

# Landscape and Visual Impact Assessment

Ysgol Trefferthyr,  
Cricieth,  
Gwynedd

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# Landscape and Visual Impact Assessment

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## **1. INTRODUCTION**

### **1.1 The Commission**

- 1.1.1 Lingard Farrow Styles were commissioned to undertake a Landscape and Visual Impact Assessment (LVIA) by Gwynedd Council to identify potential landscape and visual effects and their likely significance in relation to a proposed school development on land in Cricieth, Gwynedd. This assessment was undertaken by a Chartered Landscape Architect.

### **1.2 The Proposed Development**

- 1.2.1 The proposed development is shown on planning application drawings by Ainsley Gommon Architects, JP Structural Design and Lingard Farrow Styles. The proposed development's location can be seen in Figure 1. Briefly, the proposed development consists of a primary school, Multi-use games area (MUGA), sports pitch, playground, access road, car parking, pedestrian access and associated hard and soft landscaping. The proposed development is described in further detail in section 6.

### **1.3 The Site and Study Area Location**

- 1.3.1 The Site and Study Area are identified on Figure 1. The extent of the Study Area has been informed by a Zone of Theoretical Visibility for the proposed development (ZTV, see Figure 8), topography (Figure 2) and a visit to the site and surrounding area in September 2020. The Site and Study Area are described in Section 2.

### **1.4 Methodology**

- 1.4.1 This Landscape and Visual Impact Assessment (LVIA) assesses the likely effects of the proposed development on the landscape and visual resource of the Site and surrounding area. The methodology applied is described in Appendix 1 and has been informed by the Guidelines for Landscape and Visual Assessment, Third Edition (GLVIA3), published by the Landscape Institute. Photography has been prepared with reference to Visual Representation of Development Proposals by The Landscape Institute (Technical Guidance Note 06/19).

## **2. DESCRIPTION OF THE SITE AND STUDY AREA**

### **2.1 Description of the Site and its immediate environs**

- 2.1.1 The Site is located at the eastern edge of Cricieth, immediately south of the A497, as shown on Figure. The Site occupies part of a pasture field featuring mature specimen trees in its western parts (including sycamore, alder and oak) and a small area of grazed mature woodland (predominantly sycamore but also featuring ash and scots pine) in its eastern and south-eastern parts. The Site slopes in a broadly uniform manner from its north-eastern edge (~29m AOD) down to its south-western corner (~19m AOD). The western and north-western parts of the Site also feature damp rush areas associated with a drain.
- 2.1.2 The northern boundary of the Site is marked by a random stone retaining wall that rises ~3-4m above the field. The retaining wall includes a parapet of ~1m height beyond which is the A497 and a lay-by adjacent to the north-western corner of the Site. The western boundary of the Site is open as the field continues ~200m to the west before meeting a vehicular track (PRoW Criccieth No. 22) lined with a mixture of trees, hedges and fencing. This western edge of the Site and the area immediately beyond it also includes a dispersed band of mature and veteran trees.
- 2.1.3 The southern boundary of the Site features an outgrown hedge and small area of mature deciduous native woodland, beyond which is the Cambrian Line railway. The railway line is level with the western end of the Site but within a cutting at its eastern end, close to where it passes under Lon Fel. Close to the south-western corner of the Site is a telecommunications mast of ~15m height and a containerised substation. The eastern boundary of the site features a small area of mature native woodland, connected to that on the southern boundary. A retaining wall wraps around the north-eastern corner of the Site beyond which there is an asphalt footway and grassed verge. Beyond the dense vegetation of the eastern boundary is Lon Fel which extends south from the A497 and crosses the railway line via a narrow bridge to the immediate south-east of the Site.
- 2.1.4 Residential properties in the environs of the site include, amongst others, Tan Lon Lodge adjacent to the A497 west of the Site, Bron Eifion Lodge and Caerfa north-east of the Site, and Titionfa Guest House west of the Site.

### **2.2 Description of the Study Area**

#### **Topography and Watercourses**

- 2.2.1 Topography is indicated in Figure 2. The Site is located ~350m north of the shoreline of Tremadog Bay which occupies the southern part of the Study Area. The Site occupies part of a band of gently undulating lowland between the shoreline and higher ground further north and north-east. The north-western edge of the Study Area features the narrow valley of Afon Dwyfor which broadens as it approaches the sea in the west of the Study Area.
- 2.2.2 Between the shoreline and the Site landform rises gently to ~25m AOD before descending slightly towards the Site. North of the Site, landform rises to localised high ground around Pen-y-Bryn at ~70m AOD. Landform continues to rise further

to the north-east and includes Moel Ednyfed, a pronounced hill at ~136m AOD and the highest point within the Study Area.

### **Land Use and Vegetation**

- 2.2.3 The principal land use within the Study Area is agricultural with a mixture of arable and pasture fields. The agricultural fields of the Study Area are typically small to medium in size with semi-regular boundaries marked by hedgerows. Tree cover is notable with copses and tree-lined hedgerows and watercourses a particular feature of central and north-western parts of the Study Area. The landscape around Bron Eifion House north of the Site has the appearance of parkland. A sewage works is located in woodland ~320m west of the Site.
- 2.2.4 Settlement forms a key land use in the Study Area as noted in the section below. Bron Eifion, a country house hotel and its grounds are located north of the Site.

### **Settlement and Road and Rail Network**

- 2.2.5 The principal settlement within the Study Area is the seaside resort town of Cricieth which occupies the eastern part of the Study Area adjacent to the Site and includes Cricieth Castle, a Scheduled Monument ~600m south-east of the Site. Central and southern parts of Cricieth are covered by a Conservation Area and includes a number of listed buildings as indicated in Figure 7. At the western edge of the Study Area is the village of Llanystumdwy, noted for its association with David Lloyd George. Llanystumdwy is mostly covered by a Conservation Area and features a number of listed buildings as indicated in Figure 7.
- 2.2.6 Settlement is otherwise mostly limited to isolated properties and farmsteads dispersed throughout the Study Area.
- 2.2.7 The principal road through the Study Area is the A497 which passes through Cricieth and immediately north of the Site and continues westwards, passing Llanystumdwy. A number of minor roads pass through the Study Area, most radiating from settlements. These include Lon Fel at the western edge of the Site and which connects with the shorefront of Cricieth.
- 2.2.8 The Cambrian Line railway passes through the Study Area on an east-west alignment and includes a station in Cricieth. The line passes immediately south of the Site.

### **PRoW Network**

- 2.2.9 Public Rights of Way (PRoWs) can be seen on the OS mapping of Figure 1 and combine with the minor road network to form a moderately dense access network. Access along the coastline is provided by the Wales Coast Path (see next section) which has a number of connecting PRoWs. The Public Rights of Way closest to the Site are:
- Criccieth No 22 / Llanystumdwy No 73 (restricted Byways) connects the A497 with the Wales Coast Path and passes ~250m west of the Site.
  - Criccieth No 23 (Bridleway) extends westwards from Cricieth before connecting to the above Byway. Passing ~80m south of the Site.

## Long-distance Trails

- 2.2.10 The Wales Coast Path passes through the Study area as indicated in Figure 7. The Wales Coast Path was launched in 2012 and is a promoted long-distance footpath of ~1400km length that follows the coast of Wales<sup>1</sup>.

## 2.3 Landscape Designations

### Special Landscape Area: Porthmadog & Tremadog Bay

- 2.3.1 Special Landscape Areas (SLAs) are non-statutory designations used by local planning authorities in Wales to define areas of high landscape importance. Gwynedd's Local Development Plan policy AMG2 Special Landscape Areas which requires that development should aim to maintain, enhance or restore the recognised character and qualities of the SLA<sup>2</sup>.
- 2.3.2 The Porthmadog & Tremadog Bay SLA extends into the eastern edge of the study Area. The SLA's description notes:

*'This is a distinctive landscape which forms a transition from the mountains of Snowdonia to the coast. The northern part of the SLA comprises a rugged, hummocky landform with rough grazing and swathes of woodland, with rock outcrops, dry stone walls and stone buildings providing unity to the landscape. Its strong rural and upland fringe character grades southwards away from the National Park to the coast, where sand dunes and the wide sandy beach of Black Rock Sands provide a setting to the open expanse of the Afon Glaslyn estuary. There are attractive views from the higher ground over Traeth Bach to southern Snowdonia and along the coast. In turn, the mountains of Snowdonia form an imposing, scenic backdrop to the SLA.'*<sup>3</sup>

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<sup>1</sup> <https://www.walescoastpath.gov.uk/?lang=en>

<sup>2</sup> Anglesey and Gwynedd Joint Local Development Plan 2011 – 2026 Written Statement (2017)

<sup>3</sup> Review of Special Landscape Areas in Gwynedd and Anglesey, LUC (2012)

### **3. LANDSCAPE CHARACTER**

#### **3.1 LANDMAP**

- 3.1.1 LANDMAP is the formally adopted five-tiered landscape classification system developed by the Countryside Council for Wales (now Natural Resources Wales) and forms the basis of the landscape evaluation for this assessment.
- 3.1.2 The LANDMAP system has created geographically defined datasets called Aspect Areas for each of the following criteria:
- Cultural Landscape Services (supersedes LANDMAP Cultural Landscape);
  - Geological Landscapes;
  - Historical Landscapes;
  - Landscape Habitats;
  - Visual & Sensory Landscapes.
- 3.1.3 For each Aspect Area in each criterion, a pre-defined set of questions has been answered by a LANDMAP assessor, which creates the characterisation and evaluation of the area. These are recorded on a pro forma. The Overall Evaluation of the Aspect Area is key to understanding its value in terms of sensitivity, rarity or importance (depending on which criteria is considered).
- 3.1.4 The Overall Evaluation used by LANDMAP (except for Cultural Landscape Services) is:
- Low - of little or no importance;
  - Moderate - of some local importance;
  - High - of regional or county importance;
  - Outstanding - of national or international importance.
- 3.1.5 In the sections below LANDMAP Aspect Areas to be taken forward into the assessment are noted. It should be noted that all information recorded on each LANDMAP Aspect Area pro forma is considered during the assessment process.



