

Ty Mawr Glamping

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Landscape Statement



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1 Introduction

1.1 INTRODUCTION

Designed By MH has been appointed by Ty Mawr Farm to prepare a Landscape Statement for a proposed glamping scheme within the county of Gwynedd. This Landscape Statement has focused on the applications potential to change 'Local Views', those within a 5km radius. The site/area appraisal was carried out during August-September 2021 over several visits.

1.2 AIMS

This reports main focus is to:

- 1) identify, describe any significant material changes on the landscape with potential effects
- 2) a selection of views into the site from a variety of landscape types/ locations, describing the potential change if any on these views by the completion and maturing of the proposals.

As such this document 'sets' the important physical and visual scene by considering existing landscape elements and features, then describing the existing and any potential changes in the visual amenity as a result of the proposal from a selection of chosen representative locations.

1.3 OBJECTIVES

- Describe the existing site and the landscape which surrounds it, with an emphasis on its visual characteristics, and amenity.
- Identify key landscape elements/features and visual receptors (those of people) both on-site and further a field which have potential views to the site. Choosing a broad selection of view points to represent these.

1.4 Existing Baseline

Refer to Site Survey

The proposal red line is located on the existing Ty Mawr Farm Estate, which is located 3km southeast of the small hamlet of Eglwysbach. The nearest large settlement of Llanrwst lies approx. 6km to the southwest. The nearest town is Conwy, some 10km to the north. The main proposal is approx. 1km west of the B113, a major road and bus route between Llanrwst and Colwyn Bay. Gwynedd County Council is the local authority. This study is concerned only with the proposed glamping units and associated on-site vehicular tracks.

Ty Mawr is a large working cattle farm which comprises of many out buildings, several farm properties and several farm tracks. The farm was formally apart of an historic estate used for grouse shooting. Upon becoming a working farm during the last century many areas were cleared of moorland to provide large open field systems allowing for large herds of cattle to be reared on the farm.

1.5 The Site

The proposal can be split into 2 main areas: **The Main Site** and **The Access Track** from the B113 highway

1.51 Main Site

The main site is located at approx 323-325m AOD on the western side of Mynydd Ty-mawr (AOD 389) a hill range which generally runs in a north south direction. Site is has a series of slopes and minor plateau's which fall to the west creating a shelved geological aspect with minor undulations/mounds running north to south along a generally more level area of the slope. The site is currently used for cattle grazing on open grassland. There is little in the way tree or shrub vegeta-

tion of a substantial size. The main site forms a general rectangular shape of 4 sides.

The northern edge has an existing crushed stone vehicular farm track with a post and wire fencing field boundary beyond which occasional mature gorse and small weather blown trees set in rough grass and associated field/track drainage channels. The eastern edge adjoins open grassland which rises. The southern edge is a post and wire stock proof fence with occasional clumps of gorse. The western edge of the site drops suddenly and has a large linear strip of Gorse which runs in a North to south direction, a landscape feature which is a common locally on these slopes.

Views from Main Site

The main site is screened mostly from distant views eastwards. Views both north and south are long and intermittent being channelled along the Conwy Valley and beyond to the sea. Due to the main western aspect of the site, one is presented with extremely large and panoramic distant views of Snowdonia and its associated mountains. Middle distant western views include the upper eastern edges of the Conwy Valley a mixture of grazing farmland with a broken mosaic of hedge and tree lined boundaries, strips of Woodland, occasional farmsteads. Near western views are limited due to topography and large areas of mature deciduous woodland and some areas of Gorse.

1.52 Access Track

The access track connects the Main Site with the B113 highway which is located to the east of the site. To reach the highway one traverses up over the elevated Mynydd Ty-mawr along a track which is winding at first from the main site, it then straightens out towards the brow of the hill. The route then drops down towards the B113 highway which is approx 324m AOD below. The track is a working farm route with associated tractor 'tramlines' worn into the track in places. The route

has a post and wire stock proof fence along the northern edge with occasional Gorse bushes. Its southern edge adjoins open grazing pasture which rises to the summit of Mynydd Ty-mawr which has 3 Tumuli, the highest of which has a Trigonometry point at its highest point. Near the track summit by the track is a black columnar large water reservoir which is approx 3-4 metres high, supplying water to the livestock. The track peters out near the B113 becoming muddy leading to an existing gate and crushed stone hard standing area/entrance lay-by. The proposed access area to the B113 is currently a field boundary which slopes suddenly by approx 2-4m to the main highway.

1.6 The Surrounding Areas

The surrounding area has a localised undulating topographical land-forms, with more substantial hills and mountains to the western edge of the study area. Within the 5km study area typically the land form hills and ridges run north to south generally following the River Conwy Valley. The study area falls within 1 National Landscape Character areas, that of NLCA09 Rhos and located on the sites western edge is NLCA07 Conwy Valley.

1.61 Topography

Locally the main site is located on the upper western slopes of the hill Mwdwl Eithin 389 AOD, with the access track entrance rising up the eastern slopes over the gently rolling open upper land form and down towards the main site which is located on one of several geological plateau/ledges which sculpt the western slopes. The area is apart of rural inland foothills and valleys between the Denbigh Moors to the east and the Snowdonia Mountain range to the west. Extensive drift deposits - glacial till overlays the solid geology giving rise to the undulating land form in the area.

1.62 Settlements

The nearest significant settlements (with distance to site) include: Pentre'r Felin 2km, Eglwysbach 3km, Pentre Isaf 5km and Taly-cafn 5km.

Beyond the Ty Mawr Farm 410m from site, the nearest residential and commercial properties of significance to the site include: Country Kennels and Cattery 0.5km south, Buzzards View Holiday Flat 0.6km Northwest, a commercial storage site and farm 10m east, located on B5113 adjacent to proposed entrance. Other un-named properties nearby were surveyed, but had no listing and were inaccessible from public highways. Nevertheless some properties were identified in the visual appraisal.

1.63 Highways

The B5113 located to the east of the access track is the main highway route locally. Only the access track would be visible along this route, following an existing farm track leading down to the proposed entrance. Generally the area is straddled by occasional minor roads and single track roads with a mixture of mostly hedges, some woodlands enclosing routes with occasional open views due to topography and opening up of hedges in a pasture/woodland mosaic. For footpaths see planning designations Chapter 3.

1.64 Significant Natural Elements

The site is located in the Conwy Valley Special Landscape Area, see planning statement. The closest SSSI is Llyn Ty'n y Llyn approx 4km from site and Morfa Uchaf, Dyffryn Conwy approx 5km. A site of Regionally Important Geological and Geomorphological Sites (Ty Mawr) approx 100m from site to the west. The flora can broadly be split into 4 categories adjacent or close to the site: Linear strips of Semi-Natural Woodland which occasionally follows small streams; open pastoral grassland; rough scrub land; prominent areas of gorse which form

strips that follow topographical contours along the hill slopes forming a banded effect visually. Generally the area has rolling hills and a mixture of fields and occasional areas of woodland.

1.65 Land Use

The study area can be split into 5 main uses:

- 1 Pastoral and arable farming in regularised fields with associated farmsteads.
- 2 Hill farming on less defined upland pastures.
- 3 Small nucleated settlements scattered amongst the countryside
- 4 Some areas of commercial woodland and non commercial woodland.
- 5 Leisure and tourism activities including defined walks (North Wales Pilgrims Way), camping, glamping and caravan parks (Conwy Valley), private holiday let flats and cottages, market gardening etc

The area has a strong emphasis on agricultural activities, yet is surrounded further afar by tourism activities especially in the Conwy Valley, Denbigh Moors and the North Wales Coast.



Photo 1.1 View towards Moel Siabod (Eryri mountain range)



Photo 1.2 On-site track to main site



Photo 1.3 Bronze age 'Tumuli' top of hill



Photo 1.8 Ridge line on main site



Photo 1.9 Local example topographic ripple, plateau, undulations



Photo 1.4 On-site track towards entrance



Photo 1.5 View over main site



Photo 1.10 Local farm tracks cutting through landscape



Photo 1.11 Welsh Pilgrims Way mostly screened by trees and topography



Photo 1.6 main site



Photo 1.7 Edge of main site



Photo 1.12 Topographical bumps, ripples



Photo 1.14 Property hidden by woodland

1.7 The Proposals

The proposal is for the erection of 5 subterranean glamping pods and their associated infrastructure. Refer to architects drawing series SNW-EWA-ZZ- They can be split into 5 main areas:

1.71 Vehicle Entrance and Track

A new graded compacted local shale 4m wide vehicle access track with associated drainage, located at the eastern end of the site. A short section of the route (327m) will be made good for easier vehicle access leading to the proposed highway entrance with associated curved road and visual splay, a slight topographical cut and fill onto the existing field with a slightly altered track route to meet road standards. See highways proposals drawing for full details (drawing series: B5113 Ty Mawr). The proposals include the removal of one medium sized tree. 6 replacement trees will be planted near proposed new track to offset any biodiversity loss. The proposed entrance track links to an existing farm track which will be improved for Non farm vehicles by the regrading of the existing aggregate track to create a more accessible route. Visually and physically this will represent no significant change to the existing track which climbs up and over Mwdwl Eithin towards the main site.

1.72 New Access Road to Parking Area

A new graded compacted local shale 5.5m wide vehicle access track with associated drainage will turn off the existing track and head for a short distance (approx 140m) following the contours of the site at a 1:164 slope down towards the rear of the proposed pods. Each pod has an area for parking by the entrance door (323.100 AOD). The parking area will accommodate one car per Pod. To the rear of the parking area accommodates a small 4x4m plant room (Fits into existing slope) which is located within the hillside mostly hidden underground to the east of the parking areas. The plant room entrance

doors/walls and exposed retaining concrete structures will be of a dark grey colour to reduce visibility from a distance. Gorse planting above and around the subterranean plant room will further blend and screen the almost hidden structure.

1.73 Subterranean Pods

The proposed 5 subterranean pods have 3 variations:

- 2x Single bedroom units,
- 2x Single bedroom units with subterranean link corridor between to create a family set of pods,
- 1x Double bedroom unit

The subterranean pods have a top of mound 327-328m AOD variations which slightly reposition mounds to reduce and regimentation. Between the mounds the proposed levels are approx 2.5m-3.5m to replicate an undulating landscape. The front deck to the glazed front of the pods varies in AOD by 0.5m to blend levels into the landscape.

For all intense and purposes, for this document they can be described as either the Double or Single pod. Both pods vary in dimension and size but share a modern, externally modest design style and vernacular, with most of the contemporary architectonic statements being felt by the internal user. Internally a stunning set of mostly subterranean buildings which offer possibly something very unique and new to the current tourist offer in the area possibly even North Wales. With such grand statements of design, these proposed units are mostly hidden from view, being subterranean, sensitively positioning the units and creating a slight increase in proposed ground level along a natural levelling and slightly humped hillside slope.

Designed to allow light to filter into the depths of each pod, they have an almost bow tie layout which focusses light into the building. Small roof light windows, hidden on the top of the proposed mound further throw natural light dramatically into these underground structures. The pods are located to take in the afternoon sun and the impressive distant views of the Snowdonia Mountain Range.

Externally visible elements of these pods is limited to 5 elements:

Rear entrance

A recessed entrance door and wood store of approx 4m width (both unit types) is flanked either side by dark grey concrete retaining walls which fall from the hidden roof to the car space at ground level.

Front facade

Floor to ceiling height facade aluminium framed glazing and doors to access to front deck. Single width: approx 8m

Double width: approx 12m

Both façades are flanked either side by dark grey concrete retaining walls which fall from the hidden roof to the dark grey concrete deck level. Dark colours were chosen to reduce distant visibility.

Roof

The roof is re-laid hillside, soil placed upon the concrete pod structure to almost completely hide the roof. Planted with gorse and native hillside grass mix the roof will blend into the surrounding hillside striations of grass and gorse. Subtle fair faced in situ concrete skylights (x2 per unit) will sit beneath the gorse planting within the roof structure. A weathered steel fall protection railing surrounds the upper front roof.

Bio fuel chimney flue

A 1.5m high approx 300mm wide dark grey flue with spark protector caul.

Outdoor deck

A dark grey finished concrete deck.

1.74 Scheduled Ancient Monument Access

At present a series of Tumuli on the farm estate have no public access. Users of the pods are proposed to have access via existing farm routes to the Tumuli situated on the top of the hill, This will allow for some access by some of the public for the first time in living memory.

1.75 North Wales Pilgrims Way Access

The location of the site is close to the North Wales Pilgrims Way and as such the proposed pods welcome/encourage recreational tourists of the way to stay at the pods. The pods will have literature and art to describe the way and other local features to users educating and enriching the visitor experience.

