LAND AT WREXHAM ROAD, ABERMORDDU

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

MAY 2017

PROPOSED RESIDENTIAL DEVELOPMENT

WREXHAM ROAD, ABERMORDDU

For and on behalf of

The Clark Estate

c/o 4 Vicars Lane,
Chester.
CH1 1QU

LAND AT WREXHAM ROAD, ABERMORDDU

Landscape and Visual Impact Assessment (LVIA)

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Glossary

DESIGNATED LANDSCAPE – areas of landscape identified as being of importance at international, national or local levels, either defined by statue or identified in development plans or other documents.

ELEMENTS - individual parts that make up a landscape, such as for example trees, hedges and buildings.

FEATURE – particularly prominent or eye- catching elements in the landscape, such as tree clumps, church towers or wooded skylines OR a particular aspect of the project proposal.

KEY CHARACTERISTICS – those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place.

LANDFORM – the shape and form of the land surface which has resulted from combinations of geology, geomorphology, slope, elevation and physical processes.

LANDSCAPE – an area, as perceived by people, the character of which is the result of the action and interaction of natural and/or human factors.

LANDSCAPE CHARACTER – a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another.

LANDSCAPE CHARACTERISTIC – elements, or combinations of elements, which make a landscape character distinctive.

LANDSCAPE CHARACTER AREAS (LCAs) –these are single unique areas which are the discrete geographical areas of a particular landscape type.

LANDSCAPE CHARACTER TYPES (LCTs) - these are distinct types of landscape that are relatively homogenous in character. They are generic in nature in that they may occur in different areas in different parts if the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern, and perceptual and aesthetic attributes.

LANDSCAPE EFFECTS – effects on the landscape as a resource in its own right.

LANDSCAPE RECEPTORS – defined aspects of the landscape resource that have the potential to be affected by a proposal.

LANDSCAPE VALUE – the relative value that is attached to different landscape by society. A landscape may be valued by different stakeholders for a whole variety of reasons.

MAGNITUDE (OF EFFECT) – a term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term. Sometimes referred to as Magnitude of Change.

SENSITIVITY – a term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.

SIGNIFICANCE – a measure of the importance of gravity of the environmental effect, defined by significance criteria of the environmental topic.

SUSCEPTIBILITY – the ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences.

VISUAL AMENITY – the overall pleasantness of the views people enjoy of their surroundings, which provided an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.

VISUAL EFFECTS – Effects on specific views on the general visual amenity experienced by people.

VISUAL RECEPTORS – individuals and/or defined groups of people who have the potential to see or otherwise be affected by proposed development.

1. Introduction

1.1.1. Ryder Landscape Consultants (RLC) have been commissioned by The Clark Estate to undertake a Landscape and Visual Impact Assessment (LVIA) to consider the likely landscape and visual effects associated with the proposed development on land off Wrexham Road, Abermorddu (herein referred to as "the Site").

1.1.2. This LVIA has been written by a Chartered Landscape Architect with previous experience of LVIA work and checked by a Senior Chartered Landscape Architect. It has been written to Guidelines for Landscape and Visual Impact Assessment - Third Edition (GLVIA 3) published by the Landscape Institute and Institute of Environmental Management and Assessment in March 2013.

1.1.3. The assessment was carried out during September 2016 with a secondary visit in April 2017 and a final visit in October 2017 to consider the final form of the masterplan. This report considers the potential landscape and visual effects of the proposed development on the receiving Site and a surrounding 3km radius study area.

2. Site Description and location

2.1. Site Description and location

2.1.1. The Site is located approximately 5km to the north west of Wrexham. Settlements within the local area include Sydallt to the south, Llay to the south east, Caergwrle to the north west, and Hope/Yr Hôb to the north. The Site sits entirely within the planning boundary of Flintshire County Council (FCC).

2.1.2. The Site is bounded to the east by Wrexham Road, Abermorddu Primary School playing fields to the south and agricultural fields both to the west and north.

2.1.3. The Site comprises of agricultural land currently used for cattle or sheep grazing, with no buildings or infrastructure features. Mature broadleaf trees and large hedgerow species line the Site's northern, western and southern boundaries; with a native mix hedgerow running along the Sites eastern edge adjacent to Wrexham Road. Site topography slopes upwards east to west across the Site towards higher ground of Bryn Ffynnon and beyond.

2.1.4. The Site is in a well maintained condition and a series of informal desire lines run across it. The immediate landscape is a mixture of residential built form to the south and east and rural pastoral fields with mature trees and hedgerows to the west. The Site does not sit within any nationally or locally designated landscapes.

2.2. Proposed Development

2.2.1. The Site extends to approximately 3.49 hectares, and is intended for a residential development consisting of approximately 80 dwellings of various sizes and associated infrastructure along with amenity green space including a pond and landscaped areas.

2.2.2. We understand that the proposals are being submitted as an Outline Planning Application to FCC but for the purposes of this LVIA it has been assumed that all the properties are two storey in height and of traditional construction material.

3. Landscape Planning Policy

3.1. National Planning Policy Framework

3.1.1. National planning for Wales is defined within Planning Policy Wales (Edition 9, November 2016) (herein referred to as PPW). PPW sets out the land use planning policies of the Welsh Government and it is supplemented by a series of Technical Advice Notes (TANs). Information within the following PPW chapters is considered pertinent within the LVIA process.

Chapter 4: Planning for Sustainability

3.1.2. Sustainable development within PPW (Figure 4.2) is defined as:

> *"… 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."*

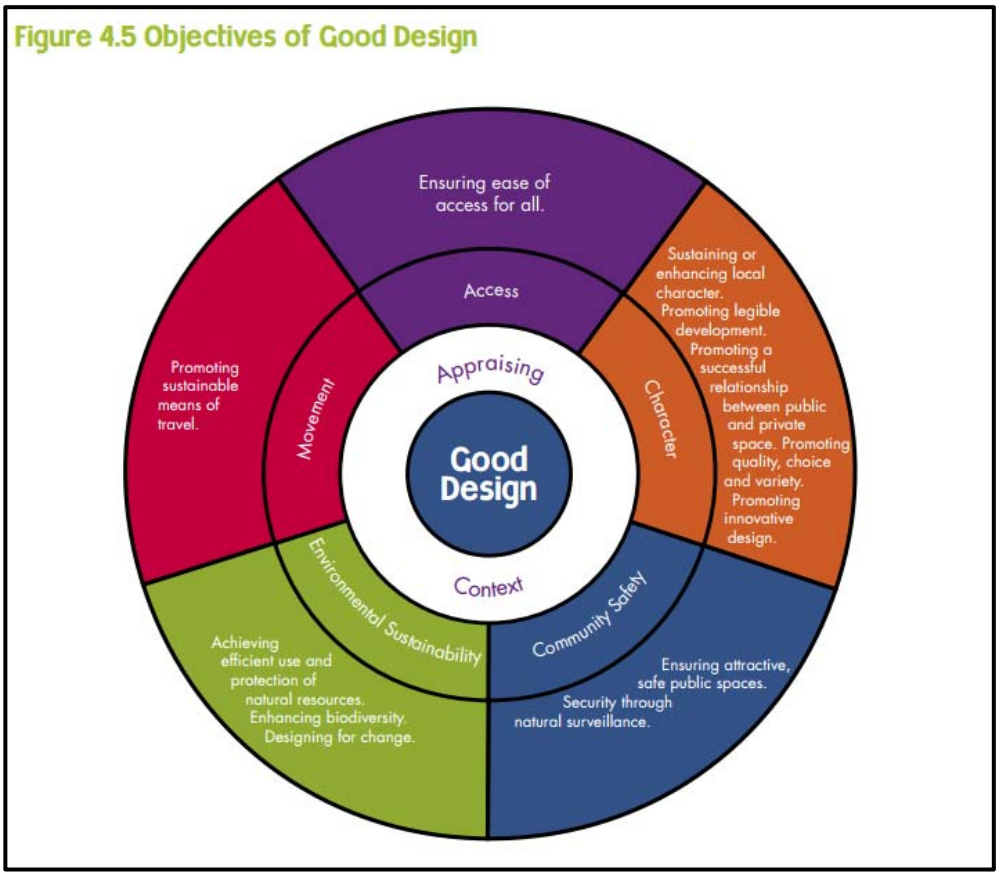
3.1.3. In order to achieve sustainable development, the PPW lists a series of elements (para. 4.3.1) which are integral to the achievement of the sustainable development principle. The following are considered pertinent to landscape and visual amenity:

- *"Putting people and the quality of their life now and in the future, at the centre of decision-making;*
- *Taking a long term perspective to safeguard the interests of future generations, whilst at the same time meeting the needs of people today;*
- *Respect for environmental limits, so that resources are not irrecoverably depleted or the environment irreversibly damaged. This means, for example, mitigating climate change, protecting and enhancing biodiversity, minimising harmful emissions, and promoting sustainable use of natural resources; and*
- *Taking account of the full range of costs and benefits over the lifetime of a development, including those which cannot be easily valued in money terms when making plans and decisions and taking account of timing, risks and uncertainties. This also includes recognition of the climate a development is likely to experience over its intended lifetime."*

3.1.4. Paragraph 4.11 of the PPW sets out how sustainability can be promoted through good design, stating *"Design is taken to mean the relationship between all elements of the natural*

and built environment" the graphic with Figure 4.5 of the PPW (below) illustrates five key aspects of good design:

Figure 4.5 Objectives of Good Design



3.1.5. Of the five key aspects, *Character* is particularly pertinent in terms of landscape and visual amenity. The following paragraphs reinforce the above:

Paragraph 4.11.8 – "Good design is essential to ensure that areas, particularly those where higher density development takes place, offer high environmental quality, including open and green spaces. Landscape considerations are an integral part of the design process and can make a positive contribution to environmental protection and improvement, for example to biodiversity, climate protection, air quality and the protection of water resources."

Paragraph 4.11.9 – "The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. Local planning authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions."

Paragraph 4.11.10 – "In areas recognised for their landscape, townscape or historic value, such as National Parks, Areas of Outstanding Natural Beauty and Conservation Areas, and more widely in areas with an established and distinctive design character, it can be appropriate to seek to promote or reinforce traditional and 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. The impact of development on listed buildings should be given particular attention."

Chapter 5: Conserving and Improving Natural Heritage and the Coast

3.1.6. Paragraph 5.1.1 sets out the objectives:

"The natural heritage of Wales includes its geology, land forms and biodiversity and its natural beauty and amenity. It embraces the relationships between landform and landscape, habitat and wildlife, and their capacity to sustain economic activity and to provide enjoyment and inspiration."

3.1.7. The Welsh Government's objectives for the conservation and improvement of the natural heritage are listed in para. 5.1.2:

- *"Promote the conservation of landscape and biodiversity, in particular the conservation of native wildlife and habitats;*
- *Ensure that action in Wales contributes to meeting international responsibilities and obligations for the natural environment;*
- *Ensure that statutorily designated sites are properly protected and managed;*
- *Safeguard protected species; and*
- *Promote the functions and benefits of soils, and in particular their function as a carbon store."*

3.1.8. Paragraph 5.2.9 addresses the role of trees and woodland, describing them as *"of great importance, both as wildlife habitats and in terms of their contribution to landscape character and beauty."* Therefore, trees and hedgerows are considered within the LVIA process.

3.1.9. Paragraph 5.5.1 states: *"Biodiversity and landscape considerations must be taken into account in determining individual applications and contributing to the implementation of specific projects. The effect of a development proposal on the wildlife or landscape of any area can be a material consideration."* The assessment of landscape and visual amenity effects within an LVIA form part of this consideration process.

Chapter 6: Conserving the Historic Environment

3.1.10. Paragraph 6.2.1 explains the importance of protecting, managing and conserving the historic environment.

"The Welsh Government's objectives in this field are to:

- *conserve and enhance the historic environment, which is a finite and non-renewable resource and a vital and integral part of the historical and cultural identity of Wales;*
- *recognise its contribution to economic vitality and culture, civic pride, local distinctiveness and the quality of Welsh life, and its importance as a resource to be maintained for future generations;*
- *base decisions on an understanding of the significance of Wales' historic assets;*
- *contribute to the knowledge and understanding of the past by making an appropriate record when parts of a historic asset are affected by a proposed change, and ensuring that this record or the results of any investigation are securely archived and made publicly available."*

3.1.11. With regard to listed buildings and Conservation Areas para. 6.4.9 states: "*that development proposals will be judged for their effect on listed buildings and their settings, and on the character or appearance of Conservation Areas, as identified in the relevant appraisal documents for such designations."*

3.1.12. In relation to listed buildings, paragraph 6.5.11 states, *"For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses."* Therefore the setting of listed buildings are considered as landscape receptors, within the LVIA process.

3.1.13. In relation to Conservation Areas, paragraph 6.5.21 highlights that, "*There will be a strong presumption against the granting of planning permission for developments, including advertisements, which damage the character or appearance of a Conservation Area or its setting to an unacceptable level."* Therefore Conservation Areas and their settings are considered as landscape receptors within the LVIA process.

3.1.14. In addition to listed buildings and Conservation Areas any development which is likely to affect the siting of setting a of the registered historic park and garden should be a material consideration within the planning process and therefore any Registered of Historic Parks and Gardens are considered as landscape receptors.

3.2. Local Planning Policy Framework – Flintshire County Council

3.2.1. The Site sits entirely within the planning boundary of Flintshire County Council and is subject to Flintshire Planning Policy.

3.2.2. The Flintshire Unitary Development Plan (2000-2015) was formally adopted on the 28th of September, 2011. Following the adoption of the Flintshire Unitary Development Plan (UDP), the Council is now embarking on the preparation of a Local Development Plan (LDP) for the County. The LDP will focus on delivering sustainable development in the county for a fifteen year period from 2015 to 2030. Until the LDP is formally adopted, policies contained within the UDP will continue to apply and the UDP policies will be used within this report.

3.2.3. The following polices are considered relevant within the scope of this LVIA

- Strategic Policy: STR7 - Natural Environment;
- Strategic Policy: STR8 - Built Environment;
- General Development Policy: GEN4 - Green Barriers;
- Design Policy: D2 - Design;
- Design Policy: D3 - Landscaping;
- Trees, Woodlands and Hedgerows Policy: TWH1 - Development Affecting Trees and Woodlands;
- Trees, Woodlands and Hedgerows Policy: TWH2 - Protection of Hedgerows;
- Landscape Policy: L1 - Landscape Character;
- Wildlife and Biodiversity Policy: WB6 - Enhancement of Nature Conservation Interest;
- Historic Environment Policy: HE1 - Development Affecting Conservation Areas;
- Historic Environment Policy: HE2 - Development Affecting Listed Buildings and their Settings;
- Historic Environment Policy: HE5 - Protection of Registered Landscapes, Parks and Gardens of Special Historic Interest; and
- Historic Environment Policy: HE6 - Scheduled Ancient Monuments and other Nationally Important Archaeological Sites.

Strategic Policy: STR7 - Natural Environment

3.2.4. Strategic Policy STR7 states:

"The natural environment of Flintshire will be safeguarded by:

a. protecting the open character and appearance of strategic green barriers around and between settlements;

b. protecting and enhancing the character, appearance and features of the open countryside and the undeveloped coast;

c. protecting and enhancing areas, features and corridors of nature conservation, biodiversity and landscape quality both in urban and rural areas, including urban greenspace;

d. protecting and enhancing the Clwydian Range Area of Outstanding Natural Beauty;

e. protecting and enhancing the Dee Estuary;

f. the protection and enhancement of the water environment; and

g. the protection of the quality of land, soil and air."

3.2.5. In response to STR7, the proposed development should consider the guidance provided and ensure the development is sensitive to, and contributes positively towards, the natural environment in and around the Site. In terms of the LVIA, the Site will be assessed as a landscape receptor and part of this will be to assess potential impacts of development on the natural environment of the Site.

Strategic Policy: STR8 - Built Environment

3.2.6. Strategic Policy STR8 states:

"The built environment of the County will be protected and enhanced in terms of:

a. the setting and integrity of the historic environment of the County, including listed buildings, Conservation Areas, archaeology and historic landscapes, parks and gardens; and

b. the regeneration of areas through the sensitive improvement, renovation, and redevelopment of appropriate suitable brownfield land and buildings."

3.2.7. In response to STR8, the proposed development should consider potential impacts on the setting of historical features and ensure that the proposals are sensitive to the setting. In terms of the LVIA, the setting of historical features are assessed as landscape receptors.

General Development Considerations: GEN4 - Green Barriers

3.2.8. Although green barrier policies are not considered landscape policies, they are considered in the LVIA process because of the open and often rural character associated with landscapes within these policy areas. Policy GEN4 is in place to:

a. "safeguard the surrounding countryside or undeveloped coastline from further encroachment;

b. prevent neighbouring towns or villages from merging into one another;

c. preserve the special character of historic towns;

d. assist in urban regeneration;

e. protect major road junctions from development which would be visually intrusive and compromise the appearance of a junction within its rural setting."

3.2.9. In response to GEN4, if the proposed development falls within an area of GEN4, the policy will be taken forward as a landscape receptor within the LVIA process.

3.2.10. For the purpose of clarity the Site does not fall within a Green Barrier area. The nearest being to the north of Caergwrle which is within the 3km study radios. However there is no interconnection physically, or visually with this Green Barrier and there is evidently no effects upon it. The Green Barrier will not be carried forward to the assessment phase of this LVIA process.

Design Policy: D2 - Design

3.2.11. The design of developments have the potential to impact upon receiving and surrounding landscapes and consequently landscape and visual amenity. Policy D2 states:

"Development will be permitted only where

a. the proposed building and structures are of a good standard of design, form, scale and materials; and

b. it protects the character and amenity of the locality and adds to the quality and distinctiveness of the local area;"

3.2.12. In response to D2, the resulting design of the design development process should respond to, and be sensitive of, local character. Impacts of the design of proposed developments are considered in the LVIA process within the landscape assessment of the Site and the visual assessment of local visual receptors.

3.2.13. The LVIA process has also been used to inform the layout of the Illustrative Masterplan prepared by the architects advising Fisher German LLP.

Design Policy: D3 - Landscaping

3.2.14. The treatment of landscape within new developments is integral to how well new developments integrate with their existing site and surrounding landscapes. Policy D3 states:

"New development will be required, where appropriate, to include a hard and soft landscaping scheme which considers:-

a. landscape or townscape character of the locality;

b. the topography of the site;

c. aspect, microclimate and soil type;

d. existing man-made and natural features;

e. existing trees and vegetation;

f. use of indigenous species and materials;

g. appropriate boundary treatment; and

h. nature conservation interests."

3.2.15. In response to D3, the proposed development should consider the existing landscape within the Site and should put forward design proposals which respond to, and is sensitive of, the Site and surrounding areas' existing landscape characteristics. By doing so potential adverse impacts of the development on the Site and surrounding landscape are mitigated or reduced.

Trees, Woodlands and Hedgerows Policy: TWH1 - Development Affecting Trees and Woodlands

3.2.16. Trees and woodlands are valued for their landscape and visual amenity. Development of a site has the potential to impacts upon this amenity. Policy THW1 states:

"The Council will protect from development those woodlands and trees which are considered to be important local landscape, townscape and wildlife features. Where the principle of development affecting trees or woodland is acceptable, the County Council will require that:

a. any tree, groups of trees or woodlands of value on or adjacent to the site are retained and that development is sympathetically incorporated around them;

b. the pre-planning assessment of the trees and the development complies with the British standard, Guide for Trees in Relation to Construction (BS 5837) 2005; and,

c. where the removal of trees is considered acceptable, suitable replacements that are appropriate to the character of the area shall be established elsewhere within the site."

3.2.17. In response to THW1, the proposed development should ensure that any trees and or woodlands which provide landscape or visual amenity within the Site are accounted for and if there are any impacts, that these impacts are avoided or mitigated where reasonably possible. Potential impacts on trees and woodlands are considered in the LVIA process

within the landscape assessment of the Site and the visual assessment of local visual receptors.

Trees, Woodlands and Hedgerows: TWH2 - Protection of Hedgerows

3.2.18. Hedgerows are valued for their landscape and visual amenity. Development of a Site has the potential to impact upon this amenity. Policy THW2 states:

> *"Hedgerows which are important for their wildlife, landscape, historic or archaeological value will be safeguarded from significant damage or loss. Where development proposals affect hedgerows the Council will seek to ensure that, wherever possible, they are retained and incorporated into the layout of the development."*

3.2.19. In response to THW2, the proposed development should ensure that any hedgerows which provide landscape or visual amenity within the Site are accounted for and if there are any impacts, that these impacts are avoided or mitigated where reasonably possible. Potential impacts on hedgerows are considered in the LVIA process within the landscape assessment of the Site and within the visual assessment of local visual receptors.

Landscape Policy: L1 - Landscape Character

3.2.20. Landscape character is a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another. Development of a Site has the potential to impact upon landscape character. Policy L1 States:

> *"New development must be designed to maintain or enhance the character and appearance of the landscape… This policy seeks to ensure that new development takes into consideration features within the landscape which make up its character and local distinctiveness"* (UDP, para. 7.8)

3.2.21. In response to L1, the proposed development should ensure that the existing landscape character of the Site and surrounding area is understood and considered within the design of the proposals.

Wildlife and Biodiversity Policy: WB6 - Enhancement of Nature Conservation Interest

3.2.22. Within the development of a Site there is the potential to provide areas which enhance biodiversity and positively contribute towards nature conservation whilst providing landscape and visual amenity. WB6 states:

"Proposals which improve the nature conservation value of sites will be encouraged. Where new development is carried out, sensitive landscaping and planting, the creation, maintenance and management of landscape features important to wildlife, and the skilled adaptation of derelict areas can provide extended habitats" (UDP, para. 8.23)

3.2.23. In response to WB6, the proposed development should ensure areas of landscape proposed as part of the development are considerate of, and sensitive to, local landscape and wildlife and looks to contribute positively towards them.

Historic Environment Policy: HE1 - Development Affecting Conservation Areas

3.2.24. Conservation Areas are valued for their historic and cultural aspects and associated landscape and visual amenity. The settings of Conservation Areas are also important. The development of a site has the potential to impact upon either the Conservation Area itself or its setting. Policy HE1 states:

Development in or affecting the setting of Conservation Areas will only be permitted if it preserves or enhances the character or appearance of the designated area…The Council will also have regard to the broader townscape or landscape setting of a Conservation Area. In particular, proposals for development which would be visible from a Conservation Area will be controlled to ensure that views into and out of the area are preserved." (UDP, para. 9.20)

3.2.25. In response to HE1, if the proposed development falls within a Conservation Area or the setting of a Conservation Area, the design should be responsive, and sensitive, to the character of the Conservation Area. If the proposed development falls within a Conservation Area or its setting, this policy will be taken forward as a landscape receptor within the LVIA process.

3.2.26. In this case it is the Conservation Area centred on Caergwrle Castle that has been considered.

Historic Environment Policy: - HE2: Development Affecting Listed Buildings and their Settings

3.2.27. Listed buildings are valued for their historic and cultural aspects and associated landscape and visual amenity. The settings of listed buildings are important and developments have the potential to impact upon the setting of listed buildings. Policy H2 states:

"The setting of a listed building may be limited to its immediate surroundings, but can include land some distance from it. It can best be protected and enhanced through the careful

control of development including highways improvements, and the sensitive design of elements such as street furniture, and landscaping" (UDP, para. 9.26)

3.2.28. In response to HE2, if there are listed buildings within the surrounding landscape of the Site, the design should be responsive, and sensitive, to the character of the listed buildings. If any listed buildings are located within the surrounding landscape of the Site they will be taken forward as landscape receptors within the LVIA process.

Historic Environment Policy: HE5 - Protection of Registered Landscapes, Parks and Gardens of Special Historic Interest

3.2.29. Registered parks and gardens of special historic interest are valued for their historic and cultural aspects and associated landscape and visual amenity. The setting of these historic assets are also important and developments have the potential to impact upon their settings. Policy HE5 states:

"Development affecting land in the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales and adjacent areas, particularly their zones of essential setting and significant views, along with historic parks and gardens of local interest, will be permitted only where there is no adverse effect on their special historic character, appearance or setting."

3.2.30. In response to HE5, if the proposed development falls within the setting of a registered park and garden of special historic interest, the design should be responsive, and sensitive, to the character of the registered park and garden of special historic interest. If there any registered parks and gardens of special historic interest located within the surrounding landscape of the Site, they will be taken forward as landscape receptors in the LVIA process.

Historic Environment Policy: HE6 - Scheduled Ancient Monuments and other Nationally Important Archaeological Sites

3.2.31. Scheduled ancient monuments are valued for their historic and cultural aspects and associated landscape and visual amenity. The setting of schedule ancient monuments are also important and development s have the potential to impact upon their setting. Policy HE6 states:

"Development that would remove, damage or obscure a Scheduled Ancient Monument or other nationally important archaeological site, or its setting, will not be permitted."

3.2.32. In response to HE6, if the proposed development falls within the setting of a scheduled ancient monument, the design should be responsive, and sensitive, to the character of the scheduled ancient monument. If there are any scheduled ancient monuments located within the surrounding landscape of the Site, they will be taken forward as landscape receptors in the LVIA process.

3.3. Local Planning Policy Framework – Wrexham County Borough Council (WCBC)

3.3.1. Within the Study Area there is one adjacent planning authority, Wrexham County Borough Council (WCBC). WCBC is located to the south and south east of the Site. The following policies are relevant to this LVIA assessment as they fall within the 3km Study Area:

- EC1 – Green Barriers
- EC5 – Special Landscape Areas

3.3.2. Any policies which fall within the Study Area will be taken forward as landscape receptors within the LVIA process.

4. Landscape Baseline

4.1. Introduction

4.1.1. The landscape baseline involves the identification and evaluation of existing landscape receptors. After identification, landscape receptors are assessed in terms of their sensitivity by combining judgements of their susceptibility to change to the type of development proposed and the value which is attributed to the landscape receptor.

4.2. Landscape Receptors

4.2.1. A desktop review identified a number of landscape receptors, within a 3km radius study area, in addition to the Site itself, please refer to Figures 3 – 8 for their location (Dwgs 264-RYD-XX-XX-L-1002-1007) they are as follows:

- Landscape Character: LANDMAP
- Caergwrle Conservation Area;
- Country Parks;
- Green Barriers; and
- Special Landscape Areas (SLA).

4.2.2. Designated as historical receptors, Listed Buildings as shown on Figure 8 will be assessed within the report, regarding changes within their surroundings and the effects on their landscape setting, they are follows:

- Listed Buildings;
- Registered Parks and Gardens of Special Historic Interest (RPGSHI); and
- Scheduled Monuments (SM);

4.2.3. Designated as ecological receptors, the presence of the following designations are illustrated on Figure 8, they are follows:

- Sites of Special Scientific Interest (SSSI);
- Local Nature Reserves (LNR); and

- Ancient Woodland Inventory (AWI).

4.2.4. Landscape receptors need to be assessed firstly in terms of their sensitivity, combining judgements of their susceptibility to the type of change or development proposed and the value related to that particular receptor.

Please refer to Appendix A for detailed methodology

4.3. Landscape Character

4.3.1. LANDMAP, is a nation-wide assessment of landscapes throughout Wales developed by the Countryside Council for Wales (now combined within Natural Resources Wales). It provides objective and subjective landscape character information and presents them in the form of five aspect layers:

- Geological Landscape (Figure 6);
- Landscape Habitats (Figure 7);
- Historic Landscape (Figure 5);
- Cultural Landscape (Figure 4) ; and
- Visual and Sensory (Figure 3).

4.3.2. Each aspect layer is further divided into a number of aspect areas which are geographical extents with similar characteristics and values. Each aspect area has a unique ID and an associated html document which provides information about the aspect area. PDFs of the aspect areas which the Site is located within are provided within Appendix B.

Geological Landscape (Figure 6)

4.3.3. The majority of the Site is located within FLNTGL352: Padeswood – Hope. A small area of the Site towards the north west is located within FLNTGL361: Hope Mountain. There are no further areas adjacent to the Site.

UID and Name	Classification.	Overall Value	Description
FLNTGL352 Padeswood – Hope	Lowland hills and valleys: Lowland glacial and fluvioglacial depositional terrain, Other (Level 3)	High	Forms glacial sand and gravel dominate flanks of the broad River Alyn valley between Mold and Hope. Includes a complex area of mounds and hollows - including a lake basin - in the Coppa House areas which may include kettleholes. Distinctive knoll of Carboniferous sandstone (Caer Estyn) also included on east side of Hope and separated from main outcrop to west by Alyn valley.
FLNTGL361 Hope Mountain	Mountain and upland valley: Undulating upland terrain and dissected plateau Upland, escarpment (Level 3)	High	Distinctive steep-sided massive of sandstone-dominated Carboniferous, rising above Hope and the Alyn and Cegidog valleys. Some limestone to the south also. Flanks include boulder clay apron to the south-west and north-west and a glacial sand and gravel terrace to the south-east.

4.3.4. The aspect areas are relatively large areas compared to that of the Site. In terms of coverage, the most applicable area is FLNTGL35. The Site itself does not reflect the description given for the aspect area however the knoll of Caer Estyn is within the Study Area. The geological aspect layer is broadly informative however the character of the layer is unlikely to be affected by the type of development proposed. As such this layer will not be carried forward as a landscape receptor.

Landscape Habitats (Figure 7)

4.3.5. The entire Site is located within FLNTLH008: Caergwrlen mosaic. Adjacent to the Site, FLNTLH002: Hope Urban Area is located along the southern boundary of the Site and to the near east of the Site. There are no further aspect areas adjacent or within the immediate area of the Site.

UID and Name	Classification.	Overall Value	Description
FLNTLH008 Caergwrlen mosaic	Dry (relatively) Terrestrial Habitats: Grassland & Marsh - Improved Grassland	High	This aspect area is made up of small, mostly improved grass, fields with hedges and standard trees. The fields are a mixture of permanent pasture and temporary grass leys cut for hay or silage. There are two steeper hillsides with natural vegetation where significantly add to the importance of the biodiversity of the area.

FLNTLH002 Hope Urban Area	Dry (relatively) Terrestrial Habitats: Built up areas - Residential Green Space	Moderate	This small town in the Alyn valley has a good network of urban green spaces and a number of large trees. The gardens link to form green corridors aiding biodiversity.

4.3.6. The area of FLNTLH008 is relatively large compared to the area of the Site. The Site is reflective of the aspect area's description with the presence of pasture and the landscape to the west of the Site is also reflective of the description with the presence of the steep hillside which sweeps up to the west. In terms of coverage and Site features, FLNTLH008 is the most applicable to the Site. The landscape habitats aspect layer is broadly informative and the character of the layer is likely to be affected by the type of development proposed. As such, aspect area FLNTLH008 will be carried forward as a landscape receptor.

Historic Landscape (Figure 5)

4.3.7. The entire Site is located within FLNTHL349: Leeswood. Adjacent to the Site, FLNTHL579: Caergwle & Hope is located along the southern boundary of the Site and to the near east of the Site. There are no further aspect areas adjacent or within the immediate area of the Site.

