

Assessment of the Significance of the Impact of Development On Historic Landscape Areas:

Strategic Site at Llanfairfechan, Conwy

February 2025



Report No. 2350

By

Siân Thomas



Assessment of the Significance of the Impact of Development On Historic Landscape Areas:

Strategic Site at Llanfairfechan, Conwy

February 2025

Prepared for B D Land Promotions Ltd
By
Siân Thomas

AW Project No. 3189
Report No. 2350

Version	Date	Sections Revised	Prepared/Revised by	Checked & Authorised by
1	28.02.25	Original	Siân Thomas, MCIfA	Charley James-Martin MCIfA

Copyright Notice: Archaeology Wales Ltd. retain copyright of this report under the Copyright, Designs and Patents Act, 1988 and have granted a licence to B D Land Promotions Ltd and their agents to use and reproduce the material contained within.

The Ordnance Survey has granted Archaeology Wales Ltd a Copyright Licence (No.100055111) to reproduce map information; Copyright remains otherwise with the Ordnance Survey.

Archaeology Wales Limited

Main Office, Unit D11.6 Treforest Industrial Estate

Pontypridd - CF37 5UR

Tel: +44 (0) 2920 020136

Email: admin@arch-wales.co.uk

Web: www.arch-wales.co.uk



Contents

1. Introduction.....	5
2. ASIDOHL Stage 1.....	7
3. ASIDOHL Stage 2 – Assessment of direct, physical impacts of development.....	10
4. ASIDOHL Stage 3 – Assessment of indirect impacts of development	16
5. ASIDOHL Stage 4 - Evaluation of relative importance.....	25
6. ASIDOHL Stage 5 - Assessment of overall significance of impact	34
7. Conclusion.....	35
8. Sources.....	37
Figures.....	38
Plates	44

Figures

Figure 1. Location of the proposed development area.....	39
Figure 2. Location of the proposed development area within HLCAs 14.....	40
Figure 3. Map showing the locations of the Registered Historic Park and Garden, Scheduled Monuments, Listed Buildings, PRNs and NPRNs within the HLCAs	41
Figure 4. First Edition Ordnance Survey Map of 1888 showing Bryn y Neuadd estate and parkland	42
Figure 5. HLCAs within the Arllechwedd Registered Historic Landscape	43

Plates

Plate 1. Slate slab fencing along north-western boundary of the site, looking north-east.....	45
Plate 2. Ornamental iron railings along the western boundary of the site, looking north-west.	45
Plate 3. Partial view of the site from Llanfairfechan. Looking south.....	46

Plate 4. View over HLCA 14 and the Menai Straits from the upper slopes of HLCA 24. Looking north-west.....46

Tables

Table 1. A - Assessment of Direct, Physical Impacts on Historic Character Area 14	12
Table 2. B - Relative and Landscape Impacts (Loss of Known Elements or Characteristics) & Scores.....	14
Table 3. Overall Magnitude of Direct Physical Impacts on Historic Character Area 14 Bryn y Neuadd and lowland coastal plain.....	15
Table 4. Assessment of Indirect (Non-Physical) Visual Impacts on Historic Character Area 12 Llanfairfechan.....	19
Table 5. Overall Magnitude of Indirect Impacts on Historic Character Area 12 Llanfairfechan	19
Table 6. Assessment of Indirect (Non-Physical) Visual Impacts on Historic Character Area 14 Bryn y Neuadd and lowland coastal plain	22
Table 7. Overall Magnitude of Indirect Impacts on Historic Character Area 4 Bryn y Neuadd and lowland coastal plain	22
Table 8. Assessment of Indirect (Non-Physical) Visual Impacts on Historic Character Area 24 Unenclosed Mountains.....	24
Table 9. Overall Magnitude of Indirect Impacts on Historic Character Area 24 Unenclosed Mountains	24
Table 10. Evaluation of the relative importance of the part of HLCA 12 Llanfairfechan directly and/or indirectly affected by development.....	27
Table 11. Evaluation of the relative importance of the part of HLCA 14 Bryn y Neuadd and lowland coastal plain directly and/or indirectly affected by development	29
Table 12. Evaluation of the relative importance of the part of HLCA 24 Unenclosed Mountain directly and/or indirectly affected by development.	31
Table 13. Average, overall value of all the Historic Character Areas (or part(s) thereof) affected	33
Table 14. Summary of the overall significance of the impact of development on Arllechwedd Landscape of Outstanding Historic Interest (HLW (Gw) 12).....	34

