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LANDSCAPE ARCHITECTS

**PROPOSED CHALET PARK,
LAND AT FORMER RHYL RUGBY CLUB
AT WAEN,
RHUDDLAN**

**LANDSCAPE AND VISUAL IMPACT ASSESSMENT
FEBRUARY 2020**

LANDSCAPE ARCHITECTS URBAN DESIGN ENVIRONMENTAL PLANNERS PROJECT MANAGEMENT

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1.0

INTRODUCTION

- 1.1 Quartet Design is a dynamic Landscape Architectural and Urban Design practice. We have a track record over our 30 year history of providing excellent consultancy to our wide portfolio of clients. We were appointed by Kenyon Planning to provide a Landscape and Visual Impact Assessment in support of a detailed planning application for a proposed new Chalet Park. This Landscape and Visual Impact Assessment Report should be read in conjunction with the proposed drawings produced by Planscape Architectural Design Consultants and the relevant documentation which supports the Planning Application. The location and the overall site boundary of the Site can be viewed within Figure 5 and 6 of the Landscape Supporting Information produced by Quartet Design.
- 1.2 This Landscape and Visual Impact Assessment has been undertaken in accordance with the 3rd Edition of 'Guidelines for Landscape and Visual Impact Assessment (GLVIA 3) The assessment has been conducted by David Newman Dip LA, Dip Hort, MC Inst. Hort. Founding Partner of Quartet Design with over 30 years professional experience.
- 1.3 The assessment was carried out during November 2019. This Landscape and Visual Impact Assessment report considers the potential landscape and visual effects of the proposed development on the Site and surrounding 3km radius study area.

SITE DESCRIPTION AND LOCATION

- 1.4 The Site is located 4km to the south east from the town of Rhyl. In the local area, settlements include Dyserth to the north, Cwm Dyserth to the east, St Asaph to the south, Bodelwyddan to the west and Rhuddlan to the north west. The Site sits within the planning boundary of Denbighshire County Council.
- 1.5 The Site is currently disused and was formerly used for the base for Rhyl Rugby Club until recently when the club moved to its new site at Tynewydd Field. The Site currently holds an existing club house which sits to the north east of the Application Site. There is a current access route into the main site off the B5429 and this is to the west of the main Site. The northern boundary of the Site consists of a mature boundary which is approximately between 8-15m high consisting of native hedgerow mixes. There are a number of mature trees to the boundary which are approximately 16-25m high. The species are mainly Oak. There is a small pool to the northern boundary which is surrounded by existing vegetation of which is 5-7m high. To the eastern boundary there is a mature boundary which consists of dense mature Oak trees of which are between 20-30m high. There is also a native hedgerow to the boundary which is between 5-10m high and of

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- a width of approximately 4m which also has a mixture of scrub planting within. The southern boundary of the Site is also lower than the northern part of the Site of approximately 5m in height difference with the northern boundary. To the south there is a large group of pine trees which are 25m + high. These trees are between the existing Tri-hwch Wood, Public Right of Way and the southern boundary. The western boundary of the Site consists of a mature hedge of which is approximately between 4-8m high and consists of a number of mature trees which are located to the north and the south of the western boundary. The trees are predominately oak and are between 15-25m high.
- 1.6 The immediate landscape to the northern, eastern and western boundary is predominately grazing fields which have small field patterns which are lined with mature hedgerows and mature trees. The landscape to the south of the Site is made up of Tir-hwch Wood which is mature woodland which mitigates the Site from views to the south and the south east.
- 1.7 The Site does not sit within any designated neighborhood plan area.
- 1.8 The Site does not sit within any designated Green Belt Land
- 1.9 This report defines the existing landscape conditions, assesses the character and quality of the landscape and analyses the visual and landscape effects of the proposal.
- 1.10 The baseline position against which this assessment has been undertaken is as per the current position on the ground.
- 1.11 The study area for this Landscape and Visual Impact Assessment has been defined to incorporate all part of the landscape that potentially may have a view of the proposals – including areas which are not currently accessible to the public but is an important historical view.

2.0 LANDSCAPE PLANNING POLICY

- 2.1 This section describes the background of relevant national, regional and local planning policies, in so far as they relate to landscape matters, against which the development proposals will be determined. A planning statement has been prepared by Kenyon Planning.

National Planning Policy Framework

National

- 2.2 The appropriate policies of the National Planning Policy Framework (NPPF) are set out below and mainly relate to local character and good design:

Paragraph 83:

- Planning policies and decisions should enable sustainable rural tourism and leisure developments which respect the landscape character of the Countryside.

Paragraph 84:

- *Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (For example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunity exist.*

Paragraph 171:

- *Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessment of the need for open space, sport and recreation facilities (Including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used*

to determine what open space sport and recreational provision is needed, which plans should seek then to accommodate.

Local Plan Policy Framework

Denbighshire County Council Local Development Plan

- 2.3 The Denbighshire Local Development Plan forms part of a range of plans, policies and programmes which have an influence over development in Denbighshire. In preparing the local plan the council have regard to national and regional strategies and the local development plan has an important role in delivering and implementing many of these plans and programmes.

General Policies

- 2.4 General Policies was prepared in accordance with the NPPF. The following objectives are considered to be of most relevance to the LVIA:
- 2.5 Policy RD 1 - Sustainable development and good standard design Development proposals will be supported within development boundaries provided that all the following criteria are met:
- i) Respects the site and surroundings in terms of the siting, layout, scale, form, character, design, materials, aspect, micro-climate and intensity of use of land/buildings and spaces around and between buildings; and
 - ii) Makes most efficient use of land by achieving densities of a minimum of 35 dwellings per hectare for residential development (unless there are local circumstances that dictate a lower density).
 - iii) Protects and where possible enhances the local natural and historic environment
 - iv) Does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside
 - v) Incorporates existing landscape or other features, takes account of site contours and changes in levels and prominent skylines
 - vi) Does not unacceptably affect the amenity of local residents, other land and property users or characteristics of the locality by virtue of increased activity, disturbance, noise, dust, fumes, litter, drainage, light pollution etc., and provides satisfactory amenity standards itself
 - vii) Provides safe and convenient access for disabled people, pedestrians, cyclists, vehicles and emergency vehicles together with adequate parking, services and manoeuvring space. Proposals should also consider impacts on the wider Rights of Way network surrounding the site

- viii) Does not have an unacceptable effect on the local highway network as a result of congestion, danger and nuisance arising from traffic generated and incorporates traffic management/calming measures where necessary and appropriate. A transport assessment and travel plan will be required where appropriate
- ix) Has regard to the adequacy of existing public facilities and services
- x) Does not prejudice land or buildings safeguarded for other uses, or impair the development and use of adjoining land
- xi) Satisfies physical or natural environmental considerations relating to land stability, drainage and liability to flooding, water supply and water abstraction from natural watercourse
- xii) Takes account of personal and community safety and security in the design and layout of development and public/private spaces and has regard to implications for crime and disorder
- xiii) Incorporates suitable landscaping measures, including where appropriate hard and soft landscaping treatment, the creation and/or protection of green and blue corridors, mature landscaping, and arrangements for subsequent maintenance. Landscaping should create a visually pleasant, sustainable and biodiversity rich environment that protects and enhances existing landscape features and also creates new features and areas of open space that reflect local character and sense of place
- xiv) Has regard to the generation, treatment and disposal of waste. Policy 4.125: Special attention will be required to landscape design for developments at the periphery of settlements where they meet countryside to soften the interface between the landscape and built development.