UID and Name	Classification.	Overall Value	Description
FLNTHL349 Leeswood	Rural environment: Agricultural - Irregular Fieldscapes (Level 3)	High	Diverse fieldscapes on the undulating upland and lowland west of Hope and Caergwrle and south of Mold, between a height of about 100-300 metres above sea level, deeply dissected by stream and river valleys. Diverse fieldscape types, mostly with hedged boundaries but with drystone walls on some of the higher, more recently enclosed land. The predominantly irregular fieldscape types probably represent a process of piecemeal clearance and enclosure from at least the medieval period onwards. Other fieldscape types include probably reorganised strip fields representing the post-medieval enclosure of former medieval open fields and distinctive areas of straight-sided fields representing later 18th and 19th-century enclosure of

			formerly unenclosed common land. Possible residual ancient semi-natural woodland and ancient replanted woodland represented by sinuous broadleaved woodland along stream valleys and on steeper slopes. Early settlement and land use is suggested by Neolithic chance finds
FLNTHL579 Caergwle & Hope	Built environment: Settlement - Nucleated Settlement (Level 3)	Outstanding	Modern contiguous settlements of Caergwrle and Hope, including small sinuous strips of residual ancient semi-natural woodland and ancient replanted woodland on some of the more steeply-sloping land. Wat''s Dyke, an early medieval linear earthwork boundary, runs along part of the eastern boundary of the area. Early settlement and land use are represented by Prehistoric and Roman chance finds, including the remarkable late Bronze Age shale bowl inlaid with gold leaf, possibly representing a votive deposit placed in boggy ground during drainage works close to the river Alyn. Hope appears to have originated as a small nucleated church settlement in the early medieval period. The settlement at Caergwrle originated as a small late 13th-century planted town established next to the stone castle established in the 1270s and which, together with Hope, underwent expansion primarily for workers'' housing during the course of the 19th and 20th centuries in association with local extractive and manufacturing industries.

4.3.8. The area of FLNTHL349 is large compared to the area of the Site. The Site is reflective of the aspect area's description with the presence of irregular fieldscapes, a stream dissecting the fields, boundaries formed from hedges. The landscape to the west of the Site is also reflective of the description for the aspect area. In terms of coverage and Site features, FLNTHL349 is the most applicable to the Site. The historic aspect layer is broadly informative but the character of the layer is unlikely to be affected by the type of development proposed. As such, aspect area FLNTHL349 will be not carried forward as a landscape receptor.

Cultural Landscape (Figure 4)

4.3.9. The entire Site is located within FLNTCL021: Caerwys to Treuddyn. Adjacent to the Site, FLNTCL026: Hope-Caergwrle is located along the southern boundary of the Site and to the near east of the Site. There are no further aspect areas adjacent or within the immediate area of the Site.

UID and Name	Classification.	Overall Value	Description
FLNTCL021 Caerwys to Treuddyn	Influences: Material expressions - Rural Settlement (Level 4)	High	An area that was until recently economically distinguished by agriculture and which is still extensively farmed, but which is becoming to some extent a dormitory area.
FLNTCL026 Hope-Caergwrle	Influences Material expressions - Rural Settlement	High	An early of (largely) 19th century industrial-period settlement, dominated by the Medieval castle.

4.3.10. The area of FLNTCL021 is large compared to the area of the Site. The Site is reflective of the aspect area's description with the existing agricultural character of the Site. The landscape to the west of the Site is also agricultural and reflective of the description for the aspect area. In terms of coverage and Site features, FLNTCL021 is the most applicable to the Site. The cultural aspect layer is broadly informative but the character is unlikely to be affected by the type of development proposed. As such, aspect area FLNTCL021 will not be carried forward as a landscape receptor.

Visual and Sensory (Figure 3)

4.3.11. The entire Site is located within FLNTVS074: Llanfynydd Narrow Valley. Adjacent to the Site, FLNTVS088: Cymau Traditional Farmland is located along the northern boundary of the Site and to the near west of the Site and FLNTVS40 (un-named) is located along the southern boundary and to the near east of the Site. There are no further aspect areas adjacent or within the immediate area of the Site.

UID and Name	Classification.	Overall Value	Description
FLNTVS074 Llanfynydd Narrow Valley	Lowland: Lowland Valleys-	High	Llanfynydd and Hope valleys- Narrow sinuous wooded valleys with very steep slopes in parts and a narrow flat valley floor. The area feels intimate and

	Wooded Lowland Valleys (Level 3)		enclosed. There is some pastoral farmland in small fields and riparian vegetation. Small rural villages cluster just above the valley floor and there is also scattered settlement. There are isolated areas of derelict early industrial development which are now overgrown. There are stretches where there is limited access and the area is very tranquil although other areas have minor roads on the valley floor. There are attractive views to the upper valley sides and tops.
FLNTVS088 Cymau Traditional farmland	Lowland: Rolling Lowland- Mosaic Rolling Lowland (Level 3)	Moderate	Cymau Traditional Farmland - gently rolling lowland farmland rising from lower ground to the south with a strong pattern of small regular and irregular shaped pastoral fields enclosed by thick hedges with trees. The settlement pattern is scattered with the linear settlement of Cymau being the focus following the contours of the slopes. Lanes are narrow and sinuous. Views are possible to the south. The area is quiet and unspoilt.
FLNTVS40 (un-named)	Development: Built Land- Urban (Level 3)	Moderate	Hope and Caergwle urban area - small towns with a linear or angular pattern and an industrial character, often associated with limestone quarries or narrow river valleys.

4.3.12. The area of FLNTVS074 is large but fragmented into a number of parts. The Site covers a large area of the part it sits within. The Site is reflective of the aspect area's description with pastoral character, riparian vegetation and attractive views to the upper valley sides. In terms of coverage and Site features, FLNTVS074 is the most applicable to the Site. The visual and sensory aspect layer is broadly informative and the character of the layer is likely to be affected by the type of development proposed. As such, aspect area FLNTVS074 will be carried forward as a landscape receptor.

4.4. Landscape Designations and Policies

Conservation Areas.

4.4.1. Caergwrle Conservation Area is located approximately 55m to the north of the Site, the only one within the Study Area. Conservation Areas are considered to have special architectural, historic interest, character or appearance which it is desirable to preserve or enhance. The landscape setting of a Conservation Area influences how the area is

perceived and, therefore, Conservation Areas are sensitive to changes in their landscape setting. The Site sits within the setting of Caergwrle Conservation Area and as such, it will be carried forward into the assessment of landscape effects.

Listed Buildings

4.4.2. Listed Buildings are sensitive to changes in their landscape setting and within the wider Study Area there are forty seven in total; two Grade I, four Grade II* and the remaining forty one Grade II. The Site sits within the setting of the closest listed buildings, Grade I Caergwrle Castle, 325m to the north and Grade 11* Plas-yn-Bwl, 300m to the north west and as such, these listings will be carried forward into the assessment of landscape effects.

Registered Parks and Gardens of Special Historic Interest (RPGSHI)

4.4.3. Registered Parks and Gardens of Special Historic Interest (RPGSHI) are valued for their historic and cultural aspects and associated landscape and visual amenity. The landscape setting of RPGSHIs influences how they are perceived and, therefore, RPGSHIs are sensitive to changes in their landscape setting. Within the wider Study Area there are two RPGSHIs; Bryn Iorcyn 650m to the north west and Plas Teg, 2.9km to the north west. The Site sits within the wider setting of the Bryn Iorcyn and as such, will be taken forward into the assessment of landscape effects. Due to intervening topography, built form and infrastructure Plas Teg, will be excluded from any further assessment.

Scheduled Monuments

4.4.4. The setting of Scheduled Monuments (SMs) influences how they are perceived therefore sensitive to changes in their landscape setting. Within the wider Study Area there are fifteen SMS, the closest of which is Caergwrle Castle, 190m north of the Site. The Site sits within the setting of the Caergwrle Castle SM and as such, will be taken forward into the assessment of landscape effects.

Country Parks

4.4.5. Within the wider Study Area there are three country parks; Alyn Waters 1.7km to the south east, Moss Valley 2km to the south and Waun-y-llyn 2.2km north west of the Site.

The setting of country parks influences how they are perceived and experienced, therefore, country parks are sensitive to changes in their landscape setting. During the Site visit, it was established that there is no perceivable landscape connection between the country parks and the Site owing to intervening topography, settlements and vegetation, therefore they are excluded from any further assessment.

Green Barriers

4.4.6. Although Green Barrier policies are not considered landscape policies, they are considered in the LVIA process because of the open and often rural character associated with landscapes within these policy areas. There are areas of Green Barriers in both Flintshire and Wrexham within the Study Area. The closest being located north of the Site between Hope and Caergwrle. During the site visit, it was established that there is no perceivable landscape connection between this area of Green Barrier and the Site due to the intervening topography, existing settlement and vegetation, therefore it is excluded from any further assessment.

Special Landscape Areas

4.4.7. There are three Special Landscape Areas (SLAs) within the Study Area, near Wrexham, the closet being 575m south of the Site west of Sydallt. The Site sits within the setting of the SLA which influences how they are perceived and experienced, as such this will be taken forward into the assessment of landscape effects.

4.5. Site Landscape Character and Context

4.5.1. Field work was undertaken on 29th September 2016 to record the Site's baseline conditions. It was undertaken during clear, light and sunny conditions. This was considered adequate for the assessment. A photographic record of the field survey is located in Figure 11 (Drawing 264-RYD-XX-XX-DR-L-1010) and photography viewpoints are illustrated on Figure 10 (Drawing 264-RYD-XX-XX-DR-L-1009).

4.5.2. The topography of the Site gently slopes up from east to west for two thirds of the Site area. The eastern boundary of the Site is approximately 88m AOD. There is a steeper rise

within the western quarter of the Site where the topography rises from approximately 92m to 99m AOD.

4.5.3. The majority of the Site is pasture grassland and there are some slightly wetter areas with marshy vegetation where the ground is lower. The eastern boundary runs in line with Wrexham Road. It is formed by a hedgerow and located towards the middle of the boundary is a gate which provides access to the Site. The southern boundary forms the boundary between the Site and Abermorddu Primary School playing fields. It is formed by a hedge with occasional trees. The western boundary forms the boundary between the Site and agricultural fields to the west. The southern half of the boundary is formed by a hedgerow with regular trees. The northern half of the western boundary is heavily vegetated and there is a small block of woodland. The north western boundary forms the boundary between the Site and agricultural fields to the north west. It is formed by a mature hedgerow with mature tree vegetation. There is a small watercourse running through the south west corner of the Site and it is lined with riparian vegetation.

4.5.4. The land is currently used for grazing livestock and has a rural pastoral character. The Site is in a well maintained condition and a series of desire lines run across it. The immediate landscape around the Site is a mixture of residential built form to the south and east and rural pastoral fields with mature trees and hedgerows to the west. The Site does not sit within any nationally or locally designated landscapes.

4.6. Landscape Receptors Table

Landscape Receptor		Sensitivity					Sensitivity Value
Name	Distance from Site	Receptor Value			Receptor Susceptibility to Change		
		Level	*Rational*	*Rating*	*Rational*	*Rating*	
LANDMAP: FLNTLH008 - *Caergwrlen Mosaic*	Site sits within	National	Value Via LANDMAP: High - *The area contains important native species and a number of locally significant habitats giving a borderline value between high and moderate.*	MEDIUM / HIGH	The Site is reflective of the aspect area's description with the presence of pasture and the landscape, west of the Site including the presence of the steep hillside adjacent. The susceptibility of the receptor to the type of change proposed is lowered because of the relative sizes of the Site and FLNTLH008.	MEDIUM / LOW	MEDIUM
LANDMAP: FLNTVS074 - *Llanfynydd Narrow Valley*	Site sits within	National	Value Via LANDMAP: *High - The valley has dramatic sloping sides and pleasing and diverse vegetation patterns with positive views up and down the valley. Settlements are generally positive. The area is generally in good condition unspoilt by inappropriate development. The valley is distinctive with its steep valley sides, watercourse and clustered villages. Narrow valleys are relatively rare.*	HIGH	The area of FLNTVS074 is large but fragmented into a number of parts. The Site covers a large area of the part it sits within. The Site is reflective of the aspect area's description with pastoral character, riparian vegetation and attractive views to the upper valley sides.	MEDIUM	MEDIUM/ HIGH
The Site	n/a	Local	The Site is in a well maintained condition with mature hedgerow and tree vegetation. The Site does not sit within any national or local level landscape designation areas.	MEDIUM / LOW	The proposed development would result in a complete change in Site character from agricultural to residential and as such the Site is highly susceptible to the type of change proposed.	HIGH	MEDIUM
Site Context	Within 250m all directions	Local	The immediate landscape around the Site is a mixture of residential built form including Abermorddu Primary School to the south and east, along Cymau Lane and Wrexham Road itself. Rural pasture fields with mature trees and hedgerows are to the north and west.	MEDIUM / LOW	The proposed development would result in additional residential built form along Wrexham Road extending Abermorddu westwards into the adjacent agricultural land. The proposed development would be within the context of the surrounding land use.	MEDIUM/ HIGH	MEDIUM
Caergwrle Conservation Area	55m, north	National/ Local	A Conservation Area is an area which is considered as having special architectural or historic interest and a character or appearance which it is desirable to preserve or enhance. The landscape setting of a Conservation Area influences how the area is perceived and, therefore, Conservation Areas are sensitive to changes in their landscape setting.	MEDIUM / HIGH	The landscape setting of Conservation Areas influence how they are perceived and, therefore, Conservation Areas are sensitive to changes in their landscape setting. The Site sits within the setting of Caergwrle Conservation Area and the area is susceptible to the type of change proposed.	HIGH	HIGH
Listed Building *Plas-yn-Bwl (Grade II*)*	300m, north east	National	A listed building is a building or structure which is considered as having special architectural or historic interest and a character or appearance which is desirable to preserve or enhance. The landscape setting of a listed building influences how the listing is perceived and, therefore, listings are sensitive to changes in their landscape setting. Grade II* is the second highest level of listed.	HIGH	The landscape setting of a listed building influences how the listing is perceived and, therefore, listings are sensitive to changes in their landscape setting. The Site sits within the setting of the listed building and the building is susceptible to the type of change proposed.	HIGH	HIGH
Listed Building *Caergwrle Castle (Grade* I)	325m, north	National	A listed building is a building or structure which is considered as having special architectural or historic interest and a character or appearance which is desirable to preserve or enhance. The landscape setting of a listed building influences how the listing is perceived and, therefore, listings are sensitive to changes in their landscape setting. Grade I is the highest level of listing.	HIGH	The landscape setting of a listed building influences how the listing is perceived and, therefore, listings are sensitive to changes in their landscape setting. The Site sits within the setting of the listed building and the building is susceptible to the type of change proposed.	HIGH	HIGH

Landscape Receptor		Sensitivity					Sensitivity Value
Name	Distance from Site	Receptor Value			Receptor Susceptibility to Change		
		Level	*Rational*	*Rating*	*Rational*	*Rating*	
Registered Park and Garden of Special Historic Interest *Bryn Iorcyn (Grade II*)*	650m, north west	National	Registered Parks and Gardens of Special Historic Interest (RPGSHI) are valued for their historic and cultural aspects and associated landscape and visual amenity. The landscape setting of RPGSHIs influences how they are perceived and, therefore, RPGSHIs are sensitive to changes in their landscape setting. An immediate setting boundary is provided for RPGSIs and this study also accounts for the setting outside of this immediate setting.	HIGH	The landscape setting of Registered Parks and Gardens of Special Historic Interest influence how they are perceived and, therefore, they are sensitive to changes in their landscape setting. The Site sits within the setting of Bryn Iorcyn and the park and garden is susceptible to the type of change proposed.	HIGH	HIGH
Scheduled Monuments (SM) *Caergwrle Caste*	190m, north	National	Scheduled Monuments (SMs) are valued for their historic and cultural aspects and associated landscape and visual amenity. The setting of schedule ancient monuments influences how they are perceived and, therefore, SAMs are sensitive to changes in their landscape setting.	HIGH	The setting of Scheduled Monuments influences how they are perceived and, therefore, SMs are sensitive to changes in their landscape setting. The Site sits within the setting of Caergwrle and the SM is susceptible to the type of change proposed.	HIGH	HIGH
Special Landscape Area (SLA) *west of Sydallt*	575m, south	National/ Local	Special Landscape Areas (SLAs) are areas of landscape which are considered as having special or valuable qualities which are desirable to preserve or enhance. The setting of SLAs influences how they are perceived and experienced, therefore, SLAs are sensitive to changes in their landscape setting.	MEDIUM/ HIGH	The setting of SLAs influences how they are perceived and experienced, therefore, SLAs are sensitive to changes in their landscape setting. . The Site sits within the setting of a SLA and the SLA is susceptible to the type of change proposed.	MEDIUM / HIGH	MEDIUM/ HIGH

4.7. Landscape Baseline Summary

A total of ten potential landscape receptors were identified in the baseline assessment. Each of the ten receptors were assessed for their sensitivity to potential landscape changes that would be brought about by the proposed development.

All of the landscape receptors are sensitive to the proposed development. As such, all will be carried forward into the assessment of the magnitude of effect on each receptor.

5. Visual Baseline

5.1. Introduction

5.1.1. Visual receptors are *"the different groups of people who may experience views of the development"* (GLVIA, 3rd edition, para 6.3). In order to identify those groups who may be materially affected a Zone of Visual Influence (ZVI) study, a baseline desk study and two field studies have been undertaken.

5.1.2. Representative viewpoints have been selected to assess the effects on each of the visual receptors.

5.1.3. The different groups of people who may experience views of the development, are typically:

- residents within settlements;
- people using key routes such as roads, cycle ways or long distance paths;
- people within accessible or recreational landscapes; and
- people using Public Rights of Way.

5.1.4. In dealing with Public Rights of Way and local roads, receptors are grouped into areas where effects might be expected to be broadly similar, or areas which share particular factors in common (e.g. routes within an area of designated landscape).

5.1.5. Identification of potential views and viewpoints also take into account promoted views from key viewpoints as well as everyday views for people going about their lives.

Please Refer to Appendix A for detailed methodology.

5.2. Zone of Visual Influence

5.2.1. The area in which the proposed development may be visible is determined in the visual baseline and is termed the Zone of Visual Influence or ZVI.

5.2.2. Within the immediate area around the Site, the ZVI is restricted:

- to the north and west by elevated topography;
- to the east by residential properties along Wrexham Road; and

- to the south by Abermorddu School buildings and associated strongly vegetated boundary between the Site and the school grounds.

5.2.3. It was established through fieldwork there is little to no intervisibility between areas of elevated topography within the Study Area and the Site. Therefore, owing to the presence of topography, vegetation and built form the ZVI is restricted to the area immediately around the Site up to 1km.

5.3. Visual Assessment of Existing Site

5.3.1. As shown in Figure 11, Viewpoint 1 looks west across a medium sized irregular pastoral field of grazing livestock, with the general topography sloping up from east to west. The immediate landscape around the Site is a mixture of residential built form to the south and east and rural pastoral fields with mature trees and hedgerows to the west. The eastern boundary runs in line with Wrexham Road, formed by a hedgerow and located towards the middle of the boundary is a gate which provides access to the Site. The Site is in a well maintained condition and a series of desire lines run across it.

5.4. Visual Receptors

5.4.1. The following visual receptors have been identified within the ZVI and where appropriate represented on Figure 8 (Dwg 264-RYD-XX-XX-L-1007) they are as follows:

- Caergwrle Conservation Area;
- Agricultural Workers;
- Road and pedestrian users of Wrexham Road;
- Residents of properties located along Wrexham Road;
- Pupils and teachers at Abermorddu Primary School; and
- Public Right of Way users.

5.4.2. The following visual receptors are located within the wider Study Area and are represented on Figure 8 (Dwg 264-RYD-XX-XX-L-1007) they are as follows:

- Users of Waun-y-llyn Country Park;

- Users of Registered Park and Garden of Special Historic Interest - Bryn Iorcyn;
- Users of Special Landscape Area (SLA) - west of Sydallt;
- Visitors of listed Building/Scheduled Ancient Monument (SAM) - Caergwrle Castle.

5.4.3. Photographic fieldwork was undertaken on the 29th of September 2016. It was undertaken on a clear, sunny day with good visibility. This was considered adequate for assessment. A photographic record of the field survey is located in Figure 11 (Drawing 264-RYD-XX-XX-DR-L-1010) and photography viewpoints are illustrated on Figure 10 (Drawing 264-RYD-XX-XX-DR-L-1009).

5.4.4. Visual receptors need to be assessed firstly in terms of their sensitivity, combining judgements of their susceptibility to the type of change or development proposed and the value related to that receptor.

Caergwrle Conservation Area

5.4.5. Caergwrle Conservation Area is located approximately 55m to the north of the Site, the only one within the Study Area, which falls within the ZVI. However, further desktop analysis and field survey identified that there would be no potential inter-visibility between the proposed development and the Conservation Area available, therefore this potential visual receptor will be excluded from any further assessment.

Agricultural Workers

5.4.6. Agricultural workers will arguably be less preoccupied with the visual quality of their surrounding environment than a recreational visitor. However, as the surrounding agricultural fields will still be in use the local farm owners/workers will have an interest in their immediate surroundings, both as local residents and secondly as business owners/ workers. Therefore they will be considered further with this assessment.

Road and Rail users

5.4.7. The term road users include both vehicle drivers and pedestrians and they have been included within this assessment because they will have a general interest in their surroundings with transient viewing opportunities.

5.4.8. There are a number of different road user groups around the Site;

- Roads users along – Wrexham Road, both vehicular and pedestrian;
- Roads users along – Cymau Lane, both vehicular and pedestrian;
- Roads users local to the Site - at the cross roads between Wrexham Road, Cymau Lane and Hawarden Road (A550); and
- Road users within 1km of the Site – Bryn Yorkin Road.

5.4.9. All four receptors will be carried forward into the assessment based on the potential views to the proposed development as highlighted within the ZVI. Particular consideration will be given to pedestrian road users along Wrexham Road and at the cross roads between Wrexham Road, Cymau Lane and Hawarden Road (A550); as pedestrian road users take an active interest in the visual environment around them as they travel, however the importance of the view depends on the nature of the journey.

5.4.10. However, road users within the wider 3km Study area will be excluded from any further assessment due to the distance from Site, intervening vegetation, built form, topography.

5.4.11. Rail users are limited to those travelling along the Arriva Trains Wales route between Bidston and Wrexham. Due to screening by intervening vegetation, landform and / or built-form they will be excluded from any further assessment.

Residents of properties located along Wrexham Road

5.4.12. Residents along Wrexham Road will have an interest in their surroundings. Even though this report does not include a residential assessment, due to the proximity to the Site, these properties are to be considered. Even though nobody has a right to a view in law the properties views across the Site's open field will be noticeably altered through the development, therefore these residential visual receptors will be taken forward within the assessment.

Pupils and teachers at Abermorddu Primary School

5.4.13. The school's northern boundary adjoins the Site pupils and teachers of Abermorddu Primary School will have an interest in their surroundings, views across the Site's open fields will be noticeably altered through the development due to this proximity therefore these visual receptors will be taken forward within the assessment.

Public Rights of Way

5.4.14. Impacts on Public Rights of Way routes within 500m of the Site will be assessed due to the proximity of direct visual effects users may experience due to the development. Recreational walkers typically enjoy the views as they travel and may select a route for that reason and therefore increase their sensitivity potential.

5.4.15. Public Right of Way routes within 1km of the Site, will be considered in the assessment but not to the same extent due to the screening effects of intervening vegetation, topography and built form as highlighted within the ZVI and field survey work.

5.4.16. PRoW beyond 1km will be excluded from any further assessment, as field survey identified there would be no potential visibility of the proposed development available.

Promoted Route – Wat's Dyke Way Heritage Trail

5.4.17. Wat's Dyke Way is 40mile walking route which runs throughout the 3km Study Area on a north south alignment. The trail is located within 480m east of the proposed Site at its closest point. As the route is located with 500m of the Site as highlighted on the ZVI there is some potential for visibility along the route on higher ground.

Users of Waun-y-llyn Country Park

5.4.18. Waun-y-llyn Country Park is located 2.5km north west of the Site, despite this distance and being located outside the ZVI, due to the nature of the receptors using the Waun-y-llyn Country Park, will be considered within this assessment.

Visitors to Bryn Iorcyn (Registered Park and Garden of Special Historic Interest)

5.4.19. The Site sits within the wider setting of the Bryn Iorcyn, 650m north west, due to the proximity to the Site and the potential visibility within the ZVI; changes to Site character would have impact upon how visitors and users experience the surroundings of Bryn Iorcyn, therefore will be considered within this assessment.

Users of West of Sydallt Special Landscape Area (SLA)

5.4.1. The Sydallt Special Landscape Area is located 575m, south of the site, due to the nature of the receptors and the potential visibility within the ZVI; changes to Site character may have an effect upon how visitors and users experience the surroundings of Sydallt SLA, therefore they will be considered within this assessment.

Visitors to Caergwrle Castle (Listed Building/ Scheduled Ancient Monument)

5.4.1. The Site sits within the wider setting of the Caergwrle Castle, 305m, north due to this proximity and the potential visibility within the ZVI; changes to Site character may have an effect upon how visitors and users experience the surroundings of Caergwrle Castle, therefore they will be considered within this assessment.

5.5. Visual Receptor Table

5.5.1. Within this table the sensitivity of each visual receptor is assessed in relation to the proposed development. The values obtained through this process will be taken forward into the landscape assessment.

Visual Receptor		Sensitivity					Sensitivity Value
Name	Distance from Site	Receptor Value			Receptor Susceptibility to Change		
		Level	*Rational*	*Rating*	*Rational*	*Rating*	
Agricultural Workers	On Site	Local	Workers will have an appreciation for the landscape around them and will place considerable value upon it.	MEDIUM	The susceptibility of these receptors to change is High as changes in the landscape around their work will be keenly noticed.	MEDIUM	MEDIUM
Roads users – Local/ short range *Wrexham Road, both vehicular and pedestrian.*	Adjacent to Site, east	Local	Users will take a general interest in the immediate area around the roads they are using; especially a change within the immediate view.	MEDIUM	This route is along the Site's eastern boundary; users have some degree of susceptibility to changes brought about by development on the Site due to the contrast with the site's rural appearance but this is tempered by the presence of existing houses on the other side of Wrexham Road.	MEDIUM/ HIGH	MEDIUM/ HIGH
Roads users Local/ Short range *Cross roads between Wrexham Road, Cymau Lane and Hawarden Road (A550).*	>150m, south/ south east	Local	Users will take a general interest in the immediate area around the roads they are using; especially a change within the immediate view.	MEDIUM	Receptors at the cross roads would be susceptibility to changes brought about by development on the Site due to the type, size and character of the proposed development contrasting with the rural setting and the associated change in visual amenity. However, the susceptibility of the receptor to change is reduced due to the nature of the location.	MEDIUM	MEDIUM
Road users <1km of the Site – *Bryn Yorkin Road.*	650m, north west	Local	Pedestrian and vehicle users passively engage with their surroundings. People using the routes will have an interest in the landscape located at longer ranges from the roads but not as great as the immediate setting to the route.	MEDIUM/ LOW	There are a number of roads within the 3km Study Area which have views susceptible to change from the proposed development. However, due to the distance to the Site and ability to see the development in the context of Abermorddu and therefore would have lesser susceptibility to change than closer views.	MEDIUM/ LOW	MEDIUM/ LOW
Residents of properties located along Wrexham Road	<25m, east	Local	Residents living along Wrexham Road will have an appreciation for the landscape around them and will place considerable value upon it.	HIGH	The susceptibility of these receptors to change is High as the landscape around these properties will be keenly noticed by local residents.	HIGH	HIGH
Pupils and staff at Abermorddu Primary School	Adjacent to Site, south	Local	Pupils and staff Abermorddu Primary School will have an appreciation for the landscape around them and will place considerable value upon it.	MEDIUM	The susceptibility of these receptors to change is High as the landscape around a school will be noticed by users but it is not the full attention of pupils and teachers as they use the school grounds for educational and sporting activities.	HIGH	MEDIUM/ HIGH
Public Right of Way *Short range*	<500m	Local	Public Rights of Way (PRoW) users actively engage with their surroundings. People using the footpaths will have a specific interest in the immediate landscape around them.	HIGH	Along the PRoW routes within close proximity <500m to the Site susceptibility to changes brought about by development would be high. Due to the type, size, character of the proposed development, intervening topography and vegetation the susceptibility of the receptor is reduced.	MEDIUM/ HIGH	HIGH
Promoted Route *Wat's Dyke Way Heritage Trail*	480m, east	National	*Wat's Dyke Way* users travelling through a landscape take a keen interest in their visual environment and the view is important to people engaged in outdoor recreation along public rights of way.	HIGH	Users of the *Wat's Dyke Way* will take an interest in the view around them including changes to the existing rural setting. Due to the fact that they will experience residential development elsewhere along the route and their sensitivity to it has been reduced slightly.	MEDIUM	MEDIUM/ HIGH
Waun-y-llyn Country Park (View Point)	2.5km, north west	National	Waun-y-llyn Country Park View Point users will be actively engaging with their surroundings, with a general interest in the landscape located in the middle to far distance.	MEDIUM	Users of Waun-y-llyn Country Park View Point are susceptible to changes in the landscape surrounding the Park. Due to the distance and the susceptibility of these visual receptors to change are reduced to Medium.	MEDIUM	MEDIUM
Registered Park and Garden of Special Historic Interest *Bryn Iorcyn*	650m, north west	National	Bryn Iorcyn is a nationally registered feature with the highest level of listing for its associated Registered Park and Garden. Visitors will be interested in the setting of the historic landscape and its surroundings.	HIGH	Users of historic buildings are sensitive to changes in the landscape setting of the buildings. The development would not physically alter due to the position of the proposals but their setting could be affected. Their susceptibility to change arising from contemporary development is High.	HIGH	HIGH

Visual Receptor		Sensitivity					Sensitivity Value
Name	Distance from Site	Receptor Value			Receptor Susceptibility to Change		
		Level	*Rational*	*Rating*	*Rational*	*Rating*	
Special Landscape Area (SLA) *West of Sydallt*	575m, south	Local	*West of Sydallt* users will be actively engaging with their surroundings, with a general interest in the landscape located in the middle to far distance. Visitors will be interested in the setting of the SLA and its surroundings.	HIGH	Users of Special Landscape Areas are sensitive to changes in the landscape setting. The development would not physically alter the area due to the position of the proposals but the SLA setting could be affected. There is development within and around the SLA so these visual receptors susceptibility to change has been reduced to Medium.	MEDIUM	MEDIUM/ HIGH
Listed Building/ Scheduled Monument *Caergwrle Castle*	325m, north	National	Caergwrle Castle is a nationally registered feature with the highest level of listing as a listed building and a SAM. Visitors will be interested in the setting of the historic building and its surroundings.	HIGH	Visitors of historic buildings/ SM's are sensitive to changes in the landscape setting of the buildings. The castle would not physically affected by the position of the proposals but its setting could be affected. The susceptibility to change arising from contemporary development is High.	HIGH	HIGH

5.6. Visual Baseline Summary

A total of twelve potential visual receptors were identified in the baseline assessment. Each of these twelve receptors were assessed for their sensitivity to potential visual changes that would be brought about by the proposed development. Any receptors which were considered as having medium sensitivity to change will be carried forward.

All of the visual receptors are sensitive to the proposed development. As such, all will be carried forward into the assessment of the magnitude of effect on each receptor.

As previously discussed, this report does not include a residential amenity assessment.