Summary

In January 2024, Archaeology Wales was commissioned to carry out an ASIDOHL2 study to assess the impact on the Arllechwedd Registered Historic Landscape of Outstanding Interest (HLW (Gw) 12) of the proposed inclusion of a development at land off Aber Road, Llanfairfechan into the Replacement Conwy Local Development Plan. The site is centred on NGR SH 67834 74264. The ASIDOHL has been carried out in five stages:

Stage 1, the introduction, identifies contextual information regarding the site. It describes the current understanding of the form and appearance of the development along with relevant planning policies.

Stage 2, considers the direct, physical impact of the proposed development, assessed in absolute, relative terms and landscape terms. This development lies within HLCA 14, Bryn y Neuadd and lowland coastal plain. The Character Area is dominated by Bryn y Neuadd estate, with the main characteristics comprising parkland, fenced copses, slate slab fences and ornamental iron railings. Much of the proposed development site once formed part of the parkland of Bryn y Neuadd estate and retains its managed parkland feel, with belts of woodland along the southern boundary. Within one of these woodland belts are the remains of an enclosed settlement, potentially of Iron Age or Romano-British date. The possible remains of a Roman road may also be preserved below ground at the southern edge of the site, with both of these sites having a medium archaeological value. The proposed scheme avoids direct impact upon the enclosed settlement remains, however the potential Roman road will be directly impacted which results in a Moderate impact. The overall magnitude of the direct physical impact (absolute and relative) on the HLCA is considered to be Moderate.

Stage 3 assesses the indirect impacts of the proposed development. These indirect impacts affect a wider area and surrounding HLCAs are considered. Four HLCAs were assessed at this stage. These were HLCA 12 Llanfairfechan, HLCA 13 Fieldscape around Gorwel, HLCA 24 Unenclosed mountains as well HLCA 14 Bryn y Neuadd and lowland coastal plain. The overall magnitude of indirect impact on HLCA 14 was scored as Considerable, and the indirect impact on HLCA 24 was moderate, while the impact on HLCA 12 was Slight. There was no impact recorded for HLCA 13.

Stage 4 forms an evaluation of the relative importance of the HLCA and the parts within them that are affected by the proposed development. This considers the overall value of all HLCAs to be High.

Stage 5 forms an assessment of the overall significance of the impact. The impact of the development and the reduction in the value of the HLCA on the Register, combined with the relative values of the HLCAs, scores the impact on HLCA 12, 14 and 24 as Moderate.

Crynodeb Annechnegol

Ym mis Ionawr 2024, comisiynwyd Archaeology Wales i gynnal astudiaeth ASIDOHL2 i asesu effaith y cynllun arfaethedig i gynnwys datblygiad ar dir oddi ar Aber Road, Llanfairfechan yng Nghynllun Datblygu Lleol Newydd Conwy ar Dirwedd Hanesyddol Gofrestredig o Ddiddordeb Eithriadol Arllechwedd (HLW (Gw) 12). Mae canolbwyt y safle wedi'i leoli yn NGR SH 67834 74264. Cynhaliwyd yr Asesiadau o Arwyddocâd Effaith y Datblygiad ar y Dirwedd Hanesyddol (ASIDOHL) mewn pum cam:

Mae Cam 1, y cyflwyniad, yn nodi gwybodaeth gyd-destunol am y safle. Mae'n disgrifio'r ddealltwriaeth gyfredol o ffurf ac ymddangosiad y datblygiad ynghyd â'r polisiau cynllunio perthnasol.