## LANDMAP Visual and Sensory Aspect Areas

3.1.6 Visual and Sensory Aspect Areas (VSAs) within the Study Area are shown on **Figure 3** and identified below.

Table 1 Visual and Sensory Aspect Areas

LANDMAP Unique ID	LANDMAP Area Name	Scenic Quality VS46	Character evaluation VS48	Overall evaluation VS50
GWNDDVS066	Mynydd Ednyfed north of Criccieth	High	Moderate	Moderate
GWNDDVS073	Criccieth	Moderate	Moderate	Moderate
GWNDDVS074	Morfa Abererch	High	Moderate	Moderate
GWNDDVS082	Shingle beaches	High	Moderate	Moderate
GWNDDVS068	Lower Afon Dwyfor	Moderate	Moderate	Moderate
GWNDDVS065	Bryn Neuadd	Moderate	Moderate	Moderate

3.1.7 Descriptions taken from the LANDMAP pro formas of those VSAs taken forward into the assessment are provided below.

3.1.8 The following VSA contains the Site:

- GWNDDVS066 Mynydd Ednyfed north of Criccieth

3.1.9 LANDMAP summary description: *Area of undulating hill grazing with strong rural character inland/north of Criccieth, with busy A487 passing through. With views of Snowdon uplands, and glimpsed views towards the coast, both of which augment the upland sense of place. Electricity pylons and isolated telecoms mast are minor visual detractors, plus main road.*

- GWNDDVS073 Criccieth

3.1.10 LANDMAP summary description: *Small town of Criccieth on south coast of Lley Peninsula, noted for its dramatic castle on rocky coastal promontory. Loosely a nucleated settlement on gently sloping landform between the coast to the south and the rising rolling farmland to the north. Most of the town is undistinguished, but busy.*

- GWNDDVS074 Morfa Abererch

3.1.11 LANDMAP summary description: *Coastal lowlands between Criccieth and Pwllheli on south coast of Lley Peninsula. Gently undulating/level marshy pasture within relatively narrow coastal strip generally between 5m to 10m AOD. Holiday village and traffic noise/movement from A497 visual detractor. Attractive views along coast and some distant views to Snowdonia. Generally unspoilt and not very accessible.*

- GWNDDVS082 Shingle beaches

3.1.12 LANDMAP summary description: *Nine separate stretches of shelving shingle beach on both south and north coasts of Lleyrn Peninsula. Long stretches between Criccieth, Pwllheli and Llanbedrog have flat land behind and are generally not very accessible except at towns/villages and specific caravan parks, etc. Here there are long views along the peninsula coast and across to Harlech area. Smaller areas further west have sloping cliffs behind giving more enclosure and more limited views. On the north coast, long stretches have views across to Anglesey. Morfa Abererch, Pwllhelli has suffered loss of frontal dunes through storms. At Morannedd, Criccieth, a boulder clay cliff has been eroded by storms.*

### LANDMAP Historic Landscape Aspect Areas

3.1.13 Historic Landscape Aspect Areas (HLAAs) within the Study Area are shown on **Figure 4** and identified below

Table 2 Historic Landscape Aspect Areas

LANDMAP Unique ID	LANDMAP Area Name	LANDMAP Overall Evaluation (HL40)
GWNDDHL103	Llanystumdwy & parkland	Outstanding
GWNDDHL674	Cricieth	Outstanding
GWNDDHL016	Coastal flats around Glanllynau	High
GWNDDHL009	Eastern Eifionydd fieldscape	Moderate

3.1.1 Descriptions taken from the LANDMAP pro formas of those HLAAs taken forward into the assessment are provided below.

3.1.2 The Site is located within the following HLAA:

- GWNDDHL103 Llanystumdwy & parkland

3.1.3 LANDMAP Summary Description: *The village of Llanystumdwy, associated with David Lloyd-George, is a small village which developed in the 19th and 20th centuries where the turnpike road from Cricieth to Porth Dinllaen crossed the Afon Dwyfor. It is surrounded on the north side by extensive designed parkland, characterised by woods and plantations belonging to a number of estates and farms, principally Gwynfryn Plas (home of Ellis-Nanney, Lloyd-George's principal political opponent, and Plas Talhenbont.*

- GWNDDHL674 Cricieth

3.1.4 LANDMAP Summary Description: *The castle here was originally the work of the Welsh Princes in the 13th century, but was much altered by Edward after the conquest, when he also established a small borough here. 23 plots were laid out, probably between the castle and the outcrop known as Dinas (although no archaeological evidence has been found), but it was never walled. Further north,*

*St Catherine's church was established in the 13th century, and much of the later settlement, including shops, pubs and other facilities, developed here along the 19th century turnpike road: the large, open "green" here is unique in Gwynedd. There is modern housing in the south-west of the village.*

- GWNDDHL016 Coastal flats around Glanllynnau

3.1.5 LANDMAP Summary Description: *Low-lying coastal flats along the south coast of Llyn, most of which is enclosed and used for agriculture. There are several large, estate-built farms in the area, including Ynysgain Fawr, birthplace of the influential 19th century Baptist minister William R. Davies (1798 - 1849) who ministered at Merthyr Tydfil, published the "Cenhadydd Cymreig" journal and was known as "Dafis o'r Ddowlais".*

- GWNDDHL009 Eastern Eifionydd fieldscape

3.1.6 LANDMAP Summary Description: *This large area contains several disparate historic landscape elements (including different field patterns, some relict archaeological sites, a major and some minor roads, scattered settlement) which appear to form a single area. It is low-lying and contains a number of small rivers and streams.*

### LANDMAP Cultural Landscape Services Aspect Areas

3.1.7 Cultural Landscape Services Aspect Areas (CLSAAs) within the Study Area are shown on **Figure 5**.

Table 3 Cultural Landscape Aspect Areas

LANDMAP Unique ID	LANDMAP Area Name	LANDMAP Sense of place / local distinctiveness (CLS8)	LANDMAP Character (CLS13)
GWNDDCLS090	Mynydd Ednyfed north of Criccieth	Moderate	Moderate
GWNDDCLS097	Criccieth	Moderate	Moderate
GWNDDCLS098	Morfa Abererch	Moderate	Moderate
GWNDDCLS126	Shingle beaches	Moderate	Moderate
GWNDDCLS092	Lower Afon Dwyfor	Moderate	Moderate
GWNDDCLS089	Bryn Neuadd	Moderate	Moderate

3.1.8 The Site is located within the following CLAA:

- GWNDDCLS090 Mynydd Ednyfed north of Criccieth

### **LANDMAP Geological Landscape Aspect Areas**

3.1.9 Only the Geological Landscape Aspect Area (GLAA) within which the Site is located is selected to be taken forward into the assessment. The Site is located within the following GLAA, which is described below:

- GWNDDGL146 Llanystumdwy

3.1.10 GWNDDGL146 has a LANDMAP Rarity/Uniqueness (GL31) of Outstanding and an Overall Evaluation (GL33) of Outstanding. The LANDMAP justification of the overall evaluation is: *'Includes sites of national importance for geology and geomorphology including Quaternary studies (Glanllynau a Glannau Pentchain I Gricieth) and Ordovician stratigraphy (Tyn llan).'*

### **LANDMAP Landscape Habitats Aspect Areas**

3.1.11 Only the Landscape Habitat Aspect Area (LHAA) within which the Site is located is selected to be taken forward into the assessment. The Site is located within the following Landscape Habitat Aspect Area, which is described below:

- GWNDDLH562

3.1.12 GWNDDLH562 has a LANDMAP Connectivity/Cohesion (LH42) of High and an Overall Evaluation (LH45) of High. The LANDMAP summary of the key features that define this area's biodiversity character is: *'Mosaic of woodland within a parkland landscape. The woodland contains exotic shrub including Rhododendron'*

## 3.2 Gwynedd Landscape Character

3.2.1 Gwynedd Council published a Landscape Character Assessment in 2009 as Supplementary Planning Guidance (SPG) for the then adopted Unitary Development Plan (UDP). The 2009 Landscape Character Assessment remains as Supplementary Planning Guidance following the 2017 adoption of the Joint Local Development Plan which supersedes the UDP. The Gwynedd Landscape Character Assessment include 14 distinct Landscape Character Areas (LCAs), each of which may be defined as:

*"A discrete geographic area of relatively homogenous character identified from the structured analysis of the five evaluated LANDMAP aspects. These areas are not based on the value of the landscape but its characteristics"*<sup>4</sup>

3.2.2 The Site is located within LCA 8 Pwllheli-Criccieth Coast which covers the large majority of the Study Area. LCA 10 covers the north-eastern part of the study area, while LCA 9 occupies an area to the east of Cricieth. Those LCAs within the Study Area are indicated in Figure 6 and summarised below:

### LCA 8 Pwllheli-Criccieth Coast

3.2.3 Character:

- Narrow, lower lying coastal plain lying below the 50 metre contour
- Dissected by a number of small river valleys such as the Afon Erch, Afon Dwyfach and Afon Dwyfor
- Area exhibits a variety of habitats from outer tidal areas, dune systems extending inland to more typical agricultural landscapes
- Tourism is an important feature within the landscape ranging from the 19th century development of Pwllheli and Criccieth to the more recent holiday camp at Penychain.

3.2.4 Key Design Issues: Settlement patten / edge:

- Proposals for development or landscape management should consider: the settlement pattern of the area is taken into account – use the landform and vegetation patterns to mitigate impacts the scale, form, and materials of buildings and that they reflect the local pattern.

3.2.5 Habitat Management:

- Provide for wider management of key coastal and inland habitats – broadleaved woodlands, heaths, grassland, open water, saltmarsh, sand dunes, dune grasslands, fen and exposed rock and mires

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<sup>4</sup> Supplementary Planning Guidance: Landscape Character, Gwynedd Council (2009)

- Develop and enhance the existing habitat and link with the local Biodiversity Action Plan
- Ensure proper integration into other programmes, such as Glastir.

### **LCA 10 Central Llyn**

#### 3.2.6 Character:

- Broadly relates to the central plateau of the Llŷn Peninsula over and above the 50 metre contour.
- Generally homogenous area interspersed by prominent hills such as MynyddCennin and Y Foel.
- Landform dominated by the impact of glacial deposits.
- Essentially agricultural in nature, there are large forestry plantations such as BwlchDerwin.
- Historic elements remain, with prehistoric and medieval features present, although they are often isolated within the larger areas of 19th century enclosures
- Quarrying has and continues to impact upon the landscape. The character area forms an important buffer zone between the Llŷn Area of Outstanding Natural Beauty to the west and Snowdonia National Park to the east.

### **LCA 9 Porthmadog**

#### 3.2.7 Character:

- An area bounded by the Snowdonia National Park to the north, east and south
- Significant cultural and historical influences are evident in the landscape, particularly related to the
- 19th century reclamation of Traeth Mawr
- Tourism is important in the area with a variety of associated facilities
- Wide range of valuable habitats; wetlands, dunes, broadleaf woodlands and rocky slopes
- Quarry works, commercial concerns and the A487(T) all have an impact on the landscape

### **3.3 Marine Character Areas**

- 3.3.1 Natural Resources Wales have identified 29 Marine Character Areas (MCAs) covering the seascapes off the Coast of Wales<sup>5</sup>. The sea within the Study Area is entirely part of MCA 14.