6. Landscape and Visual Assessment

6.1. Landscape Assessment

6.1.1. This section identifies the impacts caused by the proposed development on the character of the broader area and identified landscapes receptors, specifically:

- LANDMAP: *FLNTLH008 - Caergwrlen Mosaic*
- LANDMAP: *FLNTVS074 - Llanfynydd Narrow Valley*
- The Site
- Caergwrle Conservation Area
- Listed Building - *Plas-yn-Bwl (Grade II*)*
- Listed Building - *Caergwrle Castle (Grade I)*
- Registered Park and Garden of Special Historic Interest - *Bryn Iorcyn (Grade II*)*
- Scheduled Ancient Monuments (SAM) - *Caergwrle Castle*
- Special Landscape Area (SLA) - *West of Sydallt*

6.1.2. The *"Landscape Assessment – Magnitude of Effects Table"* sets out the predicted magnitude of change for each of the identified landscape receptors. The magnitude of change is assessed in terms of its size and scale, geographic extent and its duration and reversibility. The significance of landscape effects is then determined by assessing the *sensitivity to change* against the *magnitude of change.*

Refer to Appendix A for detailed methodology

6.2. Landscape Assessment – Magnitude and Sensitivity of Effects Table

Landscape Receptor	Sensitivity	Magnitude of Effect						Significance of Effect			
		Stage in life cycle	*Size / Scale*	*Geographical Extent*	*Contrast/ Integration*	*Duration / Reversibility*	Magnitude Value	*Rating*	*Adverse/ Beneficial*	*Permanent / Temporary*	*Rational*
LANDMAP: FLNTLH008 - Caergwrlen mosaic **Notes on Receptor:** Value Via LANDMAP: High - *The area contains important native species and a number of locally significant habitats giving a borderline value between high and moderate*	MEDIUM	Construction	The Site is small in comparison to the broader FLNTLH008 - *Caergwrlen mosaic area* therefore there would be little impact during this stage.	Localised the Site and surroundings	During construction the Site character would contrast with the wider characteristics of the FLNTLH008 - *Caergwrlen mosaic area.*	Duration of effects would be as long as the construction works were taking place and would be irreversible.	MEDIUM / SMALL	MODERATE/ MINOR	Adverse	Temporary	The presence of construction infrastructure would have immediate adverse effects. However, due to the scale of the development compared to the overall FLNTLH008 - *Caergwrlen mosaic area*, the effect would be limited.
		Completion	The Site is small in comparison to the broader FLNTLH008 - *Caergwrlen mosaic area* therefore there would a reduced scale impact; limited to a small section along the *Caergwrlen mosaic area*'s eastern edge near Abermorddu.	Localised the Site and surroundings.	Upon completion the development would contrast with the wider characteristics of the FLNTLH008 - *Caergwrlen mosaic area.*	Duration of effects would be permanent and would be irreversible.	SMALL	MINOR	Adverse	Permanent	The proposed development would result in a total change to the Site's immediate landscape character. However, due to the scale of the development, the effect would be limited to a small section along the *Caergwrlen mosaic area's* eastern edge near Abermorddu.
		Established with mitigation	There would be a small scale effect on the FLNTLH008 -*Caergwrlen mosaic area* character post development due to a total alteration to key elements, features and qualities of the Site.	Limited to the Site and immediate surroundings.	Upon completion the development would contrast with the FLNTLH008 - *Caergwrlen mosaic area* character; yet mitigation will aid integration into the surrounding landscape.	Duration of effects would be permanent and would be irreversible.	SMALL	MINOR	Adverse	Permanent	Overall, the proposed development would result in adverse effects on the FLNTLH008 - *Caergwrlen mosaic area* character. However, the effects would be noticeable only affecting a small portion of the overall *Caergwrlen mosaic area* and with the establishment of mitigation measures the Site would assimilate into the general character.
LANDMAP: FLNTVS074 - *Lleeswood* **Notes on Receptor:** Value Via LANDMAP: *High - The valley has dramatic sloping sides and pleasing and diverse vegetation patterns with positive views up and down the valley. Settlements are generally positive. The area is generally in good condition unspoilt by inappropriate development. The valley is distinctive with its steep valley sides, watercourse and clustered villages. Narrow valleys are relatively rare.*	MEDIUM/ HIGH	Construction	There would be a large scale effect to the FLNTVS074 - *Lleeswood* visual and sensory area. Construction activities would be larger than exiting Site features.	Localised the Site and surroundings.	During construction the Site character would contrast with characteristics of the FLNTVS074 -*Lleeswood* visual and sensory area.	Duration of effects would be as long as the construction works were taking place and would be irreversible.	MEDIUM	MODERATE	Adverse	Temporary	The presence of construction infrastructure would have immediate adverse effects on the FLNTVS074 -*Lleeswood* visual and sensory area's character. The scale of the proposed development within the *Lleeswood* visual and sensory area means the significance of the effects at this stage would be relatively large. The construction disturbance would be temporary but the resulting buildings are permanent.
		Completion	Due to the size of the proposed development in comparison with FLNTVS074- *Lleeswood* visual and sensory area. There would be a large scale effect post development due to a total alteration to key elements, features and qualities of the Site.	Localised the Site and surroundings.	Upon completion the development would contrast with the characteristics of FLNTVS074-*Lleeswood* visual and sensory area.	Duration of effects would be permanent and would be irreversible.	MEDIUM/ LARGE	MAJOR/ MODERATE	Adverse	Permanent	The proposed development would result in a total change in the current FLNTVS074 - *Lleeswood* visual and sensory character of the Site. The introduction of uncharacteristic elements in terms of mass, scale and features would have permanent adverse effects.

		Established with mitigation	With the establishment of mitigation there would be an intermediate scale of effect, due to the size of the proposed development in comparison with FLNTVS074 -*Lleeswood* visual and sensory area.	Limited to the Site and immediate surroundings.	Upon completion the development would contrast with the FLNTVS074 - *Lleeswood* visual and sensory area character; yet mitigation will aid integration into the surrounding landscape	Duration of effects would be permanent and would be irreversible.	MEDIUM	MODERATE / MINOR	Adverse	Permanent	Even with mitigation measures the due to the scale of the proposed development would result in permeant adverse effects on the current FLNTVS074 - *Lleeswood* visual and sensory character of the Site. However the effect taken across the whole of the Leeswood character area would be Minor.
The Site **Notes on Receptor:** The Site is in a well maintained condition with mature hedgerow and tree vegetation. The Site does not sit within any national or local level landscape designation areas.	MEDIUM	Construction	As the buildings and areas of hard standing are introduced there would be an immediate large scale impact on the Site's baseline characteristics. During building the amount of built form would steadily increase.	Limited- The extent of built form would increase during this stage until the Site is fully built out.	Construction activities would highly contrast with existing rural characteristics and the rural character of the Site.	Duration of effects would be as long as the construction works were taking place and would be irreversible.	LARGE	MAJOR	Adverse	Temporary	The presence of construction infrastructure would have immediate adverse effects. These effects would be temporary and would only last until the end of the construction stage when they would be replaced by the permanent presence of houses.
		Completion	Due to the size of the proposed development there would be a large scale of effect on the landscape character post development due to a total alteration to key elements, features and qualities of the Site.	Localised– Predicted final scale	New built form would contrast starkly with previous rural characteristics of the current Site baseline conditions.	Duration of effects would be permanent and would be irreversible.	LARGE	MAJOR	Adverse	Permanent	The proposed development would result in a total change in landscape character of the Site. The introduction of uncharacteristic elements in terms of mass, scale and features would have a permanent adverse effect on the Site's existing rural character.
		Established with mitigation	Due to the size of the proposed development there would be a large scale of effect on the landscape character post development due to a total alteration to key elements, features and qualities of the Site.	Localised – Final scale No Predicated change	Even with establishment mitigation the development would contrast starkly with the baseline condition.	Duration of effects would be permanent and would be irreversible.	LARGE	MAJOR	Adverse	Permanent	The proposed development would result in a total change in landscape character. The introduction of housing would have a permanent adverse effect on the Site's rural character despite establishment of mitigation measures. This is an inevitable effect of developing a rural field.
Site context	MEDIUM	Construction	There would be a large scale effect on the site context, as construction activities would be larger than exiting Site features.	Localised to the Site and surroundings.	During construction the Site character would contrast with characteristics surrounding the Site.	Duration of effects would be as long as the construction works were taking place and would be irreversible.	MEDIUM/ LARGE	MODERATE	Adverse	Temporary	The presence of construction infrastructure would have immediate adverse effects on Sites surrounding context. The construction disturbance would be temporary but the resulting buildings are permanent.
		Completion	Due to the size of the proposed development there would be an intermediate scale of effect on the landscape character post development due to a total alteration to key elements, features and qualities of the Site.	Localised the Site and surroundings.	Upon completion the development would contrast with the characteristics of the surrounding context.	Duration of effects would be permanent and would be irreversible.	MEDIUM	MODERATE	Adverse	Permanent	The proposed development would result in a change to the Site's immediate landscape character. However, due to the form, scale and location of the existing residential development on the other side of Wrexham Road it will not appear out of context or contrast with the existing sense of settlement.

		Established with mitigation	With the establishment of mitigation there would be a minor impact on the surrounding context, from the proposed development; as the overall built form of the development would be similar in size and scale to other residential built form within the proximity.	Limited to adjacent to the Site.	The Site would assimilate into the surrounding context and established mitigation would further integrate the development.	Duration of effects would be permanent and would be irreversible.	MEDIUM/ SMALL	MODERATE/ MINOR	Adverse	Permanent	The significance of effects would be reduced with the establishment of mitigation planting in addition to existing vegetation and overall built form of the development would be similar in size and scale to other residential properties in the area.
Caergwrle Conservation Area **Notes on Receptor:** The landscape setting of a Conservation Area influences how the area is perceived and, therefore, Conservation Areas are sensitive to changes in their landscape setting.	HIGH	Construction	There would be a there would be intermediate scale of effect on the adjacent Caergwrle Conservation Area at this stage.	Localised the Site and the immediate surroundings.	During construction the Site character would contrast with landscape elements of the Caergwrle Conservation Area.	Duration of effects would be as long as the construction works were taking place and would be irreversible.	MEDIUM/ SMALL	MODERATE	Adverse	Temporary	The presence of construction infrastructure would have immediate adverse effects. However, due to the scale of the proposed development the effects would be limited to the Site which lies outside the Conservation Area and the immediate surroundings. The construction effects would be temporary.
		Completion	Due to a total alteration of landscape characteristic and the proximity, there would be a there would be intermediate scale of effect on the adjacent Caergwrle Conservation Area.	Localised to Caergwrle Conservation Area adjacent to the Site.	Upon completion the development wholly would contrast with the landscape character of the Caergwrle Conservation Area.	Duration of effects would be permanent and would be irreversible.	SMALL	MODERATE / MINOR	Adverse	Permanent	The proposed development would result in adverse effects on the Caergwrle Conservation Area setting, given its proximity to the Site; change occurring from the existing rural character with the introduction of houses and associated infrastructure.
		Established with mitigation	With the establishment of mitigation there would be a minor impact on the Caergwrle Conservation Area setting, from the proposed development; as the overall built form of the development would be similar in size and scale to other residential properties within the proximity.	Limited to Caergwrle Conservation Area adjacent to the Site.	Upon completion the development would contrast with the open Caergwrle Conservation Area setting; yet mitigation will aid integration into the surrounding landscape.	Duration of effects would be permanent and would be irreversible.	SMALL	MINOR	Adverse	Permanent	The significance of effects would be reduced with the establishment of mitigation planting in addition to existing vegetation and overall built form of the development would be similar in size and scale to other residential properties in the setting to the Conservation Area..
Listed Building *Plas-yn-Bwl* *(Grade II*)* **Notes on Receptor:** The landscape setting of a listed building influences	HIGH	Construction	There would be intermediate impact on the landscape setting of Plas-yn-Bwl due to the urbanisation of the rural character of the Site by proposed development.	Localised the Site and surroundings	During construction the Site character would contrast with other landscape elements within the setting of Plas-yn-Bwl.	Duration of effects would be as long as the construction works were taking place and would be irreversible.	MEDIUM/ SMALL	MODERATE	Adverse	Temporary	The proposed urbanisation of the countryside surrounding Plas-yn-Bwl and the presence of construction infrastructure would have limited temporary adverse effects on the Plas-yn-Bwl setting, effects would be reduced due to intervening existing vegetation and topography.

how the listing is perceived and, therefore, listings are sensitive to changes in their landscape setting. Grade II* is the second highest level of listed.		Completion	There would be small impact on the landscape setting of Plas-yn-Bwl due to the proposed development causing the urbanisation of the rural character of the Site.	Localised the Site and surroundings.	Upon completion the development would contrast with the countryside setting of the Plas-yn-Bwl. However would integrate with other urban/ residential features in the view.	Duration of effects would be permanent and would be irreversible.	SMALL	MODERATE/ MINOR	Adverse	Permanent	The proposed development would result in adverse effects on the wider countryside setting surrounding Plas-yn-Bwl, from the existing rural character with the introduction of houses and associated infrastructure. Effects reduced due to intervening existing vegetation and topography, effects localised to the Site and its immediate surroundings.
		Established with mitigation	With the establishment of mitigation there would be a small to no impact on the setting of Plas-yn-Bwl from the proposed development; as the overall built form of the development would be similar in size and scale to other residential features in the view.	Limited to the Site and immediate surroundings.	The Site would assimilate into the general setting and established mitigation would further integrate the development.	Duration of effects would be permanent and would be irreversible.	SMALL/ NONE	MINOR / NEGLIGIBLE	Adverse	Permanent	The significance of effects would be reduced with the establishment of mitigation planting in addition to existing vegetation and overall built form of the development would be similar in size and scale to other residential features within close proximity to Plas-yn-Bwl.
Listed Building – *Caergwrle Castle (Grade I)* **Notes on Receptor:** The landscape setting of a listed building influences how the listing is perceived and, therefore, listings are sensitive to changes in their landscape setting. Grade I is the highest level of listing.	HIGH	Construction	There would be intermediate impact on the landscape setting of Caergwrle Castle due to the urbanisation of the rural character of the Site by proposed development.	Localised the Site and surroundings	During construction the Site character would contrast with other landscape elements within the setting of Caergwrle Castle.	Duration of effects would be as long as the construction works were taking place and would be irreversible.	MEDIUM/ SMALL	MODERATE	Adverse	Temporary	The proposed urbanisation of the countryside surrounding Caergwrle Castle and the presence of construction infrastructure would have limited temporary adverse effects on the Caergwrle Castle setting, effects would be reduced due to intervening existing vegetation and topography.
		Completion	There would be small impact on the landscape setting of Caergwrle Castle due to the proposed development causing the urbanisation of the rural character of the Site.	Localised the Site and surroundings.	Upon completion the development would contrast with the countryside setting of the Caergwrle Castle. However would integrate with other urban/ residential features in the view.	Duration of effects would be permanent and would be irreversible.	SMALL	MODERATE/ MINOR	Adverse	Permanent	The proposed development would result in adverse effects on the wider countryside setting surrounding Caergwrle Castle, from the existing rural character with the introduction of houses and associated infrastructure. Effects reduced due to intervening existing vegetation and topography, effects localised to the Site and its immediate surroundings.
		Established with mitigation	With the establishment of mitigation there would be a small to no impact on the setting of Caergwrle Castle from the proposed development; as the overall built form of the development would be similar in size and scale to other residential features in the view.	Limited to the Site and immediate surroundings.	The Site would assimilate into the general setting and established mitigation would further integrate the development.	Duration of effects would be permanent and would be irreversible.	SMALL/ NONE	MINOR	Adverse	Permanent	The significance of effects would be reduced with the establishment of mitigation planting in addition to existing vegetation and overall built form of the development would be similar in size and scale to other residential features within close proximity to Caergwrle Castle.

Registered Park and Garden of Special Historic Interest – *Bryn Iorcyn (Grade II)* **Notes on Receptor:** The landscape setting of RPGSHIs influences how they are perceived and, therefore, RPGSHIs are sensitive to changes in their landscape setting. An immediate setting boundary is provided for RPGSIs and this study also accounts for the setting outside of this immediate setting.	HIGH	Construction	There would be a large impact on the landscape setting of Bryn Iorcyn due to the urbanisation of the rural character of the Site by proposed development.	Localised the Site and surroundings	During construction the Site character would contrast with other landscape elements within the setting of Bryn Iorcyn.	Duration of effects would be as long as the construction works were taking place and would be irreversible.	SMALL	MODERATE	Adverse	Temporary	The proposed urbanisation of the countryside surrounding Bryn Iorcyn and the presence of construction infrastructure would have immediate adverse effects on the Bryn Iorcyn setting. The proximity of Site means the significance of the effects at this stage would be relatively large yet temporary.
		Completion	There would be a partial impact on the setting of Bryn Iorcyn due to the proposed development causing the urbanisation of the rural character of the Site.	Localised the Site and surroundings.	Upon completion the development would contrast with the countryside setting of the Bryn Iorcyn. However would integrate with other urban/ residential features in the view.	Duration of effects would be permanent and would be irreversible.	SMALL / NONE	MODERATE / MINOR	Adverse	Permanent	The proposed development would result in adverse effects on the countryside setting surrounding Bryn Iorcyn, given its proximity to the Site; There will be a change from the existing rural character with the introduction of houses and associated infrastructure.
		Established with mitigation	With the establishment of mitigation there would be a reduced impact on the setting of Bryn Iorcyn from the proposed development.	Limited to the Site and immediate surroundings.	Upon completion the development would contrast with the open countryside setting of Bryn Iorcyn; yet mitigation will aid integration into the surrounding landscape.	Duration of effects would be permanent and would be irreversible.	SMALL TO NONE	MINOR / NONE	Adverse	Permanent	The significance of effects would be reduced with the establishment of mitigation planting in addition to existing vegetation and overall built form of the development would be similar in size and scale to other residential features within the proximity of Bryn Iorcyn.
Scheduled Monuments (SM) – *Caergwrle Castle* **Notes on Receptor:** The setting of SAM's influences how they are perceived and, therefore, SAMs are sensitive to changes in their landscape setting.	HIGH	Construction	There would be minor impact on the landscape setting of Caergwrle Castle due to the urbanisation of the rural character of the Site by proposed development.	Localised the Site and surroundings	During construction the Site character would contrast with other landscape elements within the setting of Caergwrle Castle.	Duration of effects would be as long as the construction works were taking place and would be irreversible.	MEDIUM/ SMALL	MODERATE	Adverse	Temporary	The proposed urbanisation of the countryside surrounding Caergwrle Castle and the presence of construction infrastructure would have limited temporary adverse effects on the Caergwrle Castle setting,
		Completion	There would be small impact on the landscape setting of Caergwrle Castle due to the proposed development causing the urbanisation of the rural character of the Site.	Localised the Site and surroundings.	Upon completion the development would contrast with the countryside setting of the Caergwrle Castle. However would integrate with other urban/ residential features in the view.	Duration of effects would be permanent and would be irreversible.	SMALL	MODERATE/ MINOR	Adverse	Permanent	The proposed development would result in adverse effects on the wider countryside setting surrounding Caergwrle Castle, from the existing rural character with the introduction of houses and associated infrastructure. Effects reduced due to intervening existing vegetation and topography, effects localised to the Site and its immediate surroundings.
		Established with mitigation	With the establishment of mitigation there would be a small to no impact on the setting of Caergwrle Castle from the proposed development; as the overall built form of the development would be similar in size and scale to other residential features in the view.	Limited to the Site and immediate surroundings.	The Site would assimilate into the general setting and established mitigation would further integrate the development.	Duration of effects would be permanent and would be irreversible.	SMALL/ NONE	MINOR / NEGLIGIBLE	Adverse	Permanent	The significance of effects would be reduced with the establishment of mitigation planting in addition to existing vegetation and overall built form of the development would be similar in size and scale to other residential features within close proximity to Caergwrle Castle.

Special Landscape Area (SLA) – *west of Sydallt* **Notes on Receptor:** The setting of SLAs influences how they are perceived and experienced, therefore, SLAs are sensitive to changes in their landscape setting.	MEDIUM/ HIGH	Construction	There would be a there would be intermediate scale of effect on the west of Sydallt SLA at this stage.	Localised the Site and the immediate surroundings.	During construction the Site character would contrast with the designation policy rationale.	Duration of effects would be as long as the construction works were taking place and would be irreversible.	MEDIUM	MODERATE	Adverse	Temporary	The presence of construction infrastructure would have immediate adverse effects. However, due to the scale of the proposed development the effects would be limited the Site and the immediate surroundings and the construction effects would be temporary.
		Completion	Due to a total alteration of landscape characteristic and the proximity, there would be a there would be intermediate scale of effect on the west of Sydallt SLA.	Localised to the Site.	Upon completion the development wholly would contrast with the landscape character of the west of Sydallt SLA.	Duration of effects would be permanent and would be irreversible.	MEDIUM/ SMALL	MODERATE / MINOR	Adverse	Permanent	The proposed development would result in adverse effects on the west of Sydallt SLA setting, especially due to its proximity to the Site; from the existing rural character with the introduction of houses and associated infrastructure.
		Established with mitigation	With the establishment of mitigation there would be a minor impact on the west of Sydallt SLA setting from the proposed development.	Limited to the Site.	Upon completion the development would contrast with the open to the Site setting; yet mitigation will aid integration into the surrounding landscape.	Duration of effects would be permanent and would be irreversible.	SMALL	MINOR	Adverse	Permanent	The significance of effects would be reduced with the establishment of mitigation planting in addition to existing vegetation and overall built form of the development would be similar in size and scale to other residential features.

6.3. Visual Assessment

6.3.1. The following section sets out the analysis and assessment of the visual effects of the development on visual receptors, using the sensitivity established in the baseline. Specific viewpoints are used as representative views to judge the effect on the different receptors.

6.3.2. The locations of the representative viewpoints are illustrated in Figure 10 (Drawing 264-RYD-XX-XX-DR-L-1009) and annotated photographs of each of the viewpoints are provided in Figure 11 (Drawing 264-RYD-XX-XX-DR-L-1010).

Table 6.1 - Table of visual receptors and representative viewpoints

Visual Receptor	Representative Viewpoint Nos.
Roads users – Local/ short range *Wrexham Road, both vehicular and pedestrian.*	1
Residents of properties located along Wrexham Road	1
Roads users- Local/ Short range *Cross roads between Wrexham Road, Cymau Lane and Hawarden Road (A550).*	2 and 3
Pupils and staff at Abermorddu Primary School	2 and 3 *Viewpoints in close proximity only. No specific viewpoint, access to private land require.*
Agricultural Workers	*No Viewpoint, taken access to private land required.*
Road users 1km of the Site *Bryn Yorkin Road.*	5
Public Rights of Way *Short range*	4
Promoted Route *Wat's Dyke Way* *Heritage Trail*	7
Waun-y-llyn Country Park (View Point)	9
Registered Park and Garden of Special Historic Interest *Bryn Iorcyn*	5
Special Landscape Area (SLA) *West of Sydallt*	8
Listed Building/ Scheduled Ancient Monument *Caergwrle Castle*	6

6.3.3. The "Visual Assessment – Magnitude of Effects Table" sets out the predicted magnitude of change for each of the identified visual receptors representative viewpoints. The magnitude of change is assessed in terms of its size and scale, geographic extent and its duration and reversibility. The significance of visual effects is then determined by assessing the sensitivity to change against the magnitude of change.

Refer to Appendix A for detailed methodology

6.4. Visual Assessment – Magnitude and Significance of Effects Table

Visual Receptor	Sensitivity	Magnitude of Effect						Significance of Effect			
Number, Distance, Name, Receptor		*Stage in life cycle*	*Size / Scale*	*Geographic Extent*	*Contrast/ Integration*	*Duration / Reversibility*	Magnitude Value	*Rating*	*Adverse/ Beneficial*	*Permanent / Temporary*	*Rational*
Viewpoint Number: 1 **Name:** *Wrexham Road* **Receptor(s):** - Roads users – Local/ short range; - Residents of properties located along Wrexham Road **Distance from Site:** Adjacent to Site, east	MEDIUM/ HIGH HIGH	Construction	There would be a substantial impact on users visual amenity due to the introduction of features are introduced and steadily increase during construction.	Change in built form extent would be limited to the Site, which would fluctuate during this stage and cover whole view.	Users would see a high contrast with the existing character of the Site compared to its baseline condition.	Duration of effects at this stage would be temporary, lasting until the end the construction stage. Change would be irreversible.	LARGE	MAJOR	Adverse	Temporary	The view would completely altered with the presence of construction infrastructure having immediate adverse effects. Residential character would be introduced on to the Site, with the extent of built form increasing throughout the view. These effects would be temporary and would last until the end of the construction stage.
		Completion	There would be a substantial impact on users' visual amenity due to a total alteration to key elements, features and qualities of the Site – i.e. urbanisation of rural landscape.	Change in built form extent would be limited to the Site, which would cover whole view.	The development would, contrast with the previous view and existing baseline conditions.	Duration of effects would be permanent and would irreversible.	LARGE	MAJOR	Adverse	Permanent	The proposed development would result in a total change in visual amenity of the Site. The introduction of uncharacteristic elements in terms of mass, scale and features would have a permanent adverse effect on the Site and the immediate surrounding area's rural character.
		Established with mitigation	No further changes in the size and scale of built form predicted. Increase in scale of vegetation as planting matures.	No further change predicted.	Over time the new residential character of the Site would assimilated and integrate into the wider settled character.	Duration of effects would be permanent and would irreversible.	MEDUIM	MAJOR/ MODERATE	Adverse	Permanent	The proposed development would result in a large change to visual amenity. The introduction of further housing would have a permanent residual adverse effect on views to the Site,
Viewpoint Number: 2 **Name:** Cross roads between Wrexham Road, Cymau Lane and Hawarden Road (A550). **Receptor:** Roads users– Local/ Short range **Distance from Site:** <100m, south/south east	MEDIUM	Construction	There would be a substantial impact on users visual amenity due to the introduction of features are introduced and steadily increase during construction.	Change in built form extent would be limited to the Site, which would fluctuate during this stage.	Users would see a high contrast with the existing character of the Site compared to its baseline condition.	Duration of effects at this stage would be temporary, lasting until the end the construction stage. Change would be irreversible.	LARGE	MAJOR/ MODERATE	Adverse	Temporary	The view would completely altered with the presence of construction infrastructure having immediate adverse effects. Residential character would be introduced on to the Site, with the extent of built form increasing throughout the view. These effects would be temporary and would last until the end of the construction stage.
		Completion	There would be an impact on users' visual amenity due to a total alteration to key elements, features and qualities of the Site – i.e. urbanisation of rural landscape.	Change in built form extent would be localised to the area of Site visible in view (<50%) – an increase in geographic extent of built form.	The development would, contrast with existing open section of the north of Abermorddu Primary School and south of hills behind	Duration of effects would be permanent and would irreversible.	MEDIUM/ LARGE	MODERATE	Adverse	Permanent	When at/ using the cross roads traveling in a northwards direction through Abermorddu towards Caergwrle etc. A section (<50%) of the view would be altered with the presence of the development extending the built form north of Abermorddu Primary School. However, overall the majority of the view would not change.
		Established with mitigation	No further changes in the size and scale of built form predicted. Increase in scale of vegetation as planting matures.	No further change predicted.	Over time the new residential character of the Site would assimilated and integrate into the wider settled character.	Duration of effects would be permanent and would irreversible	MEDUIM	MODERATE	Adverse	Permanent	With existing screening and further established mitigation planting there would be a minor change in the view as the development would be perceived as part of extending the built form north of Abermorddu Primary School and the new

Visual Receptor	Sensitivity	Magnitude of Effect						Significance of Effect			
Number, Distance, Name, Receptor		*Stage in life cycle*	*Size / Scale*	*Geographic Extent*	*Contrast/ Integration*	*Duration / Reversibility*	Magnitude Value	*Rating*	*Adverse/ Beneficial*	*Permanent / Temporary*	*Rational*
											Parc Celyn housing development, both already present in the view.
Viewpoint Number: 2 **Name:** Cross roads between Wrexham Road, Cymau Lane and Hawarden Road (A550). **Receptor:** Pupils and staff at Abermorddu Primary School **Distance from Site:** <100m, south/south east	MEDIUM/ HIGH	Construction	There would be a substantial impact on users visual amenity due to the introduction of features are introduced and steadily increase during construction.	Change in built form extent would be limited to the Site, which would fluctuate during this stage.	Users would see a high contrast with the existing character of the Site compared to its baseline condition.	Duration of effects at this stage would be temporary, lasting until the end the construction stage. Change would be irreversible.	LARGE	MAJOR	Adverse	Temporary	The view would completely altered with the presence of construction infrastructure having immediate adverse effects. Residential character would be introduced on to the Site, with the extent of built form increasing throughout the view. These effects would be temporary and would last until the end of the construction stage.
		Completion	There would be a minor impact on users' visual amenity of rural landscape.	Change in built form extent would be localised to the area of Site visible in view, beyond the mature vegetation boundary.	The development would, contrast with existing open section of the north of Abermorddu Primary School	Duration of effects would be permanent and would irreversible.	MEDIUM	MODERATE	Adverse	Permanent	The presence of the development extending the built form north of Abermorddu Primary School. The impact of this change would been reduced do the existing mature vegetation boundary and the nature of the receptor.
		Established with mitigation	No further changes in the size and scale of built form predicted. Increase in scale of vegetation as planting matures.	No further change predicted.	Over time the new residential character of the Site would assimilated and integrate into the wider settled character.	Duration of effects would be permanent and would irreversible	SMALL/ NONE	MINOR	Adverse	Permanent	With existing screening and further established mitigation planting there would be a minor change in the view as the development would be perceived as part of extending the built form north of Abermorddu Primary School and the new Parc Celyn housing development, both already present in the view.
Viewpoint Number: 3 **Name:** Cross roads between Wrexham Road, Cymau Lane and Hawarden Road (A550). **Receptor:** Roads users- Local/ Short range **Distance from Site:** >100m, south/ south east	MEDIUM	Construction	There would be a partial impact on users visual amenity due to the introduction of features are introduced and steadily increase during construction.	Change in built form extent would be limited to the Site, which would fluctuate during this stage and cover whole view.	Users would see a high contrast with the existing character of the Site compared to its baseline condition.	Duration of effects at this stage would be temporary, lasting until the end the construction stage. Change would be irreversible	MEDIUM	MODERATE	Adverse	Temporary	The view would completely altered with the presence of construction infrastructure having immediate adverse effects. Residential character would be introduced on to the Site, with the extent of built form increasing throughout the view. These effects would be temporary and would last until the end of the construction stage.
		Completion	There would be a minor impact on users' visual amenity due to a total alteration to key elements, features and qualities of the Site – i.e. urbanisation of rural landscape.	Change in built form extent would be Localised to the area of Site visible in view (<20%) which would cover whole view.	The development would, contrast with the previous view and existing baseline conditions.	Duration of effects would be permanent and would irreversible	MEDIUM/ SMALL	MODERATE/ MINOR	Adverse	Permanent	When at/ using the cross roads traveling in a northwards direction through Abermorddu towards Caergwrle etc. A section (<50%) of the view would be altered with the presence of the development extending the built form north of Abermorddu Primary School. However, overall the majority of the view would not change.
		Established with mitigation	No further changes in the size and scale of built form predicted. Increase in scale of vegetation as planting matures.	No further change predicted.	Over time the new residential character of the Site would assimilated and integrate into the wider settled character.	Duration of effects would be permanent and would irreversible	SMALL	MINOR	Adverse	Permanent	With existing screening and further established mitigation planting there would not be any perceivable change in the view. The development would assimilate into the surrounding built form north of Abermorddu Primary School and the new Parc Celyn housing development, both already present in the view.