Mae Cam 2 yn ystyried effaith uniongyrchol, ffisegol y datblygiad arfaethedig, a aseswyd mewn termau absoliwt, cymharol ac o ran y dirwedd. Mae'r datblygiad hwn yn gorwedd o fewn Ardal Cymeriad Tirwedd Hanesyddol (HLCA) 14, Bryn y Neuadd a'r iseldir arfordirol. Mae'r Ardal Nodwedd wedi'i dominyddu gan ystâd Bryn y Neuadd, ac mae'r prif nodweddion yn cynnwys tir parc, prysglwyni â ffensys o'u cwmpas, ffensys llechfaen a rheiliau haearn addurnedig. Lluniodd rhan helaeth o safle'r datblygiad arfaethedig ran o dir parc ystâd Bryn y Neuadd ar un adeg ac mae'n cadw ei awyrgylch o dir parc wedi'i reoli, gyda lleiniau o goetir ar hyd y ffin ddeheuol. O fewn un o'r lleiniau coetir hyn ceir gweddillion setliad amgaeëdig, o Oes yr Haearn neu Frythonaidd-Rufeinig o bosibl. Mae'n bosibl bod gweddillion ffordd Rufeinig wedi'u gwarchod islaw'r tir hefyd ar ymyl deheuol y safle, ac mae gan y naill safle a'r llall hyn werth archeolegol canolig. Mae'r cynllun arfaethedig yn osgoi effeithio'n uniongyrchol ar weddillion y setliad amgaeëdig, ond bydd y ffordd Rufeinig bosibl yn cael ei heffeithio'n uniongyrchol sy'n arwain at effaith Gymedrol. Ystyrir bod yr effaith ffisegol uniongyrchol gyffredinol (absoliwt a chymharol) ar yr Ardal Cymeriad Tirwedd Hanesyddol yn Gymedrol.

Mae Cam 3 yn asesu effeithiau anuniongyrchol y datblygiad arfaethedig. Mae'r effeithiau anuniongyrchol yn effeithio ar ardal ehangach ac ystyrrir yr Ardal oedd Cymeriad Tirwedd Hanesyddol o amgylch. Aseswyd pedair ardal ar y cam hwn. Y rhain oedd HLCA 12 Llanfairfechan, HLCA 13 Caeau o gwmpas Gorwel, HLCA 24 Y mynyddoedd nad ydynt yn amgaeëdig hefyd, HLCA 14 Bryn y Neuadd a'r iseldir arfordirol. Nodwyd bod yr effaith anuniongyrchol gyffredinol ar HLCA 14 yn Sylweddol, a'r effaith anuniongyrchol ar HLCA 24 yn Gymedrol, tra bo'r effaith ar HLCA 12 yn Fach. Ni chofnodwyd unrhyw effaith ar gyfer HLCA 13.

Mae Cam 4 yn llunio gwerthusiad o bwysigrwydd cymharol yr HLCA a'r rhannau oddi mewn iddynt sy'n cael eu heffeithio gan y datblygiad arfaethedig. Mae hwn yn ystyried bod gwerth cyffredinol yr holl ardal oedd yn Uchel.

Mae Cam 5 yn llunio asesiad o arwyddocâd cyffredinol yr effaith. Mae effaith y datblygiad a'r gostyngiad yng ngwerth yr HLCA ar y Gofrestr, ynghyd â gwerthoedd cymharol yr ardal oedd, yn rhoi sgôr Gymedrol i'r effaith ar HLCA 12, 14 a 24.

1. Introduction

- 1.1.1. In January 2024, Archaeology Wales (henceforth AW) was commissioned to carry out an ASIDOHL2 study to assess the impact on the Registered Landscape of Arllechwedd of the proposed inclusion of a development at land off Aber Road, Llanfairfechan into the Replacement Conwy Local Development Plan (Figure 1).
- 1.1.2. The site, which is centred on NGR SH 67834 74264, lies within the Arllechwedd Registered Historic Landscape of Outstanding Interest (HLW (Gw) 12). As such, an ASIDOHL2 (Assessment of the Significance of the Impact of Development on the Historic Landscape) was requested, and AW was commissioned by B D Land Promotions Ltd to carry out the work.

1.2. ASIDOHL Layout

- 1.2.1. In assessing the impact of the proposed development, guidelines are laid out in 'Guide to Good Practice on Using the Register of Landscapes of Historic Interest in Wales in the Planning and Development Process' (Revised 2nd Edition) which includes revisions to the assessment process (ASIDOHL2). This guidance lays out a process for assessing the impacts, based on five stages.

Stage 1 consists of gathering the contextual information and provides the introduction to the report.

