

BP29: Green wedge assessment

Deposit Plan
August 2019

Mae'r ddogfen hon ar gael yn Gymraeg hefyd.

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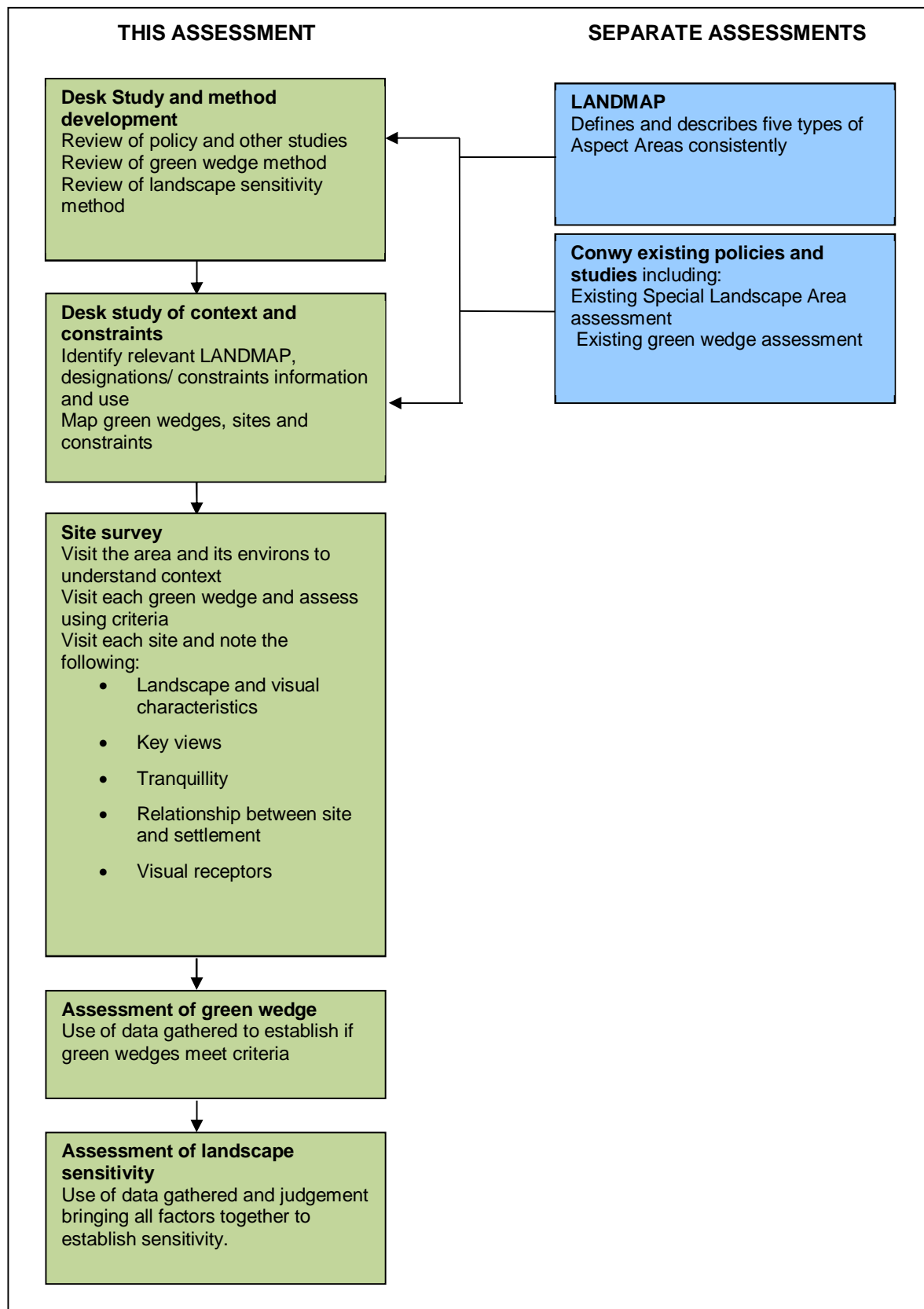
PART 1

1. Introduction

- 1.1. White Consultants were appointed in January 2019 to undertake a review of the Green Wedges in the County Borough and a landscape sensitivity assessment of selected candidate sites. The project offers an important opportunity to identify where development may be acceptable around settlements and protect the most sensitive landscapes and green spaces.
- 1.2. A Stage 1 report was prepared in January setting out the method that would be used to assess green wedges and the landscape sensitivity of individual sites. It also included a desk study of landscape constraints relating to candidate sites.
- 1.3. A Stage 2 report was prepared in March focusing on initial candidate sites within or close to existing Green Wedges.
- 1.4. A Stage 3 report in April assessed existing green wedges, the potential for other green wedges and considered the sensitivity of a larger list of candidate sites.
- 1.5. This report presents a final version of the Stage 3 report.
- 1.6. This report is divided into three parts. In Part 1 we set out the introduction (1.0), the method (2.0) and briefly set out a summary of green wedge and sensitivity findings for each development type (3.0). In Part 2, we set out figures showing green wedges and any suggested modifications, and assessments of each area. In Part 3, we set out figures showing the candidate sites followed by detailed sensitivity assessments for each site in numerical order.
- 1.7. The study is a technical exercise and the report uses a number of technical terms for precision and as a means for reaching conclusions. These terms are defined in the Glossary in Appendix 1.

2. Method

2.1. A summary of the method is set out below.



METHOD FOR ASSESSING GREEN WEDGES

- 2.2. Green Wedges are local planning designations, not landscape designations. The method used for assessing green wedges is based on the guidance set out in Planning Policy Wales Edition 10 (3.60-3.74). This states that in managing settlement form, there may be a need to protect open land from development. Green wedges should be soundly based and should only be employed where there is a demonstrable need to protect settlement form and defined settlement boundaries would not be sufficiently robust. Green wedges have the same purposes as Green Belts which is to:
- Prevent the coalescence of large towns and cities and other settlements
 - Manage urban form through controlled expansion of urban areas
 - Assist in safeguarding the countryside from encroachment
 - Protect the setting of an urban area
 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land.
- 2.3. In addition, green wedges may be used to provide a buffer between the settlement edge and statutory designations and safeguard important views into and out of the area. The potential for recreation and access within an area is not considered as a criteria for determining its suitability, although may be a side benefit. The boundaries should be chosen carefully using physical features and only include land which is necessary to keep open.
- 2.4. A proforma has been developed to assess the factors which contribute to a green wedge. This is used to assess each green wedge in Part 2. The following considerations will be made when assessing if the green wedge meets the purposes:

Purpose	Supplementary considerations
Prevent the coalescence of large towns and cities and other settlements.	Does the area play a role in preventing ribbon development and non-compact development?
	Does the area prevent settlements merging and narrowing the gap between them?
	Would a reduction in the gap compromise the openness of the area?
	What is the minimum width of the gap?
Assist in safeguarding the countryside from encroachment.	Does the green wedge connect to the wider countryside?
	Are there clear, strong and robust boundaries to contain development?
	Are there already significant urbanising influences?
	Has there already been encroachment by built development?
Protect the setting of an urban area or settlement.	Are there parts of a historic settlement or features which rely on the area to help provide a landscape setting?
	Does the area provide a landscape setting for the settlement.
Provide a buffer between the settlement edge and statutory designations.	Does the area lie between the settlement and a statutory landscape designation?
	Does the area contribute to the setting of the landscape designation?

METHOD FOR DERIVING LANDSCAPE AND VISUAL SENSITIVITY OF SITES

Guidance and definitions

- 2.5. National Guidance on landscape and visual sensitivity is currently emerging based on the dated Countryside Agency Topic Paper 6 (2002), the more recent Guidelines for Landscape and Visual Impact Assessment Edition 3 (2013) and the experience of practitioners such as White Consultants.
- 2.6. The emerging definition of landscape/visual sensitivity is the term applied to specific receptors, combining judgements of the susceptibility of that receptor to a specific type and scale of change or development proposed, and the value related to that receptor.
- 2.7. This assessment is for defined types and scales of housing and employment development.
- 2.8. On the one hand, landscape sensitivity combines the susceptibility of the landscape resource [including its historical and ecological features and elements] and visual sensitivity [such as views and visibility]. Susceptibility criteria take into account the role of each site in contributing to the separation of settlements and to their setting, which is relevant to a site's role in any given Green Wedge.
- 2.9. On the other, landscape sensitivity includes values that contribute to the landscape. These include landscape designations and constraints such as Scheduled Monuments, Conservation Areas, listed buildings, registered historic parks and gardens, ancient woodland, Sites of Special Scientific Interest and local nature reserves.

Contextual and constraints information

- 2.10. Contextual and constraints information has been obtained from national open data sets, and the client authority). These are mapped in the Figures.

Sites

- 2.11. The sites assessed are candidate sites put forward by developers or landowners and have been selected by the client authority as being in or close to Green Wedges.
- 2.12. The site survey of each land parcel has been carried out by two qualified landscape architects to broadly verify characteristics and boundaries and to record the aesthetic and perceptual aspects e.g. views, tranquillity etc.

Types of development assessed

- 2.13. Assessing landscape sensitivity to different development types is a complex process. In order to clarify what is being assessed the type and scale of development is defined below.
- 2.14. Housing is taken to be low rise housing up to 10m high at between 28 and 34 dwellings/Ha ranging from small through to larger estate developments of a size that might be expected to be allocated in a Local Development plan. This may include mixed use allocations with modest-sized buildings complementing the scale and height of the housing. An example may be small scale craft units or offices. It will be a matter of judgement depending on the character and location of the proposals and the site.
- 2.15. Employment development is taken to mean medium scale business, commercial or hotel development or specialised housing accommodation on a larger block format. The depth of office buildings would typically be expected to be around

15-20m and industrial/ warehouse uses a maximum of around 35m. Heights of office blocks may be up to 3 storeys high and industrial units up to 12m to ridge.

- 2.16. Any development carried out would be expected to meet the standards set out by the local planning authority and be consistent with its policies. It should ensure that the relationship between it and the settlement and the surrounding landscape is positive and demonstrates or reflects some of the essential qualities and local characteristics and environs. A good standard of mitigation is expected including adequate provision for green infrastructure. Where an site is considered to be sensitive but a very high standard of enabling development with provision of major green space/infrastructure is considered appropriate, this will be specified as a potential opportunity.

Sensitivity factors and calibration

- 2.17. The factors which make a landscape more or less susceptible to development are set out in the assessment proformas in Part 2. They include natural, cultural and perceptual landscape factors and consideration of visual receptors.
- 2.18. The factors underpinning the landscape value of the site include:
- Designations in and around the site for landscape e.g. national or local, cultural heritage i.e. historic or archaeological, or for biodiversity.
 - Indications of local or community interest or use e.g. local green spaces, village greens, allotments, area used for recreation where the landscape is important.
 - Culture- e.g. art and literature, tourism or promotional literature including key views
 - Local conservation and/or landscape objectives
 - Assessment of integrity/condition, scenic quality, sense of place/ character, rarity, representativeness, perceptual qualities e.g. tranquillity.
- 2.19. The sets of factors are combined and judgements are made. These are not based on a mathematical adding up. Some factors will be more important than others in different sites. For instance, the function of an area in separating settlements may be considered very important and make it susceptible and therefore sensitive to development even if it is of limited inherent landscape value. A justification is given as to why it is considered that an area has a particular sensitivity.
- 2.20. The sensitivity assessment summary for housing and employment uses may involve duplication of text as many of the same factors will apply. This is to avoid misunderstanding and to make each summary freestanding.
- 2.21. The calibration of the sensitivity is given on a five point scale in order to reflect the range of situations (see Table 1).

Table 1 Landscape Parcel Sensitivity Calibration

Level	Definition
Low	Landscape and/or visual characteristics of the site are robust or degraded and/or its values are low and it can accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very high.
Medium/ low	Landscape and/or visual characteristics of the site are resilient to change and/or its values are medium/low or low and it can accommodate the relevant type of development in many situations without significant character change or adverse effects. Thresholds for significant change are high.
Medium	Landscape and/or visual characteristics of the site are susceptible to change and/or its values are medium/low through to high/medium and/or it may have some potential to accommodate the relevant type of development in some defined situations without significant character change or adverse effects. Thresholds for significant change are intermediate.
High/ medium	Landscape and/or visual characteristics of the site are vulnerable to change and/or its values are medium through to high and it can accommodate the relevant type of development only in defined limited situations without significant character change or adverse effects. Thresholds for significant change are low.
High	Landscape and/or visual characteristics of the site are very vulnerable to change and/or its values are high or high/medium and it is unable to accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very low.

- 2.22. It is important to note that with larger sites there may be variations in sensitivity. For instance, a site which is stated as medium sensitivity is likely to have some opportunity for development within it. We define the extent, size and location in the justification and associated summary text. It should be noted that other land within the parcel is considered to be an area of constraint in terms of landscape and visual factors. For high/medium sensitivity areas there may be land which has high sensitivity with other parts which may have some very minor capacity. Overall, this level of sensitivity is considered to be a constraint on strategic site allocation in terms of landscape and visual factors.

Stage 2 detailed assessment

- 2.23. The site assessment verifies desk study information, assesses quality/condition and fully explores the visual issues and relationship between the settlements and their surrounding landscapes, and with the green wedges. Two senior assessors evaluate each site together. This is in line with best practice Natural England landscape character assessment guidance.
- 2.24. The team assess the field data alongside the desk study data to derive an overall sensitivity for each site to the different land uses and thence make judgements on the potential for development. The judgements are justified.

3. Summary of green wedge assessment

- 3.1. The green wedge assessment has found that the majority of green wedges are sound although suggested modifications are put forward to improve the extent of areas or where proposed sites (discussed in Section 4 and Part 3) may cause the least potential harm to the performance of the area. The findings are summarised below and are set out in detail in Part 2.

Green Wedge No	Green Wedge name	Recommendation: Retain/remove green wedge	Recommendation: retain or modify boundaries
1	Between Dwygyfylchi and Penmaenmawr	Retain	Retain
2	Between Deganwy, Landudno Junction, and Llanrhos	Retain	Modify- to accommodate development
3	Between Llandudno and Craigside	Retain	Modify- increase
4	Between Penrhyn Bay and Rhos on Sea	Retain	Modify- to accommodate development
5	Between Mochdre and Colwyn Bay	Retain	Retain
6	Between Llandudno Junction and Mochdre, and Glan Conwy	Retain	Potentially modify- to improve extent and to accommodate development
7	Between Bryn-y-Maen and Colwyn Bay	Retain	Retain
8	Between Llanellian and Old Colwyn	Retain	Retain
9	Between Coed Coch Road and Peulwys Lane, Old Colwyn	Potentially remove	Potentially remove
10	Between Old Colwyn and Llysfaen	Retain	Retain
11	Between Rhyd-y-Foel, Llanddulas and Abergele	Retain	Potentially modify- to improve extent and to accommodate development
12	Between Towyn and Pensarn	Retain	Retain

- 3.2. Some areas are quite extensive but it is clear that there is significant pressure for development and some settlement boundaries in themselves are unlikely to be sufficient to resist development.
- 3.3. A search for other areas or significant extensions of existing green wedges which would meet the criteria has not resulted in any further wedges being put forward.

4. Summary of landscape sensitivity findings

- 4.1. The landscape sensitivity findings indicate the preferred sites with a tabular summary of sensitivities for each site on the following pages. A detailed assessment for each site is set out in Part 3. All these conclusions clearly only relate to landscape and visual matters and not other factors which have to be taken into consideration.
- 4.2. The following conclusions below are based entirely on the site evaluations and if there is any perceived conflict or difference in emphasis between the two, the detailed evaluations should be taken as the definitive position.

Housing/small scale mixed use

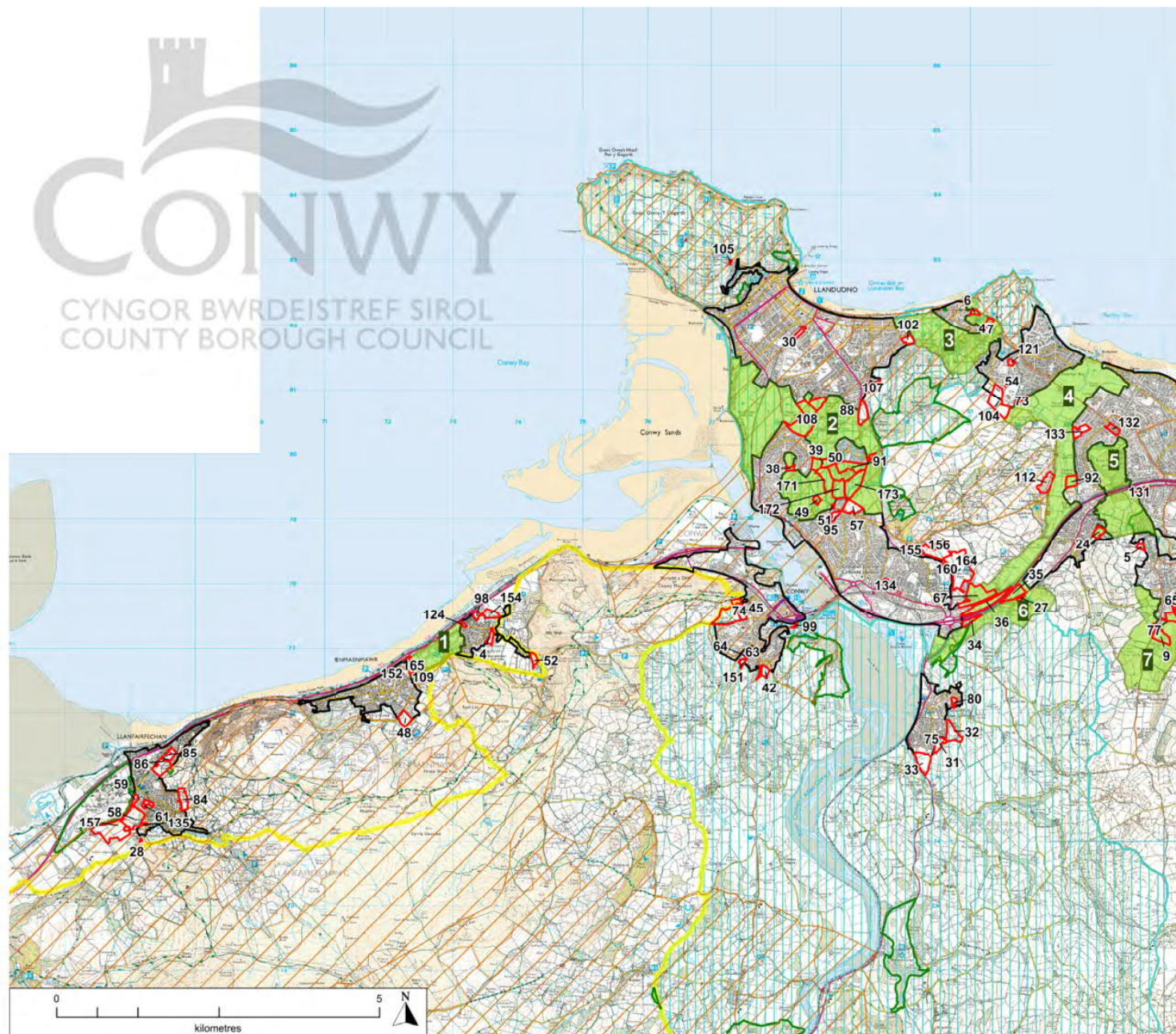
- 4.3. The study has found that there were two sites with high sensitivity, fourteen sites with high/medium sensitivity, six with medium sensitivity and one with medium/low sensitivity. This means that there are effectively-seven opportunity sites for housing growth, although where there is particular pressure for growth south of Llandudno the arrangement and mitigation treatments of three high/medium sensitivity sites (39, 103 and 108) have been explored. Some sites are considered to be more suitable than others. In order of preference, there are opportunities at:
- 104: Land by Ysgol y Creuddyn, Penrhyn Bay
 - 92: Land adjoining Quinton Hazell Enterprise Parc, Glan-y-Wern Road, Mochdre, Colwyn Bay
 - 35: Land adjacent Mochdre Commerce Parc, Ty Gwyn Road, Dolwyd
 - 57: Land at the corner of Pentwyn Road and Marl Lane, Deganwy
 - 91: Land off Pentwyn Road (South of St Anne's Gardens), Llanrhos, Llandudno
 - 66: Peulwys Farm, Peulwys Lane, Old Colwyn
 - 111: Cwm Howard, Llandudno
 - 103: Land at Bryniau between Wormhout Way and Conwy Road, Llandudno
 - 108: Land at Bryniau, nr Llandudno Hospital, Llandudno
 - 39: Land adjacent to Bryn Lupus Road, Llanrhos, Llandudno (Option 1)

Employment/commercial uses

- 4.4. The opportunities for employment/commercial uses are limited. The study has found that there were thirteen sites with high sensitivity, eight sites with high/medium sensitivity and two with medium sensitivity. This means that there are effectively only three opportunity sites for employment growth. In order of preference, there are opportunities at:
- 79: Land adjacent Abergele Business Park, Abergele
 - 92: Land adjoining Quinton Hazell Enterprise Parc, Glan-y-Wern Road, Mochdre, Colwyn Bay
 - 103: Land at Bryniau between Wormhout Way and Conwy Road, Llandudno
- 4.5. The landscape sensitivity of each candidate site to each development type is set out overleaf.

Site No	Candidate site name	Sensitivity to Housing development	Sensitivity to Employment development
9	Llanrwst Road, Upper Colwyn Bay.	High	High
34	Land adjacent Premier Inn, Conway Road, Llandudno Junction	High/medium	High/medium
35	Land adjacent Mochdre Commerce Parc, Ty Gwyn Road, Dolwyd	Medium	High/medium
39	Land adjacent to Bryn Lupus Road, Llanrhos, Llandudno (Option 1)	High/medium	High
45, 76	Land off Sychnant Pass Road	High/medium	High
57	Land at the corner of Pentwyn Road and Marl Lane, Deganwy	Medium	High
66	Peulwys Farm, Peulwys Lane, Old Colwyn	Medium	High
67	Brodnant Farm, Pabo Lane, Llandudno Junction	High/medium	High/medium
68 excluding 66	Peulwys Farm, Peulwys Lane, Old Colwyn (Site 2)	High/medium	High
79	Land adjacent Abergele Business Park, Abergele	High/medium	Medium
87	Land to the South and East of Dolgau, Dolwyn Road, Old Colwyn	High	High
90	Land adjoining Dolwen Road, Old Colwyn	High/medium	High/medium
91	Land off Pentwyn Road (South of St Anne's Gardens), Llanrhos, Llandudno	Medium	High
92	Land adjoining Quinton Hazell Enterprise Parc, Glan-y-Wern Road, Mochdre, Colwyn Bay	Medium/low	Medium
103	Land at Bryniau between Wormhout Way and Conwy Road, Llandudno	High/medium	High/medium
104	Land by Ysgol-y-Creuddyn, Penrhyn Bay	Medium	High
108	Land at Bryniau, nr Llandudno Hospital, Llandudno	High/medium	High
111	Cwm Howard, Llandudno	Medium	High/medium
156, 164	Land north of A470 and junction with Narrow Lane (Site 2), Llandudno Junction East of The Royal Welsh Way, Llandudno Junction	High/medium	High
158	Land north of Abergele Road, Llanddulas	Medium	High
159	Land south of Abergele Road, Llanddulas	High/medium	High
162	Bryn Rhodyn Farm, Old Colwyn	High/medium	High/medium
171, 172, 173	West of Maes Dolau caravan site, South of Maes Dolau caravan site, Tyn y Coed Farm, Llanrhos.	High/medium	High

Summary figures

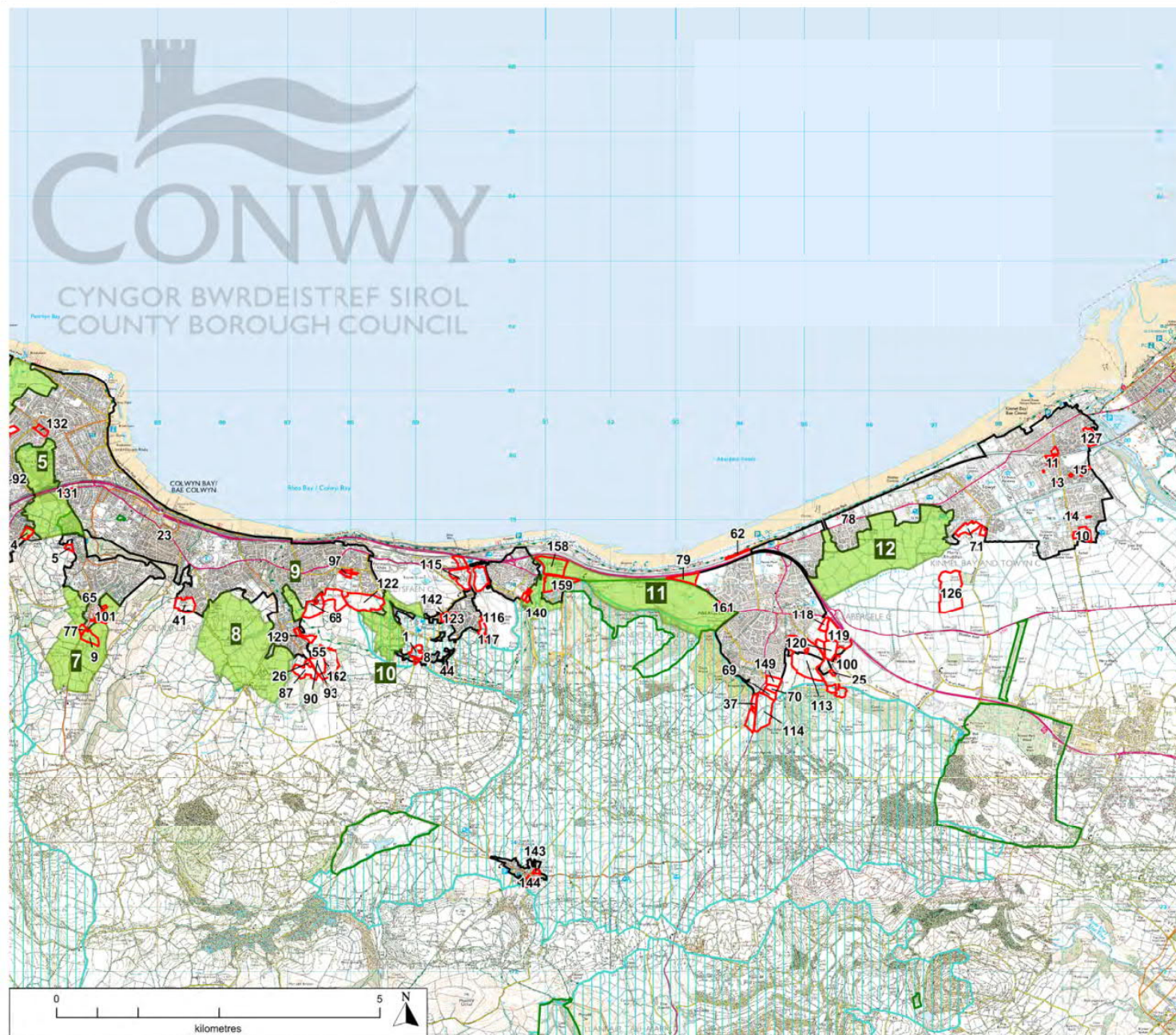


KEY

- Candidate Strategic Sites
- Existing Green Wedges
- 1 Green Wedge Reference Number
- Settlement Development Limits
- Registered Landscape of Outstanding Historic Interest
- World Heritage Site
- Registered Historic Park and Garden
- Snowdonia National Park
- Existing Special Landscape Areas

Figure 1a Overview of sites and landscape constraints

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Figure 1b Overview of sites and landscape constraints

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PART 2

Green Wedges

Green Wedge Reference: 1	Location: between Dwygyfylchi and Penmaenmawr
BRIEF DESCRIPTION	
The area comprises of the open slopes rising from the coastal transport corridor between Penmaenmawr and Dwygyfylchi. There are a mix of uses dominated by hedged pasture and grass leys with a caravan park, football field, cemetery, hotel and scattered properties, some with large gardens. It is bounded by strong landform forming part of Foel Lus and less pronounced slopes in the Snowdonia National Park to the south and by the A55 and Conway Road to the north west.	
REVIEW OF GREEN WEDGE PURPOSES	
Key purposes	Commentary
<i>Prevent the coalescence of large towns and cities and other settlements.</i>	The area prevents coalescence of the village of Penmaenmawr with Dwygyfylchi forming a green wedge between the coast and the steep coastal hills.
<i>Assist in safeguarding the countryside from encroachment.</i>	The majority of the area is used for agriculture- pasture and grass leys. There are other uses including dispersed caravan sites and a sports field (Penmaenmawr Phoenix FC) which largely maintain openness. Overall the area has the appearance of countryside and this is protected from encroachment.
<i>Protect the setting of an urban area or settlement.</i>	The green wedge provides the setting for some fine houses on the Conway Old Road outskirts of Penmaenmawr and the adjacent cemetery of Tan yr Foel.
Supplementary purposes	
<i>Provide a buffer between the settlement edge and statutory designations.</i>	The area provides part of a buffer between Penmaenmawr and the Snowdonia National Park. It also provides a buffer between the A55 and mainline railway and the National Park.
<i>Safeguard important views out of the area.</i>	Allows views out to sea towards Puffin Island from the inland braided route of the Wales Coast Path and from the Conway Old Road. It also allows views towards the National Park from the Wales Coast Path close to the beach, National Cycle Route 5 and A55 towards the mountains without intervening settlement form.
<i>Safeguard important views into the area.</i>	-
CANDIDATE SITES SUGGESTED WITHIN THE AREA	
-	
RECOMMENDATION	
Maintain all existing boundaries. The area assists in safeguarding countryside along the narrow coastal strip, provides a buffer to the National Park and connects this designation to the coast.	

Green Wedge Reference: 2		Location: between Deganwy, Llandudno and Llanrhos	
BRIEF DESCRIPTION			
The area comprises of open land on small ridges and distinctive hills with former dunes between Llandudno, Deganwy and Tywyn, and surrounding Llanrhos. The land uses are dominated by pasture grass leys to the east with woodland, semi-natural vegetation including gorse on steep slopes, two caravan parks, scattered farmsteads and rural properties, commercial uses at listed Ty'n-y-Coed, a cemetery and allotments. Deganwy Castle scheduled monument lies on and around two distinctive tuff outcrops surrounded by the elevated publicly accessible green space of the Vardre and the listed Bryniau Tower lies on a well-defined ridge to the north. To the west, the area is primarily used for golf with two clubs lying adjacent, separated by the Llandudno railway line. The coastal edge forms the western boundary with associated remnant dunes, the Wales Coast Path and some leisure uses and facilities to the north and south including car parks. The area is defined by the A470 and B5115 to the east, the coast to the west and settlement on all other boundaries.			
REVIEW OF GREEN WEDGE PURPOSES			
Key purposes		Commentary	
<i>Prevent the coalescence of large towns and cities and other settlements.</i>		The area prevents coalescence of the large town of Llandudno with Deganwy, Tywyn and Llanrhos linking the landscape south of Llandudno with the sea to the west.	
<i>Assist in safeguarding the countryside from encroachment.</i>		A large proportion of the area is open countryside with the area to the west used as a golf course. Other uses include caravan parks and a cemetery. Essentially the area does assist in safeguarding corridors of countryside from encroachment.	
<i>Protect the setting of an urban area or settlement.</i>		The green wedge provides the setting for Deganwy Castle to the south which is associated with the settlement of Deganwy which wraps around three sides of the distinctive outcrops. It also provides the visual setting to various listed buildings on the edge of Llanrhos and at Bodysgallen. Whilst not part of Llandudno these assist in providing a positive setting to the approaches to Llandudno from the south.	
Supplementary purposes			
<i>Provide a buffer between the settlement edge and statutory designations.</i>		The area does not provide a buffer between the main settlement and a statutory landscape designation but it is largely covered by an SLA and Creuddyn and Conwy Landscape of Outstanding Historic Interest.	
<i>Safeguard important views out of the area.</i>		The area safeguards important views out of the area towards the sea to the west and to Bodysgallen to the east from Deganwy Castle and Bryniau Tower.	
<i>Safeguard important views into the area.</i>		The area safeguards important views into the area from Bodysgallen towards Deganwy Castle.	
CANDIDATE SITES SUGGESTED WITHIN THE AREA			
39, 91, 103, 108, 111, 171, 172, 173.			
RECOMMENDATION			
The area should remain largely intact as it is already relatively narrow between large urban areas with severe pressure for development. It also hosts some very sensitive receptors including Deganwy Castle and Bryniau Tower as well as being adjacent to Bodysgallen. These are very important in maintaining a positive landscape setting and approach to Llandudno. The three settlements should not be allowed to meet and buffers should be maintained. This may mean that some landscapes will need to be managed in perpetuity as green space, possibly with multifunctional uses. Therefore, only those sites which have a minimum effect on the actual physical separation and perceived separation of settlements should be allowed. These are the eastern part of site 39, 91, the northern edges of 103 and 108, and 111.			

Green Wedge Reference: 3		Location: between Llandudno and Craigside	
BRIEF DESCRIPTION			
The area comprises of open land between Llandudno, Craigside and Penrhyn-side, also lying between Craigside and the Little Orme to the east. There are fields of pasture /grass leys sloping gently towards the coast to the north west. To the south east, a mix of woodland, semi-natural vegetation and small scale pastures lie on steeply rising land on Mynydd Pant and north on the pass between this landform and the Little Orme. The area is bounded by Colwyn Road to the north along the coast, by Nant-y-Gamar to the south west, the fringes of Penrhyn-side to the south east and by the Little Orme and associated pass to the east.			
REVIEW OF GREEN WEDGE PURPOSES			
Key purposes		Commentary	
<i>Prevent the coalescence of large towns and cities and other settlements.</i>		The area prevents coalescence of the large town of Llandudno with Craigside and Penrhyn-side, linking the landscape south east of Llandudno with the bay to the north.	
<i>Assist in safeguarding the countryside from encroachment.</i>		A large proportion of the area is open countryside comprising of pasture/grass ley, open access land and woodland/scrub. Part of the area to the west is used as a farm park attraction- Bodafon, but this essentially has the character of countryside. Other uses include incremental linear and rural settlement. Essentially the area does assist in safeguarding countryside from encroachment.	
<i>Protect the setting of an urban area or settlement.</i>		The green wedge provides the only gently sloping green space along the coastal frontage of Llandudno Bay, providing a foil to the rocky outcrops of Little Orme's Head and Mynydd Pant. The paddling pool with associated facilities terminates the long promenade directly to the north. The area therefore contributes to the appropriate termination of the built form of Llandudno to the east and provides a distinctive setting to the approaches to the urban area from the east along the North Shore and Wales Coast Path.	
Supplementary purposes			
<i>Provide a buffer between the settlement edge and statutory designations.</i>		The area does not provide a buffer between the main settlement and a statutory landscape designation but it is covered by an SLA and Creuddyn and Conwy Landscape of Outstanding Historic Interest.	
<i>Safeguard important views out of the area.</i>		The area safeguards views out of the area towards Llandudno Bay from PROWs within the area.	
<i>Safeguard important views into the area.</i>		The area safeguards important views into the area and the distinctive coastal hills such as Mynydd Pant from the Wales Coast Path and promenade.	
CANDIDATE SITES SUGGESTED WITHIN THE AREA			
-			
RECOMMENDATION			
Maintain all existing boundaries. Consider two extensions: <ul style="list-style-type: none">• Extension to the Penrhynside settlement boundary to include relatively open slopes and scattered settlement as these upper slopes are apparent in views from the east and would be adversely affected by additional development. It is accepted that there is restricted vehicle access to this area.• Extension to the east to include all land up to Penrhyn Bay including the Little Orme. Whilst most of this area is not developable is it comprises steep rocky outcrops, defunct quarries and informal access there are some fields within it which are highly prominent in views from the east and which would be highly adversely affected by housing development.			