Visual Receptor	Sensitivity	Magnitude of Effect						Significance of Effect			
Number, Distance, Name, Receptor		*Stage in life cycle*	*Size / Scale*	*Geographic Extent*	*Contrast/ Integration*	*Duration / Reversibility*	Magnitude Value	*Rating*	*Adverse/ Beneficial*	*Permanent / Temporary*	*Rational*
Viewpoint Number: 4 **Name:** Junction of Llanfynydd 6 – Cymau Lane **Receptor:** Users of Public Rights of Way **Distance from Site:** <500m north west	HIGH	Construction	There would be a minor impact on users as built form features are introduced and steadily increase during construction.	Localised to the area of Site visible in view	Construction activities would contrast with the existing view but the built form of the Site would screened by intervening vegetation visible.	Duration of effects at this stage would be temporary, lasting until the end the construction stage. Change would be irreversible	MEDIUM/ SMALL	MODERATE	Adverse	Temporary	The view would be altered with the presence of construction infrastructure causing immediate adverse effects. These effects would be temporary and would last until the end of the construction stage.
		Completion	There would be a minor impact on users' visual amenity due to a total alteration to key elements, features and qualities of the Site – i.e. urbanisation of rural landscape	Localised to the area of Site visible in view	The development would, contrast with the previous view and existing baseline conditions.	Duration of effects would be permanent and would irreversible	SMALL	MODERATE	Adverse	Permanent	Majority of the view would not change, the proposed residential character of the Site, would be indicated by upper elements (roofs) would extend the built form west from Abermorddu.
		Established with mitigation	No further changes in the size and scale of built form predicted. Increase in scale of vegetation as planting matures.	No further change predicted.	Over time the new residential character of the Site would assimilated and integrate into the wider settled character.	Duration of effects would be permanent and would irreversible	SMALL/ NONE	NEGLIGIBLE	Adverse	Permanent	With existing screening and further established mitigation planting there would not be any perceivable change in the view. Upper elements (roofs) of the development would be assimilate into built form, the view would change in a barely perceptible therefore the significance of effect would be reduced to negligible.
Viewpoint Number: 5 **Name:** Bryn Yorkin Road and footpaths Llanfynydd 2 and Hope 2 at the boundary of Bryn Iorcyn Registered Historic Park and Garden. **Receptor:** Road, users of Bryn Yorkin Road **Distance from Site:** 650m, north west	MEDIUM/ LOW	Construction	There would be a minor impact on users due to the presence of construction infrastructure the far distance	Limited to the area of Site visible in view.	Construction activities would contrast with the existing view but the built form of the Site would screened by intervening vegetation visible.	Duration of effects at this stage would be temporary, lasting until the end the construction stage. Change would be irreversible	SMALL/ NONE	MINOR	Adverse	Temporary	Majority of the view would not change. However there would be a minor alteration with the presence of construction infrastructure causing an adverse effect. Due to the distance from Site and the discrete nature of the view these effects would be limited.
		Completion	There would be a minor impact on users due to the upper elements (roofs) of the proposed development maybe possible in the gaps behind intervening built form.	Localised to the area of Site visible in view behind intervening built form.	Integration with existing built form visible.	Duration of effects would be permanent and would irreversible.	SMALL/ NONE	MODERATE/ MINOR	Adverse	Temporary	Majority of the view would not change, the proposed residential character of the Site, would be indicated by upper elements (roofs) would extend the built form west from Abermorddu.
		Established with mitigation	No further changes in the size and scale of built form predicted. Increase in scale of vegetation as planting matures.	No further change predicted.	Over time the new residential character of the Site would assimilated and integrate into the wider settled character.	Duration of effects would be permanent and would irreversible	SMALL/ NONE	NEGLIGIBLE	Adverse	Permanent	Existing built form screening with additional on Site mitigation measures of vegetation planting the development would be perceived as part of general settled character already present. Upper elements (roofs) of the development would be assimilate into built form, the view would change in a barely perceptible therefore the significance of effect would be reduced to negligible.

Visual Receptor	Sensitivity	Magnitude of Effect						Significance of Effect			
Number, Distance, Name, Receptor		*Stage in life cycle*	*Size / Scale*	*Geographic Extent*	*Contrast/ Integration*	*Duration / Reversibility*	Magnitude Value	*Rating*	*Adverse/ Beneficial*	*Permanent / Temporary*	*Rational*
Viewpoint Number: 5 **Name:** Bryn Yorkin Road and footpaths Llanfynydd 2 and Hope 2 at the boundary of Bryn Iorcyn Registered Historic Park and Garden. **Receptor:** Visitors to Bryn Yorkin Registered Park and Garden of Special Historic Interest **Distance from Site:** 650m, north west	HIGH	Construction	There would be a minor impact on users due to the presence of construction infrastructure the far distance	Limited to the area of Site visible in view.	Construction activities would contrast with the existing view but the built form of the Site would screened by intervening vegetation visible.	Duration of effects at this stage would be temporary, lasting until the end the construction stage. Change would be irreversible	SMALL/ NONE	MODERATE/ MINOR	Adverse	Temporary	Majority of the view would not change. However there would be a minor alteration with the presence of construction infrastructure causing an adverse effect. Due to the distance from Site and the discrete nature of the view these effects would be limited.
		Completion	There would be a negligible impact on users due to the upper elements (roofs) of the proposed development maybe possible in the gaps behind intervening built form.	Localised to the area of Site visible in view behind intervening built form.	Integration with existing built form visible.	Duration of effects would be permanent and would irreversible.	SMALL/ NONE	NEGLIGIBLE	Adverse	Temporary	Majority of the view would not change, the proposed residential character of the Site, would be indicated by upper elements (roofs) would extend the built form west from Abermorddu.
		Established with mitigation	No further changes in the size and scale of built form predicted. Increase in scale of vegetation as planting matures.	No further change predicted.	Over time the new residential character of the Site would assimilated and integrate into the wider settled character.	Duration of effects would be permanent and would irreversible	NONE	NO EFFECT	--	--	View of Site screened by intervening vegetation and topography. The development would not introduce any key change nor introduce any uncharacteristic element to the view therefore the therefore the significance of effect would be reduced to no effect.
Viewpoint Number: 6 **Name:** Caergwrle Castle **Receptor:** Users of Listed Building/ Scheduled Ancient Monument **Distance from Site:** 325m, north	HIGH	Construction	There would be a minor impact on users due to the presence of construction infrastructure the far distance	Limited to the area of Site visible in view.	Construction activities would contrast with the existing view but the built form of the Site would screened by intervening vegetation visible.	Duration of effects at this stage would be temporary, lasting until the end the construction stage. Change would be irreversible	SMALL/ NONE	MINOR	Adverse	Temporary	Majority of the view would not change. However there would be a minor alteration with the presence of construction infrastructure causing an adverse effect. Due to the distance from Site and the discrete nature of the view these effects would be limited.
		Completion	View of Site screened by intervening built form, vegetation and topography.	No further change predicted. View of Site screened by intervening built form, vegetation and topography.	View of Site screened by intervening vegetation and topography.	Duration of effects would be permanent and would be irreversible. View of Site screened by intervening built form, vegetation and topography.	NONE	NO EFFECT	--	--	View of Site screened by intervening vegetation and topography. The development would not introduce any key change nor introduce any uncharacteristic element to the view therefore the therefore the significance of effect would be reduced to no effect.
		Established with mitigation	View of Site screened by intervening built form, vegetation and topography.	No further change predicted. View of Site screened by intervening built form, vegetation and topography.	View of Site screened by intervening vegetation and topography.	Duration of effects would be permanent and would be irreversible. View of Site screened by intervening built form, vegetation and topography.	NONE	NO EFFECT	--	--	View of Site screened by intervening vegetation and topography. The development would not introduce any key change nor introduce any uncharacteristic element to the view therefore the therefore the significance of effect would be reduced to no effect.

Visual Receptor	Sensitivity	Magnitude of Effect						Significance of Effect			
Number, Distance, Name, Receptor		*Stage in life cycle*	*Size / Scale*	*Geographic Extent*	*Contrast/ Integration*	*Duration / Reversibility*	Magnitude Value	*Rating*	*Adverse/ Beneficial*	*Permanent / Temporary*	*Rational*
Viewpoint Number: 7 **Name:** Wat's Dyke Way Heritage Trail **Receptor:** Users of Promoted Route **Distance from Site:** 480m, east	MEDIUM/ HIGH	Construction	There would be a minor impact on users due to the presence of construction infrastructure the far distance	Limited to the area of Site visible in view.	Construction activities would contrast with the existing view but the built form of the Site would screened by intervening vegetation visible.	Duration of effects at this stage would be temporary, lasting until the end the construction stage. Change would be irreversible	SMALL/ NONE	MINOR	Adverse	Temporary	Majority of the view would not change. However there would be a minor alteration with the presence of construction infrastructure causing an adverse effect. Due to the distance from Site and the discrete nature of the view these effects would be limited.
		Completion	View of Site screened by intervening built form, vegetation and topography.	No further change predicted. View of Site screened by intervening built form, vegetation and topography.	View of Site screened by intervening vegetation and topography.	Duration of effects would be permanent and would be irreversible. View of Site screened by intervening built form, vegetation and topography.	NONE	NO EFFECT	--	--	View of Site screened by intervening vegetation and topography. The development would not introduce any key change nor introduce any uncharacteristic element to the view therefore the therefore the significance of effect would be reduced to no effect.
		Established with mitigation	View of Site screened by intervening built form, vegetation and topography.	No further change predicted. View of Site screened by intervening built form, vegetation and topography.	View of Site screened by intervening vegetation and topography.	Duration of effects would be permanent and would be irreversible. View of Site screened by intervening built form, vegetation and topography.	NONE	NO EFFECT	--	--	View of Site screened by intervening vegetation and topography. The development would not introduce any key change nor introduce any uncharacteristic element to the view therefore the therefore the significance of effect would be reduced to no effect.
Viewpoint Number: 8 **Name:** Special Landscape Area (SLA) West of Sydallt **Receptor:** Users of Special Landscape Area (SLA) West of Sydallt **Distance from Site:** 575m, south	MEDIUM/ HIGH	Construction	There would be a minor impact on users due to the presence of construction infrastructure the far distance	Limited to the area of Site visible in view.	Construction activities would contrast with the existing view but the built form of the Site would screened by intervening vegetation visible.	Duration of effects at this stage would be temporary, lasting until the end the construction stage. Change would be irreversible	SMALL/ NONE	MINOR	Adverse	Temporary	Majority of the view would not change. However there would be a minor alteration with the presence of construction infrastructure causing an adverse effect. Due to the distance from Site and the discrete nature of the view these effects would be limited.
		Completion	View of Site screened by intervening built form, vegetation and topography.	No further change predicted. View of Site screened by intervening built form, vegetation and topography.	View of Site screened by intervening vegetation and topography.	Duration of effects would be permanent and would be irreversible. View of Site screened by intervening built form, vegetation and topography.	NONE	NO EFFECT	--	--	View of Site screened by intervening vegetation and topography. The development would not introduce any key change nor introduce any uncharacteristic element to the view therefore the therefore the significance of effect would be reduced to no effect.
		Established with mitigation	View of Site screened by intervening built form, vegetation and topography.	No further change predicted. View of Site screened by intervening	View of Site screened by intervening vegetation and topography.	Duration of effects would be permanent and would be irreversible. View of	NONE	NO EFFECT	--	--	View of Site screened by intervening vegetation and topography. The development would not introduce any key change nor introduce any uncharacteristic element to the view

Visual Receptor	Sensitivity	Magnitude of Effect						Significance of Effect			
Number, Distance, Name, Receptor		*Stage in life cycle*	*Size / Scale*	*Geographic Extent*	*Contrast/ Integration*	*Duration / Reversibility*	Magnitude Value	*Rating*	*Adverse/ Beneficial*	*Permanent / Temporary*	*Rational*
				built form, vegetation and topography.		Site screened by intervening built form, vegetation and topography.					therefore the therefore the significance of effect would be reduced to no effect.
Viewpoint Number: 9 **Name:** Waun-y-llyn Country Park (View Point) **Receptor:** Users of Waun-y-llyn Country Park (View Point) **Distance from Site:** 2.5km, north west	MEDIUM	Construction	There would be a minor impact on users due to the presence of construction infrastructure the far distance	Limited to the area of Site visible in view.	Construction activities would contrast with the existing view but the built form of the Site would screened by intervening vegetation visible.	Duration of effects at this stage would be temporary, lasting until the end the construction stage. Change would be irreversible	SMALL/ NONE	MINOR	Adverse	Temporary	Majority of the view would not change. However there would be a minor alteration with the presence of construction infrastructure causing an adverse effect. Due to the distance from Site and the discrete nature of the view these effects would be limited.
		Completion	View of Site screened by intervening built form, vegetation and topography.	No further change predicted. View of Site screened by intervening built form, vegetation and topography.	View of Site screened by intervening vegetation and topography.	Duration of effects would be permanent and would be irreversible. View of Site screened by intervening built form, vegetation and topography.	NONE	NO EFFECT	--	--	View of Site screened by intervening vegetation and topography. The development would not introduce any key change nor introduce any uncharacteristic element to the view therefore the therefore the significance of effect would be reduced to no effect.
		Established with mitigation	View of Site screened by intervening built form, vegetation and topography.	No further change predicted. View of Site screened by intervening built form, vegetation and topography.	View of Site screened by intervening vegetation and topography.	Duration of effects would be permanent and would be irreversible. View of Site screened by intervening built form, vegetation and topography.	NONE	NO EFFECT	--	--	View of Site screened by intervening vegetation and topography. The development would not introduce any key change nor introduce any uncharacteristic element to the view therefore the therefore the significance of effect would be reduced to no effect.

7. Conclusions

7.1.1. The baseline evidence has been collected and a survey of the Site and surrounding area has been undertaken by experienced Landscape Architects and the following conclusions are presented:

7.2. Landscape Effects

7.2.1. Ten landscape receptors were identified in the landscape baseline, all of which were taken forward into the landscape effects assessment. In the landscape assessment the following conclusions were reached regarding the significance of effects on each landscape receptor at each stage of the proposed development.

Table 7.1 - Table of Landscape Receptors Significance of Effects

Landscape Receptor	Significance of Effect			
	Stage in life cycle	Rating	Adverse/ Beneficial	Permanent / Temporary
LANDMAP: FLNTLH008 - Caergwrlen mosaic	Construction	MODERATE/ MINOR	Adverse	Temporary
	Completion	MINOR	Adverse	Permanent
	Established with mitigation	MINOR	Adverse	Permanent
LANDMAP: FLNTVS074 - *Leeswood*	Construction	MAJOR/ MODERATE	Adverse	Temporary
	Completion	MAJOR/ MODERATE	Adverse	Permanent
	Established with mitigation	MODERATE/ MINOR	Adverse	Permanent
Site Context	Construction	MODERATE	Adverse	Temporary
	Completion	MODERATE	Adverse	Permanent
	Established with mitigation	MODERATE/ MINOR	Adverse	Permanent
The Site	Construction	MAJOR	Adverse	Temporary

Landscape Receptor	Significance of Effect			
	Stage in life cycle	Rating	Adverse/ Beneficial	Permanent / Temporary
	Completion	MAJOR	Adverse	Permanent
	Established with mitigation	MAJOR	Adverse	Permanent
Caergwrle Conservation Area	Construction	MODERATE	Adverse	Temporary
	Completion	MODERATE/ MINOR	Adverse	Permanent
	Established with mitigation	MINOR	Adverse	Permanent
Listed Building – Plas-yn-Bwl *(Grade 11*)*	Construction	MODERATE	Adverse	Temporary
	Completion	MODERATE/ MINOR	Adverse	Permanent
	Established with mitigation	MINOR	Adverse	Permanent
Listed Building – *Caergwrle Castle (Grade I)*	Construction	MODERATE	Adverse	Temporary
	Completion	MODERATE/ MINOR	Adverse	Permanent
	Established with mitigation	MINOR	Adverse	Permanent
Registered Park and Garden of Special Historic Interest – *Bryn Iorcyn (Grade II)*	Construction	MODERATE	Adverse	Temporary
	Completion	MODERATE/ MINOR	Adverse	Permanent
	Established with mitigation	MINOR / NEGLIGIBLE	Adverse	Permanent
Scheduled Monuments (SM) – *Caergwrle Castle*	Construction	MODERATE	Adverse	Temporary
	Completion	MODERATE/ MINOR	Adverse	Permanent
	Established with mitigation	MINOR / NEGLIGIBLE	Adverse	Permanent
Special Landscape Area (SLA) – *west of Sydallt*	Construction	MODERATE	Adverse	Temporary
	Completion	MODERATE/ MINOR	Adverse	Permanent
	Established with mitigation	MINOR	Adverse	Permanent

7.2.2. With regard to the foreseeable landscape effects it is considered:

- All of the landscape receptors brought forward in the assessment would experience adverse effects during construction, which would be temporary for the duration of the build;
- For all of the landscape receptors, the effects of the development would be adverse upon completion and in the initial establishment phase of the development and are predicted to be permanent;
- Only the Site landscape effects are predicted to remain major and adverse on establishment. All other effects on surrounding landscape receptors reduce, to either moderate or minor yet all remain adverse;
- Taken cumulatively the overall landscape impact is considered to be minor adverse to moderate adverse and it will be a permanent effect; and
- The overall rating of the significance of landscape effects would generally reduce over time as the development, with the aid of mitigation measures such as boundary planting matures, this judgement is with the exception of the Site itself whose landscape character will change permanently as an inevitable consequence of development.

7.3. Visual Effects

7.3.1. Twelve visual receptors were identified in the visual baseline and all were taken forward into the visual effects assessment. In the visual assessment, fourteen viewpoints were used as representative of the receptors were assessed. The following conclusions were reached regarding the significance of effects on each of the viewpoints at each stage of the proposed development:

Table 7.1 - Table of Visual Receptors Significance of Effects

Viewpoint and Visual Receptor	Significance of Effect			
	Stage in life cycle	*Rating*	*Adverse/ Beneficial*	*Permanent / Temporary*
Number: 1 Name:	Construction	MAJOR	Adverse	Temporary

Viewpoint and Visual Receptor	Significance of Effect			
	Stage in life cycle	*Rating*	*Adverse/ Beneficial*	*Permanent / Temporary*
Wrexham Road **Receptor:** Roads users – Local/ short range **Distance from Site:** Adjacent to Site, east	Completion	MAJOR	Adverse	Permanent
	Established with mitigation	MAJOR/ MODERATE	Adverse	Permanent
Number: 2 **Name:** Cross roads between Wrexham Road, Cymau Lane and Hawarden Road (A550). **Receptor:** Roads users– Local/ Short range **Distance from Site:** <100m, south/south east	Construction	MAJOR/ MODERATE	Adverse	Temporary
	Completion	MODERATE	Adverse	Permanent
	Established with mitigation	MODERATE	Adverse	Permanent
Number: 3 **Name:** Cross roads between Wrexham Road, Cymau Lane and Hawarden Road (A550). **Receptor:** Roads users- Local/ Short range **Distance from Site:** >100m, south/ south east	Construction	MODERATE	Adverse	Temporary
	Completion	MODERATE/ MINOR	Adverse	Permanent
	Established with mitigation	MINOR	Adverse	Permanent
Number: 4 **Name:** Junction of Llanfynydd 6 – Cymau Lane **Receptor:** Users of Public Rights of Way **Distance from Site:** <500m north west	Construction	MODERATE	Adverse	Temporary
	Completion	MODERATE	Adverse	Permanent
	Established with mitigation	NEGLIGIBLE	Adverse	Permanent
Number: 5 **Name:** Bryn Yorkin Road/ Bryn Yorkin Registered Park and	Construction	MINOR	Adverse	Temporary

Viewpoint and Visual Receptor	Significance of Effect			
	Stage in life cycle	*Rating*	*Adverse/ Beneficial*	*Permanent / Temporary*
Garden of Special Historic Interest **Receptor:** Road, Public Rights of Way users and Visitors to Bryn Iorkin Registered Park and Garden of Special Historic Interest **Distance from Site:** 650m, north west	Completion	MODERATE/ MINOR	Adverse	Temporary
	Established with mitigation	NEGLIGIBLE	Adverse	Permanent
Number: 6 **Name:** Caergwrle Castle **Receptor:** Users of Listed Building/ Scheduled Ancient Monument **Distance from Site:** 325m, north	Construction	MINOR	Adverse	Temporary
	Completion	NO EFFECT	--	--
	Established with mitigation	NO EFFECT	--	--
Number: 7 **Name:** Wat's Dyke Way Heritage Trail **Receptor:** Users of Promoted Route **Distance from Site:** 480m, east	Construction	MINOR	Adverse	Temporary
	Completion	NO EFFECT	--	--
	Established with mitigation	NO EFFECT	--	--
Number: 8 **Name:** Special Landscape Area (SLA) West of Sydallt **Receptor:** Users of Special Landscape Area (SLA) West of Sydallt **Distance from Site:** 575m, south	Construction	SMALL/ NONE	MINOR	Adverse
	Completion	NO EFFECT	--	--
	Established with mitigation	NO EFFECT	--	--

7.3.2. With regard to the foreseeable visual effects it is considered that:

- For all of the visual receptors brought forward into the visual assessment, all have the potential to experience some effect from the proposed development, as

considered in the eleven representative viewpoints. Overall, there will be change for users on or close to the Site which is inevitable with the construction of houses or any other built form on previously undeveloped land.

- All the receptors are predicted as likely to experience adverse visual change during construction of the development. These adverse effects would be temporary for the duration of the build but the resulting houses would leave a permanent adverse effect;
- Visual effects are predominately limited to receptors local to the site confirming that there are no mid or long range views or visual receptors affected by the proposals;
- On completion and during the establishment stage of mitigation planting all the immediate visual receptors, those within 150m of the site, would continue to experience adverse visual effects, which are considered to be permanent;
- Those receptors positioned further away from the Site including Bryn Iorkin Registered Park and Garden of Special Historic Interest, Wat's Dyke Way, Caergwrle Castle Special Landscape Area (SLA) West of Sydallt would experience no effects, due to screening by intervening topography or vegetation, this is indicative of the relative visual enclosure in which the site is located ;
- The overall rating of the significance of effects would reduce over time as the development becomes established with mitigation planting; yet users of local roads adjacent to the Site would experience an ongoing change in their visual amenity which remains as a Moderate, permanent adverse effect; but
- The sense of change will diminish as people become familiar with seeing the houses in this particular location and judge it against other housing experienced in the settlement of Abermorddu and in neighbouring communities.

8. Summary

8.1.1. This landscape and visual impact assessment has assessed the potential impacts of the proposed residential development at Wrexham Road, Abermorddu, on the landscape as a resource in its own right and on visual receptors as the people likely to experience the landscape in the area.

8.1.2. The Study area was set at 3km from the Site. Through site and desktop surveys, both landscape and visual receptors were identified and their current (baseline) conditions were determined.

8.1.3. The development would result in a complete change in key elements, features, qualities and characteristics of the Site; as the use changes from agricultural to residential.

8.1.4. For all of the assessed landscape receptors, the effects of the development would be temporary adverse during construction. These would be replaced with the permanent adverse landscape effects arising from the residential buildings and associated infrastructure in a semi-rural landscape.

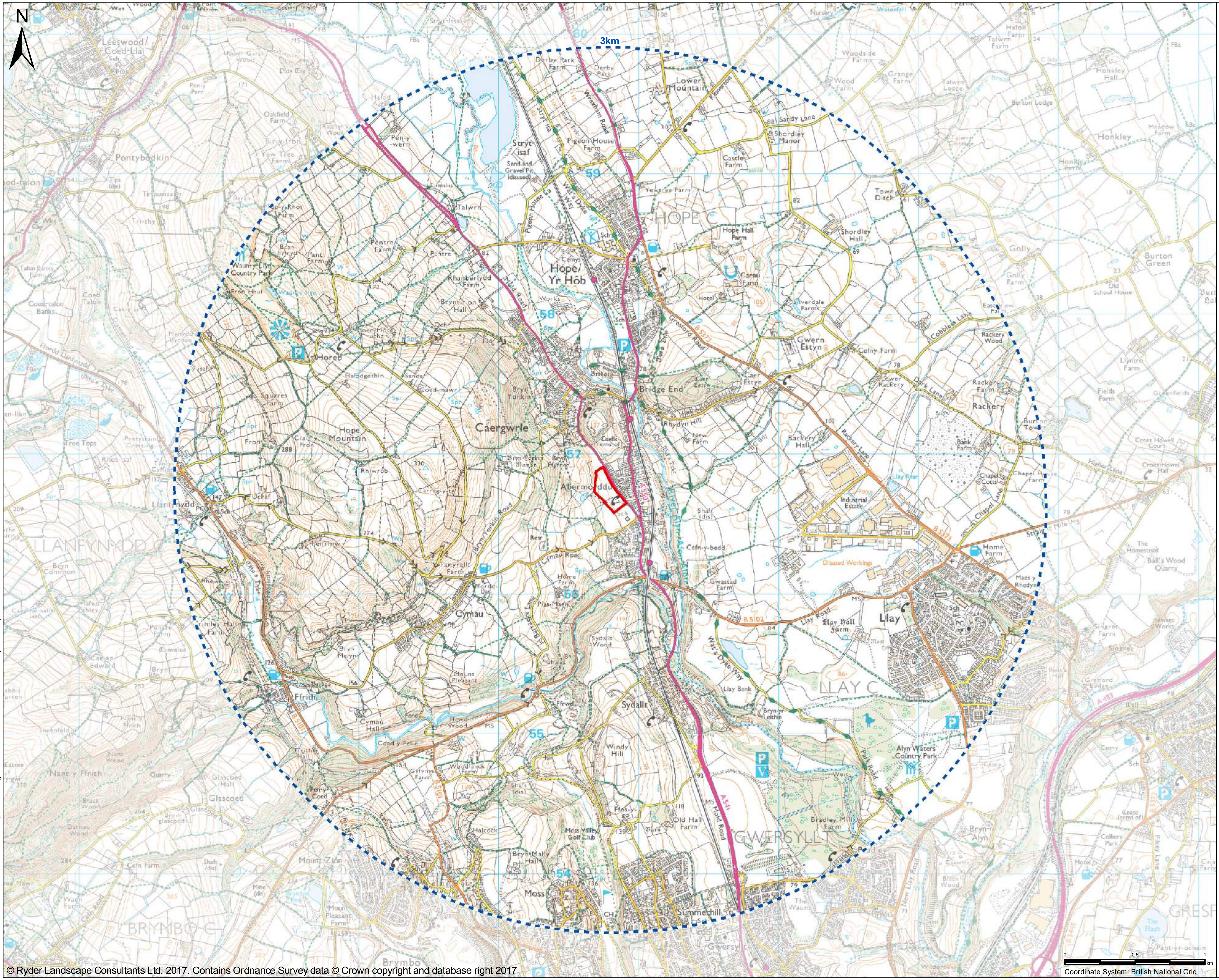
8.1.5. Over-time, as the landscape mitigation elements establish, the sense of landscape change in the surrounding landscape receptors caused by the development would reduce but yet remain adverse. All residual landscape effects reduce to an upper rating of Moderate, the majority being Minor with the exception of the Site itself where the landscape effect would remain Major, adverse which is an inevitable result of building houses on a green field location..

8.1.6. Through the visual assessment process it was determined that the effects of the development on visual receptors would be contained to within the immediate vicinity of the Site within 150m, with views concentrated towards the north west and westwards across the Site with limited-minor views to the north, south and east due to the screening effects of intervening vegetation and landform.

8.1.7. The effects for all visual receptors would be temporary adverse during construction because of the temporary nature of construction effects. The overall rating of the significance of effects would reduce over time as the development becomes established with mitigation planting but they will remain adverse in character. It is the users of local roads (Wrexham Road and the Cross Roads at Abermorddu Primary School) who will continue to experience Moderate to Minor permanent and adverse residual visual effects.

However, more distant views (<200m) will have negligible to no residual effects given screening by existing intervening vegetation, landform and built form.

8.1.8. To conclude, this LVIA has objectively identified that landscape and visual harm would occur with the development of housing at this location. It has however concluded that the permanent adverse landscape and visual effects are not at such a scale e.g. Major, Adverse effects, that the identified landscape and visual harm would justify a reason for refusal on these grounds.



