



THE
ENVIRONMENT
PARTNERSHIP



ADVENTURE PARC SNOWDONIA
DOLGARROG, CONWY
LANDSCAPE AND VISUAL APPRAISAL
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APPENDICES

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1.0 Introduction

- 1.1 This report provides a Landscape and Visual Appraisal (LVA) to accompany a planning application for the redevelopment of the existing surfing lagoon with updated wave generation technology to create a new surfing experience, associated landscaping and siting of 21 lodges and the refurbishment and extension to the existing Adrenaline Indoors building to house a new leisure attraction along with all associated site infrastructure and external works (the 'Proposed Development') on land at Adventure Parc Conwy, Dolgarrog, Conwy. The Site, its boundary and location are shown on **Figure 1**.
- 1.2 This report includes a review of published landscape documentation relevant to the Site; a description of the baseline conditions on the Site and the surrounding area; a description of existing visual amenity and views towards the Site and a description of the Proposed Development including embedded mitigation measures. The LVA assesses the potential effects of the Proposed Development on landscape character and landscape features, and effects on visual amenity.
- 1.3 The assessment is based on the Proposed Site Plan (Drawing Ref: 03124-HBA-DR-0210) prepared by HB Architects.
- 1.4 This report includes the following sections:
 - Section 2.0 - Method, Scope, and Context;
 - Section 3.0 - Legislation and Policy Context;
 - Section 4.0 - Landscape Baseline;
 - Section 5.0 - Visual Baseline;
 - Section 6.0 - The Proposed Development;
 - Section 7.0 - Assessment of Landscape Effects;
 - Section 8.0 - Assessment of Visual Effects; and
 - Section 9.0 - Conclusions.
- 1.5 This LVA is supported by a series of Figures (**Figures 1 to 6**) provided in **Appendix A** to this report. Figures show relevant landscape and environmental designations, topography, and published landscape character assessment data; identify visual receptors; and show viewpoint locations. Photographs from selected viewpoints are presented at **Figures 6.1 to 6.8**.
- 1.6 **Appendix B** provides the LVA method, discussed in **Section 2.0** below.

2.0 Method, Scope, and Context

Method

- 2.1 This LVA has assessed the potential effects on landscape and on views of the Proposed Development as shown on the Proposed Site Plan (Drawing Ref: 03124-HBA-0210) prepared by HB Architects.
- 2.2 The method for this LVA (**Appendix B**), is based on guidance contained in the 'Guidelines for Landscape and Visual Impact Assessment, Third Edition', (Landscape Institute and Institute of Environmental Management and Assessment, 2013) (GLVIA3).
- 2.3 Duration and reversibility of landscape effects has been assessed with the following considerations:
- Short term: 0-5 years during the construction period and completion;
 - Medium term: 5-15 years, which represents the establishment phase of planting proposed; and
 - Long term: 15 years onwards for the life of the Proposed Development.
- 2.4 The LVA involved the following key stages:
- Desk-based assessment involving a review of relevant information, guidance and planning policy relating to the type of development proposed and to landscape and visual amenity;
 - Site survey and assessment to augment the baseline assessment, assess the landscape and visual effects of the Proposed Development and undertake photography at selected viewpoint locations; and
 - Assessment and reporting of effects using criteria for sensitivity of receptor, magnitude of effect and overall effect.

Scope and Context

- 2.5 The scope of this LVA has been informed by desk study and field assessment. Landform and screening by vegetation and built form at the Site and in the surrounding landscape has been considered.
- 2.6 The initial phase in the assessment involves defining the 'area of influence' of the Proposed Development or the study area boundaries. The study area for this LVA includes the Site and the surrounding landscape likely to be affected by the Proposed Development. It includes the area from where the Site is potentially visible and is also defined by characteristics of the development type and landscape type in which the development is located.
- 2.7 A study area of up to a maximum of 2.5km from the Site has been defined for this LVA which reflects the landscape setting of the Site, and the type and scale of development proposed. This study area provides sufficient context within which an assessment of the landscape and visual effects can be framed.
- 2.8 The aims and objectives of this appraisal are:

- To identify, describe and evaluate the current landscape character of the Site and its surroundings, along with any notable individual landscape elements, to determine the sensitivity of the landscape to the type of development proposed;
- To identify potential visual receptors (i.e. people who would be able to see the development) and evaluate their sensitivity to the type of changes proposed; and
- To identify and describe any impacts of the development in so far as they affect the existing landscape and/or views and to evaluate the magnitude of effect and the overall effect.

2.9 The assessment of landscape assists in understanding what key elements define landscape character and contribute to visual amenity so that:

- Elements which make an essential contribution to landscape character are maintained, enhanced, and managed;
- Changes can be accommodated within the existing landscape and visual context; and
- Improvements and enhancements can be made where uncharacteristic features detract from the character and visual amenity of the area.

Assumptions and Limitations

2.10 Viewpoint photography was undertaken in October 2024; this represents a 'near best case' scenario in terms of the extent of screening provided by existing vegetation. Seasonal differences have been taken into consideration in the description and assessment of visual effects.

2.11 This LVA is based on the Proposed Site Plan which sets out the key principles of the scheme including the location of access and development and areas of proposed planting.

2.12 In assessing both landscape and visual effects the influence of time, particularly the growth of new vegetation can be substantial. The post-completion effects have therefore been assessed at two stages (Year 1 and Year 15).

2.13 The time that new planting takes to establish is dependent on species, stock size, the nature of the growing conditions and other factors such as maintenance and vandalism. It is assumed that planting will be implemented in Year 1 with an average growth rate of 300-400mm/year.

Consultation

2.14 Prior to fieldwork contact was made with the Case Officer at Conwy County Borough Council to agree the proposed viewpoints for inclusion within the LVA.

2.15 It was agreed that the viewpoint locations were appropriate.

- 2.16 The Case Officer suggested that two further viewpoints, one in the National Park on the western side of the valley (viewpoint in National Park not accessible due to temporary closure of PRow Footpaths 11/03a and 11/03b that connect to the footpath 11/04) and one on the eastern side of the valley (now Viewpoint 8), would be useful additions. Further commentary in relation to the suggested viewpoints is provided in **Section 5.0**.

3.0 Planning Policy Context

- 3.1 This section provides a summary of relevant national and local planning policy including Supplementary Planning Documents (SPD) and evidence base documents relevant to the Site.

National Planning Policy

Planning Policy Wales

- 3.2 Planning Policy Wales (PPW) sets out the Government's planning policies for Wales and how these are expected to be applied at a local level in development plans and how developers should adhere to them. PPW places great emphasis on plans and developments contributing to sustainable development.
- 3.3 The following chapters of PPW that are relevant to townscape, landscape and views within the assessment study area are:
- Chapter 3: Strategic and Spatial Choices; and
 - Chapter 6: Distinctive and Natural Places.

Chapter 3: Strategic and Spatial Choices

- 3.4 PPW emphasises the importance of good design in creating sustainable places. Design is taken to mean *'the relationship between all elements of the natural and the built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, and cultural aspects of the development'*. PPW states that good design can help to ensure high environmental quality, with landscape and green infrastructure being integral parts of the design process.
- 3.5 PPW further highlights that the special characteristics of an area *'should be central to the design of the development'* and that *'the layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations'*.

Chapter 6: Distinctive and Natural Places

- 3.6 PPW identifies the importance of valuing the quality of Welsh landscapes and historic environment. PPW states that *'the characteristics and environmental qualities of places varies across Wales, creating distinctive or unique features associated with their particular natural or cultural heritage and these should be recognised and valued, in and of, themselves and should be protected and enhanced.'*
- 3.7 PPW recognises the value of green infrastructure, stating that *'distinctive and natural places must maintain or incorporate green infrastructure, recognising the wide ranging role it can play, as key components of their natural and built fabric.'*

- 3.8 Section 6.3 Landscape recognises the value that trees, woodlands and hedgerows make to landscape character and sense of place. Paragraph 6.4.39 states that *'planning authorities must protect trees, hedgerows, groups of trees and areas of woodland where they have ecological value, contribute to the character or amenity of a particular locality, or perform a beneficial and identified green infrastructure function'*.

Technical Advice Notes (TANs) (to be read in conjunction with PPW)

- 3.9 TAN 12 (Design) requires Local Planning Authorities to evaluate the character of the landscape, including its visual and sensory qualities and emphasises that landscape character needs to be considered when developing a robust and coherent planning framework. This is intended to ensure that development is sited in areas which are best able to accommodate them thereby helping to limit adverse effects and maintain landscape diversity. TAN 12 promotes the use of LANDMAP to help inform and identify where development is preferable in landscape terms.
- 3.10 TAN 13 (Tourism) provides advice on tourism related issues of planning, including occupancy conditions and caravans and chalets development.

Local Planning Policy and Guidance

Conwy Local Development Plan 2007-2022

- 3.11 The Conwy Local Development Plan (LDP) covers that part of the Conwy County Borough outside Snowdonia National Park (known as the Plan Area). The LDP sets out the key challenges facing Conwy, identifies the Vision, Objectives and the Spatial Strategy for development in the area over the plan period.

- 3.12 Policies of relevance to landscape and visual matters are outlined below.

Policy DP/1 - Sustainable Development Principles

- 3.13 Policy DP/1 states that development will only be permitted where it is demonstrated that it is consistent with the principles of sustainable development. All developments are required to:

- *'Make efficient and effective use of land, buildings and infrastructure by giving priority to the use of previously developed land in accessible locations, achieve compact forms of development through the use of higher densities and be capable of future adaptation in line with Policy DP/2 and other related policies within the Plan.'*

- 3.14 Development proposals should also where appropriate:

- *'Be designed to a high standard, being attractive, adaptable, accessible, safe and secure as set out in Policy DP/3;*
- *Conserve or enhance the quality of valued open spaces, the character and quality of local landscapes and the wider countryside in line with Strategic Policies NTE/1 and CFS/1 - 'Community Facilities and Services'.'*

Policy DP/3 – Promoting Design Quality and Reducing Crime

3.15 Policy DP/3 highlights that all new development will be of high quality, sustainable design which provides usable, safe, durable and adaptable places, and protects local character and distinctiveness of the Plan Area's built historic and natural environment. The Council will require development to:

- *'Be appropriate to, and enhance, its locality in terms of form, scale, massing, elevation detail and use of materials;*
- *Have regard to the impact on adjacent properties and areas and habitats supporting protected species.'*

3.16 The Council will also seek, where appropriate, to:

- *'Enhance the local character of buildings, heritage and open spaces;*
- *Incorporate landscaping within and around the development appropriate to the scale and impact of the development'.*

Policy TOU/2- New Sustainable Tourism and Recreational Developments

3.17 Policy TOU/2 states that new high quality sustainable tourism and recreational development within the Urban and Rural Development Strategy Areas will only be supported provided all the following criteria are met:

- *'The proposal represents an all year-round high quality tourism offer which provides a range of tourism facilities and leisure activities;*
- *The proposal is appropriate in scale and nature to its location and demonstrates resource efficient design;*
- *The proposal would not have an unacceptable adverse impact on occupiers of neighbouring properties;*
- *The proposal would not appear obtrusive in the landscape and is accompanied by a detailed landscaping scheme and, where appropriate, a Landscape and Visual Impact Assessment.'*

Policy NTE/1 – The Natural Environment

3.18 Policy NTE/1 outlines that the Council will seek to regulate development so as to conserve and, where possible, enhance the Plan Area's natural environment, countryside and coastline. This will be achieved by:

- *'Safeguarding the Plan Area's biodiversity, geology, habitats, history and landscapes through the protection and enhancement of sites of international, national, regional and local importance, in line with Policy DP/6 – National Planning Policy and Guidance';*
- *Respecting, retaining or enhancing the local character and distinctiveness of the individual Special Landscape Areas in line with Policy NTE/4 – 'The Landscape and Protecting Special Landscape Areas' and as shown on the Proposals Map.'*

Policy NTE/4 – The Landscape and Protecting Special Landscape Areas

3.19 Policy NTE/4 highlights that Special Landscape Areas are shown on the proposal map and designated in the following areas

- Great Orme and Creuddyn Peninsula
- Conwy Valley
- Abergele hinterland
- Elwy and Aled Valleys
- Hiraethog
- Cerrigydrudion and the A5 corridor

3.20 The Conwy Valley Special Landscape Area (SLA) encompasses the Site, but the Site is not within its boundaries.

Supplementary Planning Guidance

LDP09 Design

3.21 This document forms part of a series of Supplementary Planning Guidance (SPG) documents that give further advice on policies contained in the Conwy LDP. The Design SPG aims to raise standards of building and landscape design through all development in Conwy by providing a practical design tool to be used by all involved in the design and development process.

3.22 The SPG defines good design, its objectives and the value of good design, explores the design in Conwy, and provides sections on:

- Detailed Design - Design and Access Statements
- Environmental Sustainability
- Character
- Landscaping
- Biodiversity
- Green Infrastructure and Green Networks
- Public Art
- Accessibility and Movement
- Community Safety
- Development Scenarios
- Design Solutions
- Assessing Design in Sensitive Areas

3.23 In terms of landscape character, the Design SPG outlines that an understanding of landscape character can help ensure that development is well designed and integrated with its surrounding, taking into the account the locality to inform its siting and aspects of design such as materials, architectural detailing and plant species. It further states that *'a good understanding of a site, its sense of place and character, can also help ensure that development is innovative, that landscapes are appropriately restored and enhanced, are well maintained and managed and that special or important features are conserved.'*

4.0 Landscape Baseline

- 4.1 This chapter considers the relevant designations present in the study area, summarises characteristics of the landscape described in published landscape character assessments and provides a description of the Site within this context. The relevant information is presented on **Figure 1** - Landscape and Environmental Designations, **Figure 2** shows published Landscape Character Areas and **Figures 3.1 to 3.5** show LANDMAP areas.
- 4.2 A 2.5km study area has been used to set the Site in a context where a range of designations relating to environmental quality can be identified.

Landscape and Environmental Designations

- 4.3 In accordance with GLVIA3, relevant designations are considered as part of determining the value of the landscape potentially affected by the Proposed Development. The LVA does not consider effects on each asset's conservation interest or its appreciation and understanding.
- 4.4 The Site is not in any national or local landscape designations. The study area incorporates statutory and non-statutory designations in relation to landscape, heritage and ecology which are described further below.
- 4.5 Whilst there are some ecological designations within the study area, these designations do not relate to landscape and do not look different to areas of the same character that do not have the designation. Their value is because of nature conservation interests that do not manifest particularly in the landscape.

Eryri (Snowdonia) National Park

- 4.6 Eryri National Park lies approximately 70m to the south-west of the Site at its closest point. National Parks are given the highest levels of protection against inappropriate development through the planning system. The Eryri National Park Partnership Plan sets out how the authority and their partners will work together to balance the numerous conflicting demands upon the environment with protecting the area and its Special Qualities from harm. The Plan details the National Park's nine Special Qualities which include:

- Diverse Landscapes
- Community Cohesion
- Vibrancy of the Welsh Language
- Inspiration for the Arts
- Tranquillity and Solitude
- Extensive Recreation Opportunities
- Historic Landscapes
- Renowned Geology
- Internationally Important Species and Habitats

Special Landscape Areas

- 4.7 The Site is surrounded by SLA 62 Conwy Valley. This area is designated as a locally important landscape in all aspect layers and of such quality and concentration in the local context. The area is a key point of access to Eryri National Park and approach along the Conwy Valley. The Special Landscape Areas Background Paper (August 2012) document outlines that *'views need to be preserved and the landscape treated respectfully so as not to degrade existing qualities and views.'*
- 4.8 The area is under pressure from sporadic rural development, especially from poorly sited static caravan/chalet development. The Special Landscape Areas Background Paper states that the SLA has *'limited capacity for further cumulative change degradation without significantly deteriorating in character, quality and local views therefore is of local landscape value.'*

National Nature Reserves (NNRs)

- 4.9 The Coed Dolgarrog NNR is approximately 110m to the west of the Site at its closest point. The NNR is a wooded area on the western side of the Conwy Valley and contains two types of woodland; mature Beech trees (rarely found in this part of Wales) and wet Alder woodland (rare in North Wales).

Sites of Special Scientific Interest (SSSIs)

- 4.10 There are several SSSIs surrounding the Site and across the study area. The closest to the Site are Coed Dolgarrog SSSI which is approximately 110m to the west of the Site and the Morfa Uchaf, Dyffryn Conwy which is approximately 180m to the north.
- 4.11 The Coed Dolgarrog SSSI is designated for its biological interest as an example of Wood Sage/Oak/Birch woodland type, its invertebrate interest (butterflies, moths and beetles) and the breeding bird community (including Redstart, Wood Warbler and Buzzard).
- 4.12 The Morfa Uchaf, Dyffryn Conwy SSSI is designated for its reedbed communities (the largest in East Gwynedd, a former county), its saltmarsh communities and transitional vegetation which supports the nationally scarce marsh pea, as its only known locality in North Wales.

Special Areas of Conservation (SACs)

- 4.13 The Eryri/Snowdonia SAC lies approximately 1.3km to the south-west of the Site at its closest point. The Site is designated for its Annex I habitats which include:
- *'Oligotrophic to mesotrophic standing waters with vegetation of the Littorelletea uniflorae and/or of the Isoëto-Nanojuncetea*
 - *Siliceous alpine and boreal grasslands*
 - *Hydrophilous tall herb fringe communities of plains and of the montane to alpine levels*
 - *Siliceous scree of the montane to snow levels (Androsacetalia alpinae and Galeopsietalia ladani)*
 - *Calcareous rocky slopes with chasmophytic vegetation*
 - *Siliceous rocky slopes with chasmophytic vegetation.'*

Listed Buildings

- 4.14 There are some Listed Buildings scattered across the study area. The closest to the Site include Grade II Listed Pont Dolgarrog which is approximately 1km to the south of the Site and the Grade II Listed Agricultural Range at Gwern Felin and the Grade II Listed Former Farmhouse at Gwern Felin, which are both approximately 1.3km to the north-west of the Site. Intervisibility between the Site and these Listed Buildings is restricted due to distance and landform.

Scheduled Monuments

- 4.15 There are several Scheduled Monuments scattered throughout the study area. The closest to the Site is Tyddyn Wilym Deserted Rural Settlement, approximately 1.9km to the south of the Site. There is no intervisibility between the Site and the Scheduled Monument due to distance and intervening landform and vegetation.

Registered Park and Gardens

- 4.16 Caer Rhun Hall Registered Park and Garden (RPG) lies approximately 2.1km to the north of the Site. The RPG is situated in the upper Conwy valley above the west bank of the river and is notable for the historical interest of its well-preserved terraced garden layout of the 1980s. The RPG also contains the small medieval church of St Mary and the Roman fort and Settlement of Canovium. There is no intervisibility between the Site and the RPG due to distance and intervening landform.

Registered Historic Landscapes

- 4.17 The Site lies within the Lower Conwy Valley Registered Historical Landscape. Historic Landscape Character areas encompass large spatial areas and these areas can contain other protected monuments, buildings and parks and gardens etc.

Review of Published Landscape Character Assessments

- 4.18 This section summarises key characteristics of the landscape described in published landscape character assessments followed by an analysis of the local landscape based on fieldwork undertaken in October 2024 by a Landscape Architect. The location of the Site in relation to published landscape character areas including LANDMAP areas are shown on **Figures 2 and 3.1 to 3.5**.

National Landscape Character

- 4.19 National Landscape Character Areas (NLCAs), identified by Natural Resources Wales (NRW), form the broadest scale of landscape character assessment in Wales.
- 4.20 The Site and eastern extents of the study area are within NLCA 07 Dyffryn Conwy/ Conwy Valley. Conwy Valley is the valley of Wales' longest tidal river, forming the border between north-east and north-west Wales. The upper and southern-most section has a strong sense of containment by rising land and the steep wooded slopes of Snowdonia to the west whilst the meandering middle estuary runs past pastures. The area retains a very rural character despite being home to the towns of Conwy and Llanwrst and a number of large and small villages. The hedgerows, green pastures and dramatic mountain backdrop to the west create a relatively sheltered and picturesque image across the NLCA.

4.21 Key characteristics of NLCA 07 Dyffryn Conwy/ Conwy Valley include:

- **'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.'

4.22 The Site and its surroundings exhibit some of the characteristics of the NCA including its location in Dolgarrog on the lower valley sides, and the very abrupt, steep wooded edge to the Snowdonia uplands to the west.

4.23 The western extents of the study area are within NLCA 06 Eryri (Snowdonia). This is an extensive, rural upland area, broadly coinciding with the extents of Eryri National Park. It is dominated by mountain ranges and contains Yr Wyddfa (Snowdon) which is the highest peak in England and Wales. The NLCA is not all wild upland and comprises several towns, including Blaenau Ffestiniog which is described as one of the best surviving Victorian towns in Wales. There are extensive industrial scars and remains of mining, quarrying and related transport systems across the NLCA.