2.6 Policy BSC 11 – Recreation and Open Space Existing recreation, public open space, allotments and amenity greenspace will be protected and where possible enhanced. Development that would result in the loss of public or private land with recreational and/or amenity value will only be permitted where alternative outdoor provision of equivalent or greater community benefit is provided.

- The County minimum standard of 2.4 hectares per 1,000 population will be applied to all development sites.
- Open space should always be provided on site. Commuted sums will only be acceptable where it is demonstrated that development would not be financially viable should the full requirement for open space be provided on site or where it is impractical to provide the full requirement for open space on site.
- Where there is no identified shortfall of open space in the local area the Council will, where appropriate, expect developers to make a financial contribution by means of a commuted sum to mitigate the impact of increased usage on the existing open space and equipment in the area.

2.7 Policy PSE 1 – North Wales Coast Strategic Regeneration Area In the North Wales Coast Strategic Regeneration Area the Council will support proposals which:

- retain and develop a mix of employment generating uses in town centres; or
 - provide new family residential accommodation; or
 - enable the retention, enhancement and development of tourism related facilities; or
 - address existing problems of deprivation in a manner which is consistent with the principles of sustainable development.
- 2.8 Policy PSE 4 – Re-use and adaptation of rural buildings in open countryside All conversions of rural buildings will be expected to make a positive contribution to the landscape and ensure that any architectural and/or historic features are retained. Proposals for the conversion of rural buildings outside development boundaries for employment use will be supported. Proposals for the conversion of rural buildings outside development boundaries for residential use will only be permitted where:
- i) an employment use has been demonstrated not to be viable; and
 - ii) the dwelling(s) are affordable to meet local needs.
- 2.9 Policy PSE 5 - Rural Economy In order to help to sustain the rural economy, tourism and commercial development, including agricultural diversification, will be supported throughout the County subject to detailed criteria, which include making a significant contribution to sustainable development and recognising the special status of the Area of Outstanding Natural Beauty/Area of Outstanding Beauty. Appropriate employment proposals for both conversions and new build outside of development boundaries will be supported provided the following criteria are met:
- i) the proposal is appropriate in scale and nature to its location; and
 - ii) any suitable existing buildings are converted or re-used in preference to new build; and
 - iii) proposals for new buildings are supported by an appropriate business case which demonstrates that it will support the local economy to help sustain local rural communities; and
 - iv) within the AONB/AOB, Pontcysyllte Aqueduct and Canal World Heritage Site (including the buffer zone) or other regionally important landscape areas, take full account of and seek to enhance the nature and distinctive qualities of the local landscape. In line with national policy any proposals that are considered to be detrimental to the quality of the AONB and World Heritage Site will be refused.
- 2.10 Policy GP.39: In considering applications for development affecting trees or hedges the Council will:
- a) require a survey of the site and the trees and hedges concerned;
 - b) serve tree preservation orders to protect trees with public amenity value; and
 - c) impose conditions on planning permissions to ensure the retention or replacement of trees and hedgerows of amenity, landscape or wildlife importance, and their protection during construction.

3.0 LANDSCAPE CONTEXT

Published Landscape Character Assessments

3.1 The relevant published landscape character data and related assessments include the following:

- National Landscape Character Area Profile: Vale of Clwyd (NLCA11);
- A6 Vale Farmlands (Vale of Clwyd) Landscape Sensitivity and Capacity Assessment

National Context

3.2 The Site and study area (Figure 1) is set within the Vale of Clwyd (NLCA 11).

The key characteristics of the Vale of Clwyd relevant to this assessment are displayed as:

- *A broad agricultural vale - between adjacent upland areas*
- *Distinctive line of hills forming the eastern boundary, also forming an upland-lowland boundary, following a geological fault line*
- *Limestone and sandstone - predominantly Permo-Triassic sandstone but localised areas of Carboniferous Limestone*
- *Undulating fringe either side of vale - being deposits of fluvio-glacial drift and till*
- *Flood plain - river alluvium marks the extents of the broad, flat floodplain*
- *Arable and pasture, well managed hedges*
- *Many hedgerow and parkland trees and some woodland blocks – and of ecological importance, some Alder woodland, swamp and rush pasture and some ash-wych dominated woodland*
- *Castles and towns – reflects historic strategic importance of main three towns of Denbigh and Ruthin and ecclesiastical importance of St Asaph cathedral*
- *Rural - dispersed, scattered farms, settlement confined to small villages and hamlets and the three towns*
- *Prosperity – enduring through history based on agriculture*
- *Many cultural associations with people - a richness and diversity including Willam Morgan, the translator of the Bible into Welsh and the Victorian explorer H M Stanley*

3.3 The gentle, open bowl of the Vale of Clwyd contrasts distinctively with the steep hillsides and ridge of the adjacent Clwydian Range of hills to the east. Their line of smooth, rounded heather-clad summits forms a distinctive setting for the Vale, providing a strong sense of visual containment and separation from other lowland areas around Deeside further east. For the most part, the vale itself is rural, lowland, and a farmed

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landscape with a patchwork mix of arable and pasture. As with many Welsh landscapes, there is a strong field pattern formed by numerous hedgerows. Many are well managed and include numerous hedgerow trees and occasionally parkland trees, resulting in a greater sense of woodland cover than the Ordnance Survey map suggests. The pattern is revealed in panorama from the adjacent Clwydian Range. The interplay of smaller scale fields bounded by hedgerows, watercourse trees and blocks of wet woodland creates a more intimate scale of landscape in the mid Vale area. In parts of the upper Vale a series of low but craggy limestone ridges and woodlands also creates a more intimate sense of enclosure. Fields rise up the lower slopes of the Clwydian Range, where there are many small farms and villages, and where open views across the Vale are common. The scale of the rivers in the Vale, notably the Clwyd, are comparatively small and gentle, suggesting we should view the Vale as a lowland area rather than just a river valley. The local limestone, together with surviving black and white, half timbered buildings, interspersed with some red brick, gives the Vale a warmer and more prosperous feel than the more challenging environments to the west. Of the main towns, Ruthin and Denbigh are dominated by their castles and St Asaph by its cathedral, each of which is built on a small hill. All three towns now have areas of modern expansion extending beyond their historic cores. The A55 Expressway crosses the area near St Asaph and combined with new developments in its vicinity, this forms the least tranquil part of the area.

Regional

- 3.4 This study was commissioned by Conwy County Borough Council (CCBC) and Denbighshire County Council (DCC) - (the 'Councils'). Its purpose is to provide an evidence based assessment of the relative sensitivity and capacity of the Conwy and Denbighshire' landscapes to accommodate wind energy development of varying scales (focussing on smaller scales), with the aim of informing the development of strategic Supplementary Planning Guidance and assisting the Councils in assessing the landscape and visual effects of wind energy development for development control purposes. Key requirements of the brief for the study were transparency, clarity and relative simplicity, with a focus on smaller scale developments.

The proposed Site falls within the A6: Vale Farmlands and its key characteristics are:

- *Medium scale, broad valley landscape*
- *Predominantly pastoral farmland*
- *Cultural heritage interest*

Location

This landscape unit comprises the Vale of Clwyd which runs from the fringes of Rhyl and Prestatyn south past Ruthin.