Green Wedge Reference: 4		Location: between Penrhyn Bay and Rhos on Sea	
BRIEF DESCRIPTION			
The area comprises of the open flat valley floor of the Afon Ganol, including floodplain, lying between Penrhyn Bay to the north west and Rhos-on-Sea to the east. It also separate Penrhyn Bay from Glanwydden. The majority of the area is pasture/grass leys with caravan sites to the east and west, a golf course to the north and sports fields. The area reaches the coast bounding Glan-y-Mor Road. The area floods regularly in winter attracting thousands of birds especially to fields west of Dinerth Hall Farm. To the west of the area is bounded by minor roads which tend to define the break in slope- from the south Cystennin Road, Pen-y-Bont Road and Glanwydden Road. Open countryside associated with Bryn Pydew lies beyond. To the south, the area is terminated at Station Road with Green Wedge 6 continuing to the south west. Built form defines the other boundaries to the east and west.			
REVIEW OF GREEN WEDGE PURPOSES			
Key purposes		Commentary	
<i>Prevent the coalescence of large towns and cities and other settlements.</i>		The area prevents coalescence between the large town of Rhos-on-Sea, which is part of the wider conurbation of Colwyn Bay, and Penrhyn Bay to the north west. It also contributes to the separation between Rhos and Llandudno Junction to the south west.	
<i>Assist in safeguarding the countryside from encroachment.</i>		The majority of the area is used for agriculture and this is protected from encroachment. There are other uses including caravan sites, golf course and sports fields which largely maintain openness. There are a limited number of properties on Llandudno Road and the area is encroached upon by a storage area adjacent to works to the south.	
<i>Protect the setting of an urban area or settlement.</i>		The green wedge provides the only central green area fronting the coast at Penrhyn Bay.	
Supplementary purposes			
<i>Provide a buffer between the settlement edge and statutory designations.</i>		N/A	
<i>Safeguard important views out of the area.</i>		The area safeguards views out of the area towards the Little Orme and coastal hills such as Bryn Euryn and Bryn Pydew from PROWs within the area.	
<i>Safeguard important views into the area.</i>		The area safeguards important views into and across the area towards the coastal hills such as Bryn Euryn and Bryn Pydew from the Wales Coast Path and promenade.	
CANDIDATE SITES SUGGESTED WITHIN THE AREA			
92			
RECOMMENDATION			
Maintain all existing boundaries except for site 92 which is acceptable for development in landscape and visual terms.			

Green Wedge Reference: 5	Location: between Mochdre and Colwyn Bay
BRIEF DESCRIPTION	
<p>The area comprises of the distinctive landform of Bryn Euryn and the ridge to the south which separate the lower lying land of the coastal plain to the east from the Afon Ganol valley to the west. Bryn Euryn is largely wooded with areas of open semi-natural grassland and some pasture with a scheduled monument on its top, a disused quarry and an RSPB nature reserve. The southern ridge comprises of mainly pasture/grass leys with woodland and the Welsh Mountain Zoo to the south east and some scrub on steep slopes to the west. The zoo is located in a registered part in the garden and the rendered white house is prominent in views from the west. The area is bounded by development on three sides and open countryside to part of the southern boundary.</p>	
REVIEW OF GREEN WEDGE PURPOSES	
Key purposes	Commentary
<i>Prevent the coalescence of large towns and cities and other settlements.</i>	The area south of the A55 prevents coalescence between the large town of Colwyn Bay to the east with Mochdre to the west. The northern part, Bryn Euryn, forms a major green space and wedge surrounded by development at Rhos-on-Sea on three sides.
<i>Assist in safeguarding the countryside from encroachment.</i>	The area comprises of fields of pasture/grass leys and a zoo to the south and a mix of woodland, rough grass and pasture to the north. As such, the green wedge designation does assist in safeguarding this countryside from encroachment, although the zoo does have some concentrated built form. Overall, however, with its open space and vegetation it is an appropriate use within the green wedge.
<i>Protect the setting of an urban area or settlement.</i>	Bryn Euryn provides a very strong backcloth to Rhos-on-Sea and this is complemented by the ridge within the green wedge to the south.
Supplementary purposes	
<i>Provide a buffer between the settlement edge and statutory designations.</i>	N/A
<i>Safeguard important views out of the area.</i>	There are important views from the top of Bryn Euryn which is designated as a Scheduled Monument and is a popular local destination. There are also views from PROWs to the south.
<i>Safeguard important views into the area.</i>	N/A
CANDIDATE SITES SUGGESTED WITHIN THE AREA	
-	
RECOMMENDATION	
Maintain all existing boundaries.	

Green Wedge Reference: 6		Location: between Llandudno Junction, Mochdre and Glan Conwy	
BRIEF DESCRIPTION			
The area lies between Llandudno Junction, Mochdre and Glan Conwy. To the north, the area comprises of the valley corridor of the Afon Ganol through which the A55 and mainline railway pass. There are low-lying areas on the valley floor floodplain which separate commercial development to the east and west in Mochdre and Llandudno Junction respectively- some in narrow strips between the transport corridors. Rising slopes to the north run up to rural ribbon development on Pabo Lane. On the southern side of the valley the area covers extensive open slopes rising steeply up to Coed Dolwyd and behind the settlement of Dolwyd. These sweep round to the south west as far as Bryn Eisteddfod Historic Park and Garden in its elevated location set above the Conwy valley. At a lower level the green wedge also covers fields in the floodplain of the Conwy adjacent to the A470 which runs south to Glan Conwy.			
REVIEW OF GREEN WEDGE PURPOSES			
Key purposes		Commentary	
<i>Prevent the coalescence of large towns and cities and other settlements.</i>		The area prevents coalescence between large town of Llandudno Junction and Mochdre to the east and Glan Conwy to the south along the corridors of the A55/mainline railway and A470 respectively.	
<i>Assist in safeguarding the countryside from encroachment.</i>		The majority of the area is used for agriculture- mainly pasture/grass leys with some woodland to the south west, and this is protected from encroachment. There are other uses including dispersed rural settlement, the linear village of Dolwyd, and disused glasshouses.	
<i>Protect the setting of an urban area or settlement.</i>		The adjacent uses in the urban areas are mainly commercial/employment uses. However, the green wedge protects the open hillsides on the southern side of the Afon Ganol and eastern side of the Conwy which are an important rural setting and foil to the urban areas to the north. The area helps to protect the setting of Bryn Eisteddfod Historic Park and Garden and also the distinctive village of Dolwyd.	
Supplementary purposes			
<i>Provide a buffer between the settlement edge and statutory designations.</i>		The area does not provide a buffer between the main settlements and a statutory landscape designation but it is covered by an SLA south of the A55 and east of the A470.	
<i>Safeguard important views out of the area.</i>		Allows views north to the Obelisk and Bryn Pydew from the A55.	
<i>Safeguard important views into the area.</i>		The open hillsides on the southern side of the Afon Ganol and eastern side of the Conwy are prominent in views from the A470 travelling south and from the A55.	
CANDIDATE SITES SUGGESTED WITHIN THE AREA			
34, 35, 67			
RECOMMENDATION			
Maintain all existing boundaries. However, consider the following: <ul style="list-style-type: none">Consider extending south to complete the coverage of the gap between Llandudno Junction and Glan Conwy and complement the Conwy estuary. However, this area is already covered by the essential setting of Bryn Eisteddfod Historic Park and Garden which may be considered to be sufficient protection.Consider reducing the extent to the south east above Dolwyd as this area is an open countryside south of, and beyond, steep valley sides and not directly between settlements.			

Green Wedge Reference: 7	Location: between Bryn-y-Maen and Colwyn Bay
BRIEF DESCRIPTION	
<p>The area comprises the relatively flat/domed, elevated ridge top and ridge slopes running north from the southern fringes of Old Colwyn. The area is in agricultural use as pasture/grass leys with an area of rough grassland with gorse to the north-east which serves as an informal open space and some forest plantations on the sides of the Nant-y-Glyn valley. There is a scattering of rural settlement and a boarding kennels and cattery complex south of the main settlement. Housing has extended incrementally along Llanrwst Road with recent additions both along the road and on the western slopes. Some of the houses are very large and are built to enjoy the wide views available. The pattern of development has increased in density in recent years due to infill with houses relatively close together and with limited mitigation. The settlement therefore forms a prominent and fairly hard edge in an elevated location with significant pressure to expand south. The boundaries cover all the south facing edges of the main settlement and then continue south to include both the ridge top and ridge slopes joining Nant-y-Glyn Road to the east and Mochdre Road to the west terminating just north of Bryn-y-Maen.</p>	
REVIEW OF GREEN WEDGE PURPOSES	
Key purposes	Commentary
<i>Prevent the coalescence of large towns and cities and other settlements.</i>	The area prevents the coalescence of the large town of Colwyn Bay with the small settlement of Bryn-y-Maen along a ridge and upper ridge slopes.
<i>Assist in safeguarding the countryside from encroachment.</i>	A large proportion of the ridge is open countryside comprising of pasture/grass ley which links into the wider landscape to the south, east and west. There is an open space to the north east, a boarding kennels and cattery complex at Hafod-y-Bryn and scattered rural properties. The area therefore does assist in safeguarding the countryside from encroachment.
<i>Protect the setting of an urban area or settlement.</i>	The area forms part of the wider upland countryside to the south of Colwyn Bay.
Supplementary purposes	
<i>Provide a buffer between the settlement edge and statutory designations.</i>	N/A
<i>Safeguard important views out of the area.</i>	N/A
<i>Safeguard important views into the area.</i>	The elevated, open ridge is widely visible from the east and west e.g. from the Obelisk near Esgyryn.
CANDIDATE SITES SUGGESTED WITHIN THE AREA	
9	
RECOMMENDATION	
<p>Maintain all existing boundaries. It is unlikely that the very steep slopes along the Nant-y-Glyn Valley would be developed but these do form an important landscape feature. Similarly, the open steep slopes just north west of Bryn-y-Maen are unlikely to be developed but contribute to the wider landscape character of the area. All other areas are potentially under threat from development based on recent expansion.</p>	

Green Wedge Reference: 8	Location: between Llanellian and Colwyn Bay
BRIEF DESCRIPTION	
<p>The area comprises of rising countryside south and west of Colwyn Bay/Old Colwyn with two broad domed ridge high points separated by the Nant y Ffynnon, and bounded by watercourses to the north west and south east (Nant Ysgubornewydd). The small rural settlement of Llanellian-yn-Rhos is particularly visible on high ground in views from the east. The hills and upper valley sides are covered with a pattern of fields of hedged pasture/grass leys with trees while the narrow lower valleys are wooded. The area is generally more gently sloping than the ridges to the east and west. There is scattered rural settlement and a Council plant nursery located within the otherwise undeveloped area. The area is bounded by settlement to the north and north east with some notable gaps either side of Ysgol Bryn Elian- rough ground with scrub and trees to the north east of the school and agricultural fields on lower valley slopes to the south west running down to the B5383. The boundaries of the area to the south west are field boundaries. Overall the Green Wedge appears to protect land from development either side of Groes Road and Llanellian Road.</p>	
REVIEW OF GREEN WEDGE PURPOSES	
Key purposes	Commentary
<i>Prevent the coalescence of large towns and cities and other settlements.</i>	The area prevents the coalescence of the large town of Colwyn Bay/Old Colwyn with the small settlement of Llanellian-yn-Rhos on a broad area of rising land.
<i>Assist in safeguarding the countryside from encroachment.</i>	A large proportion of the area is open countryside comprising of pasture/grass ley rising above the adjacent housing to the north and east. It links into the wider landscape to the south, south east and west. There is a plant nursery and scattered rural properties. The area therefore does assist in safeguarding the countryside from encroachment.
<i>Protect the setting of an urban area or settlement.</i>	The area forms part of the wider upland countryside to the south of Colwyn Bay.
Supplementary purposes	
<i>Provide a buffer between the settlement edge and statutory designations.</i>	N/A
<i>Safeguard important views out of the area.</i>	N/A
<i>Safeguard important views into the area.</i>	The area is visible from the east and west including views from the North Wales Path (to the east). There are also views from the church at Llanellian-yn-Rhos.
CANDIDATE SITES SUGGESTED WITHIN THE AREA	
-	
RECOMMENDATION	
Maintain green wedge and all existing boundaries.	

Green Wedge Reference: 9	Location: between Coed Coch and Peulwys Lane
BRIEF DESCRIPTION	
The area comprises of the northern part of the nine hole Old Colwyn golf course. The area forms part of the sloping valley sides with five fairways separated by a mix of remnant hedge trees and semi-ornamental trees set within long grass. It is bounded by estate housing with conifer hedges on the top of the slopes to the east, further housing to the south west and north and gorse and trees to the west. The south east boundary is hedged with open countryside/pasture and the rest of the golf course on the open valley sides beyond. There is a legal covenant constraining future development.	
REVIEW OF GREEN WEDGE PURPOSES	
Key purposes	Commentary
<i>Prevent the coalescence of large towns and cities and other settlements.</i>	The area prevents coalescence of different parts of the same large towns/settlement, forming a green corridor or wedge.
<i>Assist in safeguarding the countryside from encroachment.</i>	The area is a golf course linking to open countryside on its southern edge.
<i>Protect the setting of an urban area or settlement.</i>	The settlement edge comprises of housing estates in the area provides a green setting of these.
Supplementary purposes	
<i>Provide a buffer between the settlement edge and statutory designations.</i>	N/A
<i>Safeguard important views out of the area.</i>	The North Wales Path runs through the southern edge and allows views out towards the rural valley sides to the south east and ridge to the south.
<i>Safeguard important views into the area.</i>	N/A
CANDIDATE SITES SUGGESTED WITHIN THE AREA	
-	
RECOMMENDATION	
The justification for the green wedge in terms of the criteria is limited and there is a legal covenant constraining future development. As such, this area could be deleted as a green wedge. However, it does provide a green corridor breaking up settlement form and linking through to the countryside to the south.	

Green Wedge Reference: 10		Location: between Old Colwyn and Llysfaen	
BRIEF DESCRIPTION			
The majority of the area is open countryside on a ridge top and associated upper valley sides. The area south of Fford-y-Llan is distinctly small scale, complex and undulating with pasture/grass ley with woodland and scrub with rock outcrops, small watercourse and rural settlement of farmsteads and dwellings. The area of pasture north of Fford-y-Llan is simple, open and exposed, facing the sea to the north at a high level above Raynes Quarry.			
REVIEW OF GREEN WEDGE PURPOSES			
Key purposes		Commentary	
<i>Prevent the coalescence of large towns and cities and other settlements.</i>		The area prevents the coalescence of Old Colwyn (which forms a large town with Colwyn Bay and Rhos on Sea to west) with Llysfaen and with ribbon development along Fford-y-Llan.	
<i>Assist in safeguarding the countryside from encroachment.</i>		The majority of the area is open countryside comprising of pasture/grass ley with woodland and scrub with rock outcrops and rural settlement of farmsteads and dwellings. The area therefore does assist in safeguarding countryside from encroachment.	
<i>Protect the setting of an urban area or settlement.</i>		The south western part of the green wedge is a ridge top rising above Ty Mawr Farm which will be on the edge of a proposed urban extension. As such, of the area will be the skyline containing the proposed development which will contribute to its setting.	
Supplementary purposes			
<i>Provide a buffer between the settlement edge and statutory designations.</i>		The area does not provide a buffer between the main settlement and a statutory landscape designation but the majority is covered by an SLA south of Fford-y-Llan.	
<i>Safeguard important views out of the area.</i>		The North Wales Path passes through the southern edge of the area which protects views south and west. There are also views south from the PROW south of Ty Mawr Farm.	
<i>Safeguard important views into the area.</i>		As the area lies along part of the ridge it is visible from the North Wales Path and other PROWs in views from the west. The area protects part of the ridge top from development spilling over from the north.	
CANDIDATE SITES SUGGESTED WITHIN THE AREA			
-			
RECOMMENDATION			
Maintain all existing boundaries. The green wedge covers the main areas which may be vulnerable to expansion of the main settlement. The area to the south east is associated with the smaller rural settlement and therefore is unlikely to suffer the same pressures.			

Green Wedge Reference: 11	Location: between Rhyd y Foel, Llanddulas and Abergele
BRIEF DESCRIPTION	
<p>The area comprises open land south of the north Wales coast transport corridor between Llanddulas and Abergele. To the west, the area forms the northern part of the Dulas valley just before it reaches the coast with its small scale pastures and farmland, and wooded riparian corridor. The settlement of Llanddulas is located almost entirely on the western side of the river corridor with only the listed village hall lying to the east. The area is bounded by housing at Terfyn and Tan yr Ogof Caravan Park. Ribbon development housing extends south beyond the green wedge towards Rhyd-y-Foel. To the east, the green wedge runs as open farmland either side of the A547 with the area to the south of the road included in the Gwrych Historic Park and Garden and Estate with its distinctive limestone walls, crenellated buildings and structures. Closer to Abergele the Park/estate south of the road is now used as a golf course with strong tree cover. This is overlooked by Gwrych Castle which is within the area and which is in the process of being renovated. The majority of the area is tightly defined by the steep wooded slopes to the south and by the A55 and railway corridor along the coast to the north.</p>	
REVIEW OF GREEN WEDGE PURPOSES	
Key purposes	Commentary
<i>Prevent the coalescence of large towns and cities and other settlements.</i>	The area prevents coalescence of Llanddulas and Abergele on the constricted coastal strip. The steep slopes of Cefn yr Ogof and Gwrych Castle Wood lie to the south.
<i>Assist in safeguarding the countryside from encroachment.</i>	To the west the area provides a protection of the countryside from encroachment as part of the Dulas river valley. To the east, the green wedge covers a small field adjacent to the A55 which is open countryside. It also includes Abergele Golf Course to the south east. Between these areas there is the open countryside of the Gwrych estate. Overall, the area does safeguard countryside from encroachment.
<i>Protect the setting of an urban area or settlement.</i>	To the west, the green wedge protects the setting to the older edge of Llanddulas near the A547 including the listed village hall. To the east, it includes elements of the Gwrych Estate including gatehouse which form an important part of the character of Abergele.
Supplementary purposes	
<i>Provide a buffer between the settlement edge and statutory designations.</i>	It does not provide a buffer with statutory designations but it does reinforce an SLA to the east and provide a buffer between the SLA and settlement to the east.
<i>Safeguard important views out of the area.</i>	Safeguards views to the distinct wooded coastal hills and Gwrych Castle from A547, A55, mainline railway and Wales Coast Path, as well as views from the North Wales Path.
<i>Safeguard important views into the area.</i>	The area safeguards views to the features, buildings and walls of the Gwrych estate.
CANDIDATE SITES SUGGESTED WITHIN THE AREA	
79, 158, 159.	
RECOMMENDATION	
<p>The area should remain largely intact as it is already relatively narrow between urban areas with significant pressure for development. It also hosts some sensitive receptors including Gwrych Castle as well as sensitive features such as the Gwrych estate, Dulas valley SLA and Llanddulas parish hall. The settlements should not be allowed to meet and buffers should be maintained. However, it is recognised that there is significant pressure for housing and employment development. The least sensitive parts of the green wedge are considered to be site 79. However, these should be developed sensitively in accordance with the landscape sensitivity assessment. If this is not possible, they should not be developed. It is also considered that the green wedge should be extended to the south towards Rhyd y Foel to clearly indicate that development adjacent to the existing ribbon development would be unacceptable.</p>	

Green Wedge Reference: 12	Location: between Towyn and Belgrano
BRIEF DESCRIPTION	
The area comprises of open low lying coastal plain with irregular pasture fields with drains/reens. It is bounded by the River Gele to the south, the A55 to the west and a mix of residential and caravan site development and the A548 Towyn Road to the north and east.	
REVIEW OF GREEN WEDGE PURPOSES	
Key purposes	Commentary
<i>Prevent the coalescence of large towns and cities and other settlements.</i>	The area prevents the coalescence of the town of Abergele and Towyn (which is associated with Rhyl to the east), also providing small areas of separation between satellite settlements at Pensarn and Belgrano.
<i>Assist in safeguarding the countryside from encroachment.</i>	The area is primarily pasture with some touring caravan sites. As such the green wedge does assist in safeguarding this area of countryside from encroachment.
<i>Protect the setting of an urban area or settlement.</i>	N/A
Supplementary purposes	
<i>Provide a buffer between the settlement edge and statutory designations.</i>	N/A
<i>Safeguard important views out of the area.</i>	The area allows views out from the area south towards the backcloth of hills from a PROW to the east.
<i>Safeguard important views into the area.</i>	The area allows views into and across the area south towards the backcloth of hills from the A548 Towyn Road from the north.
CANDIDATE SITES SUGGESTED WITHIN THE AREA	
-	
RECOMMENDATION	
Maintain all existing boundaries. The green wedge serves an important function in preventing solid large-scale ribbon development along a significant portion of the north Wales coast.	

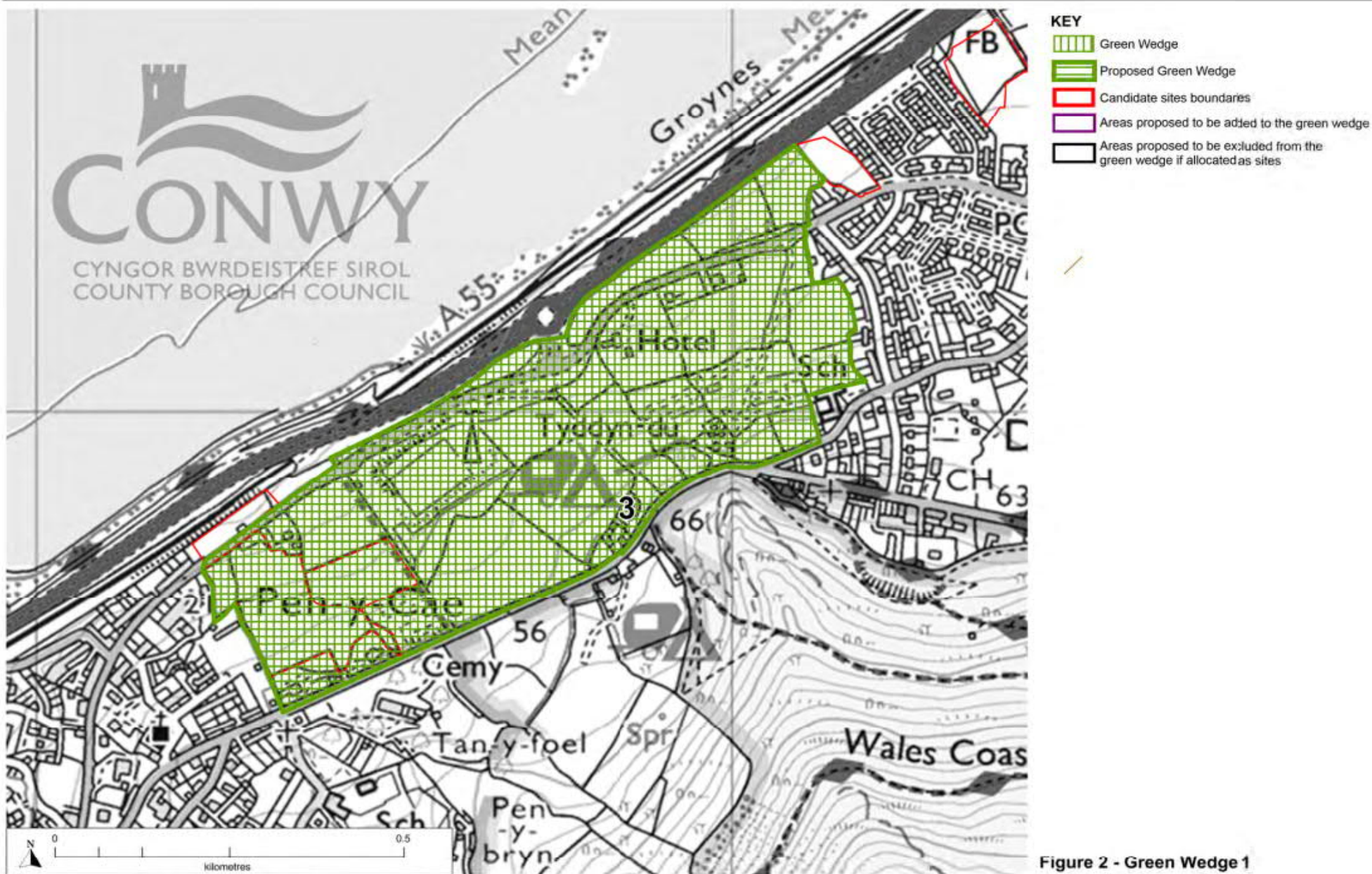


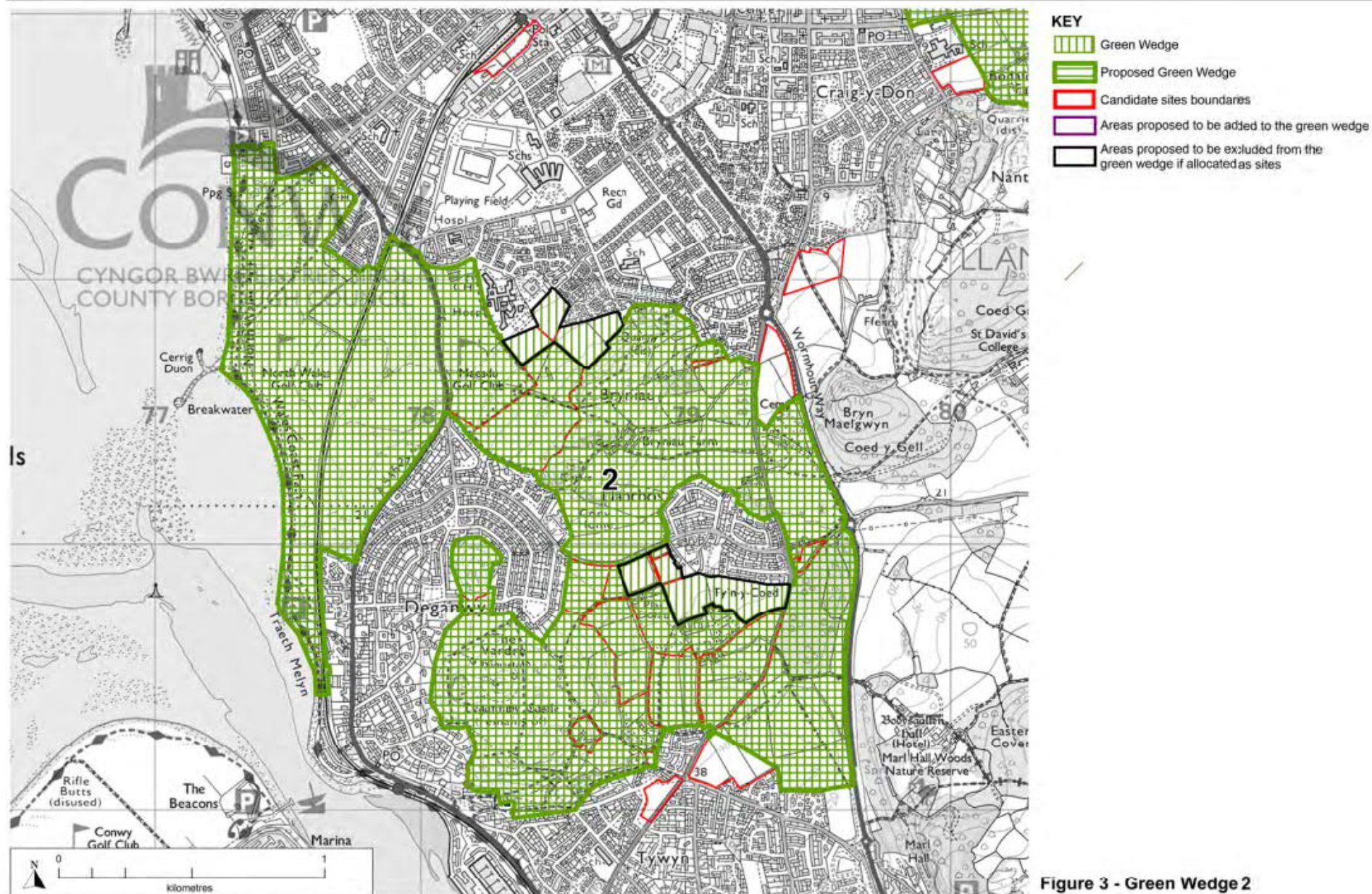
Figure 2 - Green Wedge 1

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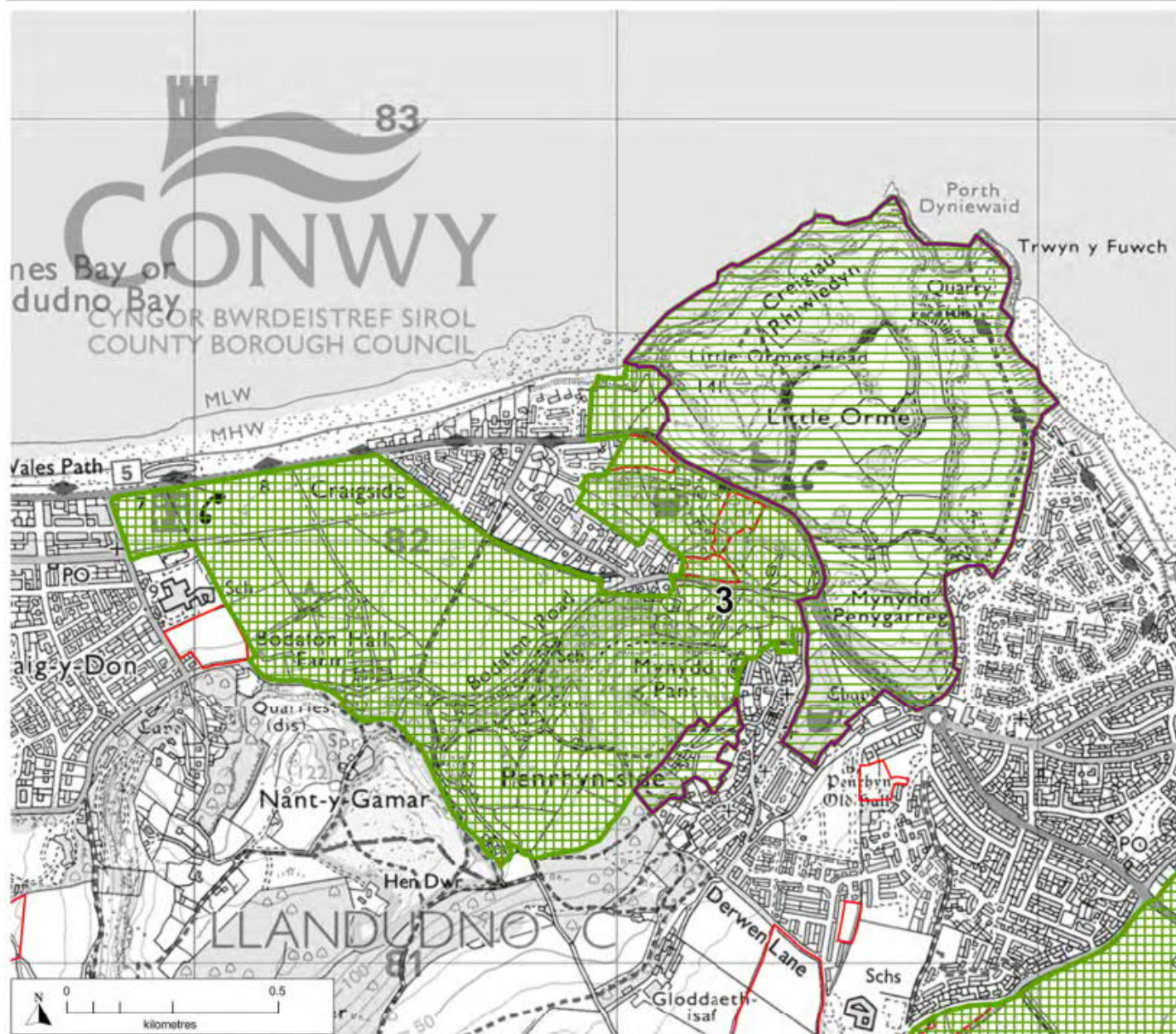


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KEY

- Green Wedge
- Proposed Green Wedge
- Candidate sites boundaries
- Areas proposed to be added to the green wedge
- Areas proposed to be excluded from the green wedge if allocated as sites

Figure 4 - Green Wedge 3

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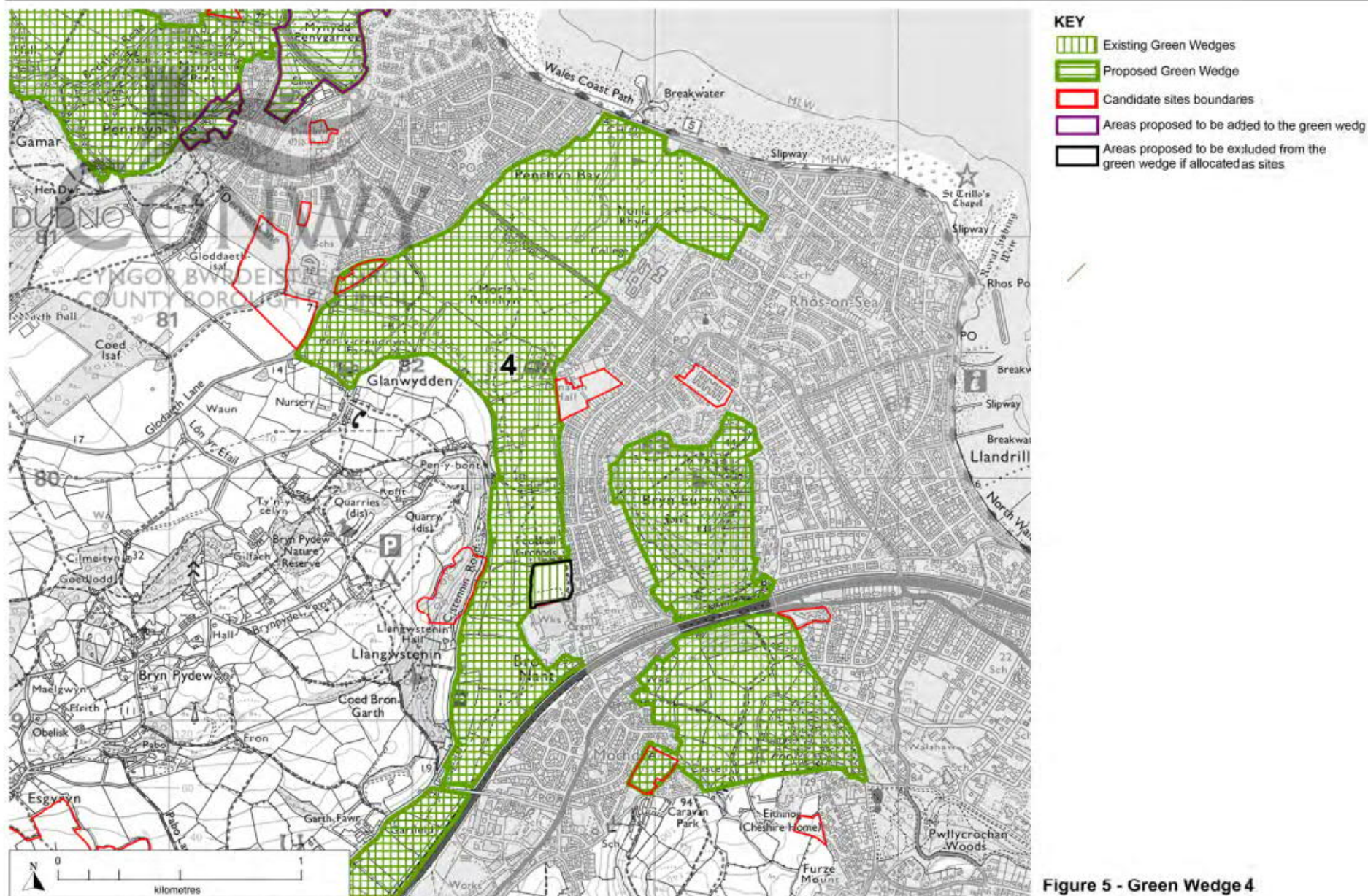