Path: J:\PROJECTS\16-264 Abermorddu Residential Development\06 Design\GIS\MXD\264-RYD-XX-XX-DR-L-1000.mxd (18/05/2017)

Key

- Site Boundary
- 3km Study Area

Rev	Drawn	Checked	Date	Description

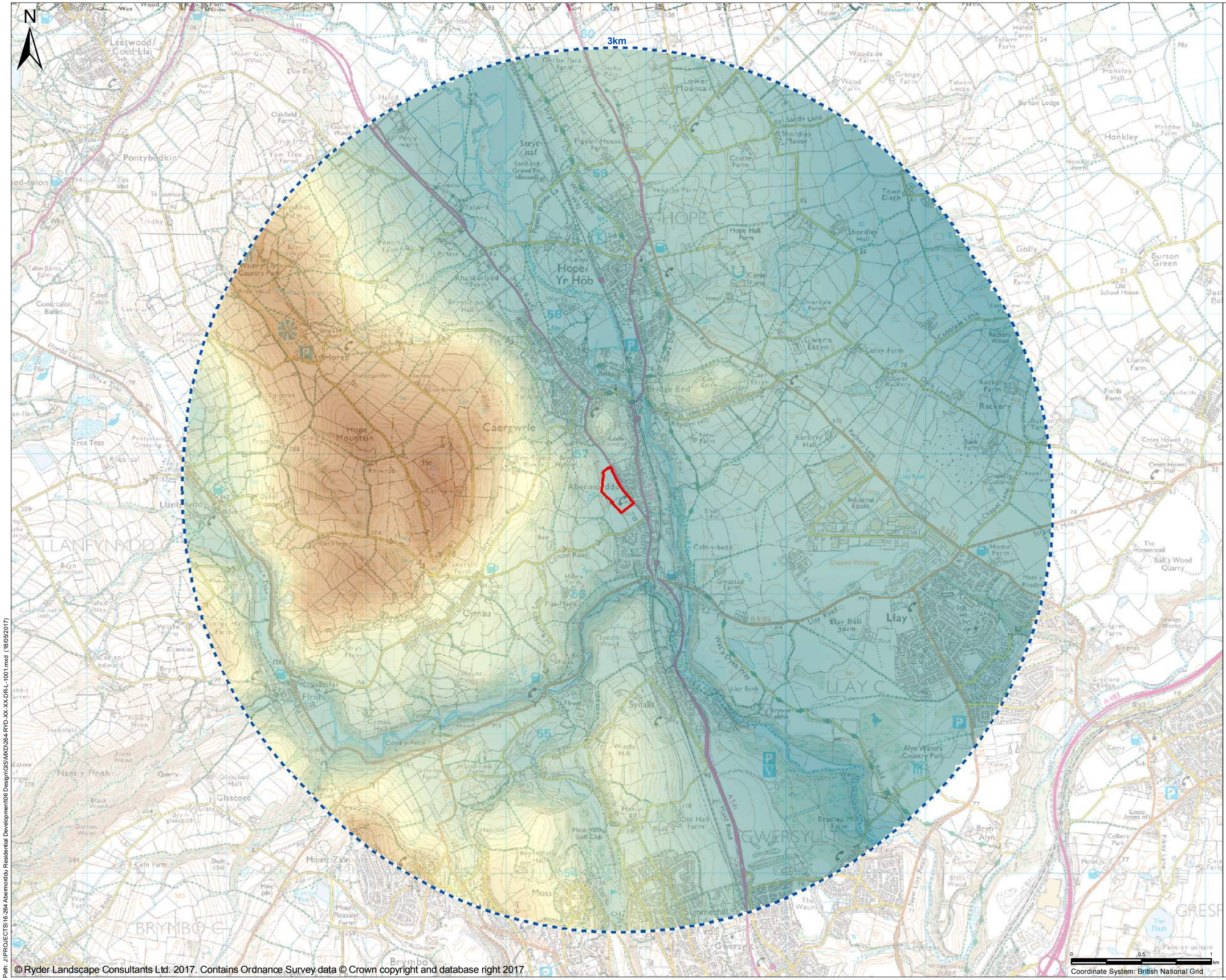
RYDER
LANDSCAPE CONSULTANTS
Meyer House, 42 City Road, Chester, CH1 3AE
TEL: 01244 400064 EMAIL: info@ryderlandscape.co.uk
www.ryderlandscape.co.uk Company Registration no: 6065464

Client
Fisher German LLP

Project
LAND OFF WREXHAM ROAD, ABERMORDDU

Drawing Title
FIGURE 1
Site Location and Study Area

Drawn By:	LM	Date:	05.09.2016
Checked By:	SR	Date:	05.09.2016
Drawing Scale:	1:25,000	Sheet Size:	A3
Drawing No.	264-RYD-XX-XX-DR-L-1000	Revision	



Path: J:\PROJECTS\16-264 Abermorddu Residential Development\06 Design\GIS\MXD\264-RYD-XX-XX-DR-L-1001.mxd (18/05/2017)

Key

- Site Boundary
- 3km Study Area

Topography (metres above AOD)

323m

46m

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LAND OFF WREXHAM ROAD, ABERMORDDU

Drawing Title

FIGURE 2

Topography

Drawn By:	LM	Date:	05.09.2016
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Drawing Scale:	1:25,000	Sheet Size:	A3

Drawing No. **264-RYD-XX-XX-DR-L-1001**

Revision

Key

- Site Boundary
- 3km Study Area

Visual and Sensory Character Areas

Development

- Built Land : Urban
- Developed Unbuilt Land : Derelict/Waste Ground

Lowland

- Flat Lowland/Levels : Flat Open Lowland Farmland
- Lowland Valleys : Wooded Lowland Valleys
- Rolling Lowland : Mosaic Rolling Lowland
- Rolling Lowland : Open Rolling Lowland

Upland

- Hills, Lower Plateau & Scarp Slopes : Hill & Lower Plateau Grazing
- Hills, Lower Plateau & Scarp Slopes : Hillside & Scarp Slopes Grazing
- Hills, Lower Plateau & Scarp Slopes : Hillside & Scarp Slopes Mosaic
- Upland Valleys : Wooded Upland Valleys

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Project
LAND OFF WREXHAM ROAD, ABERMORDDU

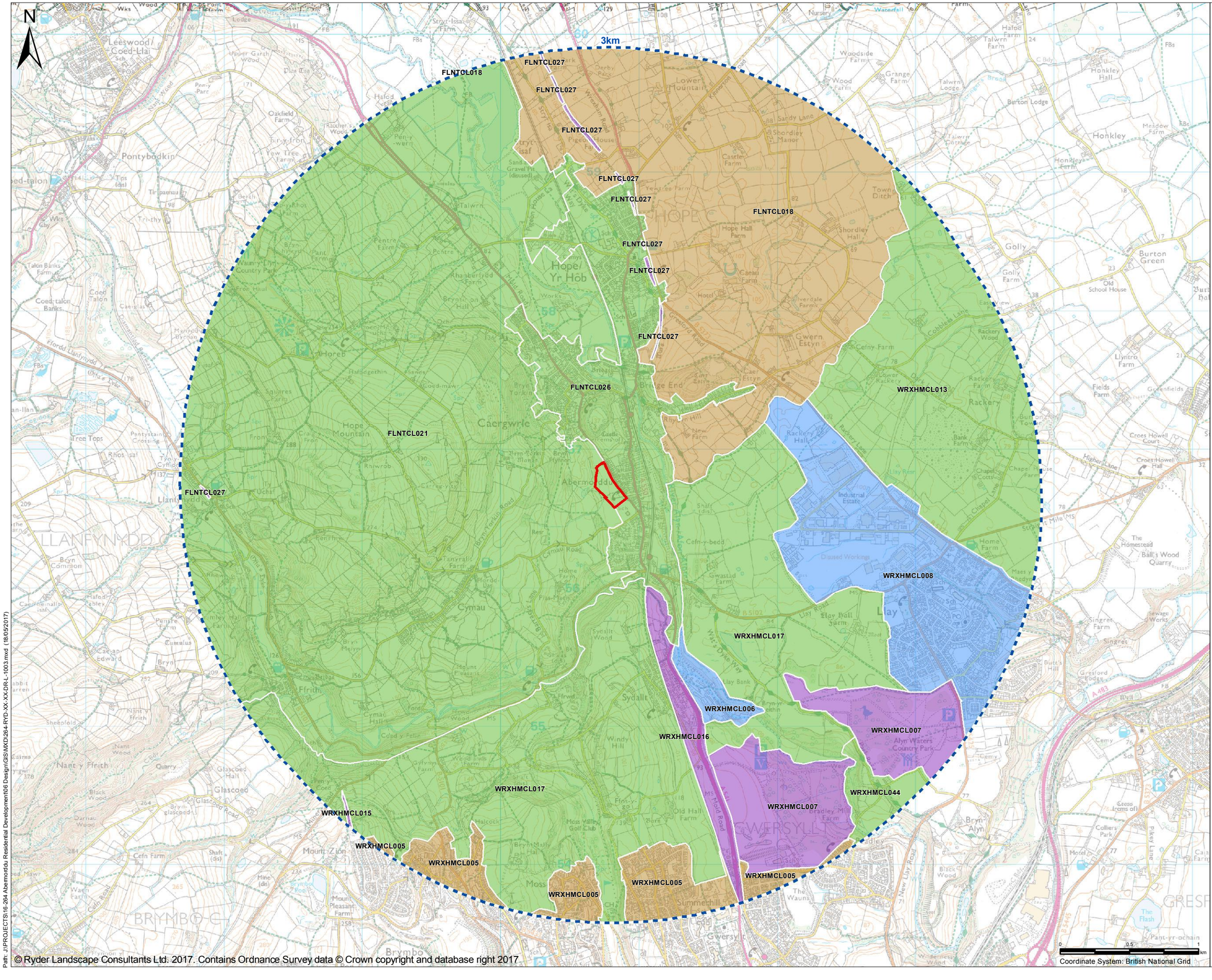
Drawing Title
FIGURE 3
LANDMAP
Visual and Sensory Layer

Drawn By:	LM	Date:	05.09.2016
Checked By:	SR	Date:	05.09.2016
Drawing Scale:	1:25,000	Sheet Size:	A3

Drawing No. 264-RYD-XX-XX-DR-L-1002
Revision

Coordinate System: British National Grid

Path: J:\PROJECTS\16-264 Abermorddu Residential Development\06 Design\GIS\MXD\264-RYD-XX-XX-DR-L-1002.mxd (18/05/2017)



Key

- Site Boundary
- 3km Study Area

Cultural Character Areas

Influences

- Material expressions: Industrial
- Material expressions: Infrastructure
- Material expressions: Rural
- Material expressions: Urban

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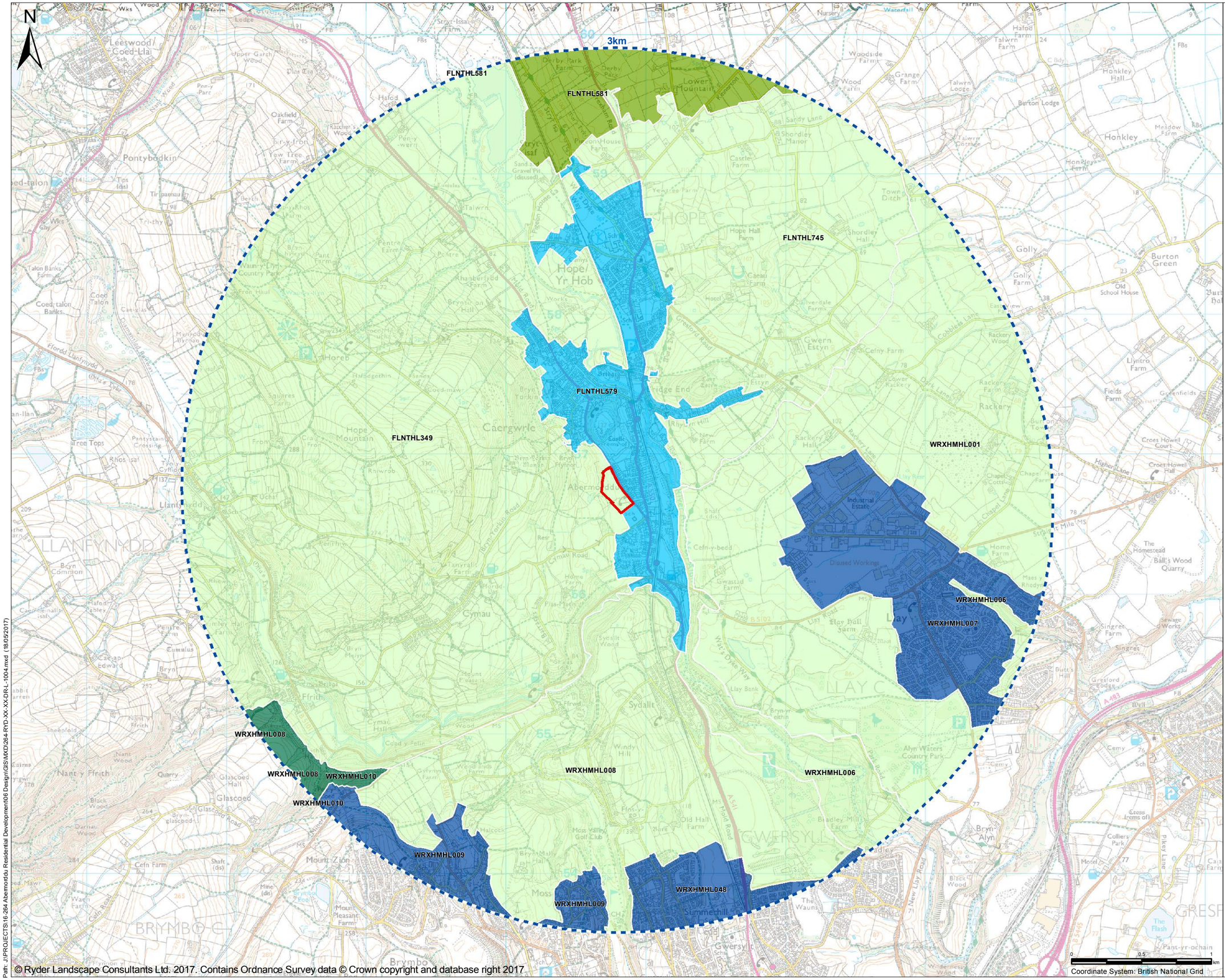
Project
LAND OFF WREXHAM ROAD, ABERMORDDU

Drawing Title
FIGURE 4
LANDMAP Cultural Layer

Drawn By:	LM	Date:	16.08.2016
Checked By:	SR	Date:	16.08.2016
Drawing Scale:	1:25,000	Sheet Size:	A3
Drawing No.	264-RYD-XX-XX-DR-L-1003	Revision	



Key

- Site Boundary
- 3km Study Area

Historic Character Areas

Built Environment

- Settlement: Nucleated Settlement
- Settlement: Other Settlement

Rural Environment

- Agricultural: Irregular Fieldscapes
- Agricultural: Regular Fieldscapes
- Non agricultural: Woodland

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Project
LAND OFF WREXHAM ROAD, ABERMORDDU

Drawing Title
FIGURE 5
LANDMAP Historic Layer

Drawn By:	LM	Date:	16.08.2016
Checked By:	SR	Date:	16.08.2016
Drawing Scale:	1:25,000	Sheet Size:	A3

Drawing No. **264-RYD-XX-XX-DR-L-1004** Revision

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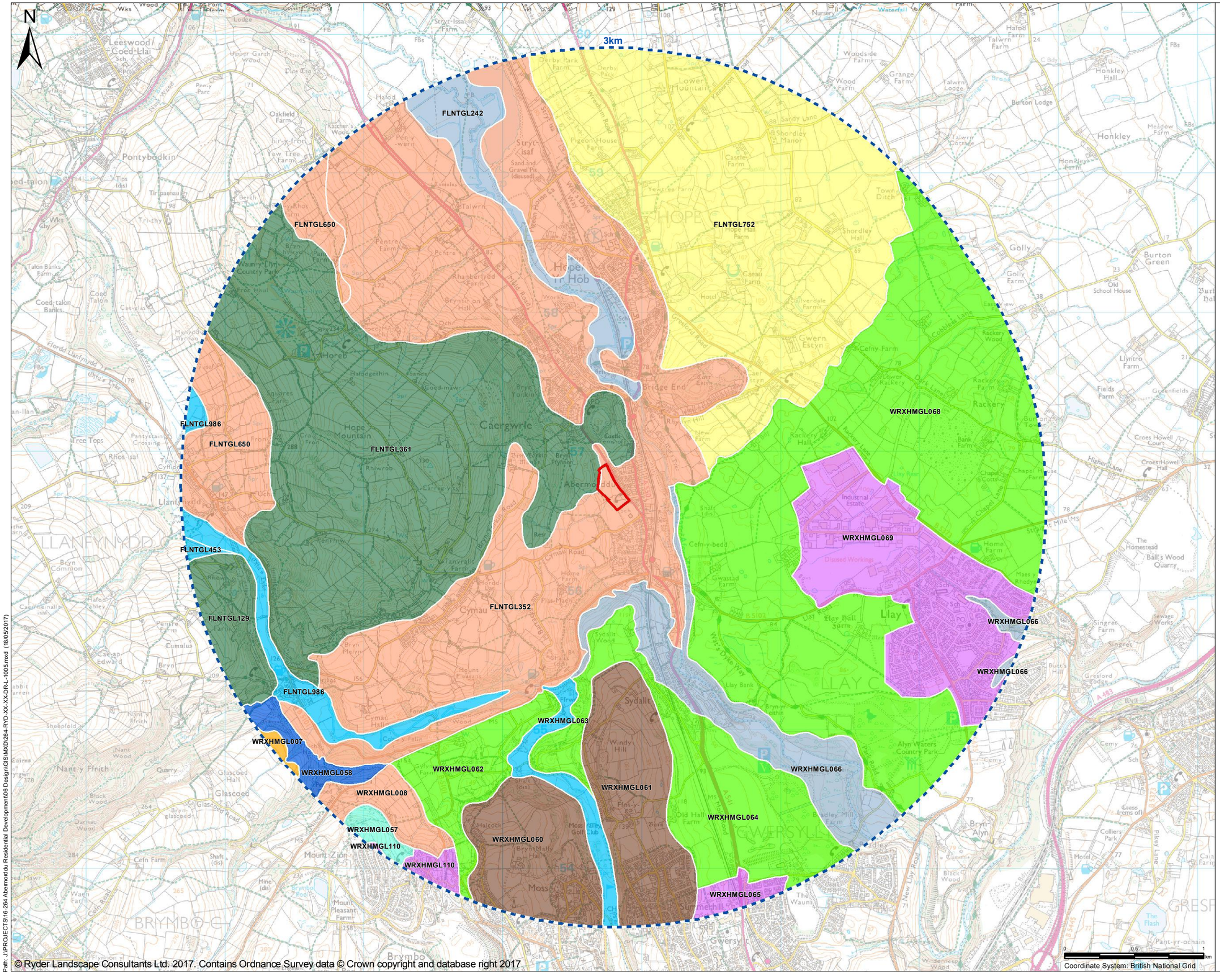

Key

- Site Boundary
- 3km Study Area

Geological Character Areas

Man-made

- Engineered features and reclaimed / infilled land

Lowland Hills and Valleys

- Dissected lowland plateau: Lowland plateau
- Lowland glacial and fluvioglacial depositional terrain: Lowland glacial outwash plain / field
- Lowland glacial and fluvioglacial depositional terrain: Lowland till plain / field
- Lowland glacial and fluvioglacial depositional terrain: Other
- Lowland river and drainage systems: Active lowland river-flood plain system
- Lowland river and drainage systems: Lowland river gorge
- Lowland river and drainage systems: Other
- Undulating lowland hill terrain: Other

Mountain and Upland Valley

- Undulating upland terrain and dissected plateau: Upland escarpment
- Undulating upland terrain and dissected plateau: Other

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Project
LAND OFF WREXHAM ROAD, ABERMORDDU

Drawing Title
FIGURE 6
LANDMAP Geological Layer

Drawn By:	LM	Date:	16.08.2016
Checked By:	SR	Date:	16.08.2016
Drawing Scale:	1:25,000	Sheet Size:	A3
Drawing No.	264-RYD-XX-XX-DR-L-1005	Revision	

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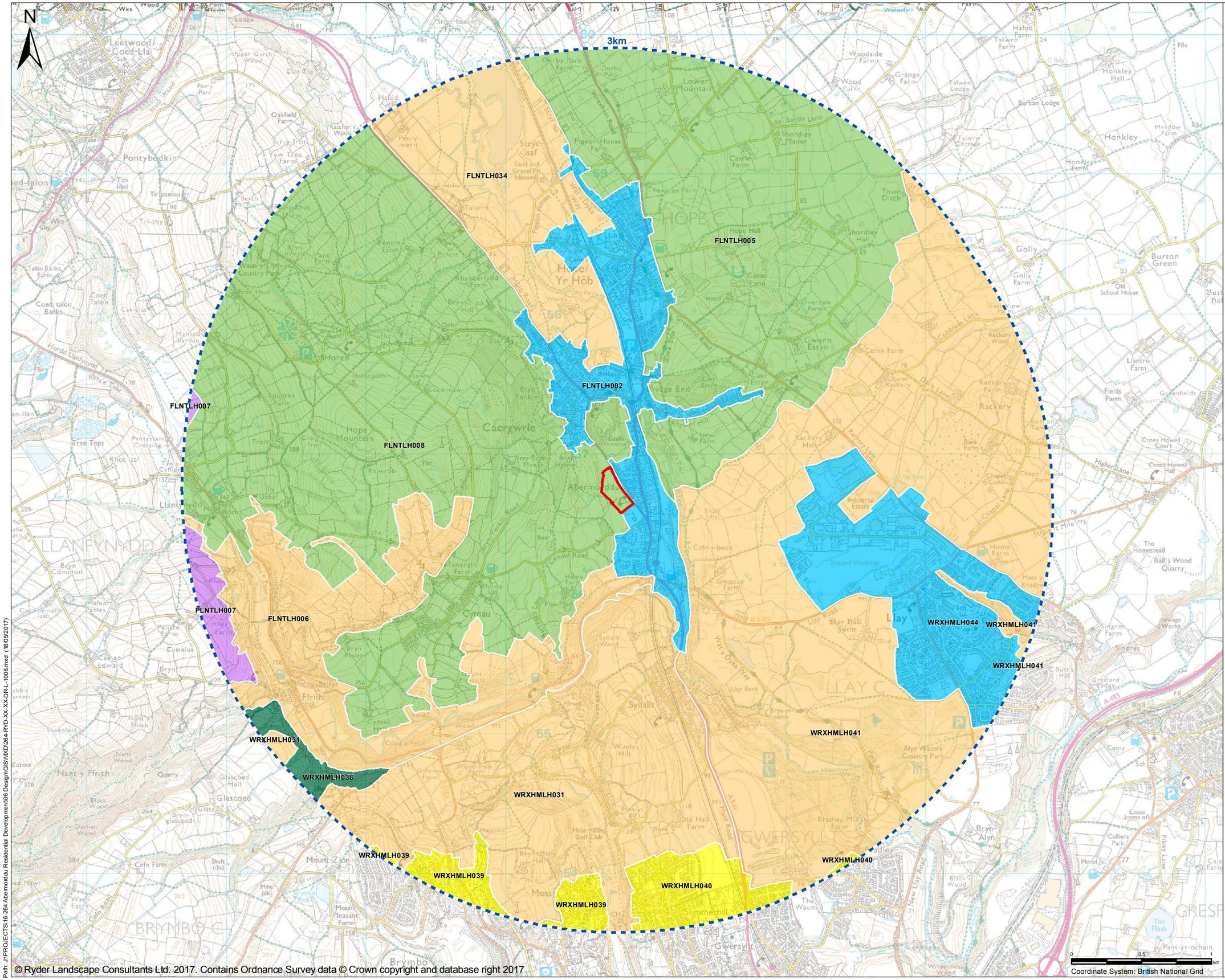

Path: J:\PROJECTS\16-264 Abermorddu Residential Development\06 Design\GIS\MXD\264-RYD-XX-XX-DR-L-1006.mxd (18/05/2017)

Key

- Site Boundary
- 3km Study Area

Landscape Habitats Character Areas

Dry (Relatively) Terrestrial Habitats

- Built Up Areas: Mosaic
- Built Up Areas: Residential/Green Space
- Grassland & Marsh: Improved Grassland
- Grassland & Marsh: Mosaic
- Mosaic: Mosaic
- Woodland & Scrub: Mosaic

Rev	Drawn	Checked	Date	Description

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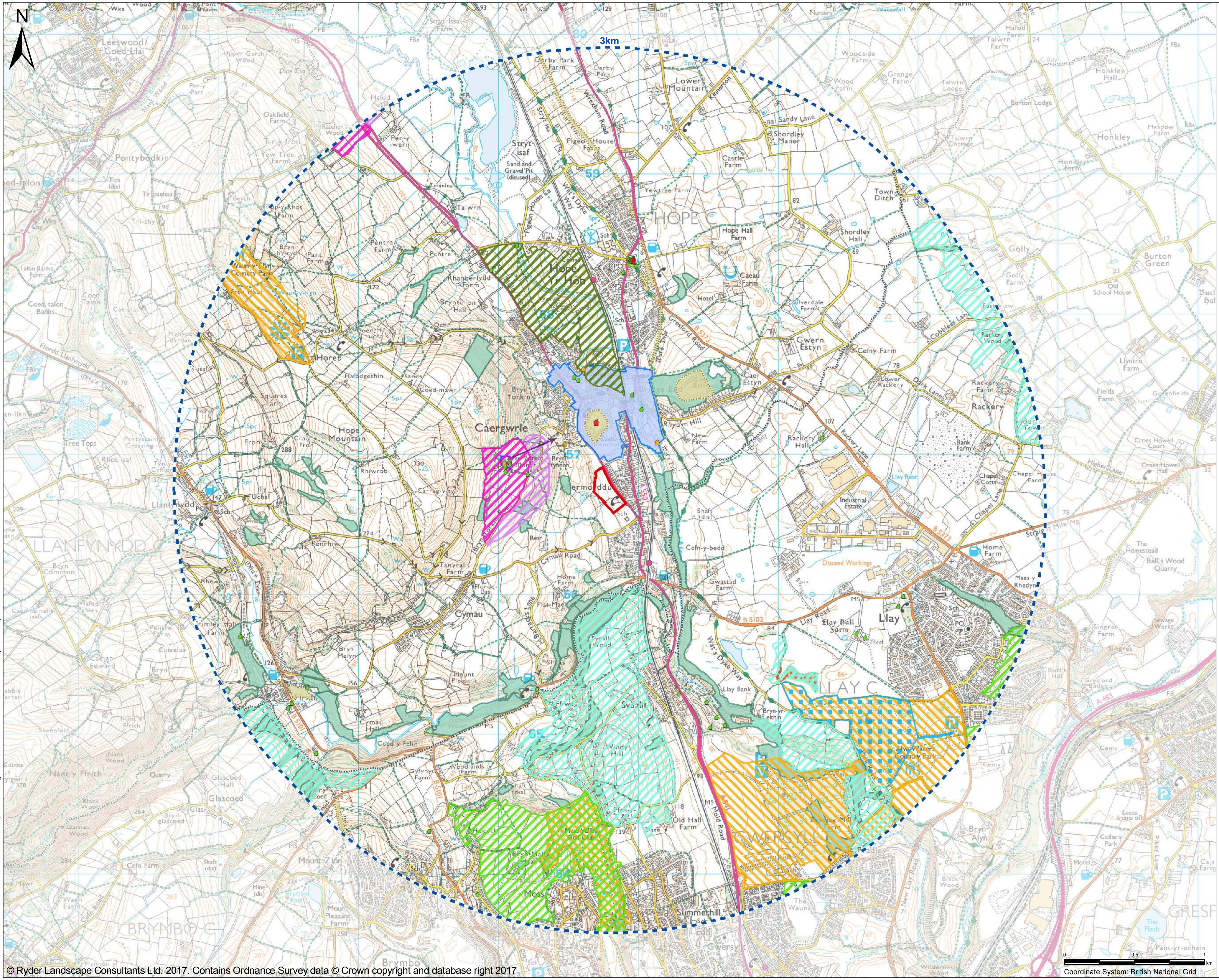
Project
LAND OFF WREXHAM ROAD, ABERMORDDU

Drawing Title
FIGURE 7
LANDMAP
Landscape Habitats Layer

Drawn By:	LM	Date:	05.09.2016
Checked By:	SR	Date:	05.09.2016
Drawing Scale:	1:25,000	Sheet Size:	A3
Drawing No.	264-RYD-XX-XX-DR-L-1006	Revision	



Key

- Site Boundary
- 3km Study Area
- Scheduled Ancient Monument
- Local Nature Reserve (LNR)
- Site of Special Scientific Interest (SSSI)
- Country Park
- Ancient Woodland Inventory
- Listed Building Grade I
- Listed Building Grade II*
- Listed Building Grade II

Historic Parks and Gardens

- Significant View
- Gardens & Kitchen Gardens
- Park Boundary
- Essential Setting

Local Policies - Flintshire

- GEN4 - Green Barriers
- Conservation Area

Local Policies _ Wrexham

- EC1 - Green Barriers
- EC5 - Special Landscape Areas

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Client
Fisher German LLP

Project
LAND OFF WREXHAM ROAD, ABERMORDDU

Drawing Title
FIGURE 8
Landscape and Environmental Designations

Drawn By:	LM	Date:	05.09.2016
Checked By:	SR	Date:	05.09.2016
Drawing Scale:	1:25,000	Sheet Size:	A3
Drawing No.	264-RYD-XX-XX-DR-L-1007	Revision	

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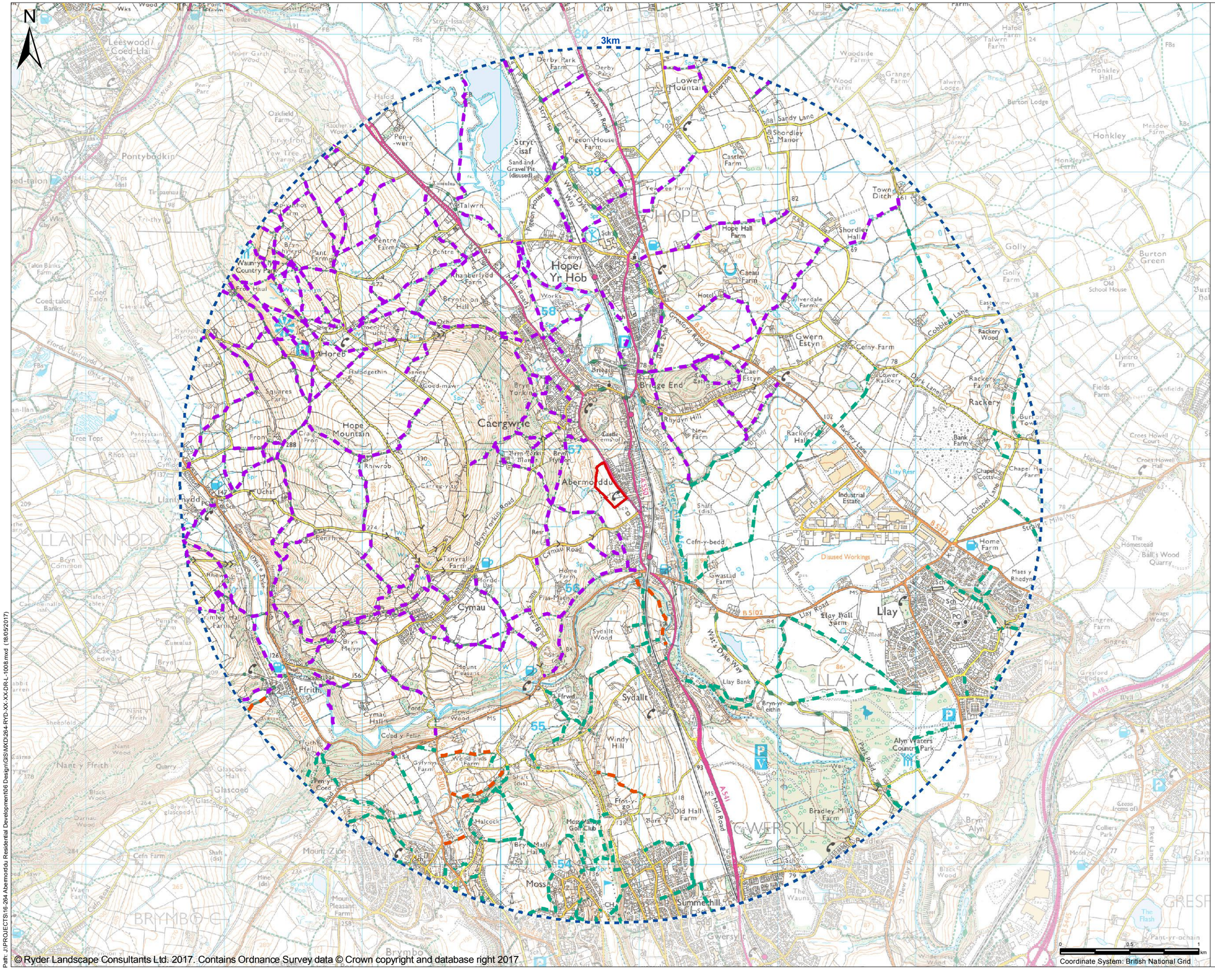

Key

- Site Boundary
- 3km Study Area

Public Rights of Way (PRoW)

- Flintshire: Footpath
- Wrexham: Footpath
- Wrexham: Bridleway

Rev	Drawn	Checked	Date	Description

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Client
Fisher German LLP

Project
LAND OFF WREXHAM ROAD, ABERMORDDU

Drawing Title
FIGURE 9
Routes and Access (Public Rightd of Way)

Drawn By:	SW	Date:	27.04.2017
Checked By:	SR	Date:	27.04.2017
Drawing Scale:	1:25,000	Sheet Size:	A3
Drawing No.	264-RYD-XX-XX-DR-L-1008	Revision	

Path: J:\PROJECTS\16-264 Abermorddu Residential Development\06 Design\GIS\MXD\264-RYD-XX-XX-DR-L-1008.mxd (18/05/2017)

Key

- Site Boundary
- 3km Study Area
- Viewpoint Location and Direction

Rev	Drawn	Checked	Date	Description

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Client
Fisher German LLP

Project
LAND OFF WREXHAM ROAD, ABERMORDDU

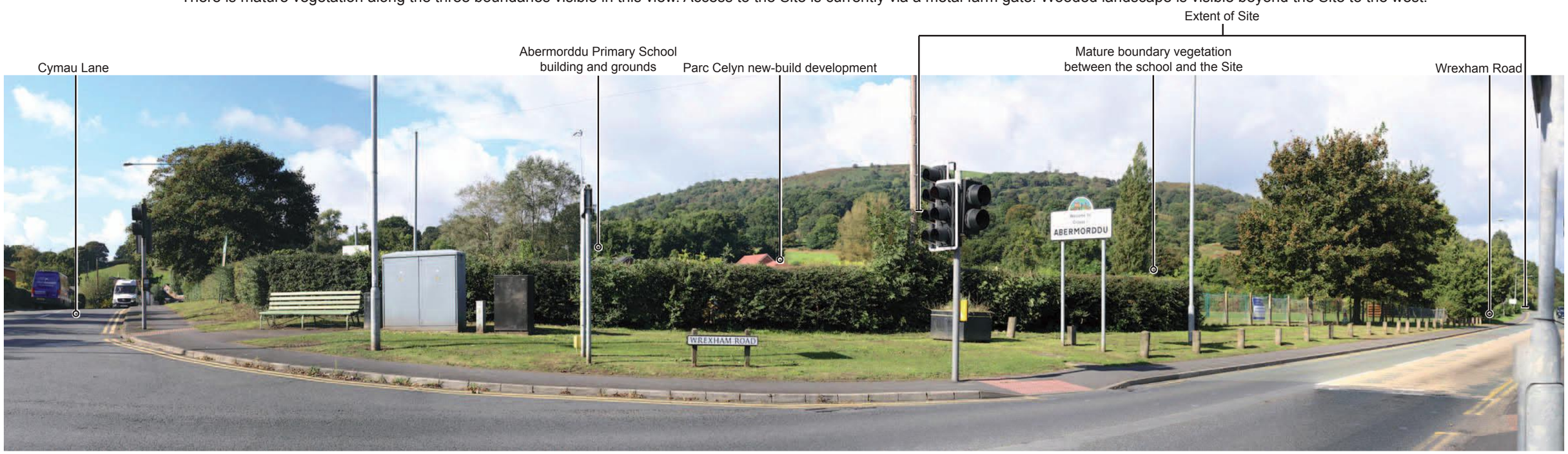
Drawing Title
FIGURE 10
Viewpoint Photography Location Plan

Drawn By:	LM	Date:	05.09.2016
Checked By:	SR	Date:	05.09.2016
Drawing Scale:	1:25,000	Sheet Size:	A3
Drawing No.	264-RYD-XX-XX-DR-L-1009	Revision	

Coordinate System: British National Grid

Path: J:\PROJECTS\16-264 Abermorddu Residential Development\06 Design\GIS\MXD\264-RYD-XX-XX-DR-L-1009.mxd (18/05/2017)

Viewpoint No. 01 Wrexham Road - View looking west over Wrexham Road towards the Site. Open view of the Site which is currently rural pastoral in character. The land within the Site gently rises up towards the west. There is mature vegetation along the three boundaries visible in this view. Access to the Site is currently via a metal farm gate. Wooded landscape is visible beyond the Site to the west.