Stage 2 is an assessment of the direct physical impacts of the proposed development, in absolute terms, relative terms and landscape terms. Within this, tables are provided to quantify these impacts and their magnitude.

Stage 3 is an assessment of the indirect impacts of the development, in terms of both indirect, physical impacts and also indirect (non-physical) visual impacts. Again, tables are provided to quantify these impacts and their magnitude.

Stage 4 is an evaluation of the relative importance of the Historic Character Area directly and/or indirectly affected by the proposed development. This is done in relation to the whole of the Historic Character Area concerned and the whole of the historic landscape area on the Register, followed by an evaluation of the relative importance of the Historic Character Area concerned in the national context.

Stage 5 is an assessment of the overall significance of the impact. This combines Stages 2 and 4 to produce an assessment of the overall significance of the impact of the proposed development and the affect that altering the Historic Character Area has on the whole of the historic landscape area on the Register. This stage also includes an examination of mitigation or positive benefits and a concluding statement.

2. ASIDOHL Stage 1

2.1. The Proposed Development

- 2.1.1. The proposed development comprises plans for a mixed development on the Strategic Site at Llanfairfechan, which is being proposed for inclusion into the forthcoming revised Replacement Conwy Local Development Plan. The proposed development site covers an area of 21 hectares.
- 2.1.2. A proposed development plan has been provided and includes provision for 360 houses, a school which would be located in the north-eastern section of the site, a multi-use games area and skate park, three children's play areas and a designated allotment area.
- 2.1.3. The current areas of woodland would be retained as recreation areas and woodland parkways, with walking routes established through them. A cycle way and walking route is also proposed across the northern area of the site.
- 2.1.4. The Local Planning Authority is Conwy Council.

2.2. The Site

- 2.2.1. The site is located on the south-western edge of Llanfairfechan, 10km to the north-east of Bangor. The site lies on the southern edge of the lowland coastal plain and is bounded by Aber Road to the north and Caeffynnon Road to the north-east. To the west and south it is bounded by enclosed fields, with a small industrial estate on the eastern edge (Figure 1).
- 2.2.2. The site is currently under arable pasture and consists of five enclosed fields with belts of woodland along the eastern edge with another stand of woodland at the southern edge. It lies on sloping ground, which slopes down from approximately 50m aOD in the south-east to 30m aOD in the north-west.
- 2.2.3. The bedrock geology beneath the site is formed of the Nant Ffrancon Subgroup, which is a sedimentary siltstone formed in the Ordovician period.

This is overlain by two superficial geological deposits, with glaciofluvial sheet deposits of sand and gravel in the north-eastern corner of the site. The rest of the site is overlain by Devensian till. Both of these superficial deposits formed in the Quaternary period (BGS 2025).

2.3. Planning Policy Context

- 2.3.1. The Historic Environment (Wales) Act 2023 has recently come into effect (November 2024) which provides consolidated legislation for the effective protection and management of Wales' historic environment. The Acts that formerly provided the legislative framework for the management and protection of the Welsh historic environment — principally the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990 — no longer apply in Wales.
- 2.3.2. National planning policy concerning the treatment of archaeological remains, Listed Buildings, Conservation Areas, and the wider historic built environment in Wales, is detailed in Chapter 6 of Planning Policy Wales, Edition 12 (February 2024). Chapter 6 of the Planning Policy outlines the policy relating to Distinctive and Natural Places which includes the Historic Environment.
- 2.3.3. The current Conwy Local Development Plan 2007 – 2022 (LDP) includes a number of Strategic Policies that relate to development and historic assets. The LDP emphasises that Conwy Council is committed to protecting and where it is appropriate, enhancing its heritage assets.
- 2.3.4. Strategic Policy CTH/2 Development Affecting Heritage Assets, states that development affecting such assets and/or the setting of these assets:

“shall preserve or, where appropriate, enhance that asset.”
- 2.3.5. This includes:
 - Conservation Areas

- Conwy World Heritage Site
- Historic Landscapes, Parks and Gardens
- Listed Buildings
- Scheduled Ancient Monuments
- Sites of archaeological importance

2.3.6. However, it should be noted that as the LDP is currently being revised for the Replacement Conwy Local Development Plan it is possible that these policies may be subject to change.