Figure 5 - Green Wedge 4

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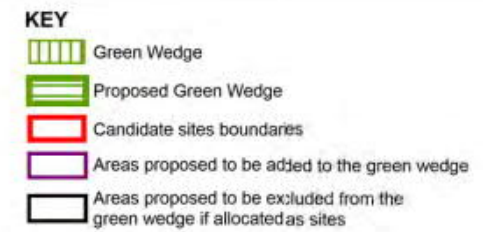
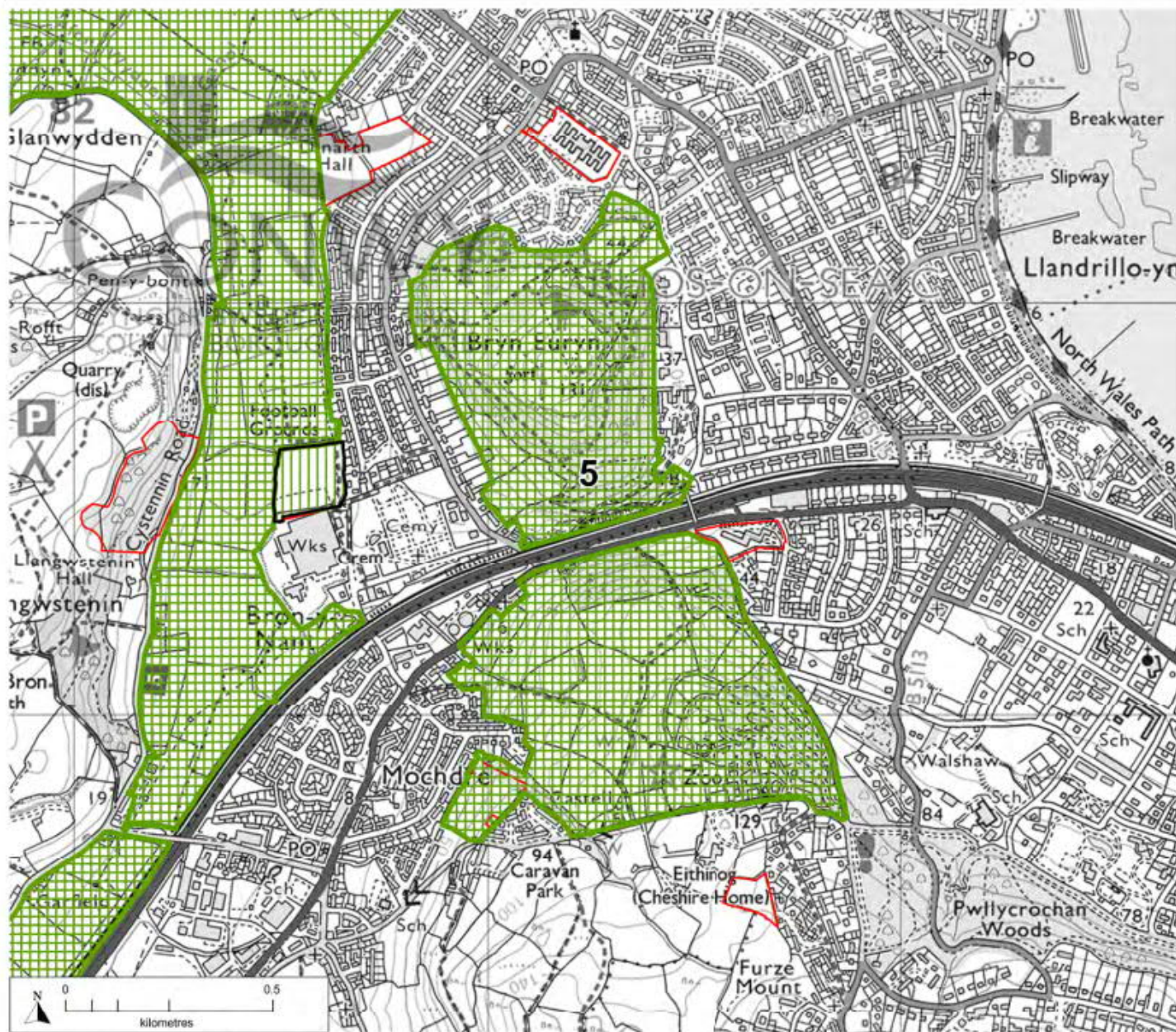


Figure 6 - Green Wedge 5

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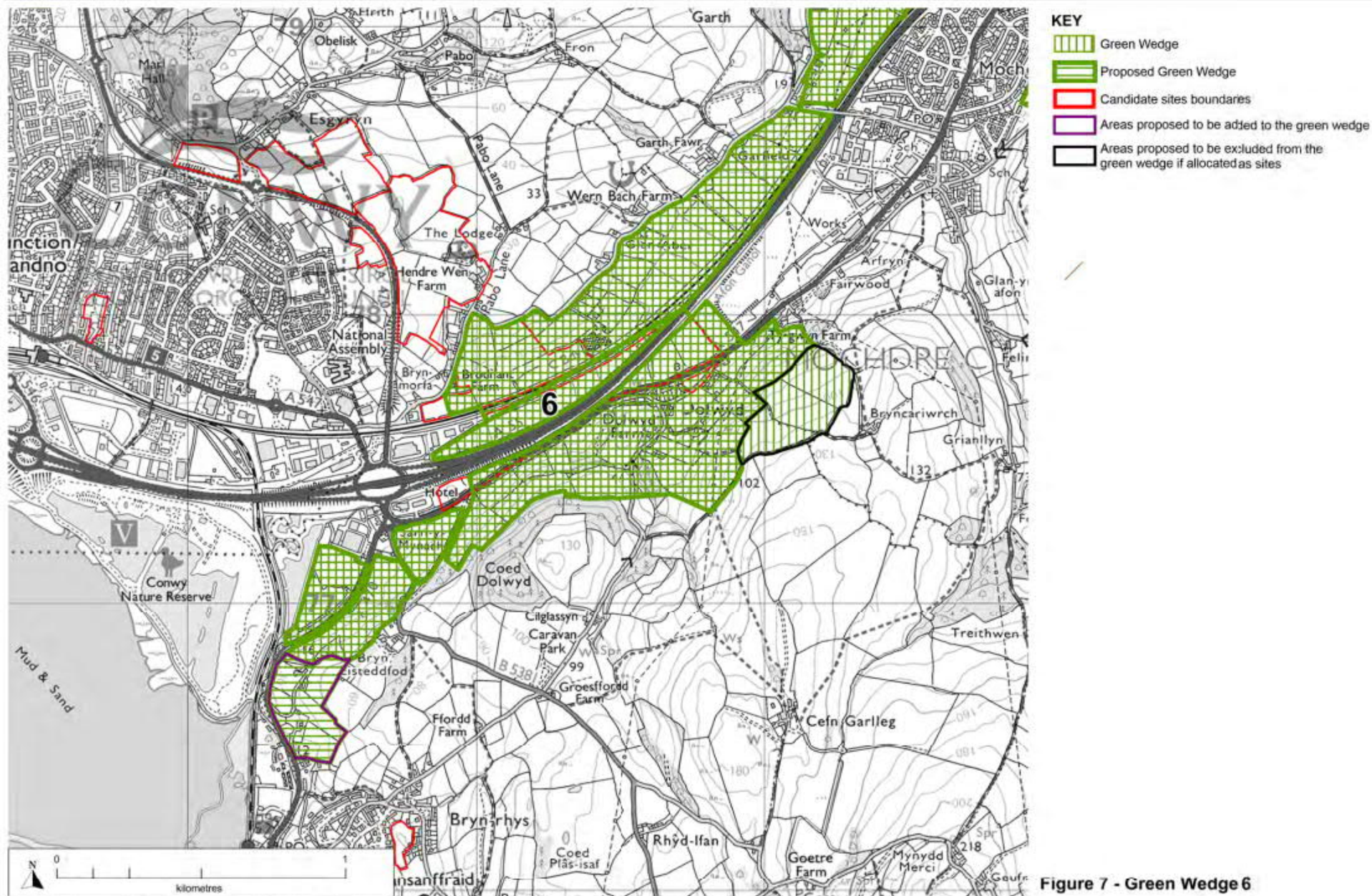


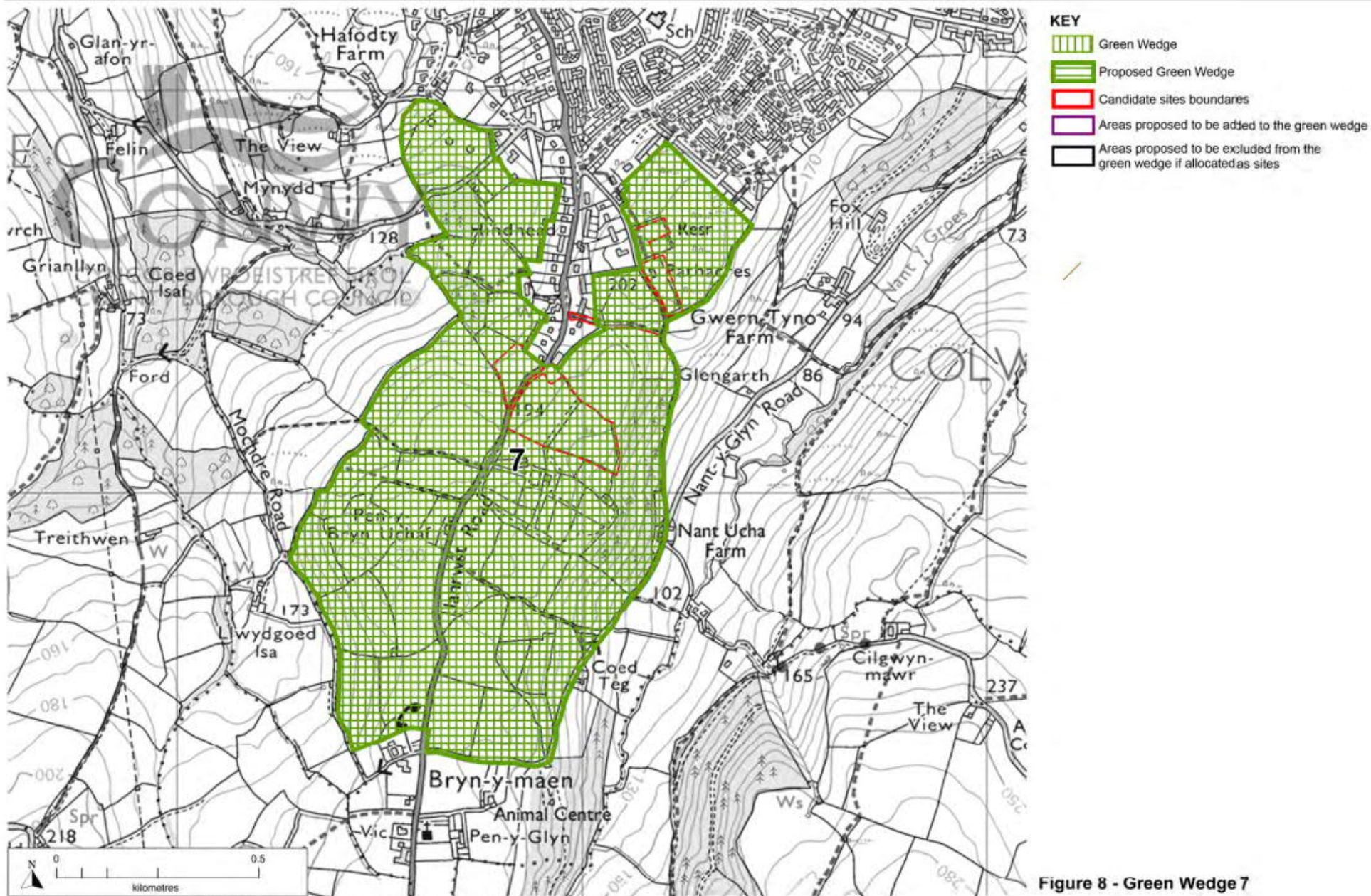
Figure 7 - Green Wedge 6

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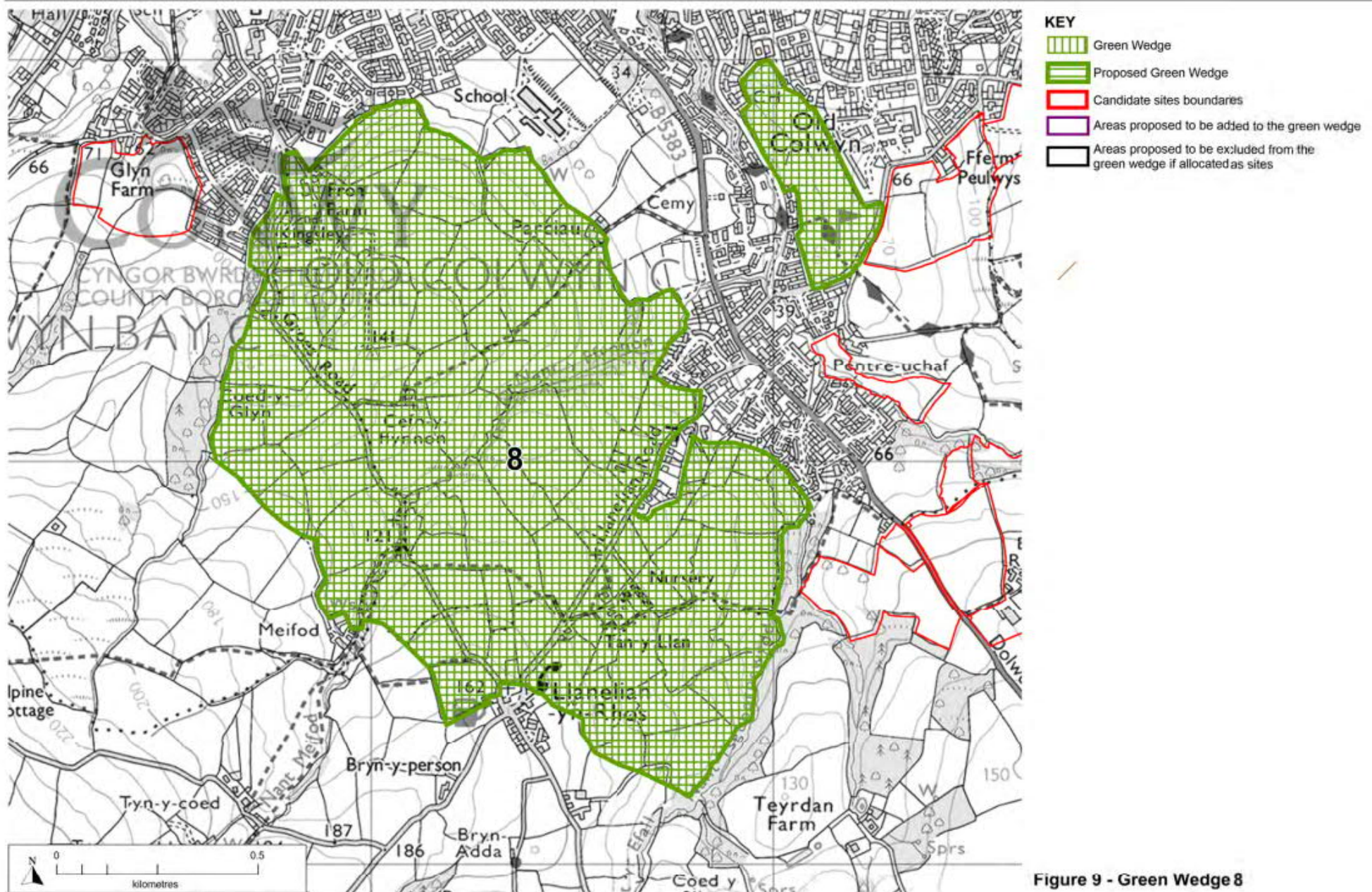


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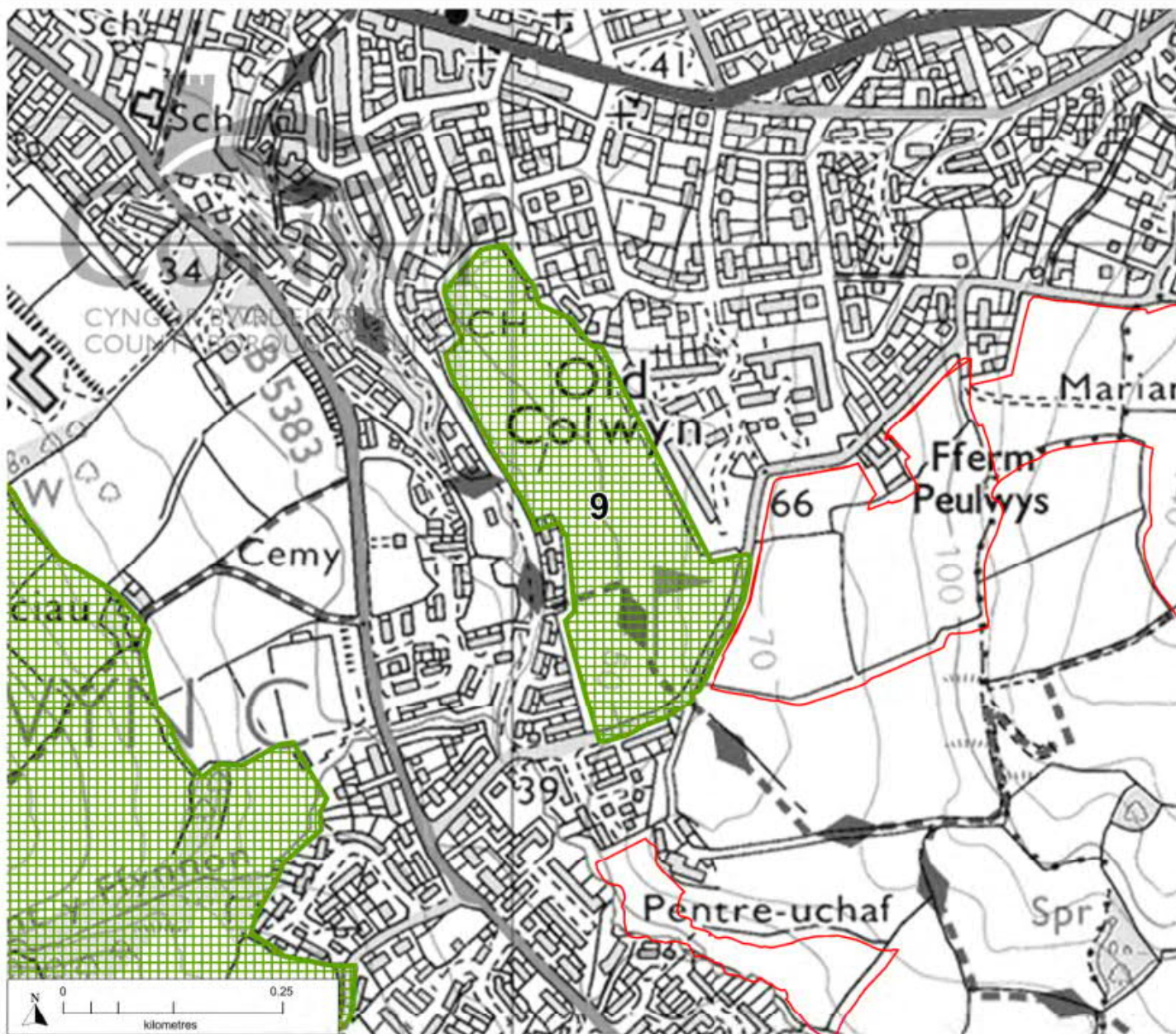


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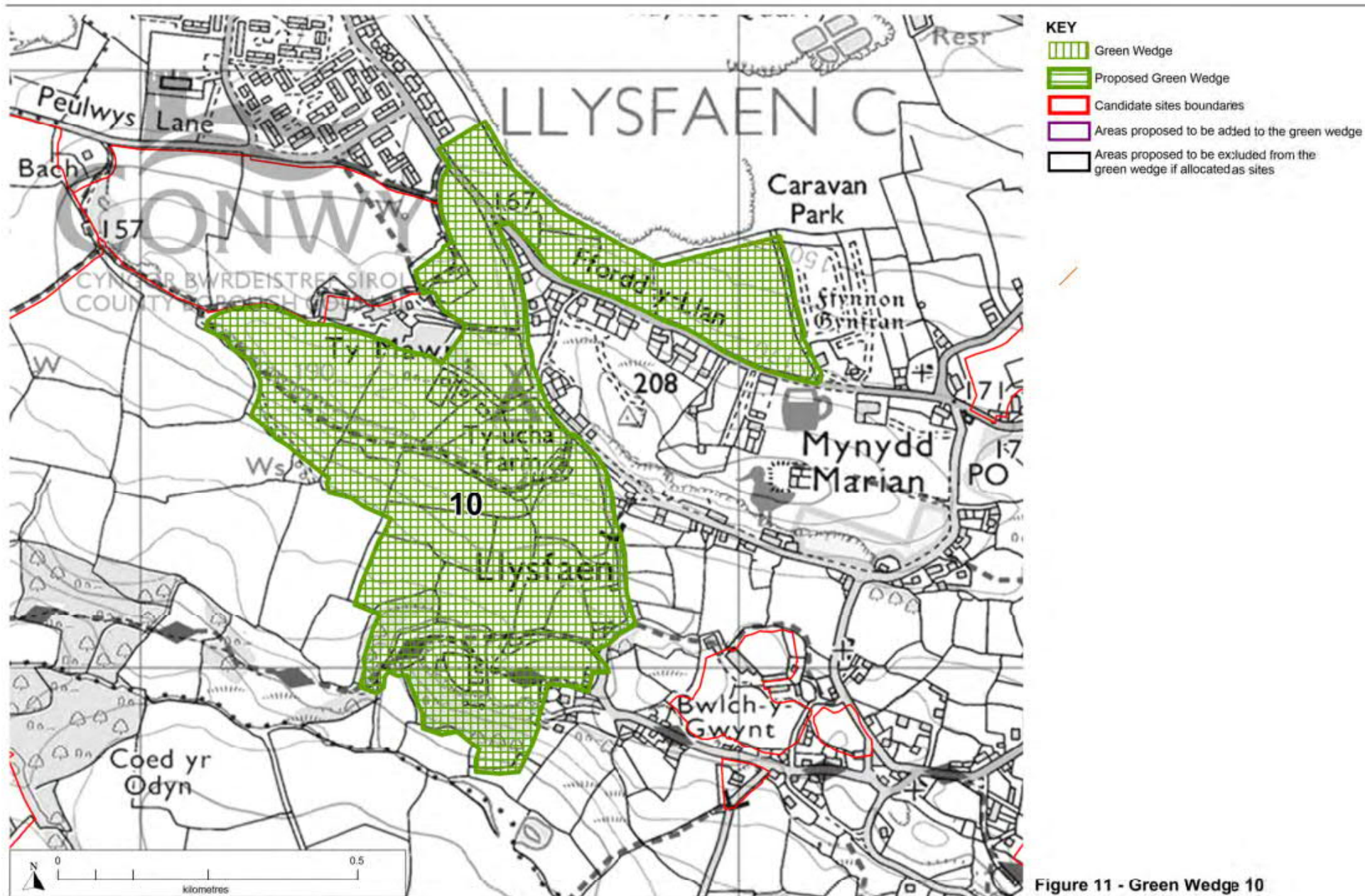
Figure 10 - Green Wedge 9

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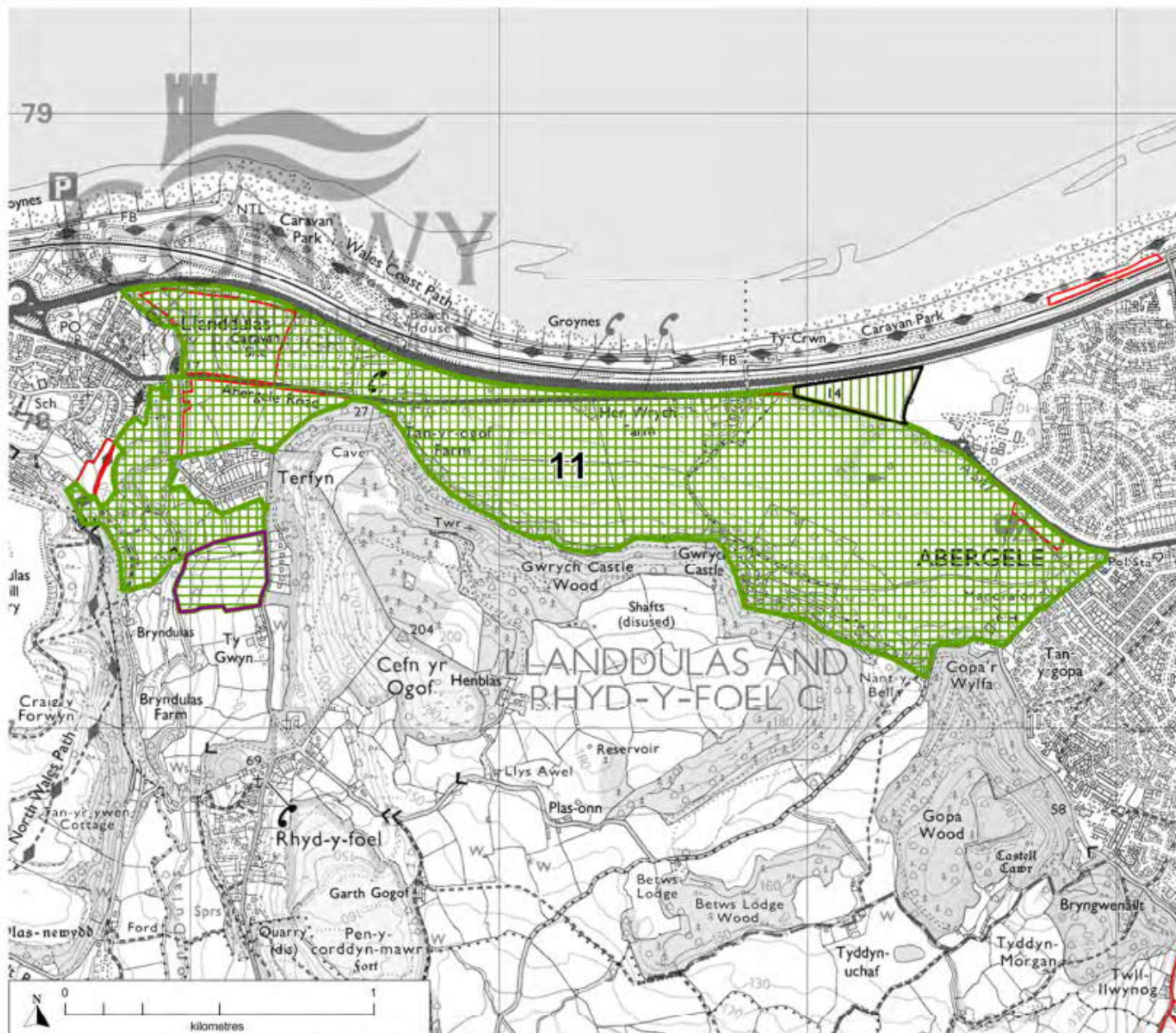


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KEY






-  Green Wedge
-  Proposed Green Wedge
-  Candidate sites boundaries
-  Areas proposed to be added to the green wedge
-  Areas proposed to be excluded from the green wedge if allocated as sites

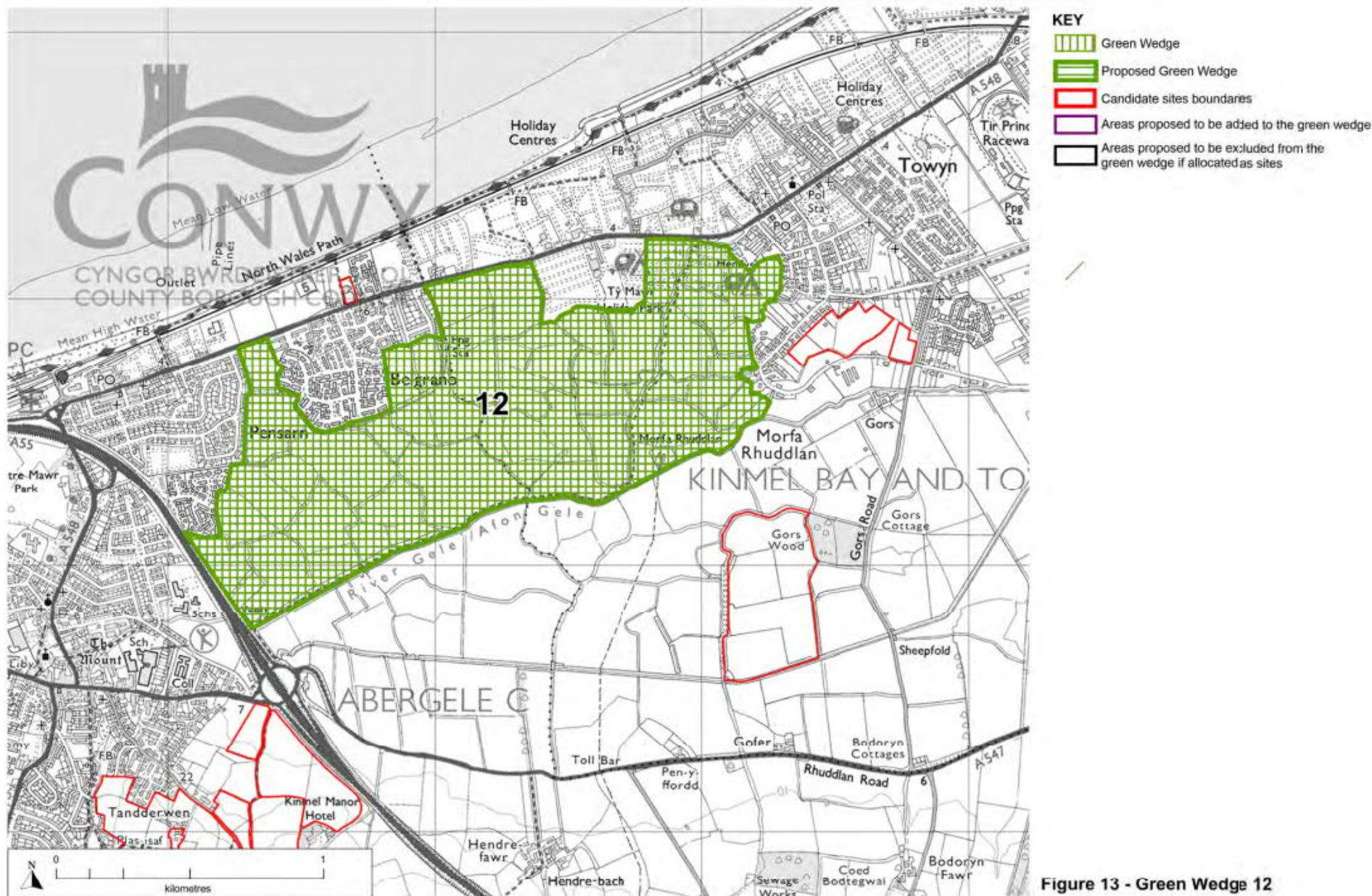
Figure 12 - Green Wedge 11

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PART 3

Site Assessments

LANDSCAPE AND VISUAL SENSITIVITY

Sensitivity to Housing Use High

Justification

The susceptibility of the site lies in its elevated rising ridge top location significantly south of the main part of the settlement though adjacent to incremental piecemeal ribbon development which is intrusive over a wide area to the west, its skyline and its open rural character which is also slopes over the ridge to the east towards Nant y Glyn. The site is widely visible both to nearby receptors on the adjacent ridges and valleys but also as far as the Bodysgallen obelisk to the west and Old Colwyn to the north east. The value of the site lies in its high LANDMAP visual and sensory, geological and cultural landscape values which reflect its exposed rural ridge top character. Development on this site would be highly out of character with the rural ridgetop and even the adjacent development which is set below the skyline but is intrusive in any case. Development here would significantly magnify the effects of development as skyline development and could not be adequately mitigated as residents would wish to have views out from the exposed location with any potential mitigation having limited rates of vegetation growth.

Sensitivity to Employment Use High

Justification

The susceptibility of the site lies in its elevated rising ridge top location significantly south of the main part of the settlement though adjacent to incremental piecemeal ribbon development which is intrusive over a wide area to the west, its skyline and its open rural character which is also slopes over the ridge to the east towards Nant y Glyn. The site is widely visible both to nearby receptors on the adjacent ridges and valleys but also as far as the Bodysgallen obelisk to the west and Old Colwyn to the north east. The value of the site lies in its high LANDMAP visual and sensory, geological and cultural landscape values which reflect its exposed rural ridge top character. Development on this site would be highly out of character with the rural ridgetop and even the adjacent development which is set below the skyline but is intrusive in any case. Development here would be totally out of character with the landscape and residential development adjacent and would significantly magnify the effects of development as skyline development and could not be adequately mitigated as any potential mitigation would have limited rates of vegetation growth.

LANDSCAPE AND VISUAL SUSCEPTIBILITY FACTORS

<i>Landform/water bodies</i>	On the rounded top of an elevated north south ridge rising to the south.
<i>Landcover/vegetation/elements</i>	Pastoral land with mix of trimmed and outgrown native hedges/hedge banks including gorse. Removal of the native frontage hedgerow with Llanrwst Road to allow for apparently spurious sight lines.
<i>Land use</i>	Pasture/grazing
<i>Settlement pattern in and around site</i>	None within the site. Ribbon development extends southwards along Llanrwst Road from the north but does not abut the site. There is a rural smallholding to the south.
<i>Settlement edge character</i>	Housing to the west of Llanrwst Road is of recent construction or modification comprising large properties extending incrementally southwards facing west. Older properties are set within large mature gardens, with some recent infill development increasing density.
<i>Functional relationship between the area and the settlement/key features</i>	None.
<i>Contribution to separation of settlements</i>	Contributes to the separation of Colwyn Bay from Bryn-y-Maen along the exposed ridge.
<i>Contribution to settlement/s' setting</i>	The site forms a rural ridgetop backdrop to the present settlement extent limiting incremental development along Llanrwst Road.
<i>Scale</i>	Medium scale fields.
<i>Intervisibility/openness/enclosure</i>	Open and widely visible westwards to nearby ridges and valleys and beyond including Conwy estuary to the east and Carneddau beyond, and also visible towards Nant y Glyn valley to the east and Old Colwyn and Llysfaen to the north east.