- 4.24 The many high ridges and peaks across the area offer wider ranging panoramas across much of north-west Wales. The dramatic topography across the area results in a varied visual character. The area attracts many tourists due to its natural scenery, with popular locations becoming 'honeypots' of activity in summer.
- 4.25 Key characteristics of NLCA 06 Eryri (Snowdonia) include:
- **'A mountainous topography** - with the principal mountain range orientated broadly north east to south west.
 - **Wales's sharpest ridges and highest peaks lie within this area** – in a landscape often defined by massive, angular skylines. Most famously this includes the massif of Snowdon, with the peak of Yr Wyddfa, highest in England and Wales at 1085m AOD, and a number of radiating ridges.
 - **U-shaped glacial valleys and corries** - carved through the mountainous terrain and deepened by the ice in the last Ice Age.
 - **An upland character to principle (sic) land cover elements** - including hill sheep grazing, forestry, heather dominated moorland and upland grassland. Rock outcrops and slate/shale ridges and screes are frequently apparent.
 - **Moorland and blanket bog** – substantial areas with significant ecological interest and large parts of the area are designated SSSI. Species rich crag flora and grassland is a feature of upland areas, for example, at Moel Hebog.
 - **Rivers, lakes, waterfalls** - principal rivers include the Dysinni, the Llugwy, the source of the Conwy, the Mawddach, Glaslyn and Dwyryd. There are numerous small lakes and waterfalls e.g. at Betws-y-Coed, and Llyn Tegid at Bala is Wales' largest natural lake.
 - **Estuaries and coast** – although only directly fronting open sea in a few places, the tempestuous, dark, mountainous character abuts, or is seen in views close to. milder, sheltered, woodland-fringed estuaries and sunnier, sandy open coast. This combination provides an iconic and contrasting image of great appeal to many.
 - **Prehistoric archaeology** - many ritual and funerary sites including cairns, standing stones and stone circles, many located along hill crests, mountains, ridges and passes, often forming strong visual features.
 - **Ancient stone built remains** - deserted stone-built Iron Age, Roman period, Medieval and later, settlements and field systems survive in an almost unbroken "cordon" of relict landscapes along the lower slopes between the Dyfi in the south west and the Conwy in the north east.
 - **Slate mining heritage** - abundant in many parts but notably created the extensive slate landscape of Blaenau Ffestiniog and slate is the principal building material in much of the area. Remains include quarries, waste heaps, mines, levels, workshops and cottages.
 - **Copper, gold and other minerals heritage** – copper mining was historically important, notably at Sygun, near Beddgelert and Drws-y-Coed, near Nantlle. The exploitation of other minerals, for example, gold, lead, zinc and manganese, have also left industrial archaeological remains in the landscape. Welsh gold is worn by the Royal Family.

- **Sparsely populated / few large settlements** – confined to valleys, the few include the small towns of Dolgellau and Bala, and the slate town of Blaenau Ffestiniog, and compact valley villages in slate and stone such as Beddgelert and Betws-y-Coed.
- **Transport routes affected by steep topography** - the majority of the area has few roads, these are routed along valleys, linked by the occasional twisting mountain pass. Railway routes do likewise and with tunnels. There are remains of numerous narrow-gauge quarry railways, some with inclines. There are several operational narrow-gauge heritage railways for tourists.
- **Sublime, picturesque, iconic visual and sensory landscape of great drama** – the inspiration for many artists over the last 200 years, part of the great tour for Wordsworth, and others.
- **A stronghold of the Welsh language and culture** - of small-scale rural farming, of large-scale mineral exploitation. It includes great contrast, and exhibits an intimate relationship between the natural drama and the cultural heritage of its people.
- **Tourism** - today Snowdonia is recognised as a National Park and is visited by thousands of tourists who come to experience the natural and cultural heritage. The area forms a great outdoor challenge for many recreational visitors as they explore.'

4.26 NRW's NLCA descriptions provide a very broad assessment, covering a large area. They do not provide details directly relevant to the Site or its immediate surroundings, other than to establish the underlying characteristics of the wider landscape. A more detailed and Site relevant landscape character assessment is provided later in this section.

LANDMAP

4.27 LANDMAP (Landscape Assessment and Decision Making Process) is landscape guidance for Wales developed by the Countryside Council for Wales (CCW) and the Wales Landscape Partnership Group. Landscape characteristics, qualities and influences on the landscape are recorded and evaluated into a nationally consistent data and retained as a Geographical Information Systems (GIS) based landscape resource. The information is recorded in five layers comprising:

- Geological Landscape;
- Landscape Habitats;
- Visual and Sensory;
- Historic Landscape; and
- Cultural Landscape.

4.28 NRW guidance on the application of LANDMAP explains that the use of all five layers of information promotes sustainable landscape decision-making as what may be of low importance in one particular layer may be of high importance in another.

4.29 Within each of the five layers, there are 'aspect areas'. Each 'aspect area' is evaluated and given a score. The evaluation categories are as follows:

- Outstanding - sites or areas of international or national importance;

- High - sites or areas of regional or county importance;
- Moderate - sites or areas of local importance;
- Low - sites or areas of low value;
- Unknown - insufficient information exists to allow the element to be evaluated.

4.30 Results of the evaluation matrix for 'aspects' of the Site across LANDMAP are referred to below.

Landscape Habitats

4.31 The Site is in Landscape Habitat Area CNWLH087 – Dolgarrog Woods (see **Figure 3.1**). This area incorporates a small area of broadleaved woodland, together with some improved grassland around and above Dolgarrog. Part of the area is taken up by the aluminium works, the remainder is largely broadleaved woodland, part of which is SSSI and NNR, of interest for its flora, breeding birds and invertebrates. An area of improved grassland, with small fields bounded by stone walls and many in-field trees occurs above the woodland.

4.32 The overall value of these habitats is reported to be high.

Visual and Sensory

4.33 The Site is within Visual and Sensory Area CNWVS059 - River Conwy Valley Floor (see **Figure 3.2**). The area comprises the valley floor of the Vale of Conwy, which is flat and wide with small fields of both rectilinear and irregular shape drained by ditches running to the river which is the focus of the valley. The pastures are enclosed by neatly trimmed hedges in places and just remnant field trees in others. Some are wet. Willows enclose parts, associated with watercourses. The flat valley floor allows dramatic open vistas to Snowdonia and up and down the valley, with steep wooded valley sides on both sides in parts. The area is generally sparsely settled, only with small clusters of houses and an isolated works in one location at the break of slope due to potential for flooding on the floodplain. At Dolgarrog, there is development associated with the small hydro-electric power station but this is not widely visible. There is limited access generally as there are few crossings of the river so the area is generally tranquil apart from the eastern edge which is affected by the A470 which bounds the area at the break of slope and in the direct environs of Dolgarrog.

4.34 The overall value of the area is reported to be high – *'The area is a pleasing valley floor of hedged fields with drainage ditches given drama and attractive vistas by surrounding wooded valley sides. Generally, it is in good condition with very limited development. The valley floor is the most distinctive lowland valley floor within the study area with a strong sense of place derived from its relationship with the surrounding hills/mountains. The valley is an unique feature within the County.'*

Geological Landscape

4.35 The Site is within Geological Landscape Area CNWGL110 – Afon Conwy valley (see **Figure 3.3**). This area is reported to be of high value, comprising Afon Conwy glacial and active river valley and floodplain. This is a U-shaped valley, flanked by river terrace and glacial sand and gravel deposits, alluvial cones.

4.36 The condition is considered to be fair.

Historic Landscape

4.37 The Site is within Historic Landscape Area CNWHL034 – Llidiart Fadog (see **Figure 3.5**). This area comprises a small but distinctive east facing hillslope area above the western side of the Conwy valley. An irregular fieldscape dominated by an area of deciduous woodland and a single large factory complex at the foot of the slope. There was a Neolithic chambered tomb found within the area, at Porthllwyd, which was destroyed by the construction of a hydro electric plant. The aspect area is otherwise notable for post-medieval activity and some industrial activity. The site of the former aluminium works at Dolgarrog has been redeveloped as the Surf Snowdonia leisure facility in modern times.

4.38 The value is reported to be moderate and the condition is fair.

Cultural Landscape

4.39 The Site is in Cultural Landscape Area CNWCLS085 - River Conwy valley floor. It is reported that approximately 57% of people in the area identify as Welsh and approximately 40% of people in the area speak Welsh.

Snowdonia National Park Authority Supplementary Planning Guidance: Landscapes and Seascapes of Eryri (July 2014)

4.40 This document identifies the key characteristics of individual Landscape Character Areas (LCAs) and Seascape Character Areas (SCAs) and provides information on how to manage change within them.

4.41 LCA 1 - Ucheldir y Gogledd forms the western extent of the study area. The area extends from Bethesda in the west to the western flanks of the Conwy valley in the east. This LCA is the first significant upland landscape in the northern part of the National Park and includes a series of peaks rising between 600m and 940m AOD.

4.42 Key characteristics of LCA 1 include:

- *'Dramatic and varied topography; rising up steeply from the Conwy coast at Penmaen-bach Point to form a series of mountains, peaking at Foel-Fras (942 metres). Foothills drop down from the mountains to form a more intricate landscape to the east and west.*
- *Multiple streams draining from the mountains, in some places plunging down hanging valleys as waterfalls. U-shaped valleys carving through the mountains, often with extensive moraine and head deposits.*
- *Reservoirs at Llyn Anafon, Dulyn, Melynllyn and Llyn Eigiau.*
- *Small bands of woodland and spinneys associated with the lower-lying farmland and valley sides, including nationally designated native woodlands at Coedydd Aber, Coed Merchlyn, Coed Gorswen and Coed Dolgarrog. Prominent forestry blocks on the lower slopes of Llwytmor Bach and at Parc Mawr.*
- *Large-scale, unenclosed mountains contrasting with small historic field patterns on the foothills. The intermediate area defined by large regular*

- enclosures of ffridd, providing valuable cultural and natural links between the uplands and their surrounding lowlands.*
- *Enclosed pasture fields divided by stone walls or hedgerows, often with frequent hedgerow trees. Rough common land grazing by sheep on the mountains.*
 - *Internationally important montane habitats and species within the Eryri SAC/SSSI, including rare arctic-alpine plants, montane heaths, cliff ledges and wetlands. Wet and sessile oak woodlands found within the Coedydd Aber SAC/SSSI/NNR, linking the mountains to the north coast.*
 - *Wealth of nationally important archaeological features including Bronze Age funerary and ritual monuments (e.g. standing stones at Bwlch y Ddeufaen), prominent Iron Age hillforts (e.g. Maes y Gaer and Dinas) and evidence of early settlement, field systems and transport routes (e.g. the Roman road passing through Bwlch y Ddeufaen and 11th century Aber Castle).*
 - *The remains of 19th and 20th century slate quarrying found throughout, including disused quarries and tips.*
 - *Uninhabited mountains, with large areas of open access land and a sparse network of rights of way (but no road access). Lower level enclosed farmland includes scattered stone and slate-built farmsteads and occasional clustered hamlets linked by winding rural roads.*
 - *Historic settlement of Abergwyngregyn (a Conservation Area) occupying a sheltered location on the banks of the River Aber; a strategic starting point for travellers crossing the Menai Strait. The village of Llanllechid (also a Conservation Area) straddles the National Park boundary in the western foothills.*
 - *Mountains forming a dramatic backdrop to the nearby coast and seascape (including the A55 coast road) frequently characterising views from Anglesey, the Menai Strait and the Conwy coastline.*
 - *Long views north across the coastline, out to sea and to the Isle of Anglesey. The offshore windfarms in the Irish Sea are visible features on the distant horizon. Views south are contained by the mountains of the Carneddau Range.*
 - *A highly tranquil, remote landscape with few modern intrusions and a pervading 'wilderness' quality associated with the mountains.'*

Snowdonia National Park Authority Supplementary Planning Guidance: Landscape Sensitivity and Capacity Assessment (2016)

- 4.43 The Snowdonia National Park Landscape Sensitivity Assessment is an SPG for the Eryri (previously Snowdonia) National Park Authority and aims to provide a robust evidence base for determining planning applications, informing the development of Supplementary Planning Guidance, helping to protect sensitive and distinctive landscapes from inappropriate development and encouraging a positive approach to development in the right location and at an appropriate scale.
- 4.44 The study, as it relates to Snowdonia, specifically considers the following three types of development:

- Renewable Energy Developments (wind energy, focusing on smaller developments)
- Mobile Masts (Telecommunications Transmissions Infrastructure)
- Static Caravan/Chalet Parks and Extensions (Tourism)

4.45 The western extents of the study area are within LCA S01 Ucheldir y Gogledd. This LCA comprises a series of peaks extending from Bethesda in the west to Conwy valley in the east.

4.46 Key characteristics of this LCA include:

- *'Vast scale, exposed landscape*
- *Upland landscape with a series of peaks*
- *Cultural heritage interest.'*

4.47 This assessment provides an evaluation of the LCA against sensitivity criteria for the different development types. **Table 1** below shows the landscape sensitivity of Static Caravans/Chalet Parks.

Table 1: Evaluation of LCA S01: Ucheldir y Gogledd against sensitivity criteria for Static Caravans/Chalet Parks.

Sensitivity Criteria		Characteristics of the LCA	Assessment of Landscape Sensitivity to each development type
Landscape	Landform	Exposed upland landscape with a series of high peaks.	Higher Sensitivity
	Landcover	Unenclosed provide rough grazing land which contrasts with more complex historic field systems on the foothills. The intermediate area is defined by large regular enclosures of ffridd.	Higher Sensitivity

Sensitivity Criteria		Characteristics of the LCA	Assessment of Landscape Sensitivity to each development type
	Man-made influences	Modern day man-made influence is limited to the north and eastern edges of this LCA and includes static caravan parks and a single small turbine. Clustered settlements which lie along a network of minor roads on the higher slopes of the Conwy valley. Both 400 kV and 132 kV overhead lines parallel each other in the northern section of the LCA. Elsewhere and throughout much of this LCA there is very little human influence aside from the remains of historical slate quarrying.	Higher Sensitivity

Sensitivity Criteria		Characteristics of the LCA	Assessment of Landscape Sensitivity to each development type
Visual	Visibility, Key views, Vistas and Typical Receptors (both within and outside of each LCA)	<p>Views to the north are typically long distance with outward views over Anglesey, the Menai Strait and Conwy coastline. The A55 main road corridor, and offshore and onshore wind farms outside this LCA are also visible from some places to the north and east of the LCA. Views south are restricted by the Carneddau Range.</p> <p>Typical receptors include occupiers, users and visitors to the following:</p> <ul style="list-style-type: none"> • Residential properties • Snowdonia National Park • Open Access Areas • Local attractions and public rights of way • Nearby attractions including Conwy Castle, Beaumaris Castle and the Great Orme • Long distance routes including the Wales Coast Path and Sustrans national cycle route from Reading to Holyhead (NCN route 5) and Bangor to Fishguard (NCN route 82) • The A5 tourist route • The local road network • Water sports and boats 	Higher Sensitivity
	Scenic Quality and Character	<p>Much of the landscape is defined within the ELDP as an Area of Natural Beauty. Typically high LANDMAP evaluation.</p>	Higher Sensitivity

Sensitivity Criteria		Characteristics of the LCA	Assessment of Landscape Sensitivity to each development type
	Remoteness/ Tranquillity	Highly tranquil and exposed with few modern intrusions.	Higher Sensitivity
	Landscape Value	<p>The entire LCA falls within the National Park. Much of the landscape is defined within the ELDP as an Area of Natural Beauty.</p> <p>Nationally designated features include Open Access Areas and Sustrans national cycle route from Reading to Holyhead (NCN route 5).</p> <p>This area also includes hillforts.</p> <p>Typical High LANDMAP evaluation with some areas Outstanding.</p>	Higher Sensitivity
	Historic Value	<p>Much of this LCA lies within the following Registered Historic Landscapes: Lower Conwy Valley; Creuddyn and Conwy; North Arllechwedd; and Ogwen Valley.</p> <p>Typically High LANDMAP evaluation with some areas Outstanding.</p>	Higher Sensitivity

- 4.48 The overall sensitivity of the LCA to Static Caravan/Chalet Parks and Extensions is very high. This is due to the natural characteristics of the highly distinctive and scenic upland mountain landscape which have resulted in its designation within Snowdonia National Park. There is a lack of human influence which creates a strong sense of remoteness, tranquillity, and at times wilderness throughout much of this LCA, increasing sensitivity further. However, there are existing static caravan/chalet parks within and around the northern and eastern edges of this LCA which are visible from higher vantage points such as footpaths, resulting in a localised impact on tranquillity, remoteness and scenic quality and lessening sensitivity in these areas.
- 4.49 The guidelines below provide specific guidance on siting development to minimise adverse effects in the LCA:

- *'Conserve the natural beauty of Snowdonia National Park, its special qualities and its wider setting. Consider the effects of development on views to and from Snowdonia National Park. The effect of development outside the National Park boundary needs to be considered using visualisations. Development must avoid creating a sense of unacceptable encroachment, encirclement, prominence, or discordance, individually or cumulatively on the National Park.*
- *Conserve the special qualities of the North Western Fringes of Snowdonia Special Landscape Area.*
- *Avoid siting developments on open skylines or hillsides and protect key views, particularly those seaward and towards the uplands of the National Park.*
- *Maintain the integrity of the Lower Conwy Valley, North Arllechwedd, Creuddyn and Conwy and Ogwen Valley Registered Historic Landscapes.*
- *Consider views from residential receptors, particularly those that already have views of existing modern vertical developments, such as 400 kV overhead lines. Siting of additional vertical development should aim to avoid cumulative visual effects.*
- *Consider the locations of existing and proposed development to avoid incremental cumulative effect.*
- *Maintain intervisibility between hilltop cultural heritage features.'*

Site and Environs Landscape Character

- 4.50 A site survey was undertaken to assess the landscape character of the Site and its immediate surroundings and to consider the extent to which this is consistent with the findings of the desktop assessment. The site survey was undertaken on 15th October 2024 on a day with good visibility.

Context

- 4.51 The Site comprises an outdoor leisure complex and lies to the immediate east of Dolgarrog, Conwy. The Site includes an artificial wave pool, known as the surf lagoon, a multi-functional hub of buildings including a restaurant/café, indoor activity centre, accommodation facilities including camping pods and associated infrastructure including car parking.

Topography and Landform

- 4.52 The Site is relatively flat and low-lying as it is situated on the valley floor of the Conwy Valley at between approximately 6m and 12m AOD. In the wider study area, the topography rises steeply to the west to high points of around 402m AOD at Penardda. To the east the topography rises more gradually, with a high point of 234m AOD at Pen-Or.

Rivers and Drainage

- 4.53 There is an artificial waterbody, the existing surf lagoon, in the Site. There is a small watercourse to the south of the Site, adjacent to the existing overflow car park.
- 4.54 The River Conwy runs north-south approximately 515m to the east of the Site.

Land Use, Land Cover and Vegetation

- 4.55 The Site comprises an outdoor leisure complex including water sport and training facilities (surf lagoon) with associated use development including food and drink and leisure, accommodation facilities (self-catering lodges and campsite) and car parking areas.
- 4.56 The surrounding landscape comprises the River Conwy valley. This includes the flat valley floor to the east of the Site and the valley sides to the west and east. Eryri National Park lies beyond Dolgarrog to the west of the Site.
- 4.57 Surrounding built form includes residential and commercial development in Dolgarrog to the west and the Hilton Garden Inn Snowdonia Hotel and RWE Dolgarrog Power Station to the north.

Landscape Value

- 4.58 The method of assessment described in **Appendix B** explains the factors used to inform judgements about landscape value which are derived from GLVIA3 and the Landscape Institute's Technical Guidance Note 02/21 (LI-TGN 02/21). The assessment below considers the value of the Site and the role of the Site within the wider landscape. Assessments of value in relation to other identified landscape receptors are described in **Section 7.0**.

Natural Heritage

- 4.59 The Site comprises previously developed land with numerous built structures associated with its previous use as the Adventure Parc Snowdonia, including an artificial wave pool.
- 4.60 Whilst there are some ecological designations within the study area, these designations do not relate to landscape and do not look different to areas of the same character that do not have the designation. Their value is because of nature conservation interests that do not manifest particularly in the landscape.

Cultural Heritage

- 4.61 The Site does not have historic landmark features, designed elements, is not part of a historic park or garden and does not demonstrate a particular example of time depth.
- 4.62 There are no archaeological or cultural heritage interests at the Site and there are no Listed Buildings or scheduled monuments in the wider area that contribute to the landscape character of the Site.

Landscape Condition

- 4.63 The Site is not in any international, national or local landscape designations. The Site is surrounded by a local landscape designation, the Conwy Valley Special Landscape Area.
- 4.64 Existing buildings within the Site are purely functional in terms of their design and appearance. The Site is devoid of any notable landscape features and is relatively contained within the wider landscape by landform and vegetation.

Associations

- 4.65 The landscape of the Site has no known associations with renowned artists or writers.

Distinctiveness

- 4.66 The Site does not show rare, unusual, or distinctive features that differentiate it from other areas of leisure development.

Recreational Value

- 4.67 The Site is subject to public access as part of Adventure Parc Snowdonia and offers recreational value as a tourism attraction. The surf lagoon closed in September 2023 and is no longer subject to public access.

Perceptual (Scenic) Quality

- 4.68 The Site boundaries are defined by the Hilton Garden Inn Snowdonia Hotel to the north, the B5106 Conway Road/Gwydyr Road and Dolgarrog to the west, woodland and fields in Tan-y-ffordd to the south and grass fields forming the River Conwy valley floor to the east.
- 4.69 Despite being surrounded by existing built form to the west and north, due to the Site's location on the valley floor of the River Conwy, the Site is open with extensive views to the surrounding valley sides.
- 4.70 The Site is surrounded by the Conwy Valley Special Landscape Area and Eryri National Park lies in close proximity to the west of the Site, which as a whole has many scenic qualities.
- 4.71 The combination of steep valley sides and valley bottoms and areas of woodland within the wider landscape gives diversity to the composition of views.

Perceptual (Wildness and tranquillity) Value

- 4.72 The Site is a managed landscape with existing buildings, structures and areas of hardstanding and cannot be perceived as wild.
- 4.73 The wider study area exhibits a sense of tranquillity as part of the Eryri National Park and nestled within Conwy Valley, which is also designated as a Special Landscape Area.

Function

- 4.74 The Site functions as the Adventure Parc Snowdonia tourist attraction which is a multi-functional hub of buildings including a restaurant/café, indoor activity centre, accommodation facilities including camping pods and associated infrastructure including car parking. Adventure Parc Snowdonia also comprises an artificial wave lagoon but this is currently not in use.

Conclusions

- 4.75 With consideration of the factors described above, the Site is of local value.