Scale: Typically a medium scale landscape

Landform: The river Clwyd meanders along the floor of a broad valley between adjacent upland areas

Landcover Pattern: Lowland pastoral farmland with some woodlands and historic parkland and the river Clwyd.

Built Environment: This landscape unit is historically settled. Other than dispersed, scattered farmsteads, settlement is typically concentrated in small villages and hamlets and several small towns of medieval origin.

Skylines and settings: This landscape unit is rarely seen as a skyline feature. The Clwydian range and Denbigh –Ruthin Hills form distinctive skylines and backdrops to much of this area. A number of prominent historic landmarks including churches and castles are seen against the skyline in local to middle distance views. To the north of the area, existing pylon lines interrupt skylines.

Movement: There is frequent traffic along the road network which has some localised influence and brings visual movement within this landscape unit, whilst to the south this is screened more by valley vegetation. Traffic along the A55 is noticeable and in places intrusive.

Visibility, Key Views, Vistas: Views within the valley are typically enclosed and filtered by landform and vegetation. There are however some clear views to and from the valley sides, including from the Clwydian Range and tourist attractions. There are also several open long views focussed along road corridors which cross and flank the area.

Typical Receptors: These include occupiers, users and visitors to the following: f Numerous properties along the valley, both dispersed and concentrated in settlements f Long distance routes including Offa's Dyke Path national trail, Sustrans - North Wales Coast cycle route (NCN Route 5), Clwydian Way, Open Access Areas along the Clwydian Range. Local attractions including historic parks, churches and castles in adjacent landscape units f Public rights of way f The local road network

Intervisibility/Associations with Adjacent Landscapes: This area has a strong association with the Clwydian Range to the east and the Denbigh Hills and foothills to the west.

Views to and from Important Landscapes and Cultural Heritage Features: These include: The Clwydian Range and Dee Valley AONB: Open Access Areas along the Clwydian Range f Dyffryn

Clwyd (The Vale of Clwyd) and Pen Isaf Dyffryn Elwy (Lower Elwy Valley) Registered Historic Landscapes f Registered Parks and Gardens f Rhuddlan Castle f Denbigh Castle f The Marble Church (St Margaret's Church, Bodelwyddan)

Scenic Quality and Character: The Vale of Clwyd is valued for its high scenic quality and character which is recognised by its typically High LANDMAP evaluation

Remoteness/Tranquility; Away from settlements, the Vale's landscape is perceived to be tranquil. However, the well developed farmed character and presence of settlement and network of local roads in this landscape gives a reduced sense of remoteness.

Landscape Value: The western edge of the Clwydian Range and Dee Valley AONB lies just inside the south eastern edge of this landscape unit. Nationally designated features also include the Sustrans - North Wales Coast cycle route (NCN Route 5). This landscape unit typically has a moderate-high LANDMAP evaluation.

As described in **Section 5.0** the above measures where possible have been incorporated into the design of the proposed site.

3.7 The Site is a Greenfield site and comprises of a number of similar features as described in the character area citation such as... *Lowland pastoral farmland with some woodlands and historic parkland and the river Clwyd....scattered farmsteads, settlement is typically concentrated in small villages and hamlets and several small towns of medieval origin...Clwydian range and Denbigh – Ruthin Hills form distinctive skylines and backdrops to much of this area. A number of prominent historic landmarks including churches and castles are seen against the skyline in local to middle distance views. To then north of the area, existing pylon lines interrupt skylines.....road network which has some localised influence and brings visual movement within this landscape unit, whilst to the south this is screened more by valley vegetation.....Views within the valley are typically enclosed and filtered by landform and vegetation. There are however some clear views to and from the valley sides....This area has a strong association with the Clwydian Range to the east and the Denbigh Hills and foothills to the west.* Any development proposals should respect and respond to these characteristics.

The Site and its Landscape Context

- 3.8 The Application Site is situated north of St Asaph and south east of Rhyl. The Site is surrounded by grazing fields and mainly pastures farmland. The Site is currently redundant from Rhyl Rugby Club moving to new facilities within the town of Rhyl. To the west of the Application Site the B5429 which runs between the A55 and Rhuddlan provides an access point into the Site.

- 3.9 There is a Public Right of Way which runs to the south of the Site just behind the existing Pine trees to the south. This Public Right of Way (Reference Number: 203/8) runs from the single track road to the B5429 from north east to south west and joins a wider network that is within the local area. There are no Public Rights of Way which run directly through the Application Site.
- 3.10 The topography typically surrounding the Application Site is relatively flat due to the Site being within the River Clwyd Basin and flood plain. There is a slight fall in the levels to the South of the Site towards the Stream which leads into the River Clwyd. See Figure 3.0 Topography
- 3.11 The Site is approximately XX acres in size and comprised of a rectangular strip of land to the east of the B5429 on the former grounds of the Rhyl Rugby Club. There is no existing landscape features within the central area of the Site, however there are mature hedgerows and trees to the boundaries of the Site. There are a number of good specimen trees located on the boundary which are being proposed to be retained as part of the development of the Site. Views into the Site are restricted to the South and South East because of the mature pine trees to the southern boundary but the existing woodland of Tir-hwich Wood and Islan Wood restrict any views from this direction. The relatively flat topography to the south west, west and north of the Site with the small field patterns which exist to the adjacent farmland restrict views to the site further. There is high ground to the west of the Site within Cwm which gives views towards the Application Site. However the small field patterns and the mature vegetation to their boundaries allow for views to be restricted and mitigated. See Figure 6.0 Site Context and Viewpoints and Figure 7.0, 8.0, Site Views (A – E)

Visual Receptors/ Views

- 3.12 This section identifies a range of visual receptors based upon the baseline desktop study and site investigation. Visual receptors are people who are likely to experience changes in views or visual amenity as a result of the proposed development. The potential effects are discussed and assessed in later sections. Location of Wider Viewpoints on Figure 6.0 and Site Context and Viewpoints on Figure 5.0 shows the location of the viewpoints that are described below
- 3.13 Potential Receptors: Residential Receptors

Views from a number of residential properties are likely to be affected by the proposed development are limited due to the rural setting of the Site. The particular properties affected

will be those nearest to the Application Site such as Criccin Bach (North West), Tyddyn Like (North) Ddwylig Isaf (South West) (Representative viewpoints 7 and 12). The sensitivity of these individual residential properties to changes in views is considered to be **high**.

3.14 Potential Receptors: Recreational Receptors – Users of Public Rights of Ways

There are a number of Public Rights of Ways within the area that are located to the East, South East, South West, West, North, North East and East of the site which will have a **high** sensitivity to change in view.

They are listed below:

- Viewpoint 3 from the Public Right of Way Reference Number: 206/36 that runs from the north east to the south west. The PROW is located to the North of the Application Site
- Viewpoint 6 from the Public Right of Way Reference Number: 203/3 that is located to the north east of the Application Site
- Viewpoint 8 from the Public Right of Way Reference Number: 203/8 which runs to the west of the Site and runs just south of the Southern boundary to the B5429
- Viewpoint 9 from the Public Right of Way Reference Number: 203/8 which runs to the south west of the Site and runs just south of the Southern boundary to the B5429
- Viewpoint 10 from the Public Right of Way Reference Number: 210/13 which runs to the south west of the Site and runs just south of the Southern boundary to the B5429
- Viewpoint 12 which is taken from the Public Right of Way Reference Number: 210/18 which runs to the south west of the Application Site.