<i>Skyline</i>	The site forms the skyline from the west and east
<i>Landscape features/focii</i>	Gorse banks to site boundaries reflect the elevated landscape and microclimate.
<i>Key views</i>	Views to the site are from PROWs to the west particularly from elevated land at a similar topographical level, but also distant views from locations such as the Bodysgallen obelisk where the open rural ridge is seen clearly in relation to the intrusive adjacent ribbon development.
<i>Detractors</i>	-
<i>Lighting</i>	None. Domestic incidental lighting spillage only from existing development to the north.
<i>Visual relationship between the area and the settlement/key features</i>	The area provides elevated ridgetop rural open land which acts to an extent as containment and backdrop to existing intrusive development to the north.
<i>Potential visual receptors</i>	Users of Llanrwst Road and minor valley to the north west, longer views from Esgyryn/Bodysgallen obelisk, and distant ridgeline views introduced to the east such as Old Colwyn and users of North Wales Path.

LANDSCAPE VALUE FACTORS

<i>Landscape designations (e.g. Existing SLAs)</i>	Green Wedge
<i>Historic designations (RLHI/HPG /SM/CA/LB)</i>	-
<i>Biodiversity designations (SSSI, LNR, Ancient woodland)</i>	-
<i>Scenic quality</i>	High/moderate.
<i>Tranquillity- noise, views of development, presence of people, movement</i>	Generally tranquil in pastoral quiet setting with some traffic movement along country lane to frontage. (Llanrwst Road)
<i>Recreational value e.g. PROWs/community interest</i>	-
<i>Historic features/cultural associations</i>	-
<i>Rarity or representativeness</i>	The site is representative of the elevated pastoral land in this location.
<i>Condition</i>	Moderate

LANDMAP CONTEXT

Aspect	Aspect area number	Overall evaluation				
<i>Geological Landscape</i>		High				
<i>Landscape Habitats</i>		Moderate, Moderate				
<i>Historic Landscape</i>		Moderate				
<i>Cultural Landscape</i>		High				
	Aspect area number	Overall evaluation	Scenic quality	Integrity	Character	Rarity
Visual and Sensory	VS068	High	High	High	Moderate	High

OTHER CONSTRAINTS/FACTORS

<i>Existing green wedges</i>	Green Wedge
<i>Floodplain</i>	-
<i>Coastal zone</i>	-
<i>Green spaces</i>	-
<i>Other constraints</i>	Access to the site is via narrow lanes of rural single track width and limited passing place provision.

LANDSCAPE AND VISUAL SENSITIVITY

Sensitivity to Housing Use High/medium

Justification

The susceptibility of the site lies in its extension east from the motorway junction development, its very limited width, the tree cover on the A547 embankment and its location within a green wedge. Its value lies in its location within the Conwy Valley SLA and its location opposite the lodge and old entrance to the Bryn Eisteddfod Historic Park and Garden. The site would be difficult to develop as it is at a significantly lower level than the A547 which would require ramped access as well as substantial clearance of roadside trees/vegetation to allow for sight lines. This could adversely affect the character of the A547 adjacent to the listed lodge and park entrance. The proximity of the A55 in terms of noise could restrict housing. Overall, development on the site is considered inappropriate as it would create ribbon development, reduce the separation of settlements and potentially adversely affect the historic park entrance setting.

Sensitivity to Employment Use High/medium

Justification

The susceptibility of the site lies in its extension east from the motorway junction development, its very limited width which would make employment use difficult, the tree cover on the A547 embankment and its location within a green wedge. Its value lies in its location within the Conwy Valley SLA and its location opposite the lodge and old entrance to the Bryn Eisteddfod Historic Park and Garden. The site would be difficult to develop as it is at a significantly lower level than the A547 which would require ramped access as well as substantial clearance of roadside trees/vegetation to allow for sight lines. This could adversely affect the character of the A547 adjacent to the listed lodge and park entrance. Overall, development on the site is considered inappropriate as it would create ribbon development, reduce the separation of settlements and potentially adversely affect the historic park entrance setting within the SLA.

LANDSCAPE AND VISUAL SUSCEPTIBILITY FACTORS

<i>Landform/water bodies</i>	A gently sloping lower valley side with rock knoll landform to the west. Road embankments lie on either side.
<i>Landcover/vegetation/elements</i>	Grass cut for hay with trees and shrubs on embankments. The A547 embankment vegetation lies within the site and the A55 vegetation lies within the highway boundary.
<i>Land use</i>	Grass cut for hay
<i>Settlement pattern in and around site</i>	Brewers Fayre and Premier Inn lie to the west. Inhabited lodge lies to the south.
<i>Settlement edge character</i>	Discreet and linear along A547.
<i>Functional relationship between the area and the settlement/key features</i>	None
<i>Contribution to separation of settlements</i>	Contributes to separation between development at Llandudno Junction and Mochdre.
<i>Contribution to settlement/s' setting</i>	None
<i>Scale</i>	Very small
<i>Intervisibility/openness/enclosure</i>	Highly enclosed by the road embankments and associated vegetation but overlooked at close range in winter, although less so in summer.
<i>Skyline</i>	N/A
<i>Landscape features/focii</i>	-
<i>Key views</i>	Glimpse views from the roads
<i>Detractors</i>	A55
<i>Lighting</i>	On A55
<i>Visual relationship between the area and the settlement/key features</i>	Very limited
<i>Potential visual receptors</i>	Users of the adjacent roads

LANDSCAPE VALUE FACTORS

<i>Landscape designations</i> (e.g. Existing SLAs)	Within Conwy Valley SLA
<i>Historic designations</i> (RLHI/HPG /SM/CA/LB)	-
<i>Biodiversity designations</i> (SSSI, LNR, Ancient woodland)	-
<i>Scenic quality</i>	The site with its roadside trees is read as being associated with Dolwyd and the southern side of the valley south of the A55 which includes the parkland of Bryn Eisteddfod and Coed Dolwyd, although it is separated from this wider area by the A547.
<i>Tranquillity- noise, views of development, presence of people, movement</i>	Tranquillity is very limited due to the noise and movement on the A55 and A547 on either side of the site.
<i>Recreational value e.g. PROWs/community interest</i>	-
<i>Historic features/cultural associations</i>	Lodge and old access to the Bryn Eisteddfod Historic Park and garden on the southern side of the road.
<i>Rarity or representativeness</i>	Remnant field left over after A55 construction.
<i>Condition</i>	Trees in moderate/poor condition on the A547 roadside. Field cut for hay/silage.

LANDMAP CONTEXT

Aspect	Aspect area number	Overall evaluation				
<i>Geological Landscape</i>	GL032	High				
<i>Landscape Habitats</i>	LH014	Moderate				
<i>Historic Landscape</i>	HL057	Moderate				
<i>Cultural Landscape</i>	CL021	Outstanding				
	Aspect area number	Overall evaluation	Scenic quality	Integrity	Character	Rarity
Visual and Sensory	VS024	Moderate	Moderate	Moderate	Moderate	Moderate

OTHER CONSTRAINTS/FACTORS

<i>Existing green wedges</i>	Within green wedge
<i>Floodplain</i>	Floodplain on the western edge of the site
<i>Coastal zone</i>	-
<i>Green spaces</i>	-
<i>Other constraints</i>	Noise from the A55

LANDSCAPE AND VISUAL SENSITIVITY

Sensitivity to Housing Use Medium

Justification

The susceptibility of the site lies in its relationship with the semi-rural settlement of Dolwyd which directly overlooks the site and is of a relatively loose linear pattern which would not complement relatively dense new development, the extension west from the Mochdre commercial development, the site's location within a green wedge and more than half the site in Flood Zone 3. Its value lies in its location within the Conwy Valley SLA complementing the steeply rising valley sides to the south. The site would be difficult to develop due to the flood issues (which may require fill) and the proximity of the A55 in terms of noise which could restrict housing or lead to the need for potentially unsightly noise fences. Overall, development on the site may be acceptable with appropriate quantum of development to allow space for SUDs and noise attenuation and a not too dense A547 frontage that complements Dolwyd. Ideally no development should extend west beyond the current road fronting dwellings at Dolwyd (not the farm).

Sensitivity to Employment Use High/medium

Justification

The susceptibility of the site lies in its relationship with the semi-rural settlement of Dolwyd which directly overlooks the site, the extension west from the Mochdre commercial development, the site's location within a green wedge and more than half the site in Flood Zone 3. Its value lies in its location within the Conwy Valley SLA complementing the steeply rising valley sides to the south. The site would be difficult to develop due to the flood issues (which may require fill). Overall, employment development would be inappropriate facing Dolwyd as a residential settlement and within the SLA.

LANDSCAPE AND VISUAL SUSCEPTIBILITY FACTORS

<i>Landform/water bodies</i>	Low lying valley floor and sides
<i>Landcover/vegetation/elements</i>	Gappy hedges within the site and on part of the A547 frontage. Grass fields with trees and shrubs on embankments. The A547 tree boundary vegetation lies within the site and the A55 vegetation lies within the highway boundary.
<i>Land use</i>	Grass cut for hay
<i>Settlement pattern in and around site</i>	Dolwyd is a small linear settlement of villas lying to south. Commercial development of large sheds extending from Mochdre lies to the east.
<i>Settlement edge character</i>	Dolwyd is a distinctive low density settlement that positively addresses the A547, raised substantially above road level, and overlooking the site.
<i>Functional relationship between the area and the settlement/key features</i>	None
<i>Contribution to separation of settlements</i>	Contributes to separation between development at Llandudno Junction and Mochdre.
<i>Contribution to settlement/s' setting</i>	The site contributes to Dolwyd's setting as an open green area separating it from the A55.
<i>Scale</i>	Medium
<i>Intervisibility/openness/enclosure</i>	Vegetation on the A55 and part of the southern boundary enclose the site but there are views across it from some points, especially at Dolwyd, and it is visible in filtered views from the A55 during the winter.
<i>Skyline</i>	N/A
<i>Landscape features/focii</i>	-
<i>Key views</i>	Views from Dolwyd and the adjacent roads
<i>Detractors</i>	A55
<i>Lighting</i>	On A55
<i>Visual relationship between the area and the settlement/key features</i>	The site lies on the other side of the wide A547 from the settlement and so there is some separation but there is overlooking by a number of residents.
<i>Potential visual receptors</i>	Residents, users of the roads.

LANDSCAPE VALUE FACTORS

Landscape designations (e.g. Existing SLAs) Within Conwy Valley SLA

Historic designations
(RLHI/HPG /SM/CA/LB)

-

Biodiversity designations
(SSSI, LNR, Ancient woodland)

-

Scenic quality

The valley floor site forms the buffer and setting for the southern side of the valley above Dolwyd south of the A55.

Tranquillity- noise, views of development, presence of people, movement

Tranquillity is very limited due to the noise and movement on the A55 and A547 on either side of the site.

Recreational value e.g. PROWs/community interest

-

Historic features/cultural associations

-

Rarity or representativeness

-

Condition

Gappy internal hedges and trees in moderate/poor condition on the A547 roadside. Fields cut for hay/silage.

LANDMAP CONTEXT

Aspect	Aspect area number	Overall evaluation				
<i>Geological Landscape</i>	GL019, GL032	Moderate				
<i>Landscape Habitats</i>	LH013	Moderate				
<i>Historic Landscape</i>	HL057	Moderate				
<i>Cultural Landscape</i>	CL021	Outstanding				
	Aspect area number	Overall evaluation	Scenic quality	Integrity	Character	Rarity
Visual and Sensory	VS024	Moderate	Moderate	Moderate	Moderate	Moderate

OTHER CONSTRAINTS/FACTORS

Existing green wedges

Within green wedge

Floodplain

Floodplain on the eastern half of the site

Coastal zone

-

Green spaces

-

Other constraints

Noise from the A55

LANDSCAPE AND VISUAL SENSITIVITY

Sensitivity to Housing Use

High/Medium

Justification

The susceptibility of the site lies in its role separating the settlements of Deganwy and Llanrhos, its open rural character, its role as part of the lower landscape setting to the important elevated landscape features of Deganwy Castle/The Vardre and Bryniau Tower and forming part of an important undeveloped rural area between settlements to north and south. It has a role in maintaining open views towards Deganwy Castle and The Vardre, and Bryniau Tower for receptors using the local PROW and transport network and also forms part of the landscape view from these viewpoints. Its value lies in its location within an SLA and Creuddyn and Conwy Historic Landscape Area, and nearby to nearby Deganwy Castle (SM) and Bryniau Tower (SM). Housing development would adversely affect the setting of Deganwy Castle/The Vardre and effectively join the two settlements which have distinctly separate identities, would separate the landscape of the green wedge to the north and south and would reduce and compromise the role of the green wedge to contain, complement and act as the setting to the built form.

If the site was developed it would be essential to retain a substantial gap in order to separate the settlements in perpetuity. The most sensitive area is closest to Deganwy Castle due to the setting issues and because the area to the east is to an extent compromised by the Maes Dolau Caravan Park. It is considered that a gap a minimum of 150 m wide is retained which is managed as an agricultural field (not for horses) to complement those to the south, or managed as a wildflower meadow, and the eastern edge of the field should include a tree belt a minimum of 25m wide with associated public footpath access linking Bryn Lupus Road to the PROW to the south.

Sensitivity to Employment Use

High

Justification

The susceptibility of the site lies in its role separating the settlements of Deganwy and Llanrhos, its open rural character, its role as part of the lower landscape setting to the important elevated landscape features of Deganwy Castle/The Vardre and Bryniau Tower and forming part of an important undeveloped rural area between settlements to north and south. It has a role in maintaining open views towards Deganwy Castle and The Vardre, and Bryniau Tower for receptors using the local PROW and transport network and also forms part of the landscape view from these viewpoints. Its value lies in its location within an SLA and Creuddyn and Conwy Historic Landscape Area, and nearby to nearby Deganwy Castle (SM) and Bryniau Tower (SM). Employment development would join the two settlements built form but would also create a distinct intrusive form even if a gap was retained. This would impact on the adjacent housing as well as separate the landscape to the north from the south and severely reduce and compromise the role of the local landscape to contain, complement and act as the setting to the built form. Employment development here would therefore be highly inappropriate.

LANDSCAPE AND VISUAL SUSCEPTIBILITY FACTORS

Landform/water bodies

Landform rises gently westwards towards Deganwy Castle and The Vardre.

Landcover/vegetation/elements

Semi-regular large sized field of pasture. Field boundaries are native maintained hedgerows of hawthorn with few hedgerow trees. An established wider strip of hedgerow and hedgerow trees forms the southern boundary, and a formally maintained +2m conifer hedge lies along the south eastern boundary with Maes Dolau.

Land use

Pasture and seasonal silage/hay

Settlement pattern in and around site

The site lies between two housing estate blocks on the outskirts of Llanrhos located to the east, beyond a large garden with trees, and Deganwy to the west. A static caravan park lies at Maes Dolau to the south east.

Settlement edge character

Deganwy forms a straight 20thc housing estate edge to the west with minor mitigation from garden vegetation. The edge of Llanrhos is softened by a vegetated large garden/paddock, whilst Maes Dolau is largely located behind established trees and a hedge.

Functional relationship between the area and the settlement/key features

A PROW passes through the area which links to Bryn Lupus Road and southwards towards Deganwy and Tywyn.

<i>Contribution to separation of settlements</i>	Along with the field to the north, the site separates Deganwy and Llanrhos and links to the wider stretches of open countryside to the north and south. As such, it is very important in contributing to settlement separation.
<i>Contribution to settlement/s' setting</i>	The site is visible from The Vardre and Bryniau Tower clearly separating the two distinct blocks of housing and forming part of the continuum of open countryside flowing north and south. It provides an open rural approach to Deganwy from the east and towards Llanrhos to the west and allows unimpeded views towards Deganwy Castle (SM) and The Vardre and Bryniau Tower (SM) from Bryn Lupus Road.
<i>Scale</i>	Large scale field pattern
<i>Intervisibility/openness/enclosure</i>	Relatively open land and intervisible with the elevated land of Deganwy Castle and the Vardre. Forms an open frontage with Bryn Lupus Road.
<i>Skyline</i>	-
<i>Landscape features/focii</i>	Deganwy Castle (SM) and The Vardre, and Bryniau Tower (SM) are prominent landscape features outside the site boundary rising above the site.
<i>Key views</i>	The key views are from Deganwy Castle (SM)/ The Vardre and Bryniau Tower (SAM) over the site and its surroundings. These are prominent landscape features outside the site boundary which are important foci in views from the site including the PROW adjacent.
<i>Detractors</i>	Maes Dolau is a minor detractor.
<i>Lighting</i>	Street lighting parallel with the northern site boundary fronting Bryn Lupus Road and ambient lighting present from existing dwellings to the west and north east.
<i>Visual relationship between the area and the settlement/key features</i>	The area forms an important green countryside buffer of rural character between Deganwy and Llanrhos.
<i>Potential visual receptors</i>	Visitors to The Vardre/Deganwy Castle and Bryniau Tower. PROW users adjacent to the site to the south and east. Bryn Lupus Road Users, residents, nearby footpath users from footpath running contiguous with (but outside) the eastern and southern site boundaries,

LANDSCAPE VALUE FACTORS

<i>Landscape designations (eg Existing SLAs)</i>	SLA Area 1
<i>Historic designations (RLHI/HPG /SM/CA/LB)</i>	Creuddyn and Conwy Historic Landscape Area, nearby Deganwy Castle (SM) and Bryniau Tower (SM). Bodysgallen (Registered Historic Park and Garden, LBs) lies to the east but there are intervening structures and topography.
<i>Biodiversity designations (SSSI, LNR, Ancient woodland)</i>	None
<i>Scenic quality</i>	Moderate, with positive views towards Deganwy Castle and the Vardre and Bryniau Tower.
<i>Tranquillity- noise, views of development, presence of people, movement</i>	Tranquillity is modified by Bryn Lupus Road, the presence of existing housing to west and scattered development to the south.
<i>Recreational value eg PROWs/community interest</i>	PROW users eastern and southern site boundaries
<i>Historic features/cultural associations</i>	Within Creuddyn and Conwy Historic Landscape Area
<i>Rarity or representativeness</i>	-
<i>Condition</i>	Moderate-good condition hedges and established trees, and the pasture is well maintained.

LANDMAP CONTEXT

Aspect	Aspect area number	Overall evaluation
<i>Geological Landscape</i>	GL013	Outstanding
<i>Landscape Habitats</i>	LH014	Moderate
<i>Historic Landscape</i>	HL057	Moderate
<i>Cultural Landscape</i>	CL010	Outstanding

	Aspect area number	Overall evaluation	Scenic quality	Integrity	Character	Rarity
Visual and Sensory	VS024	Moderate	Moderate	Moderate	Moderate	Moderate
OTHER CONSTRAINTS/FACTORS						
<i>Existing green wedges</i>	Within the existing Green Wedge					
<i>Floodplain</i>	-					
<i>Coastal zone</i>	-					
<i>Green spaces</i>	-					
<i>Other constraints</i>	-					

LANDSCAPE AND VISUAL SENSITIVITY

Sensitivity to Housing Use High/medium

Justification

The susceptibility of the site lies in its noticeable, open valley sides which are visible from the North Wales Path and common land on Conwy Mountain within the Snowdonia National Park to the north, visibility from the PROW within the site and adjacent, and from the users of the scenic Sychnant Pass Road within the National Park to the west, its elevated location which complements Conwy Mountain in long views from Deganwy Castle to the south, its role as a positive approach used by visitors to the Sychnant Pass travelling to Conwy from the west and screening the edge of the settlement to the east. The value of the site lies in its location directly adjacent to the Snowdonia National Park and within the Conwy Valley SLA, its PROW and location close to the North Wales Path. The site would be highly sensitive to development which would adversely affect sensitive receptors mentioned above and adversely affect the relationship of the settlement with the landscape to the west.

Sensitivity to Employment Use High

Justification

The susceptibility of the site to employment use lies in its noticeable, open valley sides which are visible from the North Wales Path and common land on Conwy Mountain within the Snowdonia National Park to the north, visibility from the PROW within the site and adjacent, and from the users of the scenic Sychnant Pass Road within the National Park to the west, its elevated location which complements Conwy Mountain in long views from Deganwy Castle to the south, its role as a positive approach used by visitors to the Sychnant Pass travelling to Conwy from the west and screening the edge of the settlement to the east, and its location adjacent to Housing on two sides. The value of the site lies in its location directly adjacent to the Snowdonia National Park and within the Conwy Valley SLA, its PROW and location close to the North Wales Path. The site would be highly sensitive to development which would adversely affect sensitive receptors mentioned above and adversely affect the relationship of the settlement with the landscape to the west.

LANDSCAPE AND VISUAL SUSCEPTIBILITY FACTORS

<i>Landform/water bodies</i>	The site comprises of valley sides predominantly sloping down from south to the water courses on the northern boundaries. The site reaches a high point on the southern edge of the field boundary between site 45 and 76 and the landform rolls over either side with the hedge lying on the skyline when viewed from east and west.
<i>Landcover/vegetation/elements</i>	Pasture to the east (45) and ley or arable to the west with outgrown hedge separating 45 from 76 and a mix of trimmed and outgrown hedges and fences within 76. The riparian corridor has outgrown trees and scrub.
<i>Land use</i>	Improved pasture and arable/ley.
<i>Settlement pattern in and around site</i>	There is no development within the site. Incremental ribbon housing development lies directly to the south across the road with infill estate housing to the north with an extension of a new housing estate to the west. Large properties in large gardens lie on the edge of the settlement to the east. Scattered rural settlement lies across the valley to the north.
<i>Settlement edge character</i>	Incremental ribbon housing development lies directly to the south on the local skyline of a minor ridge creating a relatively varied edge with development behind not particularly apparent. Large properties in large gardens behind a hedge lie on the edge of the settlement to the east. These are discrete as they are largely screened from the west by the landform and skyline hedge within the site.
<i>Functional relationship between the area and the settlement/key features</i>	There is limited functional connection. The PROW through the site links the countryside within the National Park to the settlement.
<i>Contribution to separation of settlements</i>	-
<i>Contribution to settlement/s' setting</i>	The site contributes to the approach to Conwy along the scenic Sychnant Pass Road by obscuring the north eastern edge of the settlement and by providing the setting and green buffer with the settlement for the North Wales Path up Conwy Mountain within the National Park to the north.

<i>Scale</i>	Medium scale fields
<i>Intervisibility/openness/enclosure</i>	The site is fairly open and on a noticeable valley side. There is intervisibility between the site and the North Wales Path and common land up Conwy Mountain within the National Park to the north, although partially filtered at lower levels by trees. Intervisibility with the local landscape within the National Park to the west. Intervisibility with Deganwy Castle and the Obelisk across the Conwy estuary to the north.
<i>Skyline</i>	The hedge between 45 and 76 within the site forms the skyline when viewed from east and west along the Sychnant Pass Road. The houses to the south form the skyline when viewed at low level from the north.
<i>Landscape features/focii</i>	Conwy Mountain ridge to the north.
<i>Key views</i>	From the North Wales Path and common land up Conwy Mountain within the National Park to the north, from the Sychnant Pass Road within the National Park to the west. The view from Deganwy Castle also indicates that the site contributes to the setting of Conwy Mountain and the settlement.
<i>Detractors</i>	The housing to the south is a minor detractor.
<i>Lighting</i>	There is street lighting along the Sychnant Pass Road to the south.
<i>Visual relationship between the area and the settlement/key features</i>	The area limits views of the settlement to the east from the National Park to the west and provides a buffer between the National Park and the settlement to the south.
<i>Potential visual receptors</i>	Users of the PROW on the site, North Wales Path and common land up Conwy Mountain within the National Park to the north, users of Sychnant Pass Road, adjacent residents. and visitors to Deganwy Castle and the Obelisk across the Conwy estuary to the north.

LANDSCAPE VALUE FACTORS

<i>Landscape designations (eg Existing SLAs)</i>	Within Conwy Valley SLA. Directly adjacent to Snowdonia National Park to the north and west.
<i>Historic designations (RLHI/HPG /SM/CA/LB)</i>	-
<i>Biodiversity designations (SSSI, LNR, Ancient woodland)</i>	-
<i>Scenic quality</i>	High/moderate. The area forms part of a high level valley sides intervisible with Conwy Mountain ridge to the north within the National Park.
<i>Tranquillity- noise, views of development, presence of people, movement</i>	The area is essentially fairly tranquil, modified by the Sychnant Pass Road to the south and filtered views of houses on two sides.
<i>Recreational value eg PROWs/community interest</i>	PROW within site 76. The Coast Path/North Wales Path Runs along the south facing slopes of Conwy Mountain to the north overlooking the sites.
<i>Historic features/cultural associations</i>	-
<i>Rarity or representativeness</i>	The site is representative of the semi-regular fields and rolling landscape in which it lies and which continues to the west.
<i>Condition</i>	The sites' hedges are in moderate/poor condition. The pasture/arable land is moderately well maintained.

LANDMAP CONTEXT

Aspect	Aspect area number	Overall evaluation				
<i>Geological Landscape</i>	GL026	Moderate				
<i>Landscape Habitats</i>	LH047	Moderate				
<i>Historic Landscape</i>	HL062	Moderate				
<i>Cultural Landscape</i>	CL021	Outstanding				
	Aspect area number	Overall evaluation	Scenic quality	Integrity	Character	Rarity
Visual and Sensory	VS024	High	High	High	High	High

OTHER CONSTRAINTS/FACTORS

<i>Existing green wedges</i>	-
<i>Floodplain</i>	-
<i>Coastal zone</i>	-
<i>Green spaces</i>	-
<i>Other constraints</i>	-

Land Parcel Reference: 57 Land at the corner of Pentwyn Road and Marl Lane, Deganwy

LANDSCAPE AND VISUAL SENSITIVITY

Sensitivity to Housing Use Medium

Justification

The susceptibility of the site lies in its sloping topography rising to just below the ridge top to the north which may lead to visibility of any development above the skyline from the north, its visibility from the east, its role as part of the open countryside within the existing Green Wedge north of Deganwy, its role in indenting the settlement edge and views into the site from the PROW to the north. The value of the site lies in its location within the Creuddyn and Conwy Landscape of Outstanding Historic Interest and its location close to a PROW. There is potential for development on the site providing it does not visually overtop the minor ridge to the north when viewed from the north, and if the northern edge is indented with a substantial amount of tree and native shrub planting to break up the edge and provide a permanent positive northern boundary to the settlement.

Sensitivity to Employment Use High

Justification

The susceptibility of the site lies in its sloping topography rising to just below the skyline to the north and visible to the east, the adjacent housing use which makes the site inappropriate for employment, its role as part of the open countryside within the existing Green Wedge north of Deganwy, its role in indenting the settlement edge, views into the site from the PROW to the north and the potential for employment development on the northern edge of the site overtopping the minor ridge to the north. The value of the site lies in its location within the Creuddyn and Conwy Landscape of Outstanding Historic Interest and its location close to a PROW. Employment development would be highly inappropriate on this site.

LANDSCAPE AND VISUAL SUSCEPTIBILITY FACTORS

<i>Landform/water bodies</i>	The site falls from north to the south east. The land continues to rise to the north, forming part of a minor ridge.
<i>Landcover/vegetation/elements</i>	The fields are pasture. There are remnants of hedges on the B5115 to the west and on one internal hedge. The majority of the boundaries are stock fenced.
<i>Land use</i>	Pastoral/cut for hay
<i>Settlement pattern in and around site</i>	There are no houses within the site and the area to the north is semi-rural.
<i>Settlement edge character</i>	A once isolated rural estate dwelling apparently associated with Tyn-y-Coed lies to the north west on the B5115 forms a gateway to the settlement. There are now incremental housing estates west of the B5115 (2.5 to 3 storeys) and to the south of the site (bungalows and two-storey houses).
<i>Functional relationship between the area and the settlement/key features</i>	There is no functional relationship.
<i>Contribution to separation of settlements</i>	The site forms part of the open green countryside to the north of Tywyn
<i>Contribution to settlement/s' setting</i>	The site contributes to the indented character of the settlement and the rural estate dwelling to the north west forms an appropriate gateway building to the settlement.
<i>Scale</i>	The field pattern is small/medium scale.
<i>Intervisibility/openness/enclosure</i>	The sloping site has an open northern boundary and is open to view from the east (although there are some hedge boundary trees), and on the near approaches of the B5115 from the north. It is screened to the north west and south.
<i>Skyline</i>	Possible development on the northern tip may breach the skyline. At present the housing to the west forms the skyline.
<i>Landscape features/focii</i>	-
<i>Key views</i>	Across the site from the B5115 and road to the south towards Bodysgallen and from PROW to the north towards Bodysgallen and the obelisk to the east and to the Conwy estuary over the housing to the north. Views from Bodysgallen appear to be limited to oblique views from a small number of upper storey windows.

<i>Detractors</i>	-
<i>Lighting</i>	B5115 street lighting
<i>Visual relationship between the area and the settlement/key features</i>	The area forms an open green space indenting the settlement edge.
<i>Potential visual receptors</i>	PROW and road users

LANDSCAPE VALUE FACTORS

<i>Landscape designations (e.g. Existing SLAs)</i>	-
<i>Historic designations (RLHI/HPG /SM/CA/LB)</i>	Creuddyn and Conwy Landscape of Outstanding Historic Interest
<i>Biodiversity designations (SSSI, LNR, Ancient woodland)</i>	-
<i>Scenic quality</i>	Moderate
<i>Tranquillity- noise, views of development, presence of people, movement</i>	Tranquillity is reduced by noise and movement on the two adjacent roads and by views of the adjacent development.
<i>Recreational value e.g. PROWs/community interest</i>	PROW to the north
<i>Historic features/cultural associations</i>	-
<i>Rarity or representativeness</i>	Forms part of the wider countryside to the north
<i>Condition</i>	Hedge boundaries in poor condition

LANDMAP CONTEXT

Aspect	Aspect area number	Overall evaluation				
<i>Geological Landscape</i>	GL021 (majority)	Outstanding				
<i>Landscape Habitats</i>	LH014	Moderate				
<i>Historic Landscape</i>	HL057	Moderate				
<i>Cultural Landscape</i>	CL010	Outstanding				
	Aspect area number	Overall evaluation	Scenic quality	Integrity	Character	Rarity
Visual and Sensory	VS024	Moderate	Moderate	Moderate	Moderate	Moderate

OTHER CONSTRAINTS/FACTORS

<i>Existing green wedges</i>	Outside but adjacent to green wedge to the north
<i>Floodplain</i>	-
<i>Coastal zone</i>	-
<i>Green spaces</i>	-
<i>Other constraints</i>	-

LANDSCAPE AND VISUAL SENSITIVITY

Sensitivity to Housing Use

Medium

Justification

The susceptibility of the site lies in its prominent location on an open slope midway up a valley side visible to the rural landscape to the south and west, its very steep slopes to the east which places it on the skyline in some views, its role helping to separate parts of Old Colwyn together with the golf course, its proximity to the North Wales Path and the presence of the vernacular built form of Fferm Peulwys which is clearly associated with the surrounding fields. The value of the area lies in the North Wales Coast Path, the adjacent Grade II Listed farmhouse, and the intact rural character of the site. Development would introduce an extension of built form up the rural Colwyn valley at mid-valley side level, contrary to the current thrust of settlement form which is generally at lower levels. Development on the steep upper slopes would be particularly prominent and problematic. Development in the lower fields directly adjacent to Peulwys Lane and lower than the farm would have the least impact, albeit still forming a definite extension. A corridor on the south western tip of the lower field (around 50 m wide) should be retained to reinforce the green link between the Green Wedge/Old Colwyn golf course to the north west with its extension into the wider valley to the south east. The land further up the valley side (80mAOD+) is considered inappropriate for development.

Sensitivity to Employment Use

High

Justification

The susceptibility of the site lies in its prominent location on an open slope midway up a valley side visible to the rural landscape to the south and west, its very steep slopes to the east which places it on the skyline in some views, its role helping to separate parts of Old Colwyn together with the golf course, its proximity to the North Wales Path and the presence of the vernacular built form of Fferm Peulwys which is clearly associated with the surrounding fields. The value of the area lies in the North Wales Coast Path, the adjacent Grade II Listed farmhouse, and the intact rural character of the site. Employment development would be clearly out of character with the adjacent residential form and would introduce a clear extension of built form up the rural Colwyn valley at a mid-valley side level, contrary to the current thrust of settlement form which is generally at lower levels. Development on the steep upper slopes would be particularly prominent and problematic. The land is considered highly inappropriate for employment development due to its landscape sensitivity, slopes and location adjacent to housing.

LANDSCAPE AND VISUAL SUSCEPTIBILITY FACTORS

Landform/water bodies

Slopes on the mid ridge/valley side increasing in gradient markedly up the slope to the east.

Landcover/vegetation/elements

Well maintained pasture with native trimmed hedges on all boundaries, with established specimen hedgerow trees.

Land use

Improved pasture/arable

Settlement pattern in and around site

There is no development within the site. The traditional vernacular settlement comprises Fferm Peulwys outbuildings on the northern boundary and the farmhouse on the other side of Peulwys Lane. Recent estate housing is now located either side of the farmhouse north of the lane and further up the slope as the ridge aspect turns to the north west and then north. Old Colwyn Golf course lies to the west as a green corridor into the built form, and below, the housing estates in the lower valley sides continue north to Old Colwyn to the meet the coastline.

Settlement edge character

Housing to the north-north west forms a linear edge defined by Peulwys Lane. Below the site this is 2 storey 20c red brick housing. Earlier housing extends along Peulwys Lane on higher land towards the skyline. The existing Peulwys Farm outbuildings are of traditional rural and vernacular appearance and are visually associated with the pastoral character of the site. (The farmhouse (Grade II Listed) is located opposite the farm buildings on the northern side of Peulwys Lane.

Functional relationship between the area and the settlement/key features

There is (or was) a functional relationship between the pasture and the farm complex.

<i>Contribution to separation of settlement/key features</i>	The area assists in visually separating the western extents of Old Colwyn with eastern extents of Llysfaen, together with the golf course.
<i>Contribution to settlement/s' setting</i>	The site reinforces the rural edge to Old Colwyn in providing an open and rural backdrop on rising land.
<i>Scale</i>	Medium scale fields
<i>Intervisibility/openness/enclosure</i>	The site is relatively open and there is intervisibility between the site and the valley and ridge sides to the south and west. Housing and landform enclose the site to the north and east.
<i>Skyline</i>	The eastern boundary vegetation forms the skyline when viewed from parts of Peulwys Lane.
<i>Landscape features/focli</i>	Fine hedgerow trees, farm outbuildings cluster.
<i>Key views</i>	The key views of the site are from the North Wales Path, Peulwys Road and elevated land to the west including Llanellian Road.
<i>Detractors</i>	-
<i>Lighting</i>	There is no lighting along Peulwys Lane adjacent to the site.
<i>Visual relationship between the area and the settlement/key features</i>	The site is open to the adjacent abrupt linear settlement edge rising up the valley side, separated only by Peulwys Lane and its hedges.
<i>Potential visual receptors</i>	Users of North Wales Path and PROWs to the west, users of the Golf Course and users of Peulwys Lane passing the site, users of Llanellian Road travelling towards the site, residents opposite the site beyond Peulwys Lane.

