including visual effect) from a particular development but whether such development would unacceptably affect amenities and the existing use of land and buildings which ought to be protected in the public interest. Thus, in seeking to assess the visual effects of development account should be taken of the effects on residential property, but it is pertinent to note that purely private interests may carry less weight than public interests.
Commercial Property / Places of Employment	Low to Medium	Indoor workers are likely to have a Low susceptibility; outdoor workers (e.g. in agriculture) a Medium susceptibility.
Public Roads	Low to Medium	The degree of susceptibility will vary according to the nature of the road and its primary purpose for users. Motorways and trunk roads are taken to have a Low susceptibility; A class roads a Low to Medium susceptibility, and all other roads a medium susceptibility.
Public Rights of Way / Cycleways	High	The degree of susceptibility will vary according to the nature of the PRoW and its primary purpose for users. Bridleways and PRoW designated locally as specific routes are taken to have a High susceptibility.

Informal Paths	Medium to High	Informal paths have been taken to have a Medium to High susceptibility.
Public Open Space	High	Users of areas of POS are likely to be at leisure, and thus such areas are taken to have a High susceptibility.
Cultural Heritage Sites	High	Users of areas of cultural heritage Sites are likely to be at leisure, and thus such areas are taken to have a High susceptibility.
Recreational Land	Medium	Users of recreational land are likely to be at leisure but are taken to be focussed primarily on the recreational activity, and thus such areas are taken to have a Medium susceptibility.

The value of views is categorized as set out below:

Table 8: Criteria for Value of Views	
Magnitude	Criteria
High	A unique or identified view (e.g. shown as such on OS map or marked on a tourist map) or one noted in literature
Medium	A typical and/ or representative view from a particular receptor type
Low	Undistinguished or unprepossessing view

In respect of the magnitude of visual effects, Table 9 below sets out the judgements to be made, and the categories adopted in respect of the separate considerations of scale, geographic extent, duration, and reversibility.



# APPENDIX 1 – LANDSCAPE AND VISUAL ASSESSMENT METHODOLOGY

Table 9: Criteria for Determination of Visual Effect				
Type of Effect	Magnitude of Effects			
Size/Scale	Major	Moderate	Minor	Negligible / None
	The proposals form a significant and immediately apparent part of the view that will change its overall character.	The proposals will form a visible and recognisable new element within the overall view and will be readily noticed by the observer.	The proposals constitute only a minor component of the wider view, which might be overlooked by the casual observer. Awareness of the proposals will not have a marked effect on the overall quality of the view.	Only a very small Part (or no part) of the proposal will be discernible and / or it will be at such a distance that it will be scarcely appreciated, and consequently it will have very little/ no effect on the view.
Geographic Extent	Extensive	Major	Localised	Restricted
	Effects would affect all the visual receptor/ and/ or would be seen at close distance.	Effects would extend over the major parts of the visual receptor and/ or would be seen at medium distance.	Effects would be confined to part/s of the visual receptor and/ or would be seen at long distance.	Effects would be confined to edges of/ glimpse views from the visual receptor and/ or would be seen at long distance.
Duration	Long	Medium	Short	Construction Stage
	The visual effect, even considering mitigation works, will still obtain 15 years after completion of construction works	The visual effect, taking into account mitigation works, will obtain for between 5-15 years after completion of construction works	The visual effect, taking into account mitigation works, will obtain for up to 5 years after completion of construction works	Restricted to construction stage (explain likely length of construction and any key stages)
Reversibility	Irreversible		Reversible	
	The development will entail a permanent effect on the view.		If the development was de-constructed/ demolished the existing view (i.e. without development) would be returned.	

The overall magnitude of visual effects is then described on the basis of professional judgement on a High / Medium / Low / Negligible basis. The separate assessments in respect of visual sensitivity and magnitude have been drawn together in the assessment in a single tabular form. An overall conclusion in respect of visual change – the likely significant visual effects - is set out in the assessment text. That overall conclusion is expressed by reference to the terms set out in the matrix at Table 10, showing the interrelationship between sensitivity of the visual receptor and the magnitude of visual effect. The principal conclusions deriving from the tabular presentation are then summarised in the assessment text.

Table 10: Visual Effects				
Magnitude of Effect	Sensitivity of Receptor			
	High	Medium	Low	
	Large	MAJOR	MAJOR/ MODERATE	MODERATE
	Medium	MAJOR/ MODERATE	MODERATE	MINOR
	Small	MODERATE	MINOR	NEGLIGIBLE
	Negligible	MINOR	NEGLIGIBLE	NEGLIGIBLE
None	NEUTRAL	NEUTRAL	NEUTRAL	

In Table 10 the terms used to describe overall visual effects are taken to have the following meanings, particularly in respect of the purpose of the Assessment to identify likely significant environmental effects:

- Major: Would fundamentally change the existing view and would thus constitute a significant environmental effect.
- Major/ Moderate: Would substantially change the existing view and would thus constitute a significant environmental effect.
- Moderate: Would bring about some change to the existing view but would not constitute a significant environmental effect.
- Minor: Would entail only limited change to the existing view and would not constitute a significant environmental effect.
- Negligible: Would entail negligible change to the existing view and would not constitute a significant environmental effect.
- Neutral: Would be approximate to a no-change situation.



# APPENDIX 1 – LANDSCAPE AND VISUAL ASSESSMENT METHODOLOGY

## Overall Assessment of Landscape and Visual Effects

The separate conclusions in respect of likely significant landscape and visual (as described above) are set out in the assessment text.

## Visual Baseline Conditions

The following specific desk-based tasks have been undertaken:

- Identification and field assessment of potential receptors within the visual envelope and an assessment of their sensitivity.
- Appreciation of the nature and importance of existing views experienced by the identified receptors.

The visual assessment involved an initial desk-based review of OS mapping to establish the wider context within which views initially appear to be set, followed by Site surveys to establish the form and nature of specific views and the role of the proposed development area in such views. The Site survey was informed by the computer generated ZTV mapping which indicates where the development may be visible from.

## Methodology for Preparation of Photographs

The Site survey includes a photographic record of the viewpoints. At each of the viewpoints the following details are recorded;

- The grid reference (of the viewpoint);
- The viewer height (measured to the lens of the camera);
- The date (of survey);
- The distance to the development (from the viewpoint).

The photographs have been taken using a digital SLR camera with a 50mm fixed focal length lens, giving a focal length equivalent to 75mm on a 35mm film camera. The photographs were taken in accordance with guidance outlined in the document 'Visual Representation of Development Proposals - Technical Guidance Note 06/19' (Landscape Institute; 2019);



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