3.15 Potential Receptors: Users of the Public Highway

Views of the proposed development site are limited to views from:

- Viewpoint 1 is taken on the B5429 to the north of the Application Site
- Viewpoint 2 is taken on the B5429 to the north of the Application Site adjacent to the Historic monument
- Viewpoint 4 is taken from the Single track road which leads from Tyddyn Like to the junction with the B5429 near Ty Isa.
- Viewpoint 5 is taken from the road between the A5151 at Rhuddlan and Cwm

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- Viewpoint 6 is taken from the unnamed road leading south from Fflrdd Ffynnon
- Viewpoint 7 is taken from Cwm Road on the elevated ground located to the east of the Application Site

The sensitivity of these individual road users to changes in views is considered to be **Moderate**

4.0 LANDSCAPE AND VISUAL IMPACT ASSESSMENT

4.1 This landscape and visual assessment has been based upon the scheme defined above and as set out in the Planning Statement and the Design & Access Statement.

Visual Impact Assessment

4.2 The visual impact assessment of the proposed development is based upon an analysis of the principal features of the scheme and on the individual impact assessment upon the 12 identified representative viewpoints, all of which has been undertaken to the methodology set out in Appendix A. The locations of the selected representative viewpoints are shown on Figures 5 and 6.

4.3 The Visual Impact Assessment Table (Tables A) sets out for each viewpoint the sensitivity of the viewpoint receptor, the approximate distance of the viewpoint to the nearest part of the proposed development, the nature of the view (if there is a view, whether it is a full view of most or all of the development, or only a partial view and whether it is part of a clear, broad view or a narrower view or 'glimpse', i.e. through gaps in vegetation for example) and the overall impact assessments at the year of opening (i.e. Year 1). The assessment is based on the seasonal conditions at the time of the fieldwork and the illustrated viewpoint photographs, i.e. Autumn/Winter 2019.

Table A VISUAL IMPACT ASSESSMENT TABLE

Viewpoint 1 (Movement Corridor)

Viewpoint No.	1		
Viewpoint Name	B5429, North of the Application Site		
Direction of View to Centre of Site	South East		
Distance to Development	115m		
Drawing No.	Figures 6.0 and 9.0		
Receptor	Users of the Public Highway		
Value	Local Value		
Susceptibility	Moderate		
Sensitivity	Moderate		
Location and Description			
This viewpoint is taken from the B5429 located to the north east of the Application Site. This is a close distance view to the Application Site and the dense boundary to the Northern boundary of the Site can be seen from this viewpoint. The existing clubhouse which is located on the Northern boundary of the Application Site can be seen through the existing vegetation. The topography helps to mitigate the existing rugby goal posts as the topography falls towards the southern boundary. The existing woodland located to the south of the site can be clearly seen from this viewpoint.			
Magnitude of Change		Significance	
Year 1	Medium	Year 1	Moderate/Minor
Commentary			
Between the viewpoint and the Application Site there is a large amount of intervening existing vegetation which screens the Site significantly. The changes in the levels also help mitigate any visual connection with the Site and the viewpoint. The southern boundary of the Application Site cannot be seen because of this. The mature hedgerows which the Site boundaries have also help mitigate the Site significantly.			

Viewpoint 2 (Movement Corridor)

Viewpoint No.	2		
Viewpoint Name	B5429 Criccin Bach		
Direction of View to Centre of Site	South East		
Distance to Development	525m		
Drawing No.	Figure 5.0 and 10.0		
Receptor	Users of the Public Highway		
Value	Local Value		
Susceptibility	Moderate		
Sensitivity	Moderate		
Location and Description			
This viewpoint is taken from the B5429 located to the north east of the Application Site. The intervening hedgerows between the viewpoint and the Site significantly mitigate any view towards the Application Site. The existing woodland to the south of the Site and the existing vegetation to the northern boundary allow the Site to blend in to its surroundings very well. The only visual connection you can see of the Site is the existing Rugby goal posts which can be seen from the Viewpoint. The falling topography which can be found on the Site is visible as the Woodland to the south of the Site is seen to drop to the stream which sits to the South of the Site.			
Magnitude of Change		Significance	
Year 1	Low	Year 1	Minor
Commentary			
This is a close distance viewpoint to the Site which is taken from the B5429. The small field pattern allows the hedgerows and trees to mitigate the Site very well and there is no visual connection with the existing Site apart from the 16m high rugby goal posts, which again are mitigated as not all the posts are visible from the location.			

Viewpoint 3 (Recreational Corridor)

Viewpoint No.	3		
Viewpoint Name	206/36		
Direction of View to Centre of Site	South East		
Distance to Development	1.01km		
Drawing No.	Figure 5.0 and 11.0		
Receptor	Users of the Public Right of Way		
Value	Local Value		
Susceptibility	Susceptible		
Sensitivity	High		
Location and Description			
This viewpoint is taken from the Public Right of Way Reference Number: 206/36 looking south east towards the Application Site. The topography between the viewpoint and the Site is relatively flat and the small field patterns as well as the mature hedgerows between the viewpoint and the site means views towards the Site are mitigated by the existing vegetation. The rugby posts are visible but only one set to the west of the Application Site. The existing club house building to the northern boundary is not visible from the viewpoint.			
Magnitude of Change		Significance	
Year 1	Low	Year 1	Moderate/Minor
Commentary			
This viewpoint is taken from the first public right of way to the north west of the Application Site. The small field patterns increases the amount of existing vegetation between the viewpoint and the Application Site. There are glimpses of the site and one set of the Rugby posts are visible. The flat nature of the topography allows the Site to be mitigated into the vast amount of existing vegetation which surrounds the Application Site.			

Viewpoint 4 (Movement Corridor)

Viewpoint No.	4		
Viewpoint Name	Single Track Road		
Direction of View to Centre of Site	South West		
Distance to Development	180m		
Drawing No.	Figure 6.0 and 12.0		
Receptor	Users of the Public Highway		
Value	Local Value		
Susceptibility	Moderate		
Sensitivity	Moderate		
Location and Description			
Viewpoint taken looking south west towards the Application Site6. This single track lane is mainly used by Local residents and agricultural vehicles. The views towards the Application site are mitigated by the existing vegetation which sits between the eastern boundary of the Site. The existing club house is slightly visible from this location through the existing vegetation but only slight glimpses of this can be seen. The topography of the Site also helps mitigating it as you can see on the viewpoint how the southern boundaries topography slightly falls towards the stream further mitigating the Site.			
Magnitude of Change		Significance	
Year 1	Medium	Year 1	Moderate/Minor
Commentary			
This viewpoint is a close distance view. The proposed development would be seen from this location but would integrate well into the mature existing trees and hedgerows which sit between the Site and especially the dense eastern boundary of the Site. The proposed mitigation planting will also allow the Site to be mitigated further.			