LANDSCAPE VALUE FACTORS

<i>Landscape designations (eg Existing SLAs)</i>	-
<i>Historic designations (RLHI/HPG /SM/CA/LB)</i>	Peulwys farmhouse is a listed building to the north.
<i>Biodiversity designations (SSSI, LNR, Ancient woodland)</i>	-
<i>Scenic quality</i>	Moderate. The slope of the land and presence of mature specimen trees and hedgerows forms an attractive character.
<i>Tranquillity- noise, views of development, presence of people, movement</i>	Tranquillity is slightly affected by traffic movement associated with Peulwys Lane and adjacent housing.
<i>Recreational value eg PROWs/community interest</i>	Nearest PROW is the North Wales Path
<i>Historic features/cultural associations</i>	The site is associated with the Peulwys farm buildings and Farmhouse (Grade II Listed Building) which straddle Peulwys Lane and border the site
<i>Rarity or representativeness</i>	The site is an intact representative of the rolling pastoral landscape on which it is situated
<i>Condition</i>	The sites hedges and hedgerow trees are in good condition and the pasture is well maintained.

LANDMAP CONTEXT

Aspect	Aspect area number	Overall evaluation				
<i>Geological Landscape</i>	GL037	High				
<i>Landscape Habitats</i>	LH006	Moderate				
<i>Historic Landscape</i>	HL007	Moderate				
<i>Cultural Landscape</i>	CL012	High				
	Aspect area number	Overall evaluation	Scenic quality	Integrity	Character	Rarity
Visual and Sensory	VS023	Moderate	Moderate	Moderate	Moderate	Moderate

OTHER CONSTRAINTS/FACTORS

<i>Existing green wedges</i>	-
<i>Floodplain</i>	-
<i>Coastal zone</i>	-

Green spaces

-

Other constraints

The topography of the eastern edge of the site is particularly steep. Access to the site is difficult due to the topography and through existing residential areas.

Land Parcel Reference: 67 Brodnant Farm, Pabo Lane, Llandudno Junction

LANDSCAPE AND VISUAL SENSITIVITY

Sensitivity to Housing Use High/medium

Justification

The susceptibility of the site lies in its steep slopes on the valley sides which exposes the site to view, including to users of the A55, the location of the site in open countryside with only the most tenuous connection with the existing urban form to the west, location in the flood zone to the south and its role separating Llandudno Junction from Rhos/Mochdre. The value of the area lies in its landscape setting for the listed Brodnant Farm. Housing development on the site would appear incongruous and prominent and would form a major extension of development eastwards eroding the separation between settlements. It is an inappropriate location for development.

Sensitivity to Employment Use High/medium

Justification

The susceptibility of the site lies in its steep slopes on the valley sides which exposes the site to view, including to users of the A55, the location of the site in open countryside with only the most tenuous connection with the existing urban form to the west, location in the flood zone to the south and its role separating Llandudno Junction from Rhos/Mochdre. The value of the area lies in its landscape setting for the listed Brodnant Farm. Employment development would appear incongruous and prominent and would overall form a major extension of development eastwards eroding the separation between settlements. Also employment use would be inappropriate adjacent to the housing on Pabo Lane. Overall, the site is an inappropriate location for development.

LANDSCAPE AND VISUAL SUSCEPTIBILITY FACTORS

<i>Landform/water bodies</i>	Flat valley floor to the south and steeply rising valley sides to the north.
<i>Landcover/vegetation/elements</i>	Trimmed hedges with some gaps, semi-improved pasture and rough grassland.
<i>Land use</i>	Grazing including horses.
<i>Settlement pattern in and around site</i>	Brodnant Farm, linear/ribbon semi-rural development to the north west along Pabo Lane and other semi-rural sporadic development to the east.
<i>Settlement edge character</i>	Linear and incremental with varied character.
<i>Functional relationship between the area and the settlement/key features</i>	None
<i>Contribution to separation of settlements</i>	Contributes to separation between development at Llandudno Junction and Rhos-on-Sea/Mochdre.
<i>Contribution to settlement/s' setting</i>	The site is rural with minimal connection with the urban form- only a small part of it lies adjacent to the industrial outskirts of Llandudno Junction east of the A470.
<i>Scale</i>	Medium
<i>Intervisibility/openness/enclosure</i>	The slopes are highly visible to the south with low hedges and no trees. The low lying valley floor is less apparent but directly adjacent to the mainline railway.
<i>Skyline</i>	N/A
<i>Landscape features/focii</i>	-
<i>Key views</i>	From the A55 and mainline railway.
<i>Detractors</i>	Substation to the west adjoining the site is a minor detractor.
<i>Lighting</i>	-
<i>Visual relationship between the area and the settlement/key features</i>	The site is rural with minimal connection with the urban form- the only rationale is the existing semi-rural ribbon development on Pabo Lane.
<i>Potential visual receptors</i>	Residents on Pabo Lane, users of the lane, the A55 and railway, users of PROW on the southern side of the valley.

LANDSCAPE VALUE FACTORS

Landscape designations (e.g. Existing SLAs)

-

Historic designations
(RLHI/HPG /SM/CA/LB)

Brodnant Farm is a listed building.

Biodiversity designations
(SSSI, LNR, Ancient woodland)

-

Scenic quality

Moderate

Tranquillity- noise, views of development, presence of people, movement

Tranquillity is limited due to the noise and movement on the A55 to the north, although the area feels semi-rural especially to the east and on the rising slopes.

Recreational value e.g. PROWs/community interest
Historic features/cultural associations

-

-

Rarity or representativeness

Representative of the small-scale semi-regular field pattern in the area of the wider countryside to the east.

Condition

Moderate with largely intact trimmed hedges especially along the road boundary. Some fields show signs of scrubbing up and there is rough grassland lower lying fields but management could rectify these issues.

LANDMAP CONTEXT

Aspect	Aspect area number	Overall evaluation				
<i>Geological Landscape</i>	GL019, GL024	Moderate				
<i>Landscape Habitats</i>	LH014	Moderate				
<i>Historic Landscape</i>	HL057	Moderate				
<i>Cultural Landscape</i>	CL010	Outstanding, Moderate				
	Aspect area number	Overall evaluation	Scenic quality	Integrity	Character	Rarity
Visual and Sensory	VS024	Moderate	Moderate	Moderate	Moderate	Moderate

OTHER CONSTRAINTS/FACTORS

Existing green wedges

Within green wedge

Floodplain

Floodplain on the southern half of the site in the valley bottom

Coastal zone

-

Green spaces

-

Other constraints

-

Site Reference: Peulwys Farm, Peulwys Lane, Old Colwyn (Site 2)
68 excluding 66

LANDSCAPE AND VISUAL SENSITIVITY

Sensitivity to Housing Use High/medium

Justification

The susceptibility of the site lies in its very prominent location on an open slope on the upper valley side close to the ridge top skyline at its northern extent visible to the rural landscape to the south and west, its very steep slopes to the west which places it on the skyline in some views, its role helping to separate parts of Old Colwyn from Llysfaen which is expanding from the east, and its visibility from the North Wales Path. The value of the area lies in its scenic quality with wide views near the top of a ridge, the adjacent PROW, and the intact rural character of the site. Development would introduce a clear extension of built form up the rural Colwyn valley at a very high level on the ridge side, potentially joining the settlement with Llysfaen and contrary to the current thrust of settlement form which is generally at lower levels. Development on the steep lower slopes would also be problematic. The land is considered highly inappropriate for development.

Sensitivity to Employment Use High

Justification

The susceptibility of the site lies in its very prominent location on an open slope on the upper valley side close to the ridge top skyline at its northern extent visible to the rural landscape to the south and west, its very steep slopes to the west which places it on the skyline in some views, its role helping to separate parts of Old Colwyn from Llysfaen which is expanding from the east, and its visibility from the North Wales Path. The value of the area lies in its scenic quality with wide views near the top of a ridge, the adjacent PROW, and the intact rural character of the site. Development would introduce a clear extension of built form up the rural Colwyn valley at a very high level on the ridge side, potentially joining the settlement with Llysfaen and contrary to the current thrust of settlement form which is generally at lower levels. Development on the steep lower slopes would also be problematic. Employment development would be clearly out of character with the adjacent residential form and would introduce a clear extension of built form up the rural Colwyn valley at a very high level, contrary to the current thrust of settlement form which is generally at lower levels. Development on the steep slopes would be particularly problematic. The land is considered highly inappropriate for employment development.

LANDSCAPE AND VISUAL SUSCEPTIBILITY FACTORS

<i>Landform/water bodies</i>	Slopes on the upper ridge/valley side increasing in gradient markedly down the slope to the west.
<i>Landcover/vegetation/elements</i>	Well maintained arable with native trimmed hedges on all boundaries, with established specimen hedgerow trees to the west, but none to the east.
<i>Land use</i>	Arable
<i>Settlement pattern in and around site</i>	There is no development within the site. There is incremental housing development to the west and the western part of the northern boundary.
<i>Settlement edge character</i>	Housing to the north west is set largely within large gardens with established vegetation and trees which mitigate the edge. To the west housing is also detached but on smaller plots with less mitigation but set into the hillside.
<i>Functional relationship between the area and the settlement/key features</i>	None
<i>Contribution to separation of settlement/key features</i>	The area assists in separating the western extents of Old Colwyn with eastern extents of Llysfaen, especially the allocated development site just to the east along Peulwys Lane. This latter area faces north and lies on the other side of the ridge top.
<i>Contribution to settlement/s' setting</i>	The site reinforces the rural edge to Old Colwyn in providing an open and rural backdrop on rising land to the ridge top.
<i>Scale</i>	Medium scale fields
<i>Intervisibility/openness/enclosure</i>	The site is open and there is wide intervisibility between the site and the valley and ridge sides to the south and west. Housing partly encloses the site to the north west and there are trees and shrubby vegetation at a slightly higher level to the east.
<i>Skyline</i>	The vegetation to the east forms the skyline on top of the ridge.
<i>Landscape features/focii</i>	Group of conifers around house on the ridge top to the east.

<i>Key views</i>	The key views of the site are from the North Wales Path, Peulwys Road and elevated land to the west including Llanellian Road.
<i>Detractors</i>	Wireless mast to the north.
<i>Lighting</i>	There is no lighting along Peulwys Lane adjacent to the site.
<i>Visual relationship between the area and the settlement/key features</i>	The western part of the site rises steeply above the housing to the west and bounds the settlement to the north which is largely enclosed by trees and hedges. There is therefore a clear definition between the site and the settlement. The upper eastern part of the site rises above all settlement facing west close to the ridgetop. This makes this area even more divorced from the settlement.
<i>Potential visual receptors</i>	Users of North Wales Path and PROWs to the west, users of the Golf Course and users of Peulwys Lane passing the site, users of Llanellian Road travelling towards the site, residents to the west and along Peulwys Lane.

LANDSCAPE VALUE FACTORS

<i>Landscape designations (eg Existing SLAs)</i>	-
<i>Historic designations (RLHI/HPG /SM/CA/LB)</i>	-
<i>Biodiversity designations (SSSI, LNR, Ancient woodland)</i>	-
<i>Scenic quality</i>	Moderate. The elevation and slope of the land and presence of hedgerows and adjacent conifers forms an attractive character on the upper ridge and valley sides.
<i>Tranquillity- noise, views of development, presence of people, movement</i>	Tranquillity is apparent to the south but is slightly affected by traffic movement associated with Peulwys Lane, the nearby wireless mast and adjacent housing.
<i>Recreational value eg PROWs/community interest</i>	PROW runs along southern boundary.
<i>Historic features/cultural associations</i>	-
<i>Rarity or representativeness</i>	The site is an intact representative of the valley side agricultural landscape in which it is situated.
<i>Condition</i>	The sites hedges and hedgerow trees are in good condition and the arable land is well maintained.

LANDMAP CONTEXT

Aspect	Aspect area number	Overall evaluation				
<i>Geological Landscape</i>	GL045	High (east)				
<i>Landscape Habitats</i>	LH006	Moderate				
<i>Historic Landscape</i>	HL007 HL059	Moderate (large majority of site) Moderate				
<i>Cultural Landscape</i>	CL012	High				
	Aspect area number	Overall evaluation	Scenic quality	Integrity	Character	Rarity
Visual and Sensory	VS023	Moderate	Moderate	Moderate	Moderate	Moderate

OTHER CONSTRAINTS/FACTORS

<i>Existing green wedges</i>	-
<i>Floodplain</i>	-
<i>Coastal zone</i>	-
<i>Green spaces</i>	-
<i>Other constraints</i>	The topography at the western edge of the site is particularly steep.

LANDSCAPE AND VISUAL SENSITIVITY

Sensitivity to Housing Use High/medium

Justification

The susceptibility of the site lies in its role as part of the continuum of open pastoral countryside and golf course separating Abergele and Llanddulas, its visibility from Gwrych Castle and the adjacent golf course, although this is filtered, views from the Coast Path, albeit beyond the railway and A55, and views from the A547 and A55 themselves. The value of the site lies in its location within close to, but not fronting listed buildings at the entrance to Gwrych Castle, and overlooking by the listed Castle, albeit filtered. If developed, this would form a further extension of Abergele's built form to the west towards Gwrych Castle and would reduce separation of settlements. The site is significantly affected by noise which also makes it less suitable for housing. Housing form would not be able to be sufficiently screened, designed to minimise effects or protected from the noise of the A55 to be suitable for this site.

Sensitivity to Employment Use Medium

Justification

The susceptibility of the site lies in its role as part of the continuum of open pastoral countryside and golf course separating Abergele and Llanddulas, its visibility from Gwrych Castle and the adjacent golf course, although this is filtered, views from the Coast Path, albeit beyond the railway and A55, and views from the A547 and A55 themselves. The value of the site lies in its location within close to, but not fronting listed buildings at the entrance to Gwrych Castle, and overlooking by the listed Castle, albeit filtered. If developed, this would form a further extension of Abergele's built form to the west towards Gwrych Castle and would reduce separation of settlements. The site is significantly affected by noise which makes it more suitable for employment than housing. However, due to the overlooking from Gwrych Castle, any built form would have to be limited in height and highly recessive in terms of simplicity of form and colour (roof as well as walls) (e.g. olive). This means it would not be the same character as that located to the east. Additional mixed screening would also be needed to the south in particular and a substantial block of trees would need to be located in the western corner to screen all views from this direction and to protect the setting of the gatehouses. These factors may significantly reduce the capacity of the site for development.

LANDSCAPE AND VISUAL SUSCEPTIBILITY FACTORS

<i>Landform/water bodies</i>	The site is level. There is a bund to the east outside the site.
<i>Landcover/vegetation/elements</i>	Trimmed hedges along the adjacent A547 road, scrub and tree screen to the A55 adjacent and to the developing site to the east.
<i>Land use</i>	Improved pasture
<i>Settlement pattern in and around site</i>	There is no settlement within the site. To the west, there are the gatehouses to Gwrych Castle with associated farmhouse and other dwellings behind the walls. To the east, the adjacent site is being developed for housing and commercial uses.
<i>Settlement edge character</i>	The development site to the east is partly filtered by the straight bund and associated planting, but this has limited effectiveness especially in winter.
<i>Functional relationship between the area and the settlement/key features</i>	There is no direct functional relationship between the settlement and the site.
<i>Contribution to separation of settlements</i>	The site helps separate Abergele from Llanddulas as part of a narrow coastal green corridor between the A55 and A547.
<i>Contribution to settlement/s' setting</i>	The site forms part of a neutral green semi-rural gateway to Abergele as drivers drive east along the A547.
<i>Scale</i>	Medium scale field
<i>Intervisibility/openness/enclosure</i>	The site is open to view from the A547 adjacent. Development on it would also be likely to be visible from the A55 above the roadside planting and is seen as part of the narrow green pastoral/coastal continuum with the backcloth of wooded hills and slopes. It is also visible from Gwrych Castle but it is filtered by the tree belt to the south in the winter and largely screened in the summer. Caravans are also visible beyond on the coastal edge.
<i>Skyline</i>	-

<i>Landscape features/focii</i>	-
<i>Key views</i>	The site can be seen as part of the green pastoral continuum at the foot of the wooded hills and slopes from Gwrych Castle but the filtered by the tree belt to the south in the winter and largely screened in the summer.
<i>Detractors</i>	-
<i>Lighting</i>	-
<i>Visual relationship between the area and the settlement/key features</i>	The site forms part of the green approach to the outskirts of Abergele.
<i>Potential visual receptors</i>	Users of the A547, A55, railway, Coast Path, users of the adjacent golf course and visitors to Gwrych Castle.

LANDSCAPE VALUE FACTORS

<i>Landscape designations (e.g. Existing SLAs)</i>	-
<i>Historic designations (RLHI/HPG /SM/CA/LB)</i>	-
<i>Biodiversity designations (SSSI, LNR, Ancient woodland)</i>	-
<i>Scenic quality</i>	Moderate
<i>Tranquillity- noise, views of development, presence of people, movement</i>	Tranquillity is limited by the noise and movement on the A55 and A547 either side of the site and the relationship with the development site to the east.
<i>Recreational value e.g. PROWs/community interest</i>	-
<i>Historic features/cultural associations</i>	Listed gate houses (to Gwrych Castle) and associated dwellings nearby to the west.
<i>Rarity or representativeness</i>	-
<i>Condition</i>	The site's hedges to the roads are in moderate condition. The pasture is well maintained.

LANDMAP CONTEXT

Aspect	Aspect area number	Overall evaluation				
<i>Geological Landscape</i>	GL048	Moderate				
<i>Landscape Habitats</i>	LH004	Low				
<i>Historic Landscape</i>	HL053	Moderate				
<i>Cultural Landscape</i>	CL012	High				
	Aspect area number	Overall evaluation	Scenic quality	Integrity	Character	Rarity
<i>Visual and Sensory</i>	VS070	Moderate	Moderate	Low	Moderate	Moderate

OTHER CONSTRAINTS/FACTORS

<i>Existing green wedges</i>	Yes
<i>Floodplain</i>	-
<i>Coastal zone</i>	-
<i>Green spaces</i>	-
<i>Other constraints</i>	-

LANDSCAPE AND VISUAL SENSITIVITY

Sensitivity to Housing Use High

Justification

The susceptibility of the site lies in its elevated location above and separated from existing development on a sloping ridge in open countryside south of the outskirts of Old Colwyn, its fine field trees and ancient woodland which contribute to the character of the ridge, views from the North Wales Path to the east and views from the PROW to the west. The site forms part of the wider ridge and valley countryside setting of the settlement. The value of the site lies in the ancient woodland within it and directly adjacent to it to the south and west, the field trees within it and the PROW which passes through it. Housing development would be a clear major extension of the settlement into elevated ridge and valley open countryside and would be highly inappropriate. It is important that the existing oaks on this site are TPO'ed as a matter of urgency to protect them from potential felling. (Trees on another development site to the east which may be in the same ownership have been felled recently.)

Sensitivity to Employment Use High

Justification

The susceptibility of the site lies in its elevated location above and separated from existing development on a sloping ridge in open countryside south of the outskirts of Old Colwyn, its fine field trees and ancient woodland which contribute to the character of the ridge, views from the North Wales Path to the east and views from the PROW to the west. The site forms part of the wider ridge and valley countryside setting of the settlement. The value of the site lies in the ancient woodland within it and directly adjacent to it to the south and west, the field trees within it and the PROW which passes through it. Employment development would be completely out of character with adjacent development, would be unfeasible on the steep slopes and would be a clear major extension of the built form into elevated ridge and valley open countryside and would be highly inappropriate. It is important that the existing oaks on this site are TPO'ed as a matter of urgency to protect them from potential felling. (Trees on another development site to the east which may be in the same ownership have been felled recently.)

LANDSCAPE AND VISUAL SUSCEPTIBILITY FACTORS

<i>Landform/water bodies</i>	Site lies on a minor ridge side falling away from Dolwen Road to the west/north west steepening towards Nant Ysguborneydd.
<i>Landcover/vegetation/elements</i>	Pasture land with native hedging and occasional fine native field trees- mostly oaks, also including a corner of the ancient woodland to the south.
<i>Land use</i>	Improved pasture
<i>Settlement pattern in and around site</i>	There is no development within the site. A small stone dwelling borders the site to the north beyond which mixed 20c estate housing continues towards Old Colwyn. A rural dwelling/farmhouse with semi- agricultural/commercial shed lies to the east on the other side of the ridge in open countryside.
<i>Settlement edge character</i>	Housing to the north generally sits down in the minor valleys and valley sides near the confluences of various watercourses merging into the Afon Colwyn valley. It has been incrementally developed as single and two storey housing and small estates, most recently just to the north beginning to creep up the ridge sides.
<i>Functional relationship between the area and the settlement/key features</i>	None
<i>Contribution to separation of settlements</i>	None- open countryside to the south.
<i>Contribution to settlement/s' setting</i>	The site provides a positive backcloth to the southern extent of Old Colwyn as part of the wider ridge and valley landscape to the south.
<i>Scale</i>	Large/moderate scale fields
<i>Intervisibility/openness/enclosure</i>	Intervisibility between the site and areas of Old Colwyn particularly from the eastern valley side- generally circa 60m AOD and above where higher site land and boundary trees with B3583 Dolwen Road are evident. There is also visibility across the valley to the west to PROWs and minor road.

<i>Skyline</i>	The site forms the skyline when viewed from lower areas of Old Colwyn and B3583.
<i>Landscape features/focii</i>	Trees parallel with B3583 Dolwen Road and field trees form a distinctive group which contribute strongly to the character of the area.
<i>Key views</i>	Views of the site are from the North Wales Path to the east, PROW to the west, the B3583 and from southern areas of old Colwyn and eastern hillside including Old Colwyn Golf Course.
<i>Detractors</i>	Semi- agricultural/commercial shed with parking to the east is a minor detractor. A minor power line crosses the site.
<i>Lighting</i>	There is no lighting except ambient lighting from existing settlement.
<i>Visual relationship between the area and the settlement/key features</i>	The site is somewhat separated from the settlement by being at a higher level, and to the west of Dolwen Road by a rural property, intervening paddocks, native vegetation and Nant Ysguborneydd ancient woodland.
<i>Potential visual receptors</i>	Users of North Wales Path, the PROW on Western boundary and on the Nant Ysguborneydd valley side opposite, users of Dolwen Road and Llanellian Road, and elevated land to the east including Old Colwyn Golf Course.

LANDSCAPE VALUE FACTORS

<i>Landscape designations (eg Existing SLAs)</i>	-
<i>Historic designations (RLHI/HPG /SM/CA/LB)</i>	-
<i>Biodiversity designations (SSSI, LNR, Ancient woodland)</i>	Ancient woodland within the site and adjoining to west and south
<i>Scenic quality</i>	High/moderate as an unspoilt rural ridge/valley side with mature trees and adjoining ancient woodland in open countryside.
<i>Tranquillity- noise, views of development, presence of people, movement</i>	The site is tranquil especially to the west, modified locally by movement along Dolwen Road.
<i>Recreational value eg PROWs/community interest</i>	PROW on the western boundary.
<i>Historic features/cultural associations</i>	None noted.
<i>Rarity or representativeness</i>	The site is representative of the pastoral landscape surrounding the Coed Coch parkland further to the south.
<i>Condition</i>	The sites boundaries are intact and in good condition including the feature Oak and Ash trees flanking Dolwen Road

LANDMAP CONTEXT

Aspect	Aspect area number	Overall evaluation				
<i>Geological Landscape</i>	GL037	High				
<i>Landscape Habitats</i>	LH006	Moderate				
<i>Historic Landscape</i>	HL007	Moderate				
<i>Cultural Landscape</i>	CL018	High				
	Aspect area number	Overall evaluation	Scenic quality	Integrity	Character	Rarity
Visual and Sensory	VS023	Moderate	Moderate	Moderate	Moderate	Moderate

OTHER CONSTRAINTS/FACTORS

<i>Existing green wedges</i>	-
<i>Floodplain</i>	-
<i>Coastal zone</i>	-
<i>Green spaces</i>	-
<i>Other constraints</i>	-

Site Reference: 90 Land adjoining Dolwen Road, Old Colwyn

LANDSCAPE AND VISUAL SENSITIVITY

Sensitivity to Housing Use High/medium

Justification

The susceptibility of the site lies in its distinctly elevated location and steep slopes above existing development on a sloping ridge in open countryside south of the outskirts of Old Colwyn, direct and close views into the site from the North Wales Path and views from the PROW within the site and to the north east and west and its field trees which contribute to the character of the valley side. The site forms part of the wider ridge and valley countryside setting of the settlement. The value of the site lies in the ancient woodland directly adjacent to the north, the trees within it and the PROW which passes adjacent to the south. Housing development would be a clear major extension of the settlement into elevated ridge and valley open countryside and would be highly inappropriate. The clearing of trees on the adjacent site is of concern and opens it up further to view making it even less appropriate for development. It is important that the remaining trees on this site are TPO'd as a matter of urgency to protect them from potential felling.

Sensitivity to Employment Use High/medium

Justification

The susceptibility of the site lies in its distinctly elevated location and steep slopes above existing development on a sloping ridge in open countryside south of the outskirts of Old Colwyn, direct and close views into the site from the North Wales Path and views from the PROW within the site and to the north east and west and its field trees which contribute to the character of the valley side. The site forms part of the wider ridge and valley countryside setting of the settlement. The value of the site lies in the ancient woodland directly adjacent to the north, the trees within it and the PROW which passes adjacent to the south. Housing development would be a clear major extension of the settlement into elevated ridge and valley open countryside and would be highly inappropriate. The clearing of trees on the adjacent site is of concern and opens it up further to view making it even less appropriate for development.

Employment development would be unfeasible on the steep slopes and would be a clear major extension of the built form into elevated ridge and valley open countryside and would be highly inappropriate. The existing commercial buildings at Bryn Rodyn are at a scale and arrangement which makes them look essentially agricultural. Further development would change this character.

LANDSCAPE AND VISUAL SUSCEPTIBILITY FACTORS

<i>Landform/water bodies</i>	Site lies on a ridge side falling alongside the Dolwen Road in a convex slope steepening to the north falling towards a tributary of the Nant Ysgubornwydd.
<i>Landcover/vegetation/elements</i>	Pasture/grass ley with native outgrown and trimmed hedging and occasional native field trees- mostly oaks, running down to ancient woodland to the north (which continues to the west).
<i>Land use</i>	Improved pasture/grass ley
<i>Settlement pattern in and around site</i>	21c estate housing lies on the north western tip linking down towards Old Colwyn. Bryn Rodyn farm/shed complex lies to the south.
<i>Settlement edge character</i>	Housing to the north west generally sits down in the minor valleys and valley sides near the confluences of various watercourses merging into the Afon Colwyn valley. It has been incrementally developed as single and two storey housing and small estates, most recently just to the north beginning to creep up the ridge sides.
<i>Functional relationship between the area and the settlement/key features</i>	None
<i>Contribution to separation of settlements</i>	None- open countryside to the south.
<i>Contribution to settlement/s' setting</i>	The site provides a positive backcloth to the southern extent of Old Colwyn as part of the wider ridge and valley landscape to the south. The Bryn Rodyn complex to the south appears essentially as a set of rural agricultural buildings

	although the presence of a number of vehicles provides a small indication that the use may be commercial in part.
<i>Scale</i>	Large scale field
<i>Intervisibility/openness/enclosure</i>	Intervisibility between the site and areas of Old Colwyn particularly from the northern valley side-including the North Wales Path and with the B3583 Dolwen Road to the west and also from the north.
<i>Skyline</i>	The site and buildings at Bryn Rodyn form the skyline when viewed from lower areas of Old Colwyn and B3583, and also the North Wales Path.
<i>Landscape features/focii</i>	The main feature of the site is its steeply rising land slopes with the trees within the site (mainly oak) which contribute to the character of the area.
<i>Key views</i>	Views of the site are from the North Wales Path to the north and east, PROW to the south, the B3583 and from southern areas of old Colwyn and eastern hillside including Old Colwyn Golf Course. The removal of the tree cover to the north east opens up the field to view from the North Wales Path.
<i>Detractors</i>	Bryn Rodyn semi-agricultural/commercial shed with parking adjacent is a minor detractor.
<i>Lighting</i>	Lighting at Bryn Rodyn complex and ambient lighting from existing settlement.
<i>Visual relationship between the area and the settlement/key features</i>	The site is somewhat separated from the settlement by being at a distinctly higher level, touching only the tip of the adjacent housing development.
<i>Potential visual receptors</i>	Users of North Wales Path, the PROW south of the site, users of Dolwen Road and Llanellian Road, and elevated land to the east including Old Colwyn Golf Course.

LANDSCAPE VALUE FACTORS

<i>Landscape designations (eg Existing SLAs)</i>	-
<i>Historic designations (RLHI/HPG /SM/CA/LB)</i>	-
<i>Biodiversity designations (SSSI, LNR, Ancient woodland)</i>	Ancient woodland adjoining to the north.
<i>Scenic quality</i>	High/moderate as an unspoilt rural ridge/valley side with some mature trees and adjoining ancient woodland in open countryside.
<i>Tranquillity- noise, views of development, presence of people, movement</i>	The site is tranquil especially to the east, modified locally by movement along Dolwen Road and to an extent by the semi-agricultural buildings at Bryn Rodyn to the south and housing to the north west.
<i>Recreational value eg PROWs/community interest</i>	PROW on the southern boundary. The North Wales Path runs across the valley sides to the north.
<i>Historic features/cultural associations</i>	-
<i>Rarity or representativeness</i>	The site is representative of the pastoral landscape running to the south.
<i>Condition</i>	The sites boundaries are intact and in good condition in parts although deteriorating to the east.

LANDMAP CONTEXT

Aspect	Aspect area number	Overall evaluation				
<i>Geological Landscape</i>	GL037	High				
<i>Landscape Habitats</i>	LH006	Moderate				
<i>Historic Landscape</i>	HL007	Moderate				
<i>Cultural Landscape</i>	CL012	High (small area to north)				
	CL018	High (majority to south)				
	Aspect area number	Overall evaluation	Scenic quality	Integrity	Character	Rarity
Visual and Sensory	VS023	Moderate	Moderate	Moderate	Moderate	Moderate

OTHER CONSTRAINTS/FACTORS

<i>Existing green wedges</i>	-
<i>Floodplain</i>	-

<i>Coastal zone</i>	-
<i>Green spaces</i>	-
<i>Other constraints</i>	-

LANDSCAPE AND VISUAL SENSITIVITY

Sensitivity to Housing Use Medium

Justification

The susceptibility of the site lies in the pronounced sweeping slope to the east which is visible from Bodysgallen's access drive, the visibility from the eastern edge of the Vardre, the relationship of the site to the adjacent tree avenue to Ty'n-y-Coed listed building to the south, the role which it plays in separating Llanrhos from Deganwy and the view from the PROW within the site. The value of the site lies in its location within an SLA, its relationship with the Ty'n-y-Coed listed building, acting as a green backcloth and separation from housing at Llanrhos to the north, its location within the Creuddyn and Conwy Landscape of Outstanding Historic Interest and the PROW running along the western boundary. The site is sensitive but is surrounded by minor detractors which are not rural in character. If developed appropriately it would link the surrounding disparate developments to form a coherent block in the middle of the green wedge. It would need to be designed to respect the adjacent listed building and tree avenue (e.g. by maintaining a linear grass space north of the avenue 10m wide and then planting a strong mixed native screen minimum 15m wide) and to incorporate substantial landscape infrastructure to break up the mass when viewed from Bodysgallen both on the eastern edge of development and within it. This would reduce the developable area which would need to be reflected in any expected capacity and in proposals coming forward.

Sensitivity to Employment Use High

Justification

The susceptibility of the site lies in the pronounced sweeping slope to the east which is visible from Bodysgallen's access drive, the visibility from the eastern edge of the Vardre, the relationship of the site to the adjacent tree avenue to Ty'n-y-Coed listed building to the south, the role which it plays in separating Llanrhos from Deganwy and the view from the PROW within the site. The value of the site lies in its location within an SLA, its relationship with the Ty'n-y-Coed listed building, acting as a green backcloth and separation from housing at Llanrhos to the north and its location within the Creuddyn and Conwy Landscape of Outstanding Historic Interest. Whilst the used to the south is employment this is relatively discreetly located and limited in size. Development of this site for employment would be highly inappropriate on the slope exposed to Bodysgallen to the east and adjacent to the housing to the north and caravan park to the west.

LANDSCAPE AND VISUAL SUSCEPTIBILITY FACTORS

<i>Landform/water bodies</i>	The western field gently slopes from the north west to the south east. The eastern field slopes in a more pronounced sweeping slope from the north west to the south east.
<i>Landcover/vegetation/elements</i>	Pasture with trimmed hedges internally and to the south and east. The hedges to the housing to the north are gappy. The hedge to the west is outgrown and gappy.
<i>Land use</i>	Improved pasture
<i>Settlement pattern in and around site</i>	There is no development within the site. Estate housing lies to the north and the Ty'n-y-Coed /Robertson complex lies to the south around a listed building/former residence. Residential/static caravans lie to the west.
<i>Settlement edge character</i>	The housing to the north has a linear edge in two elements- 1-3 storey 20c estate rendered housing to the east with incremental modifications and recent 2 storey red brick estate housing to the west. The eastern section is particularly noticeable on the rising land with limited mitigating garden vegetation.
<i>Functional relationship between the area and the settlement/key features</i>	There is limited functional connection. The PROW through the site does not link directly into the settlement.
<i>Contribution to separation of settlements</i>	The area separates Llanrhos from the Ty'n-y-Coed /Robertson complex and the caravan park locally. Overall, it also contributes to separation between Llanrhos and Deganwy.
<i>Contribution to settlement/s' setting</i>	The site forms the backcloth to the listed building on the Roberts complex and the tree avenue approach. The northern setting of the listed building has been modified to an extent by the expansion of office complex. The site allows open local views to the settlement edge from the B5115 but this is not a desirable view.
<i>Scale</i>	Medium scale fields

<i>Intervisibility/openness/enclosure</i>	Intervisibility between the site (mainly the eastern field) and the landscape to the east including Bodysgallen. Visible from the eastern edge of the Vardre (but not Deganwy Castle). Screened from the north/north west by housing and landform. There is also screening/filtering from the south by Ty'n-y-Coed /Robertson complex and the associated tree avenue.
<i>Skyline</i>	The site forms the skyline when viewed from the B5115.
<i>Landscape features/focii</i>	Tree avenue to the south
<i>Key views</i>	The key views of the site are from the northern driveway at Bodysgallen towards the eastern part of the site and from the eastern edge of the Vardre.
<i>Detractors</i>	The Robertson office complex is a detractor when viewed from the north. The housing edge to the north and the caravan park to the south are minor detractors.
<i>Lighting</i>	There is lighting along the B5115 and associated with the development on the three other sides.
<i>Visual relationship between the area and the settlement/key features</i>	The area allows open views to the surrounding development. The listed building faces south.
<i>Potential visual receptors</i>	Users of the PROW on the site, visitors leaving Bodysgallen Hall, users of the B5115, adjacent residents.

LANDSCAPE VALUE FACTORS

<i>Landscape designations (eg Existing SLAs)</i>	SLA Area 1
<i>Historic designations (RLHI/HPG /SM/CA/LB)</i>	Creuddyn and Conwy Landscape of Outstanding Historic Interest
<i>Biodiversity designations (SSSI, LNR, Ancient woodland)</i>	-
<i>Scenic quality</i>	Moderate. The slope of the eastern field has a pleasing profile.
<i>Tranquillity- noise, views of development, presence of people, movement</i>	Tranquillity is modified by the noise and lighting on the B5115, and the adjacent development on three sides.
<i>Recreational value eg PROWs/community interest</i>	PROW within site
<i>Historic features/cultural associations</i>	Listed building at Ty'n-y-Coed adjacent, but this faces south. The site lies north west of Bodysgallen but the house is orientated south west towards Conwy Castle with its significant view in this direction.
<i>Rarity or representativeness</i>	The site is representative of the rolling pastoral landscape in which it lies.
<i>Condition</i>	The site's hedges are in moderate/good condition except the outgrown hedge to the west. The pasture is well maintained.

