



**Amber REI Holdings Ltd  
Gaerwen Industrial Estate, Anglesey**

**Landscape & Visual Appraisal**

**A109869**

**March 2019**

# Amber REI Holdings Ltd

## Gaerwen Industrial Estate, Anglesey

### Landscape and Visual Appraisal

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## Report Overview

- Introduction; nature of project, likely effects and mitigation; scope of assessment/appraisal;
- Overview of landscape policies and designations;
- Findings of landscape baseline, summary of main findings of effects assessment;
- Findings of visual baseline, receptors identified, and viewpoints studied, summary of main findings of effects assessment;
- Main findings, review against policy, and Conclusions.

## 1.0 Introduction

1.1.1 WYG is instructed by Amber REI Holdings Ltd to prepare this Landscape and Visual Appraisal (LVApp). The LVApp is to accompany the hybrid planning application which relates to the demolition of existing buildings at the site of the former Welsh Country Foods Abattoir, Lôn Groes, Gaerwen, and the construction of an Industrial Estate.

## 1.2 Scope of the appraisal

1.2.1 The proposal is for the redevelopment of the former Welsh Country Foods Abattoir site comprising the construction of 14 industrial units with associated hardstanding areas, road access and car parking. The proposed development would be split into two Phases. Phase 1 of the proposals covers 1.74 hectares that includes proposals for 2 of the industrial units site, access proposals and car parking areas. Phase 2 of the proposed development covers 9.88 hectares and includes the remaining 12 industrial units and the associated hardstanding areas and access road. The combined site area totals 11.62 hectares, the redline boundaries for the site is shown on **Figure LA.01**.

1.2.2 The proposed heights of each of the industrial units would be between 10.8m and 14m high, with the majority of the units being circa 11m high. Acoustic barrier fencing would also be provided close to the northeast boundary of the site, which would be 2.5m high. Vehicular access to the proposed industrial site would be via Lôn Groes road along the north boundary of the site. Proposals for the site also include the retention of native boundary hedgerows and trees and the planting of new trees, hedgerows and amenity planting.

1.2.3 This Landscape and Visual Appraisal (LVApp) provides an assessment of the effects of the proposed development after completion, on the landscape of the site and its context. In this Appraisal, effects on features identified as important to the scenic quality, or effects on the landscape character of the site and its setting are assessed.

Effects on peoples' views of the site and its setting, or visual amenity, are also assessed.

1.2.4 For the purposes of assessing the landscape and visual effects of this proposal, study areas have been defined, shown on **Figure LA.01**:

- The "site" extends to the redline boundary of the site as shown on **Figure LA.01**;
- The wider "landscape context" extends to 3km from the site boundary as show on **Figure LA.02-1**. A more focused study has been carried out for a 1km radius from the site boundary as shown on **Figures LA.02-2**;
- The visual study area extends to 1km from the site boundary as shown on Figure **LA.04-2**.

1.2.5 The objectives of the appraisal are to:

- Describe and evaluate the landscape of the site and surrounding landscape context and visual amenity of the surrounding area, which might be affected by the proposed development;
- Examine the development proposals and analyse the potential effects on the landscape and visual amenity associated with the scheme's design or operation;
- Provide an assessment of the landscape and visual effects of the proposed development with integral mitigation measures in place.

1.2.6 The LVApp is presented with separate sections dealing with effects on landscape, effects on visual amenity. The LVApp is illustrated by plans and photographs, as follows:

|                      |                                      |
|----------------------|--------------------------------------|
| Figure <b>LA.01</b>  | Site Location                        |
| Figures <b>LA.02</b> | Designations and Public Access       |
| Figures <b>LA.03</b> | LANDMAP plans                        |
| Figures <b>LA.04</b> | Zone of Theoretical Visibility plans |
| Figure <b>LA.05</b>  | Landscape context of the site        |
| Figure <b>LA.06</b>  | Site photographs                     |
| Figures <b>LA.07</b> | Viewpoint Photographs                |

1.2.7 Detailed information is presented in Appendices as follows:

|                   |                                |
|-------------------|--------------------------------|
| Appendix <b>1</b> | General Assessment Methodology |
| Appendix <b>2</b> | Landscape policies             |
| Appendix <b>3</b> | Figures                        |

## 1.3 Appraisal methodology

1.3.1 The methodology used for assessing the landscape and visual effects is based on the recommendations in Guidelines for Landscape and Visual Impact Assessment 3<sup>rd</sup> Edition published by The Landscape Institute and the Institute of Environmental Management & Assessment in 2013 (GLVIA3). A summary of the general methodology used is set out in **Appendix 1**.

1.3.2 The Landscape Institute has advised in relation to Landscape & Visual Appraisals outside a formal EIA process in its "Statement of Clarification 1/13"<sup>1</sup>:

In carrying out appraisals, the same principles and process as LVIA may be applied but, in so doing, it is not required to establish whether the effects arising are or are not significant given that the exercise is not being undertaken for EIA purposes. ... The emphasis on likely 'significant effects' in formal LVIA stresses the need for an approach that is proportional to the scale of the project that is being assessed and the nature of its likely effects. The same principle – focussing on a proportional approach – also applies to appraisals of landscape and visual impacts outside the formal requirements of EIA.

1.3.3 The appraisal process comprises a combination of desk studies and field surveys, with subsequent analysis, and involved:

- A review of landscape designations and planning policies for the landscape, and of other landscape studies relevant to the area, including LANDMAP;
- A survey of the site and landscape context study areas and inspection of views of the site from publicly accessible viewpoints, including a photographic survey. The surveys were carried out on 19 November 2018.
- The selection of viewpoints used considered the landscape comments in the Pre-application advice letter<sup>2</sup> and email<sup>3</sup>;
- Evaluation of the features and elements of the landscape and their contribution to the landscape character, context and setting, based on these studies;
- Analysis of the development proposals and consideration of potential landscape and visual effects;
- Assessment of the susceptibility and sensitivity of the landscape to the changes likely to arise from the development;
- Identification of the extent of theoretic visibility of the development and potentially sensitive viewers and view locations, supported by a viewpoint analysis;

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<sup>1</sup> Landscape Institute website: <https://www.landscapeinstitute.org/technical/glvia3-panel/glvia3-clarifications/> [accessed 08 January 2019]

<sup>2</sup> Letter from Dewi Francis Jones MSc, MRTPI, Chief Planning Officer – Regulation and Economic Development at Isle of Anglesey County Council to Mr Peter Waldren at WYG, dated 23.10.2018, App No. PreApp/2018/153

<sup>3</sup> Email from Ed Henderson, Senior Landscape and Tree Officer at Isle of Anglesey County Council, to David Pryce Jones at Isle of Anglesey County Council, dated 19.09.2018, Pre-application advice, PreApp/2018/153

- Consideration of proposals for mitigation measures to avoid, reduce or offset adverse effects;
- Assessment of magnitude of change arising from the proposal and the degree and nature of effects on the landscape and on visual amenity, with the mitigation proposals in place.

## Assessment and mitigation

1.3.4 The effects of the development, whether beneficial or adverse, may vary in nature and degree through its lifecycle and, where feasible, mitigation measures are proposed to be incorporated in the design of the development. The purpose of mitigation measures is, first, to prevent or avoid the potential adverse effects identified, and if that is not possible, to reduce the potential adverse effect. Where adverse effects are unavoidable, the purpose is to offset or compensate for the effect.

1.3.5 Details of the assessment criteria for landscape effects and visual effects are set out in those respective sections.

## 1.4 Weather

1.4.1 The weather is a factor affecting the assessment of, especially, visual impacts. The Met Office<sup>4</sup> publish average statistics for weather patterns for the region, monthly and annual, for maximum and minimum temperatures, days of air frost, hours of sunshine, amount of rainfall - both generally and the number of days when rainfall is above 1mm. For Plas Newydd (Anglesey), the nearest Climate station to where the site is located:

- Rainfall above 1mm per day, which limits visibility, occurs on an average of 143 days in the year, about 39% of the year;
- There are on average 20.3 days when air frost occurs, which can produce hazy conditions limiting visibility, about 5.5% of the year;
- There is an average of 1345.9 hours of sunshine per annum for the district, which is less than the regional average of 1401 hours.

## 1.5 Guidance etc

1.5.1 In addition to GLVIA3, the Landscape Institute's Advice Note 01/11 Photography and Photomontage in Landscape and Visual Impact Assessment was referred to.

1.5.2 Relevant policy, landscape character assessments, and other contextual information sources were also referred to, including:

- NRW LANDMAP;
- Anglesey Landscape Strategy Update 2011; and

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<sup>4</sup> The data quoted are those for Region for Plas Newydd (Anglesey), obtained from The Met Office website: <https://www.metoffice.gov.uk/public/weather/climate/qcmn8j13p> [accessed 08.01.19]

- Policies relevant to the landscape and visual amenity in national and regional policy including Anglesey and Gwynedd Joint Local Development Plan 2011 – 2026.

## Photography

- 1.5.3 Photographs have a special role in describing landscape character and illustrating key views. In order for photograph to be representative and to create an image that is as similar as possible to that which is seen with the human eye, the Landscape Institute (LI) advises using a lens with a focal length equivalent to 50 mm for a 35 mm Single Lens Reflex (SLR) camera, and a horizontal field of view of a little under 40 degrees<sup>5</sup>. The camera used for the appraisal photography was a Canon EOS 5D Mark iii digital SLR camera with a full frame sensor. Photographs were taken with a focal length of 50mm.
- 1.5.4 Landscape photography includes wide angle or panoramic views requiring a sequence of photographs to be taken across the view. Where this approach is taken, a series of overlapping photographs are digitally spliced together in Adobe Photoshop CS using a cylindrical projection to provide a panorama approximating to the normal field of view in a landscape context. Where necessary, the contrast and brightness of individual photographs is slightly manipulated in order to create a consistent panorama without visible joins.

## 2.0 Landscape Policies and Designations

### 2.1 National and local policy

#### Planning Policy Wales

- 2.1.1 Planning Policy Wales (PPW), Edition 10 December 2018, sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TANs). It translates The Welsh Government's commitment to sustainable development into the planning system so that it can play an appropriate role in moving towards sustainability. The key policies that are of relevance to the development include:
- **Chapter 3 Strategic and Spatial Choices**, paragraph 3.9 states "*The special characteristics of an area should be central to the design of a development... In areas recognised for their particular landscape... or historic character and value, it can be appropriate to seek to promote or reinforce local distinctiveness. In those*

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<sup>5</sup> The Landscape Institute, Landscape Institute Advice Note 01/11, Photography and photomontage in Landscape and Visual Assessment, March 2011, on LI website:  
<https://www.landscapeinstitute.org/visualisation/> [accessed 08.01.2019]

*areas, the impact of development on the existing character, the scale and siting of new development... will be particularly important."*

- **Paragraph 3.14** states *"Site and context analysis should be used to determine the appropriateness of a development proposal in responding to its surroundings. This process will ensure that a development is well integrated into the fabric of the existing built environment. The analysis process will highlight constraints and opportunities presented by existing settlement structure and uses, landscape... soundscape and built form which will need to be considered when formulating proposals."*
- **Chapter 6 Distinctive and Natural Places**, paragraph 6.0.2 states *"The special and unique characteristics and intrinsic qualities of the natural and built environment must be protected in their own right, for historic, scenic, aesthetic and nature conservation reasons."*
- **Section 6.3, paragraph 6.3.3** states *"All the landscapes of Wales are valued for their intrinsic contribution to a sense of place, and local authorities should protect and enhance their special characteristics, whilst paying due regard to the social, economic, environmental and cultural benefits they provide, and to their role in creating valued places."*

## Local Policy

- 2.1.2 The site lies within the boundaries of the Isle of Anglesey. Local planning policy relevant to the proposed development of the site is provided by the Anglesey and Gwynedd Joint Local Development Plan, which was adopted on 31<sup>st</sup> July 2017. Relevant policies relating to the proposed development are outlined below. Details of these policies can be found in **Appendix 2** of this report.

### Anglesey and Gwynedd Joint Local Development Plan 2011 – 2026

- Strategic Policy **PS 5: Sustainable Development** states *"Development will be supported where it is demonstrated that they are consistent with the principles of sustainable development. All proposals should... Give priority to effective use of land and infrastructure, prioritizing wherever possible the reuse of previously developed land... Protect and improve the quality of the natural environment, its landscapes..."*
- Policy **PCYFF 3: Design and Place Shaping** states *"All proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places..."*
- Policy **PCYFF 4: Design and Landscaping** states *"All proposals should integrate into their surroundings... A landscape scheme should, where relevant:*

1. *Demonstrate how the proposed development has given due consideration to the Landscape Character Area Assessment...*
4. *Respect, retain and complement any existing positive natural features, landscapes, or other features on site;*
5. *Identify trees, hedgerows, water courses and topographical features to be retained..."*

- **Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment** states *"The Councils will manage development so as to conserve and where appropriate enhance the Plan area's distinctive natural environment, countryside... and proposals that have a significant adverse effect on them will be refused... When determining a planning application, consideration will need to be given to the following:-*
  1. *Safeguard the Plan area's... landscapes;*
  2. *Protect or where appropriate enhance sites of international, national, regional and local importance and, where appropriate, their settings in line with National Policy;*
  3. *Have appropriate regard to the relative significance of international, national or local designations...*
  7. *Protect, retain or enhance the local character and distinctiveness of the individual Landscape Character Areas (in line with Policy AMG 2)...*
  8. *Protect, retain or enhance trees, hedgerows or woodland of visual, ecological, historic cultural or amenity value."*
- **Policy AMG 1: Area of Outstanding Natural Beauty Management Plans** states *"Proposals... affecting the setting and/ or significant views into and out of the Areas of Outstanding Natural Beauty must, where appropriate, have regard to the relevant Area of Outstanding Natural Beauty Management Plan."*
- **Policy AMG 2: Special Landscape Areas** states *"Where appropriate, the Councils will require a Landscape and Visual Impact Assessment in order to consider the impact of the development on the designated area..."*
- **Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Character** states *"A proposal will be granted provided it doesn't have significant adverse impact upon features and qualities which are unique to the local landscape in terms of visual, historic, geological, ecological or cultural aspects..."*

## 2.2 Designations

2.2.1 Landscape designations provide an indication of landscape value. They are areas that have been recognised for qualities such as scenic beauty and the recreational potential of the landscape. Landscape designations are shown on **Figures LA.02**.

### AONB

2.2.2 Approximately 3.5km to the southeast of the site is the Anglesey AONB. The AONB mainly covers the coastal area of Anglesey but also includes the Holyhead Mountain and Mynydd Bodafon. The AONB was "*designated in order to protect the aesthetic appeal and variety of the island's coastal landscape and habitats from inappropriate development.*"<sup>6</sup>

2.2.3 Due to the distance of the AONB from the site, its coastal landscape character compared to the site's inland location and the lack of inter-visibility, the AONB has been scoped out of further assessments in this appraisal.