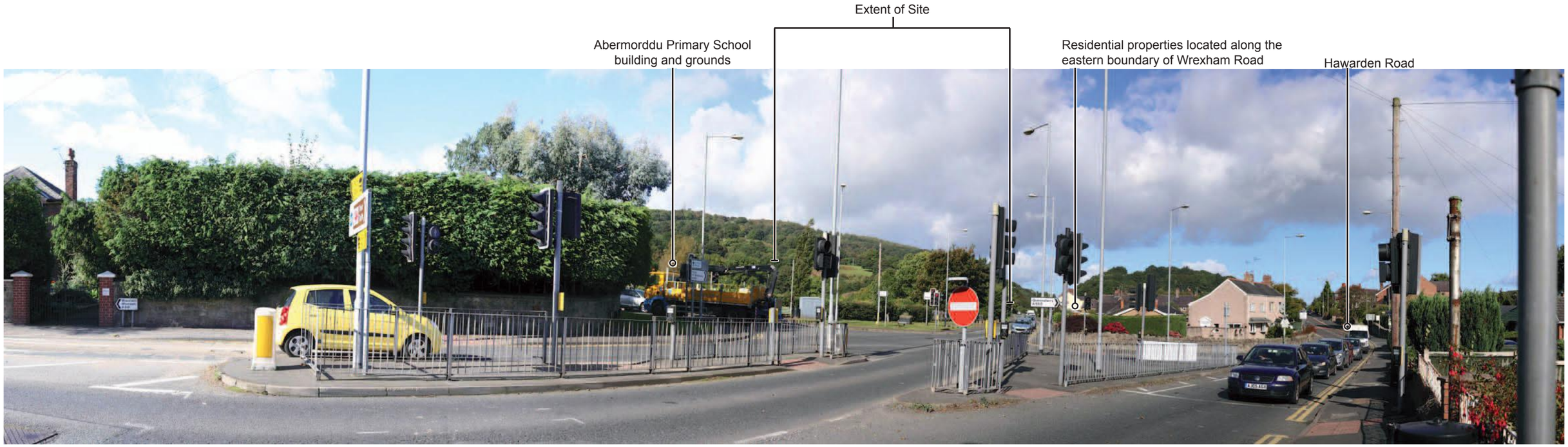


Viewpoint No. 02 Cross-roads of Wrexham Road, Cymau Lane and Hawarden Road (A550) - View looking north-west towards the Site. Views of the Site are filtered by mature boundary vegetation between the Site and Abermorddu Primary School playing fields. Rooftops of the recently built Parc Celyn development are visible in the view. The backdrop is formed by a steeply rising wooded landscape to the north west.

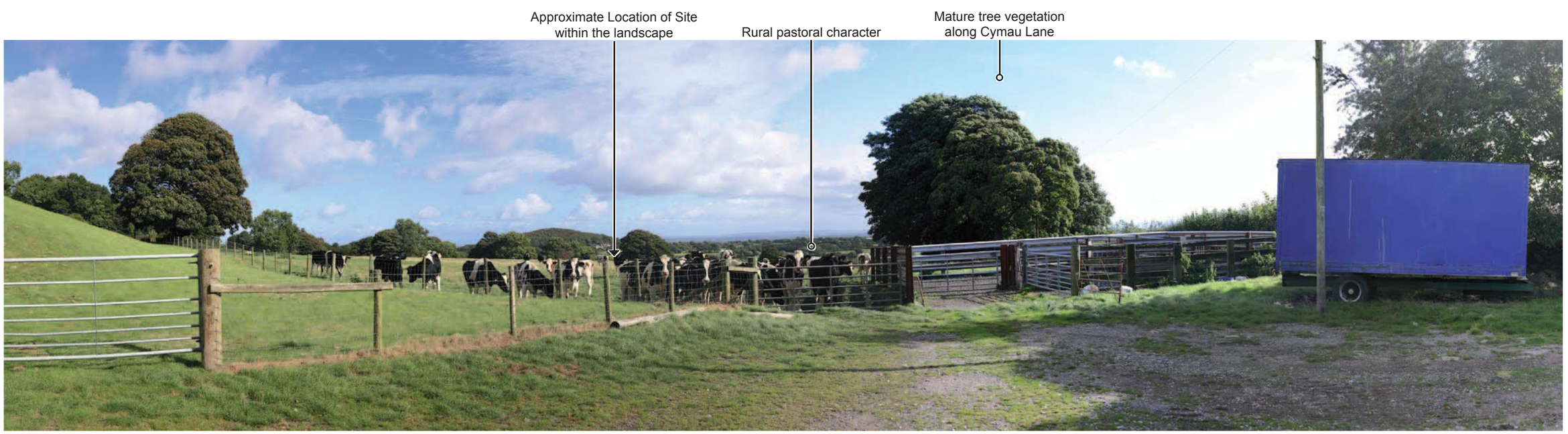
Figure No.11 Sheet 1 of 5
Viewpoint Photography

Land off Wrexham Road, Abermorddu

Drawn: LM
Checked: SR
Date: Oct 2016
Drg no.: 264_RYD_XX_XX_DR_L_1010



Viewpoint No. 03 Cross-roads of Wrexham Road, Cymau Lane and Hawarden Road (A550) - View looking north-west towards the Site. Views of the Site are filtered by mature vegetation and road infrastructure. Residential properties located between Wrexham Road and Hawarden Road a visible in the view and form part of the village character visible from this viewpoint.

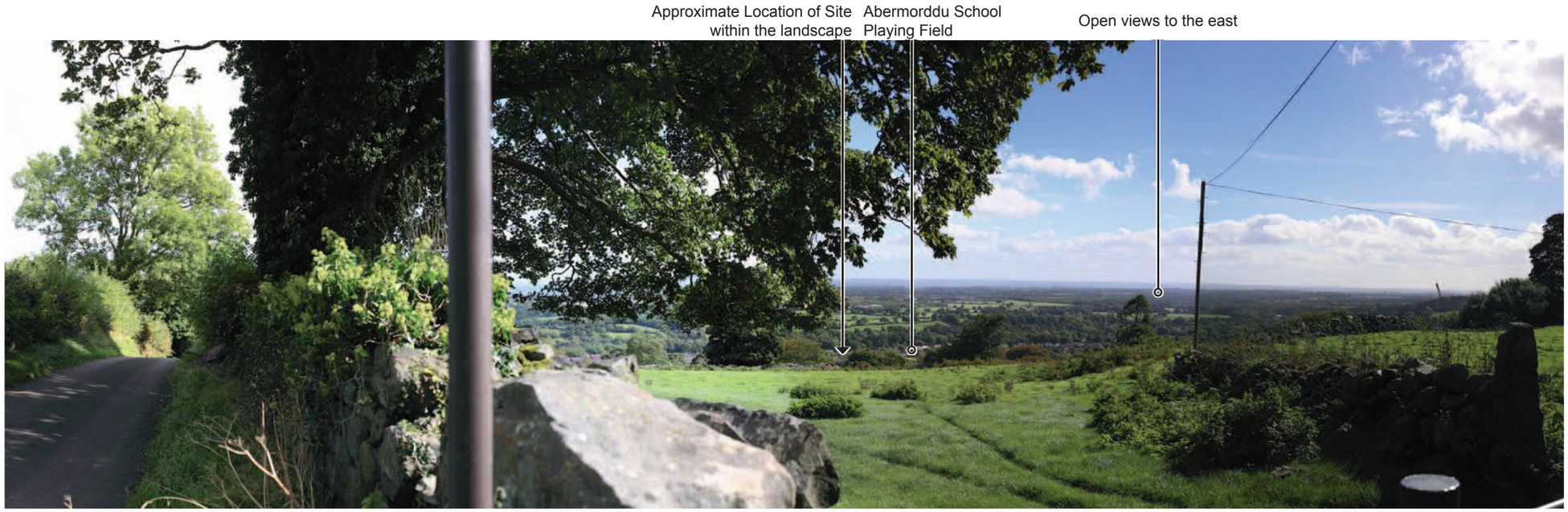


Viewpoint No. 04 Public Rights of Way (Short Range): Junction of footpath Llanfynydd 6 and Cymau Lane - View looking north east towards the SIte. The Site is located below the field visible in the view. There are distant views outwards the east. Mature vegetation along Cymau lane screens views to the south and the rising topography of the land screens views to the north.

Figure No.11 Sheet 2 of 5
Viewpoint Photography

Land off Wrexham Road, Abermorddu

Drawn: LM Date: Oct 2016
Checked: SR Drg no.: 264_RYD_XX_XX_DR_L_1010



Viewpoint No. 05 Public Rights of Way (Short Range): Junction of Bryn Yorkin Road and footpaths Llanfynydd 2 and Hope 2 at the boundary of Bryn Iorcyn Registered Historic Park and Garden - View looking east towards the Site. There are distant views out towards the east from this elevated position in the landscape. Filtered views of Abermorddu through vegetation.

Viewpoint No. 06 Caergwrle Castle - View looking south towards the Site. Caergwrle Castle is located at an elevated position in the landscape. Views of the Site are obscured by intervening vegetation.

Figure No.11 Sheet 3 of 5
Viewpoint Photography

Land off Wrexham Road, Abermorddu

Drawn: LM Date: Oct 2016
Checked: SR Drg no.: 264_RYD_XX_XX_DR_L_1010

Viewpoint No. 07 Wat's Dyke Way Heritage Trail - View looking west towards the Site. Landscape around this viewpoint is rural in character and distance views to the west are reduced by the presence of mature vegetation. Any potential views of the site are screened by intervening vegetation.

Viewpoint No. 08 Special Landscape Area, West of Sydallt - View looking north towards the location of the Site. Landscape from this viewpoint is rural in character within limited influence from built form. Abermorddu is visible in the distance.

Figure No.11 Sheet 4 of 5
Viewpoint Photography

Land off Wrexham Road, Abermorddu

Drawn: LM Date: Oct 2016
Checked: SR Drg no.: 264_RYD_XX_XX_DR_L_1010

Viewpoint No. 09 Waun-y-llyn Country Park (View Point) - View looking south eat towards the location of the Site. The raised topography of the landscape screens views of the Site from this location whilst affording panoramic views out to the east, north and west.

Figure No.11 Sheet 5 of 5
Viewpoint Photography

Land off Wrexham Road, Abermorddu

Drawn: LM Date: Oct 2016
Checked: SR Drg no.: 264_RYD_XX_XX_DR_L_1010

APPENDIX A –
LANDSCAPE & VISUAL IMPACT ASSESSMENT METHODOLOGY

1. Introduction

1.1.1. This Landscape and Visual Impact Assessment (LVIA) methodology has at its core the guidance and recommendations made by the 'Guidelines for Landscape and Visual Impact Assessment (3rd Edition) published jointly by the Landscape Institute and the Institute of Environmental Management and Assessment in March 2013.

1.1.2. This LVIA methodology addresses landscape effects and visual effects as two separate areas of study.

1.1.3. Landscape is the term used to apply to areas of land that are being judged in their own right as environmental assets. Visual or visual amenity is the term used to the visual appreciation of an area.

1.1.4. The LVIA is an objective and systematic way of initially identifying landscape areas and people that will potentially experience a change and then assessing the likely significance of the change arising for the proposed development.

1.1.5. LVIA is used as a tool to guide decision makers and developers alike to best integrate proposed development into a landscape with the best possible landscape and visual effects.

1.1.6. LVIA's such as this can be produced as standalone documents or as part of a wider Environmental Impact Assessment.

1.1.7. This LVIA Methodology was produced in August 2016 and supersedes all previous LVIA Methodologies used by this practice.

2. Terminology

2.1.1. The terminology used in this methodology is the same as that used throughout the LVIA and is explained in the Glossary at the start of the LVIA.

2.1.2. By their nature LVIA's can appear to use similar terms and references which is why this methodology explains as far as reasonably possible what is meant by these terms. The key terms used in this LVIA process are explained below and are based on the GLVIA3 glossary explanation of the same;

Landscape Receptors – defined aspects of the landscape that have the potential to be affected by a proposal;

Visual Receptors – Individuals and/or defined groups of people who have the potential to be affected by a proposal;

Landscape Effects – Effects on the landscape as a resource in its own right;

Visual Effects – Effects on specific views and on the general visual amenity experienced by people;

Landscape Value – The relative value that is attached to different landscapes by society, it is recognised that a landscape may be valued by different people or groups for a variety of reasons; or view.

Visual Value – (Not defined in GLVIA3) but a mark of the overall value attached to a view by society in general. Visual value may be valued by different people or groups for a variety of reasons at different levels.

Susceptibility – the ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences.

Sensitivity – a term applied to defined landscape and visual receptors that combines judgements on value and susceptibility to change. It is subsequently used in the assessment of significance of an effect.

Magnitude (of effect) – the term that combines judgements about the size and scale of an identified effect and the extent of the area over which it occurs. It also considers whether the effect is reversible or irreversible for the receptor and whether it is short or long term in duration.

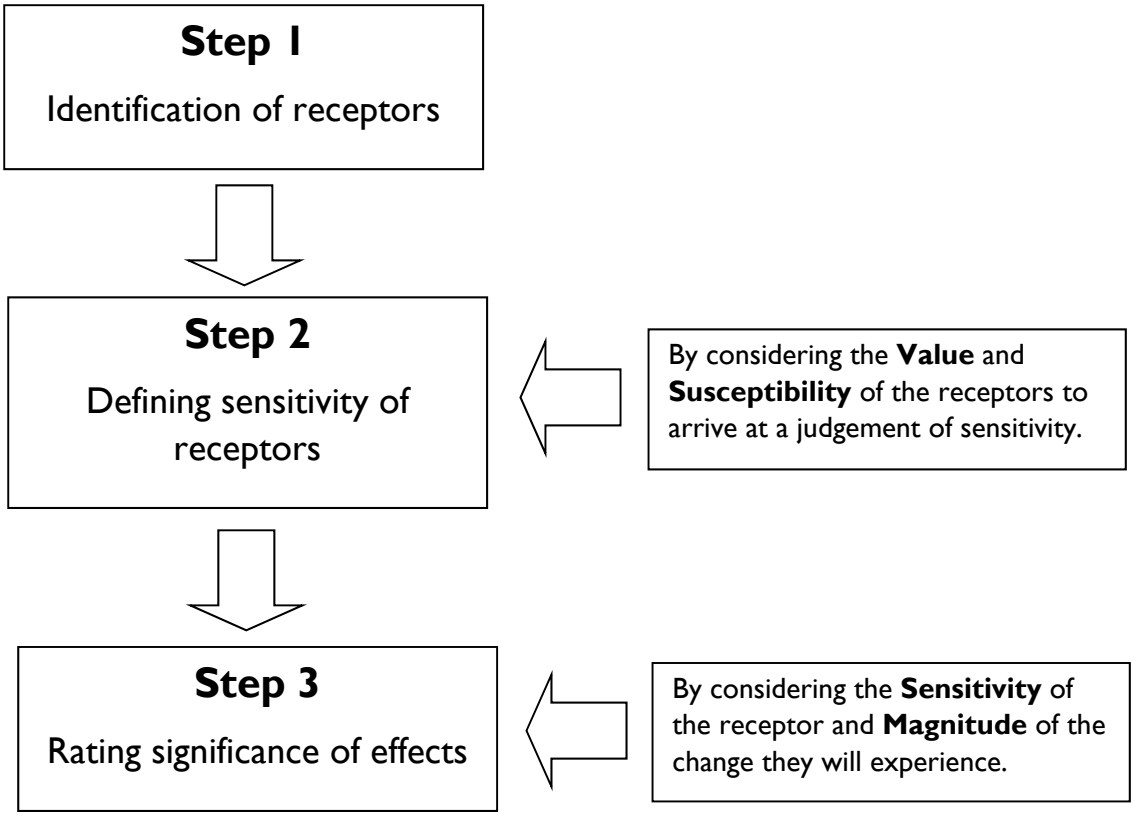
Significance (of effect) – a measure of the importance or gravity of the environmental effect arrived at by considering both sensitivity of the receptor and magnitude of effect.

3. Overview of assessment process

3.1.1. For both the landscape assessment and the visual assessment it is a three step process to arrive at an assessment of the significance of an effect on a receptor.

3.1.2. Appendix A - Figure 1 below represents the process as a flow diagram;

Appendix A – Figure 1



3.1.3. The subsequent sections describe the elements used in this process.

3.1.4. All landscape summary tables and boxes are shaded in green and their visual counterparts in blue.

4. Assessment of landscape effects

4.1. Overview of section contents

- Identification (scoping) of landscape receptors;
- Landscape baseline;
- Landscape value;
- Landscape susceptibility;
- Landscape sensitivity;
- Magnitude of landscape effects; and
- Assessing the significance of landscape effects.

4.2. Identification (scoping) of landscape receptors

4.2.1. The identification of receptors is based on understanding the proposed development. The nature of the proposed development is considered during the following phases;

- Construction
- Completion but with no mitigation (Year 0); and
- Completion with mitigation.

4.2.2. These three stages accord with typical Environmental Impact Assessment (EIA) stages of assessment but can be added to with decommissioning and restoration stages should it be required for the effective assessment of a particular development.

4.2.3. Landscape receptors are typically identified in three ways.

4.2.4. Firstly by considering existing landscape characterisation of an area such as National Character Assessments, county and local authority landscape character assessments. The landscape character assessments are typically identified in a hierarchical fashion working from a national level to the finer grain of local level assessments.

4.2.5. Secondly by identifying any areas subject to a landscape designation e.g. Registered Historic Park or Garden or other form of designation where landscape is critical to the designated asset e.g. a Conservation Area.

4.2.6. Thirdly on an elemental basis by identifying those landscape elements such as trees, hedges, ponds and the like that make up the particular landscape and its aesthetic and perceptual qualities.

4.2.7. The study area i.e. the area used to identify the landscape receptors, is ideally agreed with the competent authority in advance of the assessment. However it is recognised that on occasions a competent authority is not able to give such advice and on these occasions professional judgement is used.

4.2.8. The study area will vary with the size, height and nature of the development. It will include the Site itself, the surrounding landscape as context to the Site and Landscape Character Areas that are likely to be affected directly or indirectly by the proposals.

4.2.9. The study area is formed by casting a line to an appropriate radius around the boundary of the proposed Site. It can also be informed by the use of Zone of Theoretical Visibility (ZTV) mapping which defines the theoretical extent of the area from which the development is potentially visible.

4.3. Landscape baseline

4.3.1. The landscape baseline is the description of the existing environmental qualities of the landscape receptors and the landscape as a whole against which any future changes can be measured against or landscape effects predicted and assessed.

4.3.2. The landscape baseline is established by considering both a desk study of existing sources and field work to identify and record the character of the landscape and the elements, features and aesthetic and perceptual factors which contribute to it.

4.3.3. Landscape Character Assessments is identified by GLVIA3 §5.4 as the key tool for understanding the landscape and should be used for baseline studies.

4.3.4. Existing Landscape Character Assessments should be critically judged for their applicability to the Site and the wider study area.

4.3.5. Typically the landscape baseline will identify and describe the elements that make up the landscape in the study area, including;

Appendix A – Table 1

Physical influences	**Land cover**	**Influences of human activity**
Geology	Vegetation	Land use and management
Soils	Tree cover	Settlement character
Landform/Topography	Built form	Building character
Drainage		Field pattern
Water bodies		Means of enclosure

4.3.6. Other forms of more specialist character assessment can apply to a study area and reference should be made to the following if applicable;

- Townscape Character Assessments;
- Seascape Character Assessments; and
- Historic Landscape Character Assessment.

4.4. Landscape value

4.4.1. As part of describing the landscape baseline the value of the potentially affected landscape is established. GLVIA3 at §5.19 defines landscape value as *'the relative value that is attached to different landscapes by society, bearing in mind that a landscape may be valued by different stakeholders for a whole variety of reasons.'*

4.4.2. This is done an element by element basis within the Landscape Receptor Table.

4.4.3. Value is presented on a three point scale of High, Medium and Low.

4.4.4. Existing landscape designations are a mark of high landscape value and are identified through the desk study. However the lack of an existing landscape designation does not mean a landscape or the elements that combine to form it are without value. Value for designated and undesignated landscapes is assessed during the fieldwork stage. Appendix A – Table 2 below sets down the levels of value assigned to landscapes with different designations.

Appendix A – Table 2 – Value assigned to landscape receptors with designations

Type and Name of designation	***Description of designation***	***Value***
International designation World Heritage Site (WHS)	A natural or man-made site or area recognized as being of outstanding international importance and therefore deserving special protection.	**High** due to their international importance
National landscape designation National Park, Heritage Coasts and The Broads, Area of Outstanding Natural Beauty (AONB).	Areas by virtue of their attractive landscape have national importance and typically benefit from settings of high landscape quality.	**High** due to their national importance
National heritage designation or registration The setting and extents of Scheduled Monuments, Listed Buildings and Structures, Registered Historic Parklands and Gardens, Ancient Woodlands	Assets and their settings or curtilage that have cultural or natural links to the landscape.	**High** due to their national importance

Type and Name of designation	*Description of designation*	*Value*
Experiential classified landscapes Identified Dark Sky Areas and CPRE and CPRW areas of high tranquillity and wildness.	Landscape areas that have been mapped and defined for the quality of the experience that they evoke.	**High / Medium** due to their national and regional importance
Regional landscape designations Special Landscape Area (SLA), Areas of Special County Value (ASCV) and similar titled areas.	Areas designated at a county or local level on the basis of the quality of the landscape to the region or local authority area.	**High / Medium** due to their regional and local importance
Regional heritage designation Conservation Area / Area of Archaeological Interest	Areas designated at a regional or local level on the basis of the heritage importance including matters of setting and views.	**High / Medium** due to their regional and local importance
Local landscape designations Public Open Space, Green or Blue Infrastructure, Areas of Local Landscape Importance, Tree Preservation Order and Ancient Hedgerow.	Area designated at a local level to reflect the importance of a landscape, area or features within it at a local level.	**High / Medium / Low** depending on their assessed importance within the locality.
No formal designation or registration	The lack of a formal designation does not immediately make the value of the landscape or feature low as local importance has to be judged in the assessment of value.	**High / Medium / Low** depending on their assessed importance within the locality.

4.4.5. Should a landscape receptor be deemed to require further consideration to assess its value then Box 5.1 of GLVIA3 pg 84 is used as the basis of the assessment. This box which is reproduced in its entirety below as Appendix A – Figure 2 is based upon criteria established by the author of GLVIA3 Carys Swanwick and Land Use Consultants dated 2002.

Appendix A – Figure 2 – Criteria for the establishment of Landscape Value

Box 5.1

Range of factors that can help in the identification of valued landscapes

- **Landscape quality (condition)**: A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.
- **Scenic quality**: The term used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses).
- **Rarity:** The presence of rare elements or features in the landscape or the presence of a rare Landscape Character Type.
- **Representativeness**: Whether the landscape contains a particular character and/or features or elements which are considered particularly important examples.
- **Conservation interests**: The presence of features of wildlife, earth science or archaeological or historical and cultural interest can add to the value of the landscape as well as having value in their own right.
- **Recreation value**: Evidence that the landscape is valued for recreational activity where experience of the landscape is important.
- **Perceptual aspects**: A landscape may be valued for its perceptual qualities, notably wildness and/or tranquillity.
- **Associations**: Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area.

Based on Swanwick and Land Use Consultants (2002)

As reproduced from the GLVIA3.

4.5. Landscape susceptibility

4.5.1. Susceptibility is the term used to describe the ability of an identified landscape receptor to accommodate the proposed development without undue consequences to the baseline condition of that individual receptor.

4.5.2. Receptor susceptibility is identified in the Landscape Receptors Table and is applicable to character areas as whole, designated areas or individual characteristics that contribute to the overall landscape. It can also be applicable to particular aesthetic or perceptual aspects.

4.5.3. GLVIA3 at §5.40 also identifies that matters of landscape planning policy and strategies should also be considered with regard to the effects that proposed development may have on them.

4.5.4. Susceptibility of a landscape receptor to change is specific to the type of development being proposed in that particular area to ensure relevancy to the assessment.

4.5.5. Judgements on susceptibility are presented in a three step scale of Low, Medium or High with definitions for each of these grades presented in Appendix A – Table 3 below;

Appendix A – Table 3 – Definitions of landscape susceptibility

Scale	***Description of susceptibility***
High	Little or no ability to accommodate the proposed development without adverse consequences for the retention of the existing landscape baseline or the delivery of landscape planning policies and strategies.
Medium	Some ability to accommodate the proposed development without adverse consequences for the retention of the existing landscape baseline or the delivery of landscape planning policies and strategies
Low	An ability to accommodate the proposed development without adverse consequences for the retention of the existing landscape baseline or the delivery of landscape planning policies and strategies

4.6. Landscape sensitivity

4.6.1. Landscape sensitivity is derived from combining the judgements on landscape value and landscape susceptibility together. It is itself then carried forward to determine the significance of landscape effects.

4.6.2. Landscape sensitivity is first recorded for each of the landscape receptors in the Landscape Receptor Table. It provides clear rationale for both the existing value and susceptibility to change for the individual landscape receptor. The rationale is a record of why a receptor has been graded in a particular way.

4.6.3. The scale of sensitivity is again graded using a High, Medium and Low ratings. Split grades are possible where a resulting sensitivity may fall between two grade levels.

4.6.4. Appendix A - Table 4 provides descriptive text for each of these grades of landscape sensitivity;

Appendix A – Table 4 – Description of grades of landscape sensitivity

Grade description	***Typical indicators of sensitivity***
High	• Highly valued for its scenic quality.

Grade description	*Typical indicators of sensitivity*
A landscape area with a particularly distinctive sense of place and character. Landscape characteristic that makes a highly notable contribution to a landscape area.	• Highly valued for its landscape character. • Low tolerance to the type of proposed development. • Designed landscape of historical importance. • Other strong cultural or heritage associations. • Appreciated as a recreational resource. • Landscape characteristics that cannot be readily replaced. • Landscape in good condition.
Medium A landscape area with some distinctive sense of place and character but not nationally rare. Landscape characteristic that makes a positive contribution to a landscape area.	• Some scenic quality but also some less scenic elements. • Recognisable landscape character that has value. • Some tolerance to the type of proposed development. • A recognisably area or piece of designed landscape. • Possible cultural or heritage associations. • Some appreciation as a recreational resource. • Landscape characteristics that could be replaced with some effort. • Landscape in reasonable condition.
Low A landscape area with no distinctive sense of place or notable character and not locally rare. Landscape characteristic that makes a contribution to a landscape area.	• Limited or no scenic quality or elements. • Landscape character is ordinary or weak. • Tolerance to the type of proposed development. • Not a recognisable designed landscape. • No known cultural or heritage associations. • No obvious appreciation as a recreational resource. • Landscape characteristics that could be readily replaced. • Landscape in poor condition.

4.6.5. The judgement of landscape sensitivity as explained above is based on consideration of both the landscape receptor's value and its susceptibility to change arising from the type of development proposed. Appendix A – Table 5 is used as a look-up table to achieve consistency in the definition of sensitivity.

Appendix A – Table 5 – Establishment of landscape sensitivity

	Susceptibility to Change

Value	High	Medium / High	Medium	Medium / Low	Low
High	HIGH	HIGH	MEDIUM/ HIGH	MEDIUM	MEDIUM
Medium / High	HIGH	MEDIUM/ HIGH	MEDIUM	MEDIUM	MEDIUM / LOW
Medium	MEDIUM/ HIGH	MEDIUM	MEDIUM	MEDIUM / LOW	MEDIUM / LOW
Medium / Low	MEDIUM	MEDIUM	MEDIUM / LOW	MEDIUM / LOW	LOW
Low	MEDIUM	MEDIUM / LOW	MEDIUM / LOW	LOW	LOW

4.6.6. All the identified landscape receptors are first considered in the Landscape Receptor Table to establish sensitivity. It is only the those landscape receptors that are identified as having a Medium, Medium/High or High sensitivity to the development that are carried forward to the assessment stage. However landscape receptors with Medium/Low and Low sensitivity can be carried forward should it be considered appropriate for the assessment after discussion with clients and ideally competent authorities.

