

Appendix 9.1 Visual Impact Assessment Table

(Refer to Figure 8 for Viewpoint Locations)

| View | Description | Year | Receptor Sensitivity | Level of View's Importance | | | | Degree of Visibility | Degree of Prominence | Confidence | Likely Magnitude | Impact Significance | Direction of Change | Comments |
|------|--|-------|----------------------|----------------------------|---|---|---|----------------------|----------------------|------------|------------------|---------------------|---------------------|--|
| | | | | N | R | D | L | | | | | | | |
| | PENRHOS | | | | | | | | | | | | | |
| 10 | View from The Battery, IOACP adjacent to the Penrhos site's north-western boundary. VERIFIED PHOTOMONTAGE VIEWPOINT | 1 - 3 | High | x | | | | 1 | 2 | High | Medium | Moderate | Adverse | Positive - retention of agricultural land in foreground retains the character of the view. Viewers are likely to focus their views primarily away from the development, ie out to sea and along the Coastal Path. Sensitive layout, orientation and design of lodges embeds them into the landscape. Planting provides visual screening over time. Use of typical local species, stone walling and mounding contributes positively to landscape character. Negative - The lodges will partially screen views of remnant buildings within former Penrhos Estate, and reduce the overall area of agricultural land. |
| | | 5 - 8 | | | | | | 1 | 2 | High | Medium | Minor | Adverse | |
| | | 10+ | | | | | | 1 | 2 | High | Medium | Minor | Adverse | |
| 10 | View from The Battery, IOACP adjacent to the Penrhos site's north-western boundary. REVISED ASSESSMENT | 1 - 3 | High | x | | | | 1 | 2 | High | Medium | Moderate | Adverse | Same assessment of impacts due to revised photomontages which show a reduced impact. |
| | | 5 - 8 | | | | | | 1 | 2 | High | Medium | Minor | Adverse | |
| | | 10+ | | | | | | 1 | 2 | High | Medium | Minor | Adverse | |
| 11 | View from the IOACP to the immediate north/north-east of the site boundary | 1 | High | x | | | | 1 | 2 | Medium | Low | Minor | Adverse | Positive - retention of agricultural land in foreground and existing woodland retains the character of the view. Viewers are likely to focus their views primarily away from the development, ie out to sea and along the Coastal Path. Sensitive layout, orientation and design of lodges embeds them into the landscape. Planting provides visual screening over time. Use of typical local species, stone walling and mounding contributes positively to landscape character. Negative - The lodges will reduce the overall area of agricultural land. |
| 11 | View from the IOACP to the immediate north/north-east of the site boundary REVISED ASSESSMENT | 1 | High | x | | | | 1 | 2 | Medium | Medium | Moderate | Adverse | Revised from Minor Adverse to Moderate Adverse due to magnitude of change and sensitivity of visual receptor. |

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|------------------|---|-------|------|---|--|--|--|--|---|---|------|--------|----------|----------|--|---|
| 12 | View from the IOACP to the immediate north/north-east of the site boundary PHOTOMONTAGE VIEWPOINT | 1 - 3 | High | x | | | | | 1 | 2 | High | Medium | Moderate | Adverse | Positive - retention of agricultural land in foreground retains the character of the view. Viewers are likely to focus their views primarily away from the development, ie out to sea and along the Coastal Path. Sensitive layout, orientation and design of lodges embeds them into the landscape. Planting provides visual screening over time. Use of typical local species, stone walling and mounding contributes positively to landscape character. Negative - The lodges will reduce the overall area of agricultural land. | |
| | | 5 - 8 | | | | | | | 1 | 2 | High | Medium | Moderate | Adverse | | |
| | | 10+ | | | | | | | 1 | 2 | High | Medium | Minor | Adverse | | |
| 12 | View from the IOACP to the immediate north/north-east of the site boundary REVISED ASSESSMENT | 1 - 3 | High | x | | | | | 1 | 2 | High | Medium | Moderate | Adverse | Revised lodge types to two rows of monopitch roofs to reduce impact. | |
| | | 5 - 8 | | | | | | | 1 | 2 | High | Medium | Moderate | Adverse | | |
| | | 10+ | | | | | | | 1 | 2 | High | Medium | Minor | Adverse | | |
| 13a | View from within the red line boundary, from Arthur's Seat looking west towards the headland towards Holyhead. PHOTOMONTAGE VIEWPOINT | 1 - 3 | High | x | | | | | 1 | 1 | High | High | Moderate | Adverse | Positive - Use of natural materials and appropriate scale of lodges is beneficial in reducing impact. The proposed new Bathing House forms a high quality element in the foreground of the view. Negative - Planting will have minimal effect over time to reduce overall impacts due to the slightly elevated viewpoint and angle of view. The visual benefit of the retained agricultural land around the headland edge cannot be appreciated from this location. | |
| | | 5 - 8 | | | | | | | 1 | 1 | High | High | Moderate | Adverse | | |
| | | 10+ | | | | | | | 1 | 2 | High | High | Moderate | Adverse | | |
| 13a | View from within the red line boundary, from Arthur's Seat looking west towards the headland towards Holyhead. REVISED ASSESSMENT | 1 - 3 | High | x | | | | | 1 | 1 | High | High | Major | Adverse | Revised from moderate adverse years 1-3 to major adverse, in order to acknowledge the significant impact and limited mitigation through visual screening from planting. As part of the detailed design process there is significant potential for this impact to be reduced through indepth consideration of layout, scale and massing of lodges. | |
| | | 5 - 8 | | | | | | | 1 | 1 | High | High | Moderate | Adverse | | |
| | | 10+ | | | | | | | 1 | 2 | High | High | Moderate | Adverse | | |
| KINGSLAND | | | | | | | | | | | | | | | | |
| 5 | View from Mill Road, to the north of the site, approximately 180 metres from the site boundary. PHOTOMONTAGE VIEWPOINT | 1 - 3 | High | | | | | | x | 3 | 3 | High | Medium | Moderate | Adverse | Positive - High quality design and use of natural materials which reflect local character. Potential to further minimise impacts at the detailed design stage. A strong landscape framework will help to embed the development into the landscape. Negative - the character of the view will change from agricultural to more developed in nature, and long-range views will be blocked. |
| | | 5 - 8 | | | | | | | 3 | 3 | High | Medium | Moderate | Adverse | | |
| | | 10+ | | | | | | | 2 | 3 | High | Medium | Minor | Adverse | | |

