

## CHAPTER 9: LANDSCAPE AND VISUAL

### Introduction

- 9.1 This chapter assesses the landscape and visual impacts of the proposed development at Penrhos, Cae Glas and Kingsland. In particular, it considers the potential effects of the proposed development on the landscape character of the sites and the surrounding area, and assesses the visual impact of the proposals through the identification of sensitive visual receptors and key viewpoint locations. Refer to **Figure 1** for site locations (Appendix 9.2)
- 9.2 The chapter describes the methods used to assess the impacts, the baseline conditions currently existing at the three sites and in the surrounding area, the potential impacts of the development, the mitigation measures required to prevent, reduce, or offset the impacts, and finally, the residual impacts.
- 9.3 This chapter has been written by Planit-IE Ltd, a registered practice of the Landscape Institute with considerable experience in all areas of landscape design and visual assessment.

### Planning Policy Context

#### National Planning Policy

##### ***Planning Policy Wales (PPW), Edition 4, (February 2011)***

- 9.4 PPW contains current land use planning policy for Wales. It provides the policy framework for the effective preparation of local planning authorities' development plans. PPW 4 reaffirms the need for local authorities to conserve and enhance the natural beauty of the landscape designations (AONBs and National Parks) in Wales. Paragraph 5.5.5 of PPW confirms that statutory designation does not necessarily prohibit development, but proposals for development must be carefully assessed for their effect on those natural heritage interests which the designation is intended to protect. PPW at paragraph 5.5.6 sets out the tests that planning applications for major developments in National Parks or AONB's should address. The paragraph states:

*"In National Parks or AONBs, special considerations apply to major development proposals which are more national than local in character. Major developments should not take place in National Parks or AONBs except in exceptional circumstances. This may arise where, after rigorous examination, there is demonstrated to be an overriding public need and refusal would be severely detrimental to the local economy and there is no potential for locating the development elsewhere or meeting the need in some other way. Any construction and restoration must be carried out to high environmental standards. Consideration of applications for major developments should therefore include an assessment of:*

- *The need for the development, in terms of national considerations, and the impact of permitting it or refusing it upon the local economy;*
- *The cost of and scope for providing the development outside the designated area or meeting the need for it in some other way;*

- *Any detrimental effect on the environment and the landscape, and the extent to which that could be moderated<sup>1</sup>.*

9.5 With relevance to the purpose of this development, the Guidance also states that:

- "Development plan policies and development control decisions affecting AONBs should favour conservation of natural beauty, although it will also be appropriate to have regard to the economic and social well-being of the areas." (PPW 5.3.5);
- "AONBs must be afforded the highest status of protection from inappropriate developments. In AONBs, policies and development control decisions should give great weight to conserving and enhancing the natural beauty, wildlife and cultural heritage of these areas." (PPW 5.3.6);
- "The duty to have regard to AONB purposes applies to activities affecting these areas, whether those activities lie within or outside the designated areas." (PPW 5.3.7);
- "Statutory designation does not necessarily prohibit development, but proposals for development must be carefully assessed for their effect on those natural heritage interests which the designation is intended to protect." (PPW 5.5.5);

### **Local Planning Policy**

#### ***Isle of Anglesey Local Plan***

9.6 The Isle of Anglesey Local Plan, which was adopted in December 1996, is an island-wide plan that superseded previous plans, including the Menai Strait Local Plan and Holyhead /Trearddur Bay Town Map. It interprets policies in the Gwynedd Structure Plan (1993) in more detail with a Proposals Map and together with the Structure Plan makes up the "Development Plan" for Anglesey.

9.7 Relevant policies relating to the AONB designation and the 3 sites within the Gwynedd Structure Plan are listed below:

- Policy D1: It is the policy....to protect and enhance the environment of the Anglesey AONB;
- Policy D5: There will be a presumption against proposals to develop sites along the coastline outside the main settlements that would conflict with its landscape character and nature conservation value;

9.8 Relevant policies relating to the AONB designation and the 3 sites within the Anglesey Local Plan are listed below:

- Policy 30: Within the AONB the Council will give priority to the protection and enhancement of the landscape when considering planning applications.
- Policy 32: The Council will refuse applications that result in the loss of trees, hedgerows, stone walls, 'cloddiau' and other traditional landscape features.
- Policy 36: Development will not be permitted in the undeveloped areas on and adjoining the coast where the nature or scale of the development would harm the character of the coast.
- Policy 39: The Council will use its planning powers to ensure that Scheduled Ancient Monuments and their settings are retained intact. Unscheduled archaeological sites and their settings of sufficient importance to merit preservation will also be protected.

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<sup>1</sup>Planning Policy Wales, Edition 4, February 2011, page 71, paragraph 5.5.6

***Isle of Anglesey Stopped UDP***

- 9.9 Work on the Anglesey UDP stopped in December 2005 due to the decision to move to the new Local Development Plan (LDP) system. However, due to the advanced stage reached in its preparation (post Inspectors report) it is given weight as a material consideration in dealing with current applications. The UDP contains policies relating to the character of the landscape of the island and for the protection and promotion of the area designated as an AONB.
- 9.10 Relevant policies relating to the AONB designation and the 3 sites within the stopped UDP are listed below:
- Policy EN2: Within the AONB the Council will give priority to the protection and enhancement of the landscape. Any construction or restoration should be carried out to high environmental standards.
  - Policy EN3:
    - EN3 Green wedges will be maintained in order to prevent inappropriate development that detracts from the open character of the area and provide an environmental buffer for local communities at :
      - a) Llanfaipwll - Menai Bridge
      - b) Between Ty Mawr Holyhead and Treaddur Bay
  - Policy EN6: Development that is likely to result in damage or have a detrimental effect on a Site of Special Scientific Interest will be subject to special scrutiny and will not be permitted unless the reasons for the development clearly outweigh the value of the site itself.
  - Policy EN12: The Council will use its planning powers to ensure that Scheduled Ancient Monuments and their settings are retained intact and preserved for future generations.
  - Policy PPO8: Development which causes significant harm to the natural and historic environment will not be permitted. The Anglesey Area of Outstanding Natural Beauty, Special Areas for Conservation, Scheduled Ancient Monuments, Special Protection Areas, Sites of Special Scientific Interest (SSSI), National Nature Reserves World Heritage Sites, Listed Buildings and Conservation Areas will be preserved or enhanced.
  - Policy PPO8a: Development will only be permitted in the undeveloped areas on and adjoining the coast where the nature or scale of the development would not harm the character of the coast. Proposals should wherever possible enhance the coastal and marine environments.

***SPG – Design in the Urban and Rural Built Environment***

- 9.11 In 2008 the County Council adopted the Supplementary Planning Guidance (SPG) for 'Design in the Urban and Rural Built Environment', which forms a material consideration in the planning process. Contained within this SPG and adopted later in 2008 is Guidance Note 30 – Development in the Area of Outstanding Natural Beauty (AONB).
- 9.12 The Guidance Note is intended to ensure that proposed development within the AONB is suitable and appropriate. It recognises that the main factors to be taken into consideration when assessing the impacts of development on the AONB are landscape, habitats/biodiversity, history and culture.

***The Isle of Anglesey Area of Outstanding Natural Beauty (AONB) Management Plan 2009 – 2014***

- 9.13 The purpose of the AONB Management Plan is to define objectives to determine and coordinate the future management of the Isle of Anglesey AONB within the context of the planning policy framework.
- 9.14 The Management Plan includes a report on the current state of the AONB and details key changes since the production of the first plan in 2004. It also outlines the Vision, Strategy and Actions for the future sustainable management of the AONB over the next 5 years.
- 9.15 The State of the AONB report provides the basis for establishing a Vision for the AONB. The Vision is the long term statement about the future of the AONB, relating specifically to the environmental, social and cultural qualities of the AONB that need to be conserved and enhanced for present and future generations through appropriate management.
- 9.16 The vision statement for the Isle of Anglesey AONB specifically addresses the following seven inter-related themes:
- Countryside and Coastal Character
  - Nature and the Environment
  - Enjoying the AONB
  - A Living and Working Landscape
  - Awareness and Appreciation of the AONB
  - Climate Change
  - Ecosystem Goods and Services
- 9.17 A detailed analysis of the proposals in relation to the objectives contained within the vision statement is contained within Appendix 9.4.

***Anglesey Landscape Strategy 1999, Anglesey Strategy Update 2011, CCW, IOACC***

- 9.18 In 1999 Isle of Anglesey County Council (IOACC) and the Countryside Council for Wales (CCW) commissioned a landscape assessment, which led to the Anglesey Landscape Strategy 1999.
- 9.19 The strategy was based upon CCW's Landmap methodology, which creates a standardised approach to the assessment of the landscapes of Wales. The objectives of the strategy were to assist in the management of the Area of Outstanding Natural Beauty (AONB) and to feed into the authority's Development Plan. The assessment process resulted in the creation of fifteen Landscape Character Areas (LCAs) across Anglesey.
- 9.20 In response to changes within the Landmap methodology, an updated version of the Landscape Strategy was produced in 2011. This resulted in increasing the number of LCAs on the island to 18.
- 9.21 The landscape character areas identified within the Strategy relevant to this assessment are discussed in more detail in the baseline section of this report

## Approach

### Assessment Methodology

- 9.22 This assessment has been carried out with reference to the Guidelines for Landscape & Visual Impact Assessment, 2<sup>nd</sup> Edition, 2002 (referred to hereafter as “the Guidelines”). The assessment included both a desk-based analysis and on-site field study and observation. The desk study involved the collation and review of existing maps and written information about the site and the wider landscape beyond. The main sources of information included: -
- Ordnance Survey plans and topographic survey information;
  - Aerial photographs;
  - The Isle of Anglesey Area of Outstanding Natural Beauty (AONB) Management Plan 2009 – 2014
  - Anglesey Landscape Strategy 1999, Anglesey Strategy Update 2011, CCW, IOACC;
  - Isle of Anglesey Local Plan;
  - Isle of Anglesey stopped UDP;
- 9.23 This information provided the basis for an appraisal of the pattern and character of the site and its surroundings. It served to identify relevant planning policy and special designated areas and highlight potential receptors of landscape and visual impact.
- 9.24 The visual assessment for the development was carried out through a mix of desktop analysis and observation on site. An initial desk study of the area, with reference to topographic data and aerial photographs was used to determine areas of land that are potentially visually connected to the site.
- 9.25 In order to establish a broad understanding of the current visibility of the sites, and the potential visibility of the proposed development, a visual mapping exercise was undertaken to define the existing and proposed Zone of Theoretical Visibility (ZTV) (also referred to as a Zone of Visual Influence (ZVI)). Visual Envelope Mapping is the process of determining the visibility of an object in the surrounding landscape. The process is an objective one, in which areas of visibility or non-visibility are determined by computer software using a digital elevation dataset. The results are not intended to show the actual visibility of an object, they are intended to indicate where the object **may** be visible from. Actual visibility can only accurately be determined by site survey since there are a multitude of local variables that may affect lines of sight.
- 9.26 The following extensive methodology for the production of the ZTV has been used, and is further detailed in **Appendix 9.3**:
- A 10x7km, Digital Terrain model was created, with existing blocks of woodland cover added to a consistent height. This model encapsulates the key viewpoints initially identified following a site walk-over.
  - All settlements and major building groups within and around the application site were then added to this in stages so that the screening effect of buildings in the local area could also be considered.
- 9.27 Using this digital model three sets of ZTV’s will be generated: -
- Firstly, an understanding of the general visibility of the site will be achieved through generation of a ZTV using topography alone, without buildings or

landscape features that can block views. This will illustrate the maximum potential theoretical zone of visibility for the three sites, or the 'worst case' scenario' in terms of visibility. This will also identify those areas from which each site can almost certainly not be seen. In order to do this, 10 light sources will be placed along the boundaries of each site at ground level. The light sources project from ground level and highlight surrounding areas with potential site visibility.

- Secondly, a potentially more realistic ZTV will be generated for each of the three sites through the addition into the model of major blocks of vegetation and built form. Ten light sources will be placed along the boundaries of each site at ground level. The light sources project from ground level and highlight surrounding areas with potential site visibility. Where tree blocks or development exists, visual connections will potentially be blocked. The first and second stages of the ZTV process will be used to inform and support our selection of suggested viewpoint locations.
- The third step in this exploratory process will be the strategic positioning of 3 points on each of the sites at 8.2m in height, to represent theoretical visibility of a standard house, in locations that had been identified as potential areas for new development. Potential visibility of development in the identified locations will be used to finalise the selection of key viewpoints, and to inform and drive the masterplan layout. This ZTV in particular will allow the masterplanning process, where possible, to avoid placing development in areas that have the potential for high or adverse visual impact.

9.28 Following an initial key viewpoints selected, as illustrated within **Appendix 9.3**, a more comprehensive selection of representative viewpoints were then identified using an understanding of theoretical visibility gained from the ZTV process, and through extensive on site investigation and desktop study. The key views were finalised in conjunction with the Isle of Anglesey County Council (IOACC) and the Countryside Council for Wales (CCW), and represent views which are considered to be of particular significance in terms of providing a range of views of the site and where development would have the potential to affect the quality and character of existing views.

9.29 Photographs of each of the principal viewpoints were taken by a professional photographer using a fixed lens camera where feasible. The camera lens had a focal length equivalent to that seen with the naked eye. Where panoramic views were taken, the individual frames were stitched together in accordance with the Guidelines. Additional key views suggested by IOACC and CCW included views from cruise ships and ferries leaving Holyhead. Due to the nature of these viewpoints, it was not possible to take professional photographs at these locations. However, these locations have been recognised as principal viewpoints within this report.

9.30 The views selected for the production of photomontages are those that are potentially the most sensitive to change, or which are anticipated to have the most visual change. To create the photomontages, a digital block model of the proposed development was produced. The 3D model is based on the illustrative masterplan, and is therefore indicative. Building positioning and massing will be specified at the detailed design stage, but will be within the parameters set out in Chapter 5 of the ES. Using 3-D modelling software, perspective views of the model were created and placed accurately within the photographs. Where wide, panoramic views are available, for example on the headland, a representative section of the view had to be selected for the production of a photomontage. This was in order to ensure that the resulting photomontage was highly accurate, in

terms of the positioning of any proposed development within the view. A photomontage created from a wide view is potentially less accurate due to the distortion of the view caused by stitching together several photographs to make up the image. Therefore, an appropriate compromise was considered to be a photograph of the representative, wide view, and an indication on the image of what portion has been photomontaged.

9.31 Three different types of photomontages are proposed, as follows:

- Wireline photomontages - a red outline will accurately illustrate the location, scale and massing of the proposed development within the model. This type of photomontage is of particular value to demonstrate the potential extent of visual impact on distant views, where detail of the building and landscape treatment will not be picked up by the naked eye, or it can be used to indicate the location of proposed development where it is likely to be hidden from view behind other landform or buildings.
- Photomontages - fully photomontaged views involve accurately modelling details of the proposed building and landscape treatments. This method of photomontage production is of particular use for sensitive viewpoints that are likely to have particularly clear, or close up views of proposed development. The inclusion of built and landscape elements allows for a thorough and detailed assessment of the likely visual impacts.
- Verified Photomontages - some viewpoints of particular sensitivity or importance have been selected for verification. This involves the survey of key elements within the view by a qualified surveyor, and provides additional assurance of the validity of the photomontage.

9.32 The existing photographs and photomontages are illustrated in an A3 document in **Appendix 9.5**. The viewing distance for hand-held photographs and photomontages should be between 300mm and 500mm, in accordance with guidance.

9.33 In assessing impact on the selected viewpoints, a number of criteria have been employed. These include:

- A measure of the view's importance;
- The degree of visibility of the development from the viewpoint;
- The sensitivity of the visual receptor;
- The magnitude of the predicted impact, and the ultimate significance of the impact.
- An indication of the level of confidence in the prediction is also made.

#### **Level of Importance**

9.34 The importance of the various views has been categorized on the following basis:

- National - Views from national trails/long distance recreational routes, views from nationally important open spaces or destinations. Views from the strategic road network;
- Regional - Views from regionally important recreational routes, regionally important open spaces or destinations. Views from the regional road network;
- District - Views from important undeveloped areas. Views from the district road network;
- Local - All other views, including views from residential areas, the local road and public footpath networks.

### Degree of Visibility and Prominence

9.35 The degree of visibility and prominence of the proposed development within the selected viewpoint is measured in accordance with the following scales:

1	Highly visible	1	Very prominent
2	Partially Visible	2	Reasonably Prominent
3	Scarcely Visible	3	Not Prominent

### Sensitivity of Visual Receptors

9.36 Visual receptors include the public or community at large, residents, visitors and other groups of people or individuals. In defining the sensitivity of visual receptors, account has been taken of the degree to which they are likely to be focussed on the landscape or wider setting. Potential seasonal screening effects have also been identified. The sensitivity of the visual receptors identified has been categorized as follows: -

- High - Users of public footpaths or at key viewpoints or historic areas, whose attention or interest may be focused on the landscape. Residents whose views or visual amenity may be affected.
- Medium - Road users or people focussed on activity, such as sporting activity.
- Low - People engaged in their every day work activities whose attention is less focussed on the landscape.

### Magnitude of Impact

9.37 The magnitude of the impact is measured in relation to the extent that changes affect the character and features of the view or landscape. The magnitude of the impact has been assessed in relation to both landscape and visual elements. The following descriptions define magnitude:

- High - Leads to a major alteration to key elements/features/ characteristics of the view and/or introduces elements considered to be totally uncharacteristic when set in the attributes of the receiving landscape.
- Medium - Leads to a partial loss or alteration to one or more of the key elements/features/characteristics of the view that may be prominent but may not necessarily be considered to be substantially uncharacteristic when set in the attributes of the receiving landscape.
- Low - Leads to a minor loss of or alteration to one or more of the key elements/features/characteristics of the view that may not be uncharacteristic when set in the attributes of the receiving landscape.
- No Change - Leads to a very minor loss of or alteration to one or more key elements/features/characteristics of the view that are not uncharacteristic when set in the attributes of the receiving landscape.

### Significance of Impact

9.38 In determining the significance of the impact, account is taken of the sensitivity of the visual receptor, the importance of the view and the predicted magnitude of the impact. The impact is described in terms of either being beneficial, adverse or



neutral, where the impact is clearly identifiable, and negligible where the impact is not clearly identifiable. An assessment of either major or moderate is considered significant for the purposes of the EIA Regulations.

- Major - Where there would be a very noticeable and highly significant alteration to the existing view
- Moderate - Where there would be a clearly noticeable and moderately significant alteration to the existing view
- Minor - Where there would be a perceptible alteration to the existing view, but one of low significance.
- Neutral - Where there would be a noticeable change in the character or characteristics of the view, but where this change is not considered detrimental.
- Negligible - No discernable change in the existing view or landscape.

### **Confidence**

9.39 The predicted impact is assessed against the criteria set out below in order to attribute a level of confidence to the assessment: -

- High - The predicted impact is either certain, or very likely to occur, based on reliable information or previous experience.
- Medium – The predicted impact and its level are best estimates, based on on-site and desktop study.
- Low – The predicted impact and its level are best estimates, based on given knowledge and experience. More information may be needed to improve the level of confidence.