### Special Landscape Areas (SLA)

2.2.4 There are 6 designated SLAs in Anglesey as defined under the adopted Joint Local Development Plan. SLA 11: Malltraeth Marsh and Surrounds is located approximately 0.75km to the northwest of the site at its nearest point. The landscape of the SLA "*comprises the flat, open expanse of Malltraeth Marsh surrounded by rising ground and ridgelines. This large grazing marsh was reclaimed from estuarine marshes in the 18th century, following the construction of the Malltraeth Cob and the canalisation of the Afon Cefni. Today the marsh comprises regular fields of grazed pasture divided by drainage ditches, with areas of reed bed, wet pasture and small ponds/ lakes forming valued wetland habitats (all of the marsh is SSSI and part is managed as an RSPB reserve). The open, treeless character of the marsh enables strong visual connections to be made with the surrounding landscapes, including the adjacent Anglesey AONB and the distant mountains of Snowdonia. The marsh is surrounded by rising land crowned by craggy ridgelines with frequent rock outcrops. This is an intricate and complex landscape with a variety of textures – contrasting greatly with the simple, uniform character of the Marsh. There is strong intervisibility between the two different landscapes; combining to create a unique and highly rural sense of place.*"<sup>7</sup>

2.2.5 Relevant special qualities of the SLA are identified as:

- The open, undeveloped character of Malltraeth Marsh and the lightly settled, rural character of the surrounding higher ground;

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<sup>6</sup> <http://www.anglesey.gov.uk/planning-and-waste/countryside/areas-of-outstanding-natural-beauty-aonbs/the-anglesey-aonb/>

<sup>7</sup> LUC, Review of Special Landscape Areas in Gwynedd and Anglesey, Appendix 1 Statements of Vale and Significance 11: Malltraeth Marsh and Surrounds

- The varied land cover and intricate landscape patterns of the higher land surrounding the Marsh;
- Long, open significant views across the surrounding landscapes, with the mountains of Snowdonia providing a scenic backdrop;
- Its sense of naturalness and tranquillity.

2.2.6 At its nearest point SLA 16: Southern Anglesey Estate lands is located approximately 2.5km to the southeast of the site. Due to its distance from the site, SLA 16 has been scoped out of further assessment from this appraisal.

## Historic and Cultural landscape designations

2.2.7 Historic and cultural landscape designations are shown on **Figures LA.02**.

### Conservation areas and listed buildings

2.2.8 The setting of conservation areas and listed buildings is a consideration during the preparation of landscape and visual impact appraisals.

2.2.9 Llangefni Conservation Area is located approximately 4.8km to the northwest of the site. Due to its distance from the site, it has been scoped out of further assessments in this appraisal.

2.2.10 There are several Grade II Listed buildings within 1km of the site, which are located to the north of the site and associated with the settlement of Gaerwen. The nearest listed features to the site are a milestone and a war memorial, which are both located on the south side of the A5 Holyhead Road, approximately 260m and 285m from the site. On the north side of the A5 Holyhead Road, the Church of St Michael and adjacent school rooms and two windmills are Grade II listed.

2.2.11 Beyond 1km of the site, there are two Listed Buildings located to the west of the site at Plas Berw. These have been scoped out from further assessment due to their distance from the site.

### Scheduled Ancient Monuments (SAMs)

2.2.12 The nearest SAM to the site is Plas Berw, which is the remains of a medieval hall-house with adjacent courtyard. The SAM is located within the Plas Berw Registered Park and Garden (see below paragraphs) and is approximately 1.1km to the northwest of the site.

2.2.13 Approximately 1.4km to the northeast of the site is Capel Eithin (site of) and Cemetery SAM, an early medieval Chapel. Berw Colliery SAM, which was sunk in the early nineteenth century, is located approximately 1.6km to the northwest of the site.

2.2.14 SAMs that are located beyond 2km have been scoped out from further assessment in this appraisal.

## Registered Park and Gardens

- 2.2.15 Plas Berw is the only Registered Park and Garden within 3km of the site, as listed within the Register of Parks and Gardens of Special Historic Interest in Wales prepared by CADW, Natural Resources Wales (NRW) and ICOMOS (UK)<sup>8</sup>. At its nearest point, the southeast facing boundary of Plas Berw is located approximately 0.75km to the northwest of the site. The essential setting to the park circles its northeast and northwest facing boundaries.
- 2.2.16 Plas Berw contains a Deer park, other parks areas, small courtyard garden, and other garden areas around the Grade II\* listed house. A disused railway passes close to southeast of the garden boundary and bisects the central area of the park in a southwest to northeast direction.

## Ancient and Semi-Natural Woodland

- 2.2.17 Within 2km of the site there are some small scattered areas of Ancient Woodland. The nearest area is located approximately 0.75km to the northwest of the site, which is bisected by the A5 Holyhead main road.
- 2.2.18 To the northwest of the site and within Plas Berw Registered Park and Garden (see above paragraphs), there are two small separate areas of Ancient woodland. The nearest area of woodland is located approximately 0.95km to the site.

## Ecological designations

- 2.2.19 There are no RAMSAR sites or Special Areas of Conservation located within 3km of the site. Relevant ecological designations are shown on **Figures LA.02**.

## Sites of Special Scientific Interest (SSSI)

- 2.2.20 To the northwest of the site is Malltraeth Marsh SSSI, which covers 1,366.5ha. At its nearest point it is located approximately 1.4km to the site and extends south westwards beyond 3km of the site. The SSSI is "*especially important for its breeding bird community of lowland damp grassland, as a threatened habitat of wet meadows, and for its botanical interest of its ditches and watercourses.*"<sup>9</sup>
- 2.2.21 Part of the northeast of the SSSI is covered by the Cors Ddyga (Malltraeth Marsh) RSPB reserve, which is almost entirely located within 3km of the site. The reserve is served by a small car park but there are no other facilities on site<sup>10</sup>.

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<sup>8</sup> Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales. Part 1: Parks and Gardens, CADW, Welsh Assembly Government, ICOMOS UK, 2000

<sup>9</sup> [https://naturalresources.wales/media/644701/SSSI\\_0496\\_Citation\\_EN0010461.pdf](https://naturalresources.wales/media/644701/SSSI_0496_Citation_EN0010461.pdf)

<sup>10</sup> <https://www.rspb.org.uk/reserves-and-events/reserves-a-z/cors-ddyga/facilities/>

## Public access

2.2.22 Public access is shown on **Figures LA.02**.

### Public rights of way

2.2.23 There is a network of public rights of way within 3km of the site. The nearest footpath to the site is a route that follows the northwest boundary of the site and continues along the west boundary, connecting to another footpath to the southwest of the site. The footpath also follows the adjacent Gaerwen Industrial Estate boundary and connects Lôn Groes road to the north.

2.2.24 From the northeast boundary of the site, a short section of footpath connects to Lôn Groes road. From the southeast boundary of the site, a footpath transects farmland and connects to Chapel Street, close to a small settlement.

2.2.25 At its nearest point, the Wales Coast Path is located 3km to the southeast of the site. Due to its distance from the site, the route has been scoped out from further assessment in this appraisal.

### National cycle routes

2.2.26 A short section of National Cycle Route (NCR) 8 is located within 3km of the site. The route begins in Cardiff Bay and runs through the whole length of Wales via Brecon, Builth Wells, Machynlleth, Porthmadog, Bangor and finishes at Holyhead in Anglesey. At its nearest point, the route is located approximately 1.65km to the southeast of the site.

2.2.27 At its nearest point NCR 556 is located approximately 2.1km to the northwest of the site. The route mostly transects Anglesey's north coast before connecting to NCR 5. Due to its distance from the site and lack of inter-visibility, it has been scoped out from further assessment in this appraisal.

## 3.0 The Proposed Development

3.1.1 Details of the proposed development are provided on the application plans and the Planning Statement and the Design and Access Statement accompanying the application. This chapter describes the main aspects of the proposed development which may affect the landscape and/or visual amenity after completion. It also identifies features of the proposals which will assist in mitigating adverse landscape and visual impacts.

3.1.2 The existing site comprises a complex of buildings of the former Welsh Country Foods abattoir site, which has been vacant for circa 22 months. The site also includes associated access road that connects to Lôn Groes road to the north, hardstanding area

and adjacent associated grass fields. Proposals for the site include the demolition of the existing buildings and the construction of 14 industrial units, see Illustrative Site Plan Proposed by AJA Architects. The construction of the 14 units would be split into two phases. Phase 1 includes proposals for 2 of the industrial units, site access proposals and car parking areas. Phase 2 of the proposals includes the remaining 12 industrial units and associated hardstanding areas. It should be noted that this LVApp assesses does not assess each phase of the proposed development, it assesses the completed development as a whole.

3.1.3 Each of the proposed industrial units would have associated car parking areas and hardstanding areas for HGVs. Access to the industrial units would be served by an access road via Lôn Groes road along the north boundary of the site. It would broadly follow the existing access route and would transect the site in a north to south direction. 2.5m high acoustic barrier fencing is also proposed close to the northeast boundary of the site.

3.1.4 Proposals for the site also include the retention of the existing boundary native hedgerows and individual trees. New hedgerows, trees and amenity planting is also proposed to contribute to the proposal integrating into the surrounding landscape, see Landscape Strategy Plan LA.01. Along part of the east boundary of the site, rainwater attenuation lagoons are also proposed.

### **Proposed industrial unit heights**

3.1.5 Each of the proposed industrial units would have varying heights, which are assessed at worst case scenario as follows:

- Unit 1 ridge height: 11m
- Unit 2 ridge height: 10.9m
- Unit 3 ridge height: 11.2m
- Unit 4 ridge height: 11.2m
- Unit 5 ridge height: 13.4m
- Unit 6 ridge height: 11.2m
- Unit 7 ridge height: 13.7m
- Unit 8 ridge height: 11.2m
- Unit 9 ridge height: 10.8m
- Unit 10 ridge height: 11.7m
- Unit 11 ridge height: 11.5m
- Unit 12 ridge height: 14m
- Unit 13 ridge height: 11.9m
- Unit 14 ridge height: 10.9m

## **Sources of potential effects on landscape and views**

3.1.6 The main features of the development proposal which are likely to result in landscape and visual impacts are:

- The demolition of the former Welsh Country Foods Abattoir buildings and associated infrastructure;
- Site and surface clearance in preparation for construction of the proposed industrial site;
- Site establishment and building activities during the construction phase of the proposed development, which would include tall cranes and movement of equipment;
- The introduction of additional industrial units adjacent to an existing industrial estate and farmland, which would be visible from publicly accessible locations. This includes potential views of the proposed industrial units above surrounding features;
- The introduction of 2.5m high acoustic barrier fencing close to the northeast boundary of the site, which would be viewed above the retained boundary vegetation;
- Operational features of the completed development such as vehicle movements around the site, street lighting and external lighting of the units and surroundings;
- The establishment of proposed tree, hedgerow and amenity planting on the landscape character and views.

## Mitigation measures

3.1.7 The potential for adverse effects on landscape and visual amenity has been recognised and mitigation measures incorporated in the scheme to reduce adverse effects, see Landscape Strategy Plan LA.01.

3.1.8 Mitigation measures incorporated into the scheme design include:

- Retaining the existing site boundary vegetation, which is to be protected during the construction period.
- Additional native hedgerow is proposed along the southern boundary of the site, which would connect to the existing and retained hedgerows.
- Proposed scattered groups of trees are proposed near the boundary of the site that include tree species such as *Acer campestre* and *Quercus robur* to help integrate the proposed development into the surrounding landscape whilst partially filtering some views.
- Along the north boundary of the site, a tree avenue and formal hedgerow is proposed to create a feature entrance to the site whilst partially screening and filtering some views of the proposed development from the north, particularly for the nearby residential areas.
- Within the site, proposed trees, hedgerows and shrub planting are proposed to soften the proposed industrial units and surrounding hardstanding areas, whilst

filtering potential views of the proposed development from the surrounding landscape, particularly from nearby resident dwellings and public footpaths.

- Plant species rich grassland and native tree and hedgerow species to enhance the biodiversity of the site.

## 4.0 Effects on the Landscape

4.1.1 This chapter deals with the effects on the landscape of the site and its context of the proposed occupation of the site.

## 4.2 Assessment criteria

4.2.1 The assessment process is described generally in section 1.3. The general methodology for assessing the effects is set out in **Appendix 1**, and the criteria used in this LVApp are set out in the tables below.

4.2.2 The degree of the likely landscape effects of the proposed development is determined by relating the sensitivity of the receptors to the changes arising from the development proposals, and the degree and nature of the changes in the landscape arising from the proposals.

### Sensitivity

4.2.3 As described in **Appendix 1**, the sensitivity of landscape receptors<sup>11</sup> is dependent on their value and susceptibility to, or ability to accommodate, the changes that would be brought about by the proposed development. The sensitivity of landscape receptors is assessed by combining professional judgments of the value attached to the landscape or its components, established in the baseline study, and their susceptibility to the type of change arising from the development, as follows:

4.2.4 The following categories of landscape sensitivity to change are used, combining consideration of landscape value and susceptibility, with the criteria applied:

**Table 4-1 Indicative criteria for assessing landscape sensitivity**

| Category         | Indicative criteria  |
|------------------|--|
| High sensitivity | A highly valued landscape e.g. of national or international importance, whose character or key characteristics are very susceptible to change; |

<sup>11</sup> The term used for elements and aspects of the landscape that might be affected by the proposals and people with views of the development.

| Category             | Indicative criteria  |
|----------------------|--|
|                      | <p>Aspects of the landscape character are highly valued as “key characteristics” and, often identified as susceptible to change in national or local character assessments;</p> <p>The landscape character is highly valued as intact and in good condition and particularly vulnerable to disturbance;</p> <p>A highly valued landscape with no or limited potential for substitution or replacement.</p>   |
| Moderate sensitivity | <p>A landscape of local importance or value, whose character or key characteristics are susceptible to change;</p> <p>Other characteristics of the landscape character also valued in national or local character assessments and susceptible to change;</p> <p>The landscape character is valued for moderate condition and not particularly vulnerable to disturbance;</p> <p>A moderately valued landscape with some potential for substitution or replacement.</p> |
| Lesser sensitivity   | <p>No or little evidence of value or importance attached to the landscape area, its features or characteristics;</p> <p>Few features, characteristics or qualities susceptible to disturbance or particularly susceptible to improvement or upgrading</p> <p>Good potential for substitution or replacement</p>  |

- 4.2.5 These are the criteria against which receptors are considered in order to arrive at a judgement as to their sensitivity, but it is not necessary for all the criteria set out for a category to apply.