4.7. Magnitude of landscape effects

4.7.1. The magnitude of landscape effects is assessed by considering a number of factors before arriving at an informed judgement. The factors are listed below and form the basis of the Landscape Effects Table in the LVIA;

- Size and scale of the proposed development
- Geographical extent of the effect
- Contrast or integration with the existing landscape character
- Duration of the landscape effect
- Reversibility or irreversibility.

4.7.2. The magnitude of landscape effect is considered for the three life stages of construction, on completion but with no mitigation and complete with foreseeable mitigation. This last life stage is typically taken at 15 years after completion to allow landscape mitigation proposals to have established. This period of time can be altered to suit the nature of the project and likely mitigation proposals. Any variations will be stated in the LVIA.

4.7.3. Landscape effects arising from developments can be either beneficial or adverse, permanent or temporary and these are stated within the Landscape Effects Table in the LVIA.

4.7.4. The magnitude of landscape effects is categorised as either Large, Medium, Small or None. Half grades between these categories will be used where the magnitude fits neither category. The narrative description of the magnitude categories is presented in Appendix A – Table 6.

Appendix A – Table 6 – Description of magnitude categories for landscape effects

Large	The Development would result in a substantial alteration to key landscape character or characteristics of the receptor.
Medium	The Development would result in a partial loss of or alteration to key landscape character or characteristics of the receptor.
Small	The Development would result in a minor alteration to landscape character or characteristics of the receptor.
None	The Development would not change the landscape character or characteristics of the receptor.

4.7.5. What is not normally stated in the LVIA is a critique of the architectural appearance of building proposals (should the development include built form) as this is a highly subjective matter. Instead the LVIA assesses the effects based on the scale and massing of the proposals and the resulting effects on the landscape receptors. However where the character or scale of buildings is highly critical to landscape character e.g. co-ordinated estate buildings then comments regarding their appearance may be made.

4.7.6. The size or scale of the magnitude of landscape effects relates to the loss or addition of features to the particular landscape receptor likely to be caused by the development. The assessment takes into account the following;

- The extent/proportion of the landscape element that is lost or added;
- The contribution of that element to the character of the landscape;
- The revised setting of the landscape or landscape element resulting from the development;
- The degree to which aesthetic or perceptual aspects of the landscape receptor are altered; and
- Whether the effect changes the key characteristics of the landscape, which are critical to its distinctive character.

4.7.7. Geographical extent of landscape effects will vary according to the nature of the proposals but generally will consist of the following;

- Site level of the development itself;
- Landscape setting and context to the site;
- Larger scale of the landscape type or character area in which the site lies; and
- Largest scale of National Character Areas (typically for larger projects only).

4.7.8. Duration of landscape effects are typically classified as short, medium or long-term. For the purposes of this LVIA they accord with GLVIA 3 and are defined below. They can be altered to reflect the particular nature of a project and the alternative durations will be stated;

- Short-term 0 to 5 years
- Medium term 5 to 10 years
- Long term 10 to 25 years
- Permanency is considered anything above 25 years as this can be taken as a change that will last as long as a generation.

4.7.9. Reversibility is different to duration and passes a judgement on whether the landscape effect is reversible or not. The definitions of the various states of reversibility are;

- Fully reversible – landscape be able to be returned to its original condition after mitigation e.g. a rural landscape after installation of pipe routes or removal of wind turbines;
- Partially reversible – mitigation proposals would be able to return the landscape to something approaching its original appearance but changed to a certain degree e.g. the restoration of a quarry will likely have a changed appearance; or
- Irreversible – a permanent change to landscape character that is not foreseeable to be returned to the original landscape character i.e. a new housing area.

4.8. Assessing the significance of landscape effects

4.8.1. The assessment of the significance of landscape effects is derived by combining the judgements of landscape sensitivity and magnitude of effect for each landscape receptor. This is presented in the Landscape Effects Table alongside the judgement of magnitude with a clear narrative of the reasoning behind the assessment.

4.8.2. The significance of landscape effects can be beneficial or adverse, permanent or temporary and will occur at different levels of significance or as named for clarity in the Landscape Effects Table - ratings.

4.8.3. A look-up table is used to achieve consistency when judging the significance rating. This table is only a guide and alterations to the classifications it gives can be made based on professional judgement. Appendix A – Table 7 presents this table.

Appendix A – Table 7 – Significance of landscape effect rating

	Receptor Sensitivity				
Magnitude of Effects	**High**	**Medium / High**	**Medium**	**Medium / Low**	**Low**
Large	MAJOR	MAJOR	MAJOR/ MODERATE	MODERATE	MODERATE
Medium / Large	MAJOR	MAJOR/ MODERATE	MODERATE	MODERATE	MODERATE/ MINOR
Medium	MAJOR/ MODERATE	MODERATE	MODERATE	MODERATE/ MINOR	MINOR
Medium / Small	MODERATE	MODERATE	MODERATE/ MINOR	MINOR	MINOR
Small	MODERATE	MODERATE/ MINOR	MINOR	MINOR	MINOR
Small / None	MODERATE/ MINOR	MINOR	MINOR	MINOR	NEGLIGIBLE
None	NO EFFECT	NO EFFECT	NO EFFECT	NO EFFECT	NO EFFECT

4.8.4. Narrative descriptions of the different ratings of significance are presented below in Appendix A – Table 8 for both beneficial and adverse effects. It also defines what are considered neutral and negligible landscape effects.

Appendix A – Table 8 – Definitions of the significance ratings for landscape effects

Rating	Description of rating
Major beneficial landscape effect	The proposals will result in a large positive change in the key characteristics of the landscape receptor arising from either large scale improvement or introduction of extensive new positive elements to it so as to improve the notably improve its quality and integrity as a landscape receptor. The proposals may also be in full compliance adopted planning objectives for the landscape.
Moderate beneficial landscape effect	The proposals will result in a positive partial change in the key characteristics of the landscape receptor arising from either their partial addition or improvement in quality or introduction of some positive elements to it so as to moderately improve the quality and integrity of the landscape receptor. The proposals may also comply with adopted planning objectives for the landscape.
Minor beneficial landscape effect	The proposals will result in small positive change(s) in the character of the landscape receptor that is noticeable but does not alter its key characteristics. The change will arise from the addition or improvement of a small part of the receptor or through the introduction of some positive landscape elements to it so as to improve its integrity as a landscape receptor in a small way. The proposals may also be partly comply with adopted planning objectives for the landscape.
Neutral landscape effect	A neutral effect is one that has both beneficial and adverse in equal degrees and the two effects cancel each other out leaving a changed landscape receptor but one with equal quality.
Negligible beneficial or adverse effect	A negligible effect is one that may be discernible but is at first not obvious or debatable as to whether it will occur.
No landscape effect	There is no apparent landscape effect on the receptor.
Minor adverse landscape effect	The proposals will result in small negative change(s) in the character of the landscape receptor that is noticeable but does not affect its key characteristics. The change will arise from the loss or reduction of a small part of the receptor or through the introduction of some negative elements to it so as to reduce its integrity as a landscape receptor in a small way. The proposals may also be partly in conflict with adopted planning objectives for the landscape.
Moderate adverse landscape effect	The proposals will result in a partial change in the key characteristics of the landscape receptor arising from either their partial loss, reduction or introduction of some uncharacteristic elements to it so as to moderately reduce or degrade the integrity of the landscape receptor. The proposals may also be partly in conflict with adopted planning objectives for the landscape.
Major adverse landscape effect	The proposals will result in a large negative change in the key characteristics of the landscape receptor arising from either their loss, reduction or introduction of uncharacteristic elements to it so as to destroy it or seriously degrade the integrity of the landscape receptor. The

Rating	Description of rating
	proposals may also be in conflict with adopted planning objectives for the landscape.

5. Assessment of visual effects

5.1. Overview of section contents

5.1.1. Like the landscape assessment the visual assessment follows a very similar process;

- Identification (scoping) of visual receptors;
- Visual baseline;
- Value of views and visual amenity;
- Susceptibility of visual receptors to change;
- Visual sensitivity;
- Selecting viewpoints;
- Magnitude of visual effects; and
- Assessing the significance of visual effects.

5.2. Identification (scoping) of visual receptors

5.2.1. The identification of visual receptors is based on understanding the proposed development. The nature of the proposed development is considered during the following phases;

- Construction
- Completion but with no mitigation (Year 0); and
- Completion with mitigation.

5.2.2. Visual receptors are people who have a potential to see the proposed development and experience a change in the view or general visual amenity of an area. They are typically identified by the following methods.

5.2.3. Firstly by considering aerial photography and maps to identify people who will be able to see the development.

5.2.4. Secondly by attending Site and the areas around the Site looking to see which receptors would be able to see the proposed development.

5.2.5. Thirdly by conducting Zone of Theoretical Visibility (ZTV) modelling to identify through computer modelling of topography and visual barriers the theoretical extent of where the development is visible from before checking these possible views on the ground.

ZTV modelling is not conducted for all LVIAs and simpler developments, typically lower in height may not be subject to ZTV modelling.

5.2.6. The same study area is adopted for the visual assessment. However should it be deemed that visual effects extend beyond the range of the study area then these should also be considered for the sake of thoroughness.

5.2.7. In the description of views to a development the following distances apply;

- Local or short-range views – under 0.5km
- Medium or mid-range views – 0.5km – 2km
- Distant or long-range views – over 2km

5.3. Visual baseline

5.3.1. The visual baseline is the description of the existing qualities of the views and visual amenity for the individual visual receptors against which any future changes can be assessed against or visual effects predicted and assessed.

5.3.2. The visual baseline is established by considering both a desk study of existing sources such as landscape character assessments and OS Mapping to identify prominent or promoted views and field work to identify and record the character and extent of the views and the elements, features, aesthetic and perceptual factors which contribute to general visual amenity.

5.4. Value attached to views and visual amenity

5.4.1. As part of describing the visual baseline the value of the potentially affected views and general visual amenity is established. GLVIA3 at §6.37 identifies visual value attached to heritage assets and specific cultural views from paintings and like. However views do not need such cultural association to be considered of value by visual receptors, particularly local residents who will experience a view for longer.

5.4.2. The assessment considers the interest or reason a receptor has in experiencing a view and the value that they can reasonably attach to it.

5.4.3. This is done on a receptor group basis within the Visual Receptor Table with the value attached to views described as either Low, Medium or High.

Appendix A – Table 9 – Value assessment of views and visual amenity

Value	Indicative description
High	Views from and visual amenity associated with viewpoints of regional or national importance, popular visitor attractions where views and visual amenity form a key part of the attraction or route. Inclusion within guidebooks or cultural references such as painting and poetry or as part of heritage character. Views from areas with national designations such as National Parks and Areas of Outstanding Natural Beauty or regional or local landscape designations such as Special Landscape Areas or equivalent.
Medium	Views from and visual amenity associated with viewpoints of district or local importance, local visitor attractions or public open space and routes where views and visual amenity form an integral part of the attraction. Views from regional or local landscape designations such as Special Landscape Areas or equivalent.
Low	Views from and visual amenity associated with every-day locations or routes that do not benefit from any designation or cultural associations.

5.4.4. Value is also considered in terms of whether it is nationally, regionally or locally important. Value can also be increased by inclusion of views in historical or cultural references.

5.4.5. Existing landscape designations are generally a mark of visual value as well but this cannot be assumed and must be backed up by site assessment. Conversely the lack of an existing designation does not mean a view is without value. Value for designated and undesignated views and visual amenity is assessed during the fieldwork stage.

5.5. Susceptibility of visual receptors to change

5.5.1. Susceptibility of visual receptors to change in views and visual amenity is derived by considering two matters;

- the occupation or reason why they are experiencing that view or area; and
- the amount of interest or attention they have in the view and appearance of the area...

5.5.2. Visual receptor susceptibility is identified in the Visual Receptors Table and a rationale given for the judgement.

5.5.3. Judgements on visual susceptibility are presented in a three step scale of Low, Medium or High with definitions for each of these grades presented in Appendix A – Table 9 below;

Appendix A – Table 10 – Definitions of visual susceptibility

Scale	***Description of susceptibility***
High	Little or no ability to accommodate the change caused by the proposed development without adverse consequences for the receptor groups experiencing the view and/or general visual amenity. Typical receptors being residents at home, outdoor recreation groups whose attention is on the view e.g. walkers, visitors to heritage attractions, public park users, wider communities where setting of an area contributes to general visual amenity, travellers on recognised scenic routes.
Medium	Some ability to accommodate the proposed development with some adverse consequences for the receptor groups experiencing the view and/or general visual amenity. Typical receptors include users of transport routes and areas of outdoor recreation where the view is not the primary focus of attention e.g. sports pitches.
Low	An ability to accommodate the proposed development without notable adverse consequences for the receptor groups experiencing the view and/or general visual amenity. Typical receptor groups include people at work or going about business that is not focussing on views or general visual amenity.

5.6. Visual sensitivity

5.6.1. Visual sensitivity is derived from combining the judgements on value of a view or visual amenity and susceptibility of the visual receptor together. It is itself then carried forward to determine the significance of visual effects by combining it with the magnitude of visual effects.

5.6.2. Visual sensitivity is first recorded for each of the visual receptors in the Visual Receptor Table. It provides clear rationale for both the existing value and receptor susceptibility to change for the individual visual receptor. The rationale is a record of why a visual receptor has been graded in a particular way.

5.6.3. The scale of sensitivity is again graded using a High, Medium and Low ratings. Split grades are possible where a resulting sensitivity may be judged to fall between two grade levels. A look-up table is used to aid consistency but the grading can be modified based on professional judgement.

Appendix A – Table 11 – Establishment of visual sensitivity

	Susceptibility to Change				
Value	**High**	**Medium / High**	**Medium**	**Medium / Low**	**Low**
High	HIGH	HIGH	MEDIUM/ HIGH	MEDIUM	MEDIUM
Medium / High	HIGH	MEDIUM/ HIGH	MEDIUM	MEDIUM	MEDIUM / LOW
Medium	MEDIUM/ HIGH	MEDIUM	MEDIUM	MEDIUM / LOW	MEDIUM / LOW
Medium / Low	MEDIUM	MEDIUM	MEDIUM / LOW	MEDIUM / LOW	LOW
Low	MEDIUM	MEDIUM / LOW	MEDIUM / LOW	LOW	LOW

5.6.4. Appendix A - Table 12 provides descriptive text for each of these grades of visual sensitivity;

Appendix A – Table 12 – Description of grades of visual sensitivity

Grade description	***Typical indicators of sensitivity***
High A highly attractive view or visual amenity area with an obvious attraction and general lack of distracting or negative features.	• Highly valued for its scenic quality. • Low tolerance to the type of proposed development. • Designed landscape of historical importance. • Other strong cultural or heritage associations. • Focus of a recreational resource. • Views and visual amenity that cannot be readily replaced. • Possibly benefitting from a national, regional or local landscape or heritage designation.
Medium An attractive view or visual amenity area with an obvious attraction and general lack of distracting or negative features.	• Some scenic quality but also some less scenic elements. • Some tolerance to the type of proposed development. • A recognisably area or piece of designed landscape. • Possible cultural or heritage associations. • Some appreciation as a recreational resource. • Views and visual amenity that could be recreated with some effort. • Possibly benefitting from a regional or local landscape or heritage designation.

Grade description	*Typical indicators of sensitivity*
Low An ordinary view with no differentiating character or an area with no increased visual amenity and general lack of positive visual features.	• Limited or no particular scenic quality or elements. • Tolerance to the type of proposed development. • Not a recognisable designed landscape. • No known cultural or heritage associations. • No obvious appreciation as a recreational resource. • Views and visual amenity that could be readily replaced or recreated. • Unlikely to hold any landscape or heritage designations.

5.6.5. All the identified visual receptors are first considered in the Visual Receptor Table to establish their individual sensitivity. It is only those visual receptors that are identified as having a Medium, Medium/High or High sensitivity to the visual changes brought about by the development that are carried forward to the assessment stage. However visual receptors with Medium/Low and Low sensitivity can be carried forward should it be considered appropriate for the assessment after discussion with clients and ideally competent authorities.

5.7. Viewpoint selection

5.7.1. Viewpoints are selected to illustrate the views and visual amenity experienced by the different visual receptors.

5.7.2. Photography is used to record the views from each of the viewpoints and included in the LVIA or LVA report.

5.7.3. The photography is undertaken in line with the recommendations given in *'Landscape Institute Advice Note 01/11 – Photography and photomontage in landscape and visual impact assessment.'*

5.7.4. Viewpoint selection is a critical process and is based on the following considerations;

- Ideally agreed with the competent authority in advance of the visual assessment;
- Typically from publically accessible locations e.g. footpath, public open space or the like;
- It can however be from a private location e.g. to reflect a resident's experience with the agreement of a client or at the request of a competent authority;

- Viewpoint choice can be informed by Zone of Theoretical Visibility mapping; and
- Objective choices need to be made to best represent a receptor's experience i.e. not behind obvious screening.

5.7.5. Viewpoints selected for inclusion in the LVIA / LVA generally fall into one of three categories as described at §6.19 of the GLVIA3;

1. **Representative viewpoints** – chosen to represent the experience of a receptor group who through their large numbers or extent of view e.g. along the route of a path would make it impractical to present each view.
2. **Specific viewpoints** – from key views say along a transport corridor or those promoted in guidebooks, OS Maps or are important within a public attraction or heritage asset.
3. **Illustrative viewpoints** – Photographs taken to illustrate a specific point say an initial view or lack of a view at certain points.

5.7.6. At times illustrations will be presented to prove a negative i.e. that a development is not visible in a view and does not lead to any visual change.

5.7.7. In selecting the viewpoints the following factors are taken into account;

- Viewing direction and distance – short, medium and long distance;
- The nature of the viewing experience – static views, views along routes, views form settlements;
- The type of view – e.g. framed, glimpsed, panorama, screened, partial; and
- The potential for cumulative views in conjunction with other existing and proposed development.

5.8. Magnitude of visual effects

5.8.1. The magnitude of visual effects is assessed by considering a number of factors before arriving at an informed judgement. The factors are listed below and form the basis of the Visual Effects Table (VET) in the LVIA;

- Size and scale of the change in the view - considering loss or addition of features, changes in composition and consideration of the proportion of the view occupied by the propose development;
- Geographical extent of the effect – angle of view, distance of the receptor to the development and extent of the area over which the changes would be visible;

- Contrast or integration with the existing visual character – possible areas of consideration include form, scale and mass, lines, height, colour and texture;
- Duration of the visual effect – accord with the duration of landscape affects namely Short-term 0 to 5 years, Medium term 5 to 10 years and Long term 10 to 25 years. Permanency is considered anything above 25 years as this can be taken as a change that will last as long as a generation.
- Reversibility or irreversibility – is applied to the nature of the development. Renewable energy such as wind turbines and solar arrays can be classed as reversible visual effects whereas other forms of development such as housing and industrial uses are considered irreversible and permanent. Some developments such as mining and waste management have reversible effects that lead to a changed visual scene.

5.8.2. The magnitude of visual effect is considered for the three life stages of construction, on completion but with no mitigation and complete with foreseeable mitigation. This last life stage is typically taken at 15 years after completion to allow landscape mitigation proposals to have established. This period of time can be altered to suit the nature of the project and likely mitigation proposals. Any variations will be stated in the LVIA.

5.8.3. Visual effects arising from developments can be either beneficial or adverse, permanent or temporary and these are stated within the Visual Effects Table in the LVIA.

5.8.4. The magnitude of visual effects is categorised as either Large, Medium, Small or None. Half grades between these categories will be used where the magnitude fits neither category. The narrative description of the magnitude categories is presented in Appendix A – Table 13.

Appendix A – Table 13 – Description of magnitude categories for visual effects

Large	The development would result in a substantial alteration to the identified view or visual amenity of an area, largely affect key visual features in the view or introduce new prominent features within the scene or alter the general composition or character of the view.
Medium	The development would result in a partial alteration to the identified view or visual amenity of an area, moderately affect key visual features in the view or introduce new notable features within the scene or alter some part of the composition or character of the view.
Small	The development would result in a minor alteration to the identified view or visual amenity of an area, may affect key visual features in the view or introduce new features within the scene or alter some small part of the composition or character of the view.
None	The development would not change the appearance or characteristics of the view or an area's visual amenity.

5.8.5. What is not normally stated in the LVIA is a critique of the architectural appearance of building proposals (should the development include built form) as this is a highly subjective matter. Instead the LVIA assesses the effects based on the scale and massing of the proposals and the resulting effects on the visual receptors. However where the character or scale of buildings is highly critical to visual qualities e.g. co-ordinated estate buildings then comments regarding their appearance may be made.

5.9. Assessing the significance of visual effects

5.9.1. The assessment of the significance of visual effects is derived by combining the judgements of visual sensitivity and magnitude of effect for each visual receptor. This is presented in the Visual Effects Table alongside the judgement of magnitude with a clear narrative of the reasoning behind the assessment.

5.9.2. The significance of visual effects can be beneficial or adverse, permanent or temporary and will occur at different levels of significance or as named for clarity in the Visual Effects Table - ratings.

5.9.3. A look-up table is used to achieve consistency when judging the significance rating. This table is only a guide and alterations to the classifications it gives can be made based on professional judgement. Appendix A – Table 14 presents this table. It is the same table as used for assessing the significance of landscape effects

Appendix A – Table 14 – Significance of visual effect rating

	Visual Receptor Sensitivity				
Magnitude of Effects	**High**	**Medium / High**	**Medium**	**Medium / Low**	**Low**
Large	MAJOR	MAJOR	MAJOR/ MODERATE	MODERATE	MODERATE
Medium / Large	MAJOR	MAJOR/ MODERATE	MODERATE	MODERATE	MODERATE/ MINOR
Medium	MAJOR/ MODERATE	MODERATE	MODERATE	MODERATE/ MINOR	MINOR
Medium / Small	MODERATE	MODERATE	MODERATE/ MINOR	MINOR	MINOR
Small	MODERATE	MODERATE/ MINOR	MINOR	MINOR	NEGLIGIBLE
Small / None	MODERATE/ MINOR	MINOR	MINOR	NEGLIGIBLE	NEGLIGIBLE

None	NO EFFECT	NO EFFECT	NO EFFECT	NO EFFECT	NO EFFECT

5.9.4. Narrative descriptions of the different ratings of significance are presented below in Appendix A – Table 15 for both beneficial and adverse effects. It also defines what are considered neutral and negligible visual effects.

Appendix A – Table 15 – Narrative descriptions of visual effects

Category of visual effect and corresponding description
Major adverse visual effects
The proposals will result in a total change in the key characteristics of the view or an area's visual amenity or will introduce elements totally uncharacteristic to the qualities of the scene such as scale, pattern; and/or the proposals will destroy or permanently degrade the qualities of the visual character; and/or the proposals and resulting effects are in large part in conflict with landscape planning objectives and/or result in a substantial or total loss, or alteration of key elements, features or notable characteristics in the view.
Moderate adverse visual effects
The proposals will result in a part change in the key characteristics of the view or an area's visual amenity or will introduce elements partly uncharacteristic to the qualities of the scene such as scale, pattern and some inappropriate features; and/or the proposals will notably reduce or degrade the integrity of the view or visual amenity; and/or the proposals and resulting effects are in some part in conflict with landscape planning objectives and/or result in a part loss, or alteration of key elements, features or notable characteristics in the view.
Minor adverse visual effects
The proposals will result in some small change in the key characteristics of the view or will introduce elements largely characteristic to the qualities of the existing scene such as massing, scale, pattern and some small inappropriate features; and/or the proposals will marginally reduce or degrade the integrity of view or visual amenity; and/or the proposals and resulting effects are in some small part in conflict with landscape planning objectives and/or result in a small loss, or negative alteration of key elements, features or characteristics in the view.
Negligible adverse visual effects
The proposals will result in a some very small negative change in the key characteristics of the view or will introduce elements characteristic to the qualities of the existing scene such as massing, scale, pattern and features that can be considered inappropriate; and/or the proposals will very slightly reduce or degrade the integrity of view or visual amenity in a barely perceptible way; and/or the proposals and resulting effects are in some very small part in conflict with landscape planning objectives and/or result in a very small loss, or alteration of elements, features or characteristics that is perceivable but not necessarily obvious.
No visual effects

Category of visual effect and corresponding description
The proposals will result in no adverse or positive change in the key characteristics of view or visual amenity nor will it introduce any uncharacteristic elements to the view or visual amenity and/or the proposals will neither reduce or improve the integrity of view or visual amenity in a perceptible way; and/or the proposals and resulting effects neither conflict or contribute with landscape planning objectives and/or result in any alteration of key elements, features or notable characteristics of the view or visual amenity.
Negligible positive visual effects
The proposals will result in a some very small positive change in the key characteristics of the view or visual amenity or will introduce elements characteristic to the qualities of the existing view or visual amenity such as massing, scale, pattern and features that can be considered appropriate; and/or the proposals will very slightly improve or enhance the integrity of visual character in a barely perceptible way; and/or the proposals and resulting effects are in some very small part in compliance with landscape planning objectives and/or result in a very small gain, or positive alteration of key elements, features or notable visual characteristics that is perceivable but not necessarily obvious.
Minor positive visual effects
The proposals will result in a some small change in the key characteristics of the view or visual amenity or will introduce elements largely characteristic to the qualities of the existing view or visual amenity such as massing, scale, pattern and some small appropriate features; and/or the proposals will marginally conserve or enhance the integrity of visual character; and/or the proposals and resulting effects are in some part in compliance with landscape planning objectives and/or result in a small loss, or negative alteration of key visual elements, features or notable characteristics.
Moderate positive visual effects
The proposals will result in a notable beneficial change in the key characteristics of the view or visual amenity or will introduce elements that are largely in keeping with the qualities of the existing view or visual amenity with no inappropriate features; and/or the proposals will notably conserve or enhance the integrity of visual character; and/or the proposals and the resulting effects are largely in compliance with landscape planning objectives and/or result in the retention of key visual elements, features or notable characteristics.
Major positive visual effects
The proposals will result in a wholesale beneficial change in the key characteristics of a view or visual amenity or will introduce elements that notably improve the qualities of the existing view or visual amenity with no inappropriate features; and/or the proposals will notably conserve or enhance the integrity of visual character; and/or the proposals and the resulting effects are totally in compliance with landscape planning objectives and/or result in the retention and improvement of key visual elements, features or notable characteristics.

6. Significance of effect and cumulative effects

6.1. Significance of effect

6.1.1. It is up to the competent authority using the findings of this LVIA to determine what they believe to be 'significant' in terms of what effects should be considered in the overall planning balance.

6.1.2. The LVIA gives a whole series of ratings for the individual receptors rather than stating that an effect is significant in terms of EIA Regulations. This is to avoid any confusion about use of the term 'Significant' in line with Landscape Institute's GLVIA3 Statement of Clarification 1/13.

6.1.3. The conclusions to the LVIA present the various ratings of significance and identifies those that are considered more important for both landscape and visual receptors.

6.1.4. The conclusions also state what effect proposed mitigation measures would have on any adverse landscape and visual effects.

6.2. Cumulative effects

6.2.1. Cumulative landscape and visual effects must be considered in LVIA when it is carried out as part of on EIA. It is a discretionary task for LVIA's that are not subject to EIA.

6.2.2. Both cumulative landscape and visual effects are defined at GLVIA3 §7.2 as those that, *'result from additional changes to the landscape or visual amenity caused by the proposed development in conjunction with other developments (associated with or separate to it), or actions that occurred in the past, present or are likely to occur in the foreseeable future.'*

6.2.3. Cumulative effects are particularly important for large scale renewable energy projects such as wind turbine and solar array erection. The former has specific guidance from Scottish Natural Heritage on the production of cumulative effects assessment.

6.2.4. For the purposes of none energy projects cumulative assessments are restricted to an identification of other projects, whether similar in development type or not in the vicinity of the site and if agreed with the competent authority across the wider study area.

7. Mitigation

7.1. Definition of mitigation

7.1.1. Mitigation is deemed to be the actions taken to prevent or avoid adverse effects or if they are unavoidable then to correct or ameliorate the adverse effects identified for the various landscape and visual receptors.

7.1.2. It can take many forms but usually includes elements of design, planting, material choices and possibly operational constraints or land remediation at a future date.

7.1.3. Mitigation specifically addresses adverse effects to return a landscape or visual receptor to its baseline condition. It should not be confused with enhancement measures which are actions that seek to improve the landscape resource or visual amenity above its original baseline.

7.2. Categories of mitigation

7.2.1. There are broadly three categories of mitigation.

7.2.2. **Primary or design measures** – that are developed through the design process and have become integrated into the proposals. Such primary measures may be generated by the professionals advising the project or in response to consultation with stakeholders. They typically include general site arrangements, retention of landscape assets such as trees and hedgerows or inclusion of key views onto and from the site.

7.2.3. **Good construction practice** – to keep the development as acceptable as possible during the construction phase but also protect assets such as trees, hedges and ponds so they remain as long-term features in landscape.

7.2.4. **Secondary measures** – those measures that are taken to address any residual adverse effects after the first two categories of mitigation. This could typically include hedge and tree planting or provision of alternative access arrangements.

7.2.5. Mitigation measures can take place on the site in question or off-site if considered to be of greater benefit or more feasible/sustainable to achieve the desired outcome.

When describing mitigation measures an assessment of the duration of time that is required to achieve the desired mitigation effect is given when possible. It is also noted that mitigation works do not always remove adverse effects but may only reduce them.