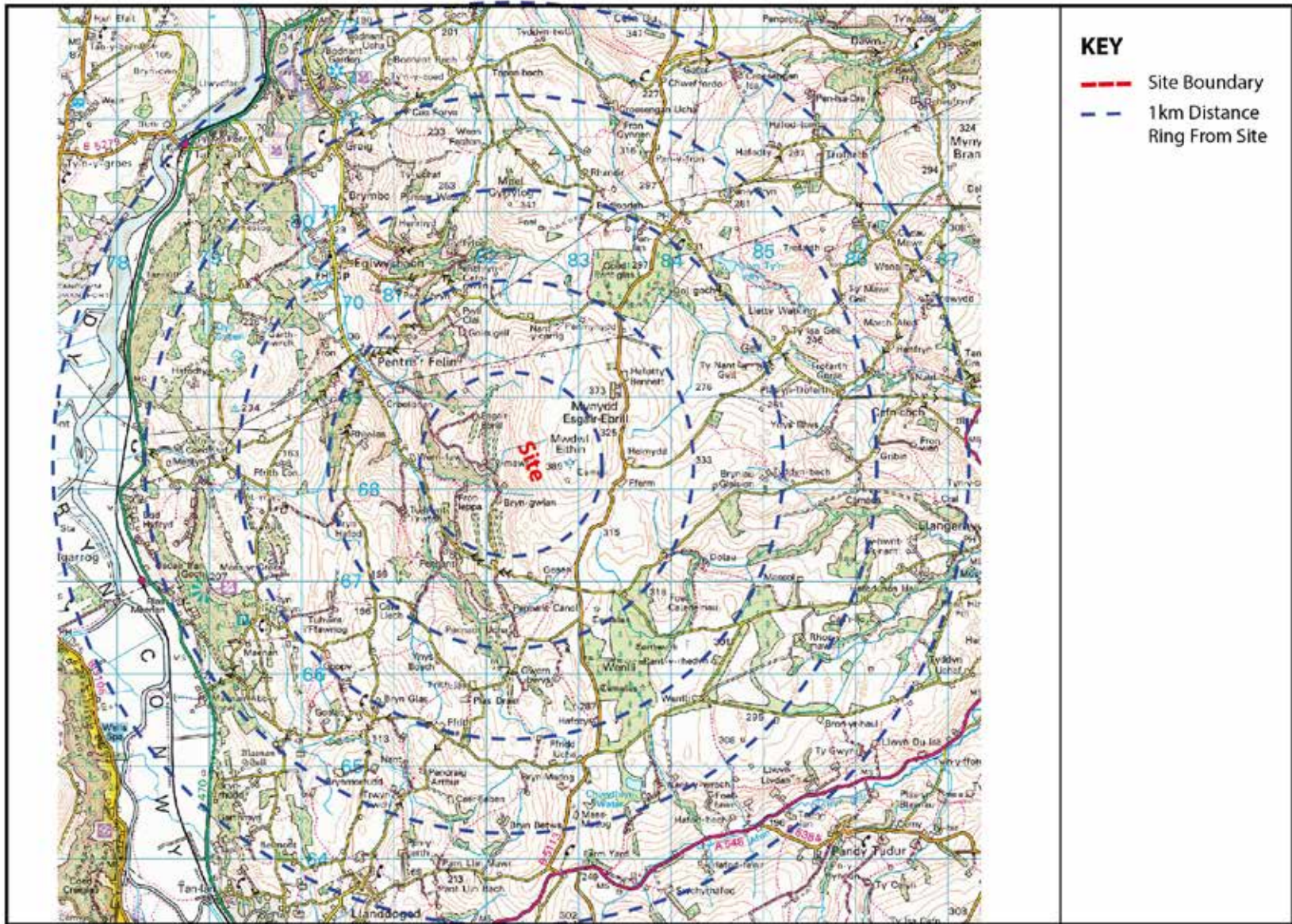
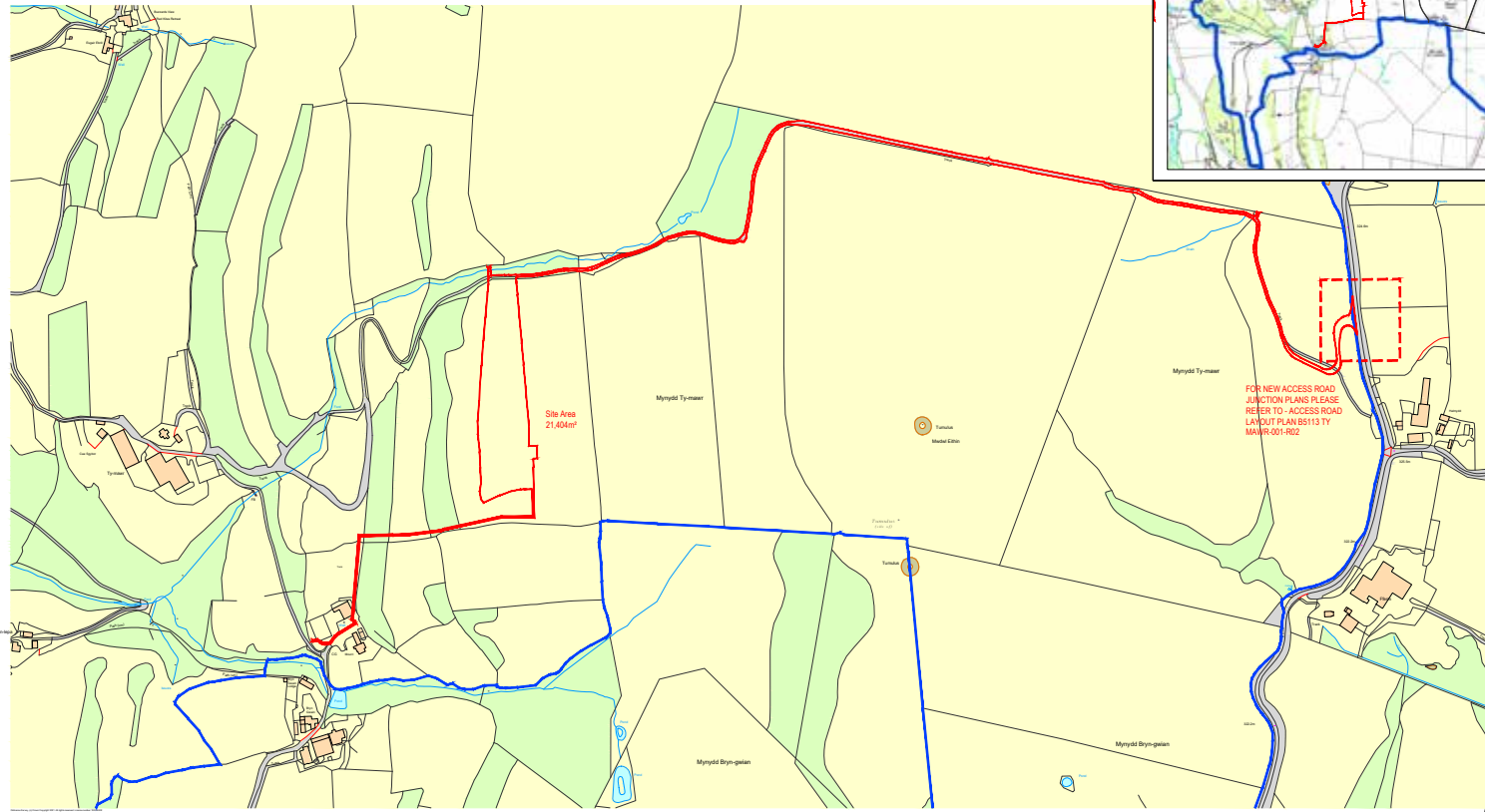
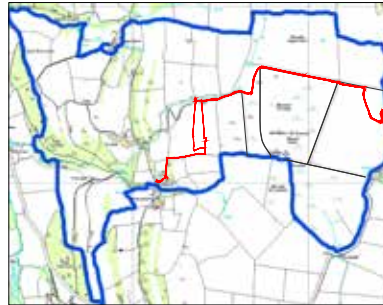


Figure-01 5km Study area

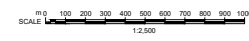
NOTES

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FOR NEW ACCESS ROAD
JUNCTION PLANS PLEASE
REFER TO - ACCESS ROAD
LAYOUT PLAN BS113 TY
MAWR-001-R02

- Site Boundary Line
- Land Ownership Line



NO.	DATE	DESCRIPTION	BY

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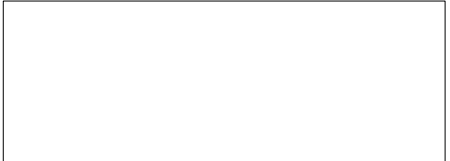
elliswilliams ENGINEERING PRACTICE
 SITE LOCATION PLAN
 2707_09001 REV P2
 DRAWN BY: P. JONES SCALE: 1:2500 & A1
 CHECKED BY: J. JONES SCALE: 1:2500 & A1
 Welford Close, Road From Strick Road, WY3A
 T: +44 (0)1908 702 200 E: info@elliswilliams.co.uk
 SNW_EWA_ZZ_ZZ_DR_A_09001

Figure-02 Red Line Site Plan



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PI	23.07.21	Planning Issue	JH	MA
PO	14.06.21	First Issue	JH	MA
REV	DATE	REVISION NOTE	BY	CHECK



elliswilliams

Wellfield Chester Road Preston Brook WA7 3BA
 T: +44 (0)1928 752 200 E: info@ewa.co.uk

SNOWDONIA PODS
 PROPOSED VISUAL 2
 2707_10002
 STATUS | PLANNING SCALE | N/A
 DRAWN BY | JH DATE | 25.05.21
 SNW_EWA_ZZ_00_DR_A_10002

REV P1

Figure-03 Visual Showing internals and Glazing

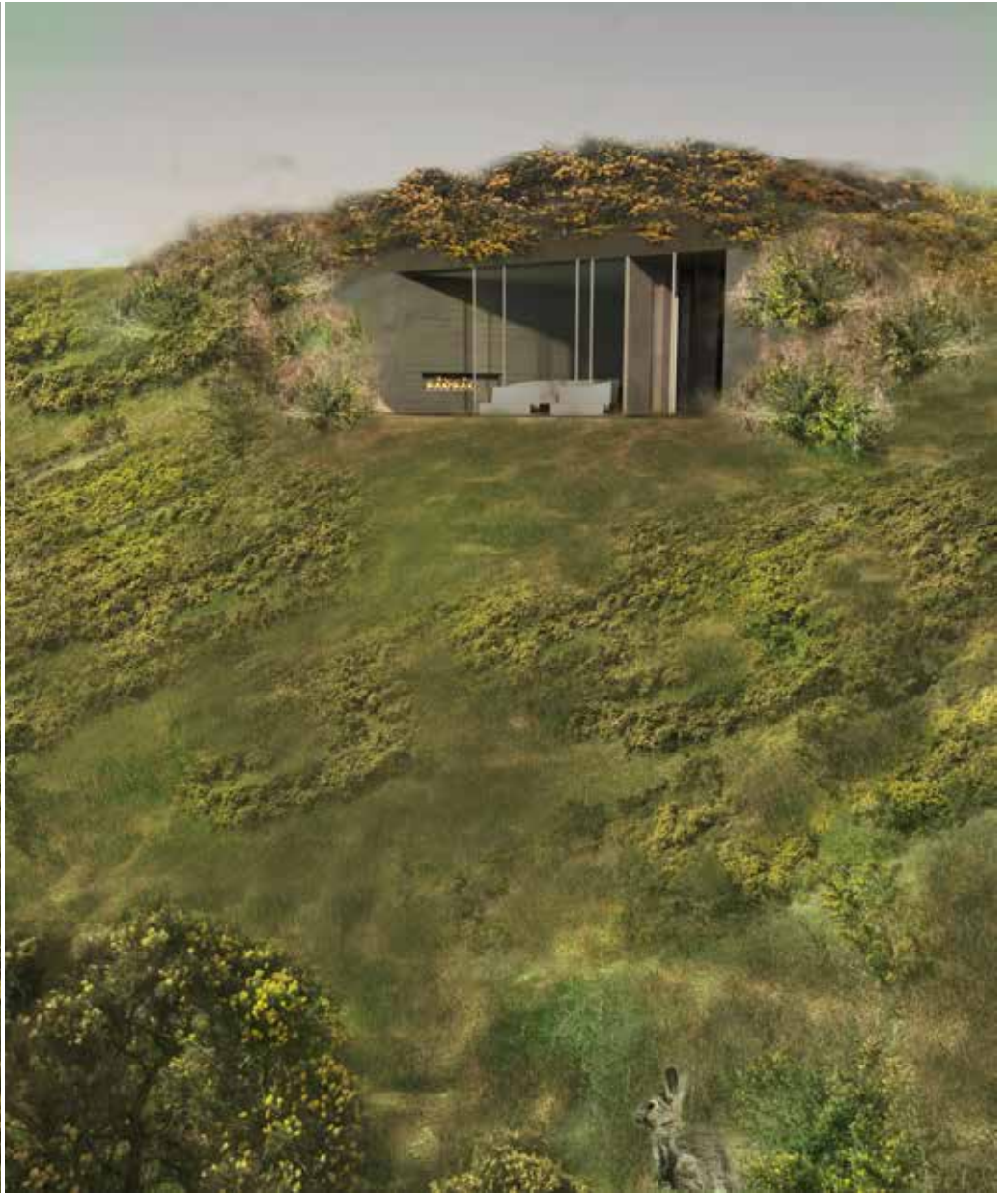


Figure-04 Subterranean Units Mostly Hidden



Figure-05 Typical Sections Embedded Into Topography

1.8 Scope and Study Area

The Landscape Statement assesses the visual effects of the proposed development. This process includes consideration of the effects of the proposals upon the physical landscape of the site itself, the local and wider landscape character and any changes to important views. The assessment provides a description of the existing landscape and built features within the site and its immediate vicinity. It considers the relationship of these features to the local and wider landscape characteristics; the contribution that these features have in views and the presence of statutory or local landscape-related designations. In defining 'landscape', reference is made to the adopted definition agreed by the European Landscape Convention (Florence: Council of Europe 2000), which states that the landscape is:

“an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors”.