## Magnitude of change

- 4.2.6 The degree of the likely landscape effects of the proposed development is determined by relating the sensitivity of the receptors to the changes arising from the development proposals, and the degree and nature of the changes in the landscape arising from the proposals.
- 4.2.7 The scale of magnitude of the changes is related to considerations of the size or scale of the change, the geographical extent of the area influenced, and the duration and reversibility of the change. The scale of magnitude of the changes is graded, as follows:

**Table 4-2 Indicative criteria for assessing magnitude of landscape change**

| Magnitude of Change  | Landscape Change  |
|----------------------|---|
| Great change         | A permanent, major size or scale of change, affecting the landscape type or character of the area within which the proposal lies or extending over the wider area.  |
| Medium change        | A permanent, intermediate size or scale of change, affecting part of the landscape type or character of the area within which the proposal lies, or larger scale of change at the level of the site or immediate context. |
| Small change         | A permanent, minor proportion of the extent of the character type or area is affected or smaller scale of change over a larger extent; the changes occur at the level of the site or immediate context.                   |
| Negligible/no change | No apparent change to landscape characteristics   |

## Assessing effects

- 4.2.8 The degree of effect, whether adverse or beneficial, is assessed by relating the sensitivity of the receptor and the magnitude of change, by considering the following indicative criteria:

**Table 4-3 Indicative criteria for assessing landscape effects**

| Landscape effect | Indicative criteria   |
|------------------|---|
| Major            | Highly sensitive landscape completely degraded or greatly changed, with little or no scope for mitigation;<br>Great improvement, sufficient to upgrade overall landscape character.                           |
| Moderate         | Medium change to moderately sensitive landscape or its character; lesser change to higher sensitivity landscape or greater change to less sensitive landscape.  |
| Minor            | Small or limited adverse change to the existing landscape or its character; greater change to less sensitive landscape;<br>Considerable scope for mitigation;<br>Small improvement to the existing landscape. |
| Negligible       | No perceptible change to the existing landscape or its character;<br>The change is difficult to discern.  |

- 4.2.9 Intermediate conditions may be described, such as Moderate-Major, where the criteria for Moderate may be exceeded but not qualify as Major. Where magnitude of change is "None", the effect would correspondingly be "None".

- 4.2.10 Effects may be adverse or beneficial. In some instances, the effect may be offset by other considerations, for example, through the mitigation or landscape proposals, and the resulting effect may be neither beneficial nor adverse.

## 4.3 Landscape baseline

- 4.3.1 The landscape baseline is a description and analysis of the existing landscape, against which the effects of the proposed development are assessed. The landscape is described, first, by reference to landscape character assessments for the area in which the site is located, at national and local levels and, then, from site-specific surveys and analysis carried out for the purposes of this assessment.

### LANDMAP

- 4.3.2 Landscape Assessment, following the LANDMAP methodology, has been undertaken for the Isle of Anglesey. The assessment uses the Natural Resources Wales (NRW) / Wales Landscape Partnership Group approach which separates the defining aspects of the landscape into five categories, or aspects: geological, habitats, historic, cultural, and visual & sensory. It considers the relationship that exist between people and places; how people have given meaning to places through time and how the physical landscape has shaped their actions, or how their actions have shaped the landscape.
- 4.3.3 The detailed descriptions for the most relevant aspect areas are summarised below and have been mapped on **Figures LA.03**. The findings of the LANDMAP studies have formed the basis of the landscape and visual appraisal which forms the baseline for the landscape and visual impact assessment. Characteristics of particular relevance to the site and its context are highlighted in **bold**.

### Geological Landscape

- 4.3.4 The site is located within the centre of the extensive Gaerwen-Newborough Aspect Area (YNSMNGLO46), which is classified as **Other** (Level 3). The Aspect Area is narrow in shape that extends in a southwest to northeast direction and continues in each direction beyond the study area.
- 4.3.5 LANDMAP describes the geographical and topographical character (GL4) of the area as *“Major south-west to north-east orientated block of metamorphic rocks with prominent escarpment to north-west following the Berw Shear Zone (Eastern Schist Belt; Precambrian-Cambrian). Dominantly covered by thin veneer of glacial clays (Quaternary: Pleistocene), but with scattered small craggy outcrops of bedrock.”*<sup>12</sup>
- 4.3.6 The overall evaluation for the Aspect Area (GL33) is **Moderate**.

<sup>12</sup> [file:///W:/A109000-A109999/A109869%20-%20Gaerwen%20Industrial%20Estate,%20Anglesey/A109869%20Landscape/8 Research/LANDMAP/YN SMNGLO46 24-11-2006.html](file:///W:/A109000-A109999/A109869%20-%20Gaerwen%20Industrial%20Estate,%20Anglesey/A109869%20Landscape/8%20Research/LANDMAP/YN%20SMNGLO46%2024-11-2006.html)

## Landscape Habitats

- 4.3.7 The site is located within the northwest of the Farmland S.E. of Malltraeth Marsh Aspect Area (YNSMNLH060), which is classified as **Improved Grassland** (Level 3). The Aspect Area covers an expansive area in the southeast of Anglesey and extends beyond the study area.
- 4.3.8 LANDMAP describes the key features that define the biodiversity character (LH24) of the area as "***an area of improved grassland farmland in fields bordered by hedgerows.***"<sup>13</sup>
- 4.3.9 The overall evaluation for the Aspect Area (LH45) is **Moderate**.

## Historic Landscape

- 4.3.10 The site is located within the south of the A5 corridor and Associated Villages Aspect Area (YNSMNLH006), which is classified as **Communications** (Level 3). The Aspect Area covers the A55 main road and its associated villages. It extends beyond the study area in a west to east direction.
- 4.3.11 LANDMAP describes the area (HL4) as "*19th century turnpike road by Telford starting at Menai Bridge, with associated settlements, modern industrial estates, **villages and ribbon sprawl dominate...** Gaerwen Early and late prehistoric activity in the area is shown by the discovery of a stone axe to the east of the village and neolithic occupation, bronze age burials and late Iron Age occupation to the north of the village. In medieval documents, Gaerwen is recorded as a township and a medieval chapel was present in the village (Capel Ulo). **Gaerwen contains three disused windmills, probably 18th century, as well as four post-medieval chapels.** A freight and passenger railway line, opened in December 1864, ran between Gaerwen and Llanerchymedd, and was extended to Amlwch in 1867, but as the smelting industry in Amlwch and mining at Parys Mountain declined the demand for the railway reduced. In December 1964 the line ceased transporting paying passengers and closed completely in 1993. Gaerwen station was also on the Bangor to Holyhead line until 1963. **An industrial estate is now in the south west of the village...**"<sup>14</sup>*
- 4.3.12 The overall evaluation for the Aspect Area (HL40) is **Outstanding**.

## Cultural Landscape

- 4.3.13 The site is located close to the centre of the A5 Road Villages Aspect Area (YNSMNL007), which is classified as **Rural** (Level 3). The Aspect Area covers the

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<sup>13</sup> [file:///W:/A109000-A109999/A109869%20-%20Gaerwen%20Industrial%20Estate,%20Anglesey/A109869%20Landscape/8\\_Research/LANDMAP/YN\\_SMNLH060\\_03-11-2007.html](file:///W:/A109000-A109999/A109869%20-%20Gaerwen%20Industrial%20Estate,%20Anglesey/A109869%20Landscape/8_Research/LANDMAP/YN_SMNLH060_03-11-2007.html)

<sup>14</sup> [file:///W:/A109000-A109999/A109869%20-%20Gaerwen%20Industrial%20Estate,%20Anglesey/A109869%20Landscape/8\\_Research/LANDMAP/YN\\_SMNLH006\\_19-09-2007.html](file:///W:/A109000-A109999/A109869%20-%20Gaerwen%20Industrial%20Estate,%20Anglesey/A109869%20Landscape/8_Research/LANDMAP/YN_SMNLH006_19-09-2007.html)

settlement and industrial areas of Gaerwen, except for the A5 main road. The Aspect Area also covers the small village of Pentre Berw, located to the north-west of Gaerwen.

4.3.14 LANDMAP describes the area (CL17) as “*Cultural essence: small rural settlements. **The villages which came into being along the "lon bost", the Telford A5 road - Valley, Caergeiliog, Bryngwran, Gwalchmai, Gaerwen, Llanfair, now bypassed as a consequence of the construction of the A55 dual carriageway.***”<sup>15</sup>

4.3.15 The overall evaluation for the Aspect Area (CL40) is **High**.

### Visual & Sensory Aspect

4.3.16 The site is located within the south of the Gaerwen Aspect Area (YNSMNV5078), which is classified as **Dispersed Settlement** (Level 3). The Aspect Area covers Gaerwen, Pentre Berw, and the linking development that includes industrial estates, open fields, and open spaces. The area also includes “*small areas of agricultural and/or wild land are included where they form an important part of the setting of the settlement.*”<sup>16</sup>

4.3.17 LANDMAP describes the area (VS3) as “***Gaerwen is a large village spread out along the A5, a few miles west of Llanfairpwllgwyngyll. The main part of the village is on the plateau, with scattered development on the slopes down to Pentre Berw on the edge of Malltreath Marsh. It is not a particularly attractive village, on the straight main road, with housing and industrial estates behind. Various fields and other undeveloped land link the various parts of the settlement. Small areas of agricultural and/or wild land are included where they form an important part of the setting of the settlement.***”<sup>17</sup>

4.3.18 The overall evaluation (VS50) is **Low** as the “Mix of housing and industry is not attractive. Not particularly distinctive.”<sup>18</sup>

### LANDMAP Summary

4.3.19 The below table summarises the evaluations for each Aspect Area that the site is located in:

<sup>15</sup>[file:///W:/Landscape/GIS%20Datasets/Wales/NRW/LANDMAP/Cultural\\_Landscape/CL\\_Descriptions/YNSM NCL007\\_02-10-2006.html](file:///W:/Landscape/GIS%20Datasets/Wales/NRW/LANDMAP/Cultural_Landscape/CL_Descriptions/YNSM NCL007_02-10-2006.html)

<sup>16</sup> [file:///W:/A109000-A109999/A109869%20-%20Gaerwen%20Industrial%20Estate,%20Anglesey/A109869%20Landscape/8\\_Research/LANDMAP/YN SMNVS078\\_25-01-2007.html](file:///W:/A109000-A109999/A109869%20-%20Gaerwen%20Industrial%20Estate,%20Anglesey/A109869%20Landscape/8_Research/LANDMAP/YN SMNVS078_25-01-2007.html)

<sup>17</sup> [file:///W:/A109000-A109999/A109869%20-%20Gaerwen%20Industrial%20Estate,%20Anglesey/A109869%20Landscape/8\\_Research/LANDMAP/YN SMNVS078\\_25-01-2007.html](file:///W:/A109000-A109999/A109869%20-%20Gaerwen%20Industrial%20Estate,%20Anglesey/A109869%20Landscape/8_Research/LANDMAP/YN SMNVS078_25-01-2007.html)

<sup>18</sup> [file:///W:/A109000-A109999/A109869%20-%20Gaerwen%20Industrial%20Estate,%20Anglesey/A109869%20Landscape/8\\_Research/LANDMAP/YN SMNVS078\\_25-01-2007.html](file:///W:/A109000-A109999/A109869%20-%20Gaerwen%20Industrial%20Estate,%20Anglesey/A109869%20Landscape/8_Research/LANDMAP/YN SMNVS078_25-01-2007.html)

**Table 4-4 Summary of LANDMAP**

| Aspect Layer         | Aspect Area name and Unique ID                         | Classification (Level 3) | Overall Evaluations |
|----------------------|--|--------------------------|---------------------|
| Geological Landscape | Gaerwen-Newborough<br>UID: YNSMNGLO46                  | Other                    | Moderate            |
| Landscape Habitats   | Farmland S.E. of Malltraeth Marsh<br>UID: YNSMNLH060   | Improved Grassland       | Moderate            |
| Historic Landscape   | A5 corridor and Associated Villages<br>UID: YNSMNHL006 | Communications           | <b>Outstanding</b>  |
| Cultural Landscape   | A5 Road Villages<br>UID: YNSMNCL007                    | Rural                    | <b>High</b>         |
| Visual and Sensory   | Gaerwen<br>UID: YNSMNVSO78                             | Dispersed settlement     | Low                 |

## County landscape assessments

- 4.3.20 The most recently published Landscape Character assessment of relevance to the site is the Anglesey Landscape Strategy Update 2011. The site is located within the **Landscape Character Area 12: East Central Anglesey**, which is described:

*"The LCA forms the inland buffer zone to the Menai Strait and reflects much of the typical undulating landscape of Anglesey. **The majority of the area consists of improved grassland interspersed with scattered areas of semi-natural habitat. In places hedgerows and hedgebanks form field boundaries** and where rock outcrops exist stone walls are more typically field boundaries.*

*The underlying geology is varied with glacial deposits in the east to more mixed intrusive and sedimentary features in the west. **The western boundary of the LCA is formed by the A5 trunk road, now superseded by the A55 trunk road, which runs relatively parallel.** Impacts upon the landscape are localised and varied. Likewise cultural and historic influences vary, which is typical of the island. Settlements vary from nucleated to dispersed patterns..."*

## 4.4 Site-specific appraisal

### The landscape context of the site

- 4.4.1 The site is on the southern edge of Gaerwen and consists of an existing industrial development, the former Welsh Country Foods abattoir site now disused, and associated fields of pasture to the north, west and south. The site is accessed from Lôn Groes to the north, which links to the A5 about 250m further to the north.

- 4.4.2 Between Lôn Groes and the A5, Gaerwen industrial Estate lies immediately to the west and north-west and a residential area, separated from the industrial estate by a school and playing fields and a branch Lôn Groes. The nearest houses are about 150m from the site boundary.
- 4.4.3 There are further fields of pasture to the east and north-east, and another industrial site lies to their west. An overhead powerline crosses the landscape west-east, crossing the site immediately to the south of the disused industrial buildings, with a sub-station about 200m west of the southern site boundary.
- 4.4.4 The site lies at about 50m AOD, a locally elevated landform, falling gently to the south and to a valley about 0.7km to the east beyond which the land rises again to about 60m AOD at Llandaniel Fab. The land rises gently to the north to about 55m AOD at the A5.
- 4.4.5 Industry and settlement dominate the immediate context of the site to east, west and north. The relative elevation of the site allows views over the lower-lying mainly agricultural land to the south-east, with the mountains of Snowdonia providing a dramatic distant backdrop.
- 4.4.6 The agricultural land is a regular fieldscape of pastureland divided by low hedges. Tree and scrub vegetation are limited by the exposed climate and generally occurs in the lower valley lands and lower slopes in the more distant landscape.
- 4.4.7 Settlement in the surrounding countryside is mainly scattered farms, with linear clusters of houses along minor roads and occasional villages, as at Llandaniel Fab, about 2km to the east. There is a property and holiday cottage located about 50m to the northeast of the site. There are two ruined farmsteads in the immediate surroundings of the site: on the southern boundary (Carreg Wian) and about 250m to the south-west (Rhosydd). There is a small group of residential properties about 250m west of the southern site boundary at Rhosydd-bach.
- 4.4.8 There is a network of public footpaths in the surrounding landscape. None cross the site, but a public footpath follows the boundary between the site and the industrial estate to the east. This connects with the industrial estate with Lôn Groes to the north and with other public footpaths to the south, including a footpath on a north-west – south-east alignment between the sub-station and a green lane named Henlôn Werddlas. Footpaths are indicated on the OS maps connecting to the former farmsteads of Rhosydd and Gaerwen but are not in evidence on the ground.