## **Baseline Conditions**

### **Site Context**

#### ***Anglesey Aluminium Metal Ltd (AAM)***

9.40 The AAM site is located between the Penrhos and Cae Glas sites, adjacent to the A5 and the A55. The plant is substantial, and despite smelting operations having ceased in September 2009, the plant forms a major landmark in the area due to the scale and massing of the buildings. The chimney forms a major landmark and visual reference point from the approach to Holyhead from Anglesey, along key vehicular routes, and from as far away as Holyhead Mountain. The chimney also forms a significant visual intrusion on views from the coastal footpath around the Penrhos site, conflicting with the otherwise rural, coastal and agricultural character of the views.

#### ***Alpoco Aluminium Powder Company Ltd***

9.41 Alpoco is located between the Penrhos and Cae Glas sites within close proximity to the Stanley Embankment, which forms the primary connection to the main island. It is small in terms of the scale and massing of the buildings in comparison to the adjacent AAM plant, and is well screened by vegetation and mature trees along the A5. However, the noise created by operations on site impact on peace and

tranquillity, particularly for users of the coastal footpath around the edge of the Penrhos site.

### ***AAMR Renewable Energy Plant, Holyhead***

- 9.42 In 2011, S36 consent was granted for a biomass-fired power station on land adjacent to the AAM smelter plant, between the Penrhos and Cae Glas sites. The plant will generate up to 299 MW of renewable energy with the potential for vast CO2 emissions savings, and has the potential to contribute to the local economy with new employment opportunities.
- 9.43 The proposed plant is likely to consist of two 150MW circulating fluidised bed boilers with a dedicated chimney that will be of the order of 90 m in height, which is slightly shorter than the existing chimney that forms part of the Anglesey Aluminium smelting plant. Proposals for the plant indicate that it will be located between the existing AAM plant and the A5, and will be substantial in terms of massing. The plant will fire on biomass from sustainable sources with the fuel mainly conveyed to the site from AAM's jetty, at the port of Holyhead, using the existing underground tunnel.
- 9.44 The proposed development has the potential to impact on the character of views inland from the coastal footpath through the addition of a further industrial element to the skyline due to the scale and massing of the proposed plant.

### ***Parc Cybi***

- 9.45 Parc Cybi is a major strategic business investment site for North-West Wales located off the A55, immediately west of the Cae Glas site. In 2010, an outline planning consent was obtained for a mix of business uses for an area of over 120 acres. The extensive site area, along with the proposed development of office buildings, industrial warehousing and distribution units will create significant potential for impacts on both landscape character and views.

### ***Cumulative Impacts***

- 9.46 There are likely to be cumulative landscape and visual impacts as a result of both the Renewable Energy Plant and Parc Cybi in conjunction with the proposed development at Penrhos, Cae Glas and Kingsland. However, the assessment of cumulative impacts could not be based on precise information on proposed scale, massing and layout of buildings within both consented developments as this information was not available. Where appropriate, reference has been made to indicate where cumulative impacts are likely to occur, and the potential nature of these impacts.

### ***Landscape Receptors***

- 9.47 Landscape receptors include elements of the physical landscape that may be directly affected by the development. The predicted magnitude of change to the key landscape receptors has been used to inform the predicted landscape impacts of the proposed development. Key landscape receptors identified for each of the three sites are listed below:
- Landscape elements - trees, woodland, hedgerows, heathland, landform and topographic variation, the coastline, built elements including stone walls, remnants of the former historic Penrhos estate, footpaths and publicly accessible open space.

- Landscape characteristics - characteristic patterns and combinations of landscape features, scenic quality, sense of place, tranquillity or 'wildness'.
- Landscape character - the recognisable pattern of landscape elements and how this is perceived by people.

### **Landscape Designations**

9.48 Environmental Designations are illustrated in **Figure 2a**, within Appendix 9.2.

#### ***Area of Outstanding Natural Beauty (AONB)***

- 9.49 The coastal zone of Anglesey was designated as an AONB in the 1960's in order to protect the island's coastal landscape and habitats from inappropriate development. The AONB covers most of Anglesey's 125 mile coast, but also encompasses Holyhead Mountain, to the west of the three sites. The total coverage of the AONB on Anglesey is approximately 221 sq kms (21,500 hectares). The main purpose of the AONB is to conserve and enhance the natural beauty of the designated area. The conservation of the fauna, flora, landscape and geology of the AONB is central to the designation.
- 9.50 The AONB designation requires the production of a Management Plan, the purpose of which is to evaluate the special qualities and features of the AONB, and determine what actions are required to ensure that these qualities are conserved and enhanced. The current Plan covers the period 2009 to 2014. The Plan includes a report on the current state of the AONB and details key changes since the production of the first Plan in 2004. It also outlines the vision, strategy and actions for the future sustainable management of the AONB over the next 5 years.
- 9.51 The three sites fall entirely within the designated AONB. Parc Cybi, the proposed Renewable Energy Plant, AAM and the Alpoco Powder Coasting Company also lie partly within the AONB.
- 9.52 The Plan emphasises that the Anglesey AONB designation is not solely concerned with conserving and enhancing the natural beauty of the designated area. The cultural, historic and recreational value of the landscape is also protected and valued as part of the designation.
- 9.53 In order to understand and assess the quality of these aspects of the designation, IOACC and CCW commissioned a landscape assessment which led to the production of the "Anglesey Landscape Strategy 1999". The Strategy was based upon CCW's Landmap methodology, which creates a standardised approach to the assessment of the landscapes of Wales. The objectives of the Strategy were to assist in the management of the Area of Outstanding Natural Beauty, and to feed into the authority's Development Plan.
- 9.54 The methodology was subsequently re-evaluated and revised. An updated version of the Landscape Strategy was produced in 2011 in response to changes within the Landmap methodology.
- 9.55 The qualities of the AONB that were assessed and mapped included; visual and sensory quality, historical data, landscape habitats, culture, and geology. Broad areas were defined by their quality and scored in each category, either outstanding, high, moderate or low.
- 9.56 The assessments from the Landmapping exercise of the areas containing the 3 sites are summarised below, and are illustrated in **Figure 2b**, Appendix 9.2:

*Broadly defined area containing the Penrhos site:-*

Visual and Sensory qualities – Moderate  
 Cultural – Outstanding  
 Geological – High (soft sediment cliff and shore), Moderate (lowland till plain/field)  
 Habitat – Moderate  
 Historical – Moderate

*Broadly defined area containing the Cae Glas site:-*

Visual and Sensory qualities – High  
 Cultural – Outstanding (urban settlement), High (Trearddur Bay)  
 Geological – Moderate  
 Habitat – Moderate (mosaic), Low (improved grassland)  
 Historical – High (non-nucleated settlement), Moderate (irregular fieldscapes).

*Broadly defined area containing the Kingsland site:-*

Visual and Sensory qualities – High  
 Cultural – Outstanding  
 Geological – Moderate  
 Habitat – Moderate  
 Historical – Outstanding and Moderate

- 9.57 The Landmap assessment provides a useful baseline for the identification and understanding of the special qualities of the three sites. However, extensive site assessment has highlighted that the broad scope of the landmapping exercise is not sufficient to identify the more subtle site specific qualities and values present within the 3 sites.
- 9.58 In order to address this, an AONB Baseline Evaluation and Impact Assessment has been produced to accompany the application (Appendix 9.4: AONB Baseline Evaluation and Impact Assessment). The Assessment contains a thorough assessment of Penrhos, Cae Glas and Kingsland at site level, and determines to what extent the 3 sites currently display the special qualities of the AONB, as identified within the Management Plan. The special qualities of the AONB are divided into the following 8 categories; Landscape and Visual, Geology and Geomorphology, Ecology and Biodiversity, Historic, Culture, Soil, Air and Water Quality, Public Rights of Way, and Accessible Land and Water. The key headings within the vision emphasize the importance of the creation of a viable community as part of achieving the AONB Vision, a place to live, work, visit, enjoy, understand and appreciate.
- 9.59 The Assessment has identified the special qualities of value to the AONB within the 3 sites. The special qualities identified that are of most relevance to the purposes of this Assessment are summarised below.

**Penrhos**

The site currently contains a substantial number of valued features relevant to, and where present, the features are generally high quality.

Key positive features of high value include:

- A high quality coastal landscape;
- Presence of traditional agricultural landscape features;
- Expansive views;
- Geological or geomorphological features of value;
- Broad-leaved semi-natural woodland;

- Listed buildings;
- Historic parks and gardens, and;
- Formal and permissive footpath network.

Key features of value lacking/absent:

- Peace and tranquillity is negatively impacted on by noise, predominantly from the Alpoco powder coating company adjacent to the site.

### ***Cae Glas***

The Cae Glas site contains some exceptional areas of special quality, particularly adjacent to the Inland Sea.

Key positive features of high value include:

- A high quality coastal landscape;
- Peace and tranquillity;
- Broad-leaved semi-natural woodland, and;
- Lowland coastal heath;

Key features of value lacking/absent:

- Formal and permissive footpaths

### ***Kingsland***

- Expansive views;
- Peace and tranquillity, and;
- Lowland Coastal Heath – to the west of the site.

Key features of value lacking/absent:

- Traditional agricultural landscape features, including ancient hedgerows and stone walls are frequently lacking or in a poor state of repair;
- Formal and permissive footpaths – one footpath only;
- Lowland Coastal Heath – to the east of the site, and;
- Broad-leaved semi-natural woodland.

- 9.60 The Landmap Assessment, supplemented by the AONB Evaluation, has provided a checklist against which the masterplan visions for the 3 sites have been developed, to ensure that the proposals maximise the potential positive contribution that they will make to the AONB. A summary assessment to determine the predicted impact of the proposals for the 3 sites on the AONB is contained within the assessment section of this report.

### **SSSI**

- 9.61 The Beddmanarch-Cymrian SSSI covers an area of approximately 891.3 hectares, and includes the eastern coastal edge of the Penrhos and Cae Glas sites. It is primarily located below the mean high water mark and focussed on the seashore.
- 9.62 The purpose of the SSSI designation is to safeguard the quality, diversity and geographic range of habitats, species, and geological features. The Sites of Special Scientific Interest (SSSI's) in Wales – Current State of Knowledge Report (April 2005-March 2006), details the current state of all Welsh SSSI's.
- 9.63 The report identifies that public access into the Beddmanarch-Cymrian SSSI is predominantly restricted. This particular SSSI is not internationally recognised as an important wildlife site, but is predominantly within the designated AONB. SSSI's are frequently very attractive landscapes, which are highly natural in character, with much variety and interest. Therefore, they form a major component of the natural beauty of AONB's.

## **Historical Features**

### ***Trefignath Burial Chamber***

- 9.64 Trefignath Burial Chamber is located within the Cae Glas site, adjacent to the site boundary to the north-west. It is a Neolithic chambered tomb constructed in three separate phases, around 3750-2250 B.C. Cadw is the Welsh Government's historic environment service, working to conserve Wales's heritage. The burial chamber is a Cadw scheduled monument, in recognition of its historic importance.

### ***Ty-Mawr Standing Stone***

- 9.65 The standing stone is located approximately 550 metres north-west of the Cae Glas site boundary. The standing stone is recognised by Cadw as an important historic element. It is an isolated standing stone, approximately 2.7 metres in height, and is most likely of Bronze Age date.

## **Landscape Character**

- 9.66 Landscape and Seascape Character Areas are illustrated in **Figures 3a–3c** within Appendix 9.2.

### ***National Landscape Character***

- 9.67 CCW has defined 48 draft Landscape Character Areas covering the whole of Wales in order to provide broad spatial frames for planning, green infrastructure and landscape management initiatives. Each Landscape Character Area description includes a profile of its geodiversity, including an outline of the bedrock geology, geomorphology, landscape setting and key geoconservation sites.
- 9.68 The Anglesey Coastline, which includes Holy Island, has been defined as Character Area 1, and is entitled "The Anglesey Coastline". The Area is expansive, but contains the majority of the Anglesey AONB. Key features identified within the Character Area of relevance to landscape and visual assessment, include:

- The area's strongest identity comes from the varying relationship between the sea and the land.
- Green pastoral landscapes, which tend to be away from the coastline;
- Significant elements of historic landscape, including prehistoric and funerary sites;
- The chimney at the AAM works is a widely visible landmark.
- The generally farmed and relatively tranquil landscape, with AAM forming a contrasting large-scale development.
- Settlements including Trearddur Bay and their associated holiday developments, and the busy town and port of Holyhead, which are centres of activity in this otherwise peaceful and in parts, remote landscape.
- The best features of the landscape can be enjoyed in abundance along the Anglesey Coastal Path.

### ***Regional Landscape Character***

- 9.69 In 1999, IOACC and CCW commissioned a landscape assessment that led to the Anglesey Landscape Strategy 1999. The strategy was based upon CCW's LANDMAP methodology, which creates a standardised approach to the assessment of the landscapes of Wales. The assessment process resulted in the creation of fifteen Landscape Character Areas (LCAs) across Anglesey.

- 9.70 In response to the changes within the LANDMAP methodology introduced in 2003, a review of the identified LCAs was undertaken, which resulted in an increase to 18 LCA's on the island in the Anglesey Landscape Strategy update document, produced in 2011.
- 9.71 Landscape Character Area 2, as defined by the study, covers the majority of Holy Island, including the main settlement of Holyhead. The Character Area description states the Area falls into two distinct sub-categories, separated by the development corridor of Holyhead-Trearddur along the B4545 road. To the north of the B4545 (including parts of the Penrhos site), the landscape is relatively low lying but has a number of craggy outcrops. The area has small fields typically with stone boundaries, gorse hedges and windblown fir. To the south of the road (including the Cae Glas and Kingsland sites), again there are rough, craggy areas. The Penrhos Coastal Park is identified as a key feature within the character area. A number of important habitats are identified – including dry heaths, coastal and intertidal, often within a larger matrix of improved grassland. The area is quite distinctive – mainly a rural, wild and exposed coastal character.
- 9.72 The landscape character assessment sets out key issues relating to the character area. It identifies that new development around the settlement edges should:
- Be of a form that reflects the character and qualities of each settlement.
  - Be considered in terms of cumulative landscape impacts rather than just the site itself.
  - Use landform and vegetation patterns to assist in mitigation of any impacts.
  - Not impose standard solutions, but utilise inherent local characteristics.
- 9.73 Landscape Character Area 3, entitled the Inland Sea, incorporates the majority of the Penrhos site to the east, and coastal sections of the Cae Glas site.
- 9.74 The Inland Sea Character Area, which separates Holy Island from Anglesey refers to a wide area of the Holy Island Strait, and includes key features such the Stanley Embankment to the north, and the Four Mile Bridge in the south. This area is influenced by tidal currents, which makes it popular for water sports and boat users.
- 9.75 Key issues identified for this character area relate to the potential impacts of development, tourism, recreation and management proposals upon the range of coastal landscapes and habitats.

### ***Local Landscape Character***

- 9.76 The AONB Baseline Evaluation and Impact Assessment (Appendix 9.4) assesses the landscape character of the 3 sites at a detailed level in order to understand more thoroughly their unique special character and qualities, and the individual contribution they currently make to the AONB. The landscape character assessment was carried out with reference to the Landscape Character Assessment Guidance, published on behalf of Natural England (formerly the Countryside Agency) and Scottish Natural Heritage in 2002.
- 9.77 The key character areas identified as part of Assessment are summarised below, and illustrated in **Figure 3b** (Appendix 9.2):

*Penrhos*

- 9.78 The local character of the Penrhos site and its immediately surrounding context is diverse, due to its proximity to the sea to the north, AAM to the south/south-west and the history of the site as part of the Penrhos Estate. The diversity both within the site and the immediate context is reflected in the division of the site into a total of 10 distinct character areas.
- 9.79 Woodland areas cover a large proportion of the site, and contrast sharply with open agricultural land and small-scale field patterns covering the headland. Arthur's Seat sits within a distinct section of the headland, characterised by open, long-range views, grassland meadow and scrub planting. The remnant buildings associated with the former Penrhos estate have high historical value, and contribute significantly to the unique and distinctive character within Penrhos.
- 9.80 AAM has a dominating visual presence in parts of the Penrhos site, particularly from the coastal path along the headland due to the open character of the agricultural land. There is likely to be a cumulative effect on local landscape character due to the consented Renewable Energy Plant and Park Cybi in conjunction to the proposed development at Penrhos. The cumulative impacts on landscape character have not been formally assessed, due to the lack of accurate information on scale, massing and layout of the proposed developments
- 9.81 The A55 and railway line to the south of the site forms a major infrastructure corridor, and physically and visually separates the Penrhos site from Cae Glas to the south.

*Cae Glas*

- 9.82 The site is varied in terms of its character, with clearly definable character areas. The inland sea, protected by the SSSI designation that recognises its quality and value, dominates the character of the eastern/south-eastern fringes of the site. A visually attractive and ecologically valuable area of mixed scrub and woodland characterises the eastern third of the site, whilst a mix of agricultural land and more semi-natural land dominates the centre of the site. An area of coniferous plantation land to the north creates a further distinct character area.
- 9.83 A mix of agricultural land and semi-natural open space is dominant within the surrounding site context. As with Penrhos, the A55 and railway corridor forms a visually and physically dominant feature, serving to separate Cae Glas from Penrhos to the north. Parc Cybi to the immediate west of the site will form a distinct character area once fully developed. It will potentially be characterised by buildings of large scale and massing. At present, the Park Cybi site is dominated by open space with an agricultural character, and significant road infrastructure for the development. There is likely to be a cumulative effect on local landscape character of Park Cybi and the proposed development at Cae Glas.

*Kingsland*

- 9.84 The Kingsland site is dominated by two distinct character areas; agricultural land, which covers the central and eastern portions of the site, and semi-natural open space to the west, characterised by mounded landform, scrub and rough grassland. The site is characteristic of the wider area, which is largely a mix of agricultural land and semi-natural open space.



- 9.85 To the south of the site, Holyhead Golf Course forms a distinctive character area due to its recreational land use. The Course makes use of areas of distinctive semi-natural landscape, which help to embed the course into the landscape.
- 9.86 The scale, massing and design of the Holyhead Leisure Centre buildings create a distinctive small character area of low quality immediately adjacent to the site boundary.
- 9.87 Park Cybi site will form a distinctive character area within the locality of the site once fully developed, and will be more in keeping with the large retail units to the north-east of the A55 road corridor. The substantial road infrastructure already in place has a negative impact on the existing agricultural character of the Parc Cybi site. There is likely to be a cumulative effect on local landscape character of Park Cybi and the proposed development at Kingsland.

### ***Landscape Quality and Value***

- 9.88 Landscape character assessment is a relatively value-free process of characterisation. In order to fully assess the potential impact of the proposed developed, the quality and value of each of the character areas within the 3 sites has been assessed. Landscape quality can be defined as "judgements about the physical state of the landscape, and about its intactness from visual, functional, and ecological perspectives". It also reflects the state of repair of individual elements of the landscape, or the landscape condition. Landscape value is recognised by formal designations or in terms of the value attached by society.
- 9.89 The quality and value assessments for the 3 sites are contained within Figure 3b of Appendix 9.2, and the results are summarised below:

#### *Penrhos*

- 9.90 In general, the character areas were predominantly assessed as high or medium in terms of their quality, with two areas assessed as high/medium and one area assessed as medium/low. This indicates that, although mostly good or very good, there is still some potential for improvement in quality within Penrhos. Character area 4: The Quillet was assessed as being lowest in terms of quality, with an assessment of medium/low. This reflects the existing immature trees and natural regeneration in what was once an open grazing area enclosed by boundary walls.
- 9.91 The character areas within the Penrhos site scored highly in terms of their value, which reflects the high cultural importance due to its strong history and current recreational use.