A distinction has been made between the 'study area' and the 'allocation site'. The visual assessment considers the visual amenity of the site and the surrounding area and identifies potentially sensitive visual receptors and the approximate visibility of the development. The study area is defined as the Zone of Theoretical Visibility (ZTV) and it is 'the area in which a proposed development may have an influence or effect on visual amenity'.

A desktop survey, including a ZTV map was carried out to assess the potential theoretical views into the site from relevant and accessible receptors taking into consideration local topographic changes. An area assessment 'in the field' was carried out to check theoretic views with local characteristics. Many views were omitted due to woodland screening, large hedges and walls which the ZTV could not pick up. The extensive woodland in the area made the ZTV rather redundant.

2 Methodology

The process has been guided by the third edition of the document 'Guidelines for Landscape and Visual Impact Assessment', published by Landscape Institute with the Institute of Environmental Management and Assessment [1]. 'Landscape and Visual Impact Assessment (LVIA) is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity.'

This document considers direct and indirect effects of the development on the visual amenity for the following scenarios:

- Temporary (Construction)
- Completion (1 to 5 years)
- Medium Term (5 to 10 years)
- Long Term (10-15)

An LVIA (Landscape and Visual Impact Assessment) was not required. Concerns regarding the impact on local views and the proposal visual impacts were highlighted in consultation with the local planning Authority (LPA). Existing landscape elements and character have been described but not assessed. This has given rise to a much shorter more focused document. As such this Landscape statement has followed best practice guidelines in an abridged form (where needed) from the following industry standard sources (see Bibliography).

2.1 Sensitivity of Existing Visual Receptors

The sensitivity of the landscape to change is the degree to which a particular landscape can accommodate changes, or new features without significant detrimental effects to its essential characteristics.

The sensitivity of visual receptors will depend on three key factors:

- The receptor's activity whilst exposed to the view (work, recreational activities, resident);
- Degree of exposure to view and;
- Period of exposure to view.

The sensitivity of a visual receptor is defined as being High/Medium/Low, where High is the most sensitive. General criteria for establishing the sensitivity of visual receptors and landscape character are set out in the following table.

Where viewpoint locations have more than one receptor, the impacts for those of greatest anticipated sensitivity will be used to determine the anticipated overall impact magnitude; thus ensuring the worst case scenario is reported.

Sensitivity	Visual Receptors	2.2 Magnitude of Change												
High	<ol style="list-style-type: none"> 1. Residential properties with predominantly open views from windows, garden or cartilage. Views will normally be from principal living rooms and from windows of rooms in use during the day. 2. Users of Public Rights of Way with predominantly open views and of recreational use. 3. Non-motorised users of minor or unclassified roads in the countryside. 4. Visitors to recognised viewpoints or beauty spots, or to designated buildings or landscapes where the wider landscape setting contributes to or adds value to the experience. 5. Users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside – e.g. Country Parks, National Trust sites etc. 	<p>The magnitude of change is the ‘combination of the scale, extent and duration’ of the development and its impact on visual receptors. In the case of landscape impacts this relates to:</p> <p>For visual impact this relates to:</p> <ul style="list-style-type: none"> Degree of change to existing views; Distance of the receptor from the application site and, Whether the impact is permanent or temporary. <table border="1" data-bbox="1153 651 2072 1281"> <thead> <tr> <th data-bbox="1153 651 1314 735">Magnitude of Change</th> <th data-bbox="1314 651 1720 735">Visual Amenity</th> <th data-bbox="1720 651 2072 735"></th> </tr> </thead> <tbody> <tr> <td data-bbox="1153 735 1314 890">High</td> <td data-bbox="1314 735 1720 890">Where the proposals become the only dominant feature in the scene or would form a significant and immediately apparent element which would affect the overall impression of the view.</td> <td data-bbox="1720 735 2072 890"></td> </tr> <tr> <td data-bbox="1153 890 1314 1109">Medium</td> <td data-bbox="1314 890 1720 1109">Where proposals would form a visible and recognisable new feature in the scene but may not be immediately apparent, or become the dominant feature in the view.</td> <td data-bbox="1720 890 2072 1109"></td> </tr> <tr> <td data-bbox="1153 1109 1314 1281">Low</td> <td data-bbox="1314 1109 1720 1281">The proposals constitute only a minor component of the wider view and may not be immediately apparent to the casual observer. Awareness of the proposals would not have a marked effect on the overall quality of the scene.</td> <td data-bbox="1720 1109 2072 1281"></td> </tr> </tbody> </table>	Magnitude of Change	Visual Amenity		High	Where the proposals become the only dominant feature in the scene or would form a significant and immediately apparent element which would affect the overall impression of the view.		Medium	Where proposals would form a visible and recognisable new feature in the scene but may not be immediately apparent, or become the dominant feature in the view.		Low	The proposals constitute only a minor component of the wider view and may not be immediately apparent to the casual observer. Awareness of the proposals would not have a marked effect on the overall quality of the scene.	
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Low	The proposals constitute only a minor component of the wider view and may not be immediately apparent to the casual observer. Awareness of the proposals would not have a marked effect on the overall quality of the scene.													
Medium	<ol style="list-style-type: none"> 1. Residential properties with views from windows, garden or curtilage. Views from ground floor windows will be oblique or partially obscured by garden and/or other intervening vegetation. 2. Users of Public Rights of Way with restricted views, in less sensitive areas or where there are significant existing intrusive features. 3. Schools and other institutional buildings, and their outdoor areas. 4. Motorised users of minor or unclassified roads in the countryside where attention is focussed upon often narrow and winding routes. 													
Low	<ol style="list-style-type: none"> 1. People in their place of work. 2. Users of main roads or passengers on public transport on main routes. 3. Users of outdoor recreational facilities with restricted views and where the activity is focussed within the area. 4. Occupants of industrial premises. 													

The magnitude of change may also be Negligible or No Change and in this instance the resulting Effect Significance would also be Negligible or No Change as the application development would hardly be seen or not seen at all or the loss to landscape features and the character of the area would experience very little or no change.

Magnitude of Change	Visual Amenity	
Negligible	The proposal is largely indiscernible and/or they are at such a distance that they are scarcely appreciated. Consequently they have little effect on the scene.	
No Change	No change to the view is experienced.	

2.3 Scoring Matrix

The two principal criteria determining significance of effect are the magnitude of change and the environmental sensitivity of the location or receptor. 'A higher level of significance is generally attached to large-scale effects and effects on sensitive or high-value receptors; thus small effects on highly sensitive sites can be more important than large effects on less sensitive sites. It is therefore important that a balanced and well-reasoned judgement of these two criteria is achieved' [4]. The matrix shown below encourages transparency in the process of identifying the significance but the experience and judgement of the landscape architect is also used. The significance of effects may be adverse or beneficial depending upon the nature of the magnitude of change.

Magnitude of change scoring matrix

Sensitivity	High	Medium	Low	Negligible	No Change
High	Major	Moderate/Major	Moderate	Minor	No change
Medium	Moderate/Major	Moderate	Minor/Moderate	Minor/Neutral	No change
Low	Moderate	Minor/Moderate	Minor	Neutral	No change

2.4 Nature of Impact

Determination of the nature of an impact is a result of judging whether the introduction of a proposed development would be of benefit or detriment to the existing landscape character or view. Therefore, the impact of a proposed development can be adverse or beneficial. The following system of categorisation is used for the nature of the impact:

	Nature of Impact
Adverse	The key characteristics of the existing landscape or view would be weakened by the introduction of the proposed development.
Neutral	The key characteristics would neither be weakened nor strengthened by the proposed development.
Beneficial	The key characteristics of the existing landscape or view would be strengthened by the introduction of the proposed development.

The following standards are used in assessing whether the impacts are short, medium or long term.

- Short term – < 12 months
- Medium term – one to five years
- Long term – + five years.

2.5 Effect Significance Table

Effects will be categorised using the terms Neutral, Minor, Moderate and Major effects, with both moderate and major categories being considered as comprising significant effects.

Effect Significance	Visual Amenity	Landscape Character
Major adverse	The proposals would result in a large and obvious change to a view from a highly sensitive receptor and would constitute a discordant, dominant element in the view.	The proposed scheme would result in effects that are at complete variance with the land form, scale and pattern of the landscape. It would permanently degrade, diminish or destroy the integrity of valued characteristic features, elements and/or their setting. A high quality landscape would be permanently changed and its quality diminished.
Moderate adverse	The proposals would cause some damage to a view from a more sensitive receptor and would be an obvious element in the view.	The proposed scheme would be out of scale with the landscape or at odds with the local pattern and land form and it could leave an adverse impact on valued landscape features.
Minor adverse	The proposals would cause limited damage to a view from a receptor of medium sensitivity, but would still be a noticeable element within the view, or greater damage to a view from a receptor of low sensitivity.	The proposed scheme would not entirely fit into the land form and scale of the landscape and it would affect an area of valued landscape features.
Neutral	No change in the view.	The proposed scheme would compliment the scale, land form and pattern of the landscape and would maintain existing landscape quality.
Minor beneficial	The proposed development would result in visual effects that constitute a perceptible or temporary improvement in the existing view.	The proposed scheme has the potential to improve landscape character. It would fit in with the scale, land form and pattern of the landscape and enable the incorporation of valued characteristic features.
Moderate beneficial	The proposed development would result in visual effects that constitute a conspicuous or temporary improvement in the existing view.	The proposed scheme would have the potential to accord with landscape character and improve the quality of the landscape through removal of damage caused by existing land uses.
Major beneficial	The proposed development would result in a substantial improvement to the existing view and positively influence the quality of the view	The proposed scheme would have the potential to accord seamlessly with the landscape character and significantly improve the quality of the landscape through restoration and the removal of damage caused by existing land uses.

2.6 Illustrative Material

General photographs were taken as a record and also to illustrate character. These photographs are presented within the document, and they illustrate the features and collective character of the site and its surroundings and views from identified viewpoints. Where possible a Full Frame Camera Using a 50mm fixed lens has been used, as recommended by the Landscape Institute to best represent the view.

However sometimes it has been necessary to alter the focal length to include more of the view within the frame, so as to best show the characteristics of the view.

Plans have been produced using Ordnance Survey maps as a base.

3 Planning Context

This section introduces the landscape planning setting for the project, listing the relevant documentation that needs to be considered together with the landscape designations, within and surrounding the site.

3.1 Policy

The following planning policy's are relevant to the proposal site:

Strategic Policy DP/1

Sustainable Development Principles

Policy DP/3

Promoting Design Quality and Reducing Crime

Policy DP/4

Development Criteria

Policy DP/6

National Planning Policy and Guidance

Strategic Policy TOU/1

Sustainable Tourism

Policy TOU/2

New Sustainable Tourism and Recreational Development

Strategic Policy NTE/1

The Natural Environment

Policy NTE/3

Biodiversity

Policy NTE/4

The Landscape and Protecting Special Landscape Areas

1. Special Landscape Areas are shown on the proposal map and designated in the following locations:

a) Great Orme and Creuddyn Peninsula

b) Conwy Valley

c) Abergele hinterland

d) Elwy and Aled Valleys

e) Hiraethog

f) Cerrigydrudion and the A5 corridor

2. In order to conserve the attributes of the Special Landscape Areas development proposals will have to show particular regard to the character of each locality in order to minimise their impact. Development will only be permitted if it is shown to be capable of being satisfactorily integrated into the landscape. In appropriate cases planning applications should be accompanied by a Landscape and Visual Impact Assessment to assess the visual and landscape impacts of the development.

3. All proposals, both within and outside SLAs, will be considered against the Development Principles and other policies in the Plan designed to protect the environment and landscape character.

Policy NTE/9

Foul Drainage

Strategic Policy STR/1

Sustainable Transport, Development and Accessibility

3.2 Other Statutory and Non-Statutory Landscape Applicable Designations and Classifications

3.2.1 Scheduled Ancient Monuments

Mwdwl Eithin Round Barrows , a series of 3 tumuli are located on the farm above the proposed main site, one barrow forming the top of the hill. See viewpoint V1 for a more detailed assessment. The main site is not visible from the monuments. The existing farm track leading to the proposed vehicle entrance is barely visible in the middle distance in parts.

CADW Website Description:

“The monument comprises the remains of earthen built round barrows, which probably date to the Bronze Age (c. 2300 - 800 BC). The barrows are circular are shape on plan and have a rounded profile.