2.4. Limitations

2.4.1. This ASIDOHL2 study was carried out by Siân Thomas, Project Officer at Archaeology Wales, using the guidelines and methodology set out in the Guide to Good Practice on Using the Register of Landscapes of Historic Interest in Wales in the Planning and Development Process, Revised 2nd Edition (Cadw and CCW 2007).

2.4.2. Open access was available to the majority of relevant locations and viewpoints within the affected HLCAs, which were visited in January 2025. The timing of the visits meant vegetation levels were relatively low and good visibility was achieved during the visits.

2.4.3. The Historic Landscape is described in the Register of Landscapes of Historic Interest in Wales, published by Cadw, CCW and ICOMOS UK in 1998, and the relevant HLCAs have been subject to a detailed characterisation exercise, described in detail by Gwynedd Archaeological Trust.

2.4.4. Confidence levels for this ASIDOHL are therefore high in most respects.

3. ASIDOHL Stage 2 – Assessment of direct, physical impacts of development

3.1. Introduction

3.1.1. This section comprises a description and quantification of the direct physical impacts of the proposed development on the Historic Character Area(s).

3.1.2. The description and quantification are considered in three ways:

- in absolute terms, i.e., the proportion of the surface area of the HLCA affected.
- in relative terms, i.e., the proportion of each of the key historic landscape characteristics (as identified in the Historic Landscape Characterisation report) that will be permanently lost or removed by the proposed development.
- in landscape terms, the contribution that the affected elements of the key historic landscape characteristics make to the value of the Historic Character Area as a whole.

3.1.3. In each case, the physical impacts are assigned a score, and the overall scores for the impacts on the individual Historic Character Area are used to produce a quantified expression of the overall magnitude of direct impact on a 24-point scale. For each HLCA these are presented as a table; each table is supplemented with qualifying statements and background information.

3.2. Impact Assessment

3.2.1. The proposed development site is located within the. The site is within HLCA 14 – Bryn y Neuadd and lowland coastal plain (PRN 15816).

Historic Landscape Character Area 14 – Bryn y Neuadd and lowland coastal plain

3.2.2. The HLCA is formed largely of the Plas Bryn y Neuadd estate, which was

constructed in the 17th century by the Roberts family. It was bought by textile engineer John Platt in 1857. Platt constructed a new house, model farm and several estate buildings as well as a railway station within the estate. Platt also employed garden designer Edward Milner, who had trained under Joseph Paxton, to layout a landscape park and formal Italianate garden.

3.2.3. Much of the area laid out as parkland is a Registered Historic Park and Garden (PGW(Gd)3(CON)). The description of Bryn y Neuadd states that it:

is an excellent and very typical example of Milner's formal garden style, linked to parkland with flowing curves, specimen trees and shrubberies. Much of the layout is preserved and can be appreciated... (Cadw 2022)

3.2.4. The estate remained within the ownership of the Platt's until the end of the 19th century. It was then sold to St Andrew's Hospital of Northampton, with the house being converted to an asylum. The hospital made a number of alterations to the estate since the 1890s, with the house being demolished. However, a number of buildings of the model farm on the eastern edge of the estate survive. These include the Bryn-y-Neuadd Farmhouse, including attached dairy, which is a Grade II* Listed Building (LB 3518); Buildings at Bryn-y-Neuadd Farm, which is a Grade II Listed Building (LB 3519) and a Dutch Barn, which is also a Grade II Listed Building (LB 3520) (Cadw 1992a).

3.2.5. The HLCA is divided by the main road, Aber and Penmaenmawr Road, with the northern section being dominated by the Bryn y Neuadd estate (Figure 2 and 3). The site lies within the southern section of the HLCA, which is characterised by improved pasture. The southern section retains its managed appearance, such as the fenced coves within fields, which has helped to preserve the feel of the Victorian estate and its parkland. The field boundaries within this section of the HLCA are formed largely of locally quarried stone or fences of purple slate slab, which was likely quarried at the Penrhyn quarry 10km to the southwest. Ornamental iron railings also form a characteristic of this area (GAT,

Historic Landscape Characterisation Creuddyn and Arllechwedd).