5.0 Visual Baseline

- 5.1 The visual influence of the Site has been determined through a combination of topographic analysis and field evaluation of features affecting visibility, such as built form and trees, hedgerows and woodland that filter and screen views of the development. This analysis work determined the potential visibility of the Site and identified visual receptors.
- 5.2 The study area for views is shown on **Figure 5** and extends approximately 2.5km in each direction. In the far extents of the study area the Site is barely discernible beyond layers of intervening vegetation and landform.
- 5.3 The field survey considered receptors from where views of the Site are considered likely and what the existing views comprise. The selection of viewpoints is not intended to cover every possible view of the Site, but rather they are representative of a range of receptor types at varying distances and orientations. No access has been sought to private properties or land and where assessments are reported they have been made from the nearest publicly accessible viewpoint.
- 5.4 Viewpoint photographs were taken in October 2024 when deciduous vegetation was in partial leaf. This represents a near best-case scenario in terms of the extent of screening provided by existing vegetation.

Visual Receptors

- 5.5 Visual receptors i.e. those individuals who would see the Site and may experience a change in their view as a result of the Proposed Development have been identified as follows:
- 5.6 Users of Public Rights of Way:
- PRow Footpath 11/03B;
 - PRow Footpath 11/08;
 - PRows along the western valley side of the River Conwy;
 - PRows along the eastern valley side of the River Conwy.
- 5.7 Motorists, walkers, and cyclists along the following roads:
- B5106 Conway Road/Gwydyr Road;
 - Clark Street;
 - Hillside Cottages;
 - Taylor Avenue;
 - A470 Llanrwst Road;
 - Minor roads along the eastern valley side of the River Conwy, including Ffordd Llyn Syberi;
- 5.8 Residents living in properties along the following roads:
- B5106 Conway Road/Gwydyr Road;
 - Hillside Cottages;
 - Taylor Avenue;
 - Minor roads along the eastern valley side of the River Conwy;

5.9 Other receptors:

- Visitors to Cadair Ifan Goch viewpoint;
- Users of businesses along the B5106 Conway Road/Gwydyr Road including FussPot Food, Shades Salon and the Handmade Hub; and
- Visitors to Hilton Garden Inn Snowdonia Hotel.

LVA Viewpoints

5.10 Viewpoint photography assists understanding of the baseline landscape and visual environment at the Site and in its context and is used to inform the assessment of effects on the visual receptors listed above.

5.11 LVA viewpoints are listed in **Table 2** below, and viewpoint locations are shown on **Figure 6**. **Figures 6.1 to 6.8** provide viewpoint photography showing the existing view in the direction of the Site from **viewpoints 1 to 8** below.

Table 2: LVA Viewpoints

Viewpoint Reference and Location		Approximate Latitude/Longitude	Direction of View and Approximate Distance to Site
1	PRoW Other routes with public access (ORPA) near Afon Porth-Ilwyd	53°11'31.84"N, 3°50'55.22"W	Looking south-east, 450m
2	Bridge along Hillside Cottages over Dolgarrog Pipelines (also PRoW Footpath 11/03B)	53°11'22.43"N, 3°50'38.93"W	Looking east, 7m
3	Cadair Ifan Goch viewpoint	53°11'6.40"N, 3°48'49.20"W	Looking north-west, 1.6km
4	PRoW Footpath 11/08	53°11'2.75"N, 3°49'38.72"W	Looking north-west, 850m
5	B5106 Conway Rd / Gwydyr Road	53°11'24.77"N, 3°50'35.96"W	Looking east, on western site boundary
6	Clark Street, adjacent to the Surf Lagoon and additional parking	53°11'22.13"N, 3°50'18.96"W	Looking west to east (a), and looking south to west (b), on site boundary
7	A470 Llanrwst Road	53°11'39.54"N, 3°49'37.71"W	Looking south-west, 850m

Viewpoint Reference and Location		Approximate Latitude/Longitude	Direction of View and Approximate Distance to Site
8	Ffordd Llyn Syberri minor road	53°12'8.39"N, 3°48'40.08"W	Looking south-west, 2.2km

Baseline Views

- 5.12 The following paragraphs describe existing views towards the Site, experienced by the visual receptors listed above, and with reference to relevant viewpoint photography shown at **Figures 6.1 to 6.8**.

Views from PRow Footpath 11/03B (Viewpoint 2)

- 5.13 From the section of PRow Footpath 11/03B between the B5106 and Hillside Cottages there are open views towards the Site. Views are most open where the footpath crosses the bridge on Hillside Cottages (Viewpoint 2), due to its elevation there are clear views into the Site and of the surf lagoon and adjacent buildings beyond the vegetation along the Site entrance. Views towards the car parks and camping pod area is restricted by the buildings to the south of the surf lagoon.
- 5.14 The rest of PRow Footpath 11/03B heading further west, was inaccessible as the footpath was closed by Conwy County Borough Council (see Paragraph 5.30 below). It is assumed that further west up the footpath, intervisibility with the Site becomes more limited due to distance and increasing intervening woodland cover.

Views from PRow Footpath 11/08 (Viewpoint 4)

- 5.15 PRow Footpath 11/08 runs between the B5106 and Dolgarrog Pipe Bridge to the south of the Site. The footpath runs along a wooded track. Where there are gaps in existing vegetation, views towards the Site across agricultural fields are limited by a combination of the flat topography and intervening hedgerows, scattered trees and woodland blocks.

Views from PRow along the western valley side of the River Conwy (Viewpoint 1)

- 5.16 From other PRow along the western valley side of the River Conwy, views towards the Site are heavily filtered by vegetation along the valley sides. There are some elevated and glimpsed views towards the Site through gaps in existing vegetation (Viewpoint 1).

Views from PRow along the eastern valley side of the River Conwy

- 5.17 Views from PRow along the eastern valley side of the River Conwy are limited by intervening woodland cover and landform. Where landform and vegetation permit, such as from sections along PRow Footpaths 15/06 and 15/07, there are some open views towards the Site but these views are distant and the Site is seen in conjunction with other existing built form in Dolgarrog.

Views from B5106 Conway Road/Gwydyr Road (Viewpoint 5)

- 5.18 From the section of B5106 Conway Road/Gwydyr Road adjacent to the Site's entrance on Clark Street there are direct and open views of the Site across the existing site access, including views of the surf lagoon, buildings and camping pods. There is some vegetation in the foreground along the entrance including high hedgerows and two single trees which filter the views to the rest of the built form. Views are backgrounded by the wooded valley sides of the River Conwy. Further north and south along the B5106 views towards the Site are screened by intervening woodland blocks surrounding the Site and vegetation along the road.

Views from Clark Street (Viewpoint 6)

- 5.19 Clark Street runs through the Site from the B5106 to PRow Footpath 11/08 and Dolgarrog Pipe Bridge. There are open views along Clark Street of the Site including of the surf lagoon, buildings, camping pods and associated car parking.

Views from Hillside Cottages and Taylor Avenue (Viewpoint 2)

- 5.20 Hillside Cottages and Taylor Avenue are elevated roads to the west of the Site and of the B5106 Conway Road/Gwydyr Road. Despite their proximity to the Site, views from along the roads are limited to gaps between residential properties and vegetation to the east of the road. Views are most open at the bridge on Hillside Cottages looking west down the pipelines towards the Site (Viewpoint 2). This view is described in more detail in Paragraph 5.13 above.

Views from A470 Llanrwst Road (Viewpoint 7)

- 5.21 The A470 Llanrwst Road runs to the east of the River Conwy at the bottom of the valley sides. From along the A470 there are limited oblique views towards the Site due to the flat topography and hedgerow and trees along the western roadside. From certain points along the road, such as from Viewpoint 7, there are glimpsed views across the valley floor towards the Site. However, these views are filtered by intervening vegetation along field boundaries and users of the road are often passing at high speeds, so views are fleeting.

Views from Minor roads along the eastern valley side of the River Conwy, including Ffordd Llyn Syberï (Viewpoint 8)

- 5.22 From minor roads along the eastern valley side of the River Conwy views are largely restricted by intervening landform and vegetation. There are some long distance views towards the Site where landform and vegetation permits, such as along Ffordd Llyn Syberï minor road. From a section of this road (Viewpoint 8) there are distant views towards the Site along the valley floor. Views of the Site are backgrounded by residential development in Dolgarrog and the Site is seen in conjunction with the Hilton Garden Inn Snowdonia Hotel and Dolgarrog Power Station.

Views from properties along B5106 Conway Road/Gwydyr Road

- 5.23 Properties along the B5106 Conway Road and Gwydyr Road have varying views towards the Site dependant on their location. Properties just to the north of the pipelines have direct and close views towards the Site, with some views partially filtered by roadside vegetation. Further beyond to the north, properties may have glimpsed views beyond roadside vegetation.
- 5.24 Properties to the south of Canolfan Porthllwyd on the B5106 have limited views towards the Site due to intervening woodland. Glimpsed views may be possible in winter.

Views from properties along Hillside Cottages and Taylor Avenue

- 5.25 Residents of properties along Hillside Cottages and Taylor Avenue have close and direct views towards the Site due to their higher elevation on the western valley side of the River Conwy. Views range from open to partially filtered by built form and vegetation depending on the property's location along the road. Views of the Site are backgrounded by the flat valley floors and the eastern valley sides of the River Conwy.

Views from properties on minor roads along the eastern valley side of the River Conwy

- 5.26 Residents of properties on minor roads along the eastern valley side of the River Conwy would experience similar views to those described in Paragraph 5.22 above.

Views from Cadair Ifan Goch viewpoint (Viewpoint 3)

- 5.27 From the elevated position of the Cadair Ifan Goch viewpoint there are expansive views across the River Conwy valley in which the full extent of the Site can be seen in distant views. The Site is backgrounded by residential development in Dolgarrog and by the wooded hills within the Eryri National Park.

Views from businesses along the B5106 Conway Road/Gwydyr Road including FussPot Food, Shades Salon and the Handmade Hub

- 5.28 Views from businesses along the B5106 are similar to those described from the B5106 Conway Road/Gwydyr Road in Paragraph 5.18. Businesses front onto the road and have direct and close views towards the Site, including its entrance along Clark Street.

Views from Hilton Garden Inn Snowdonia Hotel

- 5.29 The Hilton Garden Inn Snowdonia Hotel lies to the immediate north of the Site adjacent to the surf lagoon. Visitors to the Hilton Garden Inn Snowdonia Hotel will have direct and close views of the Site when entering the grounds of the hotel and using its car park. Users in hotel rooms facing west and south also have open and expansive views across the Site, especially those in the upper storeys, including views of the surf lagoon and associated buildings to the south of the lagoon.

Other Views Considered

- 5.30 Views were also considered from PRoW Footpath 11/04 at the top of the ridge line adjacent to the pipelines. This PRoW is within Eryri National Park. However, during the site visit this PRoW was not accessible as PRoW Footpaths 11/03a and 11/03b that connect to the footpath 11/04 were temporarily closed by Conwy County Borough Council due to the likelihood danger to the public (see Photograph 1 below).



Photograph 1: Notice of closure of the PRoW Network in Dolgarrog.

- 5.31 The previous Landscape and Visual Impact Assessment ES chapter submitted as part of Planning Application 0/40530, described this view as:

'View East from top of ridge line adjacent to main Water pipes. Elevated view looking directly down onto the site. Footpath route is challenging, restricting potential receptor numbers. Woodland constrains views down the valley. Clear Industrial character visible.'

6.0 The Proposed Development and Embedded Mitigation

- 6.1 The Proposed Development includes the redevelopment of the existing surfing lagoon with updated wave generation technology to create a new surfing experience, engineering works to infill part of the surfing lagoon together with associated landscaping and siting of 21 lodges. The Development also includes refurbishment and extension to the existing Adrenaline Indoors building to house a new leisure attraction, the snow tunnel, along with all associated site infrastructure and external works.
- 6.2 The redevelopment includes the following key elements:
- Surfing Lagoon Enhancements: Upgrades to the existing lagoon with cutting-edge wave technology to improve efficiency, sustainability, and user experience.
 - Engineering Works and Landscaping: Partial infill of the lagoon to improve site functionality and provide space for additional landscaping to enhance biodiversity and visual appeal.
 - Accommodation Lodges: Siting of 21 sustainable lodges, designed to blend with the natural surroundings and meet high environmental standards.
 - Refurbishment and Extension of Adrenaline Indoors: This enhanced facility will house a new leisure attraction Snow Tunnel. This requires increased headroom internally.
 - Infrastructure Improvements: Upgraded energy provision, new pathways, and parking to ensure safe and inclusive movement across the site
- 6.3 The redesign of the surfing lagoon will significantly reduce the lagoon's footprint, with the Cove design occupying a smaller area compared to the original. This also enables the reallocation of surrounding land for the additional 21 accommodation lodges and improved soft landscaping with the creation of habitats not currently present onsite to provide net benefits for biodiversity. The changes to Adrenaline Indoors are predominantly internal other than the increased roofline to accommodate the Snow Tunnel.
- 6.4 Landscape proposals are shown on the Proposed Site Plan (Drawing Ref: 03124-HBA-0210) prepared by HB Architects and include soft landscaping throughout the development and additional tree planting to the west, north and east of the surf lagoon.
- 6.5 A more detailed description of the Proposed Development is provided in the Design and Access Statement prepared by HB Architects.

7.0 Assessment of Landscape Effects

7.1 The assessment of landscape effects considers the sensitivity of the landscape and the magnitude of the potential effect to come to an overall judgement as set out below.

7.2 The assessment of landscape effects during construction and after implementation (year 1 and year 15) for each of the identified landscape receptors is summarised below.

Landscape Sensitivity

7.3 Landscape sensitivity combines judgements of the landscape's susceptibility to change of the type of development proposed and the value attached to the landscape as defined in the landscape baseline.

Landscape Value

7.4 As reported in Paragraphs 4.58 to 4.75 the Site and its immediate surroundings is of local value.

7.5 NLCA 06 Eryri (Snowdonia), LCA 1 - Ucheldir y Gogledd and Eryri National Park are of national value due to their location within Eryri National Park which is designated at the national level for its landscape quality.

7.6 Conwy Valley SLA is of local value as it is locally designated due to its landscape quality. NLCA 07 Dyffryn Conwy/Conwy Valley is of local value due to the Conwy SLA within this landscape.

Landscape Susceptibility to Change

7.7 The susceptibility of a landscape to change is dependent on the characteristics of the receiving landscape and the nature of the proposed development.

7.8 Overall, the Site and surrounding landscape is considered to have medium susceptibility to change as a result of the Proposed Development because:

- There is built development present in the landscape;
- Some screening is provided by existing vegetation; and
- There are some opportunities for mitigation.

Landscape Sensitivity

7.9 Landscape sensitivity sequentially combines judgements of the landscape's susceptibility to change to the type of development proposed, and the value attached to the landscape.

7.10 The Site and surrounding landscape are of local value with medium susceptibility to change and the overall sensitivity of the Site and its immediate surroundings to the proposed development is medium.

7.11 NLCA 06 Eryri (Snowdonia), LCA 1 - Ucheldir y Gogledd and Eryri National Park are of national value with medium susceptibility. The overall sensitivity to change is high.

7.12 The Conwy Valley SLA and NLCA 07 Dyffryn Conwy/ Conwy Valley are of local value with medium susceptibility. The overall sensitivity to change is medium.

Assessment of Landscape Effects during Construction

- 7.13 During construction direct adverse effects to landscape components will result from changes in land cover, vegetation, and alterations to the existing topography, for example through excavation for foundations, roads and services. This will occur alongside the provision of temporary infrastructure such as access, site compounds and parking; the storage of materials; erection of temporary fencing; the use of operational plant; and general construction works. All are uncharacteristic features of the landscape, but generally will be temporary and short-term. All construction works will be carried out in accordance with best practice to avoid, reduce or limit the extent of effects as far as possible.
- 7.14 During construction of the Proposed Development landscape character at the Site would change from existing structures including a surf lagoon and buildings to a construction site.
- 7.15 Construction effects would be temporary and of short duration. The construction activity would be partially visible from the surrounding landscape having potential to affect aesthetic and perceptual aspects of landscape character within a limited geographical areas beyond the site boundary and its immediate surroundings. The Site would experience a great change for the short-term from the construction activity. Existing vegetation on the boundaries of the Site is to be retained where possible and protected during construction. The magnitude of effect would be moderate negative, and the overall effect would be moderate adverse during construction.
- 7.16 Construction activity would result in a very localised change to the character of this part of NLCA 07 Dyffryn Conwy/Conwy Valley. The key characteristics and features of this NCA would not be affected by the temporary construction period and the magnitude of effect would be low adverse within a very localised area, resulting in an overall negligible impact on NLCA 07.
- 7.17 Conwy Valley SLA encompasses the Site in all directions and during construction there would be some views towards the activity, however close views would be mostly screened by intervening vegetation and other built form, and only temporarily affect views. The construction activity would result in some local disturbance but this would result in a low scale of change to the surrounding landscape's character and quality in the short-term. The magnitude of effect would be low negative with a minor adverse overall effect.
- 7.18 There are likely to be some glimpsed views towards construction activity from within a very small part of NLCA 06 Eryri (Snowdonia), LCA 1 - Ucheldir y Gogledd and Eryri National Park, which will result in some localised disturbance but this would not affect their key characteristics. The magnitude of effect will be localised low negative close to the Site, but negligible for these areas as a whole. The resulting overall effect would be negligible.

Assessment of Landscape Effects during Operation

- 7.19 The operational effects of the development occur when all construction activities have ceased, and the development is in use. The assessment takes account of embedded mitigation i.e. mitigation designed into the Proposed Development.

- 7.20 The Proposed Development would result in a minor alteration to features which already are present in the Site, such as the surf lagoon and associated service yard, camping pods, car parking and hub & restaurant and surf academy buildings. The Proposed Development would also introduce similar features into the Site which do currently exist but not to the same scale, including 20 lodges (4 to the west and 16 to the east of the surf lagoon). There would be an extension to the Adrenaline Indoors building, which will feature a new leisure attraction snow tunnel, with changes to the roofscape due to the required increased headroom. The overall current permanent land use of the Site would remain the same.
- 7.21 The Site is immediately adjacent to residential and commercial development along the B5106 in Dolgarrog to the west and the Hilton Garden Inn Snowdonia Hotel and RWE Dolgarrog Power Station to the north and the development proposals will be seen within this context.
- 7.22 The Proposed Development has been designed to minimise its effects and to integrate the Site into the wider landscape. This has been achieved by proposing most of the lodges to the east of the development beyond the surf lagoon and by integrating further camping pods into the wooded area to the south. There is also proposed additional tree planting to the west, north and east of the surf lagoon. The magnitude of effect would be low neutral, with an overall minor neutral effect on the character of the Site and its immediate surroundings at Year 1 and Year 10.
- 7.23 The Proposed Development would comprise similar but updated structures to those currently within the Site and NLCA 07 Dyffryn Conwy/Conwy Valley. It would not affect the key characteristics of this NLCA and would be consistent with the existing character of this very small part of the NLCA. There would be a very small change in the wider context of the NLCA. The magnitude of effect on NLCA 07 would be low in a limited geographical area adjacent to the Proposed Development and negligible for the NLCA as a whole. Overall effects are judged to be minor adverse in a limited geographical area and negligible on the landscape character of NLCA 07 as a whole at Year 1 and Year 15.
- 7.24 There would be some views towards the Proposed Development from the surrounding Conwy Valley SLA. The Special Landscape Areas Background Paper (August 2012) document outlines that *'views need to be preserved and the landscape treated respectfully so as not to degrade existing qualities and views.'* Existing views towards the Site include views of the existing surf lagoon in the Site and other built form surrounding it including the adjacent Adventure Parc Snowdonia buildings, the Hilton Garden Inn Snowdonia Hotel and the Dolgarrog Power Station. Views experienced towards the Proposed Development from the SLA would be similar to those existing, with only minor alterations to the Site including an amended surf lagoon, lodges and the Adrenaline Indoors building to accommodate the indoor snow tunnel. The existing quality, character and views of the SLA would not be degraded as a result of the Proposed Development and would result in a low scale of change on the landscape in the medium and long-term. The magnitude of effect would be low neutral with a minor neutral overall effect.

- 7.25 There are likely to be some glimpsed views towards the Proposed Development from within a very small part of NLCA 06 Eryri (Snowdonia), LCA 1 - Ucheldir y Gogledd and Eryri National Park, which will result in some localised disturbance but this would not affect their key characteristics. It is also important to note that the Proposed Development would be maintaining existing and creating more extensive recreational opportunities, which is identified as one of the special qualities of Eryri National Park. The magnitude of effect will be localised low negative close to the Site, but negligible for these areas as a whole. The resulting overall effect would be negligible.

Table 3: Landscape Receptor Overall Effect

Receptor	Sensitivity	Development Phase	Magnitude of Effect	Overall Effect
The Site and its immediate surroundings	Medium	Construction	Moderate adverse	Moderate adverse
		Year 1	Low neutral	Minor Neutral
		Year 15	Low neutral	Minor Neutral
NLCA 07 Dyffryn Conwy/Conwy Valley	Medium	Construction	Localised low negative; Negligible overall	Localised low negative; Negligible overall
		Year 1	Localised low negative; Negligible overall	Localised low negative; Negligible overall
		Year 15	Localised low negative; Negligible overall	Localised low negative; Negligible overall
NLCA 06 Eryri (Snowdonia)	High	Construction	Negligible	Negligible
		Year 1	Negligible	Negligible
		Year 15	Negligible	Negligible
LCA 1 - Ucheldir y Gogledd	High	Construction	Negligible	Negligible
		Year 1	Negligible	Negligible
		Year 15	Negligible	Negligible



Receptor	Sensitivity	Development Phase	Magnitude of Effect	Overall Effect
Eryri National Park	High	Construction	Negligible	Negligible
		Year 1	Negligible	Negligible
		Year 15	Negligible	Negligible
Conwy Valley SLA	Medium	Construction	Low negative	Minor adverse
		Year 1	Low neutral	Minor Neutral
		Year 15	Low neutral	Minor Neutral

8.0 Assessment of Visual Effects

8.1 The following paragraphs assess the sensitivity of the views potentially affected, the magnitude of the predicted effect, and the overall effect on each view assessed, which would result from the construction and operation of the Proposed Development.