### **Features of the site**

- 4.4.9 Within the site, the land is generally level, gently sloping west to east.
- 4.4.10 The existing industrial buildings occupy about half of the site in the southeast, set about 400m south of Lôn Groes. The access road is fenced either side and leads to a large

former car park, security gate and security building. The buildings are a mix of large mainly single-storey sheds and a 2-storey brick building that housed offices, set amongst concrete yards, hard standings and parking areas. There is an effluent treatment works on the south-east corner of the site, and other tanks amongst the buildings.

- 4.4.11 The fields of the site and the access road are bounded by tall security fences, softened by hedgerows on the outer site boundary. There is a strong hedgerow along the western site boundary, enclosing the public footpath and separating it from the site. To the northwest, the footpath is enclosed between tall security fences, with open views into the north of the site.

### **Characteristics and aesthetics**

- 4.4.12 The site is on the interface between the urban/ industrial settlement and the rural pastureland to the south and southeast. Urban influences dominate the character of the site. The rising land and the urban area give enclosure to the north but the relative elevation of the site and lack of significant tree vegetation allows views into the distance over the lower lying rural landscape to the dramatic backdrop of Snowdonia. The local rural landscape has a domestic character and the view of the mountains combined with the sense of exposed climate give a wild character to the wider context.
- 4.4.13 The urban context is busy, traffic on the wider road network is audible, as are the sounds of the neighbouring industrial activities.
- 4.4.14 The landscape condition is generally poor and susceptible to upgrading.

## **4.5 Public access**

- 4.5.1 There is no public access on site. The surrounding public rights of way and wider access are described in section 2 above.

### **Landscape value and susceptibility**

- 4.5.2 The relative value attached to the landscape was considered at the baseline stage to inform the judgments about the effects likely to occur. Designation is a starting point in understanding landscape value, but value may also be attached to undesignated landscapes. For "ordinary, everyday landscapes", areas whose character is judged to be intact and in good condition, and where scenic quality, wildness or tranquillity, and natural or cultural heritage features make a particular contribution to the landscape, or where there are important associations, are likely to be highly valued.
- 4.5.3 The judgement of value for the Gaerwen Industrial Estate site was based upon the degree to which it may be considered to be representative of typical character, the intactness of the landscape and the condition of its elements, scenic quality, sense of place, aesthetic and perceptual qualities. Table 4-5 below identifies the features/

elements/ characteristics identified important or key to the landscape character of the site, evaluating their value and susceptibility based on the criteria set out in Appendix 1.

**Table 4-5 Landscape receptors - value and susceptibility**

| Receptor  | Value   | Susceptibility  |
|---|---|---|
| <b>Landscape features and qualities</b> – openness of landscape               | The Snowdonia mountains forms a distant backdrop to the landscape in the south and east, providing some scenic quality to the area. However, to the north and west, urban influences detract from the sense of openness. The site also contains some buildings and structures within the central area of the site that reducing the overall openness of the site. Value is considered to be <b>medium</b> . | The existing buildings and structures would be demolished and replaced with buildings of a comparable character. Existing fields within the site, which formed part of its previous use and bounded by security fencing, are also proposed to be developed with industrial buildings. Distant views of Snowdonia might partially be interrupted, but the height of the proposed buildings would be lower than the existing buildings. Overall, susceptibility is considered to be <b>moderate</b> . |
| <b>Landscape features and qualities</b> – industrial buildings and structures | Gaerwen Industrial Estates and associated structures are frequent in the area. The site also contains industrial type buildings and structures. The character of the area is generally in poor condition, they are not rare or typical of the character of the wider surrounding area. The value is considered to be <b>low</b> .   | Within the site, the existing buildings and structures would be demolished and replaced with buildings of similar character. They would also be in context to the adjacent Gaerwen Industrial Estate and other urban development to the north. New industrial development would not conflict with the overall character of the area. The industrial buildings and structures are therefore concluded to be <b>not susceptible</b> .   |
| <b>Landscape features and qualities</b> – hedgerows, trees and vegetation     | Majority of the area is improved grassland with hedgerows forming field boundaries, which is generally typical of the character of the area, although not rare. Trees and scrub are limited with the rural landscape, although amenity planting and trees are present within the surrounding  | Existing hedgerows and trees are mainly confined to the boundaries of the site and can be protected and enhanced; Overall, susceptibility is concluded to be <b>moderate</b> .  |

| Receptor   | Value  | Susceptibility   |
|--|--|--|
|  | industrial estates. Wind blown trees provide a feature of the landscape. The value is considered to be <b>medium</b> .   |  |
| <b>Landscape character</b> – surrounding area    | The landscape character of the area has some urban influences with the adjacent Gaerwen Industrial Estates. The A55 and A5 to the north of the site provides an important cultural feature to the area and relationship to the site, adjacent industrial estates, and settlement areas. However, the overall character of the area is in poor condition. The value is concluded to be <b>low</b> . | The proposed development is unlikely to result in an overall change to the character of the area, which is already urban and industrial. The landscape character of the surrounding area is therefore considered to be <b>not susceptible</b> .  |
| <b>Landscape character</b> – within site         | The landscape condition is generally poor. The existing buildings and structures on site are vacant and not in use and do not contribute to the scenic quality of the area. The value is therefore concluded to be <b>low</b> .  | The existing poor landscape condition is likely to improve with the removal of derelict buildings. The overall landscape character of the site, which has urban influences is likely to remain unaltered and is therefore considered to be <b>not susceptible</b> .  |
| <b>Landscape amenity</b> - public access         | There is a network of public footpaths in the surrounding landscape. Footpaths are also located adjacent to the site boundary and industrial estates. These are local routes rather than nationally promoted routes and at times appear to be infrequently used. The value is therefore concluded to be <b>low</b> .   | The character of the adjacent footpaths to the site and industrial estates is unlikely to alter as a result of the proposed development. Beyond the immediate vicinity of the site, the setting of the footpaths is also unlikely to alter. Public access is therefore considered to be <b>not susceptible</b> . |
| <b>Landscape amenity</b> - setting to settlement | Settlement is clustered and linear along the A5 with the surrounding Gaerwen Industrial estates and existing site buildings forming a backdrop to the south and  | The site's built features provide a backdrop to the nearby settlement area. The proposed development would be of comparable character and in context to the adjacent industrial  |

| Receptor  | Value   | Susceptibility   |
|---|---|--|
|   | creating an economic relationship. There are scattered farmsteads, some in disrepair. The site does not provide an important scenic quality and is generally in poor condition. The value is therefore concluded to be <b>low</b> . | estates. The overall character is unlikely to alter, the setting to settlement is therefore considered to be <b>not susceptible</b> .  |
| <b>Designated landscapes</b> - SLAs   | There are no nationally or locally designated landscapes within the site or its immediate vicinity. However, SLAs are located within the 2km study area. The value is concluded to be <b>medium</b> .                               | Due to a lack of inter-visibility, the proposed development is unlikely to alter the setting of the SLA. It is therefore considered to be <b>not susceptible</b> .                   |
| <b>Designated landscapes</b> – Listed Buildings, SAMs, Registered parks and Gardens | Within the 2km study area there are several Listed Buildings, SAMs, and a Registered park and Garden. The value is concluded to be <b>medium</b> .  | Due to the distance of the site, the proposed development is unlikely to alter the setting of the designated features. Therefore, they are considered to be <b>not susceptible</b> . |

## 4.6 Effects on the landscape

4.6.1 This section examines the landscape effects arising as a result of the proposed development with reference to:

- the effects on landscape fabric within the site;
- the effects on landscape character, including consideration of the effects on designated landscapes;

4.6.2 Landscape character is derived from the combination and pattern of landscape elements. The effects of proposed development on landscape character would arise from its relationship to these combinations and patterns, and thus the character of the landscape. Effects on the landscape features, qualities and character may occur where there are either direct or indirect physical changes to the landscape. Direct changes to landscape fabric would only occur within the application boundary.

4.6.3 The effect of the proposed development on landscape character will depend on key characteristics of the receiving landscape; the degree to which the proposed

development is considered consistent with or at odds with them; and how the proposed development would be perceived within the setting, with perception being influenced by:

- the distance to the site;
- weather conditions; and
- the 'fit' of the proposed development within the landscape pattern and characteristics.

## Sensitivity

4.6.4 Landscape sensitivity is a product of consideration of the value associated with it and its susceptibility of the changes likely to arise from the project/ development/ etc. proposals. Criteria for determining the landscape value and landscape susceptibility are set out in Appendix 1. For this informal appraisal the assessment of sensitivity is based on bringing value and susceptibility considerations together in one combined step, in accordance with the criteria set out in Table 4-1 Indicative criteria for assessing landscape sensitivity above.

**Table 4-6 Sensitivity of Landscape receptors**

| Receptor   | Value   | Susceptibility  | Sensitivity                 |
|--|---------|-----------------|-----------------------------|
| <b>Landscape features and qualities</b><br>– openness of landscape                     | Medium. | Moderate        | <b>Moderate sensitivity</b> |
| <b>Landscape features and qualities</b><br>– industrial buildings and structures       | Low     | Not Susceptible | <b>Lesser sensitivity</b>   |
| <b>Landscape features and qualities</b><br>– hedgerows, trees and vegetation           | Medium  | Moderate        | <b>Moderate sensitivity</b> |
| <b>Landscape character</b> –<br>surrounding area                                       | Medium  | Not Susceptible | <b>Lesser sensitivity</b>   |
| <b>Landscape character</b> –<br>within site  | Low     | Not Susceptible | <b>Lesser sensitivity</b>   |
| <b>Landscape amenity</b> –<br>public access  | Low     | Not Susceptible | <b>Lesser sensitivity</b>   |
| <b>Landscape amenity</b> –<br>setting to settlement                                    | Low     | Not Susceptible | <b>Lesser sensitivity</b>   |
| <b>Designated landscapes</b> –<br>SLAs   | Medium  | Not Susceptible | <b>Lesser sensitivity</b>   |
| <b>Designated landscapes</b> –<br>Listed Buildings, SAMs, Registered parks and Gardens | Medium  | Not Susceptible | <b>Lesser sensitivity</b>   |

## Magnitude of change

- 4.6.5 Assessments for the magnitude of change to landscape receptors as a result of the proposed development following its completion is set out in the below in table 4-7.
- 4.6.6 The assessments only consider permanent changes resulting from the proposed development. The assessments review the effects of the proposed development after completion and do not consider the construction phases, the proposed phases of development, or the change in the landscape overtime resulting from the growth of the proposed planting.

**Table 4-7 Magnitude of change to landscape receptors at completion**

| Receptor  | Magnitude of change at completion   |
|---|---|
| <b>Landscape features and qualities</b> – openness of landscape               | The proposed development would result in a permanent medium scale change to the openness of the landscape. Some undeveloped land in the northwest, west, and south of the site would be developed and planted, resulting in some enclosure. The magnitude of change is therefore considered to be <b>medium</b> .   |
| <b>Landscape features and qualities</b> – industrial buildings and structures | The existing industrial buildings on the site are to be demolished. The site would then be re-developed with several industrial units, resulting in a permanent and medium scale change. However, the proposed industrial buildings would be contained to a small geographical area, affecting the site. The proposed development would be in context to the adjacent Gaerwen Industrial Estates and is unlikely to affect the key characteristics of the area. The magnitude of change is therefore concluded to be <b>small</b> . |
| <b>Landscape features and qualities</b> – hedgerows, trees and vegetation     | The existing hedgerows along the site boundary are to be retained. Additional hedgerow, tree and amenity planting is proposed on site, which would result in a permanent, small scale change to the overall vegetation pattern. The magnitude of change is therefore considered to be <b>small</b> .  |
| <b>Landscape character</b> – surrounding area                                 | There would be a permanent and medium sized change over a medium sized geographical area over which the landscape would be changed. The proposed development would be in context to the adjacent industrial estates and is likely to have similar elements and characteristics. The magnitude of change is therefore considered to be <b>medium</b> .   |
| <b>Landscape character</b> – within site                                      | There would be a permanent and medium sized change within the site extents. The perceptual aspects of the site are unlikely to be altered due to context of the proposed development and its similar characterises to the existing  |

| Receptor  | Magnitude of change at completion  |
|---|--|
|   | features within the site. The magnitude of change is therefore considered to be <b>small</b> .   |
| <b>Landscape amenity</b><br>- public access   | Although the proposed development would result in a permanent change, the key characteristics of the footpaths adjacent to the site are unlikely to alter due to their enclosed nature and adjacent Gaerwen Industrial Estates that currently influences the character of the routes. Beyond the immediate vicinity of the site, the scale of change would be restricted over a small geographical area. The magnitude of change is considered to be <b>small</b> .  |
| <b>Landscape amenity</b><br>- setting to settlement                                 | The existing buildings on the site and adjacent Gaerwen Industrial Estates form a backdrop to settlement. The demolition of the existing buildings and the re-development of the site would result in a permanent change to the setting of the settlement. However, the key characteristics of the area are likely to remain intact due to the comparable character of the proposed development and its context. The scale of change would be limited to the immediate setting of the site. The magnitude of change is considered to be <b>small</b> . |
| <b>Designated landscapes</b> - SLAs   | There is unlikely to be a change to the existing landscape character of the SLAs as a result of the proposed development. The magnitude of change is concluded to be <b>negligible</b> .   |
| <b>Designated landscapes</b> – Listed Buildings, SAMs, Registered parks and Gardens | There is unlikely to be a change to the existing setting of the designated features as a result of the proposed development. The magnitude of change is concluded to be <b>negligible</b> .  |

## Assessment

- 4.6.7 Consideration of the magnitude of the change on landscape receptors as a result of the proposed development is combined with consideration of the sensitivity of landscape receptors to assess the degree and nature of the effect during operation of the proposed development.
- 4.6.8 The assessment conclusions are set out in the following table:

**Table 4-8 Assessment of effects on the landscape**

| <b>Landscape Receptor/ Elements</b>   | <b>Sensitivity of receptor</b> | <b>Magnitude of change – after completion</b> | <b>Assessment of effects – after completion</b>  |
|---|--------------------------------|---|--|
| <b>Landscape features and qualities</b> – openness of landscape               | Moderate sensitivity           | Medium change                                 | The assessment of effects on the openness of the landscape is concluded to be <b>moderate adverse</b> due to the moderate sensitivity and medium change as a result of the proposed development.                       |
| <b>Landscape features and qualities</b> – industrial buildings and structures | Lesser sensitivity             | Small change                                  | The assessment of effects on the industrial buildings and structures is concluded to be <b>minor neutral</b> due to the small change as a result of the proposed development and the less sensitive features.          |
| <b>Landscape features and qualities</b> – hedgerows, trees and vegetation     | Moderate sensitivity           | Small change                                  | The assessment of effects on hedgerows, trees and vegetation is concluded to be <b>moderate neutral</b> due to the small change as a result of the proposed development and the moderately sensitive features.         |
| <b>Landscape character</b> – surrounding area                                 | Lesser sensitivity             | Medium change                                 | The assessment of effects on the surrounding landscape character of the area is concluded to be <b>minor neutral</b> due to the medium change as a result of the proposed development and the less sensitive features. |
| <b>Landscape character</b> – within site                                      | Lesser sensitivity             | Small change                                  | The assessment of effects on the character within the site is concluded to be <b>minor neutral</b> due to the small change as a result of the proposed development and the less sensitive features.                    |
| <b>Landscape amenity</b> - public access                                      | Lesser sensitivity             | Small change                                  | The assessment of effects on the public access is concluded to be <b>minor neutral</b> due to the small change as a result of the proposed development and the less sensitive features.                                |
| <b>Landscape amenity</b> - setting to settlement                              | Lesser sensitivity             | Small change                                  | The assessment of effects on the setting of settlement is concluded to be <b>minor neutral</b> due to the small change as a result of the proposed development and the less sensitive features.                        |

| Landscape Receptor/ Elements  | Sensitivity of receptor | Magnitude of change – after completion | Assessment of effects – after completion   |
|---|-------------------------|--|--|
| <b>Designated landscapes</b> - SLAs   | Lesser sensitivity      | Negligible                             | There is unlikely to be a change to the existing landscape character of the SLAs as a result of the proposed development. The landscape effect is therefore concluded to be <b>negligible</b> .    |
| <b>Designated landscapes</b> – Listed Buildings, SAMs, Registered parks and Gardens | Lesser sensitivity      | Negligible                             | There is unlikely to be a change to the existing setting of the designated features as a result of the proposed development. The landscape effect is therefore concluded to be <b>negligible</b> . |

## 5.0 Effects on Visual Amenity

5.1.1 This chapter deals with the effects on visual amenity, arising from changes in the views available to people in the surrounding area.

### 5.2 Assessment criteria

5.2.1 The assessment process is described generally in section 1.3 The general methodology for assessing the effects is set out in **Appendix 1**, and the criteria used in this LVApp are set out in the tables below.

5.2.2 The degree of the likely visual effects of the proposed development is determined by relating the sensitivity of the receptors to the changes arising from the development proposals, and the degree and nature of the changes in the views available to people and in their visual amenity arising from the proposals.

#### Visual Sensitivity

5.2.3 The sensitivity of viewers is affected by the susceptibility of the viewer to changes in views and visual amenity and the value attached to particular view locations and views. The context of the location contributes to susceptibility, for example, people viewing from residential properties or from a valued landscape are likely to be more susceptible to change than people viewing from an industrial context. Particular views may have importance and be valued, for example, as “classic” views depicted in art or reported in literature, or as part of the experience of a landscape of importance or promoted recreation facility or route.

5.2.4 The following criteria for visual sensitivity, combining susceptibility and value considerations, are used:

**Table 5-1 Indicative criteria for assessing visual sensitivity**

| Category             | Indicative criteria   |
|----------------------|---|
| High sensitivity     | Viewers in residential or community properties with open views of the site;<br>Views experienced by many viewers;<br>Daily, prolonged or sustained views available over a long period, or where the view of the landscape is an important attractant;<br>A view from a landscape, recreation facility or route valued nationally or internationally for its visual amenity.   |
| Moderate sensitivity | Viewers in residential or community properties with partial or largely screened views of the site;<br>Frequent open views available of the site;<br>Viewers are pursuing activities such as sports or outdoor work, where the landscape is not the principal reason for being there or the focus of attention is only partly on the view;<br>A view of the site from other valued landscapes, or a regionally important recreation facility or route. |
| Lesser sensitivity   | A view of low importance or value, or where the viewer's attention is not focused their surroundings;<br>A view of the site from a landscape of moderate or less importance;<br>Occasional open views or glimpsed views available of the site<br>passing views available to travellers in vehicles<br>A view available to few viewers.  |

## Magnitude of change

5.2.5 The degree of the likely visual effects of the proposed development is determined by relating the sensitivity of the receptors and the changes in the landscape or view of the landscape to which they will be subjected. The scale of magnitude of the changes in visual amenity is evaluated in terms of the size or scale of the change, the geographical extent of the area influenced, and duration as follows:

**Table 5-2 Indicative criteria for assessing magnitude of visual change**

| Magnitude of Change | Visual Change   |
|---------------------|---|
| Great change        | A permanent, major size or scale of change, affecting a large proportion of the angle of the view, or affecting views from a wide area. |

| Magnitude of Change  | Visual Change  |
|----------------------|--|
| Medium change        | A permanent, intermediate size or scale of change, affecting part of the angle of the view, or affecting some views from the wider area, or larger scale of change in views from within the immediate context of the site. |
| Small change         | A permanent, minor proportion of the angle of view is affected or the contribution of the changed elements or characteristics to the composition of the view is not important.   |
| Negligible/no change | Barely perceptible change or the change is difficult to discern;<br>No change in the view or the changes due to the development are out of view.   |

## Assessing effects

- 5.2.6 The degree of effect, whether adverse or beneficial, is assessed by relating the sensitivity of the receptor and the magnitude of change, using the following indicative criteria:

**Table 5-3 Indicative criteria for assessing visual effects**

| Visual effect | Indicative criteria  |
|---------------|--|
| Major         | Great change or visual intrusion experienced by highly sensitive viewers or from highly sensitive public viewpoints;<br>The proposal would cause a great deterioration in the existing view available to highly sensitive viewers;<br>Great improvement in the view, sufficient to upgrade overall visual amenity. |
| Moderate      | Medium change or visual intrusion experienced by moderately sensitive viewers;<br>Smaller change to higher sensitivity viewers or greater change to less sensitive viewers.  |
| Minor         | Small or localised visual intrusion in the existing view, especially for less sensitive viewers;<br>Small or localised reduction in visual intrusion, or improvement in the view.  |
| Negligible    | Negligible change in the view or the change is difficult to discern even for a highly sensitive viewer.  |

- 5.2.7 In addition to these criteria, in some instances the effect may be discernible or greater, but offset by other considerations, for example, through the mitigation or landscape proposals for the development, and the resulting effect is neither beneficial nor adverse.

## 5.3 Visual baseline

### Zone of Theoretical Visibility (ZTV)

- 5.3.1 **Figures LA04** illustrates the predicted extent of the ZTV for the proposed industrial estate. The computer generated ZTV is based on a digital terrain model generated from the 5m grid interval OS Terrain 5® dataset, but minor undulations in the terrain may not be reflected in the data. The ZTV is calculated to the proposed individual industrial unit heights as stated in section 3 above. Each unit has a varying height of between 10.8m to 14m high. The viewer eye-height has been calculated at 2m above ground level.
- 5.3.2 The ZTV also included the screening effects of the surrounding existing woodland and buildings within the 3km of the site. The woodland and building footprints were sourced from the Ordnance Survey OS Open Map Local ESRI® Shapefile. The buildings have been given a height of 8.0m and the woodland has been given a mean average height of 10m. The screening effects of other surface features such as individual trees and hedgerows are not taken into consideration.
- 5.3.3 The ZTV mapping has been produced at 1:25,000 scale to enable an overview of the theoretical visibility of the proposed industrial estate within 3km of the site. The ZTV shows that potential views of the proposed development within 3km of the site are mainly restricted across a central northeast to southwest low ridgeline area. Within 1km of the site, potential views of the proposed development would mainly be available to the west, east and south of the site. Views to the north of the site are illustrated to be limited.

### Viewpoint study

- 5.3.4 To inform the initial viewpoint selection, a study area radius of 3km was mapped showing the surrounding landscape designations, public access, landscape character, and the ZTV for the proposed development (Figure LA.05). Potentially sensitive visual receptors within the study area include nearby residents, people using public footpaths, bridleways and NCR 8, and road users.
- 5.3.5 Based on the collated data, representative viewpoint locations were selected that relate to the “receptors”, that is, residents and users of the landscape, and locations from which they may have views towards or of the site. The precise viewpoint locations were chosen during the field studies where local features such as vegetation, buildings or localised topographic variation were identified. From some locations, receptors may not be able to view the site itself due to screening effects of surrounding features such as vegetation. However, viewpoint locations include areas where the proposed development would potentially be viewed above existing features.

5.3.6 A total of 5 views was taken to illustrate the site and its appearance from publicly accessible views. From the viewpoint studies, a representative selection of 3 viewpoints was taken forward to the visual impact appraisal.

5.3.7 **Figure LA04-2** illustrates the 3 viewpoints locations and the viewpoint photographs are reproduced on **Figures LA.07**. Views from within the site are also provided to illustrate the features on the site, see **Figure LA.06**.

**Table 5-4 Viewpoint details**

| VP Ref    | Location   | Distance from site | Receptors represented/Reasons for selection  |
|-----------|--|--------------------|--|
| <b>01</b> | <b>Public footpath to the south of the site</b>                                | 150m               | Users of public rights of way<br>Residential properties to south-east of the site (Rhosydd-bach) |
| <b>02</b> | <b>Corner of Lôn Groes and Maes Merddyn roads to the northeast of the site</b> | 160m               | Residents of houses facing the site on Lôn Groes<br>Users of playing field                       |
| <b>03</b> | <b>Public footpath following the northwest boundary of the site</b>            | 1m                 | Users of public rights of way  |

**Table 5-5 Existing view descriptions**

| Viewpoint Reference                                  | Landscape context at viewpoint location   | Existing view towards site  |
|--|---|---|
| <b>01 - Public footpath to the south of the site</b> | The footpath to the south of the site is situated on an elevated ridge, slightly above the surrounding lowland. The footpath leads from the modern industrial edge to the north into the countryside to the south. Pasture fields surround the viewpoint, which are mostly lined by post and wire fencing with some hedgerows. There are also some trees that have been windblown, areas of dense scrubland, and woodland in the valley to the east. There are several ruined scattered dwellings and farmsteads, one is occupied to the southwest that has associated caravans. Pylons and overhead cables also transect the | The foreground of the view is of pasture fields that are bounded by post and wire fencing. In the left of the photograph, there are views of the public footpath that heads to the northwest. Adjacent to the footpath there are views of the small substation. To the right of the substation, there are roofscape views of some industrial units located within the Gaerwen Industrial Estate. The units are partially screened and filtered by hedgerow vegetation that lines the northwest field boundary to the southwest of the site. In the centre of the view, scrub vegetation marks the location of a ruined farmstead immediately to the south of the site. Between gaps in the scrub vegetation, there are partial roofscape views of the existing large abattoir buildings within the site. In the distance, the roof of the |

| Viewpoint Reference  | Landscape context at viewpoint location   | Existing view towards site  |
|--|---|---|
|  | <p>surrounding landscape. Industry is very apparent from the viewpoint with sounds from the Gaerwen Industrial Estate to the northwest and some views of the buildings.</p>   | <p>existing office building within the site is visible to the left of the abattoir building. In the right of the view, the structures associated with the effluent tanks located within the southeast of the site can be seen. To the right of the structures, there are far distant views of the Snowdonia mountains.</p>  |
| <p><b>02 - Corner of Lôn Groes and Maes Merddyn roads to the northeast of the site</b></p> | <p>The viewpoint is located on the southwest edge of Gaerwen housing estate, near to the northeast of the site. Some two storey terrace and semi-detached properties face the site. The properties have front gardens that are generally bounded by stone walls, but some are more open with amenity grass and driveways. On the south side of Maes Merddyn road there is a trimmed native hedge, bounding a playing field between the southern edge of the residential area and the north of Lôn Groes road.</p> | <p>The foreground views are of Maes Merddyn road and a pavement, which connects to Lôn Groes road in the left of the view. A playing field forms the middle ground of the view, which is enclosed by the stonewall and post and wire fencing. A trimmed hedge along the pavement in the right of the view partially screens views of the playing field. In the background and to the left of the view and above the playing field, there are views of a residential property and separate holiday cottage. One of the buildings is backdropped by conifers trees, which screen more distant views. Beyond the buildings, there are views of the existing abattoir buildings and office building within the site. Views of the existing buildings are generally restricted to roofscape views. In the centre of the photograph, there are views of five conifer trees puncturing the skyline, which line the existing access road within the site. Between the gaps in the trees and to the left of the trimmed hedge in the foreground of the view, there are roofscape views of the industrial units located in Gaerwen Industrial Estate immediately to the west of the site. In the right of the view and above the trimmed hedge there are also roofscape views of an industrial unit to the north of Lôn Groes road.</p> |
| <p><b>03 - Public footpath following the</b></p>   | <p>The footpath is located adjacent to the northwest boundary of the site and on the edge of the Gaerwen Industrial Estate</p>  | <p>In the left of the photograph, there are views of the chain link and barbed wire security fencing on top of an embankment that lines the east boundary of Gaerwen</p>  |

| Viewpoint Reference                   | Landscape context at viewpoint location  | Existing view towards site   |
|---------------------------------------|--|--|
| <b>northwest boundary of the site</b> | immediately to the west. This northern section of the footpath is bounded on both sides by high security fences that line the adjacent industrial estates. To the south, as it continues towards Rhosydd Bach, it is enclosed by a hedgerow on the east (site) side. The residential area to the northeast is in view, contributing to the built up character of the location. The grass field in the northwest of the site appears to be amenity open space within the surrounding context. | Industrial Estate. At the base of the small grass bank there are views of the public footpath that heads in a north direction towards Lôn Groes road. Above the footpath, there are views of industrial units to the north of Lôn Groes road. Chain link security fencing with barbed wire on top lines the east side of the footpath, which forms the northwest boundary of the site. In the centre of the view, seen through the fencing, foreground views are of the grass field in the northwest of the site. Beyond the grass field there are views of large industrial buildings in Gaerwen Industrial Estate and residential properties to the north of Lôn Groes road. In the right, views are of the footpath heading in an east direction, which is lined by dense vegetation restricting distant views. |

## 5.4 Visual receptors

5.4.1 The assessment of visual effects is described by considering how the different groups of “visual receptors” may be affected. The following is a review of the viewers (the visual receptors) and the views available to them at the selected representative locations.