The monument is of national importance for its potential to enhance our knowledge of prehistoric burial and ritual practices. The features are an important relic of a prehistoric funerary and ritual landscape and retain significant archaeological potential. There is a strong probability of the presence of both intact ritual and burial deposits, together with environmental and structural evidence. Barrows may be part of a larger cluster of monuments and their importance can further enhanced by their group value.”

The scheduled area comprises the remains described and areas around them within which related evidence may be expected to survive.

3.2.2 Conservation Areas

There are no conservation areas in the site or close proximity.

3.2.3 Registered Historic Landscapes

There are no registered historic landscapes on the site or in close proximity.

3.2.4 Geological RIGS

Close to the site boundary (circa 100m) is an area defined as a Regionally Important Geological Site:

RIGS Ref: Ty Mawr 264

Category: Scientific

Category: Stratigraphy

Network: Silurian

Subnetwork: Wenlock

Authority: Conwy

Area: 4.08 Ha

The proposed site and vehicle track do not physically affect this geological site, the proposal boundary is not located within the geological site. See drainage strategy for a hydrological statement regarding this site.

3.3.5 Other Designations beyond site

There are no significant designations close to the proposed site with areas of Historic designation lying to the west in the Conwy Valley approx 5km away. The World Heritage Site at Conwy is approx 10Km to the Northwest of the site.

3.3.6 Listed Buildings (See Figure 8)

The closest listed structure is Pennant Hall (1.2km), described by CADW as:

“An early site, mentioned already in the late C15. The present house is complex and irregular in plan but consists chiefly of a primary, two-and-a-half storey, end-chimney block dated 1742, with an elegant T-shaped late Georgian storied addition of c.1810; some later C19 alterations. “

Privately owned and inaccessible, the Hall is located within a small val-

ley and has mature woodland surrounding it. No views towards to the proposal could realistically be visible due to location and woodland intervening cover.

Other close by listed buildings include:

Former Toll-gate, Posts and Turnstile, Grade II approximately 3km south east of site. Due to location and intervening topographical features the proposal would have no visual effect on the site.

Pentrefelin and Bwthyn-y-felin , Grade II approximately 1.8km North west. CADW description: “An early site, mentioned already in the late C15. The present house is complex and irregular in plan but consists chiefly of a primary, two-and-a-half storey, end-chimney block dated 1742, with an elegant T-shaped late Georgian storied addition of c.1810; some later C19 alterations.”

Due to location within a valley and intervening topographical and mature woodland features the proposal would have little visual effect on the site.

3.3.6 Public Rights Of Way (See Figure 7)

The area is criss-crosses with footpaths, but locally the majority of them are located to the west of the main proposal weaving along and through a small valley. Generally there a very few footpaths to the east of the site.

North Wales Pilgrims Way, “The Welsh Camino”

The Pilgrim’s Way is a walking route of over 130 miles. Tiny stone churches nestled into the hills provide shelter and rest along the Way, much as they would have done in the past. This modern day walking route partly encircles the proposed scheme, if at a distance. The proposal wishes to both encourage educationally visitors to the pods and offering accommodation for Pilgrims. The route travels east to west then follows a valley northwards towards Eglwysbach. It uses existing

public footpaths, tracks and lanes. There are few points along the route close to the site where potential views are visible. The most impacted views V4, V5 and V6 have been included in the viewpoint assessment, with the vast majority of the route having intervening tree, hedge or topographical screening of the proposal.

Five areas noted on Figure 7 are described below:

P1 A short footpath close to the site, but any potential views are screened by topography.

P2 A series of footpaths and lanes with the vast majority of the routes having intervening tree, hedge or topographical screening of the proposal.

P3 A series of footpaths some on the eastern facing slopes of a small valley top leading down to more screened footpaths surrounded by mature tree, hedge and topographical intervening cover.

P4 A series of footpaths and lanes with the vast majority of the routes having intervening tree, hedge or topographical screening of the proposal.

P5 A footpath that is elevated on its western side and drops down into a small valley travelling east. See Viewpoint V9 assessment

3.3.7 Ecological Designations

The are no ecological designations on the site or in a close proximity..

3.3.8 Effect of proposal on landscape features and elements

Read alongside existing site survey. and proposed levels plan.

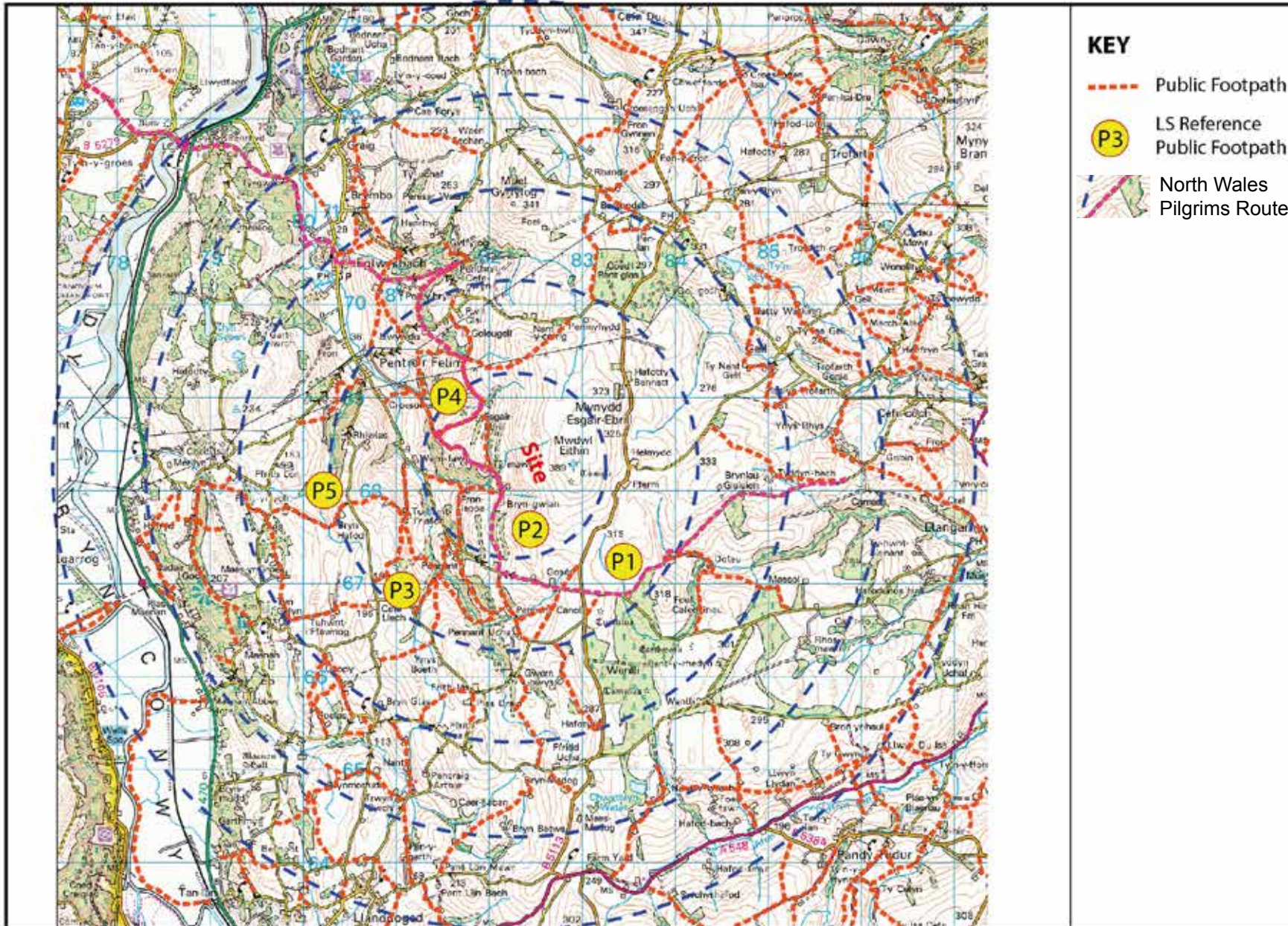
The proposals will follow the contours of the land, with units being embedded slightly into the landscape. A slight rise of approx 2-4m from the

existing contours will create a linear slightly elevated land form increase which has been modelled to fit in with local undulating geological terrace features. The proposed topography will have a slight rolling level variation along its north south axis to fit into the slightly undulating existing land form profiles which exist on local hills. In essence the proposal will be engineered to blend into the hill scape.

The proposal will not effect any substantial tree removal. Existing improved grassland will be enhanced within the red line with native seed mixes as recommended by the ecologist to improve the ecological and biodiversity to suit habitat, Bands of Gorse which are proposed will fit into an existing landscape of linear strips of Gorse (see Figure 6



Figure-6 Diagram Illustrating Linear Gorse Strips Locally



- KEY**
- - - Public Footpath
 - P3 LS Reference Public Footpath
 - North Wales Pilgrims Route

Figure-7 Public Footpaths

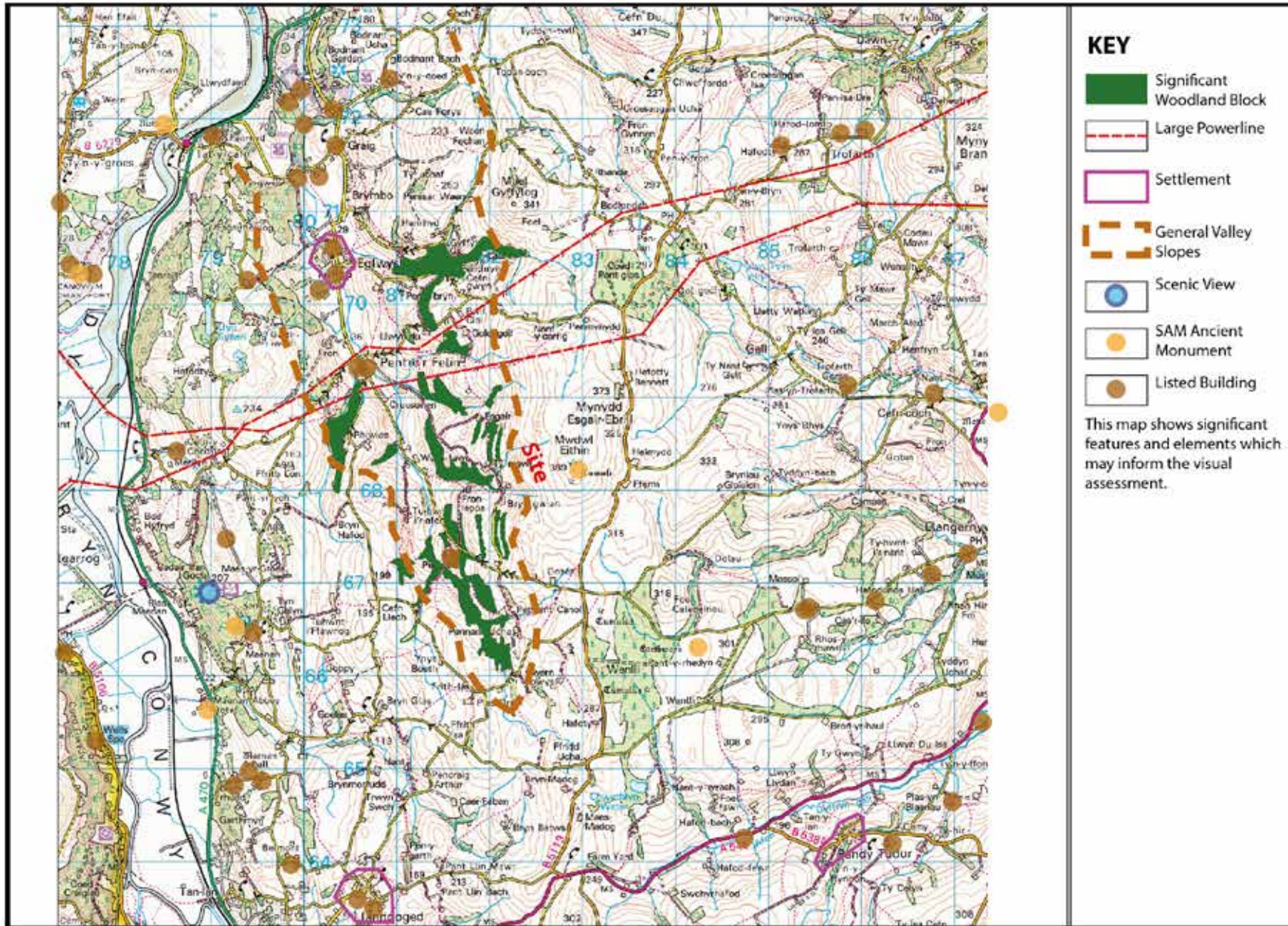


Figure-8 Key Landscape Features

4 Landscape Character

4.0 National Landscape Character Areas Wales

To understand the visual context of the landscape the assessment has identified and taken into consideration the broad National Landscape Character Areas. The Site lies on the western edge of NLCA09 Rhos where it intersects with NLCA07 Conwy Valley