8.2 The assessment of visual effects during construction and after implementation (Year 1 and Year 15) for each of the identified visual receptors is summarised in **Table 5**.

Sensitivity of Visual receptors

8.3 The sensitivity of visual receptors depends on the susceptibility of the visual receptor to changes in views as a result of the development and the value of the view (as set out in the method in **Appendix B**).

Susceptibility to Change

8.4 Walkers and cyclists using the local PRowS and other recreational routes are judged to be of high susceptibility to change as their attention is likely to be focussed on views of the landscape. Residents and users of hotels also have a high susceptibility to change as they are static receptors.

8.5 Road users near the Site have clear, open views across the wider landscape but the routes are not promoted in any way for their scenic value. Road users are considered to have a low susceptibility to change.

8.6 Users of local businesses along the B5106 Conway Road/Gwydyr Road including FussPot Food, Shades Salon and the Handmade Hub are likely to be focused on the activity at hand, rather than the wider landscape, and their susceptibility is low.

8.7 Visitors to Cadair Ifan Goch Viewpoint have a high susceptibility as the surrounding landscape is important to the experience.

Value of View

8.8 Views from PRowS, roads and residents within Eryri National Park (including those along Taylor Avenue) are of national value due to their location in the National Park. Eryri National Park is promoted at the national level in recognition of its very special qualities including its diverse and historic landscapes, tranquillity and solitude and extensive recreation opportunities, and the value is likely to be attached to views by visitors from across the country.

8.9 PRowS, local roads, residential properties and tourist attractions including marked viewpoints within the Conwy Valley Special Landscape Area are of local value as they are within a local plan designation relating to landscape quality.

8.10 Views from all other local roads, residential properties, and local businesses will be valued by residents and workers at a community level.

Receptor Sensitivity

- 8.11 In accordance with Method **Table 8 at Appendix B**, the sensitivity of each identified visual receptor is set out in **Table 4** below.

Visual Effects during Construction

- 8.12 During construction visual impacts will arise from activities including site parking; the storage of materials; operational plant; and the construction of buildings, structures, and landscape. The effects of construction works generally will be short term and temporary. All construction works will be carried out in accordance with good practice to avoid, reduce or limit the extent of negative visual effects as far as possible.
- 8.13 The greatest levels of change during construction will be experienced by those receptors immediately adjoining the Proposed Development, including residents and businesses along the B5106 Conway Road/Gwydyr Road, users of Clark Street and visitors to the Hilton Garden Inn Snowdonia Hotel. This is due to the proximity to the Site and the extent of construction works that will be visible to receptors. During construction these receptors will experience a moderate negative magnitude of change and moderate adverse overall effect.
- 8.14 Where the activities are visible, they would be temporary and of short duration and would be seen in the context of existing built form in the Site and its surroundings including residential and commercial development along the B1506 in Dolgarrog to the west and the Hilton Garden Inn Snowdonia Hotel and RWE Dolgarrog Power Station to the north.
- 8.15 The following visual receptors would experience minor adverse effects because of partially screened views of construction activity:
- Users of PRow Footpath 11/03B;
 - Users of Hillside Cottages;
 - Users of Taylor Avenue;
 - Residents of properties along Hillside Cottages; and
 - Residents of properties along Taylor Avenue.
- 8.16 Views of construction activities on the following receptors would be limited to glimpsed and distant views, resulting in negligible effects:
- Users of PRow Footpath 11/08;
 - Users of PRow along the western valley side of the River Conwy;
 - Users of PRow along the eastern valley side of the River Conwy;
 - Users of A470 Llanrwst Road;
 - Users of minor roads along the eastern valley side of the River Conwy, including Ffordd Llyn Syberri;
 - Residents of properties on minor roads along the eastern valley side of the River Conwy; and
 - Visitors to the Cadair Ifan Goch viewpoint.

Table 4: Visual Receptor Sensitivity

Receptor	Viewpoint(s)	Value	Susceptibility	Sensitivity
Users of PRow Footpath 11/03B	2	Local	High	Medium
Users of PRow Footpath 11/08	4	Local	High	Medium
Users of PRowS along the western valley side of the River Conwy	1	Local or National	High	Medium or High (depending on location)
Users of PRowS along the eastern valley side of the River Conwy	-	Local	High	Medium
Users of B5106 Conway Road/Gwydyr Road	5	Community	Low	Low
Users of Clark Street	6	Community or Local	Low	Low
Users of Hillside Cottages	2	Community	Low	Low
Users of Taylor Avenue	2	National	Low	Medium
Users of A470 Llanrwst Road	7	Local	Low	Low
Users of minor roads along the eastern valley side of the River Conwy, including Ffordd Llyn Syberï	8	Local	Low	Low
Residents of properties along B5106 Conway Road/Gwydyr Road	-	Community	High	Medium

Receptor	Viewpoint(s)	Value	Susceptibility	Sensitivity
Residents of properties along Hillside Cottages	-	Community	High	Medium
Residents of properties along Taylor Avenue	-	National	High	Medium
Residents of properties on minor roads along the eastern valley side of the River Conwy	-	Local	High	Medium
Visitors to the Cadair Ifan Goch viewpoint	3	Local	High	Medium
Users of businesses along the B5106 Conway Road/Gwydyr Road including FussPot Food, Shades Salon and the Handmade Hub	-	Community	Low	Low
Users of Hilton Garden Inn Snowdonia Hotel	-	Community	High	Medium

- 8.17 The temporary effects experienced during construction would result in the enduring development which is assessed below.

Visual Effects during Operation

- 8.18 The operational effects occur when all construction activities have ceased, and the development is in use. The assessment takes account of embedded mitigation i.e. mitigation designed into the Proposed Development.
- 8.19 Following the completion of the Proposed Development the greatest levels of effects will still be experienced by those receptors closest to the Site residents and businesses along the B5106 Conway Road/Gwydyr Road, users of Clark Street and visitors to the Hilton Garden Inn Snowdonia Hotel.
- 8.20 The following paragraphs provide a description of the visual effects during operation from the visual receptors identified in the area surrounding the Site.

Users of Public Rights of Way

- 8.21 Users of the section of PRow Footpath 11/03B (Viewpoint 2) between the B1506 and Hillside Cottages would have open and direct views towards the Proposed Development, including towards the amended surf lagoon and associated service yard, the Adrenaline Indoors building and the proposed new lodges to the west and east of the lagoon. Further west along the footpath, views are likely to become more distant and channelled, with views likely filtered by intervening vegetation. Any views towards the new proposed structures in the Site would be seen in conjunction with the existing buildings to the south and the Hilton Garden Inn Snowdonia Hotel and RWE Dolgarrog Power Station to the north. As views already exist towards the current built form in the Site including the existing surf lagoon and lodges, there would be a low scale of change from the existing view. The magnitude of effect would be low neutral, and the overall effect would be minor neutral at Year 1 and Year 15.
- 8.22 Users of PRow Footpath 11/08 (Viewpoint 4) would have very limited views towards the Proposed Development as the footpath runs along a wooded track with limited gaps in the vegetation. The built form within the Site is not discernible from the footpath and the Proposed Development would be barely discernible, resulting in a negligible overall effect at Year 1 and Year 15.
- 8.23 Users of other PRows along the western valley side of the River Conwy (Viewpoint 1) would have very limited views towards the Proposed Development due to existing vegetation. There would be some elevated and glimpsed views towards the Proposed Development at some points where gaps in existing permits, but the scale of change from the existing view would be barely perceptible and the overall effect would be negligible at Year 1 and Year 15.
- 8.24 Views towards the Proposed Development from PRows along the eastern valley side of the River Conwy would vary depending on the location of the receptor. Whilst some views would be screened by intervening landform and vegetation, there would be some distant views towards the Proposed Development from PRow Footpaths 15/06 and 15/07. The Proposed Development would form a very small proportion of views and would be seen in conjunction with existing surrounding development in Dolgarrog. This would result in a negligible overall effect at Year 1 and Year 15.

Road Users

- 8.25 Users of the section of B5106 Conway Road/Gwydyr Road (Viewpoint 5) that passes the Site to the west would have open and direct views towards the Proposed Development, including towards the surf lagoon and associated service yard, the Adrenaline Indoors building and the proposed new lodges to the west and east of the lagoon. Beyond where the road passes the Proposed Development, views towards the Proposed Development would be glimpsed and heavily filtered by intervening roadside and woodland vegetation. Any views towards the Proposed Development would be seen in conjunction with the existing buildings to the south and the Hilton Garden Inn Snowdonia Hotel and RWE Dolgarrog Power Station to the north. As views already exist towards the current built form in the Site including the existing surf lagoon and lodges, there would be a low scale of change from the existing view. The magnitude of effect would be low neutral, and the overall effect would be minor neutral at Year 1 and Year 15.
- 8.26 Users of Clark Street (Viewpoint 6) would have close and direct views towards the Proposed Development from different points along the road due to proximity. Where the road adjoins the B5106 Conway Road/Gwydyr Road there would be open views towards the surf lagoon and associated service yard and the proposed 4 new lodges to the west of the lagoon. These views would be backgrounded by the additional 16 proposed lodges to the east of the lagoon, and the Hilton Garden Inn Snowdonia. There would also be close and direct views towards the Adrenaline Indoors building to the immediate north of Clark Street, but this would be seen in conjunction with the existing hub & restaurant buildings and surf academy. As the road runs to the south of the existing Adventure Parc Snowdonia buildings, views towards the surf lagoon and new lodges would be restricted by existing built form until it reaches Dolgarrog Railway where views towards the 16 lodges proposed to the east of the lagoon would be seen in close views. As views already exist towards the current built form in the Site including the existing surf lagoon, tipi and 6 lodges near the entrance of the Site, there would be a low scale of change from the existing view. The magnitude of effect would be low neutral, and the overall effect would be minor neutral at Year 1 and Year 15.
- 8.27 Users of Hillside Cottages (Viewpoint 2) would have glimpsed views towards the Proposed Development between residential development along the road and there would be open views from where the road passes over the pipelines. These receptors would have views towards the surf lagoon, the extended Adrenaline Indoors building and additional lodges to the west and east of the lagoon, but this development would be seen in conjunction with the existing buildings to the north and south of the Site. As views already exist towards the current built form in the Site including the surf lagoon, there would be a low scale of change from the existing view. The magnitude of effect would be low neutral, and the overall effect would be minor neutral at Year 1 and Year 15.

- 8.28 Users of Taylor Avenue would have some glimpsed views towards the Proposed Development through gaps in existing vegetation. Where views are available, there would be views towards the surf lagoon, the extended Adrenaline Indoors building and additional lodges to the west and east of the lagoon. Views would be beyond residential development along the B5106 Gwydyr Road and would be seen in conjunction with the existing buildings to the north and south of the Site. As views already exist towards the current built form in the Site including the surf lagoon, there would be a low scale of change from the existing view. The magnitude of effect would be low neutral, and the overall effect would be minor neutral at Year 1 and Year 15.
- 8.29 Users of A470 Llanrwst Road (Viewpoint 7) would have oblique, fleeting and very limited views towards the Proposed Development due to the flat topography and intervening vegetation. At some points along the road there would be glimpsed views along the valley floor towards the Proposed Development, but views would remain towards existing buildings in the Site and there may be additional views towards the new surf lagoon, the extended Adrenaline Indoors building and additional lodges. However the scale of change from the existing view would be barely perceptible and the overall effect would be negligible at Year 1 and Year 15.
- 8.30 Views from minor roads along the eastern valley side of the River Conwy towards the Proposed Development would be dependent upon the location of the receptor. Whilst some views would be screened by intervening landform and vegetation, there would be some distant views towards the Proposed Development from some roads such as Ffordd Llyn Syberi (Viewpoint 8). The surf lagoon, the extended Adrenaline Indoors building and additional lodges would form a very small proportion of views and would be seen in conjunction with existing surrounding development in Dolgarrog. This would result in a negligible overall effect at Year 1 and Year 15.

Residential Properties

- 8.31 Residents of properties along B5106 Conway Road/Gwydyr Road would have varying views towards the development dependent upon the position of their houses along the road. Views towards the Proposed Development would be limited to properties just north of the pipelines and properties just south of Canolfan Porthllwyd. Properties just north of the pipeline would have mostly open and direct views towards the Proposed Development, including the surf lagoon and associated service yard, the extended Adrenaline Indoors building and the proposed new lodges to the west and east of the lagoon. Beyond these properties to the north and those to the south of Canolfan Porthllwyd would have glimpsed views towards the development which would be heavily filtered by intervening roadside and woodland vegetation. As views already exist towards the current built form in the Site including the surf lagoon, there would be a low scale of change from the existing view. The magnitude of effect would be low neutral, and the overall effect would be minor neutral at Year 1 and Year 15.
- 8.32 Residents of properties along Hillside Cottages would experience similar views to those described for road users along Hillside Cottages in Paragraph 8.27, but views would be more open due to their elevation above the road level. The magnitude of effect would low neutral, and the overall effect would be minor neutral at Year 1 and Year 15.

- 8.33 Residents of properties along Taylor Avenue would experience similar views to those described for road users along Taylor Avenue in Paragraph 8.28, but views would be open due to their elevation above the road level. The magnitude of effect would be low neutral, and the overall effect would be minor neutral at Year 1 and Year 15.
- 8.34 Residents of properties on minor roads along the eastern valley side of the River Conwy would experience similar views towards the Proposed Development as those discussed above for road users in Paragraph 8.30. The overall effect would be negligible at Year 1 and Year 15.

Other Receptors

- 8.35 Visitors to the Cadair Ifan Goch viewpoint (Viewpoint 3) would have expansive and panoramic views across the valley landscape in which there would be open but distant views towards the Proposed Development. The Proposed Development would form a very small proportion of this panoramic view, resulting in a negligible overall effect at Year 1 and Year 15.
- 8.36 Views from businesses along the B5106 towards the Proposed Development would be similar to those described from the B5106 Conway Road/Gwydyr Road in Paragraph 8.25. Businesses front onto the road and would have direct and close views towards the Proposed Development, including the proposed 4 new lodges fronting the development, the surf lagoon, the extended Adrenaline Indoors building and the 16 new lodges beyond the lagoon. The magnitude of effect would be low neutral, and the overall effect would be minor neutral at Year 1 and Year 15.
- 8.37 From the Hilton Garden Inn Snowdonia Hotel, receptors would have close and direct views towards the Proposed Development when entering the grounds of the hotel and those in hotel rooms facing the west and south. The receptors would have open views towards the Proposed Development including the surf lagoon, the extended Adrenaline Indoors building and additional lodges to the west and east of the lagoon. However, as similar views already exist towards the current built form in the Site including the existing surf lagoon and lodges, there would be a low scale of change from the existing view. The magnitude of effect would be low neutral, and the overall effect would be minor neutral at Year 1 and Year 15.

Table 5: Visual Receptor Overall Effect

Receptor	Viewpoint	Sensitivity	Development Phase	Magnitude of Effect	Overall Effect
Users of PRow Footpath 11/03B	2	Medium	Construction	Low negative	Minor adverse
			Year 1	Low neutral	Minor Neutral
			Year 15	Low neutral	Minor Neutral
Users of PRow Footpath 11/08	4	Medium	Construction	Negligible	Negligible
			Year 1	Negligible	Negligible
			Year 15	Negligible	Negligible
Users of PRowS along the western valley side of the River Conwy	1	Medium or High	Construction	Negligible	Negligible
			Year 1	Negligible	Negligible
			Year 15	Negligible	Negligible
Users of PRowS along the eastern valley side of the River Conwy	-	Medium	Construction	Negligible	Negligible
			Year 1	Negligible	Negligible
			Year 15	Negligible	Negligible
Users of B5106 Conway Road/Gwydyr Road	5	Low	Construction	Moderate negative	Moderate adverse
			Year 1	Low neutral	Minor neutral

Receptor	Viewpoint	Sensitivity	Development Phase	Magnitude of Effect	Overall Effect
			Year 15	Low neutral	Minor neutral
Users of Clark Street	6	Low	Construction	Moderate negative	Moderate adverse
			Year 1	Low neutral	Minor neutral
			Year 15	Low neutral	Minor neutral
Users of Hillside Cottages	2	Low	Construction	Low negative	Minor adverse
			Year 1	Low neutral	Minor neutral
			Year 15	Low neutral	Minor neutral
Users of Taylor Avenue	2	Medium	Construction	Low negative	Minor adverse
			Year 1	Low neutral	Minor neutral
			Year 15	Low neutral	Minor neutral
Users of A470 Llanrwst Road	7	Low	Construction	Negligible	Negligible
			Year 1	Negligible	Negligible
			Year 15	Negligible	Negligible
Users of minor roads along the eastern valley side of the River	8	Low	Construction	Negligible	Negligible
			Year 1	Negligible	Negligible

Receptor	Viewpoint	Sensitivity	Development Phase	Magnitude of Effect	Overall Effect
Conwy, including Ffordd Llyn Syberi			Year 15	Negligible	Negligible
Residents of properties along B5106 Conway Road/Gwydyr Road	-	Medium	Construction	Moderate negative	Moderate adverse
			Year 1	Low neutral	Minor neutral
			Year 15	Low neutral	Minor neutral
Residents of properties along Hillside Cottages	-	Medium	Construction	Low negative	Minor adverse
			Year 1	Low neutral	Minor neutral
			Year 15	Low neutral	Minor neutral
Residents of properties along Taylor Avenue	-	Medium	Construction	Low negative	Minor adverse
			Year 1	Low neutral	Minor neutral
			Year 15	Low neutral	Minor neutral
Residents of properties on minor roads along the eastern valley side of the River Conwy	-	Medium	Construction	Negligible	Negligible
			Year 1	Negligible	Negligible
			Year 15	Negligible	Negligible
Visitors to the Cadair Ifan Goch viewpoint	3	Medium	Construction	Negligible	Negligible
			Year 1	Negligible	Negligible
			Year 15	Negligible	Negligible



Receptor	Viewpoint	Sensitivity	Development Phase	Magnitude of Effect	Overall Effect
Users of businesses along the B5106 Conway Road/Gwydyr Road including FussPot Food, Shades Salon and the Handmade Hub	-	Low	Construction	Moderate negative	Moderate adverse
			Year 1	Low neutral	Minor neutral
			Year 15	Low neutral	Minor neutral
Visitors to the Hilton Garden Inn Snowdonia Hotel	-	Medium	Construction	Moderate negative	Moderate adverse
			Year 1	Low neutral	Minor neutral
			Year 15	Low neutral	Minor neutral

9.0 Conclusions

General

- 9.1 This report presents the assessment of the anticipated effects on landscape character and views of the Proposed Development of land at Adventure Parc Snowdonia including changes to the surf lagoon, extension to the Adrenaline Indoors building to accommodate an indoor snow tunnel and new lodges.
- 9.2 The assessment considers the effects of the completed scheme on landscape character and visual amenity from the surrounding properties, roads, and the Public Rights of Way network; from construction to completion. The effects of the Proposed Development on the landscape and visual amenity have been assessed in accordance with the Guidelines for Landscape and Visual and Impact Assessment Third Edition (GLVIA3).
- 9.3 The nature and magnitude of landscape and visual effects will change during the various stages of the Proposed Development and have been assessed during the construction and operational phase. To take into account the establishment of the Proposed Development (in particular proposed vegetation), the operational phase has been assessed in the short to medium term (from Year 1 to Year 15) and long-term (Year 15 and beyond). The assessment of effects is based on the submitted planning application drawings.

Landscape Baseline and Landscape Effects

- 9.4 The assessment of landscape effects has been carried out using the established hierarchy of published Landscape Character Assessments. In conjunction with field work sensitive landscape receptors within the study area have been identified.
- 9.5 At the national level the Site lies within NLCA 07 Dyffryn Conwy/Conwy Valley. This LCT is characterised by settlement along the low valley sides such as the linear Dolgarrog and very abrupt, steep wooded edge to the adjacent Snowdonia uplands. To the west of the Site is NLCA 06 Eryri (Snowdonia), LCA 1 - Ucheldir y Gogledd and Eryri National Park. Tourism and recreational opportunities are characteristic of these areas. The Conwy Valley SLA encompasses the Site and is designated as a locally important landscape, notable for being a key point of access to Eryri National Park and approach along the Conwy Valley.
- 9.6 The study has assessed the potential effects on landscape character and concluded that these would be up to moderate adverse in the short-term during construction, and minor neutral or negligible in the medium and long-term upon completion. The landscape character of the Site would not change upon the completion of the Proposed Development as it would result in a minor alteration to features which are already present within the Site.

Visual Baseline and Visual Effects

- 9.7 A series of representative views surrounding the Site have been identified through desktop and field studies. 8 representative viewpoints have been assessed from publicly accessible locations including roads, close to houses, and from PRow.

- 9.8 The Site's location on the valley floor of the River Conwy means that the visual envelope of the Proposed Development extends approximately 2.2km to the north-east of the Site. Near distance views are possible from PRowS, local roads and residents properties adjacent to the Site. From the wider landscape, views towards the Site are generally distant and filtered by intervening vegetation and landform. Where views are available, the Site forms a small proportion of an expansive panoramic view.
- 9.9 The greatest level of visual effects will be experienced by the closest receptors: primarily those receptors immediately adjoining the Proposed Development, including users of, residents and businesses along the B5106 Conway Road/Gwydyr Road, users of Clark Street and users of the Hilton Garden Inn Snowdonia Hotel. The overall effect on these receptors as a result of the Proposed Development will be up to moderate adverse during construction and minor neutral on completion. Such effects will be partially mitigated by the design of the Proposed Development in conjunction with proposed additional tree planting throughout the development.