### People in settlements and residential properties

5.4.2 **Viewpoint 02** illustrates the view available from the corner of Lôn Groes and Maes Merddyn roads in the southeast of Gaerwen residential estate where residents in the adjacent properties would potentially have open or oblique views of the proposed development. ZTV **Figure LA04-2** shows that potential views of the proposed development in Gaerwen residential area would be restricted to the southeast area of the estate.

5.4.3 **Viewpoint 01** illustrates the view from Rhosydd Bach farmstead to the south of the site, which is orientated away from the site and is surrounded by tall vegetation. ZTV **Figure LA04-2** shows that residents of other scattered farmsteads that surround the site to the west, east and south may also potentially have views of the proposed development. However, potential views are likely to be partially screened and filtered and would be viewed in context to the adjacent industrial units at Gaerwen Industrial Estate.

- 5.4.4 ZTV **Figure LA04-2** also shows that residential areas to the northwest of the site would not have views of the proposed development.

## Users of public rights of way and areas of public access

- 5.4.5 **Viewpoint 01** illustrates the view from a public footpath to the south of the site. Although, ZTV **Figure LA04-2** indicates that users of the footpath would continue to have views of the proposed development as the route continues to the southeast, the ZTV does not consider surrounding hedgerows. Immediately to the southeast of the viewpoint location, the footpath is lined by a hedgerow, which would screen and filter views towards the site.
- 5.4.6 **Viewpoint 03** illustrates the view from the public footpath adjacent to the northwest boundary of the site and the adjacent Gaerwen Industrial Estate.
- 5.4.7 ZTV **Figures LA.04-1** and **LA04-2** shows that views of the majority of the proposed development would potentially be mainly available from public footpaths to the south and southeast of the site, which would mostly be restricted to within 1km of the site. To the west and within 1km of the site, potential views of the proposed development from public footpath are shown to be more restricted to partial views of the proposed development.

## Road users

- 5.4.8 **Viewpoint 02** illustrates the view available from the corner of Lôn Groes and Maes Merddyn roads. ZTV **Figure LA04-2** shows that there would be views of the proposed development from Lôn Groes road. However, as distance increases from the site, potential views would become more restricted and reduced.
- 5.4.9 ZTV **Figures LA.04-1** and **LA04-2** shows that potential views of the proposed development from the A5 road to the north of the site would be very limited and short in duration.
- 5.4.10 ZTV **Figure LA.04-1** shows that potential views of the proposed development from the A55 main road to the north of the site would be mainly restricted to a short section of the road to the northeast of the site.

## Views from other landscape interests

- 5.4.11 ZTV **Figure LA.04-1** shows that there would be no views of the proposed development from the Malltraeth Marsh SLA, the Plas Berw Registered Park and Garden, and SAMs to the west of the site. To the southeast of the site, there would be no views of the proposed development from the Anglesey AONB, Southern Anglesey Estatelands SLA, and Wales Coast Path.

5.4.12 To the northeast of the site, the ZTV indicates that there would be potential views of the proposed development from the Capel Eithin (site of) and Cemetery SAM.

## 5.5 Effects on visual amenity

### Sensitivity

5.5.1 The susceptibility of viewers is affected by factors such as the distance to the viewer, the relative number of viewers affected and the importance of the site in the overall view. The context of the viewpoint may also contribute to its ability to accommodate change; for example, a view from residential properties or from a valued landscape might be regarded as less able to accommodate change, than a view from an industrial context. **Table 5-1** provides examples of High, Moderate and Lesser sensitivity, demonstrating how the contributing factors are interpreted.

5.5.2 The sensitivity of the visual receptors is assessed as follows:

- People in settlements and residential properties: high susceptibility to changes in their visual amenity; open unobstructed views towards the site assessed as moderate value: **high sensitivity**, and filtered, oblique or partial views of low value: **moderate sensitivity**;
- Users of public rights of way in an urban/ industrial setting: moderate susceptibility to change in their visual amenity; local public routes with open unobstructed views of the site low value: **lesser sensitivity**;
- Users of public rights of way in a rural setting and not a designated landscape: moderate susceptibility to change in their visual amenity; local public routes with open unobstructed views of the site moderate value: **moderate sensitivity**, and partial views of low value: **lesser sensitivity**;
- Users of public open space in an urban/industrial setting: lesser susceptibility to change in their visual amenity; open views towards the site assessed as low value the focus of attention is only partly on the view, which is of low value: **moderate sensitivity**; and
- Users of public roads: less susceptibility to change in their visual amenity; urban/ industrial context with no important features low value: **lesser sensitivity**.

### Magnitude of change

5.5.3 The representative views are described below with an analysis of the degree and nature of changes in them resulting from the development, to inform the effects assessment.

5.5.4 The assessments only consider permanent changes resulting from the proposed development. The assessments review the effects of the proposed development after

completion and do not consider the construction phases, the proposed phases of development, or the change in view overtime resulting from the growth of the proposed planting.

**Table 5-6 View with development & magnitude of change**

| Viewpoint Ref  | View after completion  | Magnitude of change after completion  |
|--|--|---|
| <p><b>01 - Public footpath to the south of the site</b><br/>150m from the site boundary</p>                                | <p>Units 10 and 11 would be viewed in the right of the view, replacing the existing views of the structures associated with the effluent tanks. The units would be viewed above surrounding hedgerows and vegetation and would screen more distant views. To the left of units 10 and 11, there would be views of units 8 and 9, between gaps in the vegetation and ruined farmstead, and partially screen views of units 6 and 7 to the north. To the left, unit 12 is likely to form the most prominent industrial unit in the view. It would be viewed above surrounding hedgerows and trees and would form the tallest building in the view. Views of unit 13 to the north would be partially screened by unit 12 but would extend to the left of the unit. Views of units 1, 2, 3, 4, 5 and 14 to the north are likely to be more limited. Any available views of these units are likely to be restricted to partial roofscape views.</p> | <p>The existing buildings and structures on the site would be demolished and replaced resulting a permanent change to the view. The proposed development would be viewed at close proximity affecting a large angle of the view. Although some industrial units would be partially screened and/or filtered by surrounding built form and vegetation, some units, particularly unit 12, would form a large scale feature in the view. Overall, the magnitude of change is concluded to be <b>great</b>.</p> |
| <p><b>02 - Corner of Lôn Groes and Maes Merddyn roads to the northeast of the site</b><br/>160m from the site boundary</p> | <p>In the right of the view, unit 1 would be viewed above surrounding features to the left of the industrial unit at Gaerwen Industrial Estate to the north of Lôn Groes road. Views of unit 1 are also likely to be partially filtered by the proposed broadleaf trees and vegetation along the proposed access road in the site, which would replace the existing conifers, and along north boundary. To the left of unit 1 there would be</p>   | <p>The construction of the proposed industrial estate would result in a permanent change to the view. Existing views of the buildings within the site would be replaced by views of the proposed development. Views of the proposed development would affect a wide angle of the view, creating an intermediate scale of change over a limited geographic area from Lôn Groes road. The magnitude of</p>  |

| Viewpoint Ref   | View after completion   | Magnitude of change after completion   |
|---|---|--|
|   | views of unit 2 and units 3 and 4 would be viewed above the proposed acoustic barrier fencing and surrounding existing and proposed trees and vegetation. Unit 5 would be viewed extending from the left of unit 4. Unit 6 is likely to be screened by unit 5. Unit 7 is likely to be viewed in the distance to the left of unit 5 but is likely to be partially screened by the residential property and holiday cottage in the left of the view. In the distance there may be some partial roofscape views of units 8 -13. The proposed development would screen most of the existing views of Gaerwen Industrial Estate immediately to the west of the site. | change is considered to be <b>medium</b> .   |
| <b>03 - Public footpath following the northwest boundary of the site</b><br>1m from the site boundary | Unit 1 would be viewed above and between the proposed boundary vegetation in the centre of the view. It is likely to form a prominent feature and would screen some more distant views. Its associated car parking and hardstanding areas are also likely to be partially visible alongside the footpath in the left of the view. There are also like to be views of the tree line along the north boundary of the site. Views of the proposed development further to the south are likely to be screened by the dense vegetation in the right of the photograph.   | There would be a permanent change to the view following the construction of the proposed industrial estate. Unit 1 would be viewed at close proximity creating some visual enclosure along the footpath. The unit and associated car parking and hardstanding areas would form a large scale feature and would affect a large angle of the view, but from a short section of the footpath at the northern end. The magnitude of change is concluded to be <b>great</b> . |

## Assessment

- 5.5.5 The visual appraisal has been informed by the ZTV study shown on **Figures LA.04**. It identified several locations from which the proposed development might be theoretically visible. A selection of representative views to illustrate the views available for different receptors are identified and described in **Table 5-5** and the sensitivity of the viewers (visual receptors) represented defined in section 5.5 above.

5.5.6 The following table sets out the assessment of effects on the visual amenity of the identified viewers likely to be affected by the proposals:

**Table 5-7 Assessment of visual effects**

| Viewers/ Visual Receptors & Sensitivity  | Reference Viewpoints  | Degree & nature of effect – after completion   |
|--|---|--|
| Residents close to the site with open views towards the site <u>high value</u> : <b>high sensitivity</b> ;<br>Residents with filtered, oblique or partial views towards the site <u>lesser value</u> : <b>moderate sensitivity</b> | <b>02 - Corner of Lôn Groes and Maes Merddyn roads to the northeast of the site</b> | The proposed development would result in a <u>medium change</u> to the view. The proposed development is likely to cause medium visual intrusion, the visual affect for residents with open views is assessed as <b>major - moderate neutral</b> . For residents with filtered, oblique or partial views, the visual affect is assessed as <b>moderate neutral</b> . |
| Residents with filtered, oblique or partial views towards the site <u>moderate value</u> : <b>moderate sensitivity</b>   | <b>01 - Public footpath to the south of the site</b>                                | The proposed development would result in a <u>medium change</u> to the oblique and partial views towards the site. It is assessed as a <b>moderate</b> visual effect, which is likely to be regarded as <b>adverse</b> .   |
| Users of public rights of way in an urban/ industrial setting with open and unobstructed views of <u>low value</u> : <b>lesser sensitivity</b>   | <b>03 - Public footpath following the northwest boundary of the site</b>            | The proposed development would result in a <u>great change</u> to the view. It is assessed as a <b>moderate</b> visual effect, which is likely to be regarded as <b>adverse</b> . As the footpath heads south along the west boundary of the site, visual effects are likely to be regarded as <b>neutral</b> .  |
| Users of public rights of way in a rural setting with some open views towards the site <u>moderate value</u> : <b>moderate sensitivity</b>   | <b>01 - Public footpath to the south of the site</b>                                | The proposed development would result in a <u>great change</u> to the view. It is assessed as a <b>major - moderate</b> visual effect, which is likely to be regarded as <b>adverse</b> .  |
| Users of public open space in an urban/ industrial context with open unobstructed views of <u>low value</u> : <b>lesser sensitivity</b>  | <b>02 - Corner of Lôn Groes and Maes Merddyn roads to the northeast of the site</b> | The proposed development would result in a <u>medium change</u> to the view. It is assessed as <b>moderate – minor neutral</b> visual effect.  |
| Users of public roads in an urban/ industrial context with no important features <u>low</u>  | <b>02 - Corner of Lôn Groes and Maes Merddyn roads to the</b>                       | The proposed development would result in a <u>medium change</u> to the view. It is assessed as <b>moderate – minor neutral</b> visual effect.  |

| Viewers/ Visual Receptors & Sensitivity | Reference Viewpoints         | Degree & nature of effect – after completion |
|---|------------------------------|--|
| <u>value</u> : lesser sensitivity.      | <b>northeast of the site</b> |  |

## 6.0 Summary and Conclusions

- 6.1.1 This LVApp has considered the likely effects of the proposed development on the landscape character and visual amenity within a landscape context area of 3km and a more detailed study area of 1km. This landscape appraisal is based on GLIVA3 and its application has established an appropriate scope for this appraisal to be undertaken.
- 6.1.2 The site is on the southern edge of Gaerwen and consists of an existing industrial development, the former Welsh Country Foods abattoir site now disused, and associated fields of pasture to the north, west and south. The site is accessed from Lôn Groes to the north, which links to the A5 about 250m further to the north.

## 6.2 Summary of findings

### The proposed development

- 6.2.1 Proposals for the site include the demolition of the existing buildings and the construction of 14 industrial units, see Illustrative Site Plan Proposed by AJA Architects.
- 6.2.2 Each of the proposed industrial units would have associated car parking areas and hardstanding areas for HGVs. Access to the industrial units would be served by an access road via Lôn Groes road along the north boundary of the site. It would broadly follow the existing access route and would transect the site in a north to south direction. 2.5m high acoustic barrier fencing is also proposed close to the northeast boundary of the site.
- 6.2.3 Proposals for the site also include the retention of the existing boundary native hedgerows and individual trees. New hedgerows, trees and amenity planting is also proposed to contribute to the proposal integrating into the surrounding landscape, see Landscape Strategy Plan LA.01. Along part of the east boundary of the site, rainwater attenuation lagoons are also proposed.

### Landscape assessment

- 6.2.4 The site is on the southern edge of Gaerwen, which is situated on the interface between the urban/ industrial settlement and the rural pastureland to the south and southeast. Urban influences dominate the character of the site with the landscape condition being in generally poor and susceptible to upgrading, confirming the LANDMAP overall evaluations for the Visual and Sensory aspect layer as Low.

- 6.2.5 The main feature of the site is the disused former Welsh Country Foods abattoir, which is comprised of a mix of large mainly single-storey sheds and a 2-storey brick building that housed offices, set amongst concrete yards, hard standings and parking areas. There is an effluent treatment works on the south-east corner of the site, and other tanks amongst the buildings. The site also contains associated fields of pasture to the north, west and south. The fields of the site and the access road are bounded by tall security fences, softened by hedgerows on the outer site boundary.
- 6.2.6 The proposals for the site require the demolition of the existing buildings, structures, and associated fields which would be replaced by the proposed industrial units, associated hardstanding and car park areas, and amenity planting. Proposals for the site also include the retention of boundary hedgerows and trees, which would be supplemented by additional hedgerows along the site boundaries as well as within the main development area of the site, which would help to integrate the proposed development into the surrounding landscape.
- 6.2.7 Overall, landscape effects on **landscape features and qualities** would mostly be **neutral** as a result of the proposed development. The **openness of the landscape** is likely to have **moderate adverse** effects. Effects on **hedgerows, trees and vegetation** is likely to result in **moderate neutral** effects due to the retention of the existing features, and the proposed additional planting is unlikely to detrimentally affect the vegetation pattern of the area. Effects on the **landscape character** of the surrounding area and within the site is likely to result in **minor neutral** effects.
- 6.2.8 Effects on **landscape amenity**, the **setting to settlement** is likely to be minor neutral due to the surrounding urban/ industrial context. There is no public access on the site, but there are **public footpaths** adjacent to the site and within the context of the adjacent Gaerwen Industrial Estate. The proposed development is likely to result in **minor neutral** effects on landscape amenity due to the existing urban/ industrial context and character of the routes. There would be no landscape effects on surrounding designated landscapes.