#### **MCA 14 Tremdog Bay & Dwyrdd Estuary**

- 3.3.2 The Key Characteristics of MCA 14 include a "*a sweeping, shallow bay with wide sandy beaches*" and "*long views across the length of the sweeping bay create an open quality and large scale. Weather and season have strong influences on the perceptual qualities of the area.*"<sup>6</sup>

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<sup>5</sup> National Seascape Assessment for Wales, LUC (November 2015)

<sup>6</sup> [https://cdn.cyfoethnaturiol.cymru/media/674492/mca-14-tremadog-bay-and-dwyrdd-estuary\\_final.pdf?mode=pad&rnd=131502210020000000](https://cdn.cyfoethnaturiol.cymru/media/674492/mca-14-tremadog-bay-and-dwyrdd-estuary_final.pdf?mode=pad&rnd=131502210020000000)

## **4. ZTV AND VISUAL BASELINE**

- 4.1.1 This section sets out the area in which the proposed development may potentially be visible and identifies likely visual receptors and the nature of a selection of existing views.

### **Zone of Theoretical Visibility (ZTV)**

- 4.1.2 A Zone of Theoretical Visibility (ZTV) for the proposed development is shown in Figure 8. The ZTV approximates theoretical views to the top of the tallest part of the proposed buildings. The ZTV is based on a 'bare earth' model (i.e. does not include existing vegetation or structures). It is important to note that the ZTV does not factor in screening by tree cover on the Site boundary or the site's retaining wall.
- 4.1.3 The ZTV shows that the theoretical views to the structure of the proposed development are moderately extensive within the Study Area. However, a visit to the Study Area (September 2020) indicated that readily identifiable views to the proposed development are likely to be only available from a minority of the ZTV. This is due to screening by existing tree and hedge cover in and around the Site, combining with the site's relatively low position within the surrounding topography.

### **Photographic Record**

- 4.1.4 During the visit to the Study Area a photographic record was made of 10 viewpoints, selected to represent a range of receptors, angles and distances to the Site. The locations of the viewpoints can be seen on Figure 8 and the photographs (with Site location annotated) can be seen in Appendix 3.



## **5. LANDSCAPE AND VISUAL RECEPTORS**

### **5.1 Landscape Receptors**

5.1.1 Following a review of the baseline information the Landscape Receptors identified to be taken through to the assessment stage of the LVIA are listed below:

#### **Landscape Elements**

- Vegetation of the Site
- Landform on which the Site is located

#### **LANDMAP Landscape Character**

##### *LANDMAP Visual and Sensory Aspect Areas*

- GWNDDVS066 Mynydd Ednyfed north of Criccieth
- GWNDDVS073 Criccieth
- GWNDDVS074 Morfa Abererch
- GWNDDVS082 Shingle beaches

##### *LANDMAP Historic Landscape Aspect Areas*

- GWNDDHL103 Llanystumdwy & parkland
- GWNDDHL674 Criccieth
- GWNDDHL016 Coastal flats around Glanllynau
- GWNDDHL009 Eastern Eifionydd fieldscape

##### *LANDMAP Cultural Landscape Services Aspect Areas*

- GWNDDCLS090 Mynydd Ednyfed north of Criccieth
- GWNDDCLS097 Criccieth
- GWNDDCLS098 Morfa Abererch
- GWNDDCLS126 Shingle beaches

*LANDMAP Geological Landscape Aspect Areas*

- GWNDDGL146 Llanystumdwy

*LANDMAP Landscape Habitats Aspect Areas*

- GWNDDLH562

**Gwynedd Landscape Character Assessment**

- LCA 8 Pwllheli-Criccieth Coast
- LCA 10 Central Llyn

**Landscape receptors not taken forward into assessment:**

5.1.2 The following landscape receptors are not taken forward into the assessment due to likely absence of significant effects due to separation distance from the proposed development and/or small proportion of area within the Study Area.

- LANDMAP VLAA GWNDDVS068 Lower Afon Dwyfor
- LANDMAP VLAA GWNDDVS065 Bryn Neuadd
- LANDMAP CLAA GWNDDCLS092 Lower Afon Dwyfor
- LANDMAP CLAA GWNDDCLS089 Bryn Neuadd
- Special Landscape Area: Porthmadog & Tremadog Bay
- MCA 14 Tremadog Bay & Dwyrdd Estuary

**5.2 Visual Receptors**

5.2.1 Following a review of the baseline information, the Visual Receptors identified to be taken through to the assessment stage of the LVIA process are listed below. Those receptors taken forward into the assessment are not intended to be an exhaustive list but instead sufficient to identify any likely significant effects, in accordance with GLVIA3 paragraph 1.17.

**Visual receptors taken forward into the assessment**

- Users of A497
- Users of Lon Fel
- Users of PRowS Criccieth No 22 / Llanystumdwy No 73 (restricted Byways)
- Users of PRow Criccieth No. 23 (Bridleway)

- Users of Wales Coast Path
- Walkers on Moel Ednyfed
- Residents of Tan Lon Lodge
- Residents of Bron Eifion Lodge
- Residents of Caerfa
- Residents of Titionfa Guest House
- Users of Cambrian Line railway

### **Visual receptors not taken forward into the assessment**

5.2.2 The following visual receptors are not taken forward into the assessment due to likely absence of significant effects. They are either not within the ZTV (Figure 8) or are unlikely to sustain significant visual effects due to their separation distance or the level of screening by vegetation or built form.

- Users of other Public Rights of Ways
- Users of other roads
- Residents of other properties of Cricieth
- Residents of Llanystmdwy
- Residents of other isolated properties in the Study Area

## 6. THE PROPOSED DEVELOPMENT

### 6.1 The Proposed Development

6.1.1 The proposed development is illustrated on the planning application drawings by Ainsley Gommon Architects, JP Structural Design, Lingard Farrow Styles and others. The design has been developed reference to the site's existing levels and retaining as many of the existing trees on site as practicable (see arboriculture report by Eryri Arboriculture & Surveying). The main elements of the proposals are described in further detail below:

- Main school building: a single storey building with a footprint of ~1700m<sup>2</sup>. The tallest element is the main hall which features a curved roof to @ ~8m while the eaves of the remainder of the building are to ~3.2m height. The building will be located on a platform partly cut into the existing slope at ~24m AOD.
- A small single-storey services building is located to the east of the main building.
- Vehicular access road: a ~6m wide asphalt access road extends from the A497 through a break in the existing retaining wall of ~20m. This road descends ~4.5m to a car parking and drop off area adjacent to the school building and loops back on itself to provide return access.
- Car Parking: Located adjacent to the main school building providing ~37 spaces and a drop off area.
- Pedestrian path: a ~3m wide asphalt based pedestrian path adjacent to the access road's junction with the A497, descends via a set of steps and alternative step-free route to provide access to the school building, drop off area and car park.
- Playground: This covers an area of ~580m<sup>2</sup> and is located to the south-west of the school building at ~23m AOD. It features low level fencing and access gates for service vehicles (via the MUGA). A vehicle access path also extends to the west to allow access to the wider school grounds.
- Multi-use Games Area: This covers an area of ~650m<sup>2</sup> and abuts the north-eastern edge of the playground and is at the same level of ~23m AOD. It features fencing and access gates to allow service vehicle access from the car park to the north.
- Sports Pitch: This grassed pitch covers an area of ~2000m<sup>2</sup> and is located to the south-west of the Playground and MUGA at ~21m AOD. Access is provided via steps from the playground and a separate step-free route.
- Boundaries and barriers: a 2.1m high perimeter v-mesh fence lines the site boundary (except where retaining wall forms a boundary to the north – where a similar fence to 1.8m overall height is proposed). A rail barrier separates the pedestrian route and vehicle access road.

1100mm high railings are used alongside ramps, steps and steeper slopes where adjacent to hard surfaced areas.

- Levels: The site is sloping and therefore the proposed development is located on three development platforms, designed to work with the slope and limit the amount of cut and fill required. These levels are at ~24m AOD for the main building, ~23m AOD for the playground and MUGA and ~ 21m for the grass sports pitch. Between these platforms level changes are mostly dealt with using slopes/embankments rather than retaining structures.
- Planting: see Landscape Plan below

## 6.2 Landscape Plan

### Mitigation and Enhancement Planting

- 6.2.1 A landscape plan (YTC-LFS-XX-XX-DR-L-0004) has been prepared and includes mitigation and enhancement planting. This utilises mainly native species of local provenance and does not include non-native invasive species. The proposed planting has been prepared to mitigate and enhance the tree resource of the site, enhance biodiversity and connectivity, and reflect the landscape character of the site and surrounding area.
- 6.2.2 The arboriculture report by Eryri Arboriculture & Surveying identifies ~19no. trees for removal, 17 of which are of poor or very poor condition and two of fair condition. These include 8no. Sycamores, 4no. Norway Maples, 2no. Holly, 2no. Corsica Pine, 1no. Hornbeam, 1no. Ash, and 1 no. Alder. The planting plan mitigates the trees to be removed and enhances the tree resource through additional planting and diversification of the age structure of the trees on site.
- 6.2.3 The planting plan includes the following:
- ~700m<sup>2</sup> of native tree and shrub planting on the northern edge of the Site including ~31 specimen trees below the existing retaining wall, providing a buffer to the road. This planting will be a mix of 14 different native tree and shrub species and will connect with the existing mature trees to the west and the new road access to its east, immediately beyond which is the existing mature woodland in the east of the Site. The planting mix includes species selected to provide a mix of qualities that include relatively fast growth, dense growth, habitat and food for wildlife (e.g. berried species), longevity, and an ongoing contribution to local landscape character.
  - Mitigation planting to woodland area in eastern part of site, developed in conjunction with Eryri Arboriculture. This includes 51 new trees to mitigate 17no. existing trees removed from the woodland area, 16 of which are in poor or very poor condition. This planting is to improve the age structure, resilience, biodiversity and the future amenity of the woodland area.
  - Biodiverse meadow seeding as required.

- Shrub planting to slopes with species selected for biodiversity
- Ornamental shrub planting near the building main entrance

6.2.4 The growth of the tree and shrub belt will vary depending on particular species, soil, climate and weather. However, for the purposes of this assessment it is assumed to average ~350-600mm per year.

## **6.3 Construction and operational impacts**

### **Construction Impacts**

- 6.3.1 Construction impacts are likely to result from the construction of the Proposed Development, however these are likely to be short-term and temporary in comparison to operational impacts and therefore the LVIA process will focus on operational impacts instead.