Conclusion

- 9.10 This LVA has found that the effects of the Proposed Development will be restricted to a localised geographical area and would not result in substantial harm to landscape character beyond the Site boundary, nor would there be substantial detrimental effects to visual amenity across a wide area.
- 9.11 In terms of effects upon Eryri National Park, there are likely to be some glimpsed views towards the Proposed Development from within a very small part of the National Park, but the Proposed Development would be maintaining existing and creating more extensive recreational opportunities, which is identified as one of the special qualities of Eryri National Park.

References

There are no sources in the current document.

Data Sources

- Ordnance Survey maps (1:25,000 Explorer Series);
- Historic Ordnance Survey maps;
- Aerial images; and
- Multi-Agency Geographic Information for the Countryside (MAGIC Map) (<https://magic.defra.gov.uk/MagicMap.aspx>).

Legislation and Policy

- Planning Policy Wales, Edition 12, Llywodraeth Cymru/Welsh Government, February 2024;
- Technical Advice Notes (TANs), Llywodraeth Cymru/Welsh Government, November 2023;
- Conwy Local Development Plan 2007-2022, Conwy County Borough Council, October 2023;
- LDP09 Design Supplementary Planning Guidance, Conwy County Borough Council, July 2015.

Landscape Character Documents

- National Landscape Character Area (NCLA) Dyffryn Conwy/ Conwy Valley, Cyfoeth Naturiol Cymru/Natural Resources Wales, June 2023;
- National Landscape Character Area (NCLA) NLCA 06 Eryri (Snowdonia), Cyfoeth Naturiol Cymru/Natural Resources Wales, June 2023;
- LANDMAP, Cyfoeth Naturiol Cymru/Natural Resources Wales, July 2024; and
- Snowdonia National Park Authority Supplementary Planning Guidance: Landscapes and Seascapes of Eryri, Snowdonia (now Eryri) National Park Authority, July 2014.

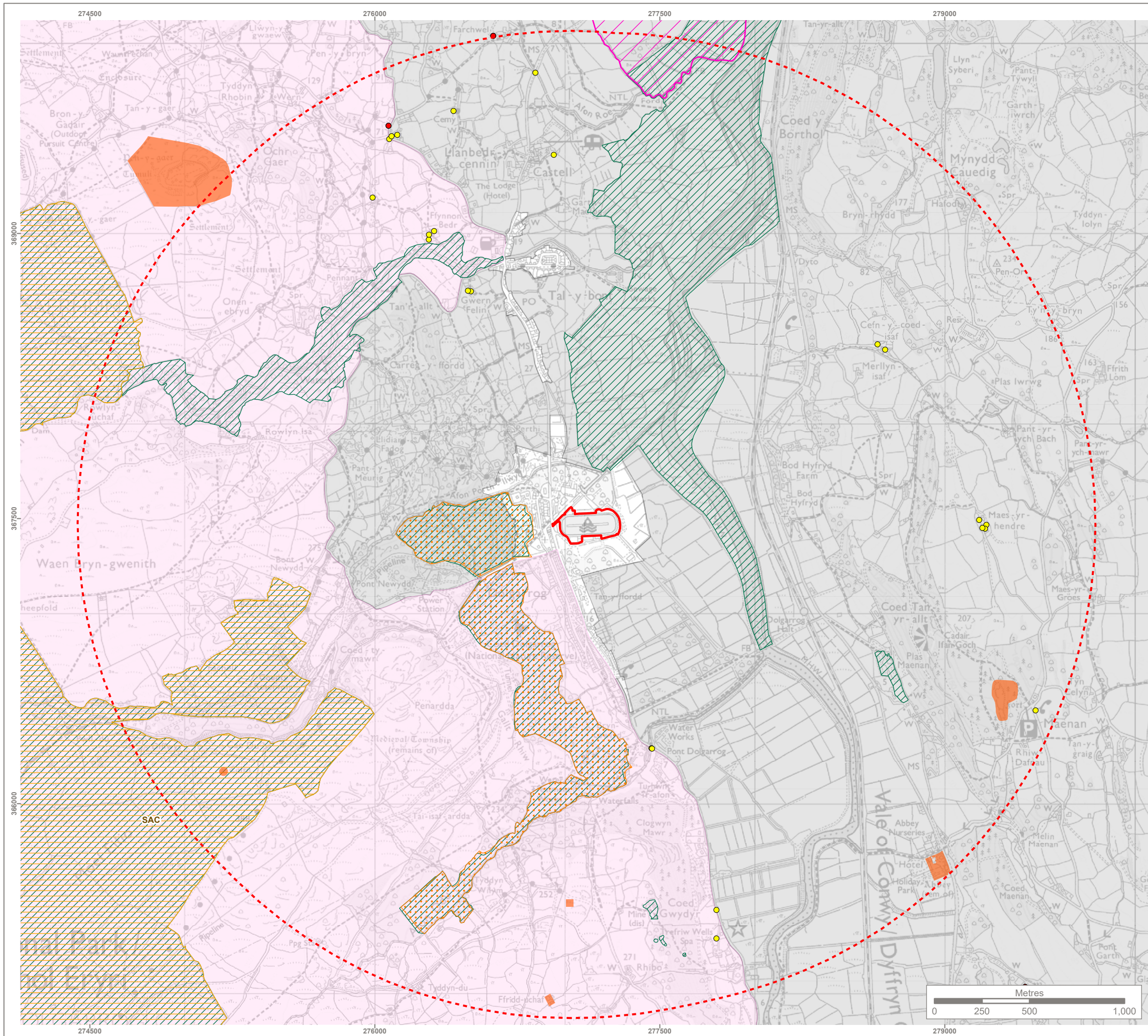
Best Practice and Guidance

- Guidelines for Landscape and Visual Impact Assessment (Landscape Institute and Institute of Environmental Management and Assessment, Third Edition 2013);
- An Approach to Landscape Character Assessment, Natural England 2014;
- Visual Representation of Development Proposals. Technical Guidance Note 06/19. Landscape Institute, September 2019;
- Assessing landscape value outside national designations. Technical Guidance Note 02/21. Landscape Institute, May 2021; and
- BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations (BSi, April 2012).

Other relevant documents

- Eryri National Park Partnership Plan, Eryri National Park Authority, 2020; and
- Snowdonia National Park Authority Supplementary Planning Guidance: Landscape Sensitivity and Capacity Assessment, Snowdonia (now Eryri) National Park Authority, October 2016.

APPENDIX A: LVA Figures



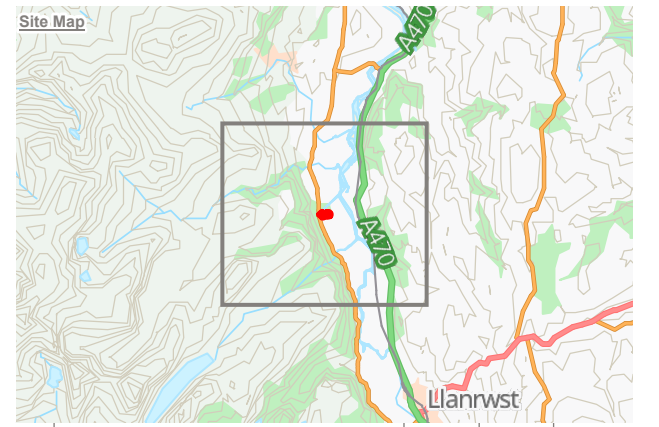
KEY

- Site boundary
- Site boundary - 2.5km buffer
- Environmental Designations**
- National Nature Reserve
- Special Areas of Conservation (SAC)
- Sites of Special Scientific Interest (SSSI)
- Landscape Designations**
- National Park
- Heritage Designations**
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Registered Park and Garden
- Scheduled Monument

Note

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 - Historic Wales © Historic Wales copyright [2024]

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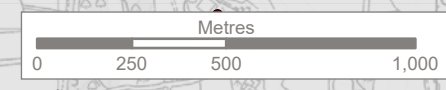
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 Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

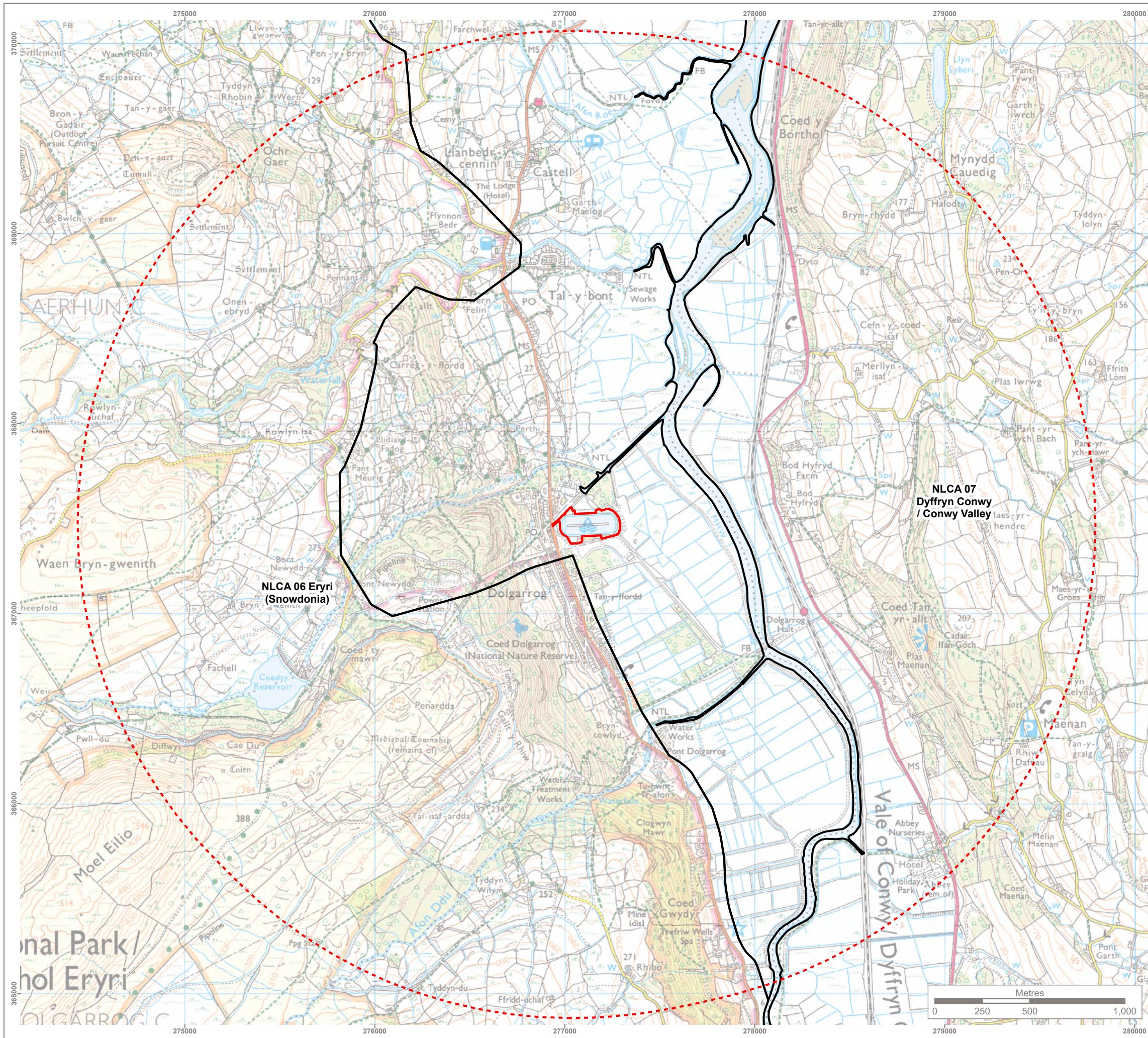
Project
Adventure Parc Snowdonia

Title
Figure 1 - Landscape and Environmental Designations

Drawing Number
G10740.001

Drawn	Checked	Approved	Scale	Date
BT	SP	HC	1:20,000 @ A3	05/12/2024



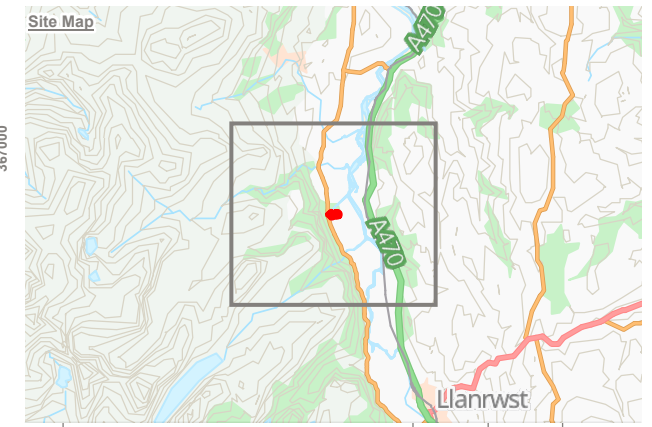


KEY

- Site boundary
- Site boundary - 2.5km buffer
- National Landscape Character Area

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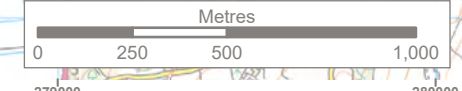
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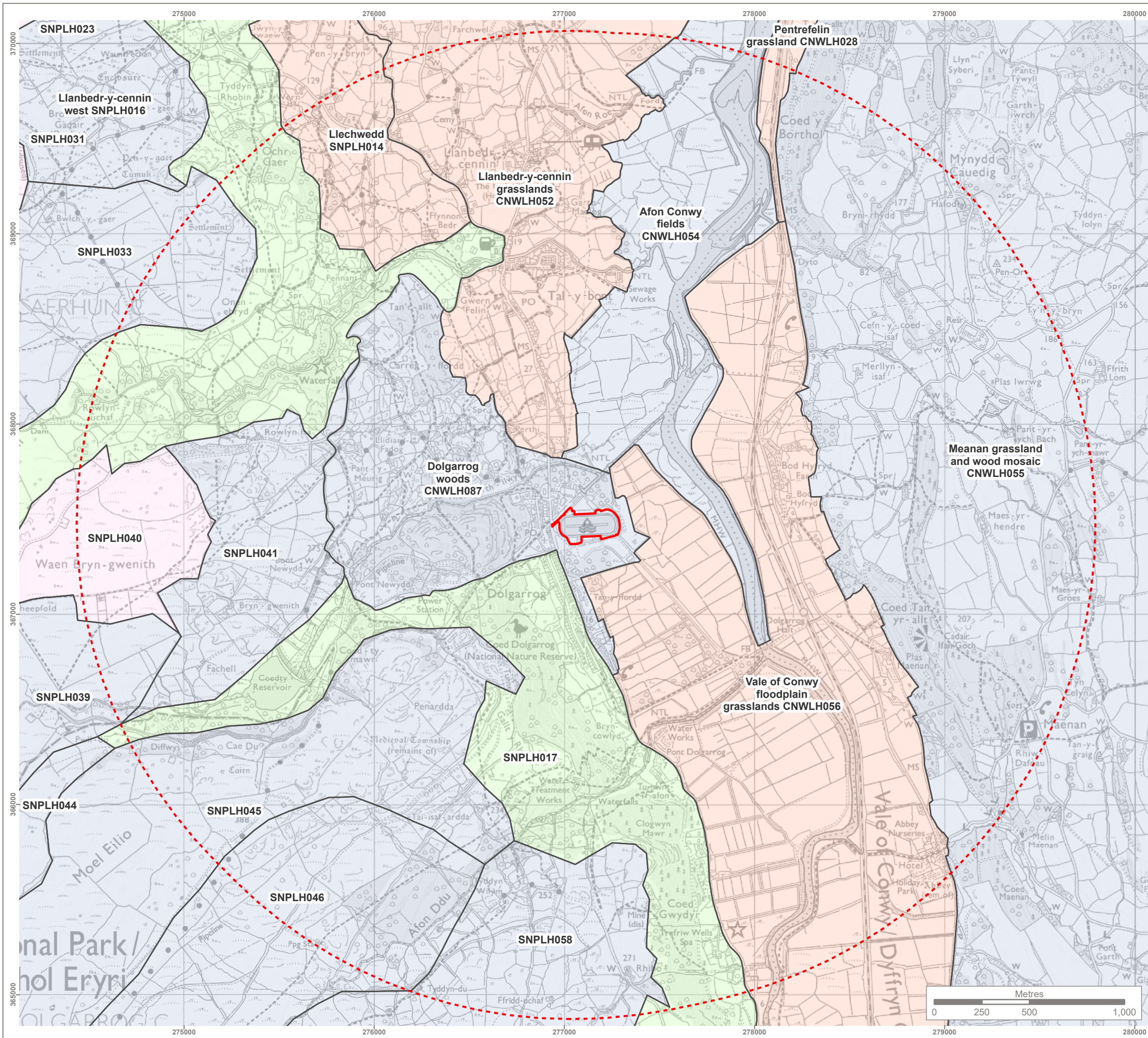
Project: **Adventure Parc Snowdonia**

Title: **Figure 2 - Landscape Character Areas**

Drawing Number: **G10740.002**

Drawn	Checked	Approved	Scale	Date
BT	SP	HC	1:20,000 @ A3	05/12/2024





KEY

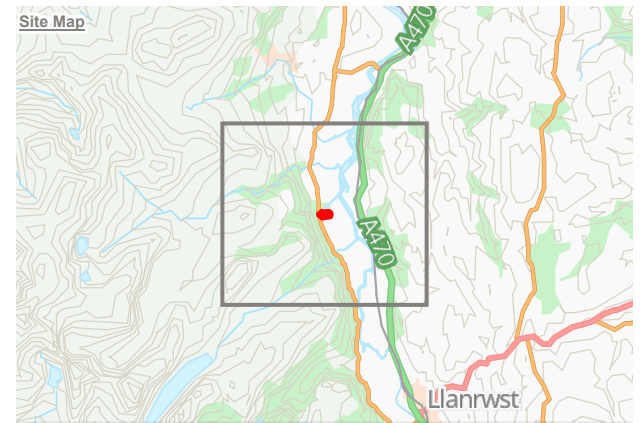
- Site boundary
- Site boundary - 2.5km buffer

LandMap Landscape Habitats - Level 3 Classification

- Acid Grassland
- Broadleaved Woodland
- Improved Grassland
- Mosaic

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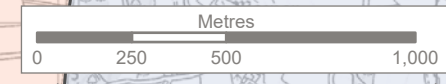
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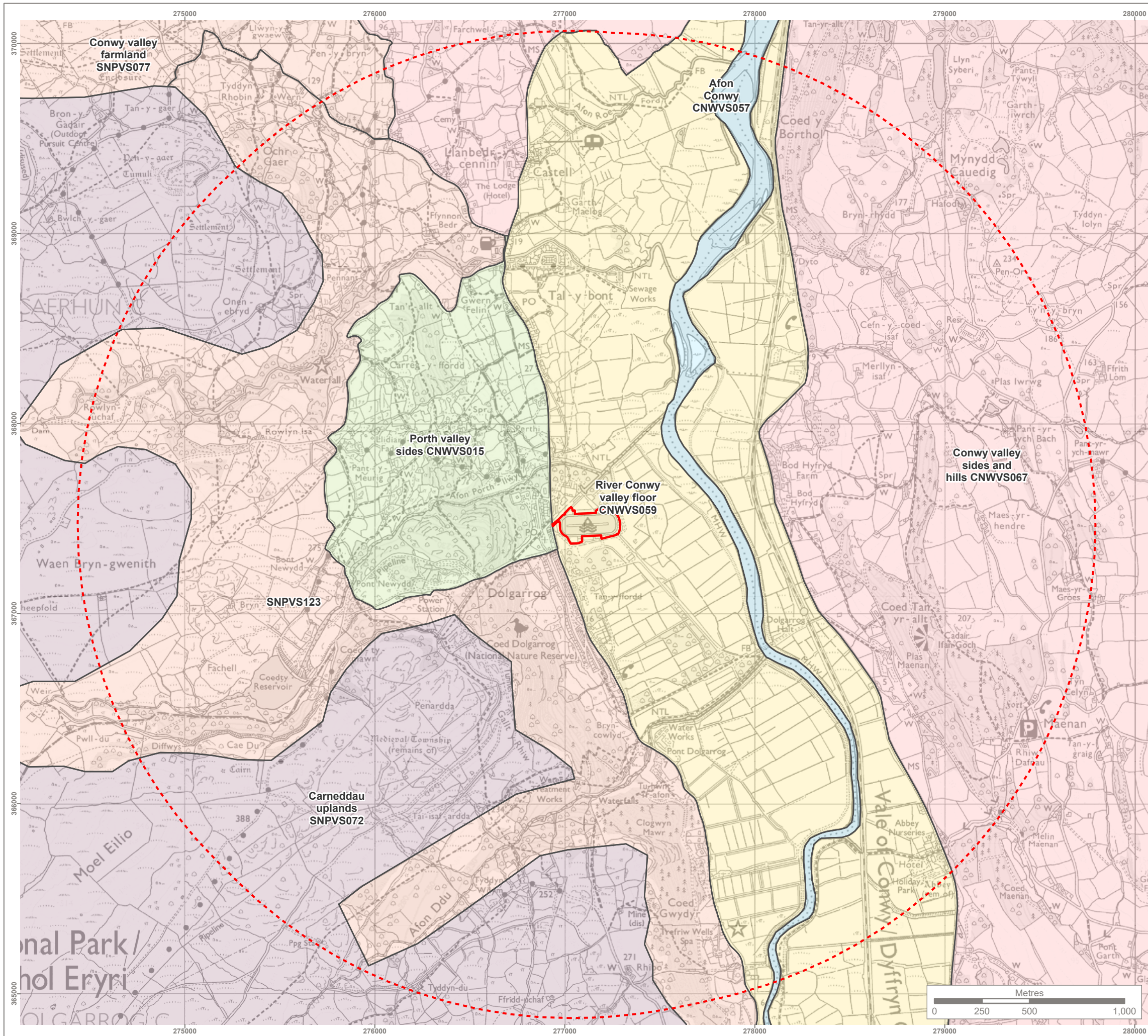
Project
Adventure Parc Snowdonia