LANDMAP CONTEXT

Aspect	Aspect area number	Overall evaluation				
<i>Geological Landscape</i>	GL013	Outstanding				
<i>Landscape Habitats</i>	LH014	Moderate				
<i>Historic Landscape</i>	HL057	Moderate				
<i>Cultural Landscape</i>	CL010	Outstanding				
	Aspect area number	Overall evaluation	Scenic quality	Integrity	Character	Rarity
Visual and Sensory	VS024	Moderate	Moderate	Moderate	Moderate	Moderate

OTHER CONSTRAINTS/FACTORS

<i>Existing green wedges</i>	Within existing green wedge
<i>Floodplain</i>	-
<i>Coastal zone</i>	-
<i>Green spaces</i>	-
<i>Other constraints</i>	-

Site Reference: 92	Land adjoining Quinton Hazell Enterprise Parc, Glan-y-Wern Road Mochdre, Colwyn Bay.
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LANDSCAPE AND VISUAL SENSITIVITY

Sensitivity to Housing Use Medium/Low

Justification

The susceptibility of the site lies its location within the open and generally low lying Afon Ganol valley floor providing a distinct open strip between Mochdre and Penrhyn Bay and Rhos-on-Sea at the coastline, its openness to views from across the valley from Llangwstenin Church and Cwystennin Road, down the valley from the PROWs sports fields to the north and from the PROW and housing to the east. The value of the area lies in the PROW on site. Housing development would be out of character with the valley floor location but could offer the opportunity to provide a buffer of development between existing residential areas and employment land whilst enclosing recreational land to the north. Any development should reflect these important frontages and relationship with present residential areas. Western frontages would need to respect the elevated Listed Llangwstennin Hall and presence of Cwystennin Church to the east. Strong boundary treatments would be required in public maintained areas to screen/filter any development. Materials, height, colours, massing and form should respect the adjacent residential area. A sensitive frontage with the recreational land use to the north would be easier to achieve with a domestic scale, layout and reduced mass of residential land-use and activity than employment land-use. Soft landscape materials should reflect the site river valley location.

Sensitivity to Employment Use Medium

Justification

The susceptibility of the site lies its location within the open and generally low lying Afon Ganol valley floor providing a distinct open strip between Mochdre and Penrhyn Bay and Rhos-on-Sea at the coastline, its openness to views from across the valley from Llangwstenin Church and Cwystennin Road, down the valley from the PROWs sports fields to the north and from the PROW and housing to the east. The value of the area lies in the PROW on site. Employment development would reflect the current employment use to the south but would be directly overlooked by the residential area to the east, and also may adversely affect views along the footpath across the recreation ground from the north. It would also potentially increase the effect on views from the church and hall from the west. Any development would need to respect the scale of the adjacent residential area and be correspondingly small in height and low density and set within a strong landscape infrastructure and boundaries to the north, east and west reflecting the flood plain riparian vegetation.

LANDSCAPE AND VISUAL SUSCEPTIBILITY FACTORS

<i>Landform/water bodies</i>	The site is level and elevated above the Afon Ganol river valley.
<i>Landcover/vegetation/elements</i>	Rough grass to the north and hardstanding for storage to the south with conifers on the northern boundary and Lombardy poplars to the west.
<i>Land use</i>	Industrial open storage to the south, no apparent use to the north.
<i>Settlement pattern in and around site</i>	Development immediately to the south is further employment land on the former Quinton Hazel automotive part factory, whilst land to the east is residential 20C housing on the eastern side of the valley.
<i>Settlement edge character</i>	Housing to the east has a strong linear edge and follows in linear form along the valley side facing west and rising above the site level. Existing employment land to the south is disparate and mixed, comprising buildings storage and construction activity.
<i>Functional relationship between the area and the settlement/key features</i>	None
<i>Contribution to separation of settlements</i>	The site forms part of the open linear Afon Ganol valley floor defining the edge of the Rhos/Mochdre built form. It sticks out into the valley approximately the same distance as the adjacent employment land beyond the residential settlement edge on the rising valley sides.
<i>Contribution to settlement/s' setting</i>	As open land it allows open views from the settlement towards the west.
<i>Scale</i>	Small/moderate scale

<i>Intervisibility/openness/enclosure</i>	Open to the west and intervisible with the other side of the valley, enclosure by development to the south and east and some enclosure to the north by conifers.
<i>Skyline</i>	-
<i>Landscape features/focii</i>	There are no landscape features within the site.
<i>Key views</i>	Key views are from Llangwstenin Church (Listed Building) and the Cystennin Road to the west across the river valley and from the PROW on site and down the valley from the north.
<i>Detractors</i>	Storage on the site and adjacent, and employment buildings.
<i>Lighting</i>	Lighting associated with the employment site and storage area and in residential area adjacent.
<i>Visual relationship between the area and the settlement/key features</i>	Lies on the lower land in the valley floor with the existing housing estate rising above it and with views over it.
<i>Potential visual receptors</i>	Users of Llangwstenin Church and Cystennin Road, PROW on site and PROW and sports ground users to the north, and adjacent residential area fronting the site along Crafnant Road.

LANDSCAPE VALUE FACTORS

<i>Landscape designations (e.g. Existing SLAs)</i>	-
<i>Historic designations (RLHI/HPG /SM/CA/LB)</i>	-
<i>Biodiversity designations (SSSI, LNR, Ancient woodland)</i>	-
<i>Scenic quality</i>	Low as land is partly used for storage and is rough ground with conifers. However, its largely green character contributes to the green valley floor which is generally attractive.
<i>Tranquillity- noise, views of development, presence of people, movement</i>	Tranquillity is modified by storage and employment use to the south, visible residential edge to the east and noise from the A55.
<i>Recreational value e.g. PROWs/community interest</i>	None.
<i>Historic features/cultural associations</i>	Llangwstennin Hall and grounds (Listed Building) and Church (Listed Building) are on eastern flank of the river valley.
<i>Rarity or representativeness</i>	-
<i>Condition</i>	Poor

LANDMAP CONTEXT

Aspect	Aspect area number	Overall evaluation				
<i>Geological Landscape</i>	GL019	Moderate				
<i>Landscape Habitats</i>	LH010	Moderate				
<i>Historic Landscape</i>	HL059	Moderate				
<i>Cultural Landscape</i>	CL011	High				
	Aspect area number	Overall evaluation	Scenic quality	Integrity	Character	Rarity
Visual and Sensory	VSO24	Moderate	Moderate	Moderate	Moderate	Moderate

OTHER CONSTRAINTS/FACTORS

<i>Existing green wedges</i>	The site is within the existing Green Wedge
<i>Floodplain</i>	-
<i>Coastal zone</i>	-
<i>Green spaces</i>	-
<i>Other constraints</i>	-

LANDSCAPE AND VISUAL SENSITIVITY

Sensitivity to Housing Use High/medium

Justification

The susceptibility of the site lies in its role as part of the continuum of open pastoral countryside around the south and east of Llandudno between the built form and the wooded hills and steeper ungrazed outcrops, its role separating Llandudno from Llanrhos and the listed buildings to the south, its visibility from the cemetery and from PROWs on the hill to the east and from the Vardre to the west, and its role as part of a positive approach to Llandudno. The value of the site lies in its location within Creuddyn and Conwy Landscape of Outstanding Historic Interest, the adjacency to listed buildings to the south, the PROW along its southern edge and the presence of SLA on three sides. The character of the site is not distinguishable from the SLA landscape.

The least sensitive part of the site is the northern field which lies adjacent to housing to the west and would not create a precedent for extending the settlement further south than existing or closing the gap with Llanrhos. If developed, this would need to have an appropriate landscape buffer (15m) between it and the A470 and 10m wide native tree planting to complement the hedge to the south to form a positive edge with the landscape. Developing further south than this would create a significant extension of Llandudno's built form and might potentially act as a precedent for development east of the A470 and beyond, as well as potentially west of the B5115, both of which would be undesirable.

Sensitivity to Employment Use High/medium

Justification

The susceptibility of the site lies in its role as part of the continuum of open pastoral countryside around the south and east of Llandudno between the built form and the wooded hills and steeper ungrazed outcrops, its role separating Llandudno from Llanrhos and the listed buildings to the south, its visibility from the cemetery and from PROWs on the hill to the east and from the Vardre to the west, and its role as part of a positive approach to Llandudno. The value of the site lies in its location within Creuddyn and Conwy Landscape of Outstanding Historic Interest, the adjacency to listed buildings to the south, the PROW along its southern edge and the presence of SLA on three sides. The character of the site is not distinguishable from the SLA landscape.

The least sensitive part of the site is the northern field which lies adjacent to housing to the west and would not create a precedent for extending the settlement further south than existing or closing the gap with Llanrhos. If developed, this would need to be designed to a high standard as an appropriate gateway development (eg offices, not commercial sheds) and have an appropriate landscape treatment between it and the A470. There would also need to be 10m wide native tree planting to complement the hedge to the south to form a positive edge with the landscape. Developing further south than this would create a significant extension of Llandudno's built form and might potentially act as a precedent for development east of the A470 and beyond, as well as potentially west of the B5115, both of which would be undesirable.

LANDSCAPE AND VISUAL SUSCEPTIBILITY FACTORS

<i>Landform/water bodies</i>	The site slopes gently down to the north west.
<i>Landcover/vegetation/elements</i>	Trimmed hedges within the site and along the adjacent roads and outgrown hedge to the south. Trees are located along the A470, in an overgrown patch to the north and to the south.
<i>Land use</i>	Improved pasture
<i>Settlement pattern in and around site</i>	There is no settlement within the site. 20c housing on the edge of Llandudno lies to the north and west extending around 175 m along the western boundary. Scattered former historic estate buildings lie to the south within trees.
<i>Settlement edge character</i>	The 20c housing on the edge of Llandudno is mixed with an indented edge to the west, skirting around the higher ground, but fronting the A470 north of the site.
<i>Functional relationship between the area and the settlement/key features</i>	There is no direct functional relationship between the settlement and the site.

<i>Contribution to separation of settlements</i>	The site helps separate Llandudno from Llanrhos and Deganwy as part of a green corridor on the B5115 and A470 respectively.
<i>Contribution to settlement/s' setting</i>	The site forms part of a positive green gateway to Llandudno as drivers along the A470 crest the ridge and start running down the slopes towards the town and sea.
<i>Scale</i>	Small to medium scale fields
<i>Intervisibility/openness/enclosure</i>	The site is open to view particularly from the west (eg B5115) and is seen as part of the green pastoral continuum at the foot of the wooded hills and slopes.
<i>Skyline</i>	-
<i>Landscape features/focii</i>	-
<i>Key views</i>	The site can be seen as part of the green pastoral continuum at the foot of the wooded hills and slopes from The Vardre/Deganwy Castle, from the steep hills and slopes to the east and on the main approach to Llandudno (A470).
<i>Detractors</i>	-
<i>Lighting</i>	Lighting at the roundabout to the north and along the B5115 but not on the A470.
<i>Visual relationship between the area and the settlement/key features</i>	The site forms part of the green approach and edge to southern Llandudno.
<i>Potential visual receptors</i>	Users of the PROW and cemetery to the south, users of the PROWs on the hill slopes to the east, users of the A470 at a gateway location approaching Llandudno, users of the B5115, residents to the north west.

LANDSCAPE VALUE FACTORS

<i>Landscape designations (eg Existing SLAs)</i>	-
<i>Historic designations (RLHI/HPG /SM/CA/LB)</i>	Creuddyn and Conwy Landscape of Outstanding Historic Interest
<i>Biodiversity designations (SSSI, LNR, Ancient woodland)</i>	-
<i>Scenic quality</i>	Moderate
<i>Tranquillity- noise, views of development, presence of people, movement</i>	Tranquillity is limited by the noise and movement on the A470 and B5115 either side of the site and their junction to the north and the southern edge of Llandudno.
<i>Recreational value eg PROWs/community interest</i>	PROW 15/35 skirts the southern edge of the site.
<i>Historic features/cultural associations</i>	Listed gate houses (formerly to Gloddaeth Hall/St David's College) nearby and St Hilary's church and cluster of other listed buildings to the south on the B5115 which also appear to be associated with the Gloddaeth Hall.
<i>Rarity or representativeness</i>	The site is representative of the rolling pastoral landscape in which it lies.
<i>Condition</i>	The site's hedges to the roads are in good condition and the outgrown hedge to the south is mainly intact. The pasture is well maintained.

LANDMAP CONTEXT

Aspect	Aspect area number	Overall evaluation				
<i>Geological Landscape</i>	GL013	Outstanding				
<i>Landscape Habitats</i>	LH020	Low				
<i>Historic Landscape</i>	HL065	Outstanding				
<i>Cultural Landscape</i>	CL010	Outstanding				
	Aspect area number	Overall evaluation	Scenic quality	Integrity	Character	Rarity
<i>Visual and Sensory</i>	VS024	Moderate	Moderate	Moderate	Moderate	Moderate

OTHER CONSTRAINTS/FACTORS

<i>Existing green wedges</i>	Outside but adjacent to green wedge to the south and west
<i>Floodplain</i>	-

<i>Coastal zone</i>	-
<i>Green spaces</i>	-
<i>Other constraints</i>	-

Site Reference: 104 Land by Ysgol Creuddyn, Penrhyn Bay.

LANDSCAPE AND VISUAL SENSITIVITY

Sensitivity to Housing Use Medium

Justification

The susceptibility of this site lies in its location as part of open countryside in the Gloddaeth valley, its openness to view from the south west exacerbated by the lack of field boundary on this side, its well-maintained hedges and in particular trees and its role as part of the pastoral setting to the wooded hillside at Penrhynside. The value of the site lies in its location within the Creuddyn and Conwy Historic Landscape Area, the PROW running through it, and its relationship with the SLA to the north.

Development here would be a clear extension of the built form west into the valley. However, it is at a relatively low level, screened by landform, vegetation or development to the north west, north east and east. The issues are mainly the relationship with the rising land to the north west and the open valley to the south west. These could be addressed by major public realm landscape infrastructure tying in and reinforcing existing features such as the double hedgerow along existing access to Gloddaeth Isaf to the south west (25m wide minimum), providing a setting to the woodland and farmhouse, and providing a buffer along Gloddaeth Lane (15m wide minimum). As such, a larger scale of development here could be justified, extending further to the south west and north-west.

A small element of mixed use provision could be accommodated within the residential area (such as local facilities associated with wider existing residential areas) and the proximity to the schools and frontage with Derwen Lane. Inclusion of green infrastructure through the site development is essential, which links with possible drainage of the site and as a landscape buffer to the south west elevation, whilst providing a green spine through the site. The site would require a robust design brief to ensure a coherent and successful approach to design infrastructure and development.

Sensitivity to Employment Use High

Justification

The susceptibility of this site to employment development lies in its location as part of open countryside in the Gloddaeth valley, its openness to view from the south west exacerbated by the lack of field boundary on this side, its well-maintained hedges and in particular trees, its role as part of the pastoral setting to the wooded hillside at Penrhynside and the adjacent residential uses. The value of the site lies in its location within the Creuddyn and Conwy Historic Landscape Area, the PROW running through it, and its relationship with the SLA to the north.

Employment development here would be a clear extension of the built form west into the rural valley and would be highly out of character with the existing settlement edge, adversely affecting the setting of the SLA. As such it would be inappropriate in this location.

LANDSCAPE AND VISUAL SUSCEPTIBILITY FACTORS

<i>Landform/water bodies</i>	Generally gently sloping land falling to a central hedge/ditch (a pond lies to the south west). The steep hillside of Penrhynside lies to the north.
<i>Landcover/vegetation/elements</i>	Improved pasture with regular field pattern, and well maintained trimmed native hedges to all boundaries with some trees.
<i>Land use</i>	Pastoral farmland.
<i>Settlement pattern in and around site</i>	There is no development within the site. Estate housing (circa 1990) lies to the north east along boundary beyond Derwen Lane, and Ysgol Creuddyn and associated buildings to the east and the 20c housing of Penrhyn Bay beyond. Land to the west and south west is open with scattered farmsteads and cottages.
<i>Settlement edge character</i>	Strong evident boundary with straight edge of existing 2 storey residential development to the north east beyond a hedge along Derwen Lane. Traditional and varied residential development above on the hillside of Penrhynside orientated south eastwards following the land form. The larger school buildings form a strong and noticeable focus at the lower level.
<i>Contribution to separation of settlements</i>	The site forms a small part of a much larger area of undeveloped land in the Gloddaeth valley, and as such makes a relatively minor contribution to the settlement separation between Penrhyn Bay and Llanrhos. However, it does

<i>Contribution to settlement/s' setting</i>	contribute to separation between Penrhyn Bay and the village of Glanwydden to the south east, although this is undermined by the caravan site to the east. The site forms part of the existing attractive approach of undeveloped countryside to Penrhynside from to the west.
<i>Functional relationship between the area and the settlement/key features</i>	The site has a PROW through its centre linking Derwen Lane to Gloddaeth Isaf woodland and the wider public footpath network beyond.
<i>Scale</i>	Large and medium scale fields
<i>Intervisibility/openness/enclosure</i>	The site is fairly open and there is some intervisibility between the site and landscape to the south and east as the landform rises slightly above the surrounding area. The area is enclosed by landform trees to the north west and by settlement to the east.
<i>Skyline</i>	-
<i>Landscape features/focii</i>	The wooded Penrhynside limestone hillside nearby is a prominent feature. The vernacular farmhouse with associated outbuildings nearby are evident. The Ysgol Glanwydden Primary School Buildings adjacent are noticeable elements.
<i>Key views</i>	Key views of the site are from Gloddaeth Lane and from PROWs in and close to the site to the west.
<i>Detractors</i>	Large mass of Ysgol Creuddyn Sports Hall Building
<i>Lighting</i>	Lighting at junction of Gloddaeth Lane and Derwen Lane and from existing residential areas adjacent.
<i>Visual relationship between the area and the settlement/key features</i>	The site forms an open landscape highly intervisible with the settlement edge allowing views to the settlement and school from the west.
<i>Potential visual receptors</i>	Users of PROWs through the area and to the west, users of Gloddaeth Lane and Derwen Lane, existing residential areas, users of elevated PROWs to the south and south west towards Bryn Pydew.

LANDSCAPE VALUE FACTORS

<i>Landscape designations (e.g. Existing SLAs)</i>	SLA lies to the north covering the wooded hillside.
<i>Historic designations (RLHI/HPG /SM/CA/LB)</i>	Creuddyn and Conwy Historic Landscape Area
<i>Biodiversity designations (SSSI, LNR, Ancient woodland)</i>	Ancient woodland is located on the hillside immediately beyond Gloddaeth Isaf north of site.
<i>Scenic quality</i>	The area has moderate scenic quality forming part of the gentle rural valley landscape and acting as the setting to the higher scenic quality of the wooded hillside to the north.
<i>Tranquillity- noise, views of development, presence of people, movement</i>	The area is fairly tranquil but this is modified by the presence of existing residential development along its eastern and southern edge and movement along Gloddaeth Lane.
<i>Recreational value e.g. PROWs/community interest</i>	PROW within site.
<i>Historic features/cultural associations</i>	Association with Gloddaeth Isaf farmhouse to the north west.
<i>Rarity or representativeness</i>	The site is representative of the wider landscape to the west.
<i>Condition</i>	The site boundaries are in good condition and pasture land is well maintained.

LANDMAP CONTEXT

Aspect	Aspect area number	Overall evaluation				
<i>Geological Landscape</i>	GL015	Moderate				
<i>Landscape Habitats</i>	LH014	Moderate				
<i>Historic Landscape</i>	HL057	Moderate				
<i>Cultural Landscape</i>	CL010	Outstanding				
	Aspect area number	Overall evaluation	Scenic quality	Integrity	Character	Rarity
Visual and Sensory	VS024	Moderate	Moderate	Moderate	Moderate	Moderate

OTHER CONSTRAINTS/FACTORS

<i>Existing green wedges</i>	-
<i>Floodplain</i>	-
<i>Coastal zone</i>	-
<i>Green spaces</i>	-
<i>Other constraints</i>	-

LANDSCAPE AND VISUAL SENSITIVITY

Sensitivity to Housing Use High/medium

Justification

The susceptibility of the site lies in its prominence as open slopes rising above the lower lying open golf course to the north west, its pastoral character complementing the semi - natural vegetated slopes of the Bryniau ridge and its tower which is a focal point for views, its role in separating Llandudno from the distinct settlement of Deganwy and its contribution as part of a continuum of green space between the urban settlements in the area. Its value lies in its location in a Special Landscape Area and Creuddyn and Conwy Historic Landscape Area, its proximity to the listed and scheduled Bryniau Tower contributing to its landscape setting and the PROWs running through the site. Housing development would significantly erode or remove the separation between the two settlements making them one large urban ribbon of development from the coast to Llandudno junction and would be very prominent when viewed from the north west and Bryniau, separating the green spaces east and west into pockets.

The large majority of the area is highly unsuitable for development. However, hospital buildings to the north west partially screen the field adjacent although the hedgerow climbing the hill in a southerly direction is apparent. If housing development was located in the lower parts of the field i.e. not extending further up the hill than the 30m AOD contour then, with mitigation measures, the impact of development within the area could be kept to a minimum. Housing on the higher part of the site should be kept to a minimum height and the area above the 30m AOD contour should be used as open space with significant native tree cover to help integrate the development. Whilst developing this part of the site would erode the gap between Llandudno and Deganwy, mitigation measures and retention of the remaining part of the site would maintain separation and the setting of the Bryniau tower and ridge.

Sensitivity to Employment Use High

Justification

The susceptibility of the site lies in its prominence as open slopes rising above the lower lying open golf course to the north west, its pastoral character complementing the bracken and rough grass slopes of the Bryniau ridge and its tower which is a focal point for views, its role in separating Llandudno from the distinct settlement of Deganwy and its contribution as part of a continuum of green space between the urban settlements in the area. Its value lies in its location in a Special Landscape Area and Creuddyn and Conwy Historic Landscape Area, its proximity to the listed and scheduled Bryniau Tower contributing to its landscape setting and the PROWs running through the site. Though the hospital buildings partly screen the lower parts of the adjacent field employment development would be highly prominent here as well on the higher steep slopes and significantly erode or remove the separation between the two settlements making them one large urban ribbon of development from the coast to Llandudno junction, separating the green spaces east and west into pockets, and also having a substantial effect on adjacent housing and Bryniau. The area is highly unsuitable for development.

LANDSCAPE AND VISUAL SUSCEPTIBILITY FACTORS

<i>Landform/water bodies</i>	North west facing intermediate slopes reaching a maximum of around 62mAOD between the lower lying land of Maesdu Golf Course and the steeper hill landforms around Bryniau.
<i>Landcover/vegetation/elements</i>	Semi-regular pastoral fields bounded by native trimmed hedgerows without ground hedgerows long PROW and ruderal vegetation on steeper slopes adjacent.
<i>Land use</i>	Pastoral fields/used for grazing.
<i>Settlement pattern in and around site</i>	Llandudno Hospital on the edge of the large settlement to the north, Deganwy residential development to the south and A546 transport route to the west.
<i>Settlement edge character</i>	Housing estate edge to the south - incrementally developed, with some mitigation of vegetation in gardens.
<i>Functional relationship between the area and the settlement/key features</i>	PROWs link Llandudno to Bryniau Tower and onwards in the east towards the B5115.

<i>Contribution to separation of settlements</i>	The site plays an important and prominent role in the separation of Llandudno and Deganwy on a highly visible hillside.
<i>Contribution to settlement/s' setting</i>	The site rises above the southern edge of Llandudno and acts as a backcloth to the settlement complementing the rugged ridge to the east. It forms an important area of open land which allows unimpeded visual connectivity with Bryniau. This contributes positively to the settlements' approach and setting.
<i>Scale</i>	Medium sized fields
<i>Intervisibility/openness/enclosure</i>	The majority of the site is highly intervisible with the lower land to the north west including the A546, PROWs and the Golf Course. The area is essentially open to this aspect but enclosed and overlooked by the ridge adjacent to the south east and housing to the south west.
<i>Skyline</i>	-
<i>Landscape features/focii</i>	Main feature and focus is the adjacent Bryniau ridge and associated tower.
<i>Key views</i>	Towards the site from Bryniau Tower, the A546 eastwards and elevated land to the north including the Great Orme. From the site there are open expansive views towards the coastline and Great Orme.
<i>Detractors</i>	-
<i>Lighting</i>	Evident lighting along the A546 road and around the hospital and existing residential areas.
<i>Visual relationship between the area and the settlement/key features</i>	Contributes to the appreciation and setting of Bryniau Tower and provides complementary character to the semi - natural rugged steep slopes of the associated hillside. Provides clear visual and physical separation between Llandudno and Deganwy.
<i>Potential visual receptors</i>	Bryniau Tower visitors, PROW users through the site and on the Bryniau ridge, users of the busy A546 which is an important holiday route into Llandudno town. Golf course users and with filtered views for existing residential areas to the north.

LANDSCAPE VALUE FACTORS

<i>Landscape designations (eg Existing SLAs)SLA 1</i>	SLA Area 1
<i>Historic designations (RLHI/HPG /SM/CA/LB)</i>	Creuddyn and Conwy Historic Landscape Area, Bryniau Tower is a listed building and scheduled monument lies just to the south east.
<i>Biodiversity designations (SSSI, LNR, Ancient woodland)</i>	-
<i>Scenic quality</i>	The area has moderate-high scenic quality as it contributes to wider green setting of Bryniau ridge and Tower and The Vardre/ Deganwy Castle and contrasting well with steeper slopes above and the lower more vegetated or built land.
<i>Tranquillity- noise, views of development, presence of people, movement</i>	Tranquillity modified by adjacent development and A546 but increases towards the east.
<i>Recreational value eg PROWs/community interest</i>	PROWs link Llandudno to Bryniau Tower and onwards to the east towards the B5115
<i>Historic features/cultural associations</i>	Creuddyn and Conwy Historic Landscape Area, proximity to Bryniau Tower
<i>Rarity or representativeness</i>	Rare undeveloped rural land forming distinct contrast with surrounding urban development.
<i>Condition</i>	Moderate condition native hedges with well-maintained pasture.

LANDMAP CONTEXT

Aspect	Aspect area number	Overall evaluation
<i>Geological Landscape</i>	GL013	Outstanding
<i>Landscape Habitats</i>	LH020	Low
<i>Historic Landscape</i>	HL057	Moderate
<i>Cultural Landscape</i>	CL010	Outstanding

	Aspect area number	Overall evaluation	Scenic quality	Integrity	Character	Rarity
Visual and Sensory	VS065	Moderate	Moderate	Moderate	Moderate	Low

OTHER CONSTRAINTS/FACTORS

<i>Existing green wedges</i>	Within the existing Green Wedge					
<i>Floodplain</i>	-					
<i>Coastal zone</i>	-					
<i>Green spaces</i>	-					
<i>Other constraints</i>	-					

Site Reference: 111 Cwm Howard, Llandudno

LANDSCAPE AND VISUAL SENSITIVITY

Sensitivity to Housing Use Medium

Justification

The susceptibility of the site lies in its role as open slopes rising above the lower lying built land to the north west, its pastoral character complementing the semi - natural vegetated slopes of the Bryniau ridge which is an important landscape feature, its role in separating Llandudno from Deganwy and its contribution as part of a continuum of green space between the urban settlements in the area. The site's value lies in its location in a Special Landscape Area and Creuddyn and Conwy Historic Landscape Area, its proximity to the listed Bryniau Tower contributing to its wider landscape setting and the PROWs running close to, and overlooking, the site. The housing to the north and the higher buildings related to the hospital to the north west screen the majority of the site at ground level, although housing on the upper parts of the site would be likely to be seen above these buildings. Housing development would erode the separation between the two settlements but would be contained to the south east by the ridge and the hedge to the south west is moderately strong and could be reinforced with further planting if development was necessary on the site. Building heights at the top edge of the site should be kept to a minimum and houses in this location should preferably be set into the hillside.

Sensitivity to Employment Use High/medium

Justification

The susceptibility of the site lies in its role as open slopes rising above the lower lying built land to the north west, its pastoral character complementing the semi - natural vegetated slopes of the Bryniau ridge which is an important landscape feature, its role in separating Llandudno from Deganwy and its contribution as part of a continuum of green space between the urban settlements in the area. Its value lies in its location in a Special Landscape Area and Creuddyn and Conwy Historic Landscape Area, its proximity to the listed Bryniau Tower contributing to its wider landscape setting and the PROWs running close to, and overlooking, the site. The housing to the north and the higher buildings related to the hospital to the north west screen the majority of the site at ground level. However, employment development would extend considerably higher than the adjacent building roofs against the Bryniau ridge, would be out of character with the existing residential edge, would erode the separation between the two settlements and would require significant landform modification. The area is unsuitable for employment development.

LANDSCAPE AND VISUAL SUSCEPTIBILITY FACTORS

<i>Landform/water bodies</i>	North west facing intermediate slopes reaching a maximum of around 45mAOD between the lower lying land on the southern edge of Llandudno and the steeper hill landforms around Bryniau.
<i>Landcover/vegetation/elements</i>	Rough grassland with intermittent native hedges
<i>Land use</i>	Pastoral land currently ungrazed.
<i>Settlement pattern in and around site</i>	Housing development to the north and north west and allotments to the north adjoining the site.
<i>Settlement edge character</i>	Straight housing estate edge to the north - incrementally developed, with very limited mitigation of vegetation in gardens.
<i>Functional relationship between the area and the settlement/key features</i>	None
<i>Contribution to separation of settlement</i>	The site plays an important role in the separation of Llandudno and Deganwy on a visible hillside.
<i>Contribution to settlement/s' setting</i>	The site rises above the southern edge of Llandudno and acts as a backcloth to the settlement complementing the rugged ridge to the south east. It forms part of an area of open land which allows visual connectivity with Bryniau. This contributes positively to the settlement's setting, although this area is less effective than the area to the south (108) in contributing to the setting due to adjacent housing to the north.
<i>Scale</i>	Medium to small sized fields

<i>Intervisibility/openness/enclosure</i>	Intervisible with the land to the south west which forms part of the continuum of the hillside with its PROWs. It is enclosed and overlooked by the ridge adjacent to the south east and housing to the north. Whilst the site is not highly visible at ground level, development on it would be likely to be visible above the existing development form, seen against the Bryniau hillside.
<i>Skyline</i>	-
<i>Landscape features/focii</i>	Main feature and focus is the adjacent Bryniau ridge and associated tower.
<i>Key views</i>	Towards the site from PROW along the Bryniau ridge as part of the view towards the coastline and Great Orme and from the PROW from the south.
<i>Detractors</i>	Settlement edge encroaching on the hill.
<i>Lighting</i>	None on site but ambient lighting from existing development.
<i>Visual relationship between the area and the settlement/key features</i>	Provides a complementary character to the steep slopes of the Bryniau ridge with its semi-natural vegetation and rugged character contributing to the landscape backcloth to Llandudno. Provides clear separation between Llandudno and Deganwy.
<i>Potential visual receptors</i>	Bryniau ridge PROW users, PROW users to the south, golf course users and with filtered views. Development on the site would also be likely to be visible to users of the busy A546 which is an important holiday route into Llandudno town.

LANDSCAPE VALUE FACTORS

<i>Landscape designations (eg Existing SLAs)</i>	SLA Area 1
<i>Historic designations (RLHI/HPG /SM/CA/LB)</i>	Creuddyn and Conwy Historic Landscape Area
<i>Biodiversity designations (SSSI, LNR, Ancient woodland)</i>	-
<i>Scenic quality</i>	The area has moderate scenic quality as it contributes to wider green setting of Bryniau ridge and tower and The Vardre/ Deganwy Castle and contrasting well with steeper slopes above and the lower built land. Though its sward condition is poor at the moment due to lack of grazing this could easily be rectified by appropriate management.
<i>Tranquillity- noise, views of development, presence of people, movement</i>	Tranquillity modified by adjacent development.
<i>Recreational value eg PROWs/community interest</i>	None
<i>Historic features/cultural associations</i>	Creuddyn and Conwy Historic Landscape Area, proximity to Bryniau Tower
<i>Rarity or representativeness</i>	Rare undeveloped rural land forming distinct contrast with surrounding urban development.
<i>Condition</i>	Moderate condition native hedges with poorly maintained pasture.

LANDMAP CONTEXT

Aspect	Aspect area number	Overall evaluation				
<i>Geological Landscape</i>	GL013	Outstanding				
<i>Landscape Habitats</i>	LH020	Low				
<i>Historic Landscape</i>	HL057	Moderate				
<i>Cultural Landscape</i>	CL010	Outstanding				
	Aspect area number	Overall evaluation	Scenic quality	Integrity	Character	Rarity
Visual and Sensory	VS065	Moderate	Moderate	Moderate	Moderate	Low

OTHER CONSTRAINTS/FACTORS

<i>Existing green wedges</i>	Within the existing Green Wedge
<i>Floodplain</i>	-
<i>Coastal zone</i>	-

Green spaces

-

Other constraints

Site topography would reduce any potential development footprint and reduce density

Land Parcel References: 156 164	Land north of A470 and junction with Narrow Lane (Site 2), Llandudno Junction East of The Royal Welsh Way, Llandudno Junction
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LANDSCAPE AND VISUAL SENSITIVITY

Sensitivity to Housing Use High/medium

Justification

The susceptibility of the sites lie in their location in open countryside to the east of the A470 Royal Welsh Way which currently acts as a firm edge to existing development in Llandudno Junction to the west, their location on rising land intervisible with higher land south, their role as setting to the abruptly rising landform above Esgyryn to the north with the Obelisk acting as a noted landmark above them, the irregular field pattern with hedges and trees, especially marked to the north west (in 156), views across the sites from the Obelisk, from the A470 approach to Llandudno, from the PROW through 156 and views from residents along Pabo Lane, Esgyryn and Pabo Hall. The value of the site lies in its old irregular field patterns, overlooking by Pabo Hall, and the PROW running through it. The sensitivity of the area tends to increase towards the north due to its juxtaposition with Esgyryn and the obelisk, the field pattern and location on higher land. The least sensitive parts of the site are the three fields to the south west of the caravan site, and the caravan site itself as these are lower, and partly contained by vegetation and built form. However, any development of this area sets a precedent extending the urban built form east into open countryside beyond the A470.

Sensitivity to Employment Use High

Justification

The susceptibility of the sites lie in their location in open countryside to the east of the A470 Royal Welsh Way which currently acts as a firm edge to existing development in Llandudno Junction to the west, their location on rising land intervisible with higher land south, their role as setting to the abruptly rising landform above Esgyryn to the north with the Obelisk acting as a noted landmark above them, the irregular field pattern with hedges and trees, especially marked to the north west (in 156), views across the sites from the Obelisk, from the A470 approach to Llandudno, from the PROW through 156 and views from residents along Pabo Lane, Esgyryn and Pabo Hall. The value of the site lies in its old irregular field patterns, overlooking by Pabo Hall, and the PROW running through it. The sensitivity of the area tends to increase towards the north due to its juxtaposition with Esgyryn and the obelisk, the field pattern and location on higher land. The least sensitive parts of the site are the three fields to the south west of the caravan site, and the caravan site itself as these are lower, and partly contained by vegetation and built form. However, any development of this area sets a precedent extending the urban built form east into open countryside beyond the A470.