### **Operational Impacts**

- 6.3.2 Operational impacts will result from the Proposed Development and will include:
- The land-take associated with the development;
  - The presence of the proposed structures and surfaces;
  - Landform changes resulting from the development, including cut to create the development platforms;
  - Vehicle movements associated with the ongoing operation of the school

## 7. LANDSCAPE ASSESSMENT

### 7.1 Landscape Elements

#### Vegetation of the Site and its boundaries

	Level	Rationale summary/narrative
<b>Sensitivity:</b>	Medium	Susceptibility x Value
<b>Susceptibility to Change:</b>	Medium	The vegetation resource of the Site is of types and species that are abundant within the surrounding landscape (i.e. trees and pasture).
<b>Value:</b>	Medium	The vegetation resource of the Site contributes to local landscape character and is within TPO but is not covered by landscape designations such as AONB or National Park.
<b>Magnitude of Landscape Effect:</b>	Low adverse in Year 1 becoming Low positive over 5 years	<p>A total of ~19no. trees are to be removed; however, the Tree Survey by Eryri Arboriculture identifies that of these, 17no. are of poor condition (category U trees unsuitable for retention due to defects, decline or safety) and only 1 no. is of fair condition, required to be removed to allow development. The majority of the grass pasture will be lost as a result of the proposed development. The loss of these elements will be a direct permanent effect on the vegetation resource of the Site. However, the effect will be minor in scale given that only one of existing 24no. category A trees will be lost. Further pasture is abundant within the wider landscape and the area to be lost is described as 'floristically dull' in the Ecology Survey by Gritten Ecology.</p> <p>The landscape plan (ref: YTC-LFS-XX-XX-DR-L-0004) shows that the 2no. lost 'fair condition' and the 17no. poor or very poor trees will be mitigated by native tree planting of 51 trees in the woodland area (developed on conjunction with Eryri Arboriculture) in addition to ~700m<sup>2</sup> of additional tree and shrub planting including ~31 specimen trees and a total of 14 no. native species. This will be an overall increase in the number and variety of the tree resource on the site as result of the proposed development. The proposed planting will increase connectivity, resilience, biodiversity, and age structure of tree cover, connecting to existing areas of tree cover. It is recognised that it will take time for new tree and shrub planting to develop and beneficial effects are considered to be achieved after approximately 5 years as the proposed planting establishes.</p> <p>The landscape proposals include a sports pitch which will be of low landscape value. However, less intensively used grass areas will benefit from less intensive management as grazing is replaced with a cutting regime that will allow greater floristic diversity over time. It should also be noted that where seeding is required a biodiverse mix of grasses and wildflowers is proposed.</p>
<b>Nature of Effect</b>	<b>Slight adverse</b> becoming <b>slight beneficial</b> over 5 years	
<b>Significance of Effect</b>	<b>Not Significant</b>	



**Landform on which the site is located**

	<b>Level</b>	<b>Rationale summary/narrative</b>
<b>Sensitivity:</b>	Medium	Susceptibility x Value
<b>Susceptibility to Change:</b>	Low	The existing landform is a slope but is not prominent in the overall landscape due to its position on the lower parts of a larger slope and adjacent retaining wall.
<b>Value</b>	Medium	The landform is not covered by landscape designations However, the landform has some value in contributing to local landscape character.
<b>Magnitude of Landscape Effect:</b>	Moderate	<p>There will be direct and permanent effects on the landform as a result of the proposed development. However, the design has been developed to work with the slope of the existing landform / contours.</p> <p>The proposed development will result in a series of tiered development platforms via cut and fill in the slope profile. These platforms have been designed to limit the amount of cut and fill, and to work with the existing contours. The lower development platform (sports pitch will be at ~21m AOD) The uppermost development platform (school building and car parking) will be at ~24m AOD. Also of note is the access road which will require raised landform to allow the road to connect with the A497 above the site boundary retaining wall. Level changes between the platforms will mostly be via slopes/embankments meaning limiting the retaining structures required and reflecting the existing slope of the landform. Proposed levels have been designed to allow retention of existing trees.</p> <p>Although the development platforms will be discernible, the underlying slope of the Site will remain clearly legible (i.e. development platforms terrace with the slope profile) such that the change to topography is partial. The use of terraced development platforms also allows some degree of balancing of cut and fill, minimising the import/export of slope material.</p>
<b>Nature of Effect</b>	<b>Moderate adverse</b>	
<b>Significance of Effect</b>	<b>Not Significant</b>	

## 7.2 Landscape Character

7.2.1 The full LANDMAP pro formas are referred to within the following sections with the relevant question number of the relevant LANDMAP pro forma type given in parenthesis (e.g. VS8 refers to question 8 of the Visual and Sensory Aspect Area pro forma).

### LANDMAP Visual and Sensory Aspect Areas (VSAAs)

#### GWNDVVS066 Mynydd Ednyfed north of Criccieth

	Level	Rationale summary/narrative
<b>Sensitivity:</b>	Medium	Susceptibility x Value
<b>Susceptibility to Change:</b>	Medium	The proposed development is located within the VSAA. Integrity (VS47) of 'moderate' and a scale (VS8) of 'Medium'. VSAA covers an area of ~18.2km <sup>2</sup>
<b>Value :</b>	Medium	LANDMAP overall evaluation of 'moderate'
<b>Magnitude of Landscape Effect:</b>	Low	<p>There will be direct permanent effects on the VSAA as a result of the proposed development. The proposed development will be a new element within the landscape and will result in the loss of 'rolling pasture' (VS3). However, its location adjoining the existing urban edge of Cricieth and the A497 provides strong context. The site's position relatively low in the landscape, combined with the building's relatively low profile (mostly single-storey with hall ridge at &lt;8m above ground level) further limits the magnitude of landscape effect.</p> <p>Attractive views (VS22) are noted both in and out across Tremadog bay to Snowdonia. The proposed development is unlikely to notably affect attractive views within the VSAA due to levels of screening relating to the building's relatively low profile, the site's low position within the landscape, the retaining wall of the A497 and vegetation in and around the Site.</p> <p>The design of the proposed development includes planting that will be beneficial in terms of landscape character as it establishes (see Vegetation of Site and its Boundaries above). It should also be noted that the design of the proposed buildings (materials, form and scale) are likely to contribute to local character in a positive manner.</p>
<b>Nature of Effect</b>	<b>Slight neutral</b>	
<b>Significance of Effect</b>	<b>Not Significant</b>	

## LANDMAP Visual and Sensory Aspect Areas

### GWNDDVS073 Criccieth

	Level	Rationale summary/narrative
<b>Sensitivity:</b>	Low	Susceptibility x Value
<b>Susceptibility to Change:</b>	Low	The proposed development is not located within the VSAA and but is adjacent. Its proforma notes that the town is mostly 'undistinguished, but busy'.
<b>Value :</b>	Medium	LANDMAP overall evaluation of 'moderate'
<b>Magnitude of Landscape Effect:</b>	Negligible	<p>There will be no direct effects on the VSAA as a result of the proposed development. The proposed development is unlikely to notably affect any of the key characteristics of the VSAA. The proposed development is of a type (school) that might typically be associated with settlement and as such the potential for landscape effects is minimal.</p> <p>Attractive views (VS22) are noted out of the VSAA to castle / coast / hills. This will include to GWNDDVS066 which includes the Site. The proposed development is likely to be partially visible in some views from the western edge of the VSAA as indicated by the ZTV (figure 8). However, where views are available towards the Site, such as at viewpoints 1,2, and 3, they will mostly be screened by vegetation and retaining wall, such that attractive views are unlikely to be notably affected by the proposed development.</p>
<b>Nature of Effect</b>	<b>Negligible</b>	
<b>Significance of Effect</b>	<b>Not Significant</b>	

### LANDMAP Visual and Sensory Aspect Areas

#### GWNDVVS074 Morfa Abererch

	Level	Rationale summary/narrative
<b>Sensitivity:</b>	Medium	Susceptibility x Value
<b>Susceptibility to Change:</b>	Medium	The proposed development is not located within the VSAA and will be at a minimum separation distance of ~130m. Its proforma notes attractive views and it being generally unspoilt.
<b>Value :</b>	Medium	LANDMAP overall evaluation of 'medium'
<b>Magnitude of Landscape Effect:</b>	Negligible	There will be no direct effects on the VSAA as a result of the proposed development. The proposed development is unlikely to notably affect any of the key characteristics of the VSAA.  Attractive views (VS22) are noted out of the VSAA to coast / levels / hills. This will include views to GWNDVVS066 which includes the Site. Vegetation tends to screen the site in longer distance views (see viewpoint 8). A single closer distance view offers some clearer views to parts of the Site (see viewpoint 7). However, the view is not particularly notable in the context of the VSAA. The overwhelming majority of the VSAA is unlikely to offer any views to the proposed development due to screening by vegetation such that the VSAA's overall attractive views are unlikely to be notably affected by the proposed development.
<b>Nature of Effect</b>	<b>Negligible</b>	
<b>Significance of Effect</b>	<b>Not Significant</b>	

### LANDMAP Visual and Sensory Aspect Areas

#### GWNDVVS082 Shingle beaches

	Level	Rationale summary/narrative
<b>Sensitivity:</b>	Medium	Susceptibility x Value
<b>Susceptibility to Change:</b>	Medium	The proposed development is not located within the VSAA and will be at a separation distance of ~340m. The VSAA's proforma notes 'long views along the peninsula'.
<b>Value :</b>	Medium	LANDMAP overall evaluation of 'moderate'
<b>Magnitude of Landscape Effect:</b>	Negligible	There will be no direct effects on the VSAA as a result of the proposed development. The proposed development is unlikely to notably affect any of the key characteristics of the VSAA.  Attractive views (VS22) are noted out of the VSAA along beaches. The proposed development is unlikely to notably affect features in these views. One of the clearest views available in

		the direction of the Site is shown in viewpoint 8, where the site is almost entirely screened by vegetation.
<b>Nature of Effect</b>	<b>Negligible</b>	
<b>Significance of Effect</b>	<b>Not Significant</b>	

### LANDMAP Historic Landscape Aspect Areas (HLAAs)

#### GWNDHHL103 Llanystumdwy & parkland

	Level	Rationale summary/narrative
<b>Sensitivity:</b>	High	Susceptibility x Value
<b>Susceptibility to Change:</b>	High	The proposed development is located within the HLAA. Integrity (HL35) is 'outstanding' and condition (HL37) is 'High'
<b>Value:</b>	High	LANDMAP overall evaluation of 'outstanding'
<b>Magnitude of Landscape Effect:</b>	Low	There will be direct permanent effects on the HLAA as a result of the proposed development.  The HLAA's proforma makes reference to parkland being a key characteristic of the HLAA. The Site includes some parkland characteristics (large specimen trees and areas of woodland within broader areas of grassland). Bron Eifon Country House is a listed building to the north of the Site, separated from it by the A497 and has more clearly identifiable areas of parkland adjacent to it. The proposed development will keep the areas of woodland and the overwhelming majority of mature specimen trees, along with some moderately extensive areas of grassland such that the historic pattern of the landscape will remain clearly legible, despite the introduction of modern structures.
<b>Nature of Effect</b>	<b>Moderate adverse</b>	
<b>Significance of Effect</b>	<b>Not Significant</b>	