#### *Cae Glas*

- 9.92 The majority of character areas were assessed as 'high' in terms of their quality, and none were assessed as medium/low or low, which highlights the extremely special landscape character within the site.
- 9.93 Landscape value within the site was primarily assessed as high/medium and medium, reflecting the existing lack of public accessibility to the site, which limits the potential cultural and recreational value that can be attached to the landscape. However, all character areas were assessed as high value in terms of their tranquillity and conservation value. Areas of coniferous woodland were assessed as low in terms of value.

*Kingsland*

- 9.94 The landscape character assessment defines landscape character areas within the Kingsland site and the immediately surrounding context. The landscape character to the west of the footpath has been assessed as medium/low for landscape quality, which reflects the lack of semi-natural heathland planting and degraded hedgerow and stone wall field boundaries. This area has been assessed as medium in terms of landscape value, primarily due to cultural value associated traditional agricultural land use. Overall, the area to the west of the footpath has been assessed as the poorest in terms of both landscape quality and value in comparison to the other defined character areas within the locally defined study boundary. In contrast, the area to the east of public was assessed as being high in terms of both quality and value due to the distinctive heathland vegetation.

**Seascape Character Assessment**

- 9.95 In 2009, a Seascape Character Assessment for Wales was published by the Countryside Council for Wales and White Consultants. The Assessment consists of a national overview, and a regional scale breakdown of Wales into 50 seascape units.
- 9.96 A complex GIS intervisibility model was developed to define seascape units. A relative value for each area was then ascribed, based on designations. The purpose of the assessment was to assess the defined seascape units in order to determine their sensitivity to off-shore development. In assessing sensitivity, account was taken of the scale and complexity of the coastline, settlement pattern, lighting, presence of sensitive features, tranquillity and remoteness. This part of the study will be of major relevance to the purposes of this assessment, particularly with regards to the assessment of the impact of the proposed development on principal views identified along the coastline.
- 9.97 The Penrhos coastline falls within seascape unit 8, which stretches from Carmel Head, which lies at the extreme north-west tip of Wales on the Isle of Anglesey, to Holyhead Mountain and South Stack to the west of Holyhead. Key characteristics of this seascape unit relevant to the purposes of this assessment include:
- Land/coast uses – key identified uses include ferry facilities, aluminium smelting, residential uses, limited leisure and recreation, including Penrhos Coastal Park and the Coastal Path;
  - Sea uses - Holyhead commercial ferry and catamaran sailings, leisure boats and yachts. This is the main crossing point to Ireland, via Dublin Port/Dun Laoghaire.
  - How the seascape unit is experienced – from the Anglesey Coastal path, railway and road crossing the Alaw estuary Holyhead settlement and docks. Scenic views from ferries entering/leaving port, of Holyhead Mountain and North Stack.
  - Degree of intervisibility of land and sea - Inter-visibility is mainly limited to the coastal strip and from a few high points such as Holyhead Mountain.
  - Key views to sea and along the coast include views from Anglesey Coastal Path and Penrhos Coastal Path.
  - Key views to land include views from Irish ferries and from leisure boats.
  - Tranquillity/remoteness/wildness – moderately tranquil, but significantly reduced around Holyhead harbour.
  - Sense of scale – medium, slightly enclosed by landform.
  - Openness/enclosure – moderately open.
  - Diversity – highly diverse, including; urban and rural, smooth and rocky, flat and hilly, broad and narrow inter-tidal
  - Exposure – Exposed on north or east facing coasts.

9.98 Seascape unit 11 – Holy Island Straits (the ‘Inland Sea’) is a key neighbouring seascape unit of relevance to this assessment. It lies to the immediate east of the Cae Glas site. Key characteristics identified within the seascape character assessment include:

- Highly indented, small-scale, enclosed coastal strait, with low-lying land adjacent and rocky edge.
- Unique in Wales although the character is reminiscent of sandy estuaries and, therefore, not uncommon elsewhere.
- Predominantly rural edge with some settlement and one crossing, although enclosed by Stanley Embankment and A55 Expressway to the north.
- Overall tranquillity is affected by RAF Valley to south east, the Rio Tinto aluminium works and the A55 Expressway to the north.
- Lateral flow with tidal currents and predominantly sand with some mud at low tide.
- Enclosed intimate seascape, not widely visible Four Mile Bridge and Stanley Embankment act as part barriers, creating a very shallow lake with reduced tidal range between them.
- Key cultural associations: The Stanley Embankment is an important historical feature.

### **Public Footpaths and Cycleways**

9.99 Footpaths and Cycleways are illustrated in Figures 4 within Appendix 9.2.

#### ***Wales Coast Path***

9.100 In May 2012, the Wales Coast Path was officially opened. The Path provides a continuous walking route of 870 miles around the whole of Wales, from the outskirts of Chester in the north to Chepstow in the south. The route runs along Penrhos Beach and wraps around the coastal edge of the Penrhos site, before crossing the Stanley Embankment onto Anglesey where it heads north along the coastline.

#### ***Isle of Anglesey Coast Path (IOACP)***

9.101 The IOACP is a long distance recreational route that follows much of the Isle of Anglesey’s coastline. The route is approximately 125 miles in length, and the official start point to the route is located at St Cybi’s Church within the centre of Holyhead to the north-west of the 3 sites.

9.102 The route follows the coastline around the northern perimeter of Penrhos Coastal Park, along the same route as the Wales Coast Path. It continues east across the inland sea along the route of the A5.

#### ***National Cycle Route***

9.103 The National Cycle network spans the UK and incorporates 13,400 miles of cycle routes. National Cycle Route 8 of the Network forms a 271 mile route between Cardiff and Holyhead, via Brecon and Bangor. An off-road section of the route skirts the south-western edge of the Penrhos Coastal Park, adjacent to the A5. The route then re-joins the highway network before terminating in the centre of Holyhead. A new cycleway has recently been completed along the stretch of the A5 adjacent to the Penrhos site. The cycleway will form a safer route connecting Holyhead and Valley.

### ***Public Footpaths/Permissive Footpaths***

- 9.104 AAM currently permits access to the Coastal Park through a series of permissive footpath routes, predominantly located within the woodland and accessible from the Coastal Park car park. The routes allow recreational use of the woodland and form pedestrian connections to both the Coastal Park and the National Cycle Route.
- 9.105 The Cae Glas site does not currently provide public access, either via formal public footpath routes or by permissive routes.
- 9.106 The Kingsland site includes one formal public footpath, which cuts across the site on a roughly north-south access connecting Mill Road to the north with Lon Isallt to the south. As it crosses the site, the footpath cuts between the agricultural land use, which occupies the site to the east, and the more rugged, 'untamed' landscape to the west.

### **Topography**

- 9.107 Topography is illustrated in Figure 5 within Appendix 9.2.

#### *Penrhos*

- 9.108 Ground levels within Penrhos generally fall moderately from several localised high points, towards the coastline, before dropping sharply to Penrhos beach to the west, Holyhead Bay to the north, and Bedmannarch Bay to the east.
- 9.109 Localised high points are located at the Battery and on the Headland, creating good vantage points for views out to sea and along the coastline, and also allowing some prospect back across the site.

#### *Cae Glas*

- 9.110 Topography forms a distinctive feature of the Cae Glas site, and is characterised by undulating, mounded landform. More regular, more evenly graded levels lies to the centre of the site, and reflect the agricultural land use in this area, which has resulted in a 'smoothing out' of nature topographic variation over time. Levels drop markedly along the eastern edge of the site, along the edge of the inland sea.

#### *Kingsland*

- 9.111 The topography within the site is varied, with a distinct contrast between the ground levels to the west of the site, and those within the remainder of the site, to the east of the public footpath.
- 9.112 In the western third of the site, ground levels reflect the semi-natural character of the landscape, with highly varied undulations and mounding in the landform. The topography forms a distinctive feature of the local landscape character.
- 9.113 To the east of the footpath, across the remaining two thirds of the site, any changes in landform are much more regular in character, which reflects the current agricultural land use, which has effectively 'smoothed out' the characteristic mounded landform found in the immediately surrounding site context.

9.114 Ground levels generally rise from the north to the south/south-east, with the highest points located to the east of the site, at the site boundary with Kingsland Road, which creates the potential for prospect over the site from this point.

### **Tree Cover**

9.115 Tree Cover is illustrated in **Figures 6a – 6c** within Appendix 9.2.

9.116 A tree and woodland assessment was carried out in September 2011 by TEP for Land and Lakes. An addendum to the report was produced in April 2012. Trees were assessed in accordance with BS 5837:2005 Trees in Relation to Construction – Recommendations. Under BS 5837 the categorisation process allows a weighting to be given to each tree or group of trees in respect of arboricultural, cultural, ecological and landscape value, thereby allowing informed judgements to be made on development opportunity and constraint. The approach involved categorization of the woodland into compartments that have relatively high value across defined criteria and, conversely, to identify compartments that are relatively poor condition and contribute little to the overall landscape.

9.117 A summary of the tree and woodland assessment for each of the three sites is provided below.

#### *Penrhos*

9.118 Penrhos has extensive plantation woodland in the south and has agricultural fields to the north. 30 individual trees, 29 groups and 34 woodland compartments were recorded. Tree cover is largely middle-aged, with older plantation estimated to be between 40 and 60 years of age; average tree height is 13 metres with the occasional stand reaching 20 metres. Small pockets of historic woodland are likely to exceed 100 years of age. The tree stock is a mixture of uniform plantation blocks, more structurally diverse compartments and mature specimens; the latter often associated with historic built features. The woodlands of highest value are generally found in the centre of the Penrhos area and have a mixed and structurally diverse character, including some mature specimens. They add landscape character to the setting of the buildings at Penrhos.

9.119 The Isle of Anglesey County Council confirmed that there are Tree Preservation Orders (TPOs) in effect covering some areas of woodland in the Penrhos site.

9.120 The report concludes that development should exploit areas of reduced tree cover including The Quillet, where younger planting and natural regeneration is present. Woodland edges should be retained to maintain character and screening. Trees and woodland associated with archaeological heritage can add significant value to the design. To allow the potential of retained plantation to be realised, a comprehensive management plan will be required.

#### *Cae Glas*

9.121 Cae-Glas is characterised by plantation woodland and semi-improved grassland. 12 individual trees, 29 groups and 38 woodland compartments were recorded. Tree cover is broadly middle-aged, estimated to be between 25 and 40 years of age; average tree height is 12 metres with the occasional stand exceeding 20 metres.

9.122 The plantations are largely dominated by monoculture stands of sycamore, Sitka spruce or Corsican pine. Where plantations are of mixed species they generally include only one or two other species. The majority of these plantations are

categorised as low value due to their relatively young age and poor structural diversity. Some compartments are more structurally advanced and some are prominent within the landscape.

- 9.123 The report concludes that development within the Cae-Glas woodlands could be assimilated with varying impact on arboricultural values. Woodland edges should be retained with the minimum possible intrusion. In addition, several woodlands are not yet of such maturity as to present significant layout constraint.

#### *Kingsland*

- 9.124 The Kingsland site is characterised by large areas of semi-improved grassland bounded by dilapidated hawthorn hedgerows and stone walls. The assessment states that no significant arboreal constraint exists on or adjacent to the Kingsland section. 20 trees and 9 small groups of trees were recorded. Trees are typically deformed due to prevailing winds and rarely exceed 6 metres in height. The majority of trees and groups recorded are peripheral to the development area and are of low value.

- 9.125 In conclusion, the report states that good design in the Kingsland area will allow for the retention of existing boundary trees. There will be considerable scope within new gardens and urban landscaping to add arboricultural value to the site through new and more diverse planting.

#### **Other Site Features of Value**

- 9.126 Site Features of Value illustrated in Figures 6a – 6c within Appendix 9.2.

#### *Penrhos*

- 9.127 The Penrhos site was formerly part of the Penrhos Estate, which was the seat of the principal land and property owners on Holy Island for over 400 years. AAM permitted access to the site in 1972.

- 9.128 Many features of historical interest and value can still be found across the Coastal Park and include the Stanley Toll House, located at the entry to the main car park. Other Grade II listed monuments and follies, the majority of which were built in the early 1800s, include Bailiffs Tower, Barn and Cart Sheds, The Betting Stand, Candle Tower and walls, Water Tower, The Battery and the Tower, walls and courtyard associated with the former Penrhos mansion.

#### *Cae Glas*

- 9.129 A small derelict former farmstead is located centrally to the site. Other features of note include areas of marshy ground dispersed through the site.

#### *Kingsland*

- 9.130 Two areas of damp, marshy land are present within the site, one substantial area to the north, and one to the extreme west. Field boundaries are also present within the site within the eastern half. The boundary fronting Kingsland Road is high quality, consisting of stone walling and hedge/scrub. Within the site, boundaries are characterised by a mix of stone wall and hedging, degraded in parts.

### **Visual Receptors**

9.131 Visual receptors refer to those people who will be directly or indirectly affected by the proposed development. Key visual receptors for the new development include the following (in descending order of sensitivity): -

- Users of surrounding cycle, footpath, bridleway routes, public areas for recreational purposes, whose attention may be focussed on the landscape;
- Occupiers of neighbouring residential properties with views affected by the development;
- Communities where the development results in changes in the landscape setting or valued views enjoyed by the community;
- People travelling through or past the affected landscape in cars;
- People at their place of work.

### **Visual Analysis**

9.132 In order to understand the current visibility of the site, a visual mapping exercise has been undertaken, as detailed within the methodology section of this report. Refer to Appendix 9.3 for ZTV methodology.

9.133 The results are not intended to show the actual visibility of an object, they are intended to indicate where the object may be visible from. Actual visibility can only accurately be determined by site survey since there are a multitude of local variables that may affect lines of sight.

9.134 A ZTV for each of the three sites, which includes major blocks of tree cover and built form, has identified general areas of visibility for each of the three sites, which are summarised below;

#### **Penrhos**

- from within the site and from various areas around the immediate site context;
- Penrhos beach and the eastern fringes of Holyhead;
- higher ground to the west, particularly Holyhead mountain;
- higher ground to the east on Anglesey, across the inland sea.

#### **Cae Glas**

- various areas around the immediate site context;
- areas to the south within Trearddur;
- areas to the east/south-east across the inland sea along the Anglesey coast;
- areas to the west at Penrhosfeilw;
- areas to the extreme north-west, around Holyhead Mountain.

#### **Kingsland**

- various areas within and around the site fringes;
- the edges of Trearddur to the south-east;
- areas to the west at Penrhosfeilw;
- the fringes of Holyhead to the north;
- areas to the extreme north-west, around Holyhead mountain.

### **Key Viewpoints**

9.135 Key views are illustrated in Figures 7a – 7c within Appendix 9.2.

9.136 Following the ZTV analysis and extensive on site assessment, a total of 27 key views were identified for the Penrhos site, 14 key views for the Cae Glas site, and 15 views for the Kingsland site. The key views were identified in consultation with

the Council, and represent a range of distant and closer views from around the site. Refer to Appendix 9.2 for the photographs.

- 9.137 From these views, a number of Principal Viewpoints were selected for the production of photomontages. These were views that it was felt would best illustrate potential impacts from key locations or which illustrated the clearest views of the development from the surrounding publicly accessible land or footpath network. A total of 9 photomontages were produced for the Penrhos site, 5 for the Cae Glas site, and 4 for the Kingsland site. The selected photomontage viewpoints are described in detail below. The impacts for these views will be assessed in section 7.3 of this report. All viewpoints are assessed in **Appendix 9.1**.

### **Penrhos**

- 9.138 VIEWPOINT P2: Anglesey  
VIEWPOINT LOCATION

The viewpoint is located on the Isle of Anglesey Coastal Path and the Wales Coast Path at Penial Fawr on Anglesey. The viewpoint is located approximately 1.5 miles as the crow flies north-east of the Penrhos site boundary.

#### IMPORTANCE OF THE VIEWPOINT

National – view from a national trail/long distance recreational route.

#### KEY VISUAL RECEPTORS

Footpath users focussed on the landscape and views of the coastline

#### VIEWPOINT DESCRIPTION

The viewpoint represents a distant view of the site from Anglesey. The view is coastal in character but varied in terms of the elements within it. Key elements include the agricultural land on the headland, the beach, Bathing House and agricultural/historic buildings and woodland within the Penrhos Estate. The AAM chimney is a highly prominent feature in the view due to its height and incongruity in the landscape. Holyhead port is partially visible in the distance and has a more industrial character.

- 9.139 VIEWPOINT P10: The Battery  
VIEWPOINT LOCATION

The viewpoint is located on the Isle of Anglesey Coastal Path and Wales Coastal Path. The photomontage view looks south/south-east towards the proposed headland lodge and hub buildings. The photomontage represents a 'snapshot' from which a photomontage can be developed for the purposes of this assessment. The photomontage view forms part of much wider panoramic views available to pedestrians at this point, and the potential for footpath users to focus their views primarily on the coastline and route of the footpath itself, rather than focus on views inland.

#### IMPORTANCE OF THE VIEWPOINT

National - view from a national trail/long distance recreational route.

#### KEY VISUAL RECEPTORS

Footpath users focussed on the landscape and views of the coastline.

#### VIEWPOINT DESCRIPTION

The existing view is rural in character with large scale agricultural buildings and high quality historic buildings formerly part of the Penrhos Estate forming prominent elements against a backdrop of dense woodland. Post and rail fencing and stone walls form typical field boundaries in the view.



#### 9.140 VIEWPOINT P12: Coastal Path

##### VIEWPOINT LOCATION

The viewpoint is located on the Isle of Anglesey Coastal Path/Wales Coastal Path, located north/north-east of the site boundary. The viewpoint has been selected as a representative view inland from the Coastal Path. It represents a 'snapshot' view only, from which a photomontage can be developed for the purposes of this assessment. It does not reflect the panoramic views available along the coastal path, and the potential for footpath users to focus their views primarily on the coastline and route of the footpath itself, rather than focus on views inland.

##### IMPORTANCE OF THE VIEWPOINT

National - view from a national trail/long distance recreational route.

##### KEY VISUAL RECEPTORS

Footpath users focussed on the landscape and views of the coastline.

##### VIEWPOINT DESCRIPTION

The existing view is rural in character due to the grazing land in the foreground of the view, the overgrown hedgeline, and presence of typical large scale agricultural buildings in the view. The AAM chimney forms a highly prominent feature in the view, due to its height and proximity to the site. The chimney adds an industrial element to the view, which is incongruous in an otherwise rural landscape. The remaining historic Penrhos estate buildings are not visible in this view.

#### 9.141 VIEWPOINT P13a: The Headland – view north-west (photomontage)

##### VIEWPOINT LOCATION

The viewpoint is located within the Penrhos red line site boundary, within close proximity to Arthur's Seat on the tip of the headland. The view looks west towards the proposed location of the headland lodges.

##### IMPORTANCE OF THE VIEWPOINT

National – viewpoint accessible from a national trail/long distance recreational route.

##### KEY VISUAL RECEPTORS

Footpath users focussed on the landscape and views of the coastline.

##### VIEWPOINT DESCRIPTION

The view has a rural and coastal character. Woodland within the Penrhos site forms a key feature in the view. Holyhead Mountain forms a distinctive landmark in the distance. The AAM chimney forms a visually prominent feature in the view, due to its height and incongruity in the landscape. The bathing house forms a key feature in the view, but is currently in a poor state of repair. Holyhead port is also visible in the distance, and adds an industrial/commercial element to the view.