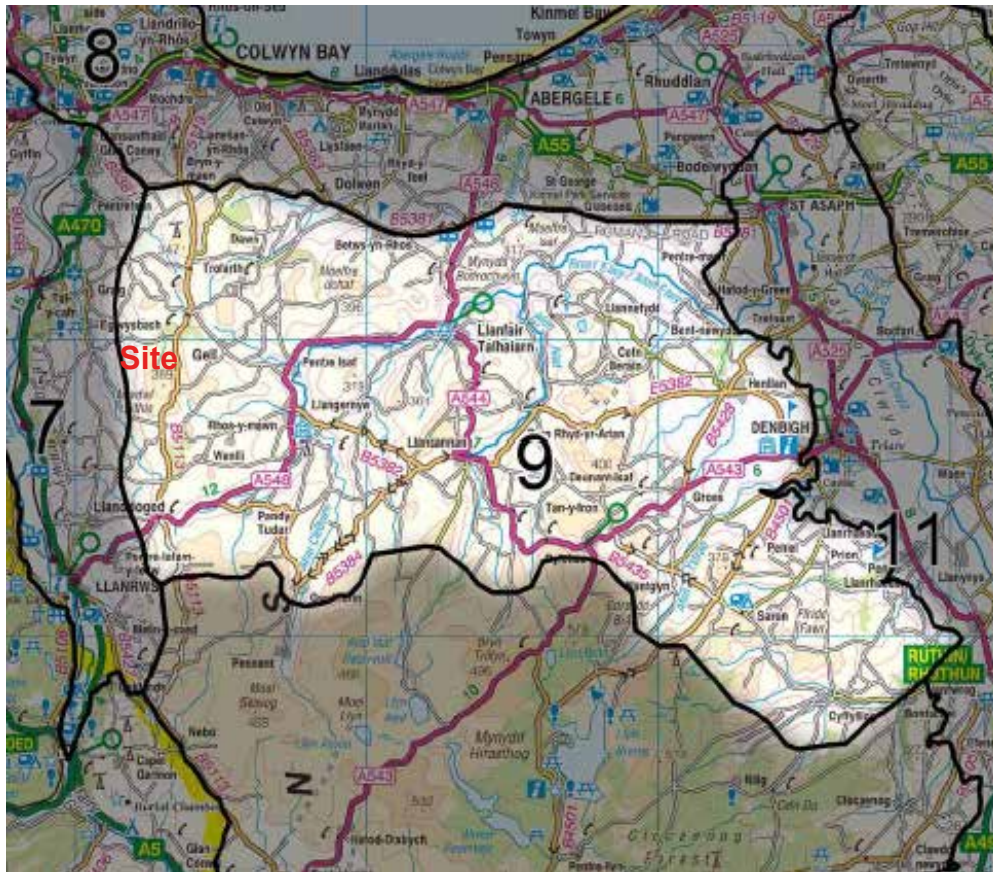
NLCA09 Rhos Summary Description

Comparatively little known by tourists, this is nevertheless a subtly appealing and attractive rural landscape of rolling and undulating countryside. It is sparsely settled, but is traversed by a network of narrow rural lanes and interspersed only occasionally with compact, nucleated villages of stone, slate and white-washed render, or by valley-floor settlement such as Llanfair Talhaiarn and Llangernyw. Much of the area has a character verging on upland, yet the Rhos Hills include some lowland valleys. Historically the area nurtured some important writers and poets, such as Twm o'r Nant, the poet and writer of interludes, and the erratic genius Robert Roberts 'Sgolor Mawr'. Within this area lived the first attested Welsh man, in a cave at Pontnewydd in the Lower Elwy Valley, around 225,000 years ago. The yew tree in Llangernyw churchyard is one of the oldest living things in the world. This area remains strongly Welsh in speech.



Key Characteristics NLCA09 Rhos

Key Characteristics
Rural inland foothills and valleys - that rise to the adjacent Denbigh Moors to the south.
Bedrock geology - is composed primarily of Silurian sandstone and argillaceous rock of the Ludlow and Wenlock Series, in addition to small areas of Carboniferous limestone and areas of slaty mudstone and siltstone.
Extensive drift deposits - glacial till overlays the solid geology giving rise to the undulating land form of the area.
River valleys and flood plains - river alluvium and fluvio-glacial river terrace deposits are present.
An undulating land form - comprising a series of ridges and valleys associated with the river catchment, including the Cledwen and the Aled. A range in grades of slope.
Soils - well drained fine loamy/silty typical brown earth soils, with seasonally wet silty soils over shale in the river valleys.
Sheep grazed pasture – predominant land cover
Occasional woodlands - often occurring on the river valley slopes, for example on the Clywedog and the Ystrad, and running up riverside slopes.
Mixed field patterns - often geometric but varies widely in scale, from small to large size fields. A denser network of mixed hedgerows with more trees in sheltered valleys, running up to sparse, windswept hedges and fences occupying areas of former moorland.
Archaeology - a number of sites occupy the more elevated parts of the area, including Neolithic burial chambers, Bronze Age round barrows and cairns, and Iron Age hillforts such as Mynydd Y Gaer. The Pontnewydd Cave is internationally renowned for evidence of the earliest known humans in Wales.
Sparsely settled - affording rural peace and tranquillity, with wide views from the higher points and a sense of intimacy and enclosure in the valleys close by.



NLCA08 Rhos Character Area Location Map

Key Characteristics NLCA07 Conwy Valley

Key Characteristics

A deep, major fault-guided glaciated valley - between the adjacent rugged and shapely uplands of Snowdonia to the west and gentler rolling Rhos Hills to the east.

Southern flood plain section - deep river alluvium with silty and clayey soils and seasonal flooding, whose flatness contrasts with the adjacent spectacular wooded hillside to the west. Development and road links generally keep off the flood plain.

A very abrupt, steep, wooded edge to the adjacent Snowdonia uplands, with cliffs - marking the terminal point of a bedrock geology of Silurian argillaceous rock. Dramatic, boulder-strewn, tumbling small rivers cascade down.

Hanging woodland - including beech and oak, and areas of planted conifers, to slopes.

Hilly farmed middle section with a meandering, serpentine estuary - fringed with marsh, reed beds and tidal flats, backed by pastures, hedges and deciduous woodland blocks. Strong tidal movement along estuary. Hamlets, villages, scattered farms.

Lowland pasture and hay meadow - with hill sheep grazing to the valley sides.

Busier northern section around Conwy - with strategic transport crossing points over the wide estuary and shelter for boats. Historic road and railway bridges and a modern road tunnel.

Field patterns - geometric on the flood plain, with areas of dry stone walls or reens (ditches) as boundaries. Mixed hedgerows generally, with small irregular fields on rising slopes to the west side. More improved fields and hedges to the east side slopes.

Conwy Castle with its associated walled town - a World Heritage Site, dramatically located on a promontory overlooking the estuary, and forming a landmark feature.

Settlement to lower valley sides - keeping off the flood plain, notably the linear Dolgarrog, Trefriw and Glan Conwy. Principle settlements are Conwy town and Llanrwst.

A strong sense of containment to the valley - creating a natural route for north-south road and rail links.

4.1 Landscape Character (Wales Landmap)

LANDMAP is an all-Wales landscape resource where landscape characteristics, qualities and influences on the landscape are recorded and evaluated. The following data was gathered from the Landmap resource.

The site lies within/near the following Characteristics:

4.11 Geological (Within 3 areas) See Figure 10

G1 Mynydd Goleugel CNWGL066 (Site Track)

Mountain and upland valley, upland glacial and fluvioglacial depositional terrain, upland till plain / field. Boulder clay covered upland slopes of W-E Gell river valley into Elwy, in E-dipping Silurian Nantglyn Flags to Elwy formations mudstone dominated successions. Drumlins N-aligned preserved on slopes, associated locally with landslipping.

Evaluation: High

G2 Foel Caledeiriau CNWGL062 (Near Site)

Mountain and upland valley, upland glacial and fluvioglacial depositional terrain, upland till plain / field.

Boulder clay covered E to N-facing upland slopes of Collen valley (and Elwy) in E to N-dipping Silurian Elwy Formation mudstone dominated succession. Widely developed N- to NE- aligned drumlins, some associated with landslipping.

Evaluation: High

G3 Pennant Ucha CNWGL058 (Main Glamping Site)

Mountain and upland valley, undulating upland terrain and dissected plateau. Upland terrain of N-S trending ridges in E-dipping Silurian Nantglyn Flags mudstone dominated succession east of the NW-SE fault controlled Eglwysbach fault controlled valley and Denbigh Grits ridge, forming watershed between Elwy and Conwy valleys. Dissected

by fault controlled WNW-ESE valleys on western slopes into Eglwysbach valley (e.g. Nant y Rhaglaw). Boulder clay on western slopes and in valley floors.

Evaluation: Outstanding

G4 Helmydd CNWGL065 (Site Track and Entrance)

Mountain and upland valley, undulating upland terrain and dissected plateau. Upland E-W ridge in dissected plateau of E-dipping Silurian Nantglyn Flags-Elwy formations mudstone dominated successions between two W-E tributary river valleys into Elwy valley. Comprises primarily south facing slopes and hill crests, where boulder clay is limited to floors of minor N-S, commonly fault controlled valleys.

Evaluation: Moderate

G5 Same as G1 Mynydd Goleugel CNWGL066 (Near Site)

Evaluation: High

Summary observations:

The main site lies in the Pennant Ucha geological area, the physical impacts of human activity in the area included cuts and fills for farm tracks, terracing for farm houses and out buildings etc do not feature on this characteristic area, yet are numerous in the landscape. The Geological characteristics description is as to be expected a general set of observations and does not have particular land form details, some of which are typical on and near the proposal. See '3.3.8 Effect of proposal on landscape features and elements'. The schemes relatively very minor land form cut/fill topographical changes will have almost no impact on the Pennant Ucha geological character area. The proposal is not within a pGCR or RIGS site.

4.12 Historic Landscape (Within 2 areas) See Figure 11

H1 Eglwysbach & Llanddoged CNWHL060 (Main Glamping Site)
Rural environment, agricultural, irregular fieldscapes. An area comprising the elongated ridge forming the eastern side of the Conwy valley and a secondary parallel valley of the Hiraethlyn, one of its tributary systems. The ridge rises to about 100m before falling back into the Hiraethlyn valley and rising again to meet the higher ground to the east. It is characterized by a mixed irregular pattern of enclosure, mostly comprising straight-sided hedged fields, some isolated woodland block, some wooded valleys and a little along its eastern fringes. Maintain coherence of post-medieval enclosures and continue to protect the Bronze Age archaeology.

Evaluation: High

Recommendations: Retain and enhance rural character and encourage good stewardship of the historic landscape.

H2 Ty'n-y-llyn CNWHL008 (Site Track and Entrance)

An upland ridge running north south on the east side of the Conwy valley. It is characterized by large straight sided fields of varying sizes which are probably the result of 19th century enclosure of marginal land. The area contains a scatter of post medieval agricultural remains and a small number of bronze age burial cairns. Maintain coherence of post-medieval enclosures and continue to protect the Bronze Age archaeology.

Evaluation: Moderate

Recommendations: Maintain coherence of post-medieval enclosures and continue to protect the Bronze Age archaeology.

Summary observations:

The proposals do not physically affect any important historical assets. See section (3.2.1 **Scheduled Ancient Monuments**) for those within

close proximity. The proposals will have very little effect on the historical character of the area.

4.13 Cultural landscape (Within 1 area) See Figure 12

C1 Cefn Du to Mwdwl Eithin CNWCLS111 (All proposal)

Descriptions missing - No Answer.

4.14 Landscape Habitats (Within 1 area) See Figure 13

H1 Moelfre Uchaf grasslands CNWLH059 (All proposal)

A large area of upland grassland, in a very open setting with largish fields bounded by stone walls and little woodland. The land has been improved where possible, leaving small but frequent areas of gorse-covered banks and rush infested wet hollows, where improvement has been less successful. There are one or two larger basin mires, one of which Llyn Ty'n Y Llyn is protected as SSSI. The level of agricultural improvement has substantially reduced the habitat interest in the area, and only fragments now remain. There are few corridors for movement, little woodland, and the few small basin mires provide the only real habitat interest remaining.

Evaluation: Moderate

Recommendations: Where native species occur, reducing agricultural inputs to allow native species to re-colonise would aid biodiversity.

H2 Meanan grassland and wood mosaic CNWLH055 (Near Site)

A mosaic of improved grassland and broadleaved woodland to the east of the River Conwy, and forming the eastern, largely west-facing slope of the Conwy valley over much of its middle length. There is extensive woodland on the steeper slopes and rocky ridges and outcrops, often forming north-south trending linear features in the landscape, parallel to the river itself. In between the woodland there is a patchwork

of small improved fields bounded with mature hedges and occasional stone walls.

Evaluation: Moderate

Recommendations: Where native species occur, reducing agricultural inputs to allow native species to re-colonise would aid biodiversity.

Summary observations:

A significant area of once intensely farmed agricultural land will be re-wilded in part on and around the proposed units allowing native species to re-colonise the area. A proposed strip of gorse will increase habitat diversity away from intensively grass pastoral land and act as a wildlife corridor running North to south, similar to other existing strips of Gorse planting beyond the site in the area.