APPENDIX B - LAND MAP AREAS WHICH THE SITE IS LOCATED WITHIN

Geological Landscape

- FLNTGL352: Padeswood – Hope

Landscape Habitats

- FLNTLH008: Caergwrlen mosaic

Historic Landscape

- FLNTHL349: Lleeswood

Cultural Landscape

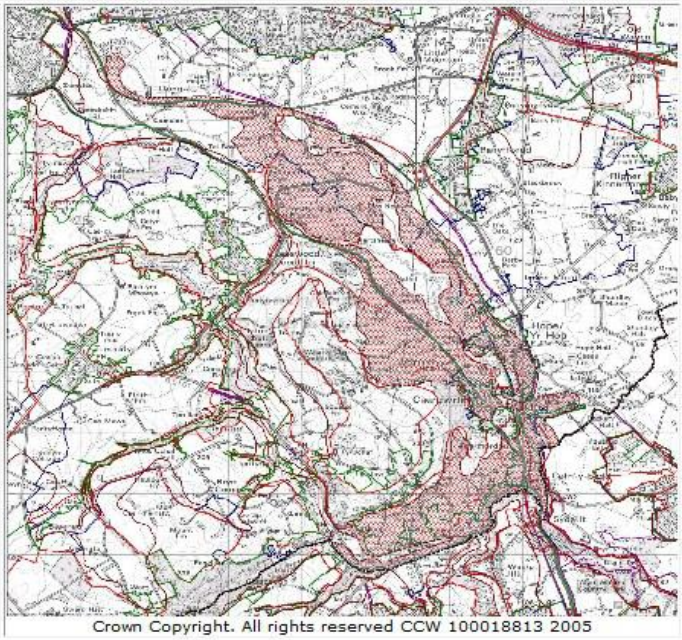
- FLNTCL021: Caerwys to Treuddyn

Visual and Sensory

- FLNTVS074 Llanfynydd narrow valley

Geological Landscape

Aspect Area Name	**Padeswood-Hope**
Aspect Area Classification	**Lowland hills and valleys/Lowland glacial and fluvioglacial depositional terrain/Other (Level 3)**
Aspect Area Code	**FLNTGL352**
Date Of Survey : 22/03/2005	



Description

What is the geographical and topographical character of this area?	Forms glacial sand and gravel dominate flanks of the broad River Alyn valley between Mold and Hope. Includes a complex area of moiunds and hollows - including a lake basin - in the Coppa House ares which may included kettleholes. Distinctive knoll of Carboniferous sandstone (Caer Estyn) also included on east side of Hope and separated from main outcrop to west by Alyn valley.
What is the characteristic Level 3 component of the area?	Other (Glacial/fluvioglacial valley deposits.)
Which of the following is a significant contributor to the geological character of the area?	Stratigraphic formation(s) (Minor ''Millstone Grit Group'' (including Cefn-y-fedw Sandstone Formation [''UPPER'' CARBONIFEROUS'', NAMURIAN: PENDLEIAN-MARSDENIAN]) and ''Coal Measures Group'' (including ''Lower Coal Measures'' [UPPER CARBONIFEROUS, WESTPHALIAN: LANGSETTIAN], ''Middle Coal Measures'' [WESTPHALIAN: BOLSOVIAN]).) Superficial deposits (Glacial sand and gravel., minor peat and boulder clay.) Past processes (Glacial.)
What Level 4 components are notable in this area?	Lagoon/lake/pool (natural) Slope Hill top Spring Opencast mine, gravel or sand pit
What active geological and geomorphological processes are significant in this area?	?Peat formation.
Are there components of significant hydrological importance?	Yes (Springs, streams, etc.)
Are there any pedological processes that are significant in the area or have had a landscape forming effect?	Yes (?Peat formation.)
Is there current mineral extraction?	Yes (Glacial sand and gravel.)
Has there been mineral extraction in the past?	Yes (?Sandstone.)
Are there SSSI/GCR sites here?	Yes
Are there geological SINC, 2nd tier, or RIGS sites in the area?	No

Evaluation

Value	High (Includes complex of glacial features/deposits in the Coppa House area; also lacustrine deposits with probable climactic record, alluvial fans, etc.)
Condition	Good
Trend	Constant (Dominantly rural area, although golf course and sand and gravel quarry present.)

Recommendations

Existing management	Generally Appropriate
Principal management recommendations	Ensure that no significant features of geological or geomorphological significance are lost/damaged due to quarrying or expansion of golf course. Survey Coppa House area to assess potential regional significance of observed features/landforms.
Guideline	Medium Term (Survey Coppa House area to assess potential regional significance of observed features/landforms.) Long Term (Ensure that no significant features of geological or geomorphological significance are lost/damaged due to quarrying or expansion of golf course.)

Tolerance To Change

Are there any significant threats to the current integrity and condition of the Earth Heritage features of the area?	Yes (Operating pits and quarries can destroy glacial features and golf courses remodel the landscape removing its natural character - no further loss of significant features should be considered acceptable.)

Aspect Area Boundary

To what level was this information site-surveyed?	Level 4
At 1:10,000, how much of the Aspect Area boundary is precise?	None (AA boundary confirmed using 1:10,000 aerial photographs. Mapped at 1:25,000.)
What baseline information source was used for Aspect Area boundary mapping?	Other (British Geological Survey maps, aerial photographs, OS 1:25,000 Landranger topographical map.)
If OS Data was used, what was the scale?	1:25,000
What is the justification for the Aspect Area boundaries?	Boundaries correspond to margins of floodplain of River Wheeler and break of slope at contact with boulder clay cover to north-east.

Evaluation Matrix

Evaluation Criteria: Research Value	High (Includes complex of glacial features/deposits in the Coppa House area; also lacustrine deposits with probable climactic record, alluvial fans, etc.)
Evaluation Criteria: Educational Value	High (Includes complex of glacial features/deposits in the Coppa House area; also lacustrine deposits with probable climactic record, alluvial fans, etc.)
Evaluation Criteria: Historical Value	Moderate (Includes complex of glacial features/deposits in the Coppa House area; also lacustrine deposits with probable climactic record, alluvial fans, etc.)
Evaluation Criteria: Rarity / Uniqueness	Moderate (Includes complex of glacial features/deposits in the Coppa House area; also lacustrine deposits with probable climactic record, alluvial fans, etc.)

Evaluation Criteria: Classic Example	Moderate (Includes complex of glacial features/deposits in the Coppa House area; also lacustrine deposits with probable climactic record, alluvial fans, etc.)
Evaluation Criteria: Overall Evaluation	High (Includes complex of glacial features/deposits in the Coppa House area; also lacustrine deposits with probable climactic record, alluvial fans, etc.)
Justification of overall evaluation	Includes complex of glacial features/deposits in the Coppa House area; also lacustrine deposits with probable climactic record, alluvial fans, etc.

Bibliography

List the key sources used for this assessment	BRITISH GEOLOGICAL SURVEY 1994, Wrexham, 1:50,000 Sheet 121 (Solid and Drift); BRITISH GEOLOGICAL SURVEY 1999, Flint, 1:50,000 Sheet 108 (Solid and Drift); DAVIES, J.R., WILSON, D. and WILLIAMSON, I.T. 2004, Geology of the country around Flint, BGS; ORDNANCE SURVEY 2000, Explorer 256: Wrexham (1:25,000 scale); ORDNANCE SURVEY 2000, Explorer 266: Wirral & Chester (1:25,000 scale).

Assessment

Additional Assessments	None.
Additional Comments	Additional Level 4 features include: Stream; ?Disused quarry; Marsh/bog/fen.

Monitoring

Has the information ever been verified in the field?	No
Does this area have a special or functional link with an adjacent area?	Yes (Forms part of River Alyn valley with FLNTGL453 and part of FLNTGL630. Also forms part of extensive glacial drift cover of eastern Flintshire, which includes Berthengam-Lloc (FLNTGL915), Calcot (FLNTGL222), Connah''s Quay-Oakenholt (FLNTGL101), Flint-Bagilt (FLNTGL869), Gronant-Helyg-Garmel (FLNTGL105), Gwysaney (FLNT435), Hawarden (FLNTGL196), Leeswood (FLNT650), Mold (FLNT630), Northrop-Buckley-Broughton (FLNTGL752), Old Warren (FLNT487), Padeswood-Hope (FLNTGL352), Rhos Ithel (FLNT726), Rhosesmor (FLNT596), Treuddyn (FLNTGL549) and Tyddnuchaf (FLNTGL875).)

Description

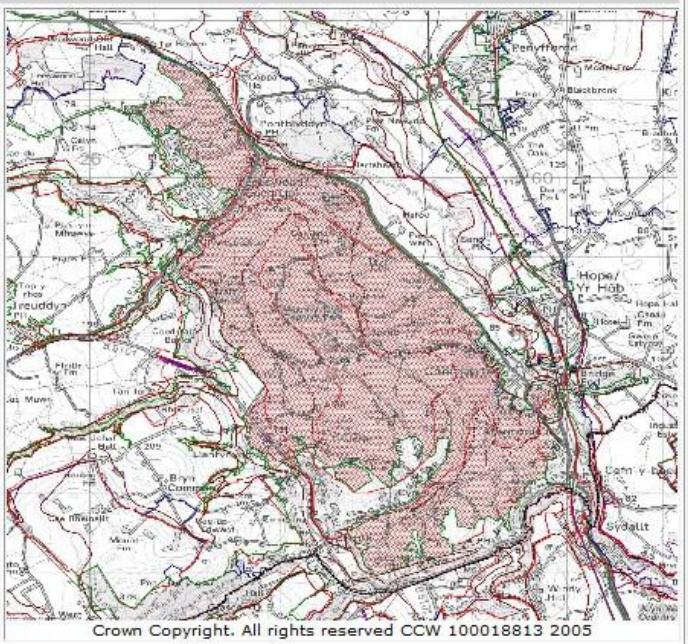
If Classification is "Other", specify here	Glacial/fluvioglacial valley deposits.

Recommendations

Existing management remarks:	

Landscape Habitats

Aspect Area Name	**Caergwrlen mosaic**
Aspect Area Classification	**Dry (Relatively) Terrestrial Habitats/Grassland & Marsh/Improved Grassland (Level 3)**
Aspect Area Code	**FLNTLH008**
Date Of Survey : 10/11/2006	



Monitoring

Does this area have a special or functional link with an adjacent area?	Yes (This area adjoins the floodplain of the Alyn Valley and the streams running through it form important corridors for wildlife.)
What is the total land area within the boundary (in hectares)?	1145ha

Description

What are the dominant soil types? (specify up to 3 types)	Brown soils Podzolic
What Phase 1 habitat types are present? Only select the five most dominant types and, for each of these, specify below what percentage of the Aspect Area is made up of these.	Improved Grassland (FLNTLH) Semi-natural Broadleaved Woodland (6.6) Arable (4.1) Buildings (3.2) Bracken (3.3)
Does the area contain habitats of international importance?	Not known
Does the area contain BAP habitats?	Yes
Does the area contain protected sites?	Yes
If yes, which ones?	pSNCI (Waun y llyn: carreg-y-ty: Coed y Nant: Riding School Wood: The dingle wood: Caergwrle Castle: Caeau Abermonddu: Bryn Yorkin)
Approximately what proportion of the Aspect Area is within the protected site?	21-30%
Does the area support important species?	Yes
Are there any significant threat species present in abundance? (Field visit required)	Not known
What other features significantly influence the biodiversity in this area?	Streams Ponds Hedgerows Veteran Trees
Are any of these features in a very good condition? (Field visit required)	
Are any of these features in a poor condition? (Field visit required)	
What are the main land management activities taking place in the area? (Field visit required)	Cultivation Stock grazing Mowing
Do any of the above appear to have an appreciable positive impact on biodiversity? (Field visit required)	
Do any of the above appear to have an appreciable negative impact on biodiversity? (Field visit required)	
Is the biodiversity in the area in any way threatened?	Not known
Are there clear opportunities to improve the biodiversity aspect of this area?	Yes (Where there are gaps in the hedges, these should be planted with new hedge species. Management of grasslands where there are native species present by reducing agricultural inputs to allow more native species to regenerate will enhance the biodiversity.)
Summarise the key features that define this area's biodiversity character	This aspect area is made up of small, mostly improved grass, fields with hedges and standard trees. The fields are a mixture of permanent pasture and temporary grass leys cut for hay or silage. There are two steeper hillsides with natural vegetation which significantly add to the importance of the biodiversity of the area.

Evaluation

Value	High (The area contains important native species and a number of locally significant habitats giving a borderline value between high and moderate.)
Condition	Unassessed
Trend	Unassessed

Description

If yes, which BAP habitats?	Wood-pasture & Parkland Upland Heathland

Recommendations

Existing management	Generally Appropriate
Principal management recommendations	Some of the hedges are not stockproof in their own right and would benefit by maintenance work and replanting of gaps with native species. Management of grasslands where there are native species present by reducing agricultural inputs to allow more native species to regenerate will enhance the biodiversity. Also enhancing biodiversity network by woodland planting to join up blocks of woodland would aid biodiversity.
Guideline	Immediate (Where hedges are gappy replant and lay.) Medium Term (Where post and wire fences exist plant hedgerows.) Long Term (Where native species are present reduce inputs to encourage reversion.)

	Long Term (Where native species are present reduce inputs to encourage reversion.)

Monitoring

Has the information ever been verified in the field?	No

Aspect Area Boundary

To what level was this information site-surveyed?	Level 3
At 1:10,000, how much of the Aspect Area boundary is precise?	Most (The boundary to the flood plain of the Alyn valley is not a precise hard boundary. The edge of fields have been taken along the break of slope.)
What baseline information source was used for Aspect Area boundary mapping?	Aerial photographs
If OS Data was used, what was the scale?	1:10,000
What is the justification for the Aspect Area boundaries?	The boundary follows the Alyn valley to the east and the county boundary to the south. To the west and north the break in slope to the Cegidog river forms the edge of this Aspect Area.

Bibliography

List the key sources used for this assessment	Getmapping - Millennium Map digital aerial photography. CCW - Phase 1 Habitat vector GIS data set. Flintshire Biodiversity Partnership (2005). Creating Space For Wildlife: Flintshire''s Biodiversity Action Plan. Countryside Council for Wales Species Information

Assessment

Additional Assessments	This area is important for its blocks of woodlands.
Additional Comments	The area contains several candidate sites of local wildlife significance, these are likely to be local or national BAP habitats but the BAP classes are not specified in the draft data set. There were no complete species records available for this area in particular no records were available for important plant species, bat species, badgers or invertebrates. For complete records it will be necessary to contact the biodiversity record centre

Evaluation Matrix

Evaluation Criteria: Priority Habitats	High (There are several sites of local significance added to the presence of hedges and woodland gives a good connectivity to the habitats.)
Evaluation Criteria: Significance	Moderate (The area has important small blocks of native habitats.)
Evaluation Criteria: Opportunity	Moderate (With replanting of hedgerows and management of some grasslands with native species remaining there could be an enhancement in the biodiversity of this area.)
Evaluation Criteria: Expansion rates	Unassessed
Evaluation Criteria: Sensitivity	Unassessed
Evaluation Criteria: Connectivity/Cohesion	Moderate (The mature hedgerows and small blocks of woodland do link important habitats although the native habitats are fragmented by intensively managed pasture.)
Evaluation Criteria: Habitat Evaluation	Moderate (The area contains a number of locally significant habitats which added to the presence of streams and thick hedgerows and mature trees gives a borderline value between moderate and high.)
Evaluation Criteria: Importance for key species	High (A number of important BAP species occur in this area.)
Evaluation Criteria: Overall Evaluation Habitat and Species	High (The area contains important native species and a number of locally significant habitats giving a borderline value between high and moderate.)

Description

If yes, which species? (for each of the species, also note the source of information)	Great Crested Newt, otter, adder, common lizard, hedgehog, grass snake, slow-worm, barn owl, bullfinch, buzzard, curlew, hare, lapwing, song thrush, woodpecker (CCW Species Records).

Evaluation Matrix

Justification of overall evaluation	This area of mainly improved grasslands does have some blocks of locally significant habitats, together with the presence of thick hedgerows and mature trees and as the area supports many important BAP species it has been evaluated as borderline high to moderate.

Recommendations

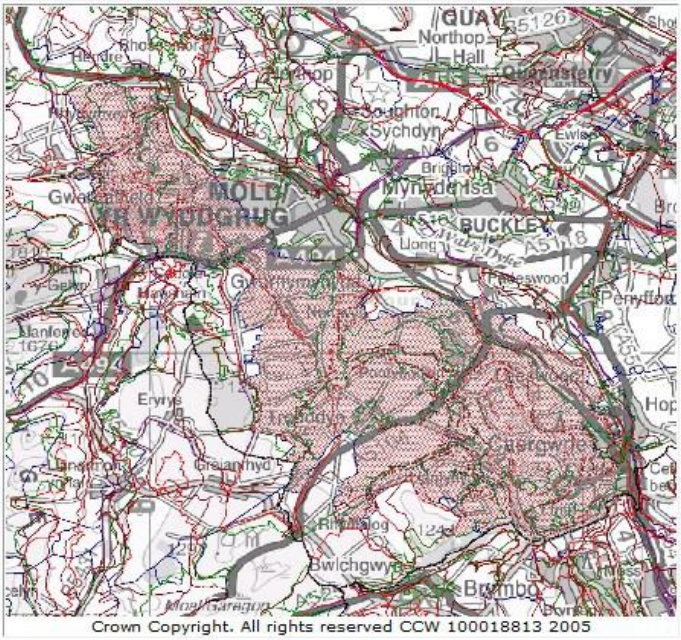
Existing management remarks:	There are many hedgerows and mature trees. It is recommended that these hedgerows and trees are maintained.

Monitoring

Date of monitoring?	2016-01-15
Monitoring undertaken by	Stages 1, 2 and 3 change detection, field verification and amendment completed by Environment Systems in conjunction with the local planning authority. Quality Assurance completed by TACP.
Has this record has been updated following monitoring work?	

Historic Landscape

Aspect Area Name	**Lleeswood**
Aspect Area Classification	**Rural environment/Agricultural/Irregular Fieldscapes (Level 3)**
Aspect Area Code	**FLNTHL349**
Date Of Survey : 22/08/2005	



Description

If working at level 3, the classification describes the dominant historic pattern, but which other patterns are important to the historical pattern of this area? (Tick all that apply)	Irregular Fieldscapes Woodland Nucleated Settlement Extractive Processing/Manufacturing Communications Designed Landscape

Monitoring

Has the information ever been verified in the field?	No
Does this area have a special or functional link with an adjacent area?	No

Description

Which traditional boundary types prevail in the area? (Tick all that apply)	Hedgerow Hedgerow With Trees
What is the nature of any significant archaeological interest in the area? (Tick all that apply)	Relict-Earthworks Buildings & Structures Documentary Industrial Archaeology Relict-Stone Monuments
Which chronological period is dominant in the area?	Prehistoric Roman Medieval (to 1536) Post Medieval (1536+) Industrial Recent
Has a Historic Landscape Characterisation been undertaken here?	No
Are there SMR sites here?	Yes
Are there SAMs here?	Yes
Are there Listed Buildings here?	Yes
Are there Registered Historic Parks and Gardens here?	Yes
Are there Conservation Areas here?	Yes
Are there World Heritage Sites here?	No
Is the area within a Registered Landscape of Historic Interest?	No

Aspect Area Boundary

To what level was this information site-surveyed?	Level 3
At 1:10,000, how much of the Aspect Area boundary is precise?	All
What baseline information source was used for Aspect Area boundary mapping?	OS Raster
If OS Data was used, what was the scale?	1:10,000
What is the justification for the Aspect Area boundaries?	Defined by field pattern, topography, and by county boundary to the north-west and south...

Bibliography

List the key sources used for this assessment	

Assessment

Additional Assessments	
Additional Comments	

Evaluation Matrix

Evaluation Criteria: Overall Evaluation	High (See overall justification.)
Justification of overall evaluation	Extensive area of irregular fields with considerable archaeological and historical content, including the northern end of Offa's Dyke, a number of smaller parks and gardens and medieval and later settlements. To some extent its overall value is increased by its shear size

Evaluation

Condition:	
Value:	High
Trend:	

Recommendations

Existing management	
Existing management remarks:	
Principal management recommendations	
Guideline	

Description

Summary Description / Key Patterns and Elements	Diverse fieldscapes on the undulating upland and lowland west of Hope and Caergwrle and south of Mold, between a height of about 100-300 metres above sea level, deeply dissected by stream and river valleys. Diverse fieldscape types, mostly with hedged boundaries but with drystone walls on some of the higher, more recently enclosed land. The predominantly irregular fieldscape types probably represent a process of piecemeal clearance and enclosure from at least the medieval period onwards. Other fieldscape types include probably reorganised strip fields representing the post-medieval enclosure of former medieval open fields and distinctive areas of straight-sided fields representing later 18th and 19th-century enclosure of formerly unenclosed common land. Possible residual ancient semi-natural woodland and ancient replanted woodland represented by sinuous broadleaved woodland along stream valleys and on steeper slopes. Early settlement and land use is suggested by Neolithic chance finds
If Classification is "Other", specify here	

Evaluation Matrix

Evaluation Criteria: Integrity	Moderate (A full but diverse landscape)
Evaluation Criteria: Potential	High (See overall justification.)
Evaluation Criteria: Rarity	High (See overall justification.)
Evaluation Criteria: Survival	N/A (See overall justification.)
Evaluation Criteria: Condition	

Cultural Landscape

Aspect Area Name	**Caerwys to Treuddyn**
Aspect Area Classification	**Influences/Material expressions/Rural/Rural Settlement (Level 4)**
Aspect Area Code	**FLNTCL021**
Date Of Survey : 12/01/2006	

Monitoring

Has the information ever been verified in the field?	Yes (Level 4)
Does this area have a special or functional link with an adjacent area?	No

Description

The classification at level 3 describes the dominant cultural context, but which other contexts are important to the cultural landscape of this area?	Rural Infrastructure Places Industrial
Which level 4 classes are particularly significant to the cultural landscape character of this area - Influences?	Agricultural Rural Crafts Rural Settlement Minerals & Mining
To what extent do the context and level 4 details selected contribute to the cultural identity, local distinctiveness or sense of place of the area?	Strong (Manifestly still an area of rural settlement, though little of the population of this area has direct connection with the land. There is also some quarrying here.)
To what extent is the cultural information widely recognised or appreciated?	Regionally (This is an area slightly tucked away from the more dynamic areas of Flintshire and seems to be evolving into a dormitory area for those who can travel. Some areas, such as Cilcain, have become expensive places in which to buy property.)
Are there any artistic expressions that are particularly famous or associated with the Aspect Area?	Not known
Are there any people / movements / institutions that are particularly famous or associated with the Aspect Area?	Not known
Is there any folklore or are there legends that are particularly famous or associated with the Aspect Area?	Not known
Are there any events/traditions that are particularly famous or associated with the Aspect Area?	Not known
Are there any technical / scientific discoveries that are particularly famous or associated with the Aspect Area?	Not known
What are the attributes of the cultural elements in the Aspect Area?	Evolved
What chronological periods are culturally dominant in the area?	Post 1950 Victorian & Edwardian Georgian
Are there certain place-names in the area that are particularly significant?	Yes
Summary Description: (no more than 150 words)	An area that was until recently economically distinguished by agriculture and which is still extensively farmed, but which is becoming to some extent a dormitory area.

Tolerance To Change

Are there any significant threats to the current integrity and condition of the Cultural Landscape features of the area?	Yes (Possible evolution (decline?) into a dormitory culture.)

Description

If yes, give examples of the place-names and their significance	Generally for the Flintshire practice of mixing English and Welsh elements - eg Gwernaffield.

Aspect Area Boundary

To what level was this information site-surveyed?	Level 4
At 1:10,000, how much of the Aspect Area boundary is precise?	Some (The boundaries are necessarily subjective.)
What baseline information source was used for Aspect Area boundary mapping?	OS Raster
If OS Data was used, what was the scale?	1:10,000
What is the justification for the Aspect Area boundaries?	Areas that do not fall into AONB, are not urban and are not relict post-industrial landscapes.

Bibliography

List the key sources used for this assessment	Hubbard; map sources

Assessment

Additional Assessments	N/a
Additional Comments	N/a

Evaluation Matrix

Evaluation Criteria: Overall Evaluation	High (- for its evidence of Flintshire"s cultural evolution.)
Justification of overall evaluation	Although post-industrial and possibly "post-agricultural communities such as these are found all over Wales and beyond, this area is historically and culturally significant for an understanding of Flintshire.
Evaluation Criteria: Recognition/transparency	Unassessed
Evaluation Criteria: Period	Very apparent (The area contains much attractive architecture and evidence of mainly Victorian agricultural practice. Settlement morphology is also of interest.)
Evaluation Criteria: Rarity (Culture)	Rare (Although the scattered landscape that is part agricultural and part industrial is found in many laces in Wales and beyond, this area of FCC preserves some of the distinctive Flintshire landscapes of economic change.)
Evaluation Criteria: Documentation	Moderate (Comparatively little documentation was identified for this area.)
Evaluation Criteria: Group Value	Moderate (A self-contained area containing its own self-contained areas.)
Evaluation Criteria: Survival	N/A (- for the survival particularly of the landscape of the 19th century dual economy of agriculture and industry.)
Evaluation Criteria: Vulnerability	Tolerant (- vulnerable to social change, and to transport pressures.)
Evaluation Criteria: Diversity	Complex (This landscape adds considerably to FCC"s diversity and contains a diversity of settlement pattern and evidence for historic social forces at work.)
Evaluation Criteria: Potential (Culture)	Moderate (This area has potential but it is perhaps little understood.)

Description

Which level 4 classes are particularly significant to the cultural landscape character of this area - Associations?	Sense of Place

Evaluation

Condition:	Fair (The area appears prosperous - perhaps patchily prosperous.)
Value:	High (- of regional value as the rural backdrop to Flintshire"s landscape.)
Trend:	Constant (Possibly truer to say that in some respects it is improving and in some respects offers a challenge. Agriculture faces an uncertain future, and the area seems to be slipping into a dormitory belt.)

Recommendations

Existing management:	Generally Inappropriate
Existing management remarks:	Only "inappropriate" in that there is a case to be made for monitoring social change and problems facing the agricultural sector in this part of FCC - for instance, whether agricultural contractors are carrying out more of the farming.
Principal management recommendations	Monitoring for challenges to, and changes within, the agricultural sector, and for broader social changes.
Guideline	Medium Term (Monitoring for challenges to, and changes within, the agricultural sector.) Medium Term (Monitoring for broad social change.)

Description

If Classification is "Other", specify here	

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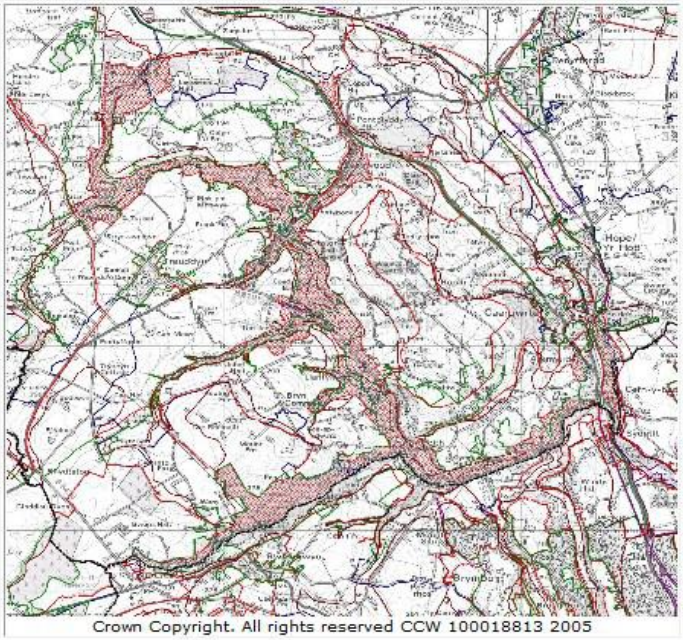
Visual and Sensory

Aspect Area Name	**Llanfynydd narrow valley**
Aspect Area Classification	**Lowland/Lowland Valleys/Wooded Lowland Valleys (Level 3)**
Aspect Area Code	**FLNTVS074**
Date Of Survey : 28/02/2007	



Description

Physical Form And Elements: Topographic Form?	Hills/Valleys
Physical Form And Elements: Landcover Pattern?	Woodland
Aesthetic Qualities: Scale?	Intimate
Aesthetic Qualities: Sense of Enclosure?	Confined
Aesthetic Qualities: Diversity?	Simple
Aesthetic Qualities: Texture?	Medium
Aesthetic Qualities: Lines?	Angular
Aesthetic Qualities: Colour?	Muted
Aesthetic Qualities: Balance?	Balanced
Aesthetic Qualities: Unity?	Unity
Aesthetic Qualities: Pattern?	Organised
Aesthetic Qualities: Seasonal Interest?	Mixed
Other Factors: Level of Human Access?	Infrequent
Other Factors: Night Time Light Pollution?	Slight (- rural settlement)
Other Factors: Use of Construction Materials?	Generally Appropriate
What materials? Give Details:	stone, red brick.
There are attractive views...	...both in and out (- to and from upper valleys sides)
There are detractive views...	...neither in or out (n/a)
Perceptual and Other Sensory Qualities	Attractive Tranquil Sheltered Other (enclosed valley)
What is the sense of place/local distinctiveness	Strong (the valley is distinctive in its steep wooded sides and clustered rural settlements.)

Evaluation

Value:	High (The valley has dramatic sloping sides and pleasing and diverse vegetation patterns with positive views up and down the valley. Settlements are generally positive. The area is generally in good condition unspoilt by inappropriate development. The valley is distinctive with its steep valley sides, watercourse and clustered villages. Narrow valleys are relatively rare.)
Condition:	Fair
Trend:	Unassessed

Recommendations

Define the key qualities that should be conserved:	tranqillity, unspoilt character
Define the key qualities that should be enhanced:	as Q 33
Define the key qualities that should be changed:	n/a
Define the key elements that should be conserved:	woodlands, field pattern and watercourse
Define the key elements that should be enhanced:	villages
Define the key elements that should be changed:	n/a
Principal management recommendation:	Manage woodlands for continuous cover and nature conservation

Tolerance To Change

Are there any significant threats to the current integrity and condition of the visual & sensory features of the area?	Not known

Aspect Area Boundary

To what level was this information site-surveyed?	Level 3
At 1:10,000, how much of the Aspect Area boundary is precise?	All
What baseline information source was used for Aspect Area boundary mapping?	OS Raster
If OS Data was used, what was the scale?	1:25,000
What is the justification for the Aspect Area boundaries?	extent of valley side.

Bibliography

List the key sources used for this assessment	n/a

Assessment

Additional Assessments	n/a

Additional Comments	n/a

Evaluation Matrix

Evaluation Criteria: Overall Evaluation	High (The valley has dramatic sloping sides and pleasing and diverse vegetation patterns with positive views up and down the valley. Settlements are generally positive. The area is generally in good condition unspoilt by inappropriate development. The valley is distinctive with its steep valley sides, watercourse and clustered villages. Narrow valleys are relatively rare.)
Justification of overall evaluation	Three highs and one moderate = High value.
Evaluation Criteria: Scenic quality	High (The valley has dramatic sloping sides and pleasing and diverse vegetation patterns with positive views up and down the valley. Settlements are generally positive.)
Evaluation Criteria: Integrity	High (The area is generally in good condition unspoilt by inappropriate development.)
Evaluation Criteria: Character	Moderate (The valley is distinctive with its steep valley sides, watercourse and clustered villages.)
Evaluation Criteria: Rarity	High (Narrow valleys are relatively rare.)

Description

Summary Description	Llanfynydd and Hope valleys- Narrow sinuous wooded valleys with very steep slopes in parts and a narrow flat valley floor. The area feels intimate and enclosed. There is some pastoral farmland in small fields and riparian vegetation. Small rural villages cluster just above the valley floor and there is also scattered settlement. There are isolated areas of derelict early industrial development which are now overgrown. There are stretches where there is limited access and the area is very tranquil although other areas have minor roads on the valley floor.There are attractive views to the upper valley sides and tops.
Physical form and elements: Settlement pattern	Linear
Physical form and elements: Boundary type	Mixture

Recommendations

Guideline	Medium Term (Maintain field pattern removing wire fencing and replacing with hedges) Medium Term (Encourage low input pasture) Medium Term (Restrict development on small settlement edges to maintain settlement character) Medium Term (Maintain natural course of river) Medium Term (Sensitively reclaim derelict sites.)
Existing management	Generally Appropriate
Existing management remarks:	Woodland management limited but pastoral management positive

Monitoring

Has the information ever been verified in the field?	Yes (1:50000)
Does this area have a special or functional link with an adjacent area?	Yes (higher land)
Date of monitoring?	2015-02-06
Monitoring undertaken by	Stages 1, 2 and 3 change detection, field verification and amendment completed by White Consultants, in conjunction with the planning authority.Quality Assurance completed by Land Use Consultants.
Has this record has been updated following monitoring work?	