Viewpoint 5 (Movement Corridor)

Viewpoint No.	5		
Viewpoint Name	Ty-Coch		
Direction of View to Centre of Site	South West		
Distance to Development	670m		
Drawing No.	Figure 5.0 and 13.0		
Receptor	Users of the Public Highway		
Value	Local Value		
Susceptibility	Moderate		
Sensitivity	Moderate		
Location and Description			
This viewpoint is taken from the public highway which runs between Cwm and Rhuddlan located north east of the Application Site. Views towards the site are limited to slight glimpses from this location because of the density and the amount of intervening existing vegetation between the view and the Site. The goal posts of the existing rugby pitches are the only visible element of the rugby club and aid direction towards the Site.			
Magnitude of Change		Significance	
Year 1	Low	Year 1	Minor
Commentary			
This viewpoint is a close distance view to the Proposed Site. The proposed development would be mitigated well from the viewpoint because of the dense mature existing vegetation and there would be very minor views of the development. The proposed materials in which the building is proposed to be built of will also help mitigate and integrate the building into the existing vegetation. The proposed planting to the scheme will also help mitigate further any impact of the proposed building.			

Viewpoint 6 (Recreational and Movement Corridor)

Viewpoint No.	6		
Viewpoint Name	203/3		
Direction of View to Centre of Site	South West		
Distance to Development	1.07m		
Drawing No.	Figure 5.0 and 14.0		
Receptor	Users of the Public Right of Way and Users of the Public Highway		
Value	Local Value		
Susceptibility	Susceptible		
Sensitivity	High (Recreational) Moderate (Users of the Public Highway)		
Location and Description			
This viewpoint is taken from the start of the Public Right of Way which leads to Ty-Coch on the unnamed road between Dyserth and the B5429. Between the viewpoint and the Application Site there are large amounts of intervening existing vegetation which mitigates any glimpses of the Site. However the Rugby goal posts are slightly visible from this location. The small field patterns between the view and the Site also increases the amount of mitigation thus reducing any views of the Site.			
Magnitude of Change		Significance	
Year 1	Low	Year 1	Moderate/Minor
Commentary			
There is a lot of mature existing vegetation along the boundaries of the fields between the Site and the Viewpoint therefore screening the majority of the Site. The goal posts which are 16m high can be seen slightly through the vegetation, however not all of the posts within the Site can be seen. The small field patterns and the flat topography which surround the site help mitigate the site further.			

Viewpoint 7 (Residential and Movement Corridor)

Viewpoint No.	7		
Viewpoint Name	111 Cwm Road		
Direction of View to Centre of Site	South West		
Distance to Development	1.35km		
Drawing No.	Figure 5.0 and 15.0		
Receptor	Residents from 111 Cwm Road and Users of the Public Highway		
Value	Local Value		
Susceptibility	Susceptibility		
Sensitivity	High (Residents) Moderate (Users of the Public Highway)		
Location and Description			
This viewpoint is taken from the road which leads to Cwm on the high elevated hillside with views across and into the valley of the River Clwyd. The elevated position would typically mean clear views of the Site because of the level difference of around 80m, however the amount of mature vegetation within the small fields in the valley below helps mitigate the Site. The only visual connection which you can see of the Site is the Rugby Posts. The existing woodland to the south of the Site creates the visual feeling that the Site is within the woodland because of the density and quantity of the existing vegetation to the field boundaries.			
Magnitude of Change		Significance	
Year 1	Low	Year 1	Moderate/Minor
Commentary			
This is an elevated viewpoint to the high hills located to the north east and east of the Application Site. The existing vegetation between the viewpoint and the view mitigates any visual connection with the Site. The small field patterns within the valley lower than the Site helps with mitigating the Site as well as screening any visual connection the view may theoretically have.			

Viewpoint 8 (Recreational Corridor)

Viewpoint No.	8		
Viewpoint Name	203/8		
Direction of View to Centre of Site	West		
Distance to Development	240m		
Drawing No.	Figure 6.0 and 16.0		
Receptor	User of the Public Right of Way		
Value	Local Value		
Susceptibility	Moderate		
Sensitivity	High		
Location and Description			
This viewpoint is taken from the Public Right of Way which leads from the north east of the Site to the south west of the Site. Views of the Site are clearer because of the distance the viewpoint is to the Site, however the dense eastern boundary of the site offers mitigation as well as the hedgerow between the view and the eastern boundary. The existing club house is slightly visible through the existing vegetation.			
Magnitude of Change		Significance	
Year 1	Medium	Year 1	Moderate
Commentary			
This is a close distance view to the Application Site from the PROW which is to the east. There is only one intervening field boundary and the eastern boundary between the Site and the view which offers slight mitigation towards the Site, however the proposed landscape strategy will mitigate any visual impact which potentially could be caused.			

Viewpoint 9 (Recreational Corridor)

Viewpoint No.	9		
Viewpoint Name	203/8		
Direction of View to Centre of Site	West		
Distance to Development	75m		
Drawing No.	Figure 6.0 and 17.0		
Receptor	Users of the Public Right of Way		
Value	Local Value		
Susceptibility	Susceptible		
Sensitivity	High		
Location and Description			
This viewpoint is taken just off the south eastern boundary of the Application Site. The dense eastern boundary of the Site can be seen from this viewpoint as well as the mature Oak trees which are within the boundary. The view is close to the application Site however not the entire Site is visible from the view due to the dense boundary and as well as the topography within the Site falling to the south western corner of the Site. Slight glimpses of the existing club house are also visible from the view.			
Magnitude of Change		Significance	
Year 1	High	Year 1	Major/Moderate
Commentary			
This is a relatively close distance view to the Site from the Public Right of Way which runs to the south of the Site. The footpath is not well used at all and the existing ground is very wet and footways are very overgrown. There are views into the Site however the eastern boundary gives mitigated views of the Site.			

Viewpoint 10 (Recreational Corridor)

Viewpoint No.	10		
Viewpoint Name	210/13		
Direction of View to Centre of Site	North		
Distance to Development	300m		
Drawing No.	Figure 6.0 and 18.0		
Receptor	Users of the Public Right of Way		
Value	Local Value		
Susceptibility	Susceptible		
Sensitivity	High		
This viewpoint is taken from the Public Right of Way which runs to the South of the Application Site and is taken at the end of the PROW where the footpath meets with the B5429. Views to the Site are restricted from this position due to the topography of the Site falling towards the south western boundary. This boundary is the most visible aspect of the Site from this viewpoint and the rugby posts can clearly be seen from the View. However the proposals are not as high as the rugby posts and the development could potentially not be seen from this viewpoint. The existing vegetation between the Site and the Viewpoint also helps mitigate further views.			
Magnitude of Change		Significance	
Year 1	Medium	Year 1	Moderate
Commentary			
This is a close distance view of the Proposed Site. The existing vegetation which surrounds the adjacent fields help mitigate the Site as well as the small field boundaries help increases the amount of existing vegetation. The topography also means that the northern and eastern parts of the Site are not visible from the View and the existing buildings are not at all visible from the viewpoint.			

Viewpoint 11 (Movement Corridor)

Viewpoint No.	11		
Viewpoint Name	B5429		
Direction of View to Centre of Site	North		
Distance to Development	350m		
Drawing No.	Figure 5.0 and 19.0		
Receptor	Users of the Public Highway		
Value	Local Value		
Susceptibility	Susceptible		
Sensitivity	Moderate		
Location and Description			
This viewpoint is taken on the B5429 within the lower local topography in relation to the stream which feeds into the River Clwyd. There are views towards the Site and the rugby posts are clearly visible from the View. The existing vegetation between the view and the Site also do not mitigate as well views towards the Site because of the local topography, however the western boundary of the application Site mitigates views towards the eastern and northern boundaries of the Application Site.			
Magnitude of Change		Significance	
Year 1	Medium	Year 1	Moderate/Minor
Commentary			
The view towards the application is limited to the South western boundary of the Site because of the local topography. The landscape strategy in increasing the western boundary will help mitigate the Site further and will increase the vegetation where it is required to reduce any visual impact the development may have from this viewpoint.			