#### 9.142 VIEWPOINT P13b: The Headland – view south-west (wireline photomontage)

##### VIEWPOINT LOCATION

The viewpoint is located within the Penrhos red line site boundary, within close proximity to Arthur's Seat on the tip of the headland. The view looks south towards the proposed location of the lodges within the existing woodland and Quillet.

##### IMPORTANCE OF THE VIEWPOINT

National – viewpoint accessible from a national trail/long distance recreational route.

##### KEY VISUAL RECEPTORS

Footpath users focussed on the landscape and views of the coastline.

**VIEWPOINT DESCRIPTION**

Beyond the meadow grassland in the foreground, views inland from this point are dominated by woodland within the historic former Penrhos Estate.

**9.143 VIEWPOINT P15: (wireline photomontage)****VIEWPOINT LOCATION**

The viewpoint is located on the Isle of Anglesey Coastal Path/Wales Coastal Path to the immediate east of Holyhead looking east towards the Penrhos site, approximately 0.6 miles as the crow flies from the site's north-western site edge.

**IMPORTANCE OF THE VIEWPOINT**

National – viewpoint accessible from a national trail/long distance recreational route.

**KEY VISUAL RECEPTORS**

Footpath users focussed on the landscape and views of the coastline.

**VIEWPOINT DESCRIPTION**

The rocky coastline edge and headland form key features within the view, and is rural/coastal in character. Other key elements that contribute positively to the character of the view include views of the Battery, the woodland, and the historic buildings that once formed part of the historic Penrhos Estate. The AAM chimney forms a highly visually prominent element in the wider view, and detracts from the quality of the view due to its height and industrial character.

**9.144 VIEWPOINT P16: PENRHOS BEACH****VIEWPOINT LOCATION**

The viewpoint is located on Penrhos Beach, looking east towards the headland.

**IMPORTANCE OF THE VIEWPOINT**

Regionally important view from an important open space and/or destination.

**KEY VISUAL RECEPTORS**

Visitors on the beach whose attention or interest may be focussed on the landscape and views to sea.

**VIEWPOINT DESCRIPTION**

The viewpoint is located at lower ground levels than the Penrhos site, as such, the rocky coastal edge forms the key element within the view. The character of the headland appears rugged and relatively unspoilt from this perspective. The Battery is clearly visible within the view and forms an isolated historic feature of interest. Other development is minimal, however the AAM chimney is very prominent in the view due to its height and forms an incongruous and detrimental visual element in the view. Woodland also forms a key feature in the view.

**VIEWPOINT P22: A5 Stanley Embankment (wireline photomontage)****VIEWPOINT LOCATION**

The viewpoint is located on the A5 London Road, and approximates the view for people travelling towards the site from Anglesey.

**IMPORTANCE OF THE VIEWPOINT**

Regional – the A5 forms part of the regional road network.

**KEY VISUAL RECEPTORS**

Road users or people walking along the footpath.

**VIEWPOINT DESCRIPTION**

The Toll House at the entrance to the estate forms a positive, high quality element in the foreground of the view. The AAM chimney forms a prominent industrial element in the view, and detracts from the predominantly wooded, coastal character of the view.

9.145 VIEWPOINT P26: (wireline photomontage)

VIEWPOINT LOCATION

The viewpoint is located at the end of the end of the breakwater, looking south-east towards the Penrhos site. The viewpoint represents a distant view to the site, approximately 2 miles north-west as the crow flies.

IMPORTANCE OF THE VIEWPOINT

District – the breakwater is publicly accessible and frequently used by pedestrians for recreational purposes.

KEY VISUAL RECEPTORS

Pedestrians and tourists whose views may be focussed out to sea and inland.

VIEWPOINT DESCRIPTION

Views towards the site are distant, and available only on clear days.

9.146 VIEWPOINT P27: (photomontage)

VIEWPOINT LOCATION

This viewpoint is located on a public footpath on Holyhead Mountain. The viewpoint will allow distant views towards the three sites on a very clear day, and forms one of the few viewpoint locations that will allow consideration of the potential cumulative impacts of the proposed development of all 3 sites together.

IMPORTANCE OF THE VIEWPOINT

National – view from a public footpath at a key viewpoint location. It is the highest hill in Anglesey and is a popular tourist destination.

KEY VISUAL RECEPTORS

Footpath users and tourist focuses on views and the landscape.

VIEWPOINT DESCRIPTION

On a clear day with good visibility, views from the top of Holyhead Mountain are extensive with views of the coastal edge around Anglesey. In the foreground of the view, large settlement areas within Holyhead are visible, interspersed with agricultural land with stone wall and hedgerow field boundaries clearly defined, and woodland and areas of heathland. AAM forms a prominent landmark in the view, due to the scale and massing of buildings, particularly the chimney. The Stanley Embankment and inland sea are clearly visible in the background.

**Cae Glas**

9.147 VIEWPOINT C3: Pedestrian Bridge (photomontage)

VIEWPOINT LOCATION

The viewpoint is located on the pedestrian footbridge over the railway line and the A5.

IMPORTANCE OF THE VIEWPOINT

Local - the footbridge is not currently a public route.

KEY VISUAL RECEPTORS

The route is currently pedestrian only.

VIEWPOINT DESCRIPTION

Due to the elevated location of the viewpoint, views over the Cae Glas site are available. Tree cover and scrub planting along the edge of the A55 provides some visual screening into the site. The view is characterised by mix of coniferous plantation, broadleaf woodland, scrub and open, agricultural land. Distant views to the settlement of Trearrddur are available beyond the site. Power lines and the A55 form prominent elements in the view, and along with areas of scrub, which appear to lack management, detract from the character of the view.

9.148 VIEWPOINT C8: Tyddyn Uchaf

VIEWPOINT LOCATION

The viewpoint is located on the vehicular route that connects Parc Cybi with Trearddur Country Park.

IMPORTANCE OF THE VIEWPOINT

Local - view from a local vehicular route.

KEY VISUAL RECEPTORS

People travelling by car and on foot.

VIEWPOINT DESCRIPTION

The existing view is dominated by semi-natural grazing land. The large scale and massing of the AAM plant is a significant feature in the view and creates an incongruous industrial element in the view.

9.149 VIEWPOINT C9: Burial Chamber (verified photomontage view)

VIEWPOINT LOCATION

The viewpoint is located within the Cae Glas site boundary, within close proximity to the Trefignath Burial Chamber.

IMPORTANCE OF THE VIEWPOINT

National – View from a Cadw Scheduled Monument of national importance.

KEY VISUAL RECEPTORS

Tourists visiting the burial chamber, who will be focussed on the monument and its setting within the wider landscape.

VIEWPOINT DESCRIPTION

The AAM plant is large in terms of scale and massing, making it a very prominent feature in the view, beyond the Cae Glas site boundary. The foreground of the view is rural and wooded in character. Post and rail fencing, rocky outcrops and scrub planting also contribute to a clearly defined landscape.

9.150 VIEWPOINT C10: A55 South

VIEWPOINT LOCATION

The viewpoint is located on the A55 looking south-west/west across the Cae Glas site from immediately north of the Cae Glas site boundary.

IMPORTANCE OF THE VIEWPOINT

National – the A55 forms part of the strategic road network.

KEY VISUAL RECEPTORS

People travelling past the site, or stopped in the layby at the edge of the A55.

VIEWPOINT DESCRIPTION

The existing view over the site from this point is panoramic, and is characterised by grazing land and woodland. Stone wall field boundaries with overgrown hedgerows/hedgerow trees form landscape features of value.

**9.151 VIEWPOINT C12: Penrhyn Geiriol****VIEWPOINT LOCATION**

The viewpoint is located within a residential area within Trearrdur, and looks north-east towards the main area of proposed site development.

**IMPORTANCE OF THE VIEWPOINT**

Local – residential area

**KEY VISUAL RECEPTORS**

Residents whose views or visual amenity may be affected.

**VIEWPOINT DESCRIPTION**

The existing view is expansive and predominantly rural in character, with semi-natural areas of planting and landform. Woodland forms the backdrop to the view. Existing development is minimal and consists of small scale, rural dwellings of distinctive local character.

**9.152 VIEWPOINT C14: Penrhyn Geiriol****VIEWPOINT LOCATION**

Adjacent to the Grade II listed Stanley Windmill, Trearddur and within close proximity to the Trearddur Standing Stone.

**IMPORTANCE OF THE VIEWPOINT**

High – nationally important listed building and standing stone.

**KEY VISUAL RECEPTORS**

Local residents, visitors to the standing stone.

**VIEWPOINT DESCRIPTION**

The view is characterised by semi-natural coastal heathland, pasture and woodland. Partial views of the AAM works are available. The chimney forms a prominent visual landmark, but detracts from the overall quality of the view. Other development is limited, restricted to individual dwellings embedded in the landscape.

**Kingsland****9.153 VIEWPOINT K2: Kingsland Road west****VIEWPOINT LOCATION**

This viewpoint is located on Kingsland Road, looking south along the route past the proposed main site entrance.

**IMPORTANCE OF THE VIEWPOINT**

Local – Kingsland Road forms part of the local vehicular and pedestrian route network.

**KEY VISUAL RECEPTORS**

Pedestrians or vehicles travelling along Kingsland Road

**VIEWPOINT DESCRIPTION**

The viewpoint allows open views over the eastern end of the site due to a slight drop in ground levels. The site itself appears rural in character due to the existing function as grazing land. Beyond the site, the landscape is semi-natural in character with mounded landform and scrub. The semi-natural landscape and stone wall boundary in the foreground of the view contribute significantly to defining a high quality, clearly defined landscape character within the view.

Residential properties on the outskirts of Trearrdur are also partially visible in the distance.

9.154 VIEWPOINT K5: Yr Ogof, Mill Road

VIEWPOINT LOCATION

The viewpoint is located on Mill Road, a vehicular route that provides access to local housing and a connection to Porthdafarch Road

IMPORTANCE OF THE VIEWPOINT

Local - view from a local vehicular route.

KEY VISUAL RECEPTORS

People travelling by car and on foot. Local residents.

VIEWPOINT DESCRIPTION

The existing view is characterised by a mixture of rough grazing land and views of the Leisure Centre and the Holyhead Hotspurs Stadium. The existing landscape is improved pasture and low in terms of its representation of local landscape character. The Leisure Centre and Stadium form incongruous elements in the landscape due to their scale, massing and materials, and are relatively prominent within the view. The lighting for the stadium also forms prominent features in the view due to their height. Landscape features of quality and value are limited, due to the presence of degraded hedgerow field boundaries. Views beyond the Stadium area are available due to rising landform, and contribute positively to the character of the view.

9.155 VIEWPOINT K6: Bryniau-geirwon, Mill Road

VIEWPOINT LOCATION

The viewpoint is located at the junction of the public footpath as it joins Mill Lane to the immediate north of the Kingsland site.

IMPORTANCE OF THE VIEWPOINT

Local - view from a local vehicular route.

KEY VISUAL RECEPTORS

People travelling by car and on foot. Local residents and walkers.

VIEWPOINT DESCRIPTION

The viewpoint location allows expansive views across the site. The character of the view is defined by open, semi-improved grazing land. Boundary treatments are mixed due to degraded hedgerows. Windswept hedgerow trees contribute positively to defining landscape character. The Holyhead Hotspur stadium, sports centre and floodlighting form incongruous elements in the view, not in keeping with the otherwise rural character. The AAM chimney also adds an industrial element to the view.

9.156 VIEWPOINT K7: Public Footpath

VIEWPOINT LOCATION

The viewpoint is located on a public right of way, which forms part of a wider public footpath network.

IMPORTANCE OF THE VIEWPOINT

Local - view from a local footpath route.

KEY VISUAL RECEPTORS

Footpath users focussed on the landscape

#### VIEWPOINT DESCRIPTION

The foreground of the view is rural in character, consisting of agricultural grazing land. The stone wall in the foreground forms a key landscape feature of quality and value. More distant views are available of the more high quality semi-natural landscape, dominated by rough grassland and Broom, which contrasts significantly with the grazing land. Views are also available on the horizon of housing in Kingsland. The Leisure Centre and Stadium form relatively prominent built elements, and are incongruous elements due to their scale, massing and materials. Large buildings within Penrhos Retail Park are visible on the horizon, and similar to the Leisure Centre, form incongruous elements, have a poor relationship with the landscape, and do not reflect typical local building character or quality.

### Potential Impacts

#### Prediction of Impacts

9.157 Potential landscape impacts relate to individual landscape elements, landscape character and the characteristics of the surrounding townscape, prior to any consideration of mitigation methods employed. The identification of potential impacts has been a key driver in the evolution of the masterplan. The predicted landscape impacts can be divided into temporary impacts, i.e. those which will occur during the construction phase, and permanent impacts, which will be ongoing throughout the operational phase of the proposals.

#### Construction Impacts

9.158 An Indicative construction programme has been put together for the proposed development. This is provided in detail within Chapter 6 of the Environmental Statement, along with its potential environmental impacts and suitable controls and mitigation measures.

9.159 It is possible to identify some broad impacts that may arise during the construction phase:

- the visual impact of HGV movements carrying out enabling works on the site, implementing landscape proposals and implementing masterplan proposals;
- visual and landscape impacts of remodelling ground levels. The three sites will not be subject to any significant levelling or earthworks prior to development. Lodges and dwellings will be integrated into the existing landform as far as possible.
- the visual impact of site hoarding erected prior to the commencement of works on site at Kingsland. This will be coloured in order to be sympathetic to the surrounding environment and will be initially confined to the development area to the north-east of the site. At Penrhos and Cae Glas, site hoarding will be erected to site compounds for security purposes. More natural screening vegetation will be used elsewhere.
- the visual impacts of the offloading, storing and handling of materials within compound areas:
  - the moving and relocating of materials from the compound area to the required construction area within the site.
  - the visual impact of site lighting around construction areas;
  - landscape impacts of incorporating service and utilities;
  - visual impact of temporary screening measures and protective fencing;
  - landscape and visual impacts of temporary parking, on-site accommodation and work areas;

- landscape and visual impact of material stockpiles.

### **Operational Impacts**

9.160 The significant potential effects that will be identified and assessed are: -

#### ***Landscape Impacts***

9.161 Potential landscape impacts relate to individual landscape elements, landscape character and the characteristics of the surrounding townscape. The significant potential effects that will be identified and assessed are: -

- Impacts on designated landscapes of value;
- impacts on the surrounding landscape character;
- impacts on site landscape character
- impacts on the seascape character;
- impacts on Public Rights of Way and cycleways;
- impacts on site topography;
- impacts on woodland and tree cover;
- impacts on other site features of value.

#### ***Visual Impacts***

9.162 Potential visual impacts are considered in terms of changes to the extent of visibility of the site and changes to the identified principal viewpoints.

## **Mitigation & Enhancement Measures**

9.163 The design proposals, and an indication of mitigation measures employed, are illustrated in Figures 8a – 8c in Appendix 9.2. Refer to the **Design and Access Statement** submitted as part of this application for an understanding of the detailed design approach for each site. All mitigation measures listed below are derived from this document.

9.164 The design proposals have been formulated through a lengthy iterative process involving environmental assessment and consultation. This process has allowed site constraints and opportunities to directly influence the evolution of the masterplan. As a result, mitigation measures form part of the detailed design of the landscape and built form.

9.165 The principal mitigation measures can be summarised as follows:

### **Construction & Phasing:**

#### ***General Principles***

- It is anticipated that the site compounds will be positioned close to the proposed access points and as remote from existing developed areas as feasible.
- Hydraulic cranes will be used, which can be lowered when not in use, in order to minimise visual impacts of construction works.

9.166 Penrhos

- Site hoarding will be erected to site compounds for security purposes but natural planted screening will be used elsewhere to minimise the visual intrusion of the works.



- Construction of the Headland Lodges will form part of the second phase of development in order to allow time for the advanced screening planting to establish and provide as much screening of the development as possible.
- Public areas of the coastal park will be subject to woodland planting and management and improvements to the coastal path will be concurrent with the development of the first phase of development.
- Lodges will primarily be prefabricated off site, which will help to minimise the duration of the construction period on site.

#### 9.167 Cae Glas

- Site hoarding will be erected to site compounds for security purposes but natural planted screening will be used elsewhere to minimise the visual intrusion of the works.
- A 4 metre high, planted bund will be constructed along the interface of the site with the A55 prior to any development taking place on the site.
- When the site is no longer required for nuclear workers accommodation, the site will be subject to a second construction period during which lodges and other buildings will be refurbished for the long term use as a holiday and leisure destination. This will also include additional/replacement planting. However, the proposed short-term accommodation for nuclear workers will be in the form of timber lodges. These can then be converted to holiday accommodation, minimising the need for further a further lengthy period of construction, which has the potential to impact on landscape character and views.
- Lodges will primarily be prefabricated off site, which will help to minimise the duration of the construction period on site.

#### 9.168 Kingsland

- Site hoarding will be erected prior to the commencement of works on site. This will be coloured to be sympathetic to the surrounding environment to minimise visual impacts.
- Where possible, landscape screening and ecological enhancement measures will be delivered in advance of the construction of the built elements to soften and screen the development.
- The landscape screening areas to the boundaries of the site will be delivered as advanced planting to the first phase of development, prior to the commencement of any built development on the site. This will allow the anticipated visual screening benefits to be realised during the construction period and will ensure that trees are allowed time to mature, offering greater screening for all subsequent phases of development.

### **Building Design:**

#### 9.169 Penrhos

- The central Hub building has been located sensitively to correspond to the historic layout of the site, the historic remnants of the former Penrhos House, and the locations of the remaining historic buildings to ensure that their setting and key views to and between these important elements are retained.
- The Hub also reflects the existing location, materiality, scale and massing of agricultural buildings on the site in order to minimise impacts on views and landscape character. The overall design approach is to create simple, contemporary, low-key buildings that sit sensitively within the natural and historic context.
- Positioning of the proposed Estate and Kitchen Garden Cottages to respect the orientation of historic axis. Use of materials, scale, massing and semi-formal layout to reflect and emphasise the historic qualities of this part of the site.

- The headland lodges have been designed to appear embedded in the landscape. The design, orientation and positioning of the lodges on the headland has been carefully considered, with simple forms that make use of natural materials and large areas of glazing to reflect light to minimise potential landscape and visual impacts.
- Natural grass roofs will also help to minimize visual prominence. Grasses will reflect species typical within the coastal landscape.
- Lodges located closest to the coastal edge on the headland will be smaller in terms of their massing, with a lower roof height, use of mono-pitch green roofs and earth embankments to provide partial screening of the lower storeys. The angled roof makes reference to the sculptured form of the headland hedgerows and woodland blocks, whilst also grounding the building into its surrounding screen planting.
- Woodland lodges have been designed in accordance with principles similar to those adopted for the headland lodges. The form is simple, cedar shingle and green roofs with timber and glazed areas to minimise potential landscape and visual impacts.
- The construction and positioning of lodges within the woodland will be guided by detailed survey and assessment to minimise any potential impacts on trees of value. Lodges will be arranged informally in groups to form cleared 'copse' areas, to reflect the natural character of woodland.
- The Bathing House is currently a low quality building in a poor state of repair. The concept for the proposed Bathing House Restaurant is derived from rock formations and will utilise natural materials and glazing to ensure that the proposed building will be high quality and will have much less visual prominence than the existing.
- The former Boat House will be reinstated in a contemporary design reflecting the form and materials of the original, to ensure no negative visual or landscape impacts.
- 

#### 9.170 Cae Glas

- A detailed process of site survey was carried out in order to identify areas of particular landscape value worthy of retention and enhancement. This was used to inform the development of the masterplan, and the siting of buildings within the site to ensure that the landscape character areas of value can be retained and enhanced.
- The design, scale, massing and materials proposed for the buildings aim to reflect agricultural buildings, interpreted in a contemporary form, to ensure that they are in keeping with the landscape character of the site.
- The remaining remnants of the former Tre-Gof farmstead, which forms a key feature of character within the site, will be retained and integrated into the design of the proposed hotel. It is proposed that the hotel will use natural material will be 'light-weight' in appearance in order to sit comfortably into the wider landscape setting.
- The proposed lodges will share characteristics with the lodges within Penrhos, to create a unified character to the sites. The use of natural materials will predominate in order to minimise potential visual impacts. Cedar shingle and green roofs will also be employed to further reduce potential impacts.
- As in Penrhos, the construction and positioning of lodges within the woodland will be guided by detailed survey and assessment to minimise any potential impacts on trees of value. Lodges will be arranged informally in groups to form cleared 'copse' areas, to reflect the natural character of woodland.