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|---|--|-------|------|--|--|--|---|---|---|--------|--------|----------|---------|---|
| 5 | View from Mill Road, to the north of the site, approximately 180 metres from the site boundary. REVISED ASSESSMENT | 1 - 3 | High | | | | x | 3 | 3 | High | Medium | Major | Adverse | Revised from moderate adverse years 1-3 to major adverse, in order to acknowledge the significant impact. As part of the detailed design process there is significant potential for this impact to be reduced through indepth consideration of layout, scale and massing of the houses. |
| | | 5 - 8 | | | | | | 3 | 3 | High | Medium | Moderate | Adverse | |
| | | 10+ | | | | | | 2 | 3 | High | Medium | Minor | Adverse | |
| 6 | View from Mill Road, to the north of the site, at the junction with the public footpath, approximately 50 metres from the site boundary. PHOTOMONTAGE VIEWPOINT | 1 - 3 | High | | | | x | 1 | 1 | Medium | High | Moderate | Adverse | Positive - Careful consideration of the edge of the proposed housing, and incorporation of green space and houses more rural in character help to minimise potential impacts. A strong landscape framework will help to embed the development into the landscape. Negative - the character of the view will change from agricultural to more developed in nature, and long-range views will be blocked. |
| | | 5 - 8 | | | | | | 1 | 1 | Medium | High | Moderate | Adverse | |
| | | 10+ | | | | | | 1 | 1 | Medium | High | Moderate | Adverse | |
| 6 | View from Mill Road, to the north of the site, at the junction with the public footpath, approximately 50 metres from the site boundary. REVISED ASSESSMENT | 1 - 3 | High | | | | x | 1 | 1 | Medium | High | Major | Adverse | Revised from moderate adverse to major adverse, in order to acknowledge the significant impact. As part of the detailed design process there is significant potential for this impact to be reduced through indepth consideration of layout, scale, massing and design of the houses. |
| | | 5 - 8 | | | | | | 1 | 1 | Medium | High | Major | Adverse | |
| | | 10+ | | | | | | 1 | 1 | Medium | High | Major | Adverse | |
| 7 | View from the public footpath which cuts across the western half of the site on a roughly on a roughly north-south axis. View looking north from within the site boundary. PHOTOMONTAGE VIEWPOINT | 1 - 3 | High | | | | x | 1 | 1 | High | Medium | Moderate | Adverse | Positive - Careful consideration of the edge of the proposed housing, and incorporation of a green buffer and houses more rural in character help to minimise potential impacts. A strong landscape framework will help to embed the development into the landscape and will reduce impacts over time. Views of the poor quality leisure centre will be screened. Negative - the character of the view will change from agricultural to more developed in nature, and long-range views will be blocked. |
| | | 5 - 8 | | | | | | 1 | 1 | High | Medium | Minor | Adverse | |
| | | 10+ | | | | | | 1 | 1 | High | Medium | Minor | Adverse | |
| 7 | View from the public footpath which cuts across the western half of the site on a roughly on a roughly north-south axis. View looking north from within the | 1 - 3 | High | | | | x | 1 | 1 | High | Medium | Moderate | Adverse | Revised from minor adverse years 5-8 to moderate adverse, in order to acknowledge the significant impact. As part of the detailed design process there is significant potential for this impact to be reduced through indepth consideration of layout, scale, massing and design of the houses. |
| | | 5 - 8 | | | | | | 1 | 1 | High | Medium | Moderate | Adverse | |
| | | 10+ | | | | | | 1 | 1 | High | Medium | Minor | Adverse | |