Viewpoint 12 (Recreational Corridor)

Viewpoint No.	12		
Viewpoint Name	210/18		
Direction of View to Centre of Site	North East		
Distance to Development	400m		
Drawing No.	Figure 5.0 and 20.0		
Receptor	Users of the Public Right of Way		
Value	Local Value		
Susceptibility	Susceptible		
Sensitivity	High		
Location and Description			
This is a view from the Public Right of Way which is located to the south west of the Application Site. The views towards the site are mitigated by the existing vegetation which exists adjacent to Ddwyllig Isaf's boundary as well as the existing trees which are located within the valley of the stream to the south of the Site. There are only minor views into the Site and the Rugby posts are visible from the location. However the small field patterns and the existing vegetation to these boundaries allow the Site to be screened from the location.			
Magnitude of Change		Significance	
Year 1	Low	Year 1	Moderate/Minor
Commentary			
The viewpoint towards the Application Site shows the large amount of existing vegetation on the boundaries as well as the effect the topography has as the canopy of the trees screens the Site as the trees are located on the lower ground. The proposed landscape addition to the western boundary will mitigate the Site further.			

Landscape Character Impacts

4.4 The Application Site falls within one national character area (NLCA 11 Vale of Clwyd) and one local regional character areas (Vale of Clwyd – North of Denbigh Flat Lowland Mosaic). The regional character area describes accurately the proposed Site in more detail than the National Character Area and has been used to assess the landscape character impact assessment. (See Figure 2.0 Local Landscape Character Types)

4.5 The value of this landscape is defined against the criteria set out at Table 7.5 within Appendix A. In this context this landscape is designated and is recognised otherwise in a planning policy context and, consequently, the landscape is considered to be of Local Value, relative to other designated landscapes within the broad context. However, in evaluating the value of undesignated landscapes it is useful to consider other factors (as defined at Box 5.1 of GLVIA3 page 84) to understand the specific aspects of value which an undesignated landscape may have to a greater or lesser degree. Such aspects include landscape condition, scenic quality, rarity, representativeness, conservation interests, recreation value, perceptual aspects and associations. In this regard the landscape is considered to have the following aspects of value:

- Landscape quality (condition) – Generally in a good physical state, largely consistent and demonstrates a high level of intactness and condition;
- Scenic quality – Excellent scenic quality varies with views out to the wider rising landscape beyond the eastern boundary to the hills across Cwm;
- Rarity – a typical landscape across Denbighshire;
- Representativeness – The landscape is remote and tranquil.
- Conservation interests
- Recreational value – There are a number of Public Rights of Way within the area and there is a national trail just over 3km away from the Site which is the Offa’s Dyke Path which runs through the hills of Cwm.
- Perceptual aspects
- Associations

4.6 Overall, within the context of a National Value landscape, this part of the Vale of Clwyd – North of Denbigh Flat Lowland Mosaic demonstrates aspects of value which are highly representative of this landscape which would suggest that the value remains a *Local Value*.

- 4.7 Overall it is considered that the landscape susceptibility of this area of the Vale of Clwyd – North of Denbigh Flat Lowland Mosaic is Susceptible, as defined in Table 7.6, the clarity of the key characteristics are strongly expressed and/or their robustness to change is weak and/or views are an important characteristic and/or policies and strategies aim to conserve the key characteristics, and the changes to landscape character that could be brought about by a development of the type, scale and location proposed would have a poor compatibility with these factors.
- 4.8 Assessments of the magnitude of landscape effects are concerned with making “judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration” (GLVIA3 Glossary page 158). In terms of the landscape elements that would be lost the main physical effects relate to the construction of chalets within the Site. The site would not allow views through the site. The key perceptual characteristics of the area would also be that the development fitting into its setting. The magnitude of change in this case would be Moderate.
- 4.9 Changes to the key perceptual characteristics, i.e. how the development is seen and affects the landscape character, can be correlated to a large degree with the results of the visual impact assessment. This indicates the main visual changes would occur at viewpoints in relatively close proximity to the application site and this means that the extent of any perception of landscape change would be similarly restricted to the same limited area.

5.0 LANDSCAPE STRATEGY

5.1 The Site has no physical features which would inhibit development, although serious consideration on the impact upon existing trees must be factored into tailoring the design around these existing trees. The positioning of the chalets and the associated facilities needs to be considered in relation to the impacts upon the landscape character. Careful consideration of the materiality of the chalets to suit the site's position within the Landscape character.

5.2 The aim is to create an attractive setting and to help absorb and assimilate the proposed development into its surroundings. Figure 21: Landscape Proposals provides a landscape proposal to the Site. The overriding objectives of the landscape proposals are to conserve, manage and enhance the existing features along the Site boundaries and to introduce new vegetation where there are any potential gaps within the existing vegetation to protect and enhance the visual amenity of local visual receptors. The landscape strategy can be summarised as follows:

- There are several design characteristics/refinements within the landscape scheme that provide a more 'relax' character to the layout whilst incorporating the functionality of the site and reflecting the outcomes of the LVIA these include:-
 - More organic alignments for footpaths,
 - Green fingers of indigenous planting to allow for the Site to feel part of the wider landscape as well as ensuring the Site is screened to the wider areas
 - Curved alignments for vehicle turning and parking areas access
 - Indicating the existing hedges+ trees to reflect the tree canopy as stated on the tree survey.
 - The inclusion of stronger planting at various location to reflect the aspects identified by the LVIA
 - A more positive approach to the 'central green' to maximise recreational use.
- The public footpaths directly associated with the site are in extremely poor condition and very overgrown. There is the opportunity to include the footpath restoration, repair of the bridges/styles and signage as part of the application content. This would also benefit the site and its recreational facilities and could ensure a positive connection to the Offal Dyke national trail.
- The central area can also be used to accommodate spoil from pond and foundation excavation and regrade accordingly.
- The proposed tree planting would be implemented using a range of plant supply sizes to provide an economic but effective landscape scheme with a good quality setting for the recreational purpose of the project.

6.0 CONCLUSIONS

- 6.1 The main landscape and visual issues associated with the proposals are considered to be:
- The visual impact on users of the public highways, Public Rights of Way, Public Bridleways, and on nearby residencies; and
 - The character and appearance of the landscape;
 - The associated scheduled ancient monuments located within a close proximity
- 6.2 The visual impact assessment has highlighted virtually all of the available views of the proposed development from the publicly accessible locations, i.e. those from the public rights of way, residential areas and the roads that surround the development. This has identified that in terms of the significance of these visual effects, seven viewpoints are considered to have a Moderate/Minor visual effect. Two have a Minor effect, two also have a Moderate effect, and one has a Major/Moderate effect. Eight viewpoints have a high visual sensitivity (eg. The Public Rights of Ways/ Bridleways/ Permissive Footpaths/ Residential). Four viewpoints have a moderate visual sensitivity (eg. Users of Public Highways) The overall visual effect is considered to be Moderate/Minor and not significant. The construction process would be more conspicuous but these effects would be temporary and seen in the context of the local landscape. There is very minimal visual connection with the wider landscape and any potential views have been highlighted. The proposals will give an additional benefit to a greater variety of Biodiversity compared to the current Site.
- 6.3 In respect of the landscape effects of the proposal the assessment concludes that the landscape has capacity to absorb the proposed development and that the proposals have been carefully designed so that they do not affect the setting of the local landscape character. The character of the landscape is of Local Value, which is Susceptible to development and of moderate landscape character sensitivity to this form of development; it, therefore, has got the capacity to accommodate this form of change with the careful considered design.