4.15 Visual and Sensory (Within 1 area) See Figure 14

V1 Cefn Du to Mwdwl Eithin

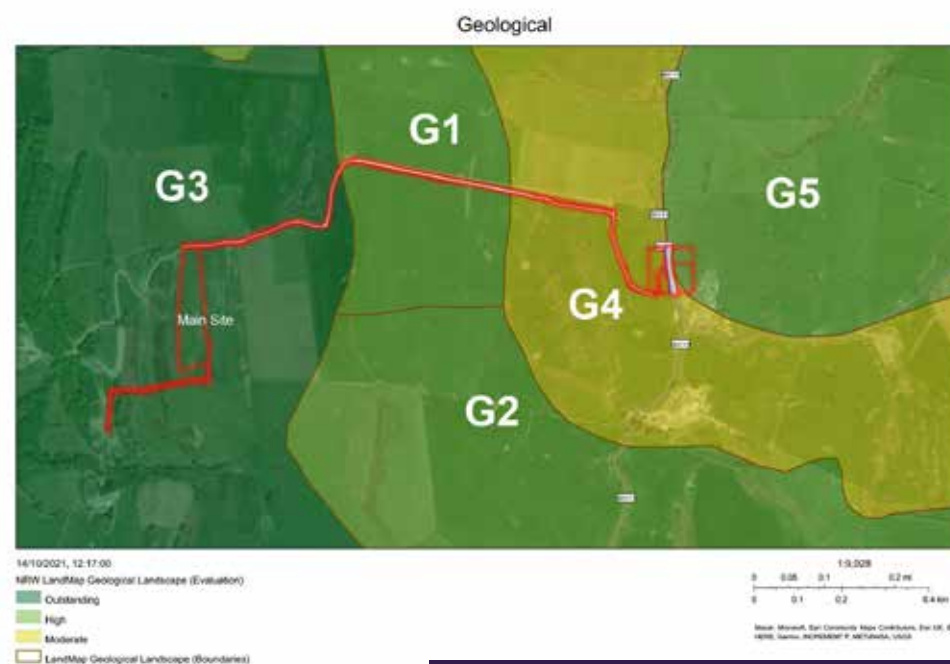
Upland, Hills, Lower Plateau & Scarp Slopes Hill & Lower Plateau Grazing. Upland undulating hills and ridges with undulating skyline which can be more complex in places with slopes falling to adjacent valleys. The landcover is characterised by small to large scale improved grassland [on lower and higher land respectively] with pockets of rough land, wetland and a conifer plantation. Field boundaries are usually fences or low cut hedges and occasional trees such as rowan, sycamore or thorn. The high points feel bleak and exposed although this decreasing with height. Access is provided by the B5113 which runs along the ridge accessing sparsely scattered farmsteads. Wide views are possible across adjacent valleys and to the surrounding uplands, including to Snowdonia to the west. A wireless mast acts as a detractor on Cefn Du. The area has simple undulating topography with occasional rounded high points on the skyline and is given interest by scattered settlement. It's elevation allows wide views to valleys and surrounding uplands including Snowdonia. The area is in moderate/poor condition due to intensification and

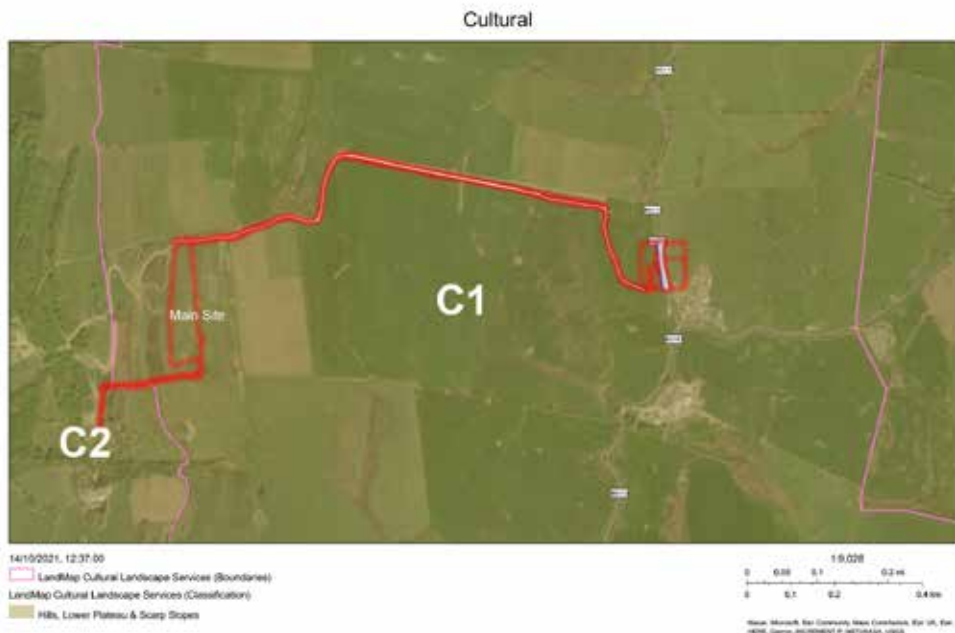
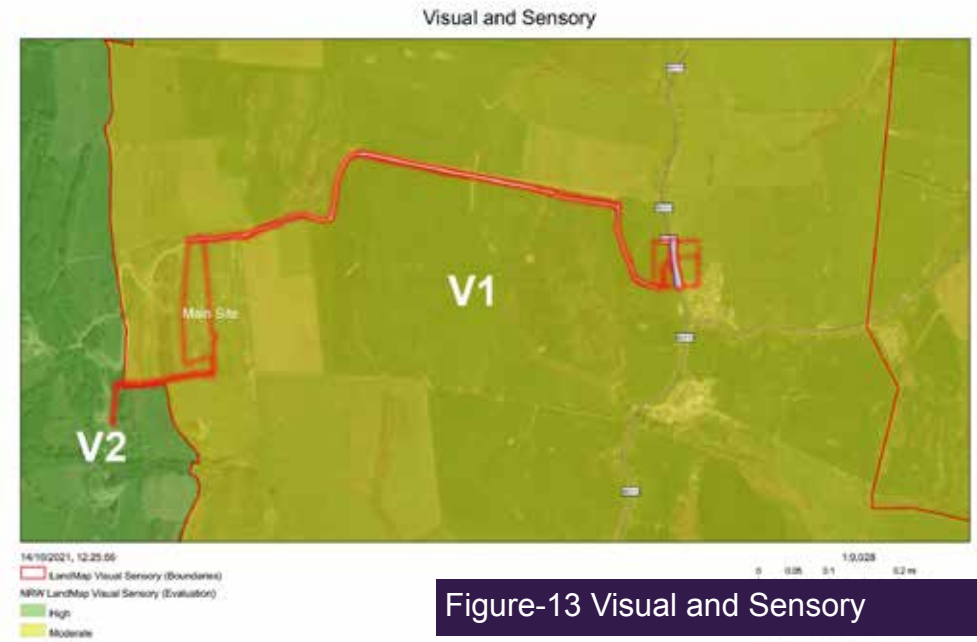
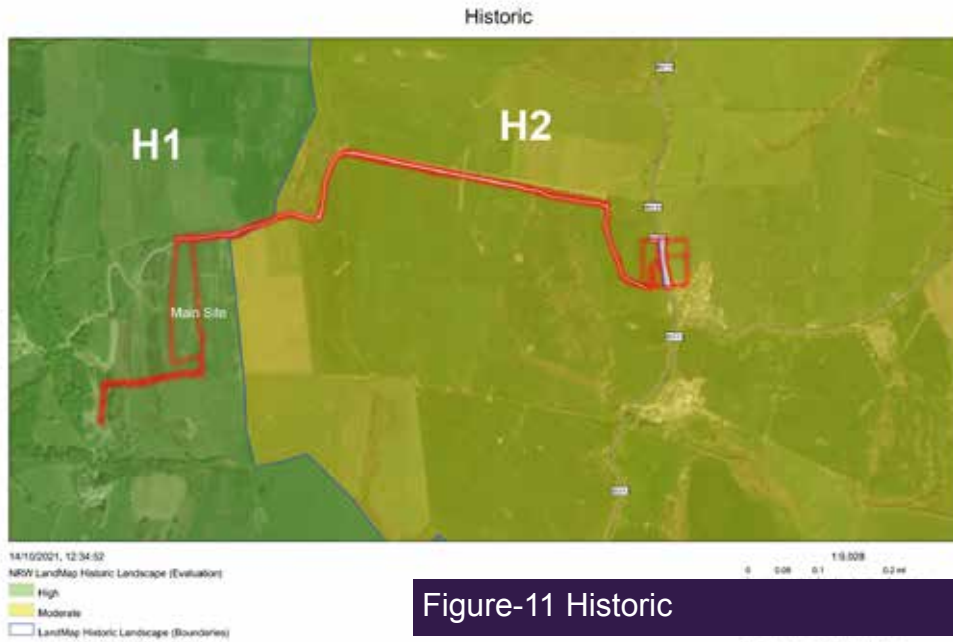
conifer woodland. The undulating hill tops, scattered upland settlement, views and exposure give the area a sense of place. These high upland improved pastures are relatively rare in the county.

Evaluation: Moderate

Summary Observations

The open and upland hills have a mixture of open bleakness and clumps of woodland, the proposal sits within a hill scape and due to its sensitive subterranean construction will not have the same impact as the more common 2 storey farm houses which scatter the area.





4.2 Landscape Character Local Geological Features

The photographs below and to the right demonstrate a local feature of slope shelving and slumping which is a local geological feature (purple lines). The proposal has taken inspiration from this feature and that of linear gorse strips (yellow lines) which run with the valley along the valley/hill slopes.





5 Visual Amenity

5.1 Viewpoint selection

Selection of viewpoints has focused on the main site only as the proposed new access track in its self is separate from the main proposal, has very little visual impact for the following reasons: An existing track already mostly exists; materials used will be the same as the existing track (in keeping), the form and design of track access is a typical common farm feature apparent in the area.

Through desk based and in the field assessments, twelve locations were identified as having the potential to experience a possible visual change as a result of development within the study area or were used to demonstrate 'No Change' due to there sensitivity to change.

Viewpoint no.	Location	Distance from the site (approximate)	Key Receptors at viewpoint
1	Mwdwl Eithin	500	Private land, Monument
2	Helmydd farm	70m	Road users, Farm Yard
3	B5113 Intersection	1.4km	Road users
4	Country K & Cattery	400m	Residential, Road users and PROW
5	Ty-mawr farm	400m	Residential, Road users and PROW
6	Pilgrims Way/Lane	720m	PROW, Road users
7	Pentre r Felin	2.1km	Residential, Road users, Bus Stop
8	Lane Near Wern-Fawr	1.2km	Residential, Road users.
9	Lane Near Rhiwias	1.8km	Road users
10	Lane Near Bryn Hafod	1.8km	PROW, Road users
11	Single track Lane	1.8Km	Road users

Viewpoint Location Table

Impact On Visual Amenity

Viewpoint Location Table shows where each viewpoint is situated in relation to the site. There are eleven viewpoints from which the main 'site' and 'entrance' are potentially visible. A visual survey was carried out; the extent and nature of the views and the contribution made by the existing site was recorded. The view was then assessed as to the impact of the proposed scheme at various ages:

Completion

At 5 Years since completion

At 10 Years since competition

At 15 Years since competition

Viewpoint Selection

Close and direct views of the site were recorded and a wide variety of further views were selected within the visual envelope to demonstrate the effect of the proposals on view corridors from a variety of directions surrounding the site. The photographs are representative of the views experienced from each viewpoint. However, they should not be considered a substitute to visiting the viewpoint in the field. It is also noted that in some instances photographs could not be taken as access was unavailable and so locations as close as possible to the viewpoints were used instead if practicable.