### LANDMAP Historic Landscape Aspect Areas

#### GWNDHHL674 Cricieth

	Level	Rationale summary/narrative
<b>Sensitivity:</b>	High	Susceptibility x Value
<b>Susceptibility to Change:</b>	Medium	The proposed development is not located within the HLAA but is adjacent to it. Integrity (HL35) is 'Outstanding' and condition

		(HL38) is 'High'. Includes Cricieth Castle in elevated position with panoramic views.
<b>Value :</b>	High	LANDMAP overall evaluation of 'outstanding'.
<b>Magnitude of Landscape Effect:</b>	Negligible	There will be no direct effects on the HLAA as a result of the proposed development. The proposed development is unlikely to notably affect any of the key characteristics of the HLAA.  The ZTV (figure 8) indicates that Cricieth Castle and the conservation area (see Figure 7) within the HLAA may offer some views to the proposed development. However, as indicated by viewpoint 9 no views are likely to proposed development due to screening by vegetation. Closer distance views from less sensitive parts of the HLAA (viewpoints 1 and 2) are well screened by trees and the site's retaining wall. Viewpoint 3 at the edge of the HLAA will allow some partial views to the proposed development but these are unlikely to notably affect the HLAA.
<b>Nature of Effect</b>	<b>Negligible</b>	
<b>Significance of Effect</b>	<b>Not Significant</b>	

### LANDMAP Historic Landscape Aspect Areas

#### GWNDHL016 Coastal flats around Glanllynau

	Level	Rationale summary/narrative
<b>Sensitivity:</b>	Low	Susceptibility x Value
<b>Susceptibility to Change:</b>	Low	The proposed development is not located within the HLAA and is at a minimum separation distance of ~450m. The HLAA's integrity (HL35) is 'moderate' and condition (HL37) is 'high'.
<b>Value :</b>	Medium	LANDMAP overall evaluation of 'moderate'
<b>Magnitude of Landscape Effect:</b>	Negligible	There will be no direct effects on the HLAA as a result of the proposed development. The proposed development is unlikely to notably affect any of the key characteristics of the HLAA.  The ZTV (figure 8) indicates that some parts of the HLAA may offer some views to the proposed development. However, a visit to the Study Area indicated that vegetation is likely to screen the overwhelming majority of views to the Site. One of the clearest views available in the direction of the Site is shown in viewpoint 8, where the site is almost entirely screened by vegetation.
<b>Nature of Effect</b>	<b>Negligible</b>	

<b>Significance of Effect</b>	<b>Not Significant</b>
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### LANDMAP Historic Landscape Aspect Areas

#### GWNDHDL009 Eastern Eifionydd fieldscape

	Level	Rationale summary/narrative
<b>Sensitivity:</b>	Medium	Susceptibility x Value
<b>Susceptibility to Change:</b>	Low	The proposed development is not located within the HLAA and is at a minimum separation distance of ~700m. The HLAA's integrity (HL35) is 'moderate' and condition (HL37) is 'high'.
<b>Value :</b>	High	LANDMAP overall evaluation of 'outstanding'
<b>Magnitude of Landscape Effect:</b>	Negligible	There will be no direct effects on the HLAA as a result of the proposed development. The proposed development is unlikely to notably affect any of the key characteristics of the HLAA.  The ZTV (figure 8) indicates that some parts of the HLAA may offer some views to the proposed development from a high point at Moel Ednyfed. However, as indicated by viewpoint 10 the proposed development is likely to be screened by intervening vegetation.
<b>Nature of Effect</b>	<b>Negligible</b>	
<b>Significance of Effect</b>	<b>Not Significant</b>	

### LANDMAP Cultural Landscape Services Aspect Area (CLSAA)

#### GWNDCLS090 Mynydd Ednyfed north of Criccieth

	Level	Rationale summary/narrative
<b>Sensitivity:</b>	Medium	Susceptibility x Value
<b>Susceptibility to Change:</b>	Medium	The proposed development is located within the CLAA. Sense of Place / local distinctiveness of 'Moderate' (CLS8). Wales tranquil assessment: mosaic of all disturbance levels (CLSAA 6). The CLSAA covers ~18.2km <sup>2</sup> .
<b>Value:</b>	Medium	LANDMAP character of 'moderate'
<b>Magnitude of Landscape Effect:</b>	Low beneficial	There will be direct permanent effects on the CLSAA as a result of the proposed development.  The proposed school will be a new element within the landscape which is likely to be in keeping with the site's location adjacent to settlement.

		<p>Tranquillity may be occasionally reduced with vehicle movements and noise associated with school, however, this is unlikely to notably affect overall tranquillity levels for the CLSAA. It should also be noted that the site is adjacent to the A497 and therefore in an area of lower tranquillity.</p> <p>The proposed land use (education) represents an important step in maintaining and adding to local cultural services.</p>
<b>Nature of Effect</b>	<b>Slight beneficial</b>	
<b>Significance of Effect</b>	<b>Not Significant</b>	

**LANDMAP Cultural Landscape Services Aspect Area (CLSAA)  
GWNDCLS097 Criccieth**

	<b>Level</b>	<b>Rationale summary/narrative</b>
<b>Sensitivity:</b>	Low	Susceptibility x Value
<b>Susceptibility to Change:</b>	Low	The proposed development is not located within the CLSAA but is adjacent. Sense of Place / local distinctiveness of 'moderate' (CLS8). Wales tranquil assessment: over 75% disturbed (CLSAA 6).
<b>Value :</b>	Medium	LANDMAP character of 'moderate'
<b>Magnitude of Landscape Effect:</b>	Negligible	<p>There will be no direct effects on the CLSAA as a result of the proposed development. The proposed development is unlikely to notably affect any of the key characteristics of the CLAA.</p> <p>Attractive views (CLS2) are noted out of the CLSAA. The proposed development is likely to be partially visible in some views from within the CLSAA as indicated by the ZTV (figure 8) but is unlikely to affect attractive views due to its position low in the landscape combined with the level of screening by vegetation and the existing retaining wall. Given the already low levels of tranquillity of the CLSAA and the site's position adjacent to the A497, tranquillity of the CLSAA is unlikely to be notably affected.</p>
<b>Nature of Effect</b>	<b>Negligible</b>	
<b>Significance of Effect</b>	<b>Not Significant</b>	



## LANDMAP Cultural Landscape Services Aspect Area (CLSAA)

### GWNDDCLS098 Morfa Abererch

	Level	Rationale summary/narrative
<b>Sensitivity:</b>	Low	Susceptibility x Value
<b>Susceptibility to Change:</b>	Low	The proposed development is not located within the CLSAA and will be at a minimum separation distance of ~130m. Sense of Place / local distinctiveness of 'Moderate' (CLS8). Wales tranquil assessment: mosaic of all disturbance levels (CLSAA 6).
<b>Value:</b>	Medium	LANDMAP character of 'moderate'
<b>Magnitude of Landscape Effect:</b>	Negligible	There will be no direct effects on the CLSAA as a result of the proposed development. The proposed development is unlikely to notably affect any of the key characteristics of the CLSAA.  Attractive views (CLS2) are noted out of the CLSAA. However, the position of the Site and screening vegetation means that views to the site, such as viewpoint 7, are rare. In longer distance views, the site is almost entirely screened as per viewpoint 8. The separation distance is such that tranquillity of the CLSAA is unlikely to be affected.
<b>Nature of Effect</b>	<b>Negligible</b>	
<b>Significance of Effect</b>	<b>Not Significant</b>	

### LANDMAP Cultural Landscape Services Aspect Area (CLSAA)

#### GWNDCLS126 Shingle beaches

	Level	Rationale summary/narrative
<b>Sensitivity:</b>	Medium	Susceptibility x Value
<b>Susceptibility to Change:</b>	Low	The proposed development is not located within the CLSAA and will be at a separation distance of ~340m. Sense of Place / local distinctiveness of 'Moderate' (CLS8). Wales tranquil assessment: mosaic of all disturbance levels (CLSAA 6).
<b>Value :</b>	High	LANDMAP character of 'high'
<b>Magnitude of Landscape Effect:</b>	Negligible	There will be no direct effects on the CLSAA as a result of the proposed development. The proposed development is unlikely to notably affect any of the key characteristics of the CLSAA.  Attractive views (CLS2) are noted out of the CLSAA. However, the proposed development is unlikely to notably feature in these views due to screening by vegetation. One of the clearest views available in the direction of the Site is shown in viewpoint 8, where the site is almost entirely screened by vegetation. The separation distance is such that tranquillity of the CLSAA is unlikely to be affected.
<b>Nature of Effect</b>	<b>Negligible</b>	
<b>Significance of Effect</b>	<b>Not Significant</b>	

### LANDMAP Geological Landscape Aspect Areas

#### GWNDGL146 Llanystumdwy

	Level	Rationale summary/narrative
<b>Sensitivity:</b>	High	Susceptibility x Value
<b>Susceptibility to Change:</b>	High	The proposed development is located within the GLAA. The GLAA has a rarity/uniqueness (GL31) of outstanding, condition (GL17) of 'good'.
<b>Value :</b>	High	LANDMAP overall evaluation of 'outstanding'
<b>Magnitude of Landscape Effect:</b>	Low	The proposed development will result in direct permanent effects on the GLAA due to excavations required for the creation of the development platforms. However it is unlikely that notable geological or geomorphological features will be lost as a result of the proposed development. The Site is not located within or near to any of the geological SSSIs noted in the GLAAs proforma

<b>Nature of Effect</b>	<b>Moderate adverse</b>
<b>Significance of Effect</b>	<b>Not Significant</b>

**LANDMAP Landscape Habitats Aspect Areas  
GWNDDLH562**

	<b>Level</b>	<b>Rationale summary/narrative</b>
<b>Sensitivity:</b>	Medium	Susceptibility x Value
<b>Susceptibility to Change:</b>	Low	The LHAA has a sensitivity to change of 'low' (LH 41)
<b>Value :</b>	High	LANDMAP overall evaluation of 'high'
<b>Magnitude of Landscape Effect:</b>	Low adverse becoming Low positive over 5 years.	<p>The proposed development will result in the loss of 1 no. category 'A' tree but the areas of existing woodland will be retained (16no. other trees are to be removed having been classified unsuitable for retention due to defects, decline or safety). There will be a loss of pasture but this is of lower habitat value and an abundant resource.</p> <p>The landscape plan (ref: (ref: YTC-LFS-XX-XX-DR-L-0004) indicates ~700m<sup>2</sup> of native tree and shrub planting including 14 no. native species. This will, as it establishes, represent an improvement to the LHAA. LH 42 notes '<i>areas of broadleaved woodland are much fragmented</i>'; the proposed planting will improve connectivity and age structure of the woodland areas. LH21 of the proforma notes: '<i>stock grazing prevents grassland from reaching higher levels of ecological value</i>'. The proposed seeding and removal of grazing will improve the biodiversity of some areas of retained grassland.</p>
<b>Nature of Effect</b>	<b>Slight adverse</b> becoming <b>Slight beneficial</b> over 5 years	
<b>Significance of Effect</b>	<b>Not Significant</b>	