#### 9.171 Kingsland

- The site structure has been informed from its earliest stages by on site survey and investigation to ensure that potential impacts on landscape character and views are minimised as far as possible.

- House types in the locality vary considerably, however, the proposed housing will aim to reflect the typical materials palette, interpreted in a high-quality, contemporary form. Use of natural materials will also be key to ensuring that the development forms a high quality addition to the existing built character of the area. Green roofs will also help to minimise the potential visual impact of the development, by helping to blend in the development with the surrounding landscape.
- A variety of housing types is proposed, along with a carefully considered mix of materials on each dwelling in order to help to visually 'break up' and reduce the visual impact of each dwelling and the development as a whole.
- Along the fringes of the development, a house type that responds to the adjacent rural character will be introduced. This will help to ensure that the dwellings sit comfortably within the rural context, and landscape and visual impacts will be minimised.
- Breaks in the development blocks along the rural edge, and strong green linkages through the development will help to create views and vistas to visually reduce the potential visual impacts of the proposed development

### **Landscape Proposals:**

#### 9.172 Penrhos

- Inclusion of interpretation signage to tell the story of the former estate to visitors.
- Reinstatement of formal gardens through a contemporary interpretation in their historic location adjacent to the former Penrhos House.
- Management of landscape to reflect the historic patterns of paths, axis and vistas. Reinstatement of appropriate landscape settings to remnant features of value, such as Shackleton's Rest.
- Management to landscape to introduce increased diversity of species, particularly native species, and planting types, to promote visual interest and potential for habitat and increased biodiversity.
- Management of woodland to protect and preserve trees of highest value, ensure continued vitality and longevity, promote biodiversity and facilitate use and enjoyment of the woodland.
- Employment of sustainable management techniques.
- A broad area of agricultural land (between 25 and 130 metres in width) will be retained along the coastal edge. The grazing land will contribute significantly to retaining the open, rural character of the landscape.
- To help preserve the open, agricultural character of the coastal edge around the headland, a significant area of advance planting will be undertaken and allowed to establish on the headland prior to the development of the headland lodges in order to provide visual screening. This will transform the more inland areas of the existing grazing land into species rich coastal grassland, with new native shrub areas and woodland blocks.
- Naturalistic planting will contribute significantly to visually screening the proposed headland lodges, and contribute positively to making the development appear embedded in the landscape.
- Proposed boundary treatments will reflect the existing, and will consist of post and rail fencing and natural stone walls constructed using traditional methods.
- Access to woodland lodges will adopt a 'light touch' approach, to minimise potential impact on the woodland character.
- Areas of native shrubs, wildflower and bulbs will be added, along with new tree planting where appropriate and management of the existing trees to enhance the existing woodland character, and embed the proposed lodges into the landscape.

#### 9.173 Cae Glas

- A detailed process of site survey was carried out in order to determine a broad visual envelope for the proposed development. This was then used to inform the masterplan by identifying those areas that would require new or enhanced vegetative screening in order to minimise any potential visual impacts of development within the site.
- Advanced planting of tree and shrubs, along with windbreak screens to facilitate growth, in order to maximise visual screening of development.
- A significant new woodland buffer will be established to screen proposed new parking areas at the centre of the site in order to minimise the potential visual impacts of parked vehicles. The approach to car parking provision will be 'light-touch' with permeable surfacing and native planting to minimise potential landscape impacts. In order to minimise potential visual impact of parking to the north-west of the site, which is situated within close proximity of the sensitive Trefignath burial chamber, it will be arranged in a series of terraces following the sloping ground levels of the existing field, with earth bank terraces and native planting to provide visual screening.

#### 9.174 Kingsland

- A detailed process of site survey and investigation has informed to the location of development blocks and the areas that will require screening planting. The screening requirements have been a key driver behind the development of the masterplan.
- Advanced planting of tree and shrubs, along with windbreak screens to facilitate growth, in order to maximise visual screening of development.
- Substantial areas of new hedgerow planting to the boundaries of the site, and improvements to existing degraded hedgerows. This will provide habitat potential but will also help to positively reinforce local landscape character.
- The adjacent semi-natural heathland character, to the west of the public footpath through the Kingsland site, has been identified as high in terms of quality and value. This areas will be kept free of development, and furthermore, the character, species and value of this area will be introduced to the east of the footpath and allowed to infiltrate the development in order to embed it in the landscape.

### **Landscape Enhancement:**

#### 9.175 Penrhos

- A key element within the Penrhos Development is the creation of a formal Coastal Park, which will maintain and enhance public access to the unique coastline and woodland within the site. The park will include a number of new facilities and high quality walking and cycling routes. In total, 37 acres of woodland will be made available for public use and enjoyment, and over 7km of footpaths, all maintained by Land and Lakes.
- The proposed development will also include improvements to the coastal path, including widening of the path to facilitate access, improved surfacing where required, maintained boundaries and new interpretation, signage and furniture where appropriate. The approach adopted will be 'light touch' in order to preserve and enhance the existing semi-natural and informal character of the route.

#### 9.176 Cae Glas

- Permanent public access and recreation opportunities will be created as part of the proposals. Access will be limited to the most sensitive parts of the site.
- Maintained areas of high value habitat, and enhancement works elsewhere to promote biodiversity.

- As part of the landscape proposals that will accompany the proposed development, extensive enhancement works will be carried out to the woodland areas to promote diversity, enhance habitat potential through native planting, and increase amenity value.
- New tree planting to connect smaller areas of woodland, to increase opportunities for biodiversity and habitat potential.
- Ongoing management of woodland to stop and reverse the ongoing decline in woodland quality.
- New signage and interpretation material will be incorporated into the site to complement the new public access to the site by increasing public understanding of the site's special qualities.

#### 9.177 Kingsland

- It is envisaged that the Kingsland development will have a positive impact in terms of trees, with a considerable net increase in the overall number of trees on the site
- Public accessibility for formal and informal recreation/play opportunities to public areas of green space within the site.
- Potential for increased biodiversity and habitat in green open space areas within the site achieved through diversity of planting and habitat areas, and use of species typical of the local landscape character.

### Residual Impacts

9.178 Consideration has been given to the potential residual effects of the proposals and includes any negative landscape or visual impacts, and the identification of the potential long-term enhancements as a result of the proposals. Refer to the **Design and Access Statement**. All impact assessments are based on the design approach to the three sites as described in this document.

Table 9.1: Construction Phase – Predicted Landscape and Visual Impacts

Feature/Nature of Impact	Timescale	Magnitude of Impact	Significance of Impact	Confidence Level
The visual impact of HGV movement & general construction works	Medium Term	Moderate	Moderate Adverse	High
Visual and landscape impacts of remodelling ground levels.	Short Term	Minor	Negligible	High
The visual impact of site hoarding.	Medium Term	Minor	Minor Adverse	High
The visual impact of site lighting around construction areas	Medium Term	Minor	Moderate Adverse	High
The visual impact of offloading, storing and handling of materials within compound areas	Medium Term	Minor	Minor Adverse	High

The landscape impacts of incorporating services and utilities.	Medium Term	Minor	Minor Adverse	High
The visual impacts of temporary screening measure and protective fencing.	Medium Term	Minor	Minor Adverse	High
The landscape and visual impacts of temporary parking, on-site accommodation and work areas.	Medium Term	Moderate	Moderate Adverse	High
The landscape and visual impact of material stockpiles.	Medium Term	Minor	Minor Adverse	High

### **Operational Phase – Landscape Impacts**

#### ***Impact on Designated Landscapes***

##### Area of Outstanding Natural Beauty

- 9.179 The AONB Baseline Evaluation and Impact Assessment document produced to support this application (Appendix 9.4 AONB) has employed a lengthy procedure to understand and identify the special qualities of the AONB, and to what extent these qualities are present within the site. Following on from this, the Assessment aims to establish to what extent the sites in their current state contribute to achieving the Vision for the AONB, as set out within The AONB Management Plan 2009-2014, and to what extent the proposed masterplans for each of the three sites may or may not contribute to this vision.
- 9.180 The Vision for the AONB is to create and enhance the AONB landscape that is part of a viable community, a place to live, work, visit, enjoy, understand and appreciate.
- 9.181 The key findings of this Assessment in relation to the potential impacts of the proposed development on the AONB status of the 3 are summarised as follows:
- 9.182 The Penrhos site currently contributes significantly to the AONB Vision in its current form, due to its high recreational value, habitat quality and the contribution it makes to awareness and appreciation of the AONB. Cae Glas has some outstanding areas of habitat and a very high value landscape character and quality around the inland sea. However, the lack of public access to the site severely limits the current potential of the site to achieving the AONB Vision as a place to live, work, enjoy, understand and appreciate. The Kingsland site does have limited public access and cultural value as farmland. However, the site lacks semi-natural planting, as widely present in the surrounding landscape character and therefore lacks value. In addition, important landscape features such as stone walls and hedgerows are typically degraded, resulting in a lack of landscape quality.
- 9.183 The Assessment indicates that all of the elements that contribute to achieving the AONB Vision have the potential to be enhanced or introduced as part of the masterplan proposals for each site. Most of the potential enhancements relate to the opportunities to increase awareness and understanding of the AONB, create opportunities for recreational use where currently lacking, and contribute to the creation of a living and working landscape through development of new employment and local housing opportunities.

9.184 The Assessment concludes that the development proposals for the 3 sites have the potential to contribute positively to achieving the overall aims of the AONB Vision, in comparison to the contribution that the sites currently make. The countryside and coastal landscape character forms a key element of the vision, and determining the potential impacts on this element as a result of the proposals is of relevance to the purposes of this report. The key impacts can be summarised as follows:

9.185 Penrhos

- The coastal path will be retained and enhanced as part of the proposals. Enhancement works will include path improvements, such as widening where appropriate, and management of vegetation to restore views out to sea.
- Historic built elements, part of the historic former Penrhos Estate, contribute significantly to defining the character of the site. They will be retained and the landscape around the buildings, several of which are listed, will be retained, enhanced and managed.
- Penrhos Coastal Park, which incorporates much of the woodland, will be retained as part of the proposals, although the publicly accessible areas will be reduced.
- The proposals include restoration and management of retained woodland and the lake area.

The predicted impact on the important landscape elements of the AONB within the Penrhos site is therefore predicted to be **neutral**.

9.186 Cae Glas

- Areas of important habitat along the inland sea boundary will be retained and managed as part of the proposed development. The proposals aim to recognise, and protect, the special character and quality of this part of the site.
- The masterplan has been designed to preserve areas of high quality woodland, and areas of lower quality plantation and monoculture will be managed and enhanced.
- Incorporation of controlled public access to the site will allow people to appreciate the special qualities of the landscape, which forms a major aspect of the AONB Vision. The incorporation of interpretation will enhance this aspect further.
- New areas of habitat will be created to further enhance the landscape.

The predicted impact on the important landscape elements of the AONB within the Cae Glas site is therefore predicted to be **minor beneficial**.

9.187 Kingsland

- The agricultural land use, which does form a typical feature of the AONB, will be replaced by residential land use. However, the area within the site identified as being most distinctive and high quality, to the west of the public footpath will be retained.
- The proposed dwellings will feature traditional materials, interpreted in a contemporary way, which will contribute positively to local character.
- The landscape proposals incorporate new hedgerow, to replace those that are currently degraded or will be lost as a result of the proposed development.
- The landscape proposals will also incorporate areas of high quality and high value semi-natural planting, as currently present to the west of the public footpath.

As a result of the loss of agricultural land, which forms a component of the AONB landscape, the predicted impact on the important landscape elements of the AONB within the Kingsland site is therefore predicted to be **minor adverse**.

Refer to Appendix 9.4 for a more detailed evaluation and assessment of the predicted impacts of the proposed development on the AONB.

### SSSI

- 9.188 The SSSI designated land directly abuts the Penrhos and Cae Glas site boundaries to the east, and overlaps with the southern tip of the Cae Glas site. The masterplans for both the Penrhos and Cae Glas sites aim to recognise and respond to the special qualities of the SSSI. The retention of agricultural land along the coastal edge around Penrhos creates a buffer between the proposed development and the SSSI. Similarly, the proposed nature reserve at Cae Glas provides a significant buffer between the proposed development and the SSSI designated inland sea.
- 9.189 Both masterplans do not propose development within the SSSI designated area, or directly along the coastline. The overall impact of the proposed development on landscape character, as proposed at the national level, is therefore predicted to be negligible.

### Heritage Features

- 9.190 The Cae Glas masterplan preserves the setting and character of the Trefignath burial chamber by retaining a substantial area of green open space around it. Beyond the immediate setting, proposed car parking is sensitively arranged, responding to ground levels in order to minimise potential visual impacts. Mitigating planting is also incorporated to screen parked vehicles. The overall impact of the proposed development on landscape character, as proposed at the national level, is therefore predicted to be **neutral**. The potential visual impacts on the burial chamber and other local features of heritage value are assessed in section 7.3.2 of this report.

### Impact on Landscape Character

#### *Penrhos*

- 9.191 The proposed development will retain, enhance and support the key characteristics of the draft National Landscape Character Area definition of 'The Anglesey Coastline' area, as defined by CCW. The Character Area description states that the best features of the landscape can be enjoyed in abundance along the Coastal Path. The coastal path route, and in particular its landscape and visual qualities, have been carefully considered as part of the development of the masterplan proposals for the Penrhos site to ensure that any potentially negative landscape and visual impacts affecting users of the route are minimal, and mitigated against. As part of the masterplan, it is proposed that enhancement works to the coastal path will be carried out, incorporating potential improvements such as interpretation boards and signage. The overall impact of the proposed development on landscape character, as proposed at the national level, is therefore predicted to be minor beneficial.
- 9.192 The masterplan will also retain the key elements that contribute to landscape character at the regional level, as identified within IOACC and CCW's Landscape Strategy. In particular, retention of a wide band of agricultural land along the headland will contribute significantly to retention of the landscape features, which has been identified as including small fields, gorse hedges, windblown hedges where they are present. This will also serve to preserve the rural, wild and exposed character of the coastline. In addition, the masterplan aims to respond to the key issues identified for new development. In particular it aims to reflect the



character and qualities of the Penrhos site, use landform and vegetation patterns to provide mitigation and use typical local characteristics, both in the design of the buildings, and within the landscape design. The impact at the regional level is therefore predicted to be **neutral**.

- 9.193 At a local level, the landscape character of the site was divided into ten distinct landscape character areas. The masterplan proposals aim to retain, respect and, where possible, enhance the landscape features that make each area distinct. An assessment of quality and value for each character area identified which landscape character areas were most important to preserve. Whilst the value of the majority of areas was very high, the quality tended to be lower, as a result of the current basic ongoing management employed across the site. The masterplan provides the opportunity to increase management of those areas of highest value, such as the woodland, and therefore increase quality. The potential impact on landscape character at the local level is therefore predicted to be minor beneficial.

#### *Cae Glas*

- 9.194 The draft national character area definition states that there are 'significant elements of historic landscape'. Cae Glas incorporates the site of the Trefignath Burial Chamber, which forms a feature of historical importance in the local area. The masterplan proposals for the Cae Glas site have been developed to respect the burial chamber site. A substantial area of green open space will be retained around the site, in order to maintain a strong landscape setting around the monument. The overall impact of the proposed development on landscape character, as proposed at the national level, is therefore predicted to be **neutral**. It is worth noting, however, that the current proposals for Parc Cybi have the potential to significantly impinge on the setting of the burial chamber, due to the proposed proximity of the buildings to the burial chamber site.

- 9.196 At the regional level, the key issue identified for the Inland Sea Character Area relates to the potential impacts of development, tourism, recreation and management proposals on the coastal landscape and habitats. A major driver behind the Cae Glas masterplan was the desire to preserve, enhance and protect the special landscape character of the site, and allow people to appreciate and enjoy this character without harm. The overall predicted impact on landscape character at the regional level is therefore predicted to be negligible.

- 9.197 At a local level, the landscape character of the site was divided into six distinct landscape character areas. The masterplan proposals aim to retain, respect and, where possible, enhance the landscape features that make each area distinct. An assessment of quality and value for each character area identified which landscape character areas were most important to preserve. Whilst the quality of the majority of areas was very high, the value tended to be lower, as a result of the current lack of public access to the site, which allows people to attach value to a landscape. The masterplan provides the opportunity to increase landscape value across the site by allowing controlled access. The masterplan also aims to protect areas of highest landscape quality, and locate the majority of new development within areas identified as lower in terms of their quality and value. The potential impact on landscape character at the local level is therefore predicted to be moderate beneficial.

#### *Kingsland*

- 9.198 The national character area definition states that green pastoral landscapes, located away from the coastline, are a characteristic feature. The Kingsland site largely consists of green pastoral land, the character of which will inevitably

change as a result of the proposed residential housing development. However, it is proposed that the new development will sit within a strong landscape setting, which will contribute positively to the surrounding landscape character. The overall impact of the proposed development on landscape character, as proposed at the national level, is therefore predicted to be minor adverse.

9.199 At the regional level, the Kingsland site lies within Character Area 2: Holy Island. The key characteristics of this broad character area, as identified within the baseline, predominantly relate to a coastal character with a mix of habitats and a wild, exposed character. These characteristics are largely absent from the Kingsland site. However, the site does have a rural character, and consists of improved grassland, which is also a feature of the larger landscape matrix within the character area. Development of the site will result in a change in the site from rural, agricultural land to developed land. However, typical features of regional landscape character, including heathland planting, will be introduced to the development. The overall impact of the proposed development on landscape character at the regional level is therefore predicted to be minor adverse.

9.200 At the local level, the majority of the site (to the east of the public footpath that crosses the site) has been identified as only medium/low in terms of its landscape quality, due to the dominance of improved pasture and the lack of high quality stone walls, hedgerows, heathland planting and other typical local landscape features. Although this part of the site has some value due to the contribution of farmland as a defining element of cultural landscape value, it has the lowest value of the identified local character areas. The proposed development will change the character of this part of the site from rural to developed, however, some elements of landscape quality, including typical heathland planting and tree cover, will be incorporated into the development. In addition, new parts of the site will be opened up for informal use, thus adding new landscape value to the site. The overall impact of the proposed development on local landscape character is therefore predicted to be **neutral**.