Title
Figure 3.1 - LandMap - Landscape Habitats

Drawing Number
G10740.003

Drawn	Checked	Approved	Scale	Date
BT	SP	HC	1:20,000 @ A3	05/12/2024





KEY

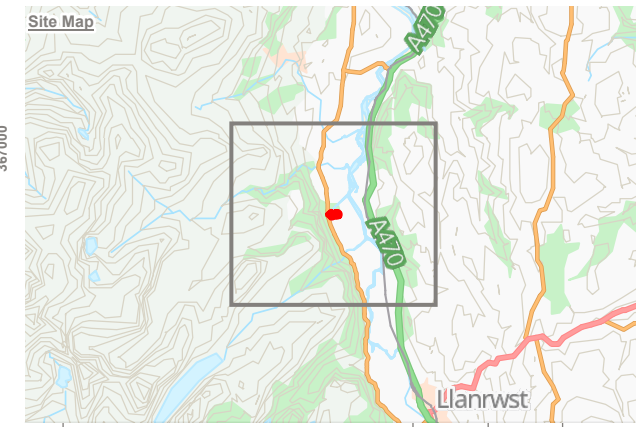
- Site boundary
- Site boundary - 2.5km buffer

LandMap Visual and Sensory - Level 3 Classification

- Hill & Lower Plateau Mosaic
- Hillside & Scarp Slopes Mosaic
- Open Lowland Valleys
- River
- Upland Grazing
- Wooded Hillside & Scarp Slopes

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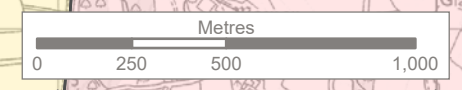
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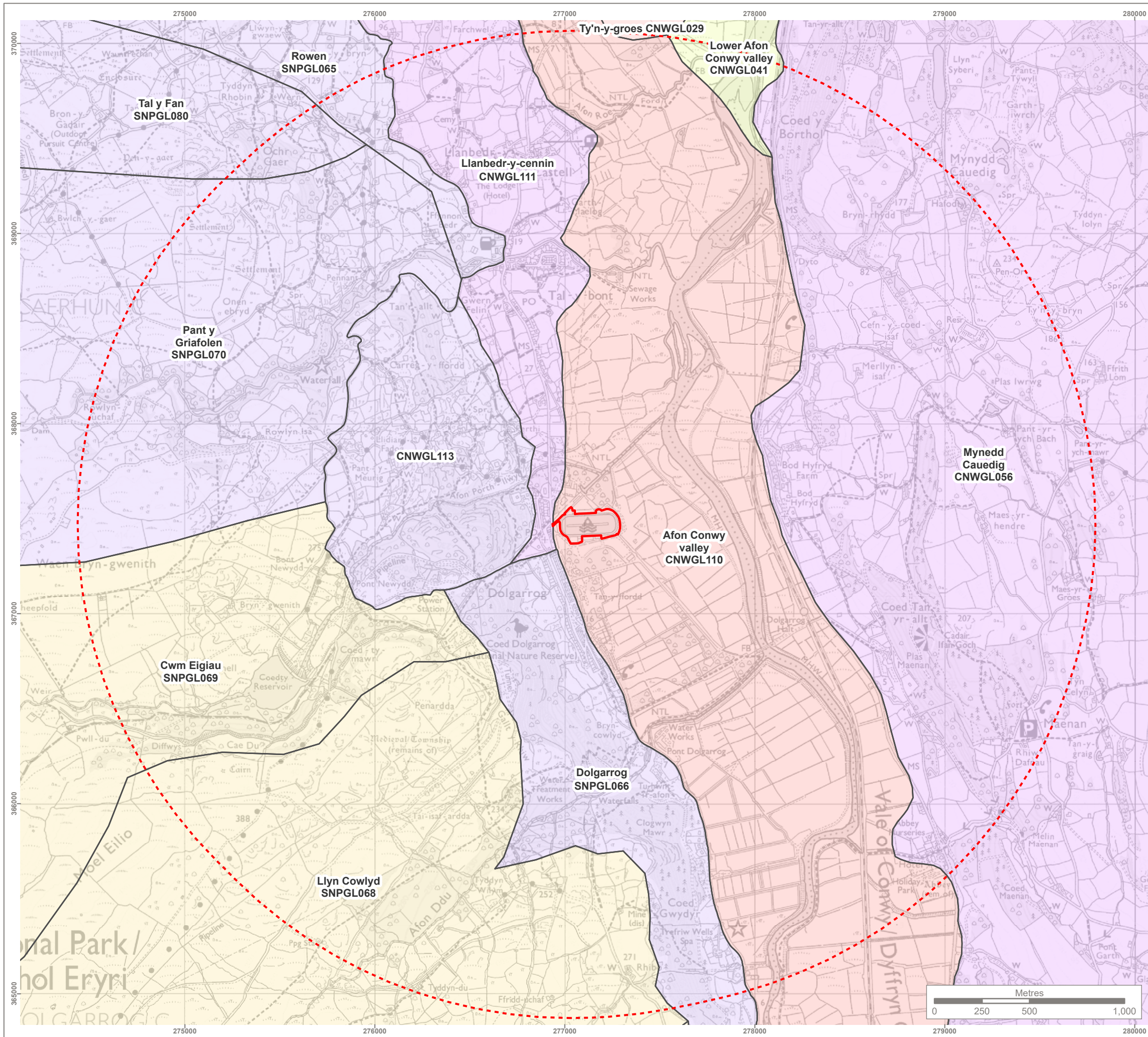
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Title: **Figure 3.2 - LandMap - Visual and Sensory**

Drawing Number: **G10740.004**

Drawn	Checked	Approved	Scale	Date
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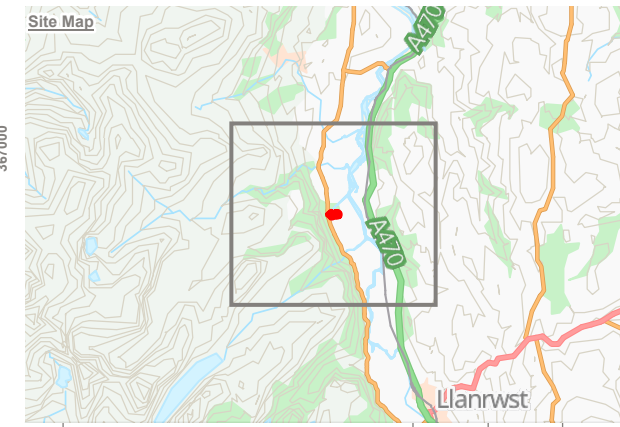


KEY

- Site boundary
 - Site boundary - 2.5km buffer
- LandMap Geological Landscape - Level 3 Classification**
- Active lowland river-flood plain system
 - Active upland river or stream channel system
 - Glacial mountain valley
 - Mountain glacial-erosion terrain
 - Undulating lowland hill terrain
 - Undulating upland terrain

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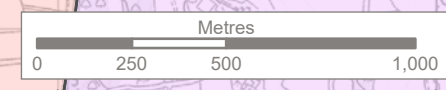
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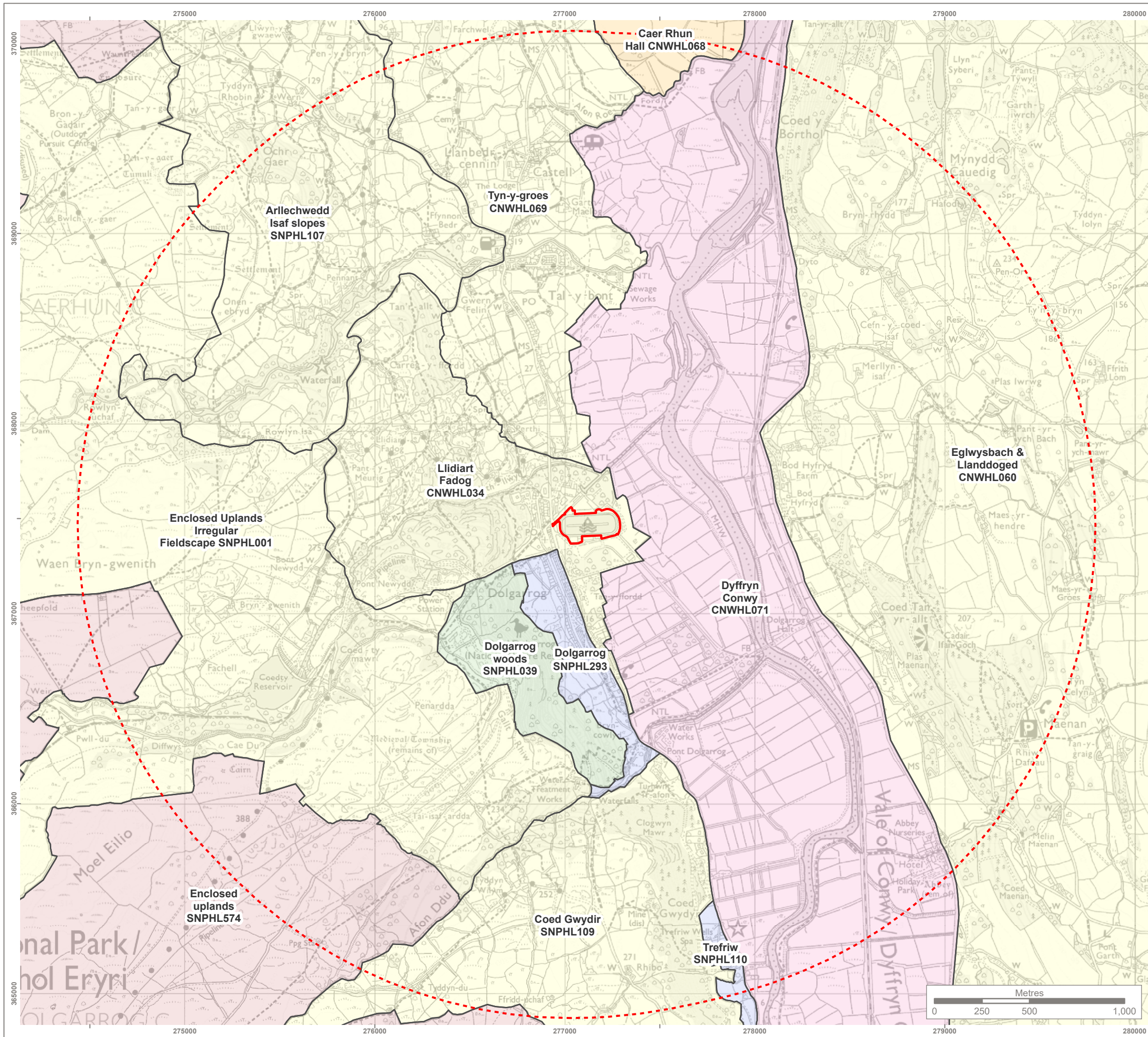
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Adventure Parc Snowdonia

Title
Figure 3.3 - LandMap - Geological Landscape

Drawing Number
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Drawn	Checked	Approved	Scale	Date
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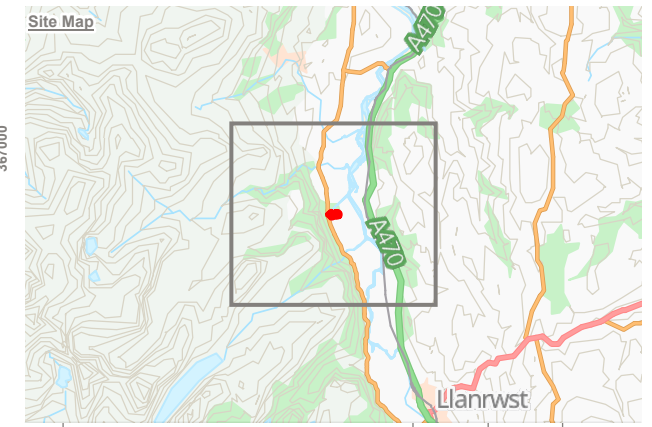
- Site boundary
- Site boundary - 2.5km buffer

LandMap Historic Landscape - Level 3 Classification

- Designed
- Irregular Fieldscapes
- Marginal Land
- Nucleated Settlement
- Regular Fieldscapes
- Woodland

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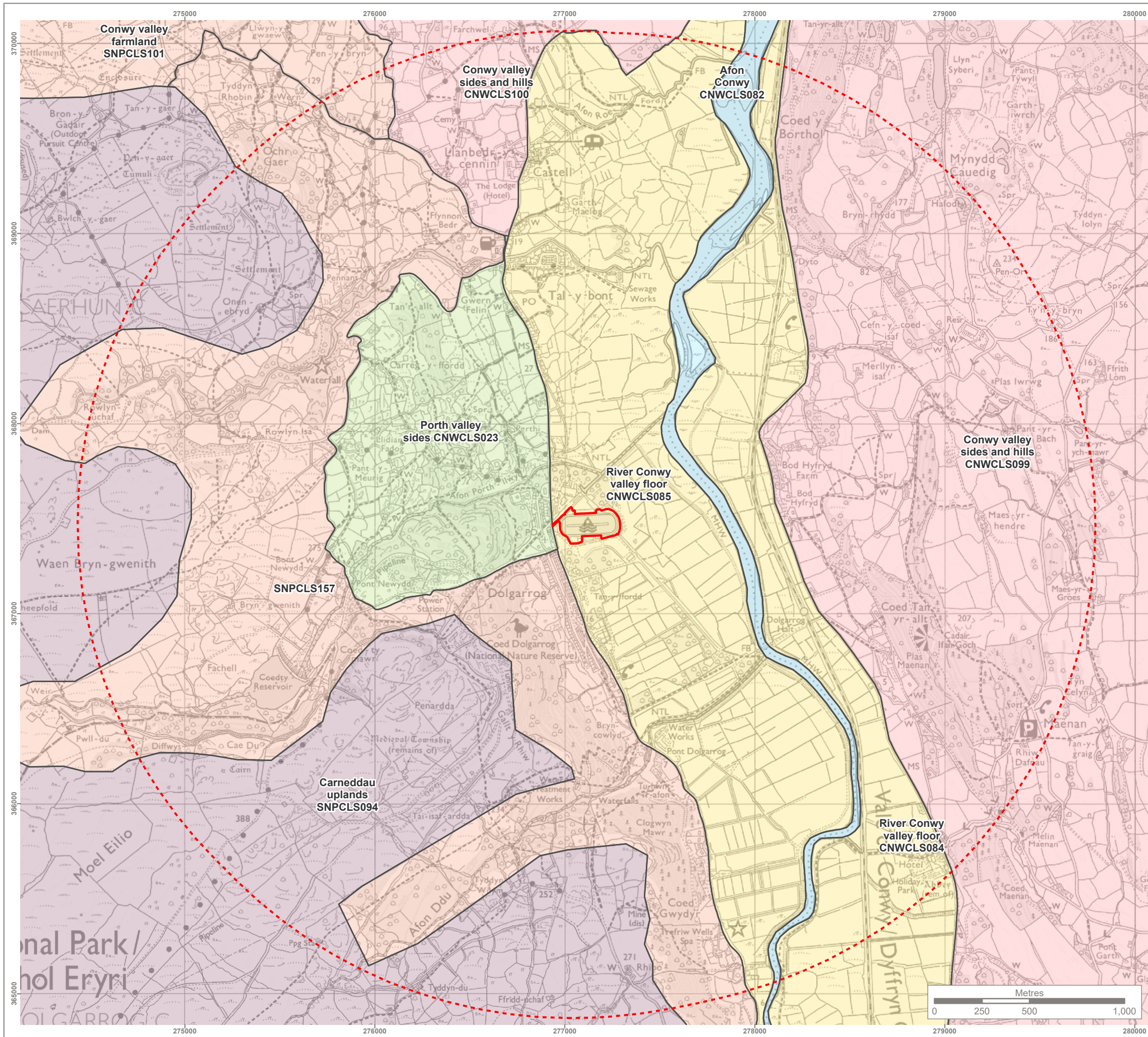
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Project: **Adventure Parc Snowdonia**

Title: **Figure 3.4 - LandMap - Historic Landscape**

Drawing Number: **G10740.006**

Drawn	Checked	Approved	Scale	Date
BT	SP	HC	1:20,000 @ A3	05/12/2024



KEY

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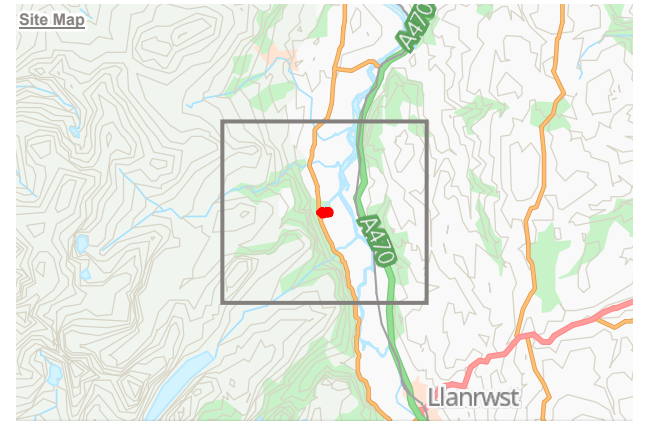
LandMap Cultural Landscape Services - Level 3 Classification

- Hill & Lower Plateau Mosaic
- Hillside & Scarp Slopes Mosaic
- Open Lowland Valleys
- River
- Upland Grazing
- Wooded Hillside & Scarp Slopes

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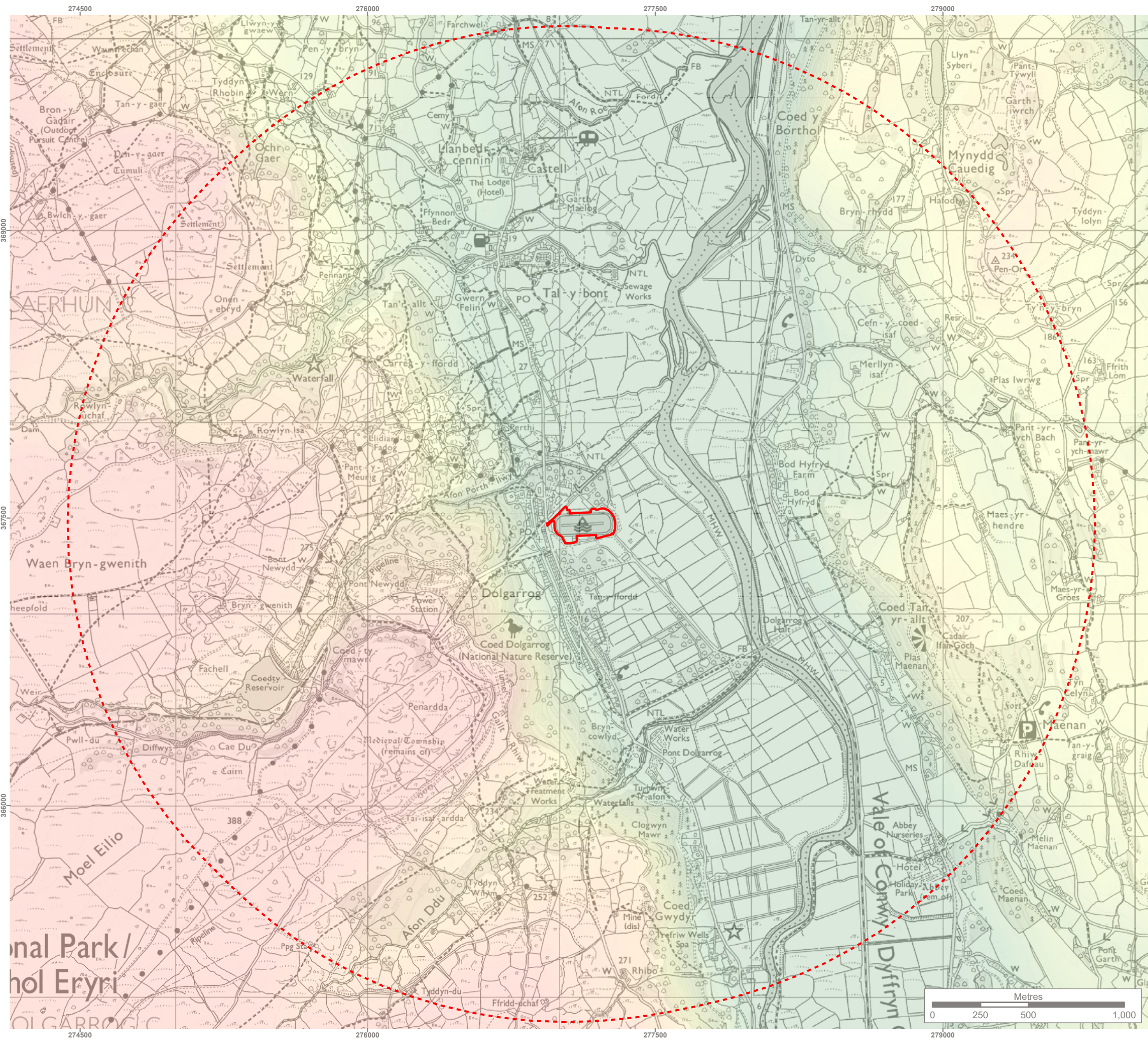
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Project
Adventure Parc Snowdonia