## Gwynedd Landscape Character Assessment

### LCA 8 Pwllheli-Criccieth Coast

	Level	Rationale summary/narrative
<b>Sensitivity:</b>	Medium	Susceptibility x Value
<b>Susceptibility to Change:</b>	Medium	The proposed development is located within the LCA but adjacent to the built form of Cricieth.
<b>Value:</b>	Medium	No national landscape designations within LCA within Study Area. Includes settlements of Cricieth and Pwllheli.
<b>Magnitude of Landscape Effect:</b>	Low	<p>The proposed development will result in direct and permanent effects on the LCA with the loss of agricultural land and new development forming an expansion of the built form of Cricieth.</p> <p>However, the proposed development is unlikely to notably affect the majority of the key characteristics of the LCA, such as the coastal shelf, river valleys, or tourism. There will be some minor effects on habitats (see assessment of LANDMAP Landscape Habitats Aspect Area GWNDDLH562), however, these will be slight adverse becoming slight beneficial after 5 years.</p> <p>With regard to key design issues identified for the LCA, the proposed development responds in a positive way to a number of these, as evidenced in the assessment of LANDMAP Aspect Areas and Visual Receptors. These design issues include: <i>'seek to use landform and vegetation to mitigate impacts'</i>, <i>'ensure visual impacts from wider area are taken into account'</i>, <i>'scale, form and materials of buildings... reflect the local pattern'</i> and <i>'develop and enhance the existing habitat'</i>.</p> <p>The design of the proposed development includes planting that will be beneficial in terms of landscape character as it establishes (see Vegetation of Site and its Boundaries above). It should also be noted that the design of the proposed buildings (materials, form and scale) are likely to contribute to local character in a positive manner.</p>
<b>Nature of Effect</b>	<b>Slight neutral</b>	
<b>Significance of Effect</b>	<b>Not Significant</b>	

## Gwynedd Landscape Character Assessment

### LCA 10 Central Llyn

	Level	Rationale summary/narrative
<b>Sensitivity:</b>	Low	Susceptibility x Value
<b>Susceptibility to Change:</b>	Low	The proposed development is not located within the LCA and is at a minimum separation distance of ~950m.
<b>Value :</b>	Medium	No national landscape designations within LCA within Study Area.
<b>Magnitude of Landscape Effect:</b>	Negligible	There will be no direct effects on the LCA as a result of the proposed development. Key characteristics of the LCA are unlikely to be affected by the proposed development. There are unlikely to be notable views from the LCA to the proposed development due to screening by vegetation (see viewpoint 10).
<b>Nature of Effect</b>	<b>Negligible</b>	
<b>Significance of Effect</b>	<b>Not Significant</b>	

## 8. VISUAL ASSESSMENT

### Users of A497

	Level	Rationale summary/narrative
<b>Sensitivity:</b>	Medium	Susceptibility x Value
<b>Susceptibility to Change:</b>	Medium	Road users likely to occasionally appreciate the wider landscape, although built form, retaining wall and roadside hedges screen the majority of potential views. Vehicular users likely to be moving at speed, existing traffic levels likely to affect walkers.
<b>Value:</b>	Medium	Glimpses to countryside in places.
<b>Magnitude of Visual Effect:</b>	Low reducing to Negligible over 5 Years	<p>Road users east of the Site (e.g. viewpoints 1 and 2) and heading west are unlikely to readily discern the built form of the proposed development due to screening by the existing retaining wall and trees at the north-eastern corner of the Site.</p> <p>As road users pass the Site (e.g. viewpoints 3b and 4) they will have some clearer views to the boundary fencing above the existing retaining wall along with the new road entrance and the break it forms in the retaining wall. Road junctions are a common feature alongside the A497 and this in itself is unlikely to cause a notable visual effect. This break may however allow some clearer glimpses to the school buildings beyond but given the speed of travel and angle of view, the effect will be minor. Otherwise, the retaining will screen the overwhelming majority of the proposed development. The uppermost parts of the buildings may be glimpsed, appearing above the retaining wall, but this will be over a short section of the route (~150m), truncated by trees and hedges at each end. Proposed tree planting alongside the retaining will further reduce the clarity and availability of views to the proposed development as it establishes.</p> <p>Road users heading east (e.g. viewpoint 5) are unlikely to be able to obtain views to the proposed development until they are almost adjacent to the Site (i.e. at viewpoint 4) due to screening by trees and roadside hedges.</p>
<b>Nature of Effect</b>	<b>Slight adverse</b> reducing to <b>Negligible</b> over 5 years	
<b>Significance of Effect</b>	<b>Not Significant</b>	

### Users of Lon Fel

	<b>Level</b>	<b>Rationale summary/narrative</b>
<b>Sensitivity:</b>	Medium	Susceptibility x Value
<b>Susceptibility to Change:</b>	Medium	Road users likely to appreciate the wider landscape / seascape in southern parts, although built form, retaining wall and trees screen the majority of potential views in proximity of the Site.
<b>Value:</b>	Medium	Development along both sides but some key views to seascape in southern parts.
<b>Magnitude of Visual Effect:</b>	Low adverse	Road users are unlikely to obtain views to the proposed development, except for boundary fencing until almost adjacent to the Site at the northern end of the road. The tree cover alongside the railway line south of the Site would screen much of the Site. Where adjacent to the Site users may have some highly filtered views to much of the rest of the development including the school building. This view is close to the junction with the A497 which is likely to draw the focus of road users heading north away from the pedestrian entrance itself. It should be noted that existing development lines both sides of Lon Fel in places, providing strong context for the proposed access point. It should also be noted that the proposed development will not appear in any of the key views featuring the sea further south-east along Lon Fel.
<b>Nature of Effect</b>	<b>Slight adverse</b>	
<b>Significance of Effect</b>	<b>Not Significant</b>	

**Users of PRowS Criccieth No 22 / Llanystumdwy No 73  
(restricted Byways)**

	<b>Level</b>	<b>Rationale summary/ narrative</b>
<b>Sensitivity:</b>	High	Susceptibility x Value
<b>Susceptibility to Change:</b>	High	Walkers likely to be actively engaged in landscape appreciation.
<b>Value:</b>	Medium	PRow is marked on OS mapping
<b>Magnitude of Visual Effect:</b>	Low	<p>These routes connect the A497 in the north and to the Wales coast path in the south. The route passes under a railway bridge close to its centre point. The majority of the route is unlikely to offer views to the proposed development due to screening. However, users are likely to obtain some partial filtered views to the school buildings from parts of the northern part of the route, particularly at a gateway at a minimum separation distance of ~250m (see viewpoint 6). Vegetation immediately alongside this northern part of the route will add further filtering in places.</p> <p>Further south, vegetation, the railway line and topography combine to screen views to the Site until around viewpoint 7. At this point users will have partial glimpse view to parts of the school buildings at a minimum separation distance of ~450m. There will be some filtering by vegetation on or adjacent to the Site. The school building will appear relatively low in the landscape against the existing retaining wall with a wooded backdrop. South of viewpoint 7 views to the proposed development are likely to be screened by vegetation and topography.</p> <p>For users of the route the proposed development will appear a relatively minor background element in occasional glimpses and is unlikely to notably affect the overall quality of views from the route.</p>
<b>Nature of Effect</b>	<b>Up to Moderate adverse</b>	
<b>Significance of Effect</b>	<b>Not Significant</b>	



**Users of PRoW Cricieth No. 23 (Bridleway)**

	<b>Level</b>	<b>Rationale summary/narrative</b>
<b>Sensitivity:</b>	High	Susceptibility x Value
<b>Susceptibility to Change:</b>	High	Walkers likely to be actively engaged in landscape appreciation.
<b>Value:</b>	Medium	PRoW is marked on OS mapping
<b>Magnitude of Visual Effect:</b>	No effect	A visit to the PRoW indicated that no notable views are likely to the proposed development due to screening by vegetation.
<b>Nature of Effect</b>	<b>No effect</b>	
<b>Significance of Effect</b>	<b>Not Significant</b>	

### Users of Wales Coast Path

	Level	Rationale summary/narrative
<b>Sensitivity:</b>	High	Susceptibility x Value
<b>Susceptibility to Change:</b>	High	Walkers likely to be actively engaged in landscape and seascape appreciation.
<b>Value:</b>	High	Nationally promoted route
<b>Magnitude of Visual Effect:</b>	Negligible	The ZTV (figure 8) indicates that parts of the Wales Coast Path in the west of the Study Area may offer views to the proposed development. Viewpoint 8 shows the clearest identified view to Site on this section of the Wales Coast Path. The Site is almost entirely screened by intervening tree cover and is set back from the coast such that the proposed development is likely to be missed by the casual observer.
<b>Nature of Effect</b>	<b>Negligible</b>	
<b>Significance of Effect</b>	<b>Not Significant</b>	

### Walkers on Moel Ednyfed

	Level	Rationale summary/narrative
<b>Sensitivity:</b>	High	Susceptibility x Value
<b>Susceptibility to Change:</b>	High	Walkers likely to be actively engaged in landscape appreciation.
<b>Value:</b>	Medium	PRoW is marked on OS mapping
<b>Magnitude of Visual Effect:</b>	Negligible	The ZTV (figure 8) indicates potential views from Moel Ednyfed to the proposed development. However, as indicated by Viewpoint 10, the Site is well screened by intervening tree cover. The proposed development is likely to be missed by the casual observer.
<b>Nature of Effect</b>	<b>Negligible</b>	
<b>Significance of Effect</b>	<b>Not Significant</b>	

**Residents of Tan Lon Lodge  
(near Viewpoints 5 & 6)**

	<b>Level</b>	<b>Rationale summary/narrative</b>
<b>Sensitivity:</b>	High	Susceptibility x Value
<b>Susceptibility to Change:</b>	High	Views in direction of site likely from main living spaces
<b>Value:</b>	High	Residents likely to highly value views from property
<b>Magnitude of Visual Effect:</b>	Low	The property has no upper storey windows facing east in the direction of the Site. However, it does feature some ground floor windows that face east in the direction of the Site. Trees and shrub planting adjacent to the property screen and filter some views in the direction of the Site. Nonetheless residents are likely to obtain some partial glimpse gives of the western side of the proposed school buildings at a minimum separation distance of ~230m where garden vegetation allows. The school buildings and boundary fence will appear mostly beyond and partly screened / filtered by the mature trees retained on the western edge of the Site which will provide a further sense of separation (see viewpoint 6). The relatively low profile of the school buildings (i.e. mostly single-storey with hall ridge at <8m above ground level) will help mitigate the visual presence of the building which will become a partially visible background element where views are available.
<b>Nature of Effect</b>	<b>Moderate adverse</b>	
<b>Significance of Effect</b>	<b>Not Significant</b>	

**Residents of Bron Eifion Lodge  
(near Viewpoint 3)**

	<b>Level</b>	<b>Rationale summary/narrative</b>
<b>Sensitivity:</b>	High	Susceptibility x Value
<b>Susceptibility to Change:</b>	High	Views in direction of site likely from main living spaces
<b>Value:</b>	High	Residents likely to highly value elevated views
<b>Magnitude of Visual Effect:</b>	Low reducing to Negligible over 5 Years	This two-storey property occupies a slightly elevated position north of the A497 and west of Lon Fel. Its principal views are to the south-west in the direction of the Site. To the immediate south-west of the house is a wooded garden. The school buildings will be at a minimum separation distance of ~100m from Bron Eifion Lodge.