3.3. A – In Absolute Terms

- 3.3.1. The proposed development area (redline boundary) consists of 7.5% of HLCA 14, which covers a total area of 187 hectares.
- 3.3.2. The proposed plans for the site comprise the construction of a mixed development, which will encompass a total area 10.1 hectares within the redline boundary. The two belts of woodland within the north-eastern and southern sections of the proposed site are to be retained within the current proposals.
- 3.3.3. It is estimated that 5.4% of HLCA 14 will be directly impacted by the proposed development.

Table 1. A - Assessment of Direct, Physical Impacts on Historic Character Area 14

Absolute Impact (loss of area)	Magnitude and Score
c. 10.1ha, 5.4%	Slight – 2

3.4. B – In Relative Terms

- 3.4.1. The main characteristics of the HLCA consists of parkland, which is today formed by the Registered Historic Park and Garden of Bryn y Neuadd (PGW(Gd)3(CON)). The historic mapping suggests that the park was once larger, encompassing land to the north-east along the coastline as well as to the south-east, including the area of the proposed development site (Figure 4). Characteristic remains of the parkland include copses, which are evident across the HLCA, as well as slate fences and ornamental iron railings.
- 3.4.2. The proposed development site will not affect any known Category A assets within the HLCA.
- 3.4.3. There are three Category B assets within the proposed site boundary. The first is the park of Bryn y Neuadd. Although the proposed development site lies to

the south of the Registered Historic Park and Garden boundary, as mentioned above, the historic mapping suggests that the parkland was once much more extensive and encompassed the area of the site. The proposed development site retains its parkland feel, with two well established trees within the site and two small belts of woodland around the edges. The woodland set to be retained under current plans.

- 3.4.4. The second Category B asset is PRN 9372 'Remains in Parc Llwynysgalaig', which is the remains of a large enclosed settlement (Figure 3). The remains include both circular and rectilinear structures as well as rectilinear enclosures and a standing stone, which has previously been used as a gatepost. The date of the settlement is currently unknown but during the site visit for this report the upper section of what appeared to be a beehive quern was located. These querns are typical of the Middle and Late Iron Age and continued in use into the Roman period. A rectilinear structure is shown within this area of the site on the historic map sheets. This is not shown on the tithe map is likely the remains of a late 19th or early 20th century structure. The asset is located within a belt of woodland at the southern end of the site, with the woodland being retained under the current proposals. The retention of the woodland means that the asset will not be damaged by the development of the site.
- 3.4.5. The final Category B asset is a linear parchmark (NPRN 405337), which is evident in the southern section of the proposed development site. The parchmark appears to be orientated broadly east to west and likely represents the buried remains of a Roman road (Figure 3). The remains are evident as a low earthwork on the LiDAR data.
- 3.4.6. There are two Category C assets of local importance within the site boundary. The site lies within the southern section of the HLCA, with one of the key characteristics of this area being that the field boundaries are formed largely of locally quarried stone or fences of purple slate slab. Sections of a slate slab

fence is evident along the northern edge of the site, with excellent survival at the south-western half of this boundary (Plate 1). The slate fence is in a poor state of survival along the rest of the northern boundary, with only short sections still standing. There is some limited survival of slate fencing around the northern edge of the most southerly belt of woodland within the site.

3.4.7. Ornamental iron railings also form a key characteristic of this area. The western boundary of the proposed development site is formed of a low stone wall, with iron railings set into it (Plate 2).

3.4.8. The current development plan for the site does not show any alterations to the western boundary and the western section of the northern boundary. As such it is assumed that these will remain in their current state. If so this would allow for the preservation of the ornamental iron railings and the best preserved section of the slate fencing. The addition of further trees is suggested along the central section of the northern boundary, which would disturb the surviving slate fencing within this area.