Title
Figure 3.5 - LandMap - Cultural Landscape

Drawing Number
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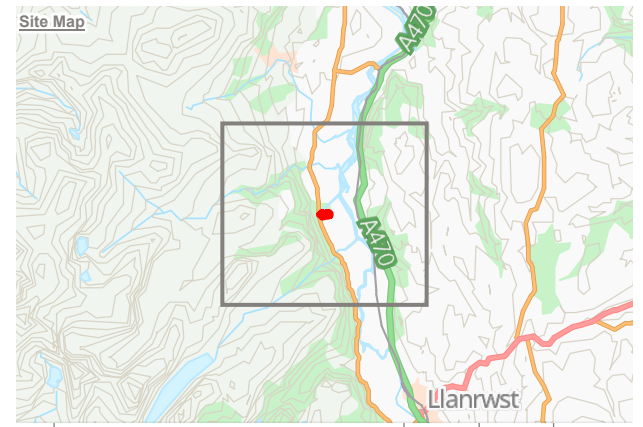
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KEY

- Site boundary
 - Site boundary - 2.5km buffer
- Elevation (in metres above OS Datum)**
- 327
 - 7

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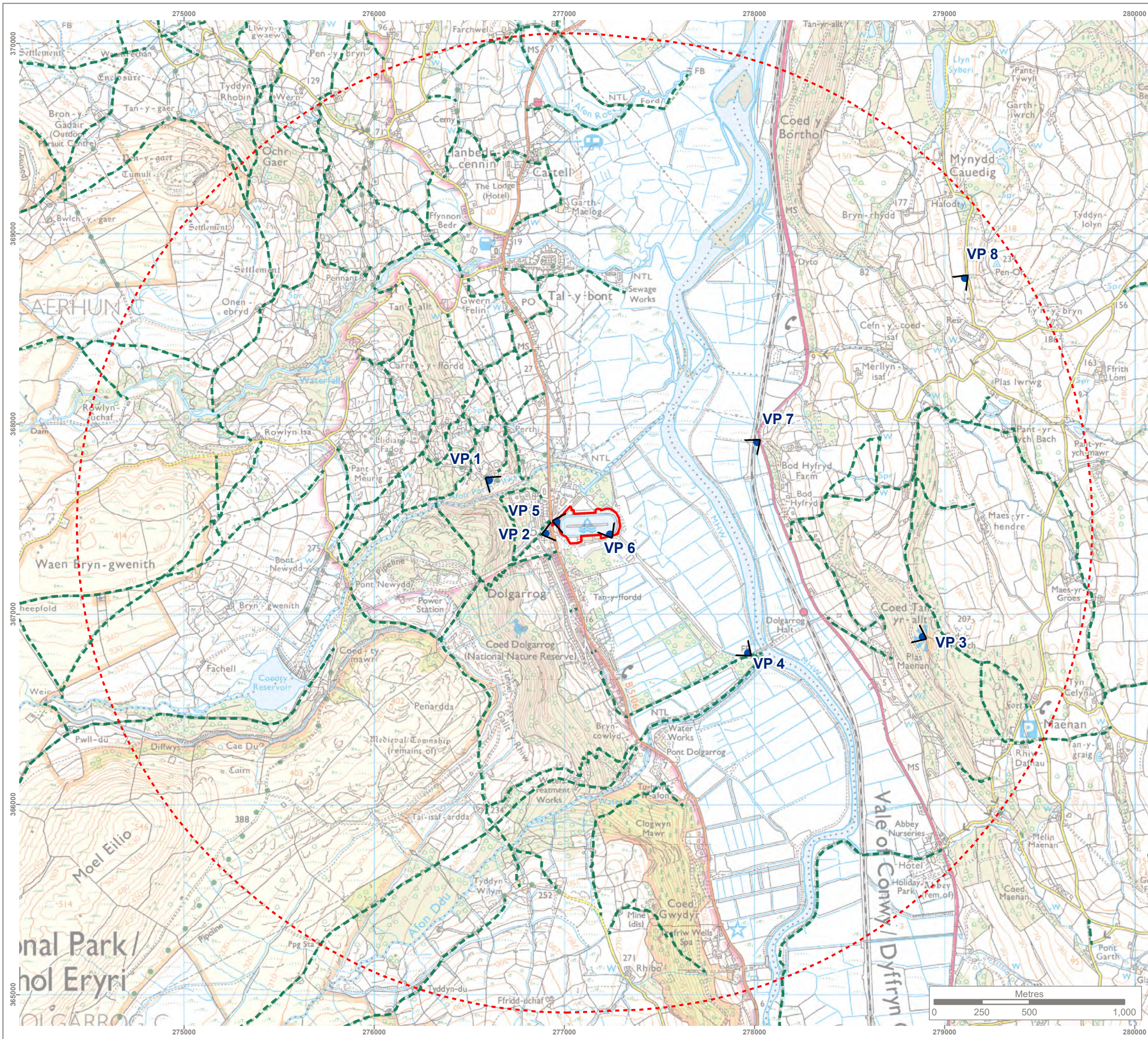
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Project
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Title
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Drawing Number
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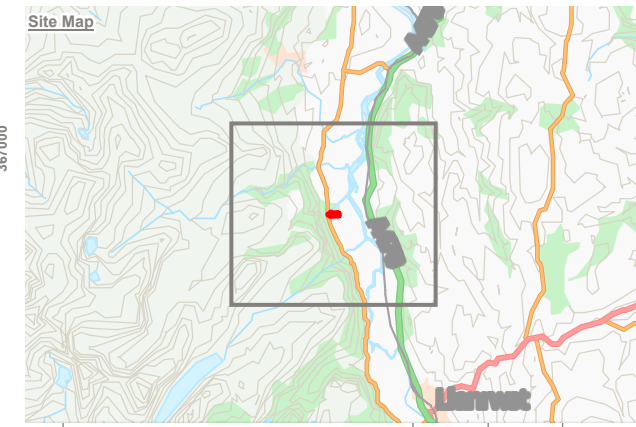
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KEY

- Site boundary
- Site boundary - 2.5km buffer
- ▼ Viewpoint location
- Public Rights of Way (PRoW)

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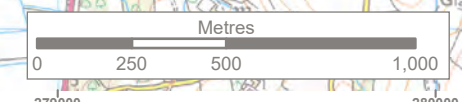
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Project
Adventure Parc Snowdonia

Title
Figure 5 - Viewpoint Location Plan

Drawing Number
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Drawn	Checked	Approved	Scale	Date
BT	SP	HC	1:20,000 @ A3	05/12/2024





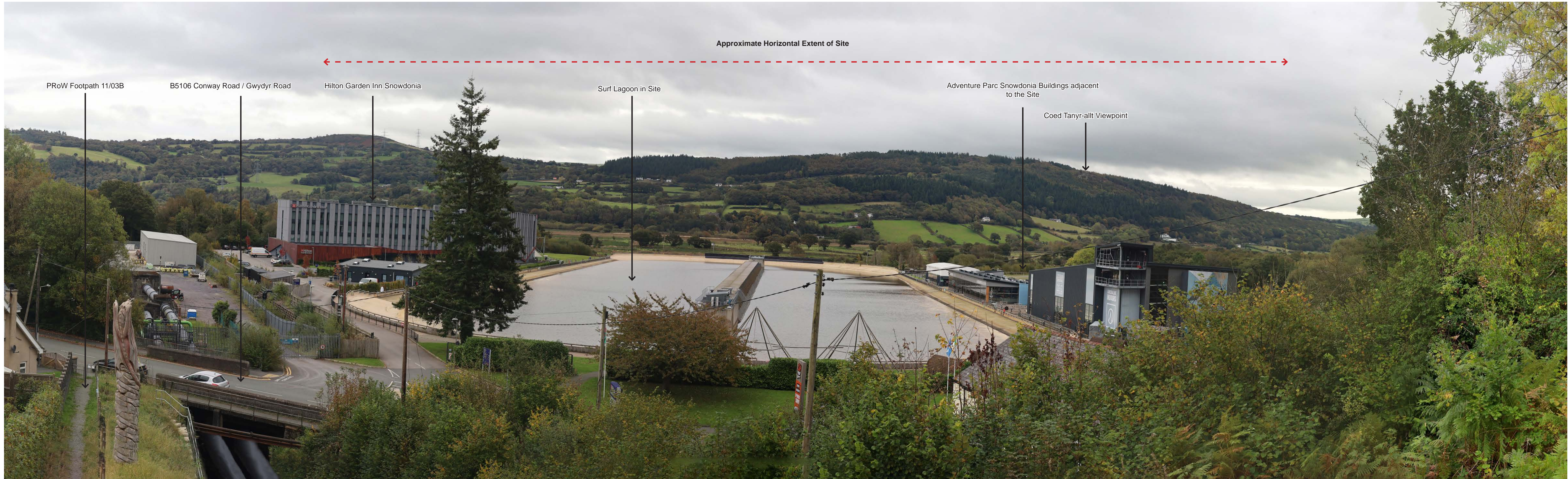
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Camera and Lens Type: Canon Eos 5D FFS 50mm Prime lens

Approximate Field of View: 39.6° x 27°
Display Size: 100% @ A3
Viewing Distance and Projection: Comfortable arms length. Planar.



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Approximate Horizontal Extent of Site

PRoW Footpath 11/03B

B5106 Conway Road / Gwydyr Road

Hilton Garden Inn Snowdonia

Surf Lagoon in Site

Adventure Parc Snowdonia Buildings adjacent to the Site

Coed Tanyr-allt Viewpoint

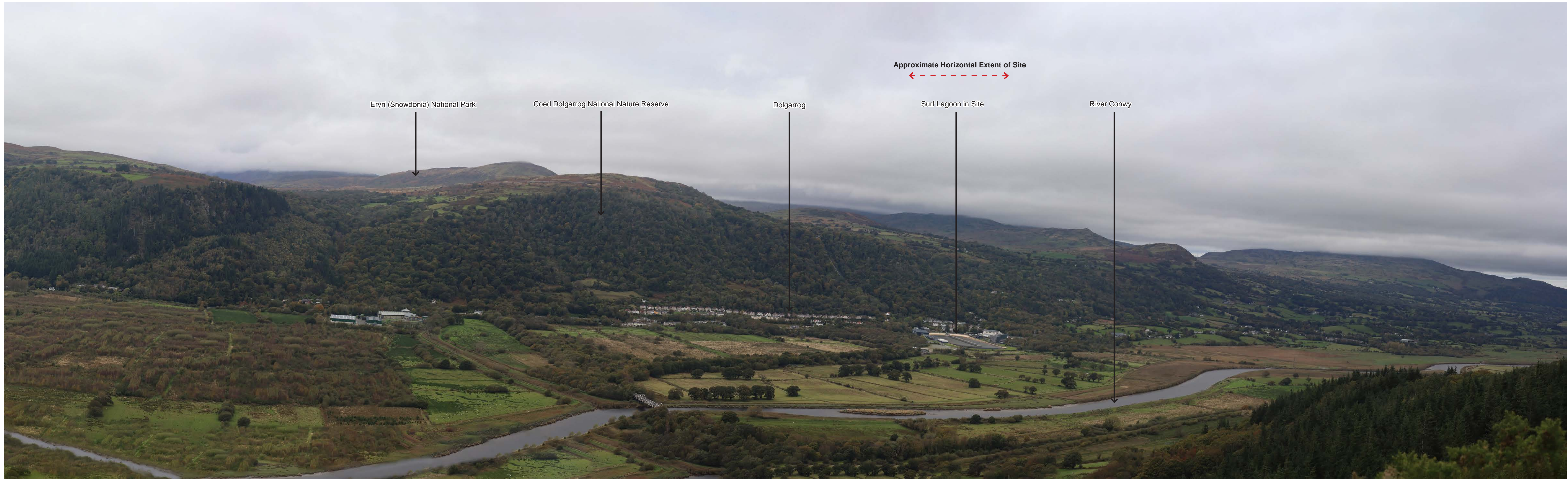
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 Drawing Number: IN10740.001 - Sheet 2 of 8

Visualisation Type : Type 1
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 Camera and Lens Type: Canon Eos 5D FFS 50mm Prime lens

FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
 Viewing Distance and Projection: Comfortable arms length. Cylindrical



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Approximate Horizontal Extent of Site



Eryri (Snowdonia) National Park



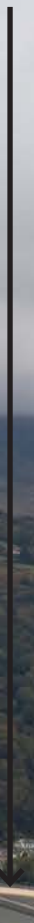
Coed Dolgarrog National Nature Reserve



Dolgarrog



Surf Lagoon in Site



River Conwy



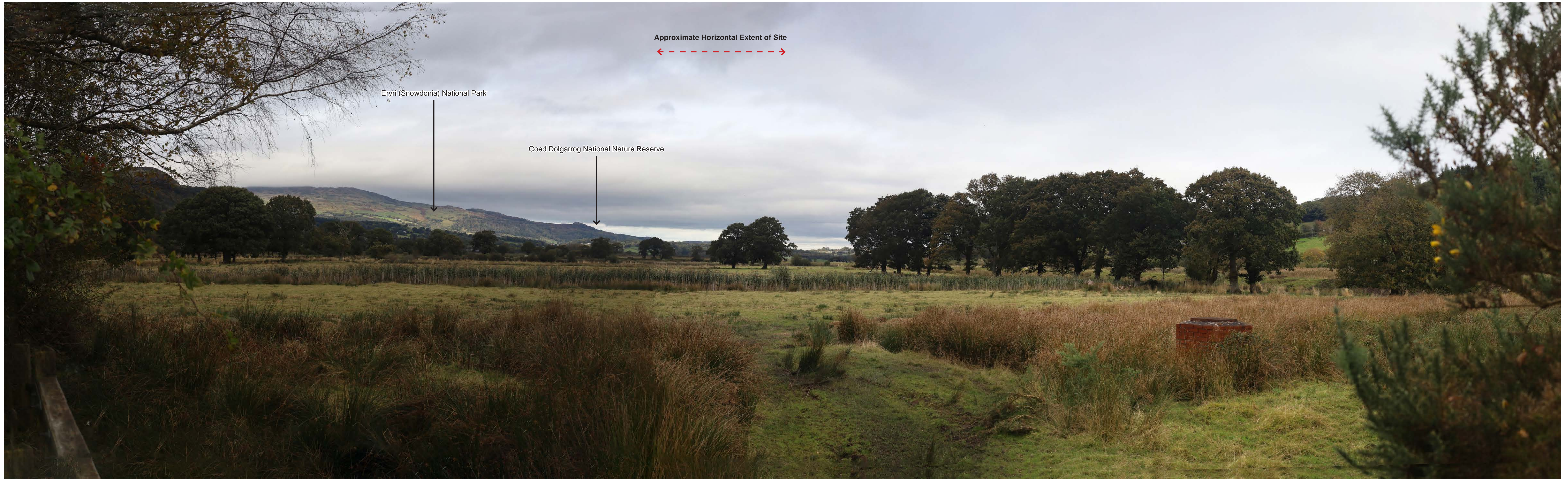
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 Drawing Number: IN10740.001 - Sheet 3 of 8

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FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
 Viewing Distance and Projection: Comfortable arms length. Cylindrical



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Approximate Horizontal Extent of Site



Eryri (Snowdonia) National Park



Coed Dolgarrog National Nature Reserve



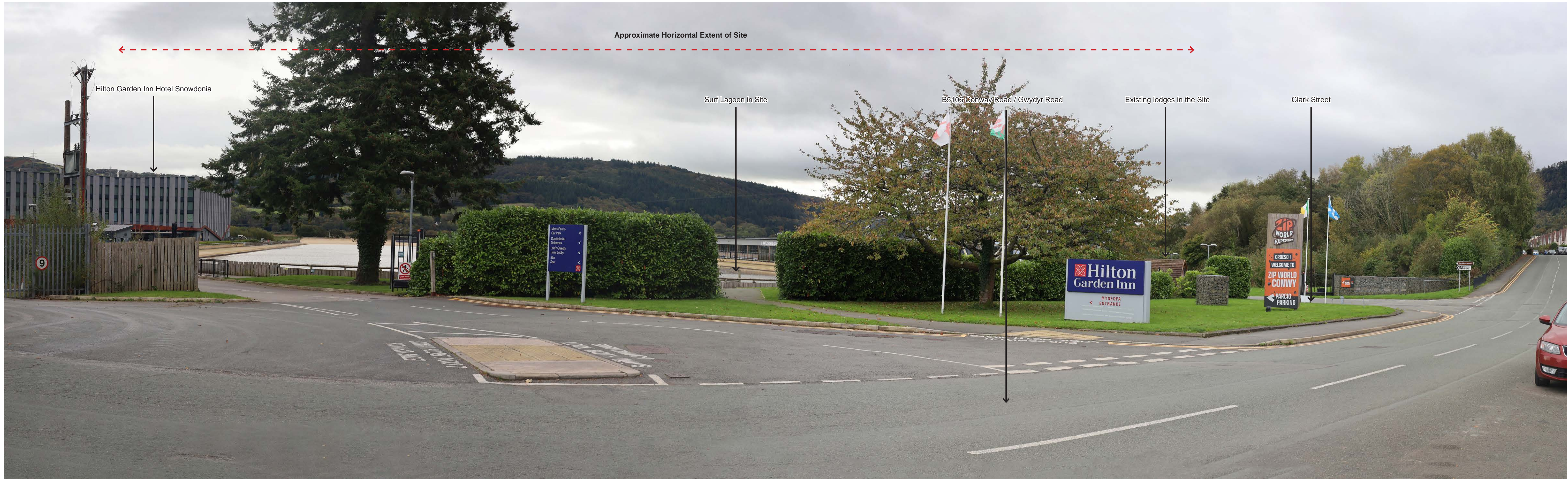
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Drawing Number: IN10740.001 - Sheet 4 of 8

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FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
Viewing Distance and Projection: Comfortable arms length. Cylindrical



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Approximate Horizontal Extent of Site

Hilton Garden Inn Hotel Snowdonia

Surf Lagoon in Site

B5106 Conway Road / Gwydyr Road

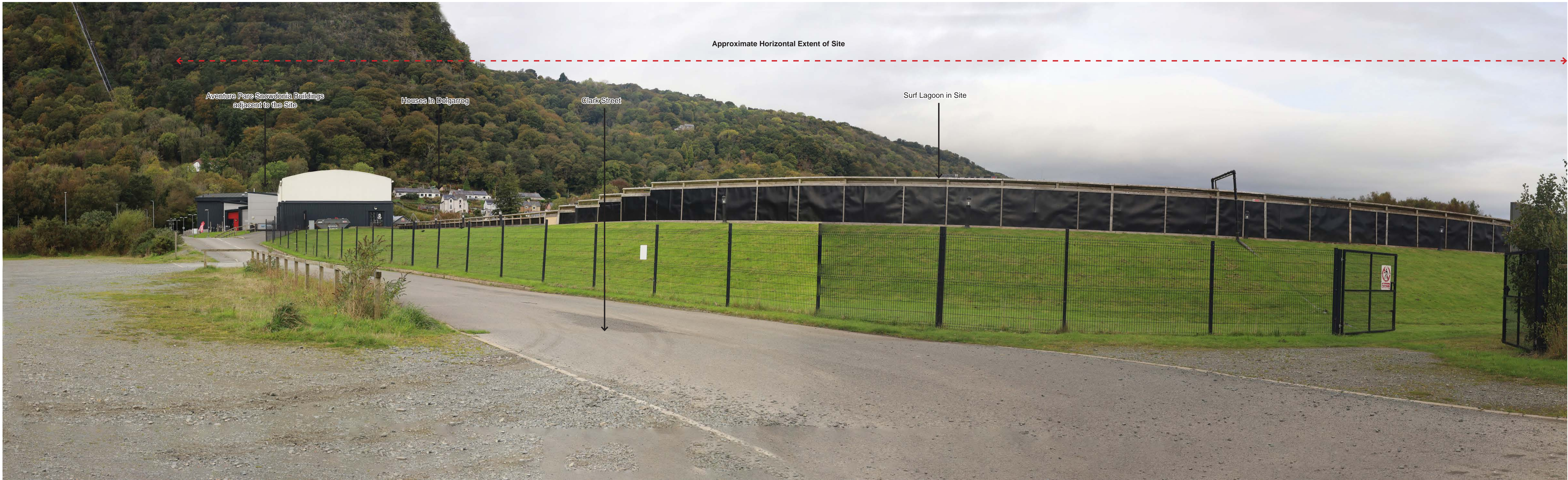
Existing lodges in the Site

Clark Street

Mae'r Parc
 Car Park
 Ddarfonadau
 Ddarwera
 Llochi Gwesty
 Hotel Lobby
 Spa
 Spa

Hilton
 Garden Inn
 MYNEDFA
 ENTRANCE

ZIP
 WORLD
 EXPEDITION
 CROESO I
 WELCOME TO
 ZIP WORLD
 CONWY
 PARCIO
 PARKING



Approximate Horizontal Extent of Site

Adventure Parc Snowdonia Buildings adjacent to the Site

Houses in Dolgarrog

Clark Street

Surf Lagoon in Site

Project : 10740 Adventure Parc Snowdonia LVIA
 Title: Type 1 Photosheets
 Figure Number: 6.6 - Viewpoint 6
 Drawing Number: IN10740.001 - Sheet 6 of 8

Visualisation Type : Type 1
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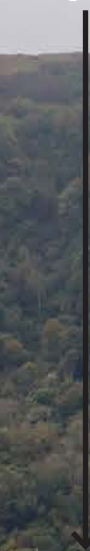
Approximate Horizontal Extent of Site



Dolgarrog

Buildings adjacent to the Site

Dolgarrog Pipelines



Project : 10740 Adventure Parc Snowdonia LVIA
 Title: Type 1 Photosheets
 Figure Number: 6.7 - Viewpoint 7
 Drawing Number: IN10740.001 - Sheet 7 of 8

Visualisation Type : Type 1
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FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
 Viewing Distance and Projection: Comfortable arms length. Cylindrical

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Project : 10740 Adventure Parc Snowdonia LVIA
Title: Type 1 Photosheets
Figure Number: 6.8 - Viewpoint 8
Drawing Number: IN10740.001 - Sheet 8 of 8

Visualisation Type : Type 1
Time and Date: 15/10/2024 Time: 15:20
Camera and Lens Type: Canon Eos 5D FFS 50mm Prime lens

FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
Viewing Distance and Projection: Comfortable arms length. Cylindrical



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APPENDIX B: LVA Method

Landscape and Visual Appraisal (LVA) Method

- 1.1 This method statement is a description of the method used by The Environment Partnership (TEP) Limited to assess the effect of proposed development on landscape character and on views.
- 1.2 In the following paragraphs, landscape is referred to and the acronym LVA (Landscape and Visual Appraisal) is used, but it also can encompass townscape aspects of assessment where relevant.
- 1.3 This method is used for development for which Environmental Impact Assessment (EIA) is not required and is used to provide an appraisal of effects on landscape and views arising from the construction and operation of the proposed development.
- 1.4 The method is based on the assessment stages and guidance contained in the 'Guidelines for Landscape and Visual Impact Assessment - Third Edition', Landscape Institute/Institute of Environmental Management and Assessment, 2013 (GLVIA3).
- 1.5 There are five stages to the method of assessment of landscape and visual effects described in GLVIA3, Chapters 5 and 6. These are:
- Scope;
 - Establishing the landscape and visual baseline;
 - Predicting and describing landscape and visual effects;
 - Assessing the significance of landscape and visual effects; and
 - Judging the overall significance of landscape and visual effects.