	<p>Residents are likely to obtain some views to the new road entrance off the A497, the boundary fence and the associated break in the retaining wall. Residents are also likely also obtain some partial views to upper parts of the proposed buildings, however, the majority of the building is likely to be filtered in views by the trees of the woodland garden adjacent to the house of Bron Eifion Lodge. Lower parts of the building are likely to be partly screened by the retained parts of the retaining wall alongside the A497.</p> <p>The presence of the A497 will give a strong sense of separation to the proposed development. The school's relatively low elevation in the landscape combined with its relatively low building height (mostly single-storey with hall ridge at &lt;8m above ground level) will further add to the sense of separation.</p> <p>Proposed buffer planting alongside the Site's retaining wall will increase the level of screening/filtering of the proposed building as it establishes.</p>
<b>Nature of Effect</b>	<b>Moderate adverse</b> reducing to <b>Slight adverse</b> over 5 years
<b>Significance of Effect</b>	<b>Not Significant</b>

**Residents of Caerfa  
(near Viewpoint 3)**

	<b>Level</b>	<b>Rationale summary/narrative</b>
<b>Sensitivity:</b>	High	Susceptibility x Value
<b>Susceptibility to Change:</b>	High	Views in direction of site likely from main living spaces
<b>Value:</b>	High	Residents likely to highly value elevated views
<b>Magnitude of Visual Effect:</b>	Low reducing to Negligible over 5 Years	<p>This two-storey property occupies a slightly elevated position north of the A497 and east of Lon Fel. Its principal views are to the south and west in the direction of the Site. The school buildings will be at a minimum separation distance of ~110m from Caerfa.</p> <p>Residents are likely to obtain some views to the new road entrance off the A497, boundary fencing and the associated break in the retaining wall from upper storey windows although views from ground floor windows are likely to be screened/partly filtered by garden vegetation. Residents are also likely also obtain some partial views to upper parts of the proposed buildings from upper-storey windows. Lower parts of the proposed building are likely to be partly screened by the retained parts of the retaining wall alongside the A497. The presence of the A497 and the woodland retained in the north-</p>

	<p>eastern corner of the Site will give a strong sense of separation to the proposed development. The school's relatively low elevation in the landscape combined with its relatively low building height (mostly single-storey with hall ridge at &lt;8m above ground level) will further add to the sense of separation and likely allow long distance views from Caerfa's upper storey windows to be retained.</p> <p>Proposed screen planting alongside the Site's retaining wall will increase the level of screening/filtering of the proposed buildings as it establishes.</p>
<b>Nature of Effect</b>	<b>Moderate adverse</b> reducing to <b>Slight adverse</b> over 5 years
<b>Significance of Effect</b>	<b>Not Significant</b>

**Residents of Titionfa Guest House  
(near Viewpoint 3)**

	<b>Level</b>	<b>Rationale summary/narrative</b>
<b>Sensitivity:</b>	High	Susceptibility x Value
<b>Susceptibility to Change:</b>	High	Views in direction of site likely from main living spaces
<b>Value:</b>	Medium	Residents likely to value views to trees of Site
<b>Magnitude of Visual Effect:</b>	Negligible	<p>Titionfa Guest House is a three-storey property on the eastern side of Lon Fel and has a number of windows that face the Site.</p> <p>Residents are likely to obtain some clear close distance views to the boundary fencing. However, this is likely to be a relatively low-level and minor visual change. The majority of the existing woodland is to be retained and will provide screening/filtering of longer views into the Site, screening or filtering views of the proposed buildings beyond, such that it will form a minor background element in views at most.</p>
<b>Nature of Effect</b>	<b>Slight adverse</b>	
<b>Significance of Effect</b>	<b>Not Significant</b>	

### Users of Cambrian Line railway

	Level	Rationale summary/narrative
<b>Sensitivity:</b>	Medium	Susceptibility x Value
<b>Susceptibility to Change:</b>	Medium	Views in direction of site likely from main living spaces
<b>Value:</b>	Medium	Residents likely to value views to trees of Site
<b>Magnitude of Visual Effect:</b>	Negligible	<p>The rail route is promoted as a scenic route and within the Study Area includes sea views.</p> <p>Rail users are unlikely to obtain clear views to the proposed development when adjacent to the southern boundary of the Site due to screening / heavy filtering by vegetation and a cutting. Users are likely to obtain some transient glimpse views of the Site from near the south-west corner of the Site where there is a gap in the vegetation. Given the transient glimpse nature of the view combined with the Site's close proximity to Cricieth, the proposed development is likely to result in a negligible visual effect for rail users.</p>
<b>Nature of Effect</b>	<b>Negligible</b>	
<b>Significance of Effect</b>	<b>Not Significant</b>	

## 9. SUMMARY AND CONCLUSION

### 9.1 Landscape Effects

- 9.1.1 The proposed development will have **no significant effects** on any of the landscape elements, landscape character or landscape designations assessed. The results of the LVIA process are summarised in the tables below:

#### Landscape Elements

Landscape Element	Nature of Effect	Significance
Vegetation of the Site and its boundaries	Slight adverse becoming slight beneficial over 5 years	<b>Not significant</b>
Landform on which the Site is located	Moderate adverse	<b>Not significant</b>

#### Landscape Character

LAMDMAP Aspect Areas	Nature of Effect	Significance
Visual & Sensory Aspect Area: GWNDDVS066 Mynydd Ednyfed north of Criccieth	Slight neutral	<b>Not significant</b>
Visual & Sensory Aspect Area: GWNDDVS073 Criccieth	Negligible	<b>Not significant</b>
Visual & Sensory Aspect Area: GWNDDVS074 Morfa Abererch	Negligible	<b>Not significant</b>
Visual & Sensory Aspect Area: GWNDDVS082 Shingle beaches	Negligible	<b>Not significant</b>
Historic Landscape Aspect Area: GWNDDHL103 Llanystumdwy & parkland	Moderate adverse	<b>Not significant</b>
Historic Landscape Aspect Area: GWNDDHL674 Cricieth	Negligible	<b>Not significant</b>
Historic Landscape Aspect Area: GWNDDHL016 Coastal flats around Glanllynau	Negligible	<b>Not significant</b>
Historic Landscape Aspect Area: GWNDDHL009 Eastern Eifionydd fieldscape	Negligible	<b>Not significant</b>
Cultural Landscape Services Aspect Area: GWNDDCLS090 Mynydd Ednyfed north of Criccieth	Slight beneficial	<b>Not significant</b>
Cultural Landscape Services Aspect Area: GWNDDCLS097 Criccieth	Negligible	<b>Not significant</b>
Cultural Landscape Services Aspect Area: GWNDDCLS098 Morfa Abererch	Negligible	<b>Not significant</b>
Cultural Landscape Services Aspect Area: GWNDDCLS126 Shingle beaches	Negligible	<b>Not significant</b>
Geological Landscape Aspect Area: GWNDDGL146 Llanystumdwy	Moderate adverse	<b>Not significant</b>

Landscape Habitats Aspect Area: GWNDLH562	Slight adverse becoming Slight beneficial over 5 years	<b>Not significant</b>
<b>Gwynedd Landscape Character Assessment</b>	<b>Nature of Effect</b>	<b>Significance</b>
LCA 8 Pwllheli-Criccieth Coast	Slight adverse	<b>Not significant</b>
LCA 10 Central Llyn	Negligible	<b>Not significant</b>

## 9.2 Visual Effects

- 9.2.1 The proposed development will have **no significant effects** on any of the visual receptors assessed. The results of the LVIA process are summarised in the table below:

### Visual Receptors

Visual Receptor	Nature of Effect	Significance
Users of A497	Slight adverse reducing to Negligible over 5 years	<b>Not significant</b>
Users of Lon Fel	Slight adverse	<b>Not significant</b>
Users of PRoWs Criccieth No 22 / Llanystumdwy No 73 (restricted Byways)	Up to Moderate adverse	<b>Not significant</b>
Users of PRoW Cricieth No. 23 (Bridleway)	No effect	<b>Not significant</b>
Users of Wales Coast Path	Negligible	<b>Not significant</b>
Walkers on Moel Ednyfed	Negligible	<b>Not significant</b>
Residents of Tan Lon Lodge	Moderate adverse	<b>Not significant</b>
Residents of Bron Eifion Lodge	Moderate adverse reducing to Slight adverse over 5 years	<b>Not significant</b>
Residents of Caerfa	Moderate adverse reducing to Slight adverse over 5 years	<b>Not significant</b>
Residents of Titionfa Guest House	Slight adverse	<b>Not significant</b>
Users of Cambrian Line railway	Negligible	<b>Not significant</b>

## 9.3 Conclusion

- 9.3.1 No significant landscape or visual effects have been identified. The proposed development is considered acceptable in terms of its likely landscape and visual effects.



## Appendix 1: Methodologies

### Landscape and Visual Impact Assessment (LVIA) Overview

Landscape and Visual Impact Assessment is a tool used to inform planning decisions on the likely effects of a Proposed Development upon the landscape resources and visual amenity experienced in a given area.

The methodology has been developed in accordance with the Guidelines for Landscape and Visual Assessment, Third Edition (GLVIA3), published by the Landscape Institute, which is generally regarded as the industry standard. In accordance with GLVIA3, the scope of this assessment has been tailored in response to the scale of the Proposed Development, to provide information that is *“appropriate and proportional”* for the understanding of the Proposed Development in its context (para. 1.17).

LVIAs are composed of two types of assessment – the first of which is concerned with effects upon the landscape (i.e. physical and character changes) and the second is concerned with the visual effects experienced by people.

This assessment is based on a desktop study of publicly available information and field work undertaken on the Site and study area.

It is important to note that this assessment contains objective information and subjective judgements based on professional opinion. Subjectivity is avoided as much as possible by focusing on the objective description of the changes to views, rather than potential viewers reactions to these changes.