### Visual assessment

- 6.2.9 The potential visibility of the site is generally restricted to a central northeast to southwest low ridgeline area within the 3km study area. Within 1km of the site, potential views of the proposed development would mainly be available to the west, east and south of the site. The ZTV analysis shows that views to the north of the site would be limited due to the screening effect of the surrounding topography and built form.
- 6.2.10 Settlement areas within 1km of the site are mostly to the north of the site, which currently have views of the former Welsh Foods Abattoir buildings and associated structures, as well as views of the adjacent Gaerwen Industrial Estates immediately to the west and north of the site. The southeast of Gaerwen residential estate would have views of the proposed development. Residents that are orientated towards the site a

predicted to have **major – moderate neutral** visual effects. Residents with oblique or partial views are likely to have **moderate neutral** visual effects.

- 6.2.11 Within 1km of the site there are also several scattered farmsteads and associated dwellings. Residents with filtered, oblique or partial views of the proposed development are concluded to have **moderate neutral** visual effects.
- 6.2.12 There are several public rights of way that are located close to the site, including a footpath that runs along the whole length of the west boundary of the site, and adjacent to the Gaerwen Industrial Estate. The visual effect for **users of the public right of way** are concluded to be **moderate adverse** for users adjacent to the northwest boundary of the site, but as users head south adjacent to the west boundary of the site, visual effects are likely to be regarded as **neutral**. To the south of the site and in more of a rural context, visual effects for users of public rights of way was concluded to be major – moderate and maybe regarded as adverse. However, as distance increases from the site, visual effects are likely to reduce.
- 6.2.13 Main and local busy roads within the study area are mostly located to the north of the site. **Users of public roads** are of lesser sensitivity and from urban/ industrial context close to the site, the visual effects are concluded to be **moderate – minor neutral**. The road network to the south of the site are mainly comprised of small local roads that connect the surrounding villages and farmsteads. The visual effects from these roads are likely to be reduced.
- 6.2.14 Weather conditions, as described in paragraph 1.4 above would further limit visibility for distant receptors, with conditions that limit visibility occurring for over 39% of the year on average.

## 6.3 Policy considerations

- 6.3.1 In relation to the policies of the Anglesey and Gwynedd Joint Local Development Plan 2011 – 2026, proposals for the site are on previously developed land that the aims to retain existing hedgerows along the site boundary that make a contribution to the surrounding landscape character and amenity. Proposals also include additional tree, hedgerow and amenity planting to enhance existing features whilst contributing to the integration of the proposed development into the surrounding landscape (Policies PS 5, PCYFF 3, PCYFF 4, PS 19, AMG 3).
- 6.3.2 There would be no views of the proposed development from the Anglesey AONB or the surrounding SLAs (Policies AM1 and AM2).
- 6.3.3 Features of the landscape which make a contribution to the character of the area, such as the existing hedgerows, would be retained where possible and enhanced with additional planting

## 6.4 Designated landscapes

- 6.4.1 ZTV **Figure LA.04-1** shows that there would be no views of the proposed development from Malltraeth Marsh and Surrounds SLA, the Plas Berw Registered Park and Garden, and SAMs to the west of the site. To the southeast of the site, there would be no views of the proposed development from the Anglesey AONB, Southern Anglesey Estatelands SLA, and the Wales Coast Path. The majority of the Grade II Listed Buildings to the north of the site would not have views of the proposed development.
- 6.4.2 To the northeast of the site, the ZTV indicates that there would be potential views of the proposed development from the Capel Eithin (site of) and Cemetery SAM. However, due to the separation of the SAM from the site by the A55 and A5 main road the landscape setting of the SAM is unlikely to be adversely affect as a result of the proposed development. Views of the proposed development from the SAM would be viewed in context to the Gaerwen Industrial Estate and residential area. The proposed development may also be viewed as an extension of Gaerwen Industrial Estate, which is located immediately to the west and north of the site.

## 6.5 Conclusion

- 6.5.1 This Landscape and Visual Appraisal concludes that the site represents an opportunity to accommodate the proposed development with associated retained boundary hedgerows and proposed tree, hedgerow, and amenity planting. The proposed development is unlikely to result in unacceptable impact to the urban/ industrial landscape character and visual amenity experienced within the surrounding landscape for the reasons as set out above.

# Appendix 1 - Methodology

## General Methodology

- A1.1 Although not an 'EIA' project the methodology used in this informal appraisal has been based upon the recommendations in Guidelines for Landscape and Visual Impact Assessment 3rd Edition published by The Landscape Institute and the Institute of Environmental Management & Assessment in 2013 (GLVIA3). As advised in the Guidelines, the general approach and process can be applied to non-EIA assessments, or "Appraisals". The Landscape Institute's Statement of Clarification 1/13 also advises that it is not required in an Appraisal to establish whether the effects arising are or are not significant. However, the degree and nature of the effects identified is assessed.

## Landscape Effects Assessment

### Establishing the landscape baseline

- A1.2 Baseline studies for assessing the landscape effects included a mix of desk study and field work to identify and record the character of the landscape and the elements, features and aesthetic and perceptual factors which contribute to it.
- A1.3 The elements that make up the landscape in the study area were recorded, including:
- physical influences - geology, soils, landform, drainage and water bodies;
  - land cover, including different types of vegetation and patterns and types of tree cover;
  - the influence of human activity, such as, land use and management, the character of settlements and buildings, the pattern and type of fields and enclosure; and
  - the aesthetic and perceptual aspects of the landscape, e.g.: its scale, complexity, openness, tranquillity, wildness.
- A1.4 The overall character of the landscape in the study area was considered, including the particular combinations of elements and aesthetic and perceptual aspects that make each distinctive, usually by identification as key characteristics of the landscape. Evidence about change in the landscape was considered, including the condition of the different landscape types and/or areas, and their constituent parts and evidence of current pressures causing change in the landscape.

### Landscape value

- A1.5 The European Landscape Convention promotes taking account of all landscapes, including ordinary or undesignated landscapes. The relative value attached to the landscape was considered at the baseline stage to inform the judgments about the effects likely to occur, whether to areas of landscape as a whole or to individual elements, features and aesthetic or perceptual dimensions, at the community, local, national or international levels.

- A1.6 Landscape designation is a starting point in understanding landscape value but value may also be attached to undesignated landscapes. Special Qualities, reasons for designation, relevant policies in management plans or designation-specific policies in development plans, were consulted in assessing the relative value of the landscape within designated areas.
- A1.7 Areas of landscape whose character is judged to be intact and in good condition, and where scenic quality, wildness or tranquillity, and natural or cultural heritage features make a particular contribution to the landscape, or where there are important associations, are likely to be highly valued. For “ordinary, everyday landscapes”, the judgement was based upon the degree to which they are representative of typical character, the intactness of the landscape and the condition of its elements, scenic quality, sense of place, aesthetic and perceptual qualities.
- A1.8 In Wales, the evaluation of the five aspects of the landscape described in LANDMAP was used, in conjunction with the criteria in Table A2- 1 below, where appropriate.
- A1.9 When determining the landscape value the following elements were considered, in addition to consideration of values associated with designations:
- The importance of the landscape, or the perceived value of the landscape to users or consultees, as indicated by, for example, international, national or local designations;
  - The importance of elements or components of the landscape in the landscape character of the area or in their contribution to the landscape setting of other areas;
  - Intrinsic aesthetic characteristics, scenic quality or sense of place, including providing landscape setting to other places;
  - Cultural associations in the arts or in guides to the area, or popular use of the area for recreation, where experience of the landscape is important;
  - The presence and scale of detractors in the landscape and the degree to which they are susceptible to improvement or upgrading; and
  - Conservation interests: The presence of features of wildlife, earth science or archaeological or historical and cultural interest can add to the value of the landscape as well as having value in their own right.
- A1.10 The following table indicates the criteria used to determine the Landscape value:

**Table A2- 1 Indicative criteria to determine landscape value**

| Value      | Criteria   |
|------------|--|
| High Value | <p>Landscapes subject to international, national or local designations, <b>and</b> non-designated landscapes where the following considerations apply:</p> <p>Areas of landscape whose character is judged to be intact and in good condition;</p> <p>Scenic quality, wildness or tranquillity, and/or natural or cultural heritage features make a particular contribution to the landscape;</p> <p>There are important cultural and artistic associations;</p> |

| Value     | Criteria   |
|-----------|--|
|           | <p>They are representative of typical character of the area or have a character or elements that are valued for their rarity;</p> <p>Particular components may be identified as important contributors to the landscape character;</p> <p>The landscape is valued for recreational activities where experience of the landscape is important.</p>  |
| Low Value | <p>Areas of landscape whose character is in poor condition;</p> <p>Scenic quality, wildness or tranquillity, and/or natural or cultural heritage features are not key characteristics of the landscape;</p> <p>Cultural and artistic associations are absent;</p> <p>They are not representative of typical character of the area, but are also not valued for rarity;</p> <p>Particular components may be identified as important contributors to the landscape character;</p> <p>There is little scope for recreational activities where experience of the landscape is important.</p> |

A1.11 Where the value falls between high and low, an intermediate level of value is assigned, e.g. "medium".

A1.12 The landscape baseline report aims to:

- describe, map and illustrate the character of the landscape of both the wider study area and the site and its immediate surroundings;
- identify and describe the individual elements and aesthetic and perceptual aspects of the landscape, particularly those that are key characteristics contributing to its distinctive character;
- indicate the condition of the landscape, including the condition of landscape elements or features;
- project forward drivers and trends in change and how they may affect the landscape over time, in the absence of the proposal; and
- evaluate the landscape and, where appropriate, its components, aesthetic and perceptual aspects, particularly the key characteristics.

### Assessing the Landscape Effects

A1.13 The baseline information about the landscape was combined with understanding of the details of the proposal to identify and describe the landscape effects. The landscape receptors were identified, that is, the components or aspects of the landscape likely to be affected, such as, overall character or key characteristics, individual elements or features, or specific aesthetic or perceptual aspects.

A1.14 Interactions between the landscape receptors and the components or characteristics of the development were considered after completion, and the different types of effect: direct and indirect, secondary, short, medium and long- term, permanent and temporary, adverse and beneficial.

- A1.15 Landscape effects considered included:
- change in and/or partial or complete loss of elements, features or aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;
  - addition of new elements or features that will influence the character and distinctiveness of the landscape; and
  - combined effects of these changes on overall character.
- A1.16 The landscape effects were categorised as adverse, beneficial, or negligible in their consequences for the landscape, judged from the degree to which the proposal fits with existing character and the contribution the development makes to the landscape in its own right, even if in contrast to existing character.
- A1.17 The assessment of the landscape effects was based on assessment of the sensitivity of the landscape receptors and the magnitude of the change in the landscape arising from the proposal.

### **Sensitivity of the landscape receptors**

- A1.18 The sensitivity of landscape receptors combines judgments of their susceptibility to the type of change arising from the development proposal and the value attached to the landscape.
- A1.19 Susceptibility to change means the ability of the landscape receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.
- A1.20 The value attached to the landscape receptors was established in the baseline study.
- A1.21 When determining the landscape susceptibility the following elements were considered:
- The ability of the landscape receptor to accommodate the proposed development without undue consequences for the maintenance of the landscape character and/or the achievement of landscape planning policies and strategies;
  - The degree to which the changes arising from the development would alter the overall character, quality/condition of a particular landscape type or area;
  - The degree to which the changes arising from the development would alter individual elements or features or aesthetic and perceptual aspects important to the landscape character; and
  - Existing landscape studies may identify the sensitivity of the landscape type or area or its characteristics to the general type of development that is proposed.
- A1.22 The following table indicates the criteria used to determine the Landscape susceptibility:

**Table A1- 2 Criteria for landscape susceptibility**

| Susceptibility         | Criteria  |
|------------------------|---|
| Susceptible            | <p>The changes arising from the development would alter the overall character, quality/condition of a particular landscape type or area.</p> <p>The changes arising from the development would alter and remove individual elements or features or aesthetic and perceptual aspects important to, or add new elements incongruous to, the landscape character, or add new elements that would reinforce the key characteristics of the landscape character.</p> <p>The proposed development would compromise the achievement of landscape planning policies and strategies for the landscape.</p> |
| Moderately Susceptible | <p>The changes arising from the development would influence the overall character, quality/condition of a particular landscape type or area.</p> <p>The changes arising from the development would alter or remove some individual elements or features or aesthetic and perceptual aspects important to, or add some new elements incongruous to, the landscape character.</p> <p>The proposed development may compromise the achievement of landscape planning policies and strategies for the landscape.</p>   |
| Not Susceptible        | <p>The changes arising from the development would not alter the overall character, quality/condition of a particular landscape type or area.</p> <p>The changes arising from the development would not alter or remove individual elements or features or aesthetic and perceptual aspects important to, or add new elements incongruous to, the landscape character.</p> <p>The proposed development would not compromise the achievement of landscape planning policies and strategies for the landscape.</p>   |

### Magnitude of Landscape Change

A1.23 Effects on landscape receptors are assessed in terms of size or scale, the geographical extent of the area influenced, and its duration and reversibility.