#### Impact on Seascape Character

9.201 Coastal unit 8, as defined by the Seascape Character Assessment for Wales, covers the coastline around the Penrhos site. The potential impacts on this Seascape Unit have been identified as follows:

- Land/Coast Uses - Key existing uses typical within the Seascape Unit in which the Penrhos site is located, which include leisure uses, recreational uses, residential use and the Coastal Park, will be supported by the masterplan proposals. The Coastal Park will largely be retained, and will remain open for public use. Residential accommodation and leisure uses will be sensitively integrated into the site.
- How the seascape is experienced - The Seascape Character Assessment states that the seascape is largely experienced from the Coastal Path. The masterplan will support this by including proposals to retain, enhance and protect the Coastal Path;
- Degree of Inter-visibility between land and sea - The inter-visibility has been identified as being largely restricted to a coastal strip. The masterplan proposes the retention of a substantial strip of agricultural land of varied width along the Penrhos headland in order to retain the existing coastal landscape character. In addition, significant amounts of planting will be employed further inland to visually screen new development and embed it into the landscape.
- Tranquillity/remoteness - The proposed uses within the new development will support the existing character of the Seascape Unit, which has been assessed

as 'moderately tranquil'. Leisure uses will be contained within the central Hub, away from the coastal edge, and have been driven by the desire to retain the tranquil character of the coastline and the historic character of the former Penrhos Estate.

9.202 The impact of the proposals for Penrhos on Seascape Unit 8 are therefore predicted to have a negligible.

9.203 The inland sea along the edge of the Cae Glas site is defined as Seascape Unit 11. The sensitive character and quality of the coastal edge and adjacent land within the Cae Glas has been recognised by the masterplan proposals, and these qualities will be retained, protected and, where necessary, enhanced by the proposals. The overall predicted impact on this Seascape Unit is therefore predicted to be negligible.

### ***Impact on Footpaths and Cycleways***

#### *Penrhos*

9.204 The Isle of Anglesey Coastal Path/Wales Coast Path will be retained and enhanced as part of the proposals. Proposed improvement works include improvements to surfacing, increased width to aid accessibility where required and signage and interpretation at strategic locations. Views of the coastline and out to sea from the coastal path form an important part of the character and quality of the route.

9.205 The National Cycle Network route 8, which currently runs along the A5 within the Penrhos site boundary, will be retained and incorporated into the masterplan proposals for the Penrhos site.

9.206 Access to permissive footpath routes within the Coastal Park will be retained wherever possible.

9.207 The overall impact of the proposed development on Penrhos footpaths and cycleways is therefore predicted to be **neutral**.

#### *Cae Glas*

9.208 The Cae Glas site does not currently permit public access via either formal footpath routes or permissive footpaths. The masterplan proposes sensitive public access in the form of formal footpath routes in order to provide new recreational access to the site without harm to habitat or features of ecological value.

9.209 The overall impact of the proposed development on Cae Glas footpaths and cycleways is therefore predicted to be **major beneficial**.

#### *Kingsland*

9.210 The Kingsland site includes a formal public footpath route, which forms part of the wider public route network. The footpath route will be retained within the proposed masterplan. The character of the route will change due to a change in the adjacent land use, from agricultural to residential. However, the masterplan proposals include a strong landscape buffer, including species characteristic of the area, to soften the interface between the proposed housing, the footpath and the more naturalistic landscape to the west of the footpath. In addition, the proposed development proposes a new publicly accessible woodland walk route along the southern edge of the site, which provides a connection through the development to Kingsland Road.

9.211 The overall impact of the proposed development on Kingsland footpaths and cycleways is therefore predicted to be **minor beneficial**.

### ***Impact on Topography***

#### *Penrhos*

9.212 In order to retain the historical features, landscape features of value and the extensive tree cover that dominates much of the Penrhos site, the ground levels will remain the same. Minor ground works will be required around the proposed new buildings and lodges, but are unlikely to impact on the overall character of the site relating to ground levels. Therefore, the experience of walkers using the footpath will change due to a change in the character of the view, however this change has not been assessed as detrimental.

9.213 The overall impact of the proposed development on Penrhos in relation to topography is therefore predicted to be **negligible**.

#### *Cae Glas*

9.214 As with the Penrhos site, minimal ground works are proposed within the site in order to retain the valuable landscape and historic features where possible. This will result in only localised modifications to ground levels in the majority of the site. The proposals include the creation of a 4m high landscaped bund along the northern edge of the site. The bund will attenuate noise from the A55, and will provide visual screening of the site from this route. The creation of the bund will utilise material from within the site where possible. It is anticipated that the creation of the lake, a central feature within the Cae Glas masterplan, is likely to form a key source of material.

9.215 The overall impact of the proposed development on Cae Glas in relation to topography is therefore predicted to be **neutral**. The visual impacts of the proposed bund will be assessed as part of the visual impact assessment in section 7.3.2 of this report.

#### *Kingsland*

9.215 Although ground modelling would not result in significant loss of any landscape features due to the open character of the site, the proposed masterplan aims to work with the existing ground levels. This will help to ensure that the proposed development appears to be integrated into the surrounding landscape setting. Minor ground works will be required around the proposed new buildings, but are unlikely to impact on the overall character of the site relating to ground levels.

9.216 The overall impact of the proposed development on Kingsland in relation to topography is therefore predicted to be **negligible**.

### ***Impact on Tree Cover***

9.217 The purpose of the Addendum to the Tree and Woodland Assessment, produced by TEP in April 2012, was to provide an objective assessment of the likely arboricultural impact of the outline masterplan proposals and the feasibility of attaining tree-dependent design objectives. The precise number and area of tree removals will be determined at the detailed design stage.

- 9.218 The constraints and opportunities of the existing tree resource have been considered in detail in order to maximise environmental quality while planning an attractive and viable scheme. The masterplanning process has evolved in response to continual internal and external consultation and has been subject to amendment following public and stakeholder consultation.
- 9.219 This process has led to a proposal to remove some areas of existing trees, to create new areas of tree cover and to invest in the management and enhancement of retained and new woodland. The precise number and area of tree removals will be determined at the detailed design stage.
- 9.220 The predicted impacts on trees and woodland, and described within the Addendum to the Tree and Woodland Assessment, is summarized below:

*Penrhos*

- 9.221 The primary tree related impacts of development in the Penrhos area would be on public amenity, woodland wildlife, environmental protection and tree quality values. The impact on visual amenity and historical values will be lower.
- 9.222 The Addendum predicts a 10.5 hectare net decrease in woodland cover. This will have greatest effect in the short to medium term (during the construction phase and the first 20 years of the operational phase) before new tree planting becomes established. The replacement of the trees to make way for the Estate Cottages, and TPO trees in terms of quality and scale is not achievable in the medium to long term (including the construction phase and first 50 years of the operational phase).
- 9.223 However, the majority of tree cover in the Penrhos site is middle-aged plantation. The nature of this artificially created landscape is such that management is required to ensure continuity of canopy cover. The Addendum states that, whilst the implications of development may be measured against the values, it is equally important to consider the likely implications if development and associated management did not take place. Management of the plantation woodland to date has been minimal. Much of the work that has taken place has been reactive. The limited amount of proactive woodland thinning work has been reliant on Woodland Grant Scheme funding. Development presents an opportunity to secure a step-change in woodland management in terms of increased inputs to planning and human involvement compared to a situation where the landowner used internal resources and Forestry Commission grant monies.
- 9.224 The overall impact is therefore predicted to be **minor adverse**.

*Cae Glas*

- 9.225 The primary tree related impacts of the proposed development in the Cae-Glas area would be on woodland wildlife and local environmental protection values. The impact on public amenity, visual amenity, historical and tree quality values will be lower, due to the existing lack of public access to the site.
- 9.226 The Addendum concludes that the negative effects on arboricultural values will be short-term (construction phase and first 20 years of the operational phase) with the potential for a net increase in values in the long-term.
- 9.227 Under the current proposals there will be approximately 5.5 hectare decrease in woodland cover. The value of new planting will increase as it becomes established

and will ultimately result in a net increase in collective tree cover (inclusive of woodland, amenity trees and buffer planting).

9.228 Effective management of the existing treestock will alleviate inherent problems and catalyze the transition from plantation to woodland. The residual impact in this respect will be woodland of higher value and sustainability than would otherwise be likely if development did not occur.

9.229 The overall impact is therefore predicted to be **moderate beneficial**.

#### *Kingsland*

9.230 The implication of development on trees in the Kingsland area will be very small. Development within the Kingsland area will have a positive impact in terms of trees. New tree planting presents an opportunity to establish tree cover that is significantly more diverse in terms of species, distribution and growth form than currently exists. New trees would be subject to on-going management. A woodland buffer along the southern edge of the development will be established to provide visual and physical screening of the proposed development and the golf course to the south. Broadleaved woodland is identified as one of the special qualities of the Anglesey AONB, as defined by The Isle of Anglesey Management Plan 2009-14, however, Anglesey is one of the least wooded counties in the UK. The proposals will therefore contribute to both the character and quality of the site, and the wider AONB.

9.231 The overall impact is therefore predicted to be moderate beneficial.

#### ***Impacts on Other Site Landscape Features of Value***

##### *Penrhos*

9.232 The history of the site as part of the former Penrhos estate is a major part of the character of the site, and has formed a key driver in developing the masterplan. The proposed new use of the site creates the opportunity to maintain, restore, sympathetically redesign or re-use existing site features currently in a poor condition. Many of the remaining built elements are Grade II listed, and therefore subject to stringent controls to ensure their long-term preservation. The long-term management of the site as part of its proposed use as a tourist destination will facilitate this. In addition, it is proposed that the crumbling former Boat House and derelict Bathing House will be re-used and fully integrated into the proposals.

9.233 The overall impact of the proposed development on Penrhos site landscape features of value is therefore predicted to be **moderate beneficial**.

##### *Cae Glas*

9.234 The remnants of the derelict former Tre-Gof farmstead present within the site will be integrated into the proposed new hotel. This historic feature, which would otherwise continue to decay and possibly be lost, will therefore be retained and re-used.

9.235 Marshy areas present within the site will be retained and enhanced where required as part a comprehensive landscape strategy for the site to protect and promote habitat value and biodiversity.

9.236 The overall impact of the proposed development on Cae Glas site features of value is therefore predicted to be **moderate beneficial**.

#### *Kingsland*

9.237 The Kingsland masterplan aims to incorporate the existing good quality field boundaries present around the site, enhance degraded hedge and stone wall field boundaries where retained, and create new stone wall and hedge boundaries to reinforce the existing landscape character.

9.238 Marshy areas present within the site will be retained and enhanced where required as part a comprehensive landscape strategy for the site to protect and promote habitat value and biodiversity.

9.239 The overall impact of the proposed development on Kingsland site features of value is therefore predicted to be **moderate beneficial**.

#### **Operational Phase – Visual Impacts**

9.240 The predicted visual impacts of the proposals on the selected photomontage viewpoints are described in detail below. A predicted visual impact for all key viewpoints is included in Appendix 9.1 Visual Impact Assessment Table. Refer to Appendix 9.5 for the photographs and photomontages.

#### ***Penrhos***

##### **VIEWPOINT P2: (wireline photomontage)**

9.241 WIRELINE PHOTOMONTAGE DESCRIPTION

The wireline photomontage highlights in blue the outline of elements within the Penrhos development predicted to be visible from this viewpoint. The areas outlined in red are those parts of the development not predicted to be visible. The wireline indicates that a significant proportion of the proposed development will be screened by existing tree cover. The most visible parts of the development are likely to be the headland lodges. However, naturalistic planting is proposed to provide substantial screening of the proposed lodges, and embed the lodges into the landscape. The key mitigation measure employed in order to avoid substantial visual impacts will be the retention of a substantial area of open grazing land along the coastal edge. This will conserve the existing open character of the coastline. Other mitigation measures, such as green roofs, use of natural materials, careful positioning of lodges to allow views to permeate into the development, and lower roof heights of lodges closest to the coastal edge are likely to minimise any visual impacts further. The AAM chimney will remain the most prominent and visually incongruous element in the view. The proposed AAMR Renewable Energy Plant could potentially add an additional industrial element to the view from this viewpoint location.

9.242 RECEPTOR SENSITIVITY

**High** - significant numbers of users of the public footpath due to its status as a national, regional and locally important route. Users will be focussed on the landscape and coastline.

9.243 PREDICTED MAGNITUDE OF THE IMPACT

**Low** - the photomontage indicates that the development will largely be screened behind existing tree cover. The retention of a significant area of grazing land in the foreground means that the extent of the change is considered to be relatively minor, and that change will not be uncharacteristic of the existing view.

## 9.244 PREDICTED SIGNIFICANCE OF THE IMPACT

**Minor** – on a clear day, it is likely the headland lodges will be partially visible behind screen planting. Other parts of the development are unlikely to be visible. There will therefore be a perceptible minor change in the view, but this change is considered insignificant due to the mitigation measures employed, specifically the retained grazing land along the coastal edge.

## 9.245 PREDICTION OF IMPACTS WITHOUT DEVELOPMENT - THE 'DO NOTHING' SCENARIO

- Potential continuation of existing grazing use and existing level of maintenance of landscape features within the view, maintaining the existing character of the view.
- Potential cessation in use as agricultural grazing land, resulting in fallow land and natural regeneration.

**VIEWPOINT P10: Coastal Path, The Battery (verified photomontage)**

## 9.246 PHOTOMONTAGE DESCRIPTION

In order to preserve accuracy of the photomontage, the photomontage view represents only a portion of the wider, panoramic views available inland towards the proposed development. Walkers using the Coastal Path at this point are also likely to focus on views along the Path and out to sea, away from the proposed development. The photomontage therefore can only represent a snapshot of the much wider view available, and this has been taken into consideration as part of the assessment.

The photomontage view illustrates the significant band of grazing land that will be retained between the Coastal Path/viewpoint location and the proposed development. The existing character of the landscape, which forms an appropriate setting to the Battery, will be retained. A number of lodges will be visible within the view, along with the proposed hub building. The buildings appear as subtle additions to the view, due to their appropriate scale and massing, and the use of natural materials. The treeline beyond the lodges remains visible in the view, and helps to embed the lodges into the landscape. The historic buildings that formed part of the historic Penrhos Estate, which form part of the view at present, will be partially screened by the proposed lodges. However, glimpsed views above the rooflines of the lodges will be retained.

## 9.247 RECEPTOR SENSITIVITY

**High** - significant numbers of users of the public footpath due to its status as a national, regional and local importance, and visitors to the Battery. Users will be focussed on the landscape, coastline and historic built elements.

## 9.248 PREDICTED MAGNITUDE OF THE IMPACT

Years 1-3 - **Medium**, although likely to be less when considered as part of the wider views available at this point.

Years 5-8 - **Medium** (as above)

Years 10+ - **Medium** (as above)

## 9.249 PREDICTED SIGNIFICANCE OF THE IMPACT

Years 1-3

Planting around the lodges will help to embed them in the landscape, but is not likely to provide any significant visual screening or softening of buildings in its early stages. Green roofs will be established however, and help to merge the Hub building into the landscape and minimise its potential visual impact. The visual impact is therefore predicted to be **moderate adverse**. However, when considered as part of the wider view available from this point, the visual impacts are likely to be reduced.



Years 5-8

Planting will be more substantial, and help to soften building edges to visually reduce building massing. The visual impact is therefore predicted to be **minor adverse**.

Years 10+

Planting will be more fully established, and provide additional softening of the building edges. Due to the harsh conditions on the headland, trees and native vegetation are likely to remain relatively low in height. Also, the planting will be designed to ensure visual connections between the lodges and the coastline will be retained, even when planting is fully mature. The intention is therefore for the lodges to remain partially visible. This intention is reflected in the high quality design of the lodges. The visual impact is therefore predicted to be **minor adverse**.

#### 9.250 PREDICTION OF IMPACTS WITHOUT DEVELOPMENT - THE 'DO NOTHING' SCENARIO

- Potential closure of the permissive footpath route, resulting in no view being available to the public.
- Potential continuation of existing grazing use and existing level of maintenance of landscape features within the view, maintaining the existing character of the view.
- Potential reduction in maintenance resulting in loss of key of landscape features, and/or screening of historic estate building remnants through natural regeneration.
- Potential cessation in use as agricultural grazing land, resulting in fallow land.

#### **VIEWPOINT P12: Coastal Path (photomontage view)**

#### 9.251 PHOTOMONTAGE DESCRIPTION

As with View 10 above, it must be noted that the photomontage view represents only a portion of the wider, panoramic views available inland towards the proposed development, and away from the development towards the coast. The photomontage therefore can only represent a snapshot of the much wider views available, and this has been taken into consideration as part of the overall visual assessment.

Also similar to View 10 above, the photomontages indicate how the retention of a substantial band of agricultural grazing land between the Coastal Path and the proposed lodges will retain the existing character of the landscape. In addition, this character will be reinforced by the additional of new stone walls and new native planting. An existing belt of low trees and shrubs will be retained.

The AAM chimney will remain an incongruous element within the view and a prominent feature. The proposed new AAMR Renewable Energy Plant will potentially form an additional built element of industrial character in the background of view.

#### 9.252 RECEPTOR SENSITIVITY

**High** - significant numbers of users of the public footpath due to its status as a national, regional and local importance. Users will be focussed on the landscape and coastline.

#### 9.253 PREDICTED MAGNITUDE OF THE IMPACT

Years 1-3 - **Medium**, although likely to be less when considered as part of the wider views available at this point.

Years 5-8 - **Medium** (as above)

Years 10+ - **Medium** (as above)

## 9.254 PREDICTED SIGNIFICANCE OF THE IMPACT

Years 1-3

The lodges are set into the landscape and are therefore only partially visible. Landscape bunding and stone walls will create visual screening. The young planting will not yet provide any significant visual screening or softening of the lodges due to the harsh conditions on the headland. However, as with View 10 above, the intention is for the development to remain partially visible. This is reflected in the high quality design of the lodges, and careful orientation to create a positive relationship with the coastal path and strong visual connections between the lodges and the sea.

The Hub will be partially visible, but will be similar in terms of scale and massing to the existing agricultural buildings.

The overall visual impact is therefore predicted to be **moderate adverse**.

Years 5-8

The photomontage indicates that the low native planting will be sufficiently established and to firmly embed the lodges within the landscape, and add significant screening and softening of the building edges.

The overall visual impact is therefore predicted to be **moderate adverse**.

Years 10+

The photomontage indicates that the fully established planting will add additional softening to the building lines, creating a visually stimulating landscape, highly natural in appearance. Glimpsed views of the glazed facades of the lodges will form remain a high quality addition to the view, entirely in keeping with the naturalistic coastal character.

The overall visual impact is therefore predicted to be **minor adverse**.

## 9.255 PREDICTION OF IMPACTS WITHOUT DEVELOPMENT - THE 'DO NOTHING' SCENARIO

- Potential closure of the permissive footpath route, resulting in no view available both at this point, and along the wider route.
- Potential continuation of existing grazing use and existing level of maintenance of landscape features within the view, maintaining the existing character of the view.
- Potential reduction in maintenance resulting in loss of key of landscape features, including stone wall and hedgerow trees.
- Potential cessation in use as agricultural grazing land, resulting in fallow land.

**VIEWPOINT P13a: The Headland – view north-west (verified photomontage)**

## 9.256 PHOTOMONTAGE DESCRIPTION

The photomontage view focuses on the proposed location of the headland lodges. As with other coastal views, it must be noted that the photomontage view represents only a portion of the wider, panoramic views available from this point. Visual receptors are also likely to focus their views on Holyhead Mountain in the distance, and especially, on views out to sea and along the coastal edge. The photomontage therefore can only represent a snapshot of the much wider views available, and this has been taken into consideration as part of the overall visual assessment.