Development of this site for employment would be inappropriate as it would be seen in juxtaposition with Esgyryn and the obelisk and its scale and nature would adversely affect adjacent housing and remove the existing landscape pattern.

LANDSCAPE AND VISUAL SUSCEPTIBILITY FACTORS

<i>Landform/water bodies</i>	The sites fall south, with gentle undulations forming a minor ridge in the northern part of site 164. The land rises steeply to the north of Esgyryn with old quarries and outcrops and also falls steeply to the south of site 164 towards Bryn Morfa.
<i>Landcover/vegetation/elements</i>	Pasture with a mix of trimmed and outgrown hedges internally and gappy along the A470. Trees line the southern boundary of site 164. The pattern of hedgerows is irregular, which is particularly apparent to the north.
<i>Land use</i>	Improved pasture
<i>Settlement pattern in and around site</i>	Residential/static caravans lie in the eastern part of site 164. Linear incremental settlement lies to the north at Esgyryn and along Pabo Lane to the south. New housing development lies to the west of the A470 on the edge of Llandudno Junction.
<i>Settlement edge character</i>	The housing west of the A470 has an indented edge with some properties facing the road or with oblique views and a green buffer to the road edge. The housing is softened and filtered with a mix of trees and hedge vegetation but is apparent from the road and the east.
<i>Functional relationship between the area and the settlement/key features</i>	There is limited functional connection as the A470 acts as a barrier. The PROW through site 156 does link into Esgyryn.

<i>Contribution to separation of settlements</i>	The area contributes to the separation of Llandudno Junction and Rhos/Mochdre.
<i>Contribution to settlement/s' setting</i>	The site forms part of the countryside setting to the approach to Llandudno along the A470 allowing and complementing views to the Obelisk above Esgyryn.
<i>Scale</i>	Small to medium scale fields
<i>Intervisibility/openness/enclosure</i>	Intervisibility between the site and Esgyryn and the Obelisk to the north, with upper valley sides and high ground to the south, and locally with users of the A470, and to an extent with new development in Llandudno Junction.
<i>Skyline</i>	The trees and houses to the south/south east are on the skyline when viewed from the valley floor to the south.
<i>Landscape features/focii</i>	Within the site- the hedge pattern and trees. Outside the site- the Obelisk on the dramatic landform to the north is a significant feature.
<i>Key views</i>	The key views of the site are from the Obelisk, Esgyryn, the PROW through site 156 and from the A470 as part of the countryside approach to Llandudno.
<i>Detractors</i>	A470 and caravan site.
<i>Lighting</i>	There is lighting along the A470 and associated with nearby housing.
<i>Visual relationship between the area and the settlement/key features</i>	The sites are physically separated from Llandudno Junction by the A470 but there are some views across to new development.
<i>Potential visual receptors</i>	Visitors to the Obelisk, users of the PROW on the site, users of the A470, adjacent residents, especially in Esgyryn and along Pabo Lane.

LANDSCAPE VALUE FACTORS

<i>Landscape designations (eg Existing SLAs)</i>	Pabo Hall overlooks the area from the north east. Parts are listed eg clocktower.
<i>Historic designations (RLHI/HPG /SM/CA/LB)</i>	-
<i>Biodiversity designations (SSSI, LNR, Ancient woodland)</i>	-
<i>Scenic quality</i>	Moderate. The northern part of the area (156) has a pleasing irregular pattern of hedges with trees landscape hedged pattern with views across the valley to the hills to the south and to Esgyryn and the obelisk to the north. The southern part (164) also has these views but trees have been largely removed and discontinuous trimmed hedges only remain, apart from the southern edges.
<i>Tranquillity- noise, views of development, presence of people, movement</i>	Tranquillity is modified by the noise, movement and lighting on the A470 to the west, and development beyond.
<i>Recreational value eg PROWs/community interest</i>	PROW within site to the north (156).
<i>Historic features/cultural associations</i>	The field pattern appears to be irregular with old hedges.
<i>Rarity or representativeness</i>	The site is representative of the rolling pastoral landscape in which it lies.
<i>Condition</i>	The site's hedges are in moderate condition. The pasture is generally well maintained.

LANDMAP CONTEXT

Aspect	Aspect area number	Overall evaluation
<i>Geological Landscape</i>	GL013	Outstanding
<i>Landscape Habitats</i>	LH014	Moderate
<i>Historic Landscape</i>	HL057	Moderate
<i>Cultural Landscape</i>	CL010	Outstanding

	Aspect area number	Overall evaluation	Scenic quality	Integrity	Character	Rarity
Visual and Sensory	VS024	Moderate	Moderate	Moderate	Moderate	Moderate
OTHER CONSTRAINTS/FACTORS						
<i>Existing green wedges</i>	-					
<i>Floodplain</i>	-					
<i>Coastal zone</i>	-					
<i>Green spaces</i>	-					
<i>Other constraints</i>	-					

LANDSCAPE AND VISUAL SENSITIVITY

Sensitivity to Housing Use High/Medium

Justification

The susceptibility of the site lies in its role as part of the continuum of open pastoral countryside separating Abergele and Llanddulas east to west and the Dulas valley running north to the coast, its location separated from Llanddulas by the valley and its riparian vegetation, its character as part of the continuum of valley landscape running to the coast from the south, its visibility from the North Wales Path across the valley and from adjacent roads including the A55. The value of the site lies in its location within the Betws yn Rhos SLA where it forms part of an important link between the SLA hinterland and the coast. If developed for housing, this would create a significant extension to Llanddulas, bridging the valley and setting an undesirable precedent for expansion to the east.

Sensitivity to Employment Use High

Justification

The susceptibility of the site lies in its role as part of the continuum of open pastoral countryside separating Abergele and Llanddulas east to west and the Dulas valley running north to the coast, its location separated from Llanddulas by the valley and its riparian vegetation, its character as part of the continuum of valley landscape running to the coast from the south, its visibility from the North Wales Path across the valley and from adjacent roads including the A55. The value of the site lies in its location within the Betws yn Rhos SLA where it forms part of an important link between the SLA hinterland and the coast. If developed for employment, this would be significantly out of character with housing to the west, bridging the valley and setting a highly inappropriate precedent along the coast.

LANDSCAPE AND VISUAL SUSCEPTIBILITY FACTORS

<i>Landform/water bodies</i>	The western part of the site forms part of the Dulas valley whilst the rest of the site slopes primarily north towards the coast. The A55 is set lower to the north beyond an embankment.
<i>Landcover/vegetation/elements</i>	Trimmed hedges along part of the south and west boundaries and internally with trees in two clumps and along the adjacent A547 road, to the west and north adjacent to the A55.
<i>Land use</i>	Improved pasture and arable
<i>Settlement pattern in and around site</i>	There is no settlement within the site. The village is separated from the site by the Dulas valley corridor. A caravan site lies adjacent to the east and beyond the A55 and railway to the north.
<i>Settlement edge character</i>	Llanddulas is indented and is integrated into the landscape by the Dulas valley bottom with its strong riparian corridor and surrounding vegetation. This forms a definite boundary to the settlement, with only the distinctive arts and craft style village hall lying to the east.
<i>Functional relationship between the area and the settlement/key features</i>	There is no direct functional relationship between the settlement and the site.
<i>Contribution to separation of settlements</i>	The site helps separate Abergele from Llanddulas as part of a narrow coastal green corridor.
<i>Contribution to settlement/s' setting</i>	The site forms part of the attractive, rising green eastern setting of the settlement. It forms part of a positive green rural gateway to Llanddulas as drivers drive west along the A547.
<i>Scale</i>	Medium scale fields
<i>Intervisibility/openness/enclosure</i>	The site is partly open to view from the A547 and visible in filtered views from the A55 in winter for travellers going east but particularly west. Views from the Dulas valley to the east are filtered by trees but the western part of the site is clearly visible.
<i>Skyline</i>	Forms local skyline viewed from the Dulas valley.
<i>Landscape features/focii</i>	Tree clumps on the site are minor features and the village hall to the south is a local landmark.

<i>Key views</i>	From North Wales Path to the west through trees. Views across the site to the sea to the north.
<i>Detractors</i>	-
<i>Lighting</i>	-
<i>Visual relationship between the area and the settlement/key features</i>	The site is distinctly separated from Llanddulas by the river valley and corridor.
<i>Potential visual receptors</i>	Users of the A547, A55, adjacent minor road to the west and North Wales Path.

LANDSCAPE VALUE FACTORS

<i>Landscape designations (eg Existing SLAs)</i>	Betws yn Rhos SLA
<i>Historic designations (RLHI/HPG /SM/CA/LB)</i>	Llanddulas Village Hall to the south is listed.
<i>Biodiversity designations (SSSI, LNR, Ancient woodland)</i>	-
<i>Scenic quality</i>	Moderate but forms part of the continuum of the character of the valley/landscape to the south.
<i>Tranquillity- noise, views of development, presence of people, movement</i>	Tranquillity is limited by the noise and movement on the A55 to the north and A547 to the south, and views to the caravan park but the site remains essentially rural in character.
<i>Recreational value eg PROWs/community interest</i>	-
<i>Historic features/cultural associations</i>	-
<i>Rarity or representativeness</i>	-
<i>Condition</i>	The site's hedges to the A547 road and caravan site are in moderate condition. The arable land is well maintained.

LANDMAP CONTEXT

Aspect	Aspect area number	Overall evaluation				
<i>Geological Landscape</i>	GL048/ GL049	Moderate (east) and high (west)				
<i>Landscape Habitats</i>	LH006	Moderate				
<i>Historic Landscape</i>	HL080	High				
<i>Cultural Landscape</i>	CL012	High				
	Aspect area number	Overall evaluation	Scenic quality	Integrity	Character	Rarity
<i>Visual and Sensory</i>	VS070	Moderate	Moderate	Low	Moderate	Moderate

OTHER CONSTRAINTS/FACTORS

<i>Existing green wedges</i>	Yes
<i>Floodplain</i>	-
<i>Coastal zone</i>	-
<i>Green spaces</i>	-
<i>Other constraints</i>	-

LANDSCAPE AND VISUAL SENSITIVITY

Sensitivity to Housing Use High/medium

Justification

The susceptibility of the site lies in its role as part of the continuum of open pastoral countryside separating Abergele and Llanddulas east to west and the Dulas valley running north to the coast, its location separated from Llanddulas by the valley and its riparian vegetation, its distinct character as part of the Gwrych estate, the rising minor ridge form complementing the rocky outcrops and wooded slopes to the south, its visibility from the North Wales Path across the valley and from adjacent roads. The value of the site lies in its location within the Betws-yn-Rhos SLA where it forms part of an important link between the SLA hinterland and the coast, the listed Gwrych estate boundary wall to the north, village hall and adjacent dwelling. If developed for housing, this would create a significant extension to Llanddulas, bridging the valley and setting an undesirable precedent for expansion to the east.

Sensitivity to Employment Use High

Justification

The susceptibility of the site lies in its role as part of the continuum of open pastoral countryside separating Abergele and Llanddulas east to west and the Dulas valley running north to the coast, its location separated from Llanddulas by the valley and its riparian vegetation, its distinct character as part of the Gwrych estate, the rising minor ridge form complementing the rocky outcrops and wooded slopes to the south, its visibility from the North Wales Path across the valley and from adjacent roads. The value of the site lies in its location within the Betws-yn-Rhos SLA where it forms part of an important link between the SLA hinterland and the coast, the listed Gwrych estate boundary wall to the north, village hall and adjacent dwelling. If developed for employment, this would be significantly out of character with the nearby housing as well as the sloping landscape, bridging the valley and setting a highly inappropriate precedent.

LANDSCAPE AND VISUAL SUSCEPTIBILITY FACTORS

<i>Landform/water bodies</i>	The western part of the site forms part of the Dulas valley, separated from the eastern part by a distinct rounded minor ridge. Both parts of the site slope north towards the coast.
<i>Landcover/vegetation/elements</i>	Trimmed hedges along the south, east and west boundaries and internally with trees along the adjacent A547 road.
<i>Land use</i>	Improved pasture
<i>Settlement pattern in and around site</i>	There is no settlement within the site. To the north west, there is the village hall, and a small number of dwellings lie along the southern boundary road. Directly to the south there is the built form of Terfyn and Llanddulas lies across the valley to the west. A caravan site lies to the north east, beyond the A547.
<i>Settlement edge character</i>	Llanddulas is indented and is partly integrated into the landscape by the Dulas valley sides with its strong riparian corridor and surrounding vegetation. The valley forms a definite boundary to the settlement, with only the distinctive arts and craft style village hall lying to the east. Terfyn is noticeable overlooking the site from the south. It has a varied incremental form with mature gardens and vegetation helping to mitigate the settlement edge.
<i>Functional relationship between the area and the settlement/key features</i>	There is no direct functional relationship between the settlement and the site.
<i>Contribution to separation of settlements</i>	The site helps separate Abergele from Llanddulas as part of a narrow coastal green corridor.
<i>Contribution to settlement/s' setting</i>	The site forms part of the attractive, rising green eastern setting of the settlement seen as the backcloth of the outcrops and wooded slopes of Cefn-yr-Ogof. It is a positive green rural gateway to Llanddulas as drivers drive west along the A547.
<i>Scale</i>	Medium scale fields
<i>Intervisibility/openness/enclosure</i>	The site is open to view from the A547 and three minor roads adjacent. It is enclosed by trees and slopes to the east and west, by settlement to the south and by a combination of tree cover and a stone wall to the north.
<i>Skyline</i>	-

<i>Landscape features/focii</i>	The village hall is a local landmark.
<i>Key views</i>	From North Wales Path to the west above and through trees. Views across the site to the sea to the north.
<i>Detractors</i>	-
<i>Lighting</i>	-
<i>Visual relationship between the area and the settlement/key features</i>	The site is distinctly separated from Llanddulas by the river valley and corridor.
<i>Potential visual receptors</i>	Users of the A547, adjacent minor roads and North Wales Path.

LANDSCAPE VALUE FACTORS

<i>Landscape designations (e.g. Existing SLAs)</i>	Betws-yn-Rhos SLA
<i>Historic designations (RLHI/HPG /SM/CA/LB)</i>	Gwrych estate boundary wall along A547 boundary, Llanddulas Village Hall and one dwelling to the south are listed.
<i>Biodiversity designations (SSSI, LNR, Ancient woodland)</i>	-
<i>Scenic quality</i>	High/moderate
<i>Tranquillity- noise, views of development, presence of people, movement</i>	Tranquillity is limited to an extent to the north by the noise and movement on the A547 and views to the caravan park and Terfyn but the site remains essentially rural in character.
<i>Recreational value e.g. PROWs/community interest</i>	-
<i>Historic features/cultural associations</i>	Association with Gwrych estate- within boundary wall.
<i>Rarity or representativeness</i>	-
<i>Condition</i>	The site's hedges to the roads are in good condition. The pasture is well maintained.

LANDMAP CONTEXT

Aspect	Aspect area number	Overall evaluation				
<i>Geological Landscape</i>	GL048/ GL049	Moderate (east) and high (west)				
<i>Landscape Habitats</i>	LH006	Moderate				
<i>Historic Landscape</i>	HL080	High				
<i>Cultural Landscape</i>	CL012	High				
	Aspect area number	Overall evaluation	Scenic quality	Integrity	Character	Rarity
<i>Visual and Sensory</i>	VS070	Moderate	Moderate	Low	Moderate	Moderate

OTHER CONSTRAINTS/FACTORS

<i>Existing green wedges</i>	Yes
<i>Floodplain</i>	-
<i>Coastal zone</i>	-
<i>Green spaces</i>	-
<i>Other constraints</i>	-

LANDSCAPE AND VISUAL SENSITIVITY*Sensitivity to Housing Use*

High/medium

Justification

The susceptibility of the site lies in its distinctly elevated location and steep slopes above existing development on a sloping ridge in open countryside south of the outskirts of Old Colwyn, its field trees and ancient woodland which contribute to the character of the valley side, direct and close views into the site from the North Wales Path and views from the PROW within the site and to the north east and west. The site forms part of the wider ridge and valley countryside setting of the settlement. The value of the site lies in the ancient woodland within it and directly adjacent to it to the north and west, the trees within it and the PROW which passes through it. Housing development would be a clear major extension of the settlement into elevated ridge and valley open countryside and would be highly inappropriate. The clearing of trees within the site is of concern and opens it up further to view making it even less appropriate for development. It is important that the remaining trees on this site are TPO'd as a matter of urgency to protect them from potential felling.

Sensitivity to Employment Use

High/medium

Justification

The susceptibility of the site lies in its distinctly elevated location and steep slopes above existing development on a sloping ridge in open countryside south of the outskirts of Old Colwyn, its field trees and ancient woodland which contribute to the character of the valley side, direct and close views into the site from the North Wales Path and views from the PROW within the site and to the north east and west. The site forms part of the wider ridge and valley countryside setting of the settlement. The value of the site lies in the ancient woodland within it and directly adjacent to it to the north and west, the trees within it and the PROW which passes through it. Housing development would be a clear major extension of the settlement into elevated ridge and valley open countryside and would be highly inappropriate. Employment development would be unfeasible on the steep slopes and would be a clear major extension of the built form into elevated ridge and valley open countryside and would be highly inappropriate. The existing commercial buildings at Bryn Rodyn are at a scale and arrangement which makes them look essentially agricultural. Further development would change this character.

LANDSCAPE AND VISUAL SUSCEPTIBILITY FACTORS*Landform/water bodies*

Site lies on a ridge side falling alongside the Dolwen Road in a convex slope steepening to the north and curving round to the north east falling towards a tributary of the Nant Ysgubornewydd. The partly vegetated tip on the valley side to the east is terraced.

Landcover/vegetation/elements

Pasture land with native hedging and occasional native field trees- mostly oaks, also including a corner of the ancient woodland to the north (which continues to the west). The area of natural semi-mature trees and scrub on the steep valley sides to the north have been recently cleared leaving bare earth.

Land use

Improved pasture, Farm/shed complex and vehicle storage and partially restored tip.

Settlement pattern in and around site

Bryn Rodyn farm/shed complex lies within the site. 21c estate housing lies on the north western tip linking down towards Old Colwyn.

Settlement edge character

Housing to the north west generally sits down in the minor valleys and valley sides near the confluences of various watercourses merging into the Afon Colwyn valley. It has been incrementally developed as single and two storey housing and small estates, most recently just to the north beginning to creep up the ridge sides.

Functional relationship between the area and the settlement/key features

None

Contribution to separation of settlements

None- open countryside to the south.

Contribution to settlement/s' setting

The site provides a generally positive backcloth to the southern extent of Old Colwyn as part of the wider ridge and valley landscape to the south. The Bryn Rodyn complex appears essentially as a set of rural agricultural buildings

	although the presence of a number of vehicles provides a small indication that the use may be commercial in part.
<i>Scale</i>	Large/moderate scale fields
<i>Intervisibility/openness/enclosure</i>	Intervisibility between the site and areas of Old Colwyn particularly from the northern valley side-including the North Wales Path and with the B3583 Dolwen Road to the west and also from the north.
<i>Skyline</i>	The site and buildings at Bryn Rodyn form the skyline when viewed from lower areas of Old Colwyn and B3583, and also the North Wales Path.
<i>Landscape features/focii</i>	The main feature of the site is its steeply rising land slopes with the remaining trees within the site (mainly oak) which contribute to the character of the area.
<i>Key views</i>	Views of the site are from the North Wales Path to the north and east, PROW within the site, the B3583 and from southern areas of old Colwyn and eastern hillside including Old Colwyn Golf Course. The removal of the tree cover on the northern part of the site opens up the adjacent field to view from the North Wales Path.
<i>Detractors</i>	Bryn Rodyn semi-agricultural/commercial shed with parking and tip are minor detractors.
<i>Lighting</i>	Lighting at Bryn Rodyn complex and ambient lighting from existing settlement.
<i>Visual relationship between the area and the settlement/key features</i>	The site is somewhat separated from the settlement by being at a distinctly higher level, touching only the tip of the adjacent housing development.
<i>Potential visual receptors</i>	Users of North Wales Path, the PROW through the site, users of Dolwen Road and Llanellian Road, and elevated land to the east including Old Colwyn Golf Course.

LANDSCAPE VALUE FACTORS

<i>Landscape designations (eg Existing SLAs)</i>	-
<i>Historic designations (RLHI/HPG /SM/CA/LB)</i>	-
<i>Biodiversity designations (SSSI, LNR, Ancient woodland)</i>	Ancient semi-natural woodland within the site and adjoining to the north. High/moderate in part as a generally unspoilt rural ridge/valley side with some mature trees and adjoining ancient woodland in open countryside. The vegetated landfill to the east, and semi-agricultural sheds reduce scenic quality to the east and north and are less sightly but are not significant detractors.
<i>Scenic quality</i>	The site is tranquil especially to the east, modified locally by movement along Dolwen Road and to an extent by the semi-agricultural buildings at Bryn Rodyn to the south and housing to the north west.
<i>Tranquillity- noise, views of development, presence of people, movement</i>	PROW through southern part of site. The North Wales Path runs across the valley sides to the north.
<i>Recreational value eg PROWs/community interest</i>	-
<i>Historic features/cultural associations</i>	-
<i>Rarity or representativeness</i>	The site is representative of the pastoral landscape running to the south.
<i>Condition</i>	The sites boundaries are intact and in good condition in parts although deteriorating to the east including the vegetated tip. The healthy young tree and scrub area on the steep valley slopes on the north eastern edge of the site has been cleared recently leaving bare topsoil slopes (between 7 February and 2 April 2019).

LANDMAP CONTEXT

Aspect	Aspect area number	Overall evaluation
<i>Geological Landscape</i>	GL037	High
<i>Landscape Habitats</i>	LH006	Moderate
<i>Historic Landscape</i>	HL007	Moderate
<i>Cultural Landscape</i>	CL012	High (small area to north)

	CL018	High (majority to south)				
	Aspect area number	Overall evaluation	Scenic quality	Integrity	Character	Rarity
Visual and Sensory	VS023	Moderate	Moderate	Moderate	Moderate	Moderate
OTHER CONSTRAINTS/FACTORS						
<i>Existing green wedges</i>	-					
<i>Floodplain</i>	-					
<i>Coastal zone</i>	-					
<i>Green spaces</i>	-					
<i>Other constraints</i>	-					

Land Parcel Reference: 171, 172, 173	West of Maes Dolau caravan site, South of Maes Dolau caravan site, Tyn y Coed Farm, Llanrhos.
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LANDSCAPE AND VISUAL SENSITIVITY

Sensitivity to Housing Use High/medium

Justification

The susceptibility of the sites lie in their location as a green corridor close to and between Deganwy Castle and the Vardre to the west and Bodysgallen Hall to the east, their major role in helping to separate Llanrhos from Deganwy and Tywyn, the rising landform to the minor ridge in site 173 to the east which is locally prominent and acts as a local skyline, the rising land of 171 especially to the north west, the visual relationship between the eastern part of the site and Ty'n-y-Coed House which overlooks it and with the associated traditional farm complex, the positive landscape features within the site including the cluster of trees to the east and scrub and trees to the west, views from Bodysgallen Toower and grounds, from the Vardre, Deganwy Castle and Bryniau Tower. The value of the site lies in its location within an SLA, its relationship with the Ty'n-y-Coed listed building, acting as a setting, its location within the Creuddyn and Conwy Landscape of Outstanding Historic Interest and the PROW running through site 172.

All the area is sensitive with most sensitive parts of the area are the areas of higher ground to the east and west and the setting of Ty'n-y-Coed House/listed building. Though the northern parts of 172 are lower than the surroundings, even development here would erode the Green Wedge and the role of the area has as a green corridor.

Sensitivity to Employment Use High

Justification

The susceptibility of the sites lie in their location as a green corridor close to and between Deganwy Castle and the Vardre to the west and Bodysgallen Hall to the east, their major role in helping to separate Llanrhos from Deganwy and Tywyn, the rising landform to the minor ridge in site 173 to the east which is locally prominent and acts as a local skyline, the rising land of 171 especially to the north west, the visual relationship between the eastern part of the site and Ty'n-y-Coed House which overlooks it and with the associated traditional farm complex, the positive landscape features within the site including the cluster of trees to the east and scrub and trees to the west, views from Bodysgallen Toower and grounds, from the Vardre, Deganwy Castle and Bryniau Tower. The value of the site lies in its location within an SLA, its relationship with the Ty'n-y-Coed listed building, acting as a setting, its location within the Creuddyn and Conwy Landscape of Outstanding Historic Interest and the PROW running through site 172.

All the area is sensitive with most sensitive parts of the area are the areas of higher ground to the east and west and the setting of Ty'n-y-Coed House/listed building. Though the northern parts of 172 are lower than the surroundings, even development here would erode the Green Wedge and the role of the area has as a green corridor.

Development of this site for employment would be highly inappropriate as it would further erode the character of the area adding to the detractive qualities of Robertsons.

LANDSCAPE AND VISUAL SUSCEPTIBILITY FACTORS

<i>Landform/water bodies</i>	The land falls from its highest point to the north west on the lower slopes related to the Vardre, from the minor ridge to the south east on which the B5115 lies and northwards from Tywyn to the water course close to the north-eastern corner.
<i>Landcover/vegetation/elements</i>	Pasture with trimmed hedges internally with occasional trees particularly around Ty'n-y-Coed Farm (173) and on the north western and western boundaries (171), which are outgrown. There is a distinctive group of trees to the east (173) and a noticeable scrub cluster within the field to the north west (171).
<i>Land use</i>	Improved pasture with some arable (172).
<i>Settlement pattern in and around site</i>	Ty'n-y-Coed Farm complex lies within site 173. The sites wrap around residential/static caravans at Maes Dolau and the Robertsons complex to the north and are adjacent to housing and a further caravan site at Tywyn to the south.

<i>Settlement edge character</i>	The housing to the south has a straight but varied edge with houses which are different ages and types with mature gardens and hedges, slightly set into the topography. The most notable (and noticeable) house is to the east on the B5115. This acts as a gateway to the settlement on the edge of the minor ridge.
<i>Functional relationship between the area and the settlement/key features</i>	A PROW through site 172 links directly into the settlement to the south.
<i>Contribution to separation of settlements</i>	The area contributes to the separation of Llanrhos from Deganwy to the west and Tywyn to the south.
<i>Contribution to settlement/s' setting</i>	To the east, site 173 forms the setting to the listed building on the Roberts complex which overlooks it, and its tree avenue approach, as well as the context for the traditional farm complex. The landform rolls over to contain the northern edge of Tywyn to an extent.
<i>Scale</i>	Medium scale fields
<i>Intervisibility/openness/enclosure</i>	The area is intervisible with the adjacent higher land. From the tower at Bodysgallen, most of the sites are visible. From the gardens/grounds, various parts of the site are visible including the southern parts of 171, 172, and 173. There is intervisibility between the area and the Vardre especially the ridge slopes to the east along the A5115 (173), which is also visible from Deganwy Castle), and the north western fields (171) west of Maes Dolau. From Bryniau Tower, the southern parts sloping north are most visible. The eastern edge is open to view from the B5115 and from Ty'n-y-Coed House.
<i>Skyline</i>	The south eastern edge of the site (173) forms the skyline when viewed from the B5115 from the north, and the eastern edge (of 173) forms the skyline when viewed from the east.
<i>Landscape features/focii</i>	Ty'n-y-Coed House and Farm are key features to the north east. The tree cluster to the south east and tree avenue to the north east are also features in/adjacent to site 173. The scrub cluster to the north west is a minor feature (171). The main foci in the wider landscape are Bodysgallen Hall and Deganwy Castle with the sites lying between them. Bryniau Tower lies to the north.
<i>Key views</i>	The key views of the site are from Deganwy Castle and more widely from the Vardre, from Bodysgallen (tower mainly, but also glimpses from the grounds), from Bryniau Tower, from the PROW passing through the site 172 and from the B5115 and PROWs to the east. Though housing on the site would not prevent intervisibility between the Vardre and Bodysgallen, it would disrupt/break up the green corridor between the two.
<i>Detractors</i>	The Robertson office complex is a detractor when viewed from the north and west. The Maes Dolau caravan park is a minor detractor.
<i>Lighting</i>	There is lighting along the B5115 and associated with the development to the north and south.
<i>Visual relationship between the area and the settlement/key features</i>	The topography rolling over to the south helps to contain the settlement edge.
<i>Potential visual receptors</i>	Users of the Vardre, the PROW on site 172, visitors to Bodysgallen Hall, users of the B5115, adjacent residents.

LANDSCAPE VALUE FACTORS

<i>Landscape designations (eg Existing SLAs)</i>	SLA Area 1 (excluding a small area of site 173)
<i>Historic designations (RLHI/HPG /SM/CA/LB)</i>	Creuddyn and Conwy Landscape of Outstanding Historic Interest
<i>Biodiversity designations (SSSI, LNR, Ancient woodland)</i>	-
<i>Scenic quality</i>	Moderate. The slopes have a pleasing profile with views west to Deganwy Castle and the Vardre and east to Bodysgallen, although housing is evident.
<i>Tranquillity- noise, views of development, presence of people, movement</i>	Tranquillity is modified by the noise and lighting on the B5115 to the east, and adjacent/nearby development.
<i>Recreational value eg PROWs/community interest</i>	PROWs within site

Historic features/cultural associations

The western part is overlooked by the Vardre and Deganwy Castle and visible in views to Bodysgallen. The site lies west of Bodysgallen with its eastern edge on a minor ridge top although the house is orientated south west towards Conwy Castle with its significant view in this direction. Listed building at Ty'n-y-Coed facing directly south overlooks the eastern part of the area.

Rarity or representativeness

The site is representative of the rolling pastoral landscape in which it lies.

Condition

The site's hedges are in moderate/good condition. The pasture is moderately maintained.

LANDMAP CONTEXT

Aspect	Aspect area number	Overall evaluation				
<i>Geological Landscape</i>	GL013	Outstanding				
	GL021	Outstanding (small section to south)				
<i>Landscape Habitats</i>	LH014	Moderate				
<i>Historic Landscape</i>	HL057	Moderate				
<i>Cultural Landscape</i>	CL010	Outstanding				
	Aspect area number	Overall evaluation	Scenic quality	Integrity	Character	Rarity
Visual and Sensory	VS024	Moderate	Moderate	Moderate	Moderate	Moderate

OTHER CONSTRAINTS/FACTORS

<i>Existing green wedges</i>	Within existing green wedge
<i>Floodplain</i>	-
<i>Coastal zone</i>	-
<i>Green spaces</i>	-
<i>Other constraints</i>	-

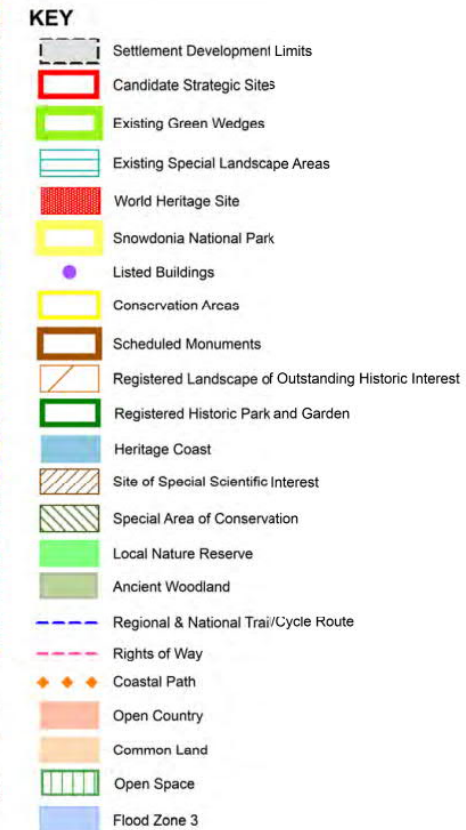
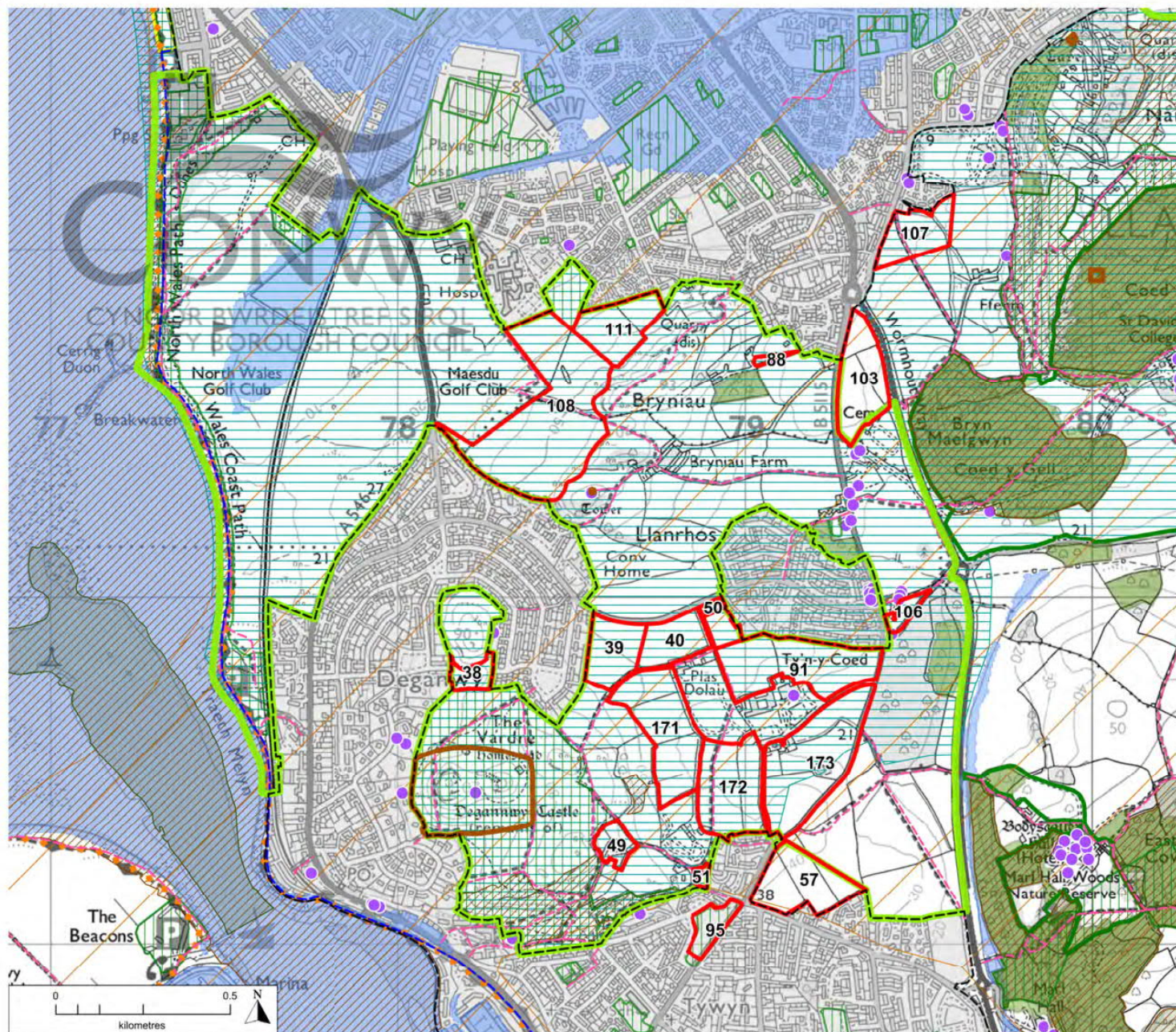