**Table A1- 3 Considerations for assessing magnitude of landscape change**

| Consideration           | Indicative criteria   |
|-------------------------|---|
| Size or scale of change | <p>Categorised on a scale of Large, Medium, Small, Negligible or None, based upon:</p> <p>The extent of existing landscape elements that will be lost (or added), the proportion of the total extent that this represents</p> |

| Consideration   | Indicative criteria   |
|---|---|
|   | <p>and the contribution of that element to the character of the landscape;</p> <p>The degree to which aesthetic or perceptual aspects of the landscape are altered either by removal of existing components of the landscape or additions of new ones;</p> <p>Whether the effect changes the key characteristics of the landscape, which are critical to its distinctive character.</p> |
| Geographical area over which the landscape would be changed | <p>Categorised on a scale of:</p> <p>Small: at site level, within the development site itself or at the level of the immediate setting of the site;</p> <p>Medium: at the scale of the landscape type or character area within which the proposal lies;</p> <p>Large: where the development influences several landscape types or character areas.</p>                                  |
| The duration of the changes                                 | <p>The durations of changes due to the development are categorised as:</p> <p>Short term: zero to five years;</p> <p>Medium term: five to ten years;</p> <p>Long term: ten to twenty-five years</p> <p>Permanent: more than twenty-five.</p>  |

### Degree of Landscape Effects

A1.24 Final conclusions about the degree of effect relate the separate judgements about sensitivity of the receptors and magnitude of the changes combined, based upon the following considerations:

- Major effect: Adverse or beneficial effects, over an extensive area, on elements and/or aesthetic and perceptual aspects that are key to the character of nationally valued landscapes;
- Moderate effect: where effects are judged to be between the criteria for either Major or Minor effects;
- Minor effect: Adverse or beneficial effects of short duration, over a restricted area, on elements and/or aesthetic and perceptual aspects that contribute to, but are not key characteristics of the character of landscapes of community value;
- Negligible effects where there is little or no perceived change to the existing landscape character or the change is difficult to discern.

## Visual Effects Assessment

### Establishing the visual baseline

A1.25 Baseline studies for visual effects establish:

- the area in which the development may be visible

- the different groups of people who may experience views of the development
  - the location where they will be affected
  - the nature of the views at those points
  - where possible, the approximate or relative number of the different groups of people who may be affected by the changes in views or visual amenity.
- A1.26 In identifying important viewpoints, heritage assets in the vicinity of the proposed development and their settings were taken into account.
- A1.27 The potential areas where the site and development proposal are likely to be visible were mapped. Landscape components affecting visibility, like buildings, walls, fences, trees, hedgerows, woodland and banks, were identified through field surveys and mapped.
- A1.28 The people within the area who may be affected by the changes in views and visual amenity – the visual receptors – were identified:
- people living in the area
  - people passing through on roads and the local lanes
  - people visiting promoted landscapes or attractions
  - people engaged in recreation of different types, including users of public rights of way, bridleways and access land.
- A1.29 Views that form part of the experience and enjoyment of the landscape were noted, for example, from promoted paths, tourist or scenic routes and associated viewpoints.
- A1.30 The proposed viewpoints were informed by the visual appraisal, field surveys, and by desk research on access and recreation, heritage assets and other valued landscapes, tourist attractions and destinations, popular vantage points, and relative distribution of population. Viewpoints were selected to represent the experience of different types of visual receptors.
- A1.31 The details of viewpoint locations were mapped and catalogued, and the direction and area covered by the view recorded, sufficient to allow someone else to return to the location and record the same view. Photography was carried out in accordance with the Landscape Institute's guidance in Photography and Photomontage in landscape and visual impact assessment, Advice Note 01/11.
- A1.32 The baseline report aims to describe, map and illustrate:
- the type and relative numbers of people (visual receptors) likely to be affected, making clear the activities they are likely to be involved in when enjoying the view;
  - details of the viewpoints and of the visual receptors likely to be affected at each;
  - the nature, composition and characteristics of the existing view, noting any particular horizontal or vertical emphasis, and any key foci; existing views have been illustrated in annotated photographs identifying important components of the view.
  - elements, such as landform, buildings or vegetation, which may interrupt, filter or otherwise influence the views;
  - whether or how the view may be affected by seasonal or weather variation.

## Assessing the Visual Effects

### Predicting and describing visual effects

- A1.33 The baseline information about the visual receptors was combined with understanding of the details of the proposal to identify and describe the visual effects, considering:
- changes in views and visual amenity arising from elements of the development;
  - the distance of the viewpoint from the development and whether the viewer would focus on the development due to its scale and proximity or whether the development would be only a small or minor element in a panoramic view;
  - whether the view is stationary or transient or one of a sequence of views;
  - the nature of the changes: changes in the skyline, creation of a new visual focus in the view, introduction of new elements, changes in visual simplicity or complexity, alteration of visual scale or the degree of visual enclosure; and
  - seasonal differences in effects, arising from the varying degree of screening and/or filtering of views by vegetation in summer and winter.
- A1.34 Categorising the visual effects as adverse or beneficial (or neutral) in their consequences for views and visual amenity was based on judgments about whether the changes affect the quality of the visual experience, and the nature of the existing views and the nature of the changes to the views.
- A1.35 The visual effects were assessed, based on assessment of the nature of the visual receptors and their sensitivity, and the nature of the effect on views and visual amenity, that is, the magnitude of visual change.

### Sensitivity of the visual receptors

- A1.36 The people or groups of people likely to be affected at a specific viewpoint – the visual receptors – are assessed in terms of their susceptibility to change in views and visual amenity and the value attached to particular views.
- A1.37 The susceptibility of visual receptors to changes in views and visual amenity is a function of the occupation or activity of people experiencing the view at particular locations and the extent to which their attention or interest is focused on the views or the visual amenity they experience at particular locations.
- A1.38 The visual receptors most susceptible to change include:
- residents at home;
  - people engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views;
  - visitors to designated landscapes, heritage assets, or other attractions, where views of the surroundings are an important contributor to the experience;
  - communities where views contribute to the landscape setting enjoyed by residents in the area.
- A1.39 Visual receptors less susceptible to change include:

- people engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape;
- people at their place of work whose attention may be focused on their work or activity not on their surroundings and where the setting is not important to the quality of working life.
- travellers on road, rail or other transport routes, except along recognised scenic routes, where awareness of views is likely to be high.

A1.40 Judgments were made about the value attached to the views identified, taking account of recognition, for example, in relation to heritage assets, or through planning designations, appearance in guidebooks or on tourist maps, promotion of particular locations or provision of facilities provided for their enjoyment, such as parking places, sign boards and interpretive material, or references to them in literature or art.

A1.41 The sensitivity of visual receptors to change is categorised as high, moderate or lesser, in accordance with the criteria set out below.

**Table A1- 4 Indicative criteria for visual sensitivity**

| Category             | Indicative criteria   |
|----------------------|---|
| High sensitivity     | Viewers in residential or community properties.<br>Views experienced by many viewers.<br>Daily, prolonged or sustained views available over a long period, or where the view of the landscape is an important attractant.<br>A view from a landscape, recreation facility or route valued nationally or internationally for its visual amenity.   |
| Moderate sensitivity | Viewers in residential or community properties with partial or largely screened views of the site.<br>Frequent open views available.<br>Viewers are pursuing activities such as sports or outdoor work, where the landscape is not the principal reason for being there or the focus of attention is only partly on the view.<br>A view from other valued landscapes, or a regionally important recreation facility or route. |
| Lesser sensitivity   | A view of low importance or value, or where the viewer's attention is not focused their surroundings.<br>A view from a landscape of moderate or less importance, or a locally important recreation facility.<br>Occasional open views or glimpsed views available; passing views available to travellers in vehicles.<br>A view available to few viewers.   |

### Magnitude of visual change

A1.42 The visual effects identified are evaluated in terms of size or scale, the geographical extent of the area influenced, duration and reversibility.

**Table A1- 5 Considerations for assessing magnitude of visual change**

| Consideration   | Indicative criteria  |
|---|--|
| Size or scale of change                                       | <p>Categorised on a scale of major, moderate, minor or none, based upon:</p> <p>The degree of the loss or addition of features in the view;</p> <p>The extent of changes in the composition of the view, including the proportion of the view occupied by the proposed development;</p> <p>The degree of contrast or integration of the changes with the existing or remaining landscape elements and characteristics;</p> <p>The nature of the view of the proposed development, whether full, partial or glimpsed, or the relative amount of time over which it will be experienced.</p> |
| Geographical area over which the changes would be experienced | <p>The geographic extent reflects:</p> <p>The extent of the area over which the changes would be visible;</p> <p>The angle of view in relation to the main activity of the receptor;</p> <p>The distance of the viewpoint from the proposed development.</p>   |
| The duration of the changes                                   | <p>Categorised as:</p> <p>Short term: zero to five years;</p> <p>Medium term: five to ten years;</p> <p>Long term: ten to twenty-five years</p> <p>Permanent: more than twenty-five.</p>   |
| Reversibility   | <p>The prospect and the practicality of the effect being reversed within twenty-five years, or within a generation</p>   |

### Judging the overall visual effects

A1.43 Final conclusions about the degree of visual effects relate the separate judgements about sensitivity of the receptors and magnitude of the changes, for example:

- Major effect: Large scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view, especially where affecting people who are particularly sensitive to changes in views and visual amenity or people at recognised and important viewpoints or from recognised scenic routes.
- Minor effect: limited or localised change, or reversible short term changes, in views available to people for whom the view of the landscape is not the principle focus of interest.
- As for landscape effects, where effects are judged to be between these extremes, they may be assigned moderate levels of effect.
- Negligible effect: The change in the view is imperceptible or difficult to discern.

## Appendix 2 - Policy

### Anglesey and Gwynedd Joint Local Development Plan 2011 - 2016

#### A2.1 Full details of relevant policy

- **Strategic Policy PS 5: Sustainable Development**

Development will be supported where it is demonstrated that they are consistent with the principles of sustainable development. All proposals should:

...

2. Give priority to effective use of land and infrastructure, prioritizing wherever possible the reuse of previously developed land and buildings within the development boundaries of Sub Regional Centre, Urban and Local Service Centres, Villages or in the most appropriate places outside them in accordance with Strategic Policy PS 17, PS 13 and PS 14;

...

5. Preserve and enhance the quality of the built and historic environment assets (including their setting), improving the understanding, appreciation of their social and economic contribution and sustainable use of them in accordance with Strategic Policy PS 20;
6. Protect and improve the quality of the natural environment, its landscapes and biodiversity assets, including understanding and appreciating them for the social and economic contribution they make in accordance with Strategic Policy PS 19;

...

- **Policy PCYFF 3: Design and Place Shaping**

All proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places...

Proposal, including extensions and alterations to existing buildings and structures will only be permitted provided they conform to all of the following criteria, where relevant:

1. It complements and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment;
2. It respects the context of the site and its place within the local landscape, including its impact on important principal gateways into ... Anglesey, its effects on townscape and the local historic and cultural heritage and it takes account of the site topography and prominent skylines or ridges;

3. It utilises materials appropriate to its surroundings and incorporates hard and soft landscaping and screening where appropriate, in line with Policy PCYFF 4;
4. It achieves and creates attractive, safe places and public spaces, taking account of 'Secured by Design' principles (including where appropriate natural surveillance, visibility, well-lit environments and areas of public movement);
- ...

- **Policy PCYFF 4: Design and Landscaping**

All proposals should integrate into their surroundings. Proposals that fail to show (in a manner appropriate to the nature, scale and location of the proposed development) how landscaping has been considered from the outset as part of the design proposal will be refused. A landscape scheme should, where relevant:

1. Demonstrate how the proposed development has given due consideration to the Landscape Character Area Assessment or Seascape Character Area Assessment;
2. Demonstrate how the proposed development respects the natural contours of the landscape;
3. Demonstrate how the proposed development respects and protects local and strategic views;
4. Respect, retain and complement any existing positive natural features, landscapes, or other features on site;
5. Identify trees, hedgerows, water courses and topographical features to be retained;
6. Provide justification for circumstances where the removal/loss of existing trees, hedgerows, water courses and topographical features cannot be avoided and provides details of replacements;
7. Provide details of any proposed new landscaping together with a phased programme of planting;
8. Demonstrate that any proposed new planting includes plants and trees of mainly native species of local provenance and does not include any non-native invasive species;
9. Ensure that selection of species and planting position of any trees allows for them to grow to their mature height without detriment to nearby buildings, services and other planting; and
10. Provide permeable hard surface landscaping.

- **Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment**

The Councils will manage development so as to conserve and where appropriate enhance the Plan area's distinctive natural environment, countryside and coastline, and proposals that have a significant adverse effect on them will be refused unless the need for and benefits of the development in that location clearly outweighs the value of the site or area and national policy protection for that site and area in

question. When determining a planning application, consideration will need to be given to the following:-

1. Safeguard the Plan area's habitats and species, geology, history, the coastline and landscapes;
2. Protect or where appropriate enhance sites of international, national, regional and local importance and, where appropriate, their settings in line with National Policy;
3. Have appropriate regard to the relative significance of international, national or local designations in considering the weight to be attached to acknowledged interests, ensuring that any international or national responsibilities and obligations are fully met in accordance with National Policy;
4. Protect or enhance biodiversity within the Plan area and enhance and/or restore networks of natural habitats in accordance with the Local Biodiversity Action Plans and Policy AMG 5;
5. Protect or enhance biodiversity through networks of green/ blue infrastructure;
6. Safeguard internationally, nationally and locally protected species;
7. Protect, retain or enhance the local character and distinctiveness of the individual Landscape Character Areas (in line with Policy AMG 2) and Seascape Character Areas (in line with Policy AMG 4);
8. Protect, retain or enhance trees, hedgerows or woodland of visual, ecological, historic cultural or amenity value.

■ **Policy AMG 1: Area of Outstanding Natural Beauty Management Plans**

Proposals within or affecting the setting and/ or significant views into and out of the Areas of Outstanding Natural Beauty must, where appropriate, have regard to the relevant Area of Outstanding Natural Beauty Management Plan.

■ **Policy AMG 2: Special Landscape Areas**

When considering a proposal within Special Landscape Areas (SLA), as identified by the Proposals Map and listed below, there will be a need to appropriate consideration to the scale and nature of the development ensuring that there is no significant adverse detrimental impact on the landscape. The development should aim to maintain, enhance or restore the recognised character and qualities of the SLA.

The proposal should have regard to the relevant 'Statement of Value and Significance'.

Where appropriate, the Councils will require a Landscape and Visual Impact Assessment in order to consider the impact of the development on the designated area.

In exceptional circumstances, where development is necessary and could result in significant impact on the landscape, appropriate mitigation and compensation measures should be provided.



- **Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Character**

Proposals that would have significant adverse impact upon landscape character as defined by the Landscape Character Areas included within the current Landscape Strategy for the relevant authority, must demonstrate through a landscape assessment how landscape character has influenced the design, scale, nature and site selection of the development.

A proposal will be granted provided it doesn't have significant adverse impact upon features and qualities which are unique to the local landscape in terms of visual, historic, geological, ecological or cultural aspects. Measures should be taken to ensure that the development does not:

1. Cause significant adverse impact to the character of the built or natural landscape;
2. Fail to harmonise with, or enhance the landform and landscape;
3. Lose or fails to incorporate traditional features, patterns, structures and layout of settlements and landscape of both the built and natural environment.

Particular emphasis will be given to the landscapes identified by the Landscape Character Areas as being of high and outstanding quality because of a certain landscape quality or a combination of qualities. Additional consideration will also be given to development that directly affect the landscape character and setting of the AONBs or the National Park.