The photomontage indicates that the proposed lodges and Hub building will be partially visible in the view. The overall character of the headland will change from an open area of grazing to a more developed and planted character. The currently low quality and highly visible derelict Bathing House will be replaced by a new building of high architectural quality.

#### 9.257 RECEPTOR SENSITIVITY

**High** - significant numbers of users of the public footpath due to its status as a national, regional and local importance. Users will be focussed on the landscape and coastline.

#### 9.258 PREDICTED MAGNITUDE OF THE IMPACT

Years 1-3 - **High**, although likely to be less when considered as part of the wider views available at this point.

Years 5-8 - **High** (as above)

Years 10+ - **High** (as above)

#### 9.259 PREDICTED SIGNIFICANCE OF THE IMPACT

##### Years 1-3

The photomontage assumes that planting is likely to be slow to establish on the headland due to the harsh, exposed conditions. A carefully considered approach to the design of the lodges, with use of a mixed palette of natural materials and green roofs, will help to ensure that the lodges will be visually appropriate to their setting. However, although they are relatively low in terms of height, and the overall height of the lodges will reduce along the coastal edge, the lodges are likely to appear as relatively prominent in the view due to their combined massing. From this point, the lodges appear to cover much of the headland, despite the retention of a significant band of grazing land around the coastal edge. The overall impact is therefore predicted to be **moderate adverse**.

##### Years 5-8

The proposed naturalistic planting will be more mature, and will help to integrate the buildings into the surrounding landscape. The proposed lodges are likely to remain relatively visible from this viewpoint. However, the use of natural materials will help to ensure that, although visible, the lodges will not be visually prominent.

The overall impact is therefore predicted to be **moderate adverse**.

##### Years 10+

The photomontage indicates that even with additional maturation of the planting, the lodges are likely to remain visible. Although not necessarily negative, due to the sensitive and high quality design of the lodges, they are likely to change the character of the headland from open, to more developed in character from this perspective. However, a small but clearly defined area to the right of the view remains as a clearly undeveloped coastal edge. Views to Holyhead Mountain will also be retained, and will form the backdrop to the high quality Hub building.

The overall impact is therefore predicted to be **moderate adverse**.

#### 9.260 PREDICTION OF IMPACTS WITHOUT DEVELOPMENT - THE 'DO NOTHING' SCENARIO

- Potential closure of the permissive footpath route, resulting in no view available both at this point, and along the wider route.
- Potential continuation of existing grazing use and existing level of maintenance of landscape features within the view, maintaining the existing character of the view.

- Potential reduction in maintenance resulting in loss of key of landscape features, including woodland and meadow.
- Potential cessation in use as agricultural grazing land, resulting in fallow land.

**VIEWPOINT P13b: The Headland – view south-west (wireline photomontage)**

9.261 PHOTOMONTAGE DESCRIPTION

The photomontage indicates that the proposed development will be well integrated into the mature woodland. The woodland will be managed and supplemented to retain the screening function. The AAM chimney will remain the most prominent and visually incongruous element in the view. The proposed AAMR Renewable Energy Plant could potentially add an additional industrial element to the view from this viewpoint location.

9.262 RECEPTOR SENSITIVITY

**High** - significant numbers of users of the public footpath due to its status as a national, regional and local importance and likely to walk up to Arthur's Seat. Users will be focussed on the landscape and coastline.

9.263 PREDICTED MAGNITUDE OF THE IMPACT

**Negligible** - the development will be visually screened by the retained, managed woodland.

9.264 PREDICTED SIGNIFICANCE OF THE IMPACT

**Negligible** - impact is not clearly identifiable due to screening vegetation.

9.265 PREDICTION OF IMPACTS WITHOUT DEVELOPMENT - THE 'DO NOTHING' SCENARIO

- Potential closure of the permissive footpath route and access to Arthur's Seat, resulting in no view available both at this point, and along the wider footpath route.
- Potential continued maintenance of woodland and meadow, maintaining the existing character of the view.
- Potential reduction in maintenance resulting in loss of key of landscape features, including woodland and meadow.

**VIEWPOINT P15: (photomontage)**

9.266 PHOTOMONTAGE DESCRIPTION

The photomontages indicate that some of the proposed headland lodges will be partially visible from Penrhos Beach. However, the photomontage illustrates the substantial area of open grazing land which will be retained in order to maintain the existing coastal edge character.

9.267 RECEPTOR SENSITIVITY

**High** - significant numbers of users of the public footpath due to its status as a national, regional and local importance and proximity to Holyhead. Users will be focussed on the landscape and coastline.

9.268 PREDICTED MAGNITUDE OF THE IMPACT

Years 1-3 - **Low**  
Years 5-8 - **Low**  
Years 10+ - **Low**

9.269 PREDICTED SIGNIFICANCE OF THE IMPACT

Years 1-3

The photomontage illustrates how the proposed lodges will be set well down into the landscape, so that only the rooflines will be visible. The use of natural

materials, including green roofs that use coastal grass species, will help the proposed lodges appear as a subtle addition to the view. The hub will appear as a slightly more prominent building, but will be set well back from the coastal edge and will appear as agricultural in character. The Battery will appear separate from the development on the coastal edge, however, the proposed planting along the coastal edge of the proposed lodges will yet to have fully established to form a buffer between the two. The overall impact is therefore predicted to be **minor adverse**.

#### Years 5-8

The proposed headland lodges will appear much the same in years 5 – 8, due to slow maturation of planting along the headland due to harsh conditions. The overall impact is therefore predicted to be **minor adverse**.

#### Years 10+

The photomontage illustrates that as the planting matures the proposed headland lodges will form a subtle addition to the headland, embedded in the landscape by a naturalistic buffer. This buffer will help to visually separate the battery from the development. The overall predicted impact is therefore **neutral**.

### 9.270 PREDICTION OF IMPACTS WITHOUT DEVELOPMENT - THE 'DO NOTHING' SCENARIO

- Potential continuation of existing grazing use and existing level of maintenance of landscape features within the view, maintaining the existing character of the view.
- Potential reduction in maintenance resulting in loss of key of landscape features, including woodland quality.
- Potential cessation in use as agricultural grazing land, resulting in fallow land.

#### **VIEWPOINT P16: (wireline photomontage)**

### 9.271 PHOTOMONTAGE DESCRIPTION

The wireline photomontage illustrates with a red line those parts of the development that are not likely to be visible due to screening from existing woodland. The blue outline indicates parts of the development that are likely to have some visibility. The green outline highlights the hub building, and indicates that it is likely to be partially visible from this location. Overall, the wireline illustrates that the vast majority of the proposed Penrhos development will not be visible from this location, due to the difference in ground levels between the viewpoint and the site, and the careful consideration that has been given to the masterplan layout, in particular, keeping development well away from the coastal edge. The partially visible elements of the proposals will not be uncharacteristic within the view, due to the presence of a small number of scattered existing dwellings. The Battery will remain a stand-alone landmark feature, and the headland retains its unspoilt character. The AAM chimney will remain the most visually dominant feature, incongruous within the wider semi-natural context. The proposed AAMR Renewable Energy Plant could potentially add a major additional industrial element to the view from this viewpoint location.

### 9.272 RECEPTOR SENSITIVITY

**High** – people using the beach for recreation, who may be focussed on the landscape.

### 9.273 PREDICTED MAGNITUDE OF THE IMPACT

**Low** – the proposed development will result in a minor alteration to the view, which is not considered to be uncharacteristic.

## 9.274 PREDICTED SIGNIFICANCE OF THE IMPACT

**Neutral** – There will be a minor perceptible change, however this change is not considered to be harmful to the character and qualities of the view.

## 9.275 PREDICTION OF IMPACTS WITHOUT DEVELOPMENT - THE 'DO NOTHING' SCENARIO

- Potential continuation of existing grazing use on the headland and existing level of maintenance of landscape features within the view, maintaining the existing character of the view.
- Potential reduction in maintenance resulting in loss of key of landscape features, including woodland quality.
- Potential cessation in use as agricultural grazing land, resulting in fallow land and subsequent natural regeneration.

**VIEWPOINT P22: A5 Stanley Embankment (wireline photomontage)**

## 9.276 WIRELINE PHOTOMONTAGE DESCRIPTION

The wireline photomontage indicates that the character of the view will remain, as the proposed development will be screened by existing woodland, which will be retained, managed and enhanced as part of the proposed development.

## 9.277 RECEPTOR SENSITIVITY

**High** - significant numbers of road users and some pedestrians will approach the site along the A5. Drivers of vehicles will be focussed on the road, whereas passengers and pedestrians may be more focussed on the coastline.

## 9.278 PREDICTED MAGNITUDE OF THE IMPACT

**No Change** - the development will be visually screened by the retained, managed woodland.

## 9.279 PREDICTED SIGNIFICANCE OF THE IMPACT

**Negligible** – impact is not clearly identifiable due to screening vegetation.

## 9.280 PREDICTION OF IMPACTS WITHOUT DEVELOPMENT - THE 'DO NOTHING' SCENARIO

- Potential continued maintenance of woodland and continued use of the car park, maintaining the existing character of the view.
- Potential reduction in maintenance resulting in loss/degradation of woodland. No continued use of car park.

**VIEWPOINT P26: (wireline photomontage)**

## 9.281 PHOTOMONTAGE DESCRIPTION

The photomontage indicates that the Penrhos development will be partially screened from view by existing woodland. The Hub area and headland lodges will be visible however. The lodges will appear as subtle new additions to the view, blending in with the surrounding landscape due to the use of natural materials in the design of the buildings. The retained area of grazing land around the coastal edge will remain visible, and the lodges appear embedded within the existing landscape character of the headland.

The Cae Glas development will be a subtle new addition to the existing mosaic of agricultural, wooded and developed areas that make up the view. The potential visual prominence of the development will be minimised through the use of natural materials, which will help the lodges to blend in with their natural surroundings. The Hub building is slightly more prominent, but a sensitive approach to the design means that it will be in keeping with the large scale agricultural buildings common in the area.

The Kingsland development is likely to be the most visually prominent of the 3 sites, appearing as a linear arrangement of relatively dense housing. However, the photomontage indicates that the form and nature of the development will be entirely in keeping with the existing character of Holyhead.

9.282 RECEPTOR SENSITIVITY

**High** – viewers will be focussed on the coastal landscape.

9.283 PREDICTED MAGNITUDE OF THE IMPACT

**Low** – the proposed development will result in a minor alteration to the view, which is not considered to be uncharacteristic.

9.284 PREDICTED SIGNIFICANCE OF THE IMPACT

The overall cumulative impact of all 3 sites from Holyhead Mountain is therefore predicted to be **minor**.

9.285 PREDICTION OF IMPACTS WITHOUT DEVELOPMENT - THE 'DO NOTHING' SCENARIO

- Potential continuation of existing grazing use and existing level of maintenance of landscape features within the view, maintaining the existing character of the view.
- Potential reduction in maintenance resulting in degradation and/or loss of key of landscape features, including woodland.
- Potential cessation in use as agricultural grazing land, resulting in fallow land.

**VIEWPOINT P27: (photomontage)**

9.286 PHOTOMONTAGE DESCRIPTION

The photomontage clearly illustrates the potential cumulative visual impacts of the proposed 3 sites together. The photomontage demonstrates how the 3 developments will assimilate into the existing developed and landscape context. In the Penrhos site, the photomontage demonstrates how the headland lodges will blend sensitively with the headland landscape. The woodland lodges will not be perceptible from this location. The large area of retained grazing land around the coastal edge remains prominent and retains the existing landscape character of the headland. The photomontage also shows how the palette of natural materials proposed for the lodges, along with the use of green roofs, and semi-natural screen planting will embed the development into the landscape, with minimal visual impact. The Cae Glas site is of similar character, with subtle integration of lodges embedded into a well-wooded landscape. The photomontage view demonstrates how well screened the proposed development will be due to the surrounding trees. The proposed Hub building is slightly larger in terms of its scale and massing, but is not uncharacteristic of the wider rural/agricultural buildings within the wider context. The Kingsland development is clearly visible, but is entirely in character with existing residential settlement areas within the wider Holyhead context. The use of a mixed palette of natural and typical local materials will make the development blend well with surrounding built context. The layout of the development reflects existing local housing by forming a finger of development through agricultural land.

9.287 RECEPTOR SENSITIVITY

**High** – significant numbers of users of the public footpath due to its status as a national, regional and local importance. Users will be focussed on the landscape and coastline.

9.288 PREDICTED MAGNITUDE OF THE IMPACT

**Low** – The 3 proposed developments will assimilate into the existing built and landscape context, resulting in only minor additions to the view, with no significant change in the character of the view.

#### 9.289 PREDICTED SIGNIFICANCE OF THE IMPACT

**Neutral** – Holyhead Mountain forms a sensitive viewpoint location, due to the importance of the Mountain as a recreational resource, and key long-range viewpoint. The 3 proposed developments will cumulatively have minimal visual impact on the view due to the sensitive, considered design approach employed for the 3 sites.

#### 9.290 PREDICTION OF IMPACTS WITHOUT DEVELOPMENT - THE 'DO NOTHING' SCENARIO

- Continuation of existing agricultural uses and current level of management, retaining the existing character of the 3 sites.
- Reduced level of management by AAM resulting in fallow land in agricultural areas, and natural regeneration resulting in an eventual more wooded appearance of the landscape.
- 

#### ***Cae Glas***

#### **VIEWPOINT C3: (photomontage)**

#### 9.291 PHOTOMONTAGE DESCRIPTION

This viewpoint may remain a private view due to land ownership, or could potentially become a link between the Penrhos and Cae Glas sites. Any visual impacts will therefore not affect the public, or will only affect holiday makers and their guests. The proposals for Parc Cybi have the potential to impact significantly on the existing agricultural setting to the proposed development from this viewpoint, due to the potential scale and massing of the buildings.

#### 9.292 RECEPTOR SENSITIVITY

**High** – pedestrians or cyclists using the route (if made public) who are likely to be focussed on the landscape.

#### 9.293 PREDICTED MAGNITUDE OF THE IMPACT

Years 1-3 - **Medium**. The proposed development will lead to a partial change in the character of the view.

Years 5-8 - **Medium**

Years 10+ - **Medium**

#### 9.294 PREDICTED SIGNIFICANCE OF THE IMPACT

##### Years 1-3

The photomontage illustrates how the proposed development will be high quality in terms of its architectural design, and will use a range of typical local and natural materials with large areas of glazing to reflect the sky and surrounding landscape. The partial visibility of the proposals will form a high quality new feature in the view, creating a positive new character, and will contribute positively to legibility for people crossing the bridge. The overall impact is therefore predicted to be **minor beneficial**.

##### Years 5-8

As the planting matures, the development will appear embedded in the landscape with the new planting providing a strong landscape setting and partial screening/privacy for lodges. The overall impact is therefore predicted to be **minor beneficial**.

##### Years 10+



The partial views of the high quality development embedded within a well-managed landscape setting will create a positive, clearly defined character to the view, enhance legibility for holiday makers, and reduce the visual dominance of the road. Distant views of Trearddur will remain in the view in the distance. The overall impact is therefore predicted to be **moderate beneficial**.

#### 9.295 PREDICTION OF IMPACTS WITHOUT DEVELOPMENT - THE 'DO NOTHING' SCENARIO

- Potential continuation of existing minimal level of management to retain the existing wooded and open rural character of the land.
- Cessation of farming and eventual natural regeneration of the site.
- Reduced level of management of the woodland resulting in loss of/degradation of woodland.

#### **VIEWPOINT C8: Tyddyn Uchaf - view north-east (photomontage)**

#### 9.296 PHOTOMONTAGE DESCRIPTION

The photomontage view represents only a portion of the wider, panoramic views available towards the proposed development. The photomontage therefore can only represent a snapshot of the wider views available, and this has been taken into consideration as part of the overall visual assessment.

The landscape within the foreground of the view is largely unchanged, and retains an agricultural function with semi-natural landscape features. The photomontage illustrates how the proposed football facility will be incorporated with a very 'soft touch' approach, in order to minimise the potential landscape and visual impacts. The proposed Hub building will be visible above the treeline and landform. The use of natural materials and an architectural form that reflects an agricultural style allow the Hub to sit comfortably within the wider landscape setting.

The AAM chimneys will remain prominent within the wider view.

#### 9.297 RECEPTOR SENSITIVITY

**Medium** - Road users.

#### 9.298 PREDICTED MAGNITUDE OF THE IMPACT

Years 1-3 - **Low**

Years 5-8 - **Low**

Years 10+ - **Low**

#### 9.299 PREDICTED SIGNIFICANCE OF THE IMPACT

Years 1-3

A number of lodges will be partially visible in the view, prior to the establishment of the proposed screening planting. The lodges will form a subtle addition to the landscape due to the use of natural materials. The existing character of the landscape will be unchanged. The lodges will provide some positive screening of the more distant AAM and Alpoco Powder Coating Company, which form incongruous elements within the more semi-natural/agricultural setting.

The overall impact is therefore predicted to be **neutral**.

Years 5-8

As the planting begins to mature, the photomontage indicates that the lodges will appear to be more fully embedded within the landscape.

The overall impact is therefore predicted to be **neutral**.

Years 10+

Views of the development are partially visible, along with substantial new tree planting. The glimpsed view of the Hub, with its agricultural character, will

assimilate into the character of the landscape. The maturing tree cover and planting will create substantial screening of the visually poor distant views of the AAM and Alpoeco Powder Coating Company, which form incongruous elements within the more semi-natural/agricultural setting.

The overall impact is therefore predicted to be **minor beneficial**.

#### 9.300 PREDICTION OF IMPACTS WITHOUT DEVELOPMENT - THE 'DO NOTHING' SCENARIO

- Continuation of existing agricultural grazing land use.
- Cessation of farming and eventual natural regeneration of the site.

#### **VIEWPOINT C9: Burial Chamber (verified photomontage view)**

##### 9.301 PHOTOMONTAGE DESCRIPTION

The photomontage indicates that the vast majority of the proposed development will not be visible from this location, and the AAM plant will remain the most dominant feature in the view. The proposed car parking is partially visible. However, the photomontage demonstrates the careful siting of the car parking at lower ground levels, with tree and shrub planting, provides extensive screening potential. Existing tree cover and planting of value within the site will be retained. The photomontage represents the 'worst case scenario' as the visual impact is likely to be reduced when the car park is not fully occupied.

##### 9.302 RECEPTOR SENSITIVITY

**High** – tourists or pedestrians who will be focussed on the historic burial chamber and landscape.

##### 9.303 PREDICTED MAGNITUDE OF THE IMPACT

Years 1-3 - **Low**

Years 5-8 - **Low**

Years 10+ - **Low**

##### 9.304 PREDICTED SIGNIFICANCE OF THE IMPACT

Years 1-3

The proposed planting will provide some visual screening of parked vehicles. Partial views of vehicles will still be visible, however, and although not out of context when viewed against the backdrop of the AAM plan, the car parking will result in a **minor adverse** impact when at capacity.

Years 5-8

The photomontage indicates that as the proposed low planting matures it will provide additional softening and screening of vehicle. Glimpses views are likely to remain, however, when the car park is full, resulting in a **minor adverse** impact.

Years 10+

The photomontage indicates that the proposed planting will mature slightly and visual screening will be substantial. Glimpses views are likely to remain, however, when the car park is full, resulting in a **minor adverse** impact.