Scope of the LVA

- 1.6 In accordance with paragraph 5.2 of GLVIA3 *“Scoping should...identify the area of landscape that needs to be covered in assessing landscape effects. This should be agreed with the competent authority, but it should also be recognised that it may change as the work progresses, for example as a result of fieldwork, or changes to the proposal. The study area should include the site itself and the full extent of the wider landscape around it which the proposed development may influence in a significant manner. This will usually be based on the extent of Landscape Character Areas likely to be significantly affected either directly or indirectly. However, it may also be based on the extent of the area from which the development is potentially visible, defined as the Zone of Theoretical Visibility, or a combination of the two.”*
- 1.7 The scope of the appraisal is discussed within the Method section of the LVA.

Landscape Appraisal

Establishing the Landscape Baseline

- 1.8 The appraisal will consider planning policy and guidance relevant to the site, the surrounding area, the proposed development, and landscape (and views). It also will consider landscape, heritage and nature conservation designations, and published character assessments relevant to the area in which the development is proposed.

1.9 Site assessment of landscape character and of the proposed development will involve a visit to the area by car and on foot. In accordance with GLVIA3 Paragraph 5.15 fieldwork will check the applicability of published character assessments within the study area, identifying variations in character at a more detailed scale. The landscape within the study area will be experienced, and landscape characteristics and features recorded from publicly accessible locations only.

Landscape Value

1.10 The value of the landscape potentially affected by the proposed development will be evaluated as part of establishing the landscape baseline.

1.11 Highly valued landscapes typically are identified by international level designations such as World Heritage Sites, and are landscapes closely associated with an artist or writer of international renown; and include national level designations such as National Parks and Areas of Outstanding Natural Beauty (AONB). Landscapes of local value may be identified by designations in the local planning process such as Areas of Great Landscape Value and Special Landscape Areas, although planning authorities may adopt a 'criteria-based' approach to landscape protection and enhancement.

1.12 Undesignated landscapes and features are also valued.

1.13 Paragraph 5.19 of GLVIA3 identifies that following a review of existing landscape designations *"the value attached to undesignated landscapes also needs to be carefully considered and individual elements of the landscape – such as trees, buildings or hedgerows – may also have value."*

1.14 GLVIA3, Box 5.1 under paragraph 5.28, describes a range of factors that can help in the identification of valued landscapes. These include landscape quality (condition); scenic quality; rarity; representativeness; conservation interests; recreation value; perceptual aspects, and associations.

1.15 Table 1 of the LI's Technical Guidance Note 02-21 (LI-TGN 02/21): 'Assessing landscape value outside national designations', also identifies a range of factors that can be considered when identifying landscape value, including;

- Natural heritage;
- Cultural heritage;
- Landscape condition;
- Associations;
- Distinctiveness;
- Recreational value;
- Perceptual Aspects (Scenic);
- Perceptual Aspects (Wildness and tranquillity); and
- Functional.

1.16 Guidance contained within LI-TGN 02/21 is stated as being the LI's current reflection on the subject of landscape value and is intended to be complementary to GLVIA3.

- 1.17 The above factors set out in GLVIA3 and LI-TGN 02/21 will be considered when determining landscape value. The review of published local landscape character assessments also will inform judgements on landscape value.
- 1.18 Paragraph 5.19 of GLVIA3 states that “*landscapes or their component parts may be valued at the community, local, national or international levels.*” This word-scale has been used to define the level of landscape value in the baseline assessment although an intermediate scale between local and national has been identified.
- 1.19 This method recognises the importance of a hierarchy of landscape designations to landscape value but also recognises, in **Table 1** below, the factors identified by GLVIA3 in Box 5.1 and identified by LI-TGN 02/21.
- 1.20 **Table 1** below provides typical criteria used when making judgements on landscape value. Not all criterion need apply when giving a specific evaluation rating.

Table 1- Landscape Value Criteria

Landscape Value	Typical Example
International (Very High)	Land within a World Heritage Site where the scenic qualities of the particular landscape in question contributes to the designation. A landscape closely associated with an artist or writer of international renown (for example, Monet’s garden at Giverny).
National (High)	Land within a National Park or AONB where the scenic qualities of the particular landscape in question are consistent with the designation. A landscape closely associated with an artist or writer of national renown (many such landscapes are also designated a National Park or AONB, for example Constable’s connections with the Dedham Vale AONB or Wordsworth’s connections with the Lake District National Park).
Regional (Medium)	A landscape which has a scenic quality and rarity, or recreational or tourist offer, which results in its renown at a regional or county-level.
Local (Low)	A landscape which has scenic quality and rarity, or a recreational or tourist offer, which results in its renown at a borough or district-level. A landscape with a local plan designation which relates to landscape quality, or a local plan designation which relates to a conservation interest (historic or wildlife) where the landscape contributes to the designation.
Community (Very Low)	Landscapes which are valued by residents and workers within the community, but for which there is no particular indication of a higher value.

Landscape Sensitivity

- 1.21 The sensitivity of the landscape will be assessed with consideration to the landscape’s susceptibility to change to the type of development proposed (i.e. the degree to which the landscape can accommodate the proposed change without suffering detrimental effects on its character), and the value attached to the landscape.
- 1.22 The landscape appraisal will consider the susceptibility of the landscape to change, which is dependent on the characteristics of the receiving landscape and the type and nature of the development proposed. The judgement on the susceptibility of a landscape to the change proposed is recorded as high, medium or low.
- 1.23 The susceptibility of the landscape to change from the proposed development will be evaluated using the typical criteria in **Table 2** below. Not all criterion need apply when giving a specific evaluation rating.

Table 2- Susceptibility to Change Criteria

Susceptibility to Change	Typical Criteria
High	<ul style="list-style-type: none">• There is no existing built development present in the landscape; and/or• There is limited or no screening by trees, woodland, landform, and/or built form; and/or• The landscape cannot accommodate the proposed development without suffering substantial detrimental effects on its character.
Medium	<ul style="list-style-type: none">• There is some built development present in the landscape; and/or• There is some screening by trees, woodland, landform, and/or built form; and/or• The landscape generally is able to accommodate the proposed development without suffering substantial detrimental effects on its character.
Low	<ul style="list-style-type: none">• There is large-scale built development present in the landscape; and/or• There is screening by trees, woodland, landform, and/or built form; and/or• The landscape is able to accommodate the proposed development without suffering substantial detrimental effects on its character.

- 1.24 The assessment of landscape sensitivity will be assigned to the landscape potentially affected by the proposed development, with consideration to the typical criteria identified in **Table 3** below.

Table 3- Criteria used to Assess Landscape Sensitivity

Landscape Sensitivity	Typical Criteria
High	The landscape has: <ul style="list-style-type: none"> • High susceptibility to change and is of international, national or regional value; or • Medium susceptibility to change and is of international or national value.
Medium	The landscape has: <ul style="list-style-type: none"> • High susceptibility to change and is of community or local value; or • Medium susceptibility to change and is of local or regional value; or • Low susceptibility to change and is of national or international value.
Low	The landscape has: <ul style="list-style-type: none"> • Medium susceptibility to change and is of community value; or • Low susceptibility to change and is of community, local or regional value.

Magnitude of Effect

- 1.25 An assessment will be made as to whether the proposed development would be in keeping with existing character or to what extent it would be discordant or out of keeping with landscape character.
- 1.26 The forecast magnitude of effect on landscape character will be assessed. This assumes that where there would be little change in landscape character a low magnitude of effect would be forecast; where a pronounced difference would arise, a high magnitude of effect would be forecast; and that a moderate effect would be greater than low but not as great as high. The typical criteria is established below.
- 1.27 **Table 4** below describes the criteria used to assess the magnitude of effect on landscape. The magnitude of effect can be adverse or beneficial.

Table 4 – Criteria used to Assess the Magnitude of Effect on Landscape Character

Magnitude of Effect	Typical Criteria
High	<p>Major alteration to key features or characteristics in the existing landscape and/or the introduction of elements considered totally uncharacteristic.</p> <p>Typically this would be where there would be a great scale of change to the character of the landscape for the long or medium-term.</p>
Medium	<p>Partial alteration to key features or characteristics of the existing landscape and/or the introduction of prominent elements.</p> <p>Typically this would be where there would be a:</p> <ul style="list-style-type: none"> • notable scale of change to the character of the landscape for the medium and long- term; or a • great scale of change on the landscape for the short-term.
Low	<p>Minor alteration to key features and characteristics of the existing landscape and/or the introduction of features which may already be present in the landscape.</p> <p>Typically this would be where there would be a:</p> <ul style="list-style-type: none"> • notable or low scale of change to the character of the landscape for the short-term; or a • low scale of change on the landscape in the medium or long-term.
Negligible	<p>A very minor alteration to key features or characteristics of the existing landscape.</p> <p>Typically this would be where the scale of change on landscape character would be barely perceptible in the short, medium or long-term.</p>

Judging the Overall Effect on Landscape Receptors

- 1.28 GLVIA3 paragraph 5.53 advises that: *“to draw final conclusions about significance the separate judgements about the sensitivity of the landscape receptors and the magnitude of the landscape effects need to be combined, to allow a final judgement about whether each different effect is significant or not.”*
- 1.29 Whilst the proposed development subject to this landscape appraisal is not EIA development, the separate magnitude and sensitivity judgements have been combined to reach an overall level of, or degree of effect. This accords with the guidance provided in the GLVIA3 Statement of Clarification 1/13. In this appraisal, the overall level or degree of effect is referred to as the ‘overall effect’.

- 1.30 The assessment of the overall effect of the proposed development on the landscape is not an absolute scale. GLVIA3 paragraph 3.23 states that the assessment of significance “*is an evidence-based process combined with professional judgement*”, and that the basis of these judgements “*is transparent and understandable, so that the underlying assumptions and reasoning can be understood by others.*”
- 1.31 Paragraph 5.56 of GLVIA3 advises that it is reasonable to say that the effects of the greatest significance are likely to be those which would result in “*major loss or irreversible negative (adverse) effects, over an extensive area, on elements and/or aesthetic and perceptual aspects that are key to the character of nationally valued landscapes.*”
- 1.32 At the other end of the spectrum effects that could be determined as being less significant would relate to “*reversible negative (adverse) effects of short duration over a restricted area, on elements and/or aesthetic and perceptual aspects that contribute to but are not key characteristics of the character of landscapes of community value.*”
- 1.33 The overall effect on landscape character is determined through the sequential combination of judgements on the landscape sensitivity and magnitude of effect. The overall direction of effect on landscape character can be beneficial (enhance the landscape),adverse (at odds with or harmful to the landscape’s key features or character) or neutral, and considers the typical criteria presented in **Table 5**.
- 1.34 The typical criteria do not represent every assessment scenario which may be encountered. There always will be an element of professional judgement needed, which must be applied on a case-by-case basis.
- 1.35 Generally, each of the typical criteria in the table below, would not on their own result in the level of overall effect judgement attributed to it. Rather the overall effect judgement is more likely to be based on a combination of factors, which influence the magnitude of effect and landscape sensitivity.

Table 5 – Criteria Used to Assess the Overall Effect on Landscape

Overall Effect	Typical Scenario
Major	An effect of major significance generally is recorded where a high magnitude of effect occurs to a high or medium sensitivity receptor.
Moderate	An effect of moderate significance generally is recorded where a moderate magnitude of effect occurs to a high or medium sensitivity receptor.
Minor	An effect of minor significance generally is recorded where a low magnitude of effect occurs to a high, medium or low sensitivity receptor.
Negligible	An effect of negligible significance generally is recorded where a negligible magnitude of effect occurs to a high, medium or low sensitivity receptor.

Visual Appraisal

- 1.36 The appraisal of how views may be affected is based on an initial desk study of Ordnance Survey mapping and aerial photography online to establish from where the proposed development may be visible. This is undertaken with reference to contours, spot heights and trees and built form identified on maps.
- 1.37 During site assessment, land with theoretical views of the proposed development is visited and visual receptors are identified where views of the proposed development are considered possible. The site visit will consider how views towards the site may change if the proposed development was constructed.
- 1.38 Where reference is made in the appraisal to likely effects on views from private property, this has been judged from the nearest publically available viewpoint/s.

Receptor Sensitivity

- 1.39 Visual receptors are people who potentially would have a view of the proposed development. The sensitivity of a visual receptor depends on the susceptibility of the visual receptor to change and the value of the view.

Susceptibility to Change

- 1.40 Paragraph 6.32 of GLVIA3 advises that the susceptibility of different visual receptors to potential changes in views and visual amenity is mainly a function of:
- *“the occupation or activity of people experiencing the view at particular locations; and*
 - *the extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations.”*
- 1.41 Paragraph 6.35 of GLVIA3 advises that *“each project needs to consider the nature of the groups of people who will be affected and the extent to which their attention is likely to be focused on views and visual amenity. Judgements about the susceptibility of visual receptors to change should be recorded on a scale (for example high, medium or low) but the basis for this must be clear, and linked back to evidence from the baseline study.”*
- 1.42 Susceptibility to change generally will be assigned to visual receptors as shown in **Table 6** below.

Table 6 – Visual Receptor Susceptibility to Change Criteria

Receptor	Susceptibility to Change
Residents of residential properties	High
Users of public rights of way (PRoW) and other recreation routes including long distance footpaths and national, regional and local cycle routes	High
Users of Public Open Space/visitor attractions where surroundings are important to the experience	High

Receptor	Susceptibility to Change
Users of Golf Courses	Medium
Rail Passengers	Medium
Motorists on scenic tourist routes	Medium
Motorists on roads other than on scenic tourist routes	Low
Users of Sports Pitches	Low
Workers in their workplace where setting is not important to quality of working life	Low

Value of the View

1.43 Judgements about the value attached to the views experienced is considered in the context of the value placed on a scene, alternatives available and the relative scenic quality of a view. Most views are appreciated by the person experiencing them as they are preferable to not having a view and they provide some interest.

1.44 The judgement of the value of a view is subjective and in accordance with paragraph 6.37 of GLVIA3 takes account of:

- *“recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations; and*
- *indicators of the value attached to views by visitors, for example through reference to a view in a guidebook or on a tourist map, provision of facilities for their enjoyment (such as parking places, sign boards and interpretative material) and references to them in literature and art that indicates a highly valued view, which often can be experienced by many people.”*

1.45 Views will be ascribed a value using the scale set and typical examples set out in **Table 7** below.

Table 7 - Value of Views Experienced by Visual Receptors

Value of View	Typical Example
International (Very High)	<ul style="list-style-type: none"> • Public views experienced to and from a World Heritage Site, in recognition of the importance of a World Heritage Site at an International scale.

Value of View	Typical Example
National (High)	<ul style="list-style-type: none"> Public views experienced to and from a National Park, AONB or NSA, in recognition of the scenic quality of views and the contribution of views to the special qualities of a nationally designated landscape. Public views from national footpaths and cycle routes, in recognition of their wider recreational use, national importance and the value likely to be attached to views by visitors.
Regional (Medium)	<ul style="list-style-type: none"> Public views from walks, cycle routes or public open spaces publicised at a county or regional level, in recognition of their wider recreational use and the importance of views to the enjoyment and appreciation of these recreational assets by visitors from the county or wider region.
Local (Low)	<ul style="list-style-type: none"> Public views from walks, cycle routes, or public open spaces publicised at a local or borough level, in recognition of their recreational use and the importance of views to the enjoyment and appreciation of these recreational assets by visitors from the local area. Public views from or within a local plan designation relating to landscape quality or a conservation interest (such as a Conservation Area or Local Nature Reserve).
Community (Very Low)	<ul style="list-style-type: none"> Other public views and all private views.

Visual Receptor Sensitivity

1.46 Receptor sensitivity will be assigned to receptors in accordance with **Table 8** below.

Table 8- Criteria Used to Assess Visual Receptor Sensitivity

Receptor Sensitivity	Typical Criteria
High	<p>The visual receptor or view has:</p> <ul style="list-style-type: none"> High susceptibility to change and is of international, national or regional value; or Medium susceptibility to change and of international or national value.

Receptor Sensitivity	Typical Criteria
Medium	<p>The visual receptor or view has:</p> <ul style="list-style-type: none"> • High susceptibility to change and is of local or community value; • Medium susceptibility to change and of regional or local value; or • Low susceptibility to change and of international or national value.
Low	<p>The visual receptor or view has:</p> <ul style="list-style-type: none"> • Medium susceptibility to change and is of community value; or • Low susceptibility to change and of regional, local or community value.

Magnitude of Effect

1.47 A judgement on the likely magnitude of effect on views is assessed, based on the proportion of the view that would change and the extent to which there would be an appreciable difference to the existing view. As for landscape character, a scale of low, moderate and high is used to forecast anticipated effects.

1.48 **Table 9** describes the criteria used to assess the magnitude of effect on views. The direction of effect can be positive, negative or neutral.

Table 9 – Typical Criteria Used to Assess the Magnitude of Effects on Views

Magnitude of Effect	Typical Criteria
High	<p>Major alteration to the existing view and/or the introduction of elements considered totally uncharacteristic in the view.</p> <p>Typically this would be:</p> <ul style="list-style-type: none"> • where a development would be seen in close proximity with a large proportion of the view affected with little or no filtering; or • where there would be a great scale of change from the present situation for the long or medium-term.
Medium	<p>Partial alteration to the existing view and/or the introduction of prominent elements in the view.</p> <p>Typically this would be:</p> <ul style="list-style-type: none"> • where a development would be seen in views for the long or medium-term where a moderate proportion of the view is affected; • where there may be some screening, which would minimise the scale of change from the present situation; or • where a development would be seen in close proximity with a large proportion of the view affected for the short-term.
Low	<p>Low alteration to the existing view and/or the introduction of features, which may already be present in views.</p> <p>Typically this would be:</p> <ul style="list-style-type: none"> • where a moderate or small proportion of the view would be affected for the short-term; • where only a small proportion of the view is affected in the medium-term or long-term; • where the development would be visible for the long-term in distant views; • where the medium-term or long-term effect is reduced due to a high degree of filtering and/or screening; or • where there is a low scale of change from the existing view.
Negligible	<p>Very low alteration to the existing view.</p> <p>Typically this would be:</p> <ul style="list-style-type: none"> • where, in the short, medium or long-term, a development would be barely perceptible within a long distance panoramic view; or • where a very small proportion of the view is affected. The scale of change from the existing view would be barely perceptible.

Judging the Overall Effect on Views

- 1.49 In accordance with paragraph 6.42 of GLVIA3 “to draw final conclusions about significance the separate judgements about the sensitivity of the visual receptors and the magnitude of the visual effects need to be combined, to allow a final judgement about whether each different effect is significant or not”. “Significance of visual effects is not absolute and can only be defined in relation to each development and its specific location.”
- 1.50 Whilst the proposed development subject to this visual appraisal is not EIA development, the separate magnitude and sensitivity judgements have been combined to reach an overall level of, or degree of effect. This accords with the guidance provided in the GLVIA3 Statement of Clarification 1/13. In this appraisal, the overall level or degree of effect is referred to as the ‘overall effect’.
- 1.51 Large-scale changes which introduce new, discordant or intrusive elements into the view of a sensitive receptor are considered to be more likely to result in greater overall effects than small changes or changes involving features already present in the view or changes in the views of less sensitive receptors. Changes in views from recognised and important viewpoints, such as scheduled monuments or outdoor tourist attractions, or from important amenity routes, such as long-distance footpaths or national cycle routes, are likely to result in greater overall effects.
- 1.52 The overall effect on views is determined through the sequential combination of judgements on visual receptor sensitivity and the magnitude of effect. The overall effect can be adverse, beneficial or neutral. A neutral effect is one in which there is no noticeable beneficial or adverse effect, or in which the effect is considered neither beneficial nor adverse overall, having made a ‘net equation’ judgment that takes into account both beneficial and adverse impacts.
- 1.53 The typical criteria shown in **Table 10** will be used to judge overall effect.

Table 10 – Criteria Used to Assess the Overall Effect on Views

Overall Effect	Typical Criteria
Major	An effect of major significance generally is recorded where a high magnitude of effect occurs to a high or medium sensitivity receptor.
Moderate	An effect of moderate significance generally is recorded where a moderate magnitude of effect occurs to a high or medium sensitivity receptor.
Minor	An effect of minor significance generally is recorded where a low magnitude of effect occurs to a high, medium or low sensitivity receptor.
Negligible	An effect of negligible significance generally is recorded where a negligible magnitude of effect occurs to a high, medium or low sensitivity receptor.



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