APPENDIX A: METHODOLOGY

The landscape and visual impact assessment has followed established methodologies practised by the landscape profession and in accordance with ‘Guidelines for Landscape and Visual Impact Assessment’ 3rd Edition, published by The Landscape Institute and Institute for Environmental Management & Assessment (April 2013). The photography has been undertaken in accordance with the Landscape Institute’s Advice Note 01/11 ‘Photography and Photomontage in Landscape and Visual Impact Assessment’ (January 2011).

The overall extent of the visibility of the proposals was determined through a combination of desk top studies checked with fieldwork analysis, including the walking of most of the public highways and rights of way within the area. The desk top study identified the area from which it could potentially be possible to see a part of the development according to Ordnance Survey topographical information. The fieldwork then refined this area taking into account local features that would prevent these views, for example dense vegetation, local topographical changes, buildings or fences

The study area for the landscape and visual impact assessment was determined that an area of 3.0km would be used for this assessment.

Tables 7.1 to 7.3 below set out the criteria for the assessments of the value and susceptibility of visual receptors (i.e. people) and, in combining these, to determine an overall assessment of visual receptor sensitivity. These are compatible with the principles outlined in paragraphs 6.30 – 6.41 of GLVIA3. Such categories are not strict and receptors may be more or less sensitive within each category depending on the particular circumstances. Table 7.4 sets out the terms and criteria used in the visual impact assessment to describe the magnitude of visual effects.

Table 7.1: Visual Receptor Value Criteria

Value of Location or View	Description
Very High or National Value	A scenic view in a landscape that has been designated at a national level, e.g. National Parks or Areas of Outstanding Natural Beauty, particularly views from a national long distance trail or promoted routes in these landscapes, or a recognised view to or from a distinctive feature designated at a national level, e.g. Scheduled Ancient Monument, Listed Building and Registered Historic Park & Garden.
High or County Value	A view from within a designated landscape or a popular view recognised in publications and/or visitor guides for promoted routes and locations of interest.
Moderate or Community Value	A view in an undesignated landscape which may be locally valued and displays evidence of responsible use.
Low or Unvalued	Where the landscape has been despoiled and there is evidence that society does not value the view or landscape
Private Value	A private view, e.g. from a residential property, that is likely to be valued by the occupants.

Table 7.2: Visual Receptor Susceptibility

Receptor Group	Location Susceptibility
Residents	<p>High - would view the proposed development in the primary views from their property (e.g. principal living rooms and sitting areas in gardens), would be stationary or moving slowly about their property, would see the development on a daily basis, could be orientated towards the development, and would value these views.</p> <p>High/Moderate - would view the proposed development in the secondary views from their property (e.g. bedrooms and driveway), would be stationary or moving slowly at these locations, would see the development on a daily basis, could be orientated towards the development, and would value these views.</p> <p>Moderate - would view the proposed development from limited locations on their property (e.g. bathrooms and attic windows), would be stationary or moving slowly at these locations, would see the development on a daily basis, could be orientated towards the development, and would value these views.</p>
Recreational Receptors	<p>High - are stationary or moving slowly (e.g. walking, cycling or horse riding), can be orientated towards the development, are at that location primarily in order to enjoy the view/landscape.</p> <p>High/Moderate - are stationary or moving slowly (e.g. walking, cycling or horse riding), can be orientated towards the development, are at that location primarily in order to enjoy the view/landscape but also for other purposes.</p> <p>Moderate - are stationary or moving slowly, can be orientated towards the development, may be at that location in order to enjoy the view/landscape but would have another primary purpose for being there (e.g. playing sport).</p>
Road and rail users (motorists, passengers, bus and train travellers)	<p>High/Moderate – in locations where they are moving steadily/swiftly, can be orientated towards the development, are likely to be at that location primarily in order to enjoy the view/landscape.</p> <p>Moderate - in locations where they are moving steadily/swiftly, can be orientated towards the development, may be at that location in order to enjoy the view/landscape but may also have other purposes (e.g. journey to work).</p> <p>Moderate/Low - in locations where they are moving swiftly, with a direction of travel that is oblique or side-on to the development, are likely to be travelling for a purpose other than in order to enjoy the view (e.g. higher speed long distance travel).</p>
Outdoor workers	<p>Moderate - outdoor workers and school children in locations where they may be moving slowly, can be orientated towards the development, may experience the view on a daily basis, may be at that location in order to enjoy the view but will have other purposes.</p> <p>Medium/Low - outdoor workers in locations where they may be moving slowly, can be orientated towards the development, may experience the view on a daily basis, but are at that location primarily to undertake activities unconnected with the view.</p>
Indoor workers	<p>Low - indoor receptors with limited views in this direction, who are in that location primarily to undertake activities unconnected with the view.</p>

Table 7.3: Visual Receptor Sensitivity Criteria

Visual Receptor Sensitivity	Description
Very High Sensitivity	Where the receptor would be stationary or moving slowly, would be likely to be exposed for consistent and prolonged periods and/or whose attention or main interest would be likely to be the landscape and views; particularly, but not necessarily limited to, users of promoted Public Rights of Way within landscapes designated at a national level, users of national trails and promoted long distance routes or at heritage assets, in these landscapes or other valued landscapes, where awareness of changes to visual amenity is likely to be acute.
High Sensitivity	Where the receptor would be stationary, moving slowly or steadily, would be likely to be exposed for consistent and prolonged periods and/or whose attention or interest is likely to include the landscape and views; typically residents at home, users of Public Rights of Way and country lanes, where awareness of changes to visual amenity is likely to be elevated.
Moderate Sensitivity	Where the receptor would be moving steadily or swiftly, would be likely to be exposed to the change for infrequent and short periods, and/or whose attention and interest may include the landscape or views but not primarily; typically travellers on roads, rail or other transport routes where awareness of change to visual amenity is likely to be limited.
Low Sensitivity	Where the receptor would be moving swiftly, would be exposed to the change occasionally and for very short periods, and/or whose attention or interest is not on views or landscape; typically people engaged in higher speed travel, engaged in organised outdoor sport (which does not involve an appreciation of views) and outdoor workers where the setting may be of importance to the quality of working life.
Negligible Sensitivity	Where the receptor would be predominantly inside and at their place of work focused on their work activity and where setting is not important to the quality of working life and awareness of change to visual amenity is likely to be negligible.