#### 9.305 PREDICTION OF IMPACTS WITHOUT DEVELOPMENT - THE 'DO NOTHING' SCENARIO

- Potential continuation of existing level of management to retain the existing wooded and rural/semi-natural character of the land.
- Cessation of farming and eventual natural regeneration of the site.
- Reduced level of management of the woodland resulting in loss/degradation.

**VIEWPOINT C10: A55 South (wireline photomontage)**

## 9.306 PHOTOMONTAGE DESCRIPTION

The wireline photomontage indicates the building outlines in red, low understory planting proposed for the top of the bund in light green, and higher tree/large shrub planting in dark green. The wireline clearly shows that the proposed bund and associated planting will provide a considerable amount of screening of the proposed development. Glimpsed views of the roofline of the high quality proposed lodges will be visible, but will contribute positively to the view in terms of legibility.

## 9.307 RECEPTOR SENSITIVITY

**Medium** – road users.

## 9.308 PREDICTED MAGNITUDE OF THE IMPACT

**Medium** – The elements, features and characteristics of the view will change substantially, from long-range views of open countryside to views of a planted landscape bund.

## 9.309 PREDICTED SIGNIFICANCE OF THE IMPACT

**Moderate Adverse** – The views will be travelling views by people in vehicles on the A55, and therefore not highly sensitive to change. The bund will be sensitively planted with native species, however, it represents a substantial change in the view. The existing views of open countryside will inevitably be lost.

## 9.310 PREDICTION OF IMPACTS WITHOUT DEVELOPMENT - THE 'DO NOTHING' SCENARIO

- Potential continuation of existing level of management to retain the existing wooded and rural/semi-natural character of the land.
- Potential reduction in maintenance resulting in loss of key of landscape features, including stone walls.
- Potential continuation of existing grazing use and existing level of maintenance of landscape features, maintaining the existing character of the view.
- Potential cessation in use as agricultural grazing land, resulting in fallow land.

**VIEWPOINT C12: Penrhyn Geiriol (wireline photomontage)**

## 9.311 PHOTOMONTAGE DESCRIPTION

The wireline photomontage indicates the location of the proposed development in the view, and indicates that it will be screened behind landform and extensive areas of woodland.

## 9.312 RECEPTOR SENSITIVITY

**High** - Residents whose views or visual amenity may be affected.

## 9.313 PREDICTED MAGNITUDE OF THE IMPACT

**No Change** – the wireline photomontage indicates that the development will be screened from this location, and the existing character of the view will be retained.

## 9.314 PREDICTED SIGNIFICANCE OF THE IMPACT

**Negligible** – the proposed development is likely to result in only very minor changes to the view from this location, and the character of the view will be retained.

## 9.315 PREDICTION OF IMPACTS WITHOUT DEVELOPMENT - THE 'DO NOTHING' SCENARIO

- Potential continuation of the existing level of management to retain the existing woodland within the site boundary.
- Potential reduction in level of maintenance of woodland within the site, resulting in degradation of woodland quality or increased tree cover due to natural regeneration.

#### **VIEWPOINT C14: Penrhyn Geiriol (Wireline Photomontage)**

##### 9.316 PHOTOMONTAGE DESCRIPTION

The wireline photomontage indicates that the vast majority of the proposed development is likely to be screened from this viewpoint. The wireline suggests that glimpsed views of some rooflines may be possible, but will be set against the backdrop of the AAM plant. In contrast to AAM, the proposed development will be high quality design, using natural materials that will site comfortably within the semi-natural, well-wooded landscape context.

##### 9.317 RECEPTOR SENSITIVITY

**High** – Local residents, visitors to the standing stone.

##### 9.318 PREDICTED MAGNITUDE OF THE IMPACT

**No Change** – Very minor additions to the view that are not uncharacteristic when set in the attributes of the receiving landscape, equating to “no change”.

##### 9.319 PREDICTED SIGNIFICANCE OF THE IMPACT

**Negligible** – the proposed development is likely to result in only very minor changes to the view from this location, and the character of the view will be retained.

##### 9.320 PREDICTION OF IMPACTS WITHOUT DEVELOPMENT - THE 'DO NOTHING' SCENARIO

- Potential continuation of the existing level of management, to retain the existing woodland within the site boundary.
- Potential reduction in level of maintenance of woodland within the site, resulting in degradation of woodland quality or increased tree cover due to natural regeneration.

#### ***Kingsland***

#### **VIEWPOINT K2: Kingsland Road west (photomontage)**

##### 9.321 PHOTOMONTAGE DESCRIPTION

The photomontage view represents only a portion of the slightly wider view available along Kingsland Road. The photomontage therefore only represents a snapshot of the much wider views available, and this has been taken into consideration as part of the overall visual assessment.

The photomontage illustrates that the proposed Kingsland development will inevitably result in a significant change in the existing character of the view, from rural to residential. However, this change, and the relationship of the proposed new housing with Kingsland Road will not be atypical of the wider character of residential areas within Holyhead. A considered design approach and integration of significant mitigation measures will ensure that the new housing will form a high quality feature within the view, nevertheless, the view will change from long-ranging and agricultural, to relatively short-range and developed in character. Key design features and mitigation measure include; the retention of a substantial landscape buffer along the edge of the site closest to the viewpoint, with semi-natural shrub planting, typical landscape boundaries, and native trees to screen buildings facades. In addition, design consideration has been given to every

element of the dwellings, including roof pitch, use of natural materials, layout, orientation and mix, to ensure that the form of the development is 'broken up', with filtered views into the development to visually reduce massing. The development will result in the loss of long range views to semi-natural landscape, which has been identified as a key landscape feature of value in the area.

#### 9.322 RECEPTOR SENSITIVITY

**Medium** – road users will be focussed on the route. Passengers and pedestrians may be more focussed on the surrounding landscape.

#### 9.323 PREDICTED MAGNITUDE OF THE IMPACT

##### Years 1-3

**High** – The elements, features and characteristics of the view will change substantially.

##### Years 5-8

**High** – As above

##### Years 10+

**High** – As above

#### 9.324 PREDICTED SIGNIFICANCE OF THE IMPACT

**Moderate Adverse** –The photomontage illustrates how the proposed development will be a high quality addition to the view due to the mitigation described above. The stone wall boundary to Kingsland Road is of high landscape value, and contributes positively to the view. This will be retained and extended. However, the existing landscape is moderate in terms of landscape quality and value, however, distant views of the horizon and semi-natural scrub planting are important in defining the view's character, and will be obscured by the proposed development.

##### Years 5-8

**Moderate Adverse** –The proposed planting will soften the edges of the development and start to visually 'break-up' the massing. The planting will reflect the high quality semi-natural planting characteristic of the area. The housing will remain the most prominent new element in the view.

##### Years 10+

**Moderate Adverse** –The proposed planting will continue to mature and provide a visual buffer to visually soften the develop.

#### 9.325 PREDICTION OF IMPACTS WITHOUT DEVELOPMENT - THE 'DO NOTHING' SCENARIO

- Continuation of existing agricultural grazing land use within the site.
- Cessation of farming and eventual natural regeneration of the site and potentially enhanced ecological value.

#### **VIEWPOINT K5: Yr Ogof, Mill Road (photomontage)**

#### 9.326 PHOTOMONTAGE DESCRIPTION

The existing agricultural farmland and Stadium remain prominent elements in the view. However, new housing also forms a prominent new feature on the fields behind, and obscures the existing skyline. Floodlights associated with the Stadium remain visually intrusive elements within the view, appearing higher than the rooflines of the proposed housing.

#### 9.327 RECEPTOR SENSITIVITY

**High** - residents in housing along Mill Lane will be highly sensitive to change.

Road users will be medium in terms of their sensitivity.

#### 9.328 PREDICTED MAGNITUDE OF THE IMPACT

Years 1-3 - **Medium**

Years 5-8 - **Medium**

Years 10+ - **Medium**

#### 9.329 PREDICTED SIGNIFICANCE OF THE IMPACT

Years 1-3

The existing landscape is relatively low in terms of landscape quality, however, views of the horizon are important in defining the view's character and quality, and will be obscured by the proposed development. Mitigation measures including high quality design, local materials, varied roofline and integration of a strong landscape framework help to minimise the potential negative impacts. Young planting will have minimal potential for visual screening from this view due to the higher ground levels of the site in relation to the viewpoint. The overall impact is predicted to be **moderate adverse**.

Years 5-8

Native planting to reflect the high quality semi-natural landscape surrounding the site will start to visually 'break-up' the massing of the development as it grows. The overall impact is predicted to be **moderate adverse**.

Years 10+

The photomontage indicates that tree planting will help to visually 'break up' the massing of the development, and provide some visual screening. However, the proposed development is likely to remain the most prominent element within the view. The overall impact is predicted to be **minor adverse**.

#### 9.330 PREDICTION OF IMPACTS WITHOUT DEVELOPMENT - THE 'DO NOTHING' SCENARIO

- Continuation of existing agricultural grazing land use.
- Cessation of farming and eventual natural regeneration of the site. Potential loss of stone wall boundaries that contribute positively to local landscape character, but potential for enhanced habitat and ecological value.

#### **VIEWPOINT K6: (photomontage)**

#### 9.331 PHOTOMONTAGE DESCRIPTION

The photomontage indicates that the character of the view will alter substantially as a result of the proposals. The existing landscape is moderate in terms of landscape quality and value, however, distant views of the horizon and semi-natural scrub planting are important in defining the view's character, and will be obscured by the proposed development. A considered design approach and integration of significant mitigation measures will ensure that the new housing will form a high quality feature within the view, nevertheless, the view will change from long-ranging and agricultural, to relatively short-range and developed in character. Key design features and mitigation measure include; the retention of a substantial landscape buffer along the edge of the site closest to the viewpoint, with semi-natural shrub planting, typical landscape boundaries, and native trees to screen buildings facades. In addition, design consideration has been given to every element of the dwellings, including roof pitch, use of natural materials, layout, orientation and mix, to ensure that the form of the development is 'broken up', with filtered views into the development to visually reduce massing.

#### 9.332 RECEPTOR SENSITIVITY

**High** – users of the public footpath or walkers using Mill Lane. People travelling by car will be less sensitive to change.

## 9.333 PREDICTED MAGNITUDE OF THE IMPACT

Years 1-3 - **High** – The proposed development results in a change in the character of the view, and limits the existing range of the view. Development of the site for housing means that these impacts are to a large extent unavoidable.

Years 5-8 - **High**

Years 10+ - **High**

## 9.334 PREDICTED SIGNIFICANCE OF THE IMPACT

Years 1-3

The photomontage indicates that the proposed trees and native planting will not yet punctuate the rooflines internally to visually 'break up' the development. The proposed green buffer to the development along the site's western edge will contribute positively to making the development appear knitted in to the surrounding landscape context. The overall impact is predicted to be **moderate adverse**.

Years 5-8

The proposed planting will provide some visual screening to visually 'break up' the development as it starts to mature. However, the proposed new development will remain a prominent feature within the view. The overall impact is predicted to be **moderate adverse**.

Years 10+

As it matures, the proposed planting will provide significant visual screening of the proposed development along the site edge. Trees will also start to punctuate the rooflines within the site. However, the proposed new development will remain a prominent feature within the view. The overall impact is predicted to be **moderate adverse**.

## 9.335 PREDICTION OF IMPACTS WITHOUT DEVELOPMENT - THE 'DO NOTHING' SCENARIO

- Continuation of existing agricultural grazing land use.
- Continued degradation of existing valuable stone wall and hedgerow field boundaries.

**VIEWPOINT K7: Public Footpath (verified photomontage view)**

## 9.336 PHOTOMONTAGE DESCRIPTION

The photomontage view represents only a portion of the slightly wider view available at this point. The photomontage therefore only represents a snapshot of the much wider views available, and this has been taken into consideration as part of the overall visual assessment.

Views of the semi-natural landscape to the north will remain partially available, along with long distance views to housing in Kingsland that appears on the horizon. Views of the historic Melin yr Ogof windmill (St George's Mill) will also remain available.

## 9.337 RECEPTOR SENSITIVITY

**High** - a small number of users of the public footpath. Users will be focussed on the landscape.

## 9.338 PREDICTED MAGNITUDE OF THE IMPACT

Years 1-3 - **Medium** - the new housing will be relatively prominent in the view, due to the proximity of the site to the viewpoint location. However, housing is not

uncharacteristic in the view, and key elements of landscape quality and value present within the view will be retained.

Years 5-8 - **Medium**

Years 10+ - **Medium**

#### 9.339 PREDICTED SIGNIFICANCE OF THE IMPACT

Years 1-3

The proposed new development will be prominent in the view. The stone wall field boundary along the site edge is a key feature of landscape quality and value, and will be retained as part of the proposals. A significant band of green open space and semi-natural planting along the site edge will positively embed the housing into the landscape, and bring the high quality landscape character present within the wider area into the site. The photomontage indicates that the proposed tree planting will not initially punctuate the development to visually 'break up' the massing. The overall impact is therefore predicted to be **moderate adverse**.

Years 5-8

The photomontage indicates that the proposed new tree and semi-naturalistic planting will contribute significantly to the creation of a positive landscape character for the site, which is in keeping with the wider high quality landscape character. However, trees will not at this point visually punctuate the massing of the housing. The overall impact is therefore predicted to be **minor adverse**.

Years 10+

The character of the view will be changed significantly, from agricultural grazing land to residential land use. However, the substantial mitigation employed in development of the masterplan, including all aspects of site layout, house type design, materials and landscape, mean that this change is not necessarily adverse. The design of both buildings and landscape aims to positively reinforce elements of local character and quality. The overall impact is therefore predicted to be **minor adverse**.

#### 9.340 PREDICTION OF IMPACTS WITHOUT DEVELOPMENT - THE 'DO NOTHING' SCENARIO

- Continuation of existing agricultural grazing land use.
- Cessation of farming and eventual natural regeneration of the site. Potentially loss of stone wall boundaries that contribute positively to local landscape character, but potential for enhanced habitat and ecological value.
- Cessation of farming and eventual natural regeneration of the site. Loss of stone walls and hedgerows through no further management or repair.

### Conclusions

9.341 This assessment has examined the landscape and visual impacts in relation to the development proposals for the Penrhos, Cae Glas and Kingsland sites. All impact assessments are based on the design approach to the three sites as described in this document. The potential impacts have been thoroughly assessed through a combination of desk study research and walk-over surveys of the site and the surrounding context.

9.342 Sensitive integration of development within the three sites represents a significant challenge due to the unique nature and location of the three sites. The vision of the proposed development within Penrhos and Cae Glas is the creation of a high quality holiday destination that focuses on outdoor activities, wildlife and reinforces the special character of the local environment. The aim of the



proposals for the Kingsland site is the creation of high quality housing, which responds sensitively to its landscape setting, and contributes positively to the vision of the AONB, the creation of a living and working landscape.

9.343 The proposals for the site have been formulated through an iterative process, which has included comprehensive survey and assessment work, along with consultation. As a result, the potential landscape and visual impacts have been kept to a minimum. The proposals therefore satisfy policy requirements relating to the site. This Landscape and Visual Impact Assessment satisfies the requirements of PPW 5.5.6, which requires an assessment of, *“any detrimental effect on the environment and the landscape, and the extent to which that could be moderated.”*

9.344 The proposals will result in the following landscape impacts:

#### Penrhos

- A **neutral** impact on the AONB.
- A **minor beneficial** impact on landscape character at the national level.
- A **neutral** impact on landscape character at the regional level.
- A **minor beneficial** impact on landscape character at the local level.
- A **negligible** impact on the seascape character.
- A **neutral** impact on footpaths and cycleways.
- A **negligible** impact on topography.
- A **minor adverse** impact on trees.
- A **moderate beneficial** impact on site landscape features of value.

#### Cae Glas

- A **minor beneficial** impact on the AONB
- A **neutral** impact on the AONB
- A **neutral** impact on landscape character at the national level.
- A **negligible** impact on landscape character at the regional level.
- A **moderate** beneficial impact on landscape character at the local level.
- A **negligible** impact on the seascape character.
- A **major** beneficial impact on footpaths and cycleways.
- A **neutral** impact on topography.
- A **moderate beneficial** impact on trees.
- A **moderate beneficial** impact on site landscape features of value.

#### Kingsland

- A **minor adverse** impact on the AONB
- A **minor adverse** impact on landscape character at the national level.
- A **minor adverse** impact on landscape character at the regional level.
- A **neutral** impact on landscape character at the local level.
- A **minor beneficial** impact on footpaths and cycleways.
- A **negligible** impact on topography.
- A **moderate beneficial** impact on trees.
- A **moderate beneficial** impact on site landscape features of value.

9.345 The visual impacts of the development proposals have been assessed through a process of identifying principal viewpoints, using computer-generated Zone of Theoretical Visibility diagrams, observations on site, and through the creation of photomontages to illustrate the proposed development from a significant proportion of the identified Principle Viewpoints. The visual assessment has identified that in general, as planting establishes, any negative visual impacts will be reduced.

9.346 The visual impacts are summarised below. Where photomontages to illustrate the establishment of planting have been produced, the year 10+ scenario has been included in the summary.

#### Penrhos

- No views are likely to result in a **major beneficial** impact.
- No views are likely to result in a **moderate beneficial** impact.
- One view has been identified as likely to result in a **minor beneficial** impact.
- Eight views have been identified as likely to result in **minor adverse** impacts.
- Two views have been identified as likely to result in **moderate adverse** impacts.
- No views are likely to result in a **major adverse** impact.
- Five views have been identified as likely to result in **neutral** impacts.
- Twelve views have been identified as likely to result in **negligible** impacts.

9.347 The majority of views have been assessed as negligible in terms of the visual impacts. Some of the most sensitive Penrhos views have been identified as being located along the Coastal Path, and in particular around the exposed headland. Of the eight key viewpoints located along the route within the Penrhos site only one, View 13a, has been assessed as likely to suffer from long-term moderately adverse impacts once planting has been allowed to establish.

9.348 Other key views identified of highest sensitivity include Penrhos Beach. The proposed development was assessed as likely to have a neutral impact on this viewpoint.

#### Cae Glas

- No views are likely to result in a **major beneficial** impact.
- One view has been identified as likely to result in **moderate beneficial** impact.
- One view has been identified as likely to result in a **minor beneficial** impact.
- Three views have been identified as likely to result in **minor adverse** impacts.
- One view has been identified as likely to result in **moderate adverse** impacts.
- No views are likely to result in a **major adverse** impact.
- One view has been identified as likely to result in a **neutral** impact.
- Seven views have been identified as likely to result in **negligible** impacts.

9.349 The view along the A55 has been identified as likely to suffer from a moderate adverse impact due to the proposed bund along the A55 required to create a buffer between the site and the busy road corridor, which will result in current views across open countryside being blocked. However, this view has been assessed as 'medium' in terms of sensitivity, and only experienced as a travelling view by people passing the site in cars.

#### Kingsland

- No views are likely to result in a **major beneficial** impact.
- No views are likely to result in a **moderate beneficial** impact.
- No views are likely to result in a **minor beneficial** impact.
- Three views have been identified as likely to result in **minor adverse** impacts.
- Four views have been identified as likely to result in **moderate adverse** impacts.
- No views are likely to result in a **major adverse** impact.
- Two views have been identified as likely to result in **neutral** impacts.
- Six views have been identified as likely to result in **negligible** impacts.

3.350 The assessment has identified that the high quality design of the buildings and the strong landscape framework that reflects the high quality elements of local landscape character, serve to mitigate against, and avoid, any severe impacts.

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