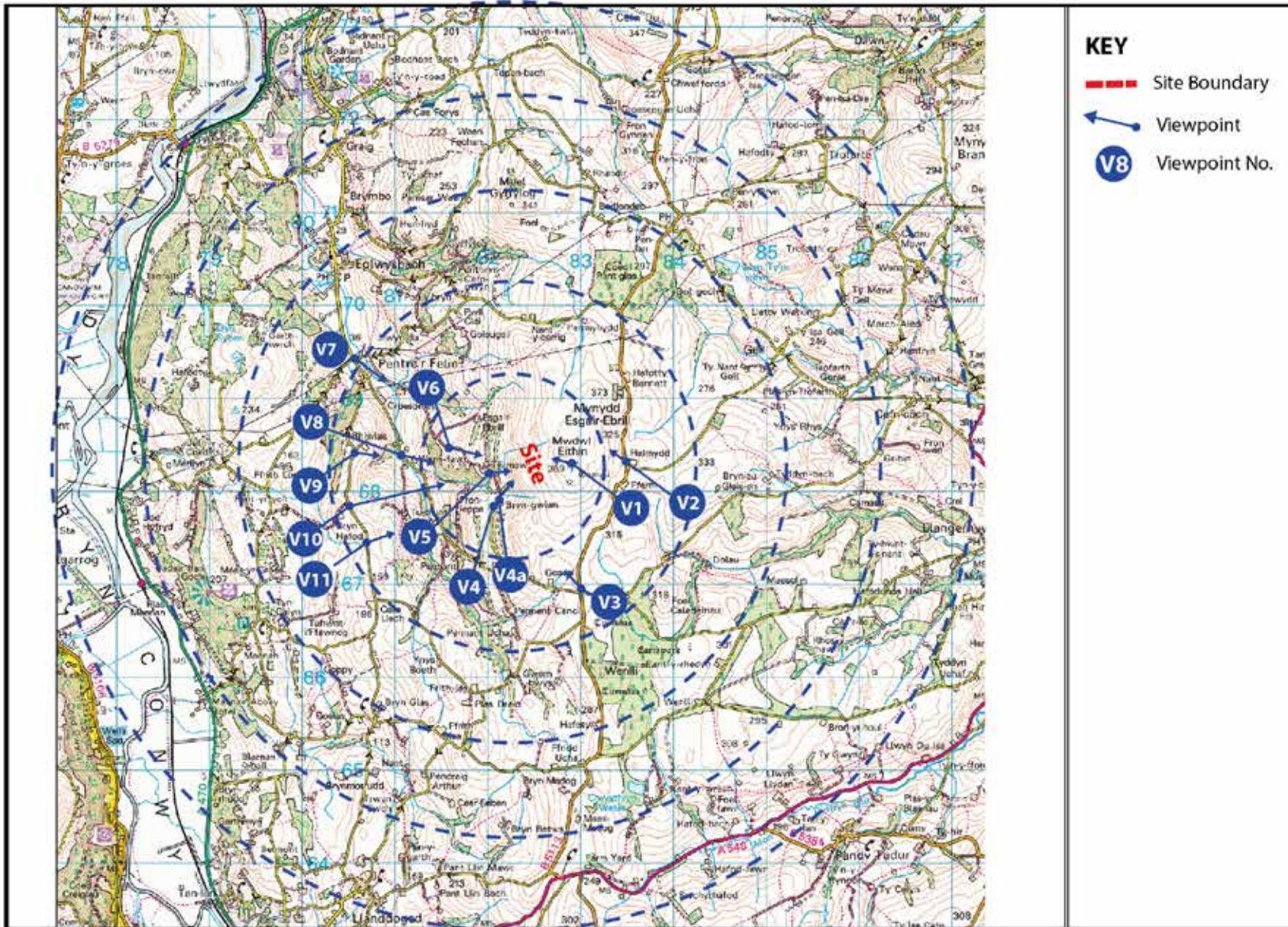


Figure-12 Chosen Receptor Viewpoint Locations

5.2.1 Viewpoint 1 Mwdwl Eithin

Viewpoint Representation

The viewpoint is taken from Mwdwl Eithin Round Barrows. All barrows were visited and the highest was chosen to represent them all. The photo was taken for a Trigonometry point on the barrow which formed the summit of the hill.

Receptors

The view is located on private land (the applicant) with no private access, the key receptors at this location are **High** sensitivity to change as identified within the methodology.

Existing Conditions

The view is located on the top of an upland hill (AOD 389) offering 360 panoramic views from Denbighshire to Snowdonia. Due to intervening topography and the main proposal being located on a lower slope being screened by intervening topographic undulations. The proposed new entrance is also screened by intervening topography. The existing track is very very slightly visible, but hardly discernible to the naked eye and this has been discounted.

Anticipated Magnitude of Change of View

The Main Site (322-328 AOD) is not visible due to topographical screening.

Low.

**Overall Impact Significance During Construction:
Neutral**

**Overall Impact Significance Upon Completion
Neutral**

Overall Impact Significance After 5 years

Neutral

**Overall Impact Significance After 10 years
Neutral**

**Overall Impact Significance After 15 years
Neutral**



Photograph V1P panoramic



Photograph V1 Single view

5.2.2 Viewpoint 2 Helmydd

Viewpoint Representation

The viewpoint is taken from B5113 adjacent to Helmydd farm and storage yard. The farm house is located behind numerous large barns, areas of storage including vehicles and mature trees and hedges. Thus views to the proposed new entrance from the house should be screened. The road is a twisting road with views of the adjacent hills, with some strips of mature hedges/shrubs along the roadside.

Receptors

The key receptors at this location are residential and highway users. Receptors are considered to be of **High** sensitivity to change as identified within the methodology.

Existing Conditions

The view shows the existing field entrance with a rough winding farm track which travels up the hill. The road has no dedicated pedestrian footway. The road meanders roughly north to south.

Anticipated Magnitude of Change of View

The Main Site (322-328 AOD) will not be visible due to its location behind Mynydd Ty-mawr (389 AOD). A small section of the improved

track and proposed restructured entrance will be visible. The change will be only be a slight change and one consistent with other field entrances in the area. **Negligible**

Overall Impact Significance During Construction:

Very little construction infrastructure needed during construction **Minor Adverse**

Overall Impact Significance Upon Completion

Very minor change to re-alignment of field entrance **Minor Adverse**

Overall Impact Significance After 5 years

Trees planted near entrance will add to the existing roadside pattern of hedge and occasional tree matrix. **Minor Adverse**

Overall Impact Significance After 10 years

Trees forming a larger canopy spread. **Minor Beneficial**

Overall Impact Significance After 15 years

Trees forming a semi mature look. **Minor Beneficial**



Photograph V2P panoramic



Photograph V2 zoomed in panoramic

5.2.3 Viewpoint 3 B5113 Intersection

Viewpoint Representation

The viewpoint is taken from an intersection between B5113 and a minor road.

Receptors

The key receptors at this location are mainly highway users and the North Wales Pilgrim Route although there is no dedicated footway. Receptors are considered to be of **Low** sensitivity to change as identified within the methodology.

Existing Conditions

The view is open and expansive in places towards the Snowdonia Mountain Range, with hedges and trees dotted about the irregular rolling upland landscape. The south eastern side of Mynydd Ty-mawr (389 AOD) silhouettes/screens the Main Site (322-328 AOD) viewpoint direction sloping and rolling gently.

Anticipated Magnitude of Change of View

The proposals would not be seen due to topographical and vegetative screening. **No Change.**

Overall Impact Significance During Construction:
Not visible. **Neutral**

Overall Impact Significance Upon Completion
Not visible. **Neutral**

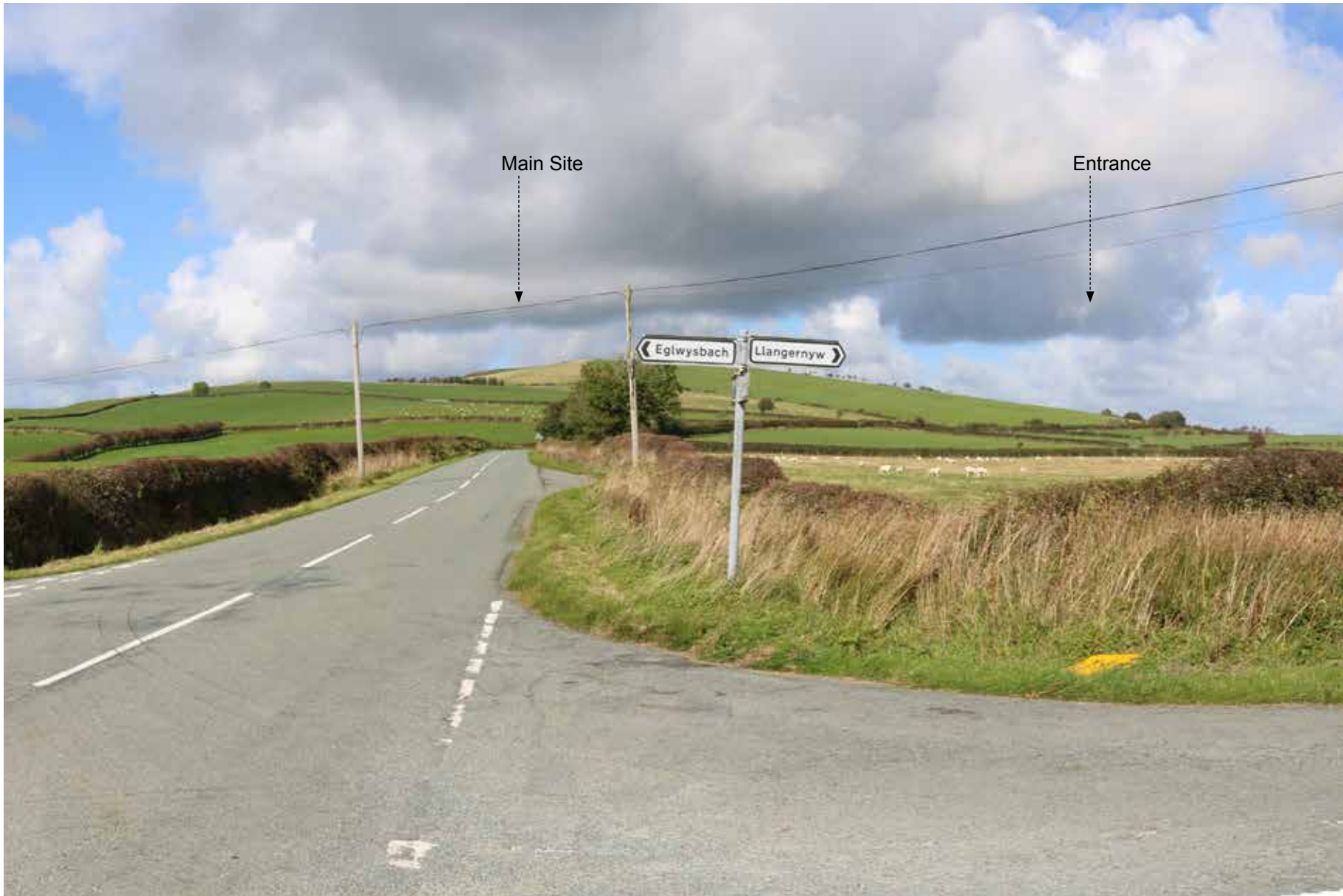
Overall Impact Significance After 5 years
Not visible. **Neutral**

Overall Impact Significance After 10 years
Not visible. **Neutral**

Overall Impact Significance After 15 years
Not visible. **Neutral**



Photograph V3P panoramic



Photograph V3 zoomed in panoramic

5.2.4 Viewpoint 4 & 4a Country Kennels and Cattery

Viewpoint Representation

The viewpoint is taken from a track/footpath, North Wales Pilgrimage Route towards Mwdwl Eithin. One of only a few places where glimpses of the proposal can be seen along this route. View has mature intervening tree cover and some topographical screening

Receptors

The key receptors at this location are residential, footpath and highway users. Receptors are considered to be of **High** sensitivity to change as identified within the methodology.

Existing Conditions

Both views demonstrate how existing mature woodland, hedge and topographical screening reduce the overall visibility of the scheme. Larger expansive views into the valley lead the eye westwards. The Country Kennels and Cattery has partial glimpsed views in the yard area with the main house being mostly screened and having an aspect that faces away from the proposal.

Anticipated Magnitude of Change of View

Possible slight glimpsed partial views of the some but not all the Main Site (322-328 AOD) the units are embedded into the hill. Outer landforms have a slight topographical rising/dipping approx 3m. Due to sub-



Photograph V4P panoramic

terranean nature and the aspect of the glazing, the change of view would be barely visible and gorse planting would complement the hillside over time. **Minor**

Overall Impact Significance During Construction:

Bare ground workings and construction vehicles will be seen glimpsed through middle distant trees. **Minor Adverse**

Overall Impact Significance Upon Completion

A slight topographical rise/dipping of bare ground seeded and planted with gorse with occasional darker glazing slightly seen due to aspect.

Minor Adverse

Overall Impact Significance After 5 years

The gorse begins to establish creating a new strip of more rough and wild pasture. Any glazing would become softened by adjacent gorse planting. **Minor Beneficial**

Overall Impact Significance After 10 years

Gorse planting approx 2-3m high creating a wild native look. **Minor Beneficial**

Overall Impact Significance After 15 years

Gorse matures. **Minor Beneficial**



Photograph V4 Single view



Photograph V4aP panoramic



Photograph V4a Single view, Country Kennels and Cattery yard.

5.2.5 Viewpoint 5 Ty-mawr Farm

Viewpoint Representation

The viewpoint is taken from the yard of Ty-mawr farm. Located on a public single track, apart of the North Wales Pilgrimage Route.

Receptors

The key receptors at this location are residential, footpath and highway users. Receptors are considered to be of **High** sensitivity to change as identified within the methodology.

Existing Conditions

The view is heavily influence by the working farm operations and the western side of the hill Mynydd Ty-mawr which can be slightly seen through the intervening woodland cover. Strips of pasture and gorse are apparent on Mynydd Ty-mawr in places.

Anticipated Magnitude of Change of View

A very slight increase in height of the middle slopes of Mynydd Ty-mawr (389 AOD) by the Main Site (322-328 AOD) and potential to see glimpsed views of glazing set into the hill. The view is filtered and screened by intervening topographical and woodland cover, with only a slight change peaking through **Minor Neutral**.