Table 7.4 Magnitude of Visual Effects Criteria

Magnitude of Change	Description
Very Substantial	Where the proposed development would be perceived to be close to the viewpoint and openly visible in its entirety or near entirety, the development would be in stark contrast to the landscape context such that it would be the dominant feature in the scene.
Substantial	Where the proposed development would be perceived to be in the near or middle distance and visible in its entirety or partly screened, the development would contrast with the landscape context such that it would stand out as a prominent feature in the scene.
Moderate	Where the proposed development would be perceived to be in the middle distance and visible in its entirety or partly screened or at closer distances and more considerably screened, the development may contrast with the landscape context such that it would be evident as a noticeable feature in the scene.
Slight	Where the proposed development would be perceived to be in the distance or far distance and visible in its entirety or partly screened or at closer distances and substantially screened, the development may contrast with the landscape context such that it would be a visible feature in the scene.
Negligible	Where the proposed development would be perceived to be in the far distance, partly or largely screened or at closer distances and almost entirely screened, the development may contrast with the landscape context such that it would be a barely discernible feature

For landscape character effects, as per the principles outlined in paragraphs 5.38 – 5.57 of GLVIA3, assessments have been made as to landscape value and landscape susceptibility and, in combining these, to determine overall landscape sensitivity. The criteria used for assessing these are reproduced at Tables 7.5 to 7.7 below and the magnitude of landscape effects at Table 7.8

Table 7.5 Landscape Value Criteria

Landscape Value	Description
International Value	Where the landscape has been designated at an international level, e.g. a World Heritage Site, and the purposes of which include landscape and/or recreational opportunities.
National Value	Where the landscape has been designated at a national level, e.g. National Parks (England, Scotland and Wales), Areas of Outstanding Natural Beauty (England, Wales and NI), Heritage Coasts (England and Wales), LANDMAP VSAA Outstanding Overall Evaluation (Wales) or where a landscape feature has been designated at a national level, e.g. Scheduled Ancient Monument, and forms a highly distinctive landscape feature.
County/District Value	Regional Parks, landscape designations in Structure, Unitary or Local Development Plans, LANDMAP VSAA High Overall Evaluation (Wales) or a landscape feature that has been designated at a County/Borough/District level and forms a distinctive landscape feature.
Local Value	For undesignated landscapes and landscape features which are locally valued, LANDMAP VSAA Moderate Overall Evaluation (Wales) and display evidence of responsible use and value.
Unvalued	Where the landscape and/or landscape features have been despoiled and there is evidence that society does not value the landscape and/or landscape features, e.g. fly tipping, abandoned cars, litter, vandalism, etc.

Table 7.6 Landscape Susceptibility Criteria

Landscape Susceptibility	Description
Very Susceptibility	Where the clarity of the key characteristics are very strongly expressed and/or their robustness to change is fragile and/or views are an essential characteristic, and/or policies and strategies aim to achieve “no change” to landscape character, and the changes to landscape character that could be brought about by a development of the type, scale and location proposed would be incompatible with these factors.
Susceptible	Where the clarity of the key characteristics are strongly expressed and/or their robustness to change is weak and/or views are an important characteristic and/or policies and strategies aim to conserve the key characteristics, and the changes to landscape character that could be brought about by a development of the type, scale and location proposed would have a poor compatibility with these factors.
Moderate susceptibility	Where the clarity of the key characteristics are clearly expressed and/or their robustness to change is moderately strong and/or views contribute to landscape character and/or policies and strategies promote or accept limited changes to key characteristics, and the changes to landscape character that could be brought about by a development of the type, scale and location proposed would have a moderate compatibility with these factors.
Slight susceptibility	Where the clarity of the key characteristics are vaguely expressed and/or their robustness to change is strong and/or views are incidental to landscape character and/or policies and strategies promote or accept that the landscape could evolve, and the changes to landscape character that could be brought about by a development of the type, scale and location proposed would have a good compatibility with these factors.
Negligible susceptibility	Where the key characteristics are muddled and/or their robustness to change is very strong and/or views are irrelevant to landscape character and/or policies and strategies promote or accept major changes to key characteristics and the changes to landscape character that could be brought about by a development of the type, scale and location proposed would have excellent compatibility with these factors.

Table 7.7 Landscape Sensitivity Criteria

Landscape Value	Description
Very High sensitivity	A landscape with international or national value and/or with features, elements, areas or special qualities of international or national value, that could be very susceptible to the type, scale and location of development proposed.
High sensitivity	A landscape with national or County/Borough/District value and/or with features, elements, areas or special qualities of national value, that could be susceptible to the type, scale and location of development proposed.
Moderate sensitivity	A landscape with County/Borough/District or local value and/or with features, elements, areas or special qualities of County/Borough/District or local value, that could have a moderate susceptibility to the type, scale and location of development proposed.
Low sensitivity	A landscape with local value and/or with features, elements, areas or special qualities of local value, that could have a slight susceptibility to the type, scale and location of development proposed.
Negligible sensitivity	A landscape that is unvalued and/or with features, elements, areas or special qualities that are unvalued, and that could have a negligible susceptibility to the type, scale and location of development proposed.

Table 7.8 Magnitude of Landscape Effects Criteria

Magnitude of Change	Description
Very Substantial adverse (or beneficial)	Where the proposals would become a defining characteristic of the landscape, would override and be in stark contrast with (or would substantially enhance) the existing landscape context, would be in the context of no similar developments (or would reinstate particularly valued features that had been previously lost or degraded) and would be a dominant additional feature(s).
Substantial adverse (or beneficial)	Where the proposals would become a key characteristic of the landscape, would compete with and detract from (or enhance) the existing landscape context, would be in the context of few similar developments (or would reinstate particularly valued features that had been previously lost or degraded) and would be a prominent additional feature(s).
Moderate adverse (or beneficial)	Where the proposals would become a characteristic of the landscape and would contrast with (or complement) the existing landscape context, may be in the context of a few similar developments (and/or would reinstate valued features that had been previously lost or degraded) and would be a noticeable additional feature(s).
Slight adverse (or beneficial)	Where the proposals would become a characteristic of the landscape and would contrast with (or complement) the existing landscape context, may be in the context of some similar developments (and/or would reinstate features that had been previously lost or degraded) and would be a visible additional feature(s).
Negligible adverse (or beneficial)	Where the proposals may contrast with (or would complement) the existing landscape context, may be in the context of several similar developments (and/or would reinstate minor features that had been previously lost or degraded) and would be a barely discernible additional feature(s).

What constitutes a significant effect; the meaning of a significant effect in a broad planning context; and what weight should be attached to it, are all matters which do not have any specific definition in any related guidance. GLVIA3 requires the process of the assessment of significance to be clearly defined for each EIA project and to be expressed as transparently as possible. It defines (at Table 5.10 of the GLVIA3) a sliding scale of significance (for landscape effects) and, at Table 7.9 below, a matrix is used to help structure the overall assessment of the significance of landscape or visual effect when the magnitude of change is combined with sensitivity, together with the degree of significance that applies. The gradation invites the decision-maker to consider the amount of weight that should be applied based on the degree of significance as part of the planning balance. However, also identified are those effects which are considered to be significant in the terms required for assessment by the EIA Regulations (those highlighted in bold type and in the darker blue shaded boxes) as distinct from those which are not and the reasoning is set out within the narrative of the assessment.

Table 7.9 Overall Assessment of Landscape and Visual Effects Criteria (Significance)

Receptor/ character area sensitivity	Magnitude of change				
	Very High	High	Medium	Low	Very Low
Very High	Substantial	Major	Major/Moderate	Moderate	Moderate/Minor
High	Major	Major/Moderate	Moderate	Moderate/Minor	Minor
Medium	Major/Moderate	Moderate	Moderate/Minor	Minor	Minor/ Negligible
Low	Moderate	Moderate/Minor	Minor	Minor/ Negligible	Negligible
Very Low	Moderate/Minor	Minor	Minor/ Negligible	Negligible	Negligible/None

Key

	Significant effect
	Not a significant effect