Figure 14 Sites with Constraints and Designations

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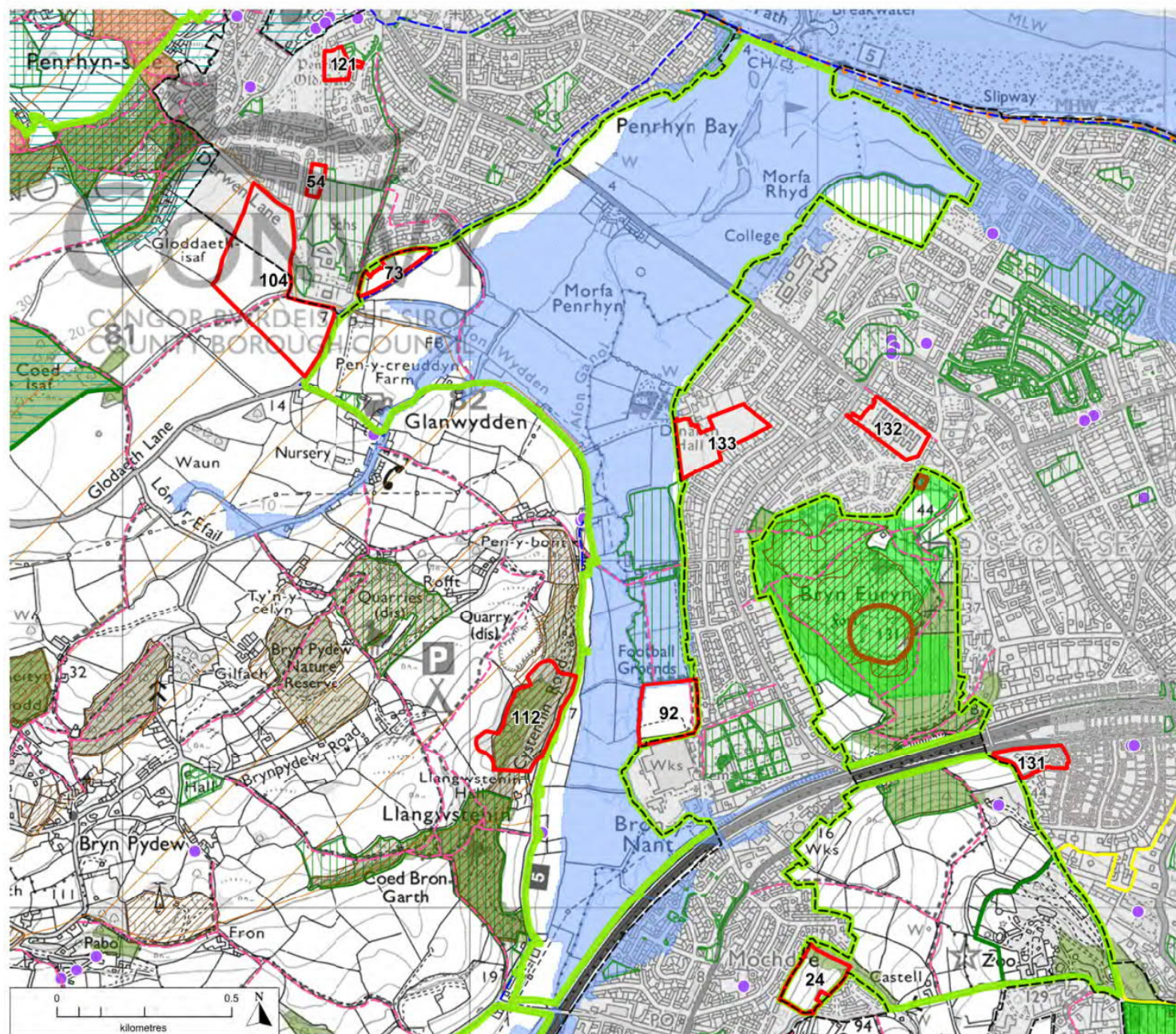


Figure 15 Sites with Constraints and Designations

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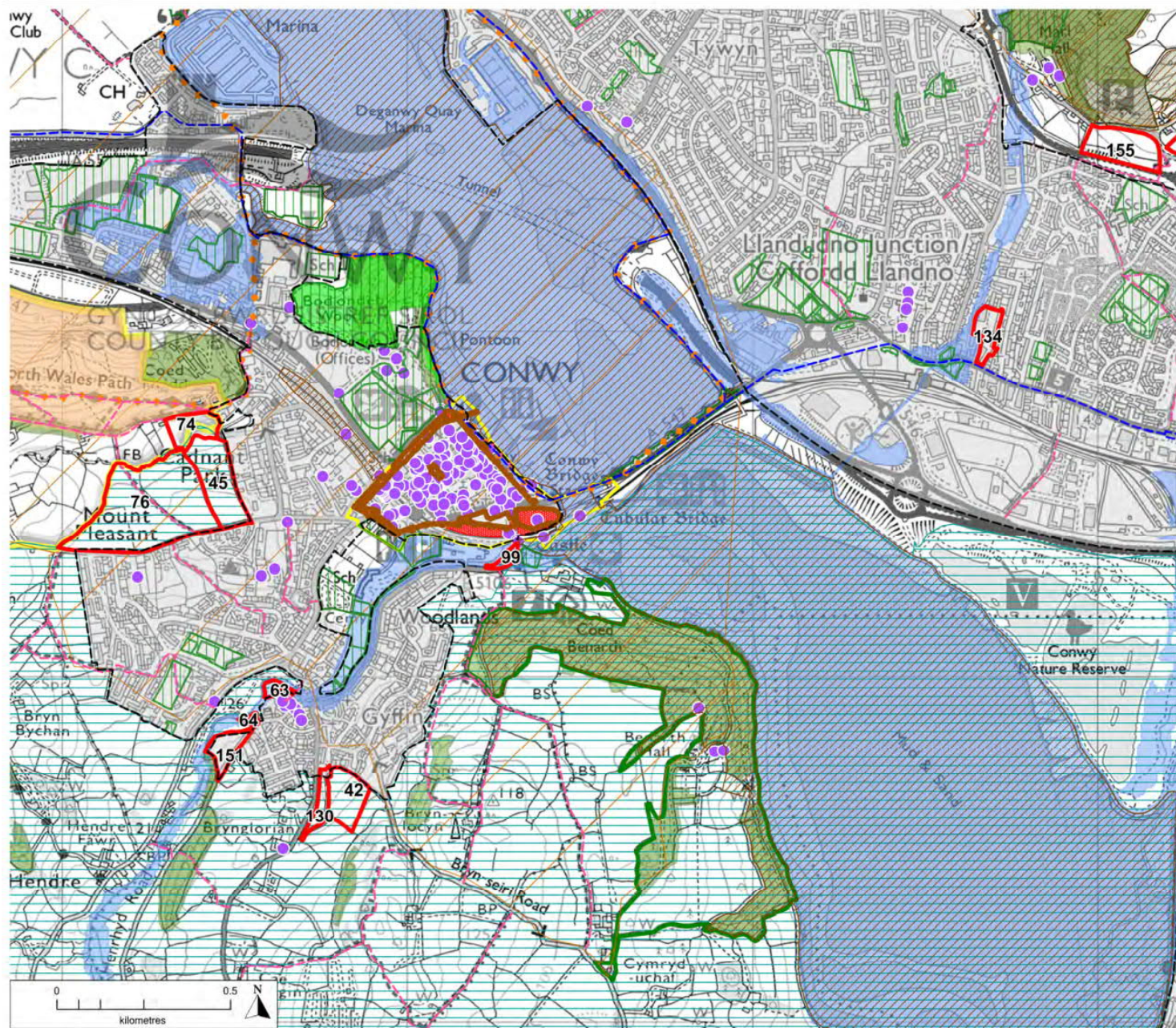
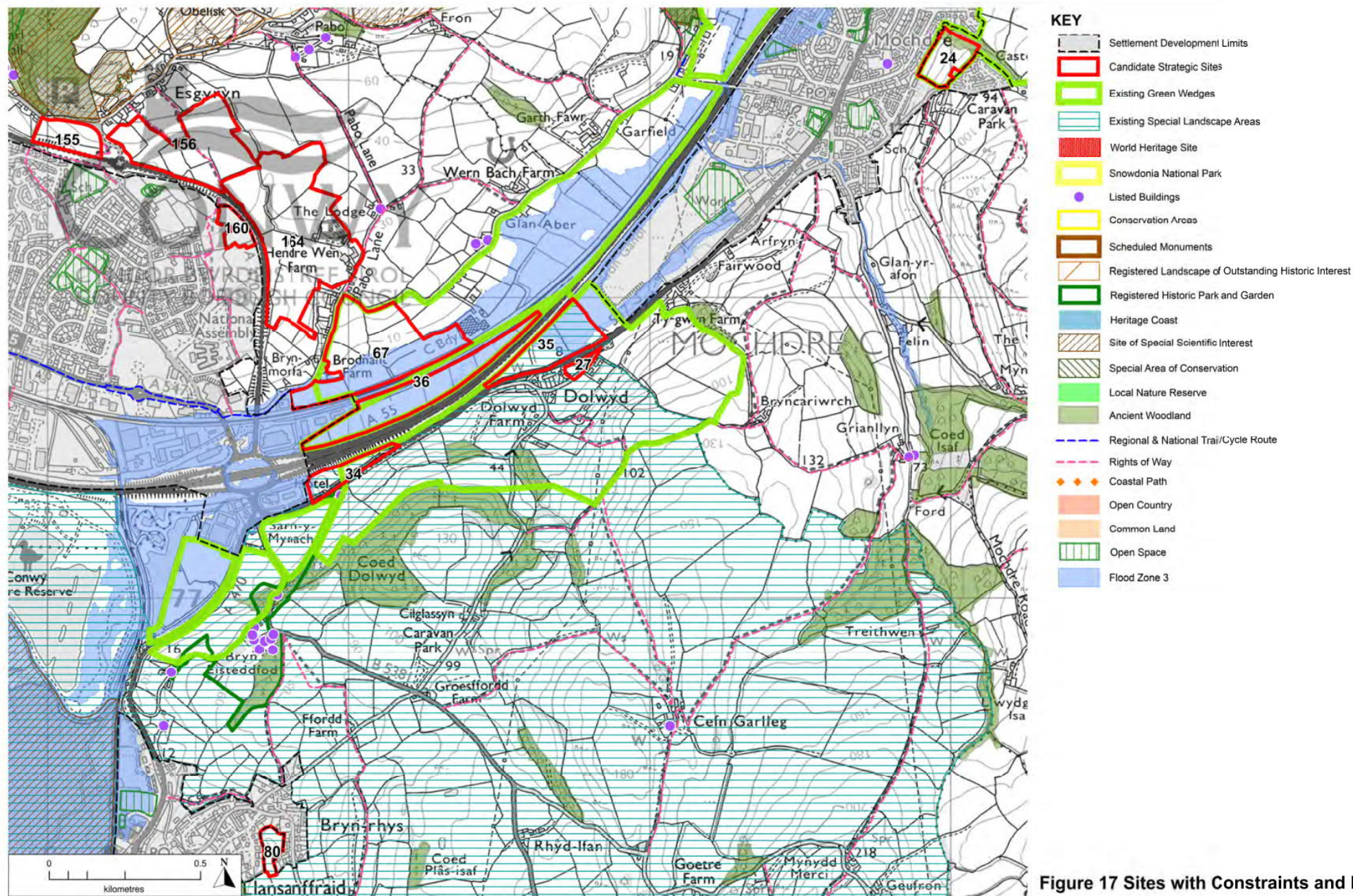
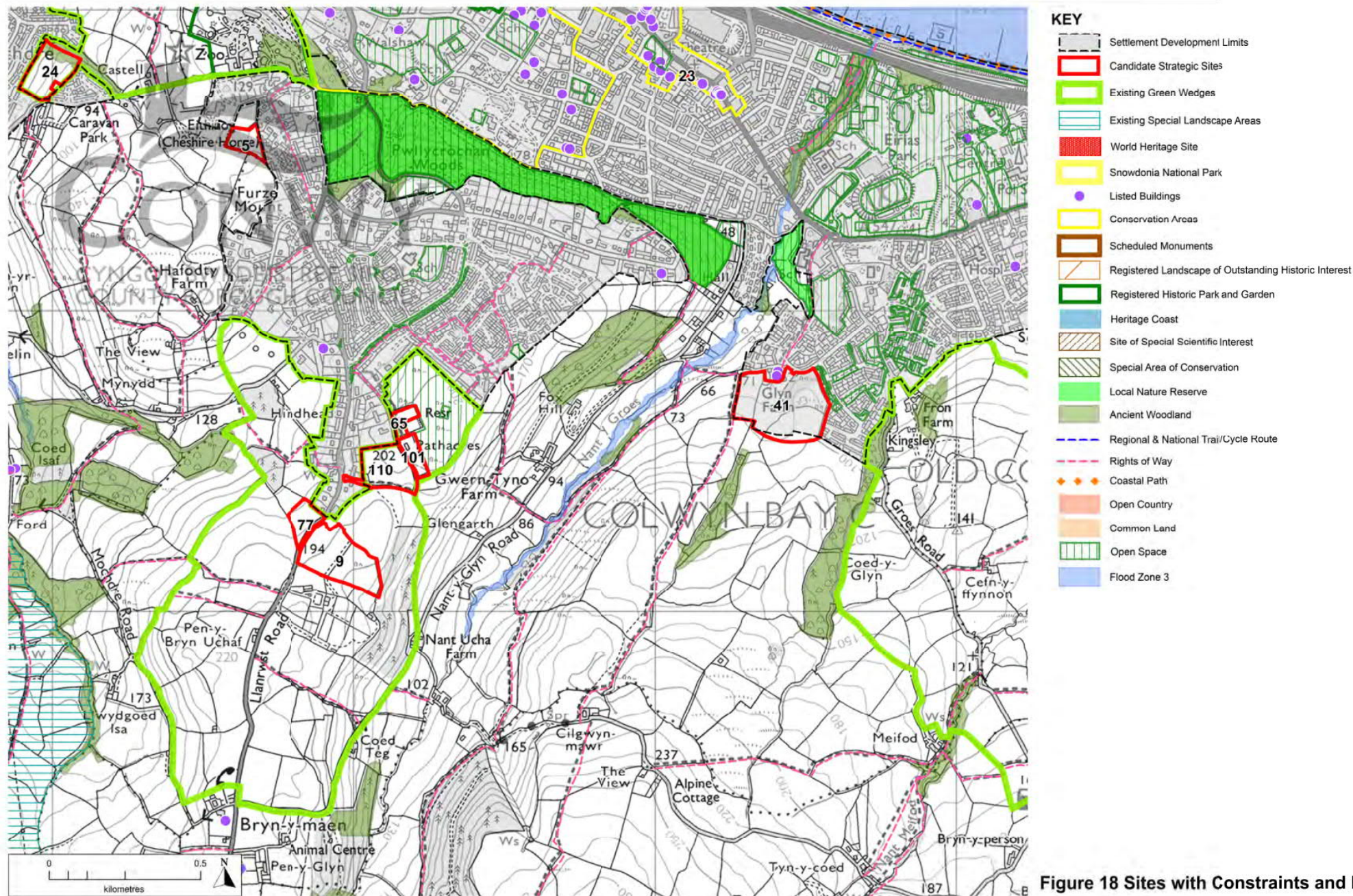


Figure 16 Sites with Constraints and Designations

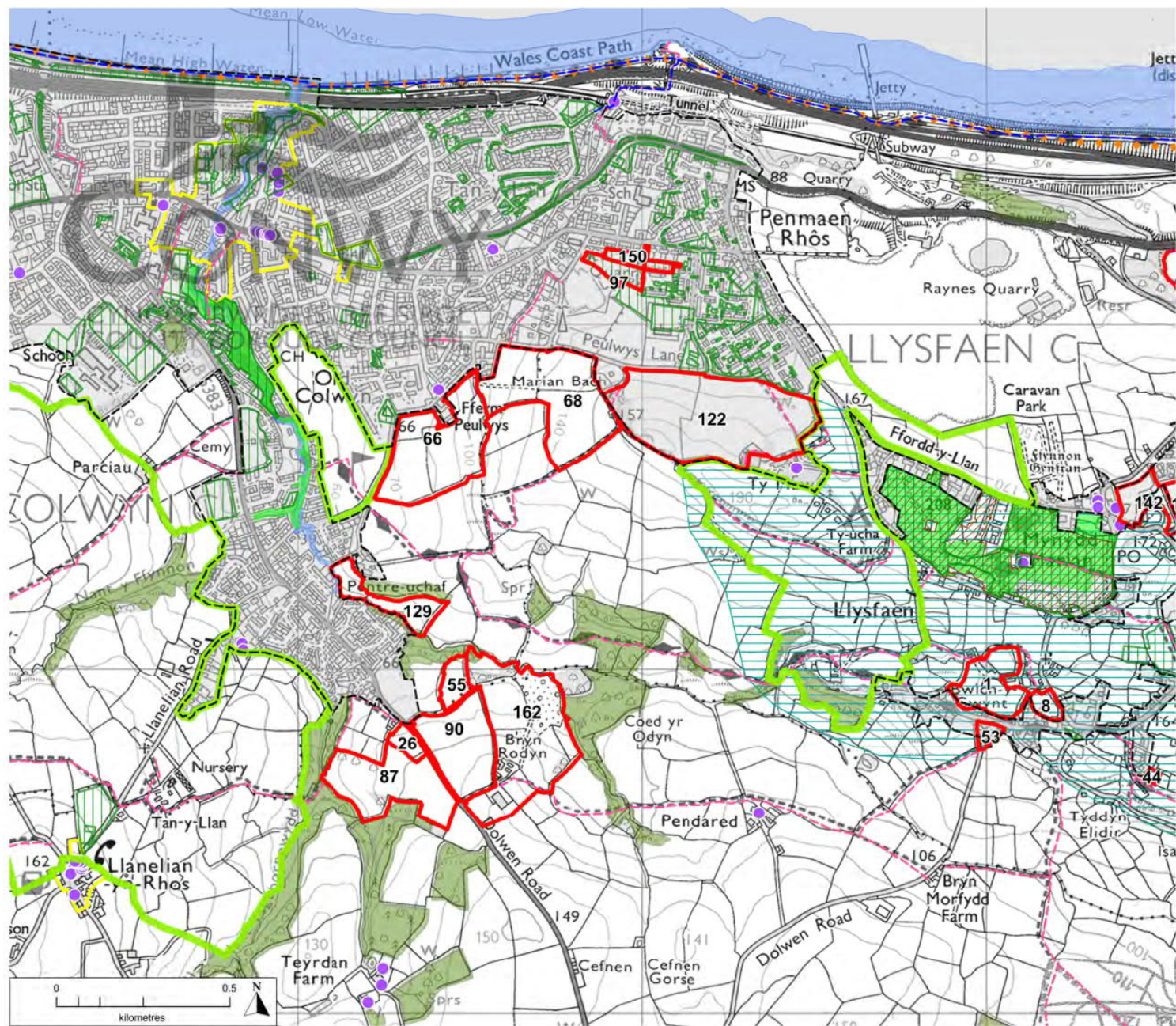
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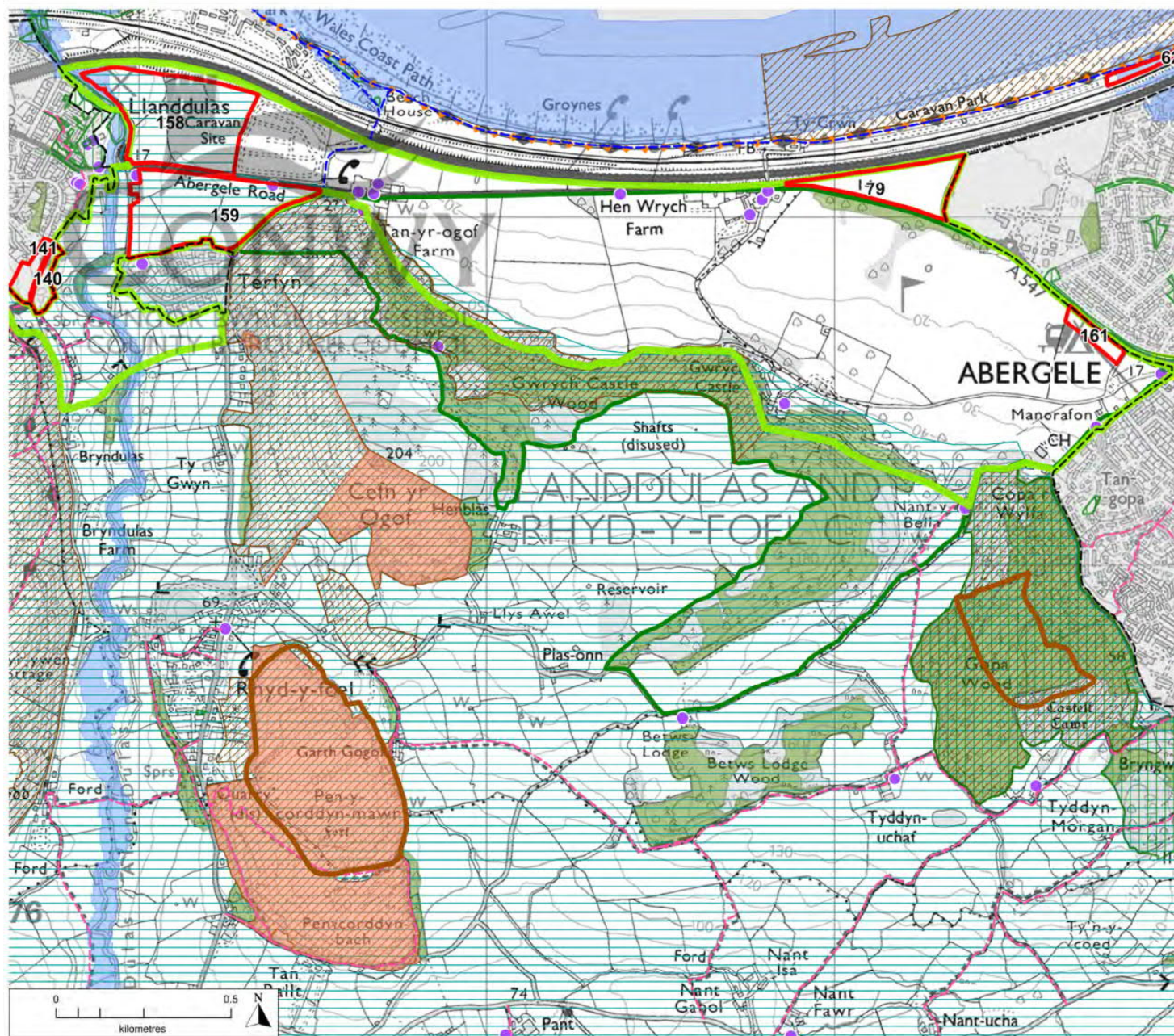


KEY

- Settlement Development Limits
- Candidate Strategic Sites
- Existing Green Wedges
- Existing Special Landscape Areas
- World Heritage Site
- Snowdonia National Park
- Listed Buildings
- Conservation Areas
- Scheduled Monuments
- Registered Landscape of Outstanding Historic Interest
- Registered Historic Park and Garden
- Heritage Coast
- Site of Special Scientific Interest
- Special Area of Conservation
- Local Nature Reserve
- Ancient Woodland
- Regional & National Trail/Cycle Route
- Rights of Way
- Coastal Path
- Open Country
- Common Land
- Open Space
- Flood Zone 3

Figure 19 Sites with Constraints and Designations

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KEY

- Settlement Development Limits
- Candidate Strategic Sites
- Existing Green Wedges
- Existing Special Landscape Areas
- World Heritage Site
- Snowdonia National Park
- Listed Buildings
- Conservation Areas
- Scheduled Monuments
- Registered Landscape of Outstanding Historic Interest
- Registered Historic Park and Garden
- Heritage Coast
- Site of Special Scientific Interest
- Special Area of Conservation
- Local Nature Reserve
- Ancient Woodland
- Regional & National Trail/Cycle Route
- Rights of Way
- Coastal Path
- Open Country
- Common Land
- Open Space
- Flood Zone 3

Figure 20 Sites with Constraints and Designations

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APPENDICES

Appendix 1

Glossary

Glossary of landscape character and visual terms

Term	Definition
Amenity Planting	Planting to provide environmental benefit such as decorative or screen planting.
Analysis	The process of dividing up the landscape into its component parts to gain a better understanding of it.
Ancient Woodland	Land continuously wooded since AD 1600. It is an extremely valuable ecological resource, usually with a high diversity of flora and fauna.
Apparent	Object visible in the landscape.
Approach	The step-by-step process by which landscape assessment is undertaken.
Arable	Land used for growing crops other than grass or woody species.
Assessment	Term to describe all the various ways of looking at, analysing, evaluating and describing the landscape or assessing impacts on landscape and visual receptors.
Biodiversity	The variety of life including all the different habitats and species in the world.
Character	See landscape character.
Characteristics	Elements, features and qualities which make a particular contribution to distinctive character. *
Characterisation	The process of identifying areas of similar character, classifying and mapping them and describing their character. *
Classification	Concerned with dividing the landscape into areas of distinct, recognisable and consistent common character in grouping areas of similar character together. It requires the identification of patterns in the landscape, created by the way the natural and human influences interact and are perceived and experienced to create character in the landscape.*
Compensation	The measures taken to offset or compensate for adverse effects that cannot be mitigated, or for which mitigation cannot entirely eliminate adverse effects.
Combined visibility and effects	The observer is able to see two or more developments from one viewpoint. This divided into 'in combination' - several wind turbine developments are within the observer's arc of vision at the same time OR 'in succession', where the observer has to turn to see various wind turbine developments.
Complexity	(In the context of describing a skyline) how varied or complicated the skyline is from dead flat with even vegetation at one end of the scale to mountainous with varied vegetation at the other.
Conservation	The protection and careful management of natural and built resources and the environment.
Consistent	Relatively unchanging element or pattern across a given area of landscape.
Cumulative Impacts	The changes caused by a proposed development in addition to other similar developments or as the combined effect of a set of developments, taken together. This may be an on-going process as new applications are made. The assessment of these impacts (a CLVIA) is normally carried out as part of an environmental impact assessment.
Cumulative landscape effects	Cumulative effects as defined above on landscape can impact on either the physical fabric, or character of the landscape.
Cumulative visual effects	Cumulative effects as defined above on people who have differing sensitivity depending on what they are doing and where they are located.
Description	Capturing the overall essence of the character of the landscape with reference to geology, landform, landscape pattern, vegetation, settlement, historical and cultural associations etc, drawing out the ways in which these factors interact together and are perceived and experienced and are associated with events and people.

Term	Definition
Distinctiveness	See sense of place.
Diversity	(In terms of the function of an area) the variety of different functions of an area.
Dominant	Main defining feature or pattern.
Effects, direct	Where development lies within a landscape and physically removes or affects an element or feature e.g. rocks, cliff, coastal vegetation, watercourses, drainage
Effects, indirect	Non-physical effects such as perceived change of character or from associated development such as transport infrastructure
Elements	Individual component parts of the landscape such as hedges, walls, trees, fields.
Environmental Impact Assessment	The process used for describing, analysing and evaluating the range of environmental effects that are caused by a wind energy proposal.
Environmental Statement	The document supporting a planning application that sets out the findings of the environmental impact assessment
Features	Particularly prominent or eye-catching elements such as churches, castles, rock outcrops.
Field Boundary	The defined edge of a field eg fence, hedge, bank, ditch or wall.
Field Size	Large 2 Ha Above, Medium Around 1.5 Ha, Small Less Than 1 Ha.
Geology	The study of the origin, structure, composition and history of the Earth together with the processes that have led to its present state.
Impact	Used as part of overall term, as in EIA or LVIA, to help describe the process of assessing potentially significant effects. See effects.
Improved (in relation to soils or pasture)	Addition of fertiliser and, in the case of pasture, reseeding with more productive grass species.
Inherent	Dictionary definition- 'existing as an inseparable part'. In the context of sensitivity means the sensitivity of the landscape zone itself with all its component elements and features rather than its relationship with adjacent zones.
Integrity	Unspoilt by large-scale, visually intrusive or other inharmonious development.
Key characteristics	Those combination of elements which help give an area its distinct sense of place.
Landcover	Combinations of natural and man-made elements including vegetation that cover the land surface.
Landform	Combinations of slope and elevation which combine to give shape and form to the land.
LANDMAP	An all-Wales landscape resource where landscape characteristics, qualities and influences on the landscape are recorded and evaluated in a nationally consistent data set.

Term	Definition
Landscape	An area of land, as perceived by people, whose character results from the actions and interactions of land with natural and/or human factors.
Landscape/Visual Capacity	The size, scale and type of development which a particular area is able to accommodate without undue effects on its character or visual receptors.
Landscape Capacity Assessment/study	The process of evaluating the landscape capacity of an area for a specific type and scale of development. This is normally carried out as a strategic baseline study for a local authority area.
Landscape character	Landscape character is a distinct and recognisable pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.
Landscape character assessment (LCA)	LCA is the process of identifying and describing variation in the character of the landscape, and using this information to assist in managing change in the landscape. It seeks to identify and explain the unique combination of elements and features that make seascape

Term	Definition
	distinctive. *
Landscape character areas	These are single unique areas which are discrete geographical areas of a particular landscape character. Each has its own individual character and identity.
Landscape character types	These are distinct types of landscape that are relatively homogenous in character. They are generic in nature in that they may occur in different locations but wherever they occur they share broadly similar combinations of geology, topography and landcover characteristics.
Landscape guidelines	Actions required to ensure that distinctive landscape character is maintained, enhanced or if appropriate, changed through the creation of new character.
Landscape quality	The physical state of the landscape. It includes the extent to which typical character is represented in individual areas, sometimes referred to as strength of character, the intactness of the landscape from visual, functional and ecological perspectives and the condition or state of repair of individual elements of the landscape.
Landscape Resource	The overall stock of the landscape and its component parts (the landscape considered as a measurable finite resource like any other e.g. minerals, land, water).
Landscape and visual sensitivity	The ability of a given landscape to respond to and accommodate a specific type and scale of change. The judgement is arrived at by combining landscape and visual sensitivity/susceptibility to the type of change with the inherent value of the area assessed.
Landscape Sensitivity Assessment/study	The process of describing, analysing and evaluating the landscape sensitivity of an area. This is normally carried out as a strategic baseline study for a local authority area.
Landscape/visual susceptibility	The ability of a defined landscape/visual receptor to accommodate a specific proposed development without undue negative consequences based on a range of factors which are defined in the assessment.
Landscape value	The relative value that is attached to different landscapes. A landscape may be valued by different communities of interest for many different reasons. These can include scenic beauty, tranquillity, wildness, special cultural associations, the presence of conservation interests, rarity or the existence of a consensus about importance, either nationally or locally. Some areas will be designated to express their value. An indication of how an area is valued may also be gained from observation of how it is used- e.g. a popular path to a hilltop viewpoint.
Landscape and Visual Impact Assessment (LVIA)	Is an established methodology which is used to assess the impact of the development or other use change on seascape, landscape and visual amenity. It includes analysis of the effects during the construction, operation and decommissioning phases of the development, including any restoration or after uses.
Magnitude of effect	Degree of change.
Micro-generation	Very small scale power generation schemes, typically providing energy to a single dwelling.
Mitigation	Measures including any process, activity or design to avoid, reduce or remedy adverse effects of a development proposal. It does not include compensation.
Mixed Farmland Mosaic	A combination of arable and pastoral farmland. Mix of different landcovers at a fine grain such as woodland, pasture and heath.
Objective	Method of assessment in which personal feelings and opinions do not influence characterisation or judgements.
Perceived effects	The perceptions of the impact on the landscape by people who know of other developments even when they cannot see them.
Perception	Perception combines the sensory (that which we receive through our senses) with the cognitive (knowledge and understanding gained from

Term	Definition
	many sources and experiences).
Physiography	Expression of the shape and structure of the land surface as influenced both by the nature of the underlying geology and the effect of geomorphological processes.
Polygon	Discrete digitised area in a geographic information system (GIS).
Prominent	Noticeable feature or pattern in the landscape.
Protect	To keep from harm.
Qualities	Aesthetic (objective visible patterns) or perceptual (subjective responses by the landscape assessor) attributes of the landscape such as those relating to scale or tranquillity respectively.
Receptor, visual	People in different situations who can experience views within an area and who may be affected by change or development. Receptors can include users of public rights of way, open access land, people in and around their own homes and tourists.
Receptor, landscape	Landscape character areas, designations, elements or features which may be affected by development.
Remoteness	Physical isolation, removal from the presence of people, infrastructure (roads and railways, ferry and shipping routes) and settlement and noise.
Renewable Energy	Collective term for energy flows that occur naturally and repeatedly in the environment without significant depletion of resources. It includes energy derived by the sun, such as wind, solar hot water, solar electric (photo-voltaics), hydro power, wave, tidal, biomass, biofuels, and from geothermal sources, such as ground source heat pumps.
Resource	See landscape resource.
Sensory	That which is received through the senses i.e. sight, hearing, smell, touch.
Scenic quality	Landscape with scenes of a picturesque quality with aesthetically pleasing elements in composition (derived from LANDMAP visual and sensory aspect).
Semi-natural vegetation	Theoretically any type of vegetation that has been influenced by human activities, either directly or indirectly. The term is usually applied to uncultivated areas managed at a low intensity such as heathland, herb and fern, rough grassland, wetland/mire, scrub and woodland.
Sense Of Place	The character of a place that makes it locally identifiable or distinctive i.e. different from other places. Some features or elements can evoke a strong sense of place eg islands, forts, vernacular architecture
Sequential cumulative visual effects	Where the observer has to move to a series of viewpoints to see different developments. This can be frequently sequential where features appear with short time lapses in between to occasionally sequential where there are long time lapses between locations where wind turbines are visible.
Setting, of a heritage asset	The surroundings in which the asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or a negative contribution to an asset, may affect the ability to appreciate that significance or may be neutral.
Significance/ significant effect Subjective	In environmental impact assessment- the importance of an effect. A significant effect needs to be taken into account in decision-making. Method of assessment in which personal views and reaction are used in the characterisation process.
Topography	Term used to describe the shape of geological features of the Earth's surface e.g. mountains, hills, valleys, plains.
Unity	Consistency of pattern over a wide area i.e. the repetition of similar elements, balance and proportion, scale and enclosure.
Value	See landscape value.
Viewing distance	The distance between the eye and an image/visualisation of a

Term	Definition
	development.
Visibility in succession	Where the observer at a static viewpoint has to turn to see various wind turbine developments.
Visual Effects	The likely visual effects undergone by people that would result from a development proposal or change in land management.
Wind Energy Development	Development consisting of one or more wind turbines, access tracks, ancillary buildings, substation, anemometer masts and supporting infrastructure.
ZTV	ZTV or ZVI (Zone of Visual Influence) analysis is the process of determining the visibility of an object in the surrounding landscape. The process is objective in which areas of visibility or non-visibility are determined by computer software using a digital elevation dataset. The output from the analysis is used to create a map of visibility.

* An Approach to Landscape Character Assessment, Natural England, (2014).