Photograph V5P panoramic

Overall Impact Significance During Construction:

Bare ground workings and construction vehicles will be seen glimpsed through middle distant trees. **Minor Adverse**

Overall Impact Significance Upon Completion

A slight topographical rising/dipping of bare ground seeded and planted with gorse with occasional darker glazing slightly possibly seen. **Minor Adverse**

Overall Impact Significance After 5 years

The gorse begins to establish creating a new strip of more rough and wild pasture. Any glazing would become softened by adjacent gorse planting **Minor Beneficial**

Overall Impact Significance After 10 years

Gorse planting approx 2-3m high creating a wild native look. **Minor Beneficial**

Overall Impact Significance After 15 years

Gorse planting matures. **Minor Beneficial**



Photograph V5 Single view

5.2.6 Viewpoint 6 Pilgrims Way/Lane

Viewpoint Representation

The view is set in open pastoral valley floor with tree lined slopes on east and west sides. Located on a small track one has a slight sense of enclosure compared to other more expansive views.

Receptors

The key receptors at this location are footpath (North Wales Pilgrimage Route) and highway users. Receptors are considered to be of **High** sensitivity to change as identified within the methodology.

Existing Conditions

Most of the Pilgrims way is screened from views to the proposal as it traverses through the valley. This view was one of three identified, however the intervening topographical rises and mature skyline woodland means the perception of the site is difficult peaking through branches and canopies. Ones eye is more likely to focus up and down the valley and to neighbouring more visible hills.

Anticipated Magnitude of Change of View

A barely visible increase in skyline height (approx 2-3m) of the middle slopes of Mynydd Ty-mawr (389 AOD) and potential to see slight

glimpsed views of glazing set into the hill. The view is mostly filtered and screened by intervening topographical and woodland cover, with only a slight change peaking through **Minor Neutral**

Overall Impact Significance During Construction:

Undulating bare ground workings and construction vehicles glimpsed through middle distant trees. **Minor Adverse**

Overall Impact Significance Upon Completion

A slight topographical rising/dipping of bare ground seeded and planted with gorse. **Minor Adverse**

Overall Impact Significance After 5 years

The gorse begins to establish creating a new strip of more rough and wild pasture. **Minor Beneficial**

Overall Impact Significance After 10 years

Gorse planting approx 2-3m high **Minor Beneficial**

Overall Impact Significance After 15 years

Gorse planting matures. **Minor Beneficial**



Photograph V6P panoramic



Photograph V6 Single view

5.2.7 Viewpoint 7 Pentre r Felin

Viewpoint Representation

The viewpoint is taken from a highway intersection in the small hamlet of Pentre r Felin. As the nearest settlement to the site it was important to assess any impacts, however view to the proposal we not identified from public highways due to aspect and topographical screening; woodland and hedge screening.

Receptors

The key receptors at this location are residential and highway users. Receptors are considered to be of **High** sensitivity to change as identified within the methodology.

Existing Conditions

The view is located along the valley floor with slopes to the east and west rising up with substantial areas of pasture and woodland. Several power-lines traverse the valley and view. The view is partly open yet framed by the slope skylines above.

Anticipated Magnitude of Change of View

The proposal would not be visible. **No Change.**

Overall Impact Significance During Construction:

The proposal would not be visible. **Neutral**

Overall Impact Significance Upon Completion

The proposal would not be visible. **Neutral**

Overall Impact Significance After 5 years

The proposal would not be visible. **Neutral**

Overall Impact Significance After 10 years

The proposal would not be visible. **Neutral**

Overall Impact Significance After 15 years

The proposal would not be visible. **Neutral**



Photograph V7 Single view

5.2.8 Viewpoint 8 Lane Near Wern-Fawr

Viewpoint Representation

The viewpoint is taken from a single track highway near the small hamlet of Pentre r Felin. The proposal we not identified from public highways due to aspect and topographical screening; woodland and hedge screening.

Receptors

The key receptors at this location are residential and highway users. Receptors are considered to be of **High** sensitivity to change as identified within the methodology.

Existing Conditions

The view is located along the valley floor with slopes to the east and west rising up with substantial areas of pasture and woodland elevated above. The valley feels enclosed due to significant valley topographical undulations. The view is partly open yet framed by the slope skylines above.

Anticipated Magnitude of Change of View

The proposal would not be visible. **No Change**



Photograph V8P panoramic

Overall Impact Significance During Construction:

The proposal would not be visible. **Neutral**

Overall Impact Significance Upon Completion

The proposal would not be visible. **Neutral**

Overall Impact Significance After 5 years

The proposal would not be visible. **Neutral**

Overall Impact Significance After 10 years

The proposal would not be visible. **Neutral**

Overall Impact Significance After 15 years

The proposal would not be visible. **Neutral**



Photograph V8 Single view

5.2.9 Viewpoint 9 Lane Near Rhiwlas

Viewpoint Representation

The viewpoint is taken from a very small lane slightly elevated above the Rhiwias farmstead.

Receptors

The key receptors at this location are walkers and highway users. Receptors are considered to be of **Medium** sensitivity to change as identified within the methodology.

Existing Conditions

The lane rises from a small valley near Pentre r Felin, located along a small elevated mound with large open panoramic views into the valley and across to the western slopes of the hill Mynydd Ty-mawr (389 AOD) and neighbouring undulating hills which run north to south. Large pastoral fields in the foreground and more complexed mixture of pastoral, woodland and upland grassing in the distant. Occasional farmsteads and other man made features including the large towers of power-lines feature.

Anticipated Magnitude of Change of View

The main change visible would be the proposed gorse strip of the Main



Photograph V9P panoramic

Site (322-328 AOD) with occasional barely perceivable darker window units set into the slope. The slight increase in undulating height would not be obvious from this distance. The large open views leading the viewer not focusing on this particular site. **Minor/Neutral**

Overall Impact Significance During Construction:

Areas of undulating bare ground workings and construction vehicles barely perceivable. **Minor Adverse**

Overall Impact Significance Upon Completion

Undulating bare ground seeded and planted with gorse. **Minor Adverse**

Overall Impact Significance After 5 years

The gorse begins to establish creating a new strip of more rough and wild pasture. **Minor Beneficial**

Overall Impact Significance After 10 years

Gorse planting approx 2-3m high **Minor Beneficial**

Overall Impact Significance After 15 years

Gorse planting matures. **Minor Beneficial**



Photograph V9 Single view

5.2.10 Viewpoint 10 Lane Near Bryn Hafod

Viewpoint Representation

The viewpoint is taken from a very small lane slightly elevated above the a footpath and near to Bryn Hafod farmstead.

Receptors

The key receptors at this location are walkers and highway users. Receptors are considered to be of **Medium** sensitivity to change as identified within the methodology.

Existing Conditions

The elevated lane runs north to south generally, is hedge lined with occasional gaps allowing open valley views. This view was taken at a gate with high mature hedges either side which screened other views at this point along the highway. Large open panoramic views into the valley and across to the eastern slopes of the hill Mynydd Ty-mawr (389 AOD) and neighbouring undulating hills which run north to south. Large pastoral fields in the foreground with a more complexed mixture of pastoral, woodland and upland grassing in the distant. The rolling, undulated and striated layered nature of grass, woodland, gorse strips is apparent on the opposite slopes.



Photograph V10P panoramic

Anticipated Magnitude of Change of View

The main change visible would be the proposed gorse strip of the Main Site (322-328 AOD) with occasional barely perceivable darker window units set into the slope. The slight increase in undulating height would not be obvious from this distance.

Minor/Neutral

Overall Impact Significance During Construction:

Bare ground workings and construction vehicles barely perceivable. **Minor Adverse**

Overall Impact Significance Upon Completion

Undulating bare ground seeded and planted with gorse. **Minor Adverse**

Overall Impact Significance After 5 years

The gorse begins to establish creating a new strip of more rough and wild pasture. **Minor Beneficial**

Overall Impact Significance After 10 years

Gorse planting approx 2-3m high **Minor Beneficial**

Overall Impact Significance After 15 years

Gorse planting matures **Minor Beneficial**



Photograph V10 Single view

5.2.11 Viewpoint 11 Single Track Lane

Viewpoint Representation

The viewpoint is taken from a very small lane slightly elevated and to the south of the proposed scheme.

Receptors

The key receptors at this location are walkers and highway users. Receptors are considered to be of **Medium** sensitivity to change as identified within the methodology.

Existing Conditions

The elevated lane runs north to south generally, is hedge lined with occasional gaps allowing open valley views. This view was taken over a clipped mature hedge. Large open panoramic views into the valley and across to the eastern slopes of the hill Mynydd Ty-mawr (389 AOD) and neighbouring undulating hills which run north to south. Some mature tree cover in the foreground and woodland dominating the opposite valley slopes. Upland grassing in the distant mixed into woodland. The rolling, undulated and striated layered nature of grass, woodland, gorse strips is slightly apparent on the opposite slopes.



Photograph V1P panoramic

Anticipated Magnitude of Change of View

The main change visible would be the proposed gorse strip of the Main Site (322-328 AOD) barely perceivable. The open views leading to the viewer not to focus on this particular site. **Minor/Neutral**

Overall Impact Significance During Construction:

Areas of undulating bare ground workings and construction vehicles barely perceivable. **Minor Adverse**

Overall Impact Significance Upon Completion

Bare ground seeded and planted with gorse. **Minor Adverse**

Overall Impact Significance After 5 years

The gorse begins to establish creating a new strip of more rough and wild undulating pasture. **Minor Beneficial**

Overall Impact Significance After 10 years

Gorse planting approx 2-3m high **Minor Beneficial**

Overall Impact Significance After 15 years

Gorse planting matures. **Minor Beneficial**



Photograph V1 Single view

6 Conclusions

6.1 Planning Policy Context

The proposed scheme fits within the aspirations and criteria of the Local Authority and National Planning guidance. See planning statement.

6.2 Physical Landscape

The proposed main site units/ground works fit well into the local topography and geologic formations, namely those of slipped terracing ledges which undulate and ripple down the slope. The slight re profiling of the slope along a natural seam of more level ground on the slope with a slight rising of the existing levels works with and enhances the existing local topographic and geological conditions.

6.3 Landscape Character

The scheme will have very little effect on the over landscape character, with most of the built areas being subterranean. The proposed track and entrance has little impact or change on the existing conditions and fits with the agricultural working farm nature of the area. The main site will hardly be visible, with the extensive gorse planting fitting into the local landscape character types. Ironically the most visible element of this scheme will be when the gorse flowers with that effervescent yellow, so typical of this area.

6.4 Visual Amenity

The visual assessment demonstrates from a variety of receptors and viewpoints at various distances and aspects. All parking will be hidden behind the proposed mounding from all viewpoints assessed. The very minimal impact the proposal will have on the existing landscape after completion soon becomes a beneficial improvement due to the extensive landscape treatments and substantial gorse planting.

The undulating slight topographical rise and the glazing units to the western side of the development are occasionally barely visible. The glazing has been intentionally set back into the mound to reduce visual impacts. Occasional small areas of neutral dark grey painted concrete retaining walls supporting glazing is inset into the hill with gorse and other wild planting spilling over and hiding/softening any edges. The main glamping site has views from very quiet/low traffic roads, with only a small scattering of houses in close visual proximity. Properties closer to the site seem to be screened from the proposal by both mature intervening woodland and natural topographical rises. Notwithstanding that, this schemes subterranean nature acts as a catalyse to create a great swath of Gorse to fit into the hillside visually.

The scheme demonstrates easily how to submerge itself sensitively into the existing landscape wearing a garland of gorse above. Imagine a world where more built features in the local landscape were designed like this, a proposal that reduces hard architectural features and increases bio-diversity beyond roof tiles.

6.5 Mitigation

As discussed the planning and detailed design of the proposals responds to observations within this report to reduce impacts by both sensitive material choice, positioning of units and a native gorse planting scheme which will help to blend the proposal into existing linear gorse planting on the adjacent hills. The scheme helps to facilitate more of this common genis loci enhancing this local native habitat character whilst also acting to soften any impacts by the small areas of glazing within the hillside.

The site has an extensive landscape proposal to both reduce/soften views into the units and encourage wildlife and diversity with the site. Over time the proposals aim to catalyse a significant landscape buffer zone of gorse for the benefit of local flora and fauna.

7 Bibliography

[1] Guidelines for Landscape and Visual Impact Assessment, Third Edition (produced jointly by the Institute of Environmental Management and Assessment and the Landscape Institute, 2013). and Advice notes:

TGN 06/19 Visual Representation of development proposals was published on 17 September 2019 in support of GLVIA3

Reviewing Landscape and Visual Impact Assessments (LVIAs) and Landscape and Visual Appraisals (LVAs)
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[2] Natural Resources Wales
<https://naturalresources.wales/evidence-and-data/maps/nlca/?lang=en>

[3] Landmap
<https://landmap-maps.naturalresources.wales/>

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Designed By MH
Studios
139 Higher Lane,
Lymm, WA13 0BU