#### Susceptibility of Landscape Receptors

The Susceptibility to Change of landscape receptors describes the landscape’s ability to maintain its baseline condition while accommodating development. Determining Susceptibility is reliant on the interaction between the specific landscape in question and the specific development in question, therefore it does not form part of the baseline information (as recorded landscape character studies might record ‘Sensitivity’) but is part of the assessment of effects. (GLVIA3 para. 5.42). Given that susceptibility relates to the specific development and the specific landscape receptor, the separation distance between the specific development and the specific landscape receptor is likely to be a modifying factor in considering susceptibility. The Susceptibility of a landscape to development is recorded on a verbal scale of High, Medium to Low, with justification for the judgement provided. Examples of landscape susceptibility are described below:

- **High** – landscapes which are highly cohesive, in good condition, with historical and vernacular features intact and low levels of development. These landscapes are likely to be subject to conservation designations. The proposed development is likely to be within the assessed landscape. May include smaller scale landscapes less likely to accommodate change.
- **Medium** – landscapes in which some development is present, but which are still largely intact and cohesive, in good condition, with some historical features. May include larger scale landscapes more likely to accommodate change.
- **Low** – landscapes which are generally regarded as being in poor condition, in which a large degree of change is present, with discordant features and little historical or vernacular character is present.

### Value of Landscape Receptors

The Value of the landscape considers the importance of that landscape to society. Landscape designations are considered as a starting point, but individual elements may also be considered, such as geological formations or tree planting. Examples of landscape valuation are given below:

- **High** – Landscapes of national or international importance, such as AONBs, National Trails, World Heritage Sites, and National Parks. Registered Parks and Gardens and Scheduled Ancient Monuments may also be included depending on their listing.
- **Medium** – Locally valued recreational landscapes, such as Country Parks, popular trails, Open Access Land or well-known areas of scenic beauty. Everyday landscapes valued by the local community, such as residential neighbourhoods.
- **Low** – Landscapes which are dominated by commercial and industrial development and/or with little evidence of being valued by the community.

Susceptibility and Value are combined to identify Sensitivity as per Table 1.

**Table 1: Sensitivity of Landscape Receptors**

Landscape Value	Susceptibility to Change		
	High	Medium	Low
High	High	High	Medium
Medium	High	Medium	Low
Low	Medium	Low	Low

### Susceptibility to Change of Visual Receptors

Visual receptors are always people but may be classed in different categories dependent upon the activities engaged in at the location where the view is experienced. For example:

**High** – This category is for viewers principally engaged in activities involving enjoyment of the landscape, or for views from residential properties, which may be of significance for the inhabitants due to the long term experience of such views, or the limited availability of views. Of particular susceptibility are residential properties with views experienced from the main living spaces of a dwelling, such as living rooms, kitchens and to some degree gardens, where views may be part of the enjoyment of the property, and are experienced in daylight hours.

**Medium** – This category covers viewers where views may add to their experience. This includes users of local Public Rights of Way networks where landscape appreciation is not a principal activity, National Cycle Routes and users of scenic road routes where the speed of travel is low enough to allow enjoyment of scenery.

**Low** – This category is for viewers who are engaged in activities which have no relationship to the landscape, generally workers or others engaged in industrial, retail or high speed travel activities.

### Value of Visual Receptors' Views

The value of a view is closely linked to its susceptibility, but the differentiation helps to distinguish between views that may relate to a given receptor, but which might themselves be of a different value, i.e. a view from a residential property over an industrial complex, or a view from a motorway which provides panoramas over an AONB.

- **High** – Highly valued views include those that take in well-known views associated with a designated or promoted landscape, public viewpoints associated with historic assets, or close range views of townscapes. Unrestricted, panoramic views of the countryside or seascape may also be highly valued.
- **Medium** – More common, un-promoted views of open countryside, heritage assets or townscape.
- **Low** – Unrestricted views of degraded landscapes, close range views of industrial or infrastructure features.

Susceptibility and Value are combined to identify Sensitivity as per Table 2.

**Table 2: Sensitivity of Visual Receptors**

Value of View	Susceptibility to Change		
	High	Medium	Low
High	High	High	Medium
Medium	High	Medium	Low
Low	Medium	Low	Low

### Magnitude of Landscape Effect

The magnitude of landscape effect is an expression of the degree of addition, change or loss which would be experienced by the baseline landscape conditions and is classified as high, medium, low or negligible. With regard to landscape character particular attention is focussed on understanding how the key characteristics that contribute to landscape character may be affected. The magnitude of predicted change sustained by any landscape receptor is a product of the following considerations:

- **Scale:** The degree or scale of change to the landscape resource: some of these changes may be quantifiable, for example, through direct effects such as the number of trees to be lost or the length of hedgerow lost as a result of a proposed development, often expressed as proportion of the resource. Nevertheless the scale of other changes, in particular changes to more aesthetic characteristics are more difficult to precisely evaluate and must rely upon a degree of professional judgement.
- **Duration:** The changes and the consequent effect(s) may be restricted to particular periods of the day or they may be seasonal. Magnitudes of change may be affected by factors such as seasonal changes in vegetation or landscape management, for example, as a consequence of arable crop harvesting or coppicing and hedge laying;

- **Permanence:** Whether changes are likely to be permanent or not;
- **Contrast:** The degree to which how the type of changes contrast with attributes/characteristics/composition of the baseline situation;
- **Indirect effects:** these are effects which are not a direct result of the development, but are often produced away from it. Indirect effects often occur where proposals are in adjacent or distant character areas and the effect is on the context or setting.

General guidance is provided below which gives examples of how different considerations interact to produce different landscape magnitude categories. However, it is recognised that for some developments in certain locations there may be combinations of factors that do not comply with the range of effects set out below. In these situations, professional judgement has to be made concerning the definition of the level of landscape effects.

- **High Magnitude:** Total loss or major alteration to key elements/features/characteristics of the baseline conditions such that the post-development character/composition/attributes of the baseline will be fundamentally altered. These notable changes may occur over an extensive area or intensive change over a more limited area where there is the complete loss of notable features or elements or the addition of new uncharacteristic features or elements that would lead to a fundamental change in the overall landscape quality and character that are likely to be irreversible.
- **Medium Magnitude:** Partial loss or alteration to key elements/features/characteristics of the baseline conditions such that the character/composition/attributes of the baseline will be partially changed.
- **Low Magnitude:** Minor loss or alteration. Change arising from the loss/alteration will occur but the underlying character/composition/attributes of the baseline condition will be similar to the post-development circumstances/patterns.
- **Negligible:** Negligible loss or change to key elements/features/characteristics of the baseline conditions. Changes will not be notable when considering the receptor as a whole.
- **No Effect** approximates to a 'no change' situation.

### **Magnitude of Visual Effect**

The magnitude of visual effect is described as high, medium, low or negligible to take account of possible landscape changes which may affect a visual receptor's view. The magnitude of visual effect is described by reference to:

- **Scale:** The scale of change in the receptor's view and the loss or addition of features in that view and changes in the composition and extent of view affected. The scale of the development relative to its landscape setting may be more or less emphasised by the presence or lack of scale indicators;
- **Contrast:** The degree of contrast or integration of any new features or changes in the views with the existing or remaining visual elements and characteristics in terms of mass, scale, colour, form and texture;
- **Distance:** The distance between the visual receptor and the development and the frequency and ease with which the development may be viewed by visual receptors or from a particular Viewpoint taking into account seasonal factors such as leaf loss and weather conditions. For this LVIA distance is defined as:

- Close distance - up to 250m;
  - Medium distance – 250m to 1km;
  - Long distance - over 1km.
- **Angle:** The angle of the main direction of the view and whether the development would be viewed against the skyline or a background landscape;
  - **Duration:** The duration, whether temporary or long term, intermittent (for instance along linear routes) or continuous, or seasonal.

General guidance is provided below which provides examples of how different considerations interact to produce different visual magnitude categories.

- **High Magnitude:** A major change, obstruction of a view or intrusion into a view by new elements that are incongruous or discordant with the context of the baseline view and which are directly visible and likely to appear in the foreground and may screen views to the horizon or form a prominent focal point on the skyline.
- **Medium Magnitude:** A moderate change or view to a new element(s) within the view which will be readily noticed directly, with partial context and appearing in the foreground or middle-ground. Some key parts of the overall view are likely to remain but the change is likely to notably detract from the key elements and qualities of the view.
- **Low Magnitude:** A low level of change. Typically partly screened and/or mitigated. May appear in the middle-ground or background of the view although may be in close distance views where strong context for the change is present. In
- panoramic views likely to represent a small proportion of the view and not notably interrupting the overall view. New elements may appear associated with similar existing elements within the view or of be relatively low contrast to surrounding landscape.
- **Negligible:** Few viewers affected by a small or intermittent change to the view. The change may be obliquely viewed and/or mostly screened and/or appearing in the background and/or with strong context and/or at long distance and therefore small scale and/or viewed at high speeds over short periods. May include background changes that appear to extend existing development using similar colours, forms and heights. Includes situation where the proposed development may be missed by the casual observer.
- **No Effect** approximates to a 'no change' situation.

### Determining Significance of Effect

Whether or not an effect is judged to be Significant is arrived at by combining the judgement of the Sensitivity of a receptor and the judgement of the Magnitude of Effect. Table 3 indicates the way in which these judgements are combined to arrive at a Nature of Effect from which a judgement of whether an effect is significant or not is made. Significant landscape and visual effects, in the assessor's opinion, resulting from the proposed development would be all those effects that result in a '**Major**' or a '**Major-Moderate**' Nature of Effect and any exceptions would be clearly explained. This emphasis upon professional judgement as opposed to a purely mechanistic approach is in line with the overarching approach to LVIA that is advocated in the third edition of the GLVIA.

It should be noted that the conclusion that some effects may be ‘significant’ must not be taken to imply that they should warrant refusal.

**Table 3: Nature of Effect**

Magnitude	Sensitivity		
	High	Medium	Low
High	Major	Major-Moderate	Moderate
Medium	Major-Moderate	Moderate	Slight
Low	Moderate	Slight	Negligible
Negligible	Slight or Negligible	Negligible	Negligible



**Major** and **Moderate-Major** effects are considered most likely to be regarded as **significant**

**Adverse / Neutral / Beneficial effects**

Wherever the Nature of Effect is greater than negligible a judgement as to whether it is likely to be adverse or beneficial to the receptor in question is recorded. Where both adverse and beneficial effects may be present and broadly balance each other, a neutral effect may be recorded

**Photography**

Photography is produced and presented with reference to Landscape Institute’s technical guidance note 06/19 Visual Representation of Development Proposals (2019). The photographic fieldwork for LVIA is carried out in fair weather conditions, such as sun, partly cloudy or high white overcast. The camera used for viewpoint photography was a Nikon D3200 digital SLR with 35mm prime lens.

**Zone of Theoretical Visibility (ZTV)**

ZTVs are produced using GIS software using OS and NRW Digital Terrain Models. The ZTV is based on a ‘bare earth’ model (i.e. does not include existing vegetation or structures) and does not factor in any mitigation planting or proposed bunding.