Table 2. B - Relative and Landscape Impacts (Loss of Known Elements or Characteristics) & Scores

Element / % Loss	Category	Magnitude	Landscape Value	Landscape Value Effect
Park of Bryn y Neuadd (based on original boundary within historic mapping) – 15ha, 16.85%	B - 3	Moderate – 3	Considerable - 4 (Main characteristic element of HLCA)	Moderately reduced - 3
PRN 9372, Remains in Parc Llwynysgalaig – 1.4ha, less than 1%	B - 3	Very Slight - 1	Low – 2 (Not a characteristic element of the HLCA)	Very Slightly Reduced – 1
Linear parchmark, possible Roman road (NPRN 405337) – 395m, 85%	B - 3	Very severe - 6	Low – 2 (Not a characteristic element of the HLCA)	Very Slightly Reduced – 1

Surviving slate slab field boundaries – less than 5%	C - 2	Slight - 2	High – 5 (Distinctive characteristic element of HLCA)	Very Slightly Reduced – 1
Ornamental iron railings – no loss	C - 2	Very Slight - 1	High – 5 (Distinctive characteristic element of HLCA)	Very Slightly Reduced – 1
Total score $(3+3+4+3) + (3+1+2+1) + (3+6+2+1) + (2+2+5+1) + (2+1+5+1) / 5 = 10.2$				

Table 3. Overall Magnitude of Direct Physical Impacts on Historic Character Area 14 Bryn y Neuadd and lowland coastal plain

Score	Grading
10.2 + 2 = 12 (rounded to nearest whole number)	Moderate

4. ASIDOHL Stage 3 – Assessment of indirect impacts of development

4.1. Introduction

4.1.1. This section comprises a description and quantification of the indirect impacts of development on all the Historic Character Area(s) affected.

4.1.2. A clearly defined area will be directly or physically affected by the development, but a much greater area could be indirectly affected due to fragmentation or changes to the setting of features in the landscape. Changes to views of, or views from, a landscape feature are also important potential impacts. This stage is divided into two categories: the first (A) assesses the indirect physical impacts, the second (B) the indirect (non-physical) visual impacts.

A – indirect, physical impacts

4.1.3. The principal types of indirect physical impact listed in the Guide to Good Practice are:

- I. An increased risk of exposure, erosion, disturbance, decay, dereliction or any other detrimental physical change to elements, during or consequent to development.
- II. Related to (i), the likelihood of increased management needs to maintain elements as, for example, through altered habitats, water levels, increased erosion, new access provision etc., during or consequent to development.
- III. The severance, fragmentation, dislocation or alteration of the functional connections between related elements, for example, a field system becomes 'severed' from its parent farmstead by an intervening development.
- IV. The frustration or cessation of historic land use practices, for example, it becomes more difficult or impossible to manage an area in a traditional manner as a result of development.

- V. The frustration of access leading to decreased opportunities for education, understanding or enjoying the amenity of elements, during or consequent to development.

B – indirect (non-physical) visual impacts

4.1.4. The principal types of indirect (non-physical) visual impact listed in the Guide to Good Practice are:

- I. Visual impacts on elements from which a development can be seen (considered up to its maximum height). The impact might be on 'views to' or 'views from' these elements, and it should be assessed with reference to key historic viewpoints and essential settings. These should be considered in relation to a site's original character and function, as well as to the vantage points and visual experience of a visitor today.
- II. Impact on the visual connections between related elements, by occlusion, obstruction, etc.
- III. Conversely, the creation of inappropriate visual connections between elements not intended to be inter-visible originally.
- IV. Visual impact of the development itself in relation to the existing historic character of the area considering:
 - a. its form - the scale, number, density, massing, distribution etc.
 - b. its appearance - the size, shape, colour, fabric etc. of its constituent features

4.2. Impact Assessment

4.2.1. Arllechwedd Registered Historic Landscape contains seventeen HLCAs (Figure 5), of which four lie within 1km of the proposed development site (Figure 3) and may potentially be impacted either physically or non-physically: HLCA 12 Llanfairfechan (PRN 15874); HLCA 13 Fieldscape around Gorwel (PRN 15815); HLCA 14 Bryn y Neuadd and lowland coastal plain (PRN 15816); HLCA 24 Unenclosed mountains (PRN 15810).

Historic Landscape Character Area 12 - Llanfairfechan

4.2.2. HLCA 12 Llanfairfechan lies to the east of HLCA 14 (Figures 3 and 5) and is characterised as a planned resort town. The area of Llanfairfechan was purchased by the Platt family, along with solicitor Richard Lock in 1856. After it had been purchased they set about redeveloping the area into a planned estate townscape.

4.2.3. As part of this redevelopment they constructed a number of shop buildings influenced by Arts-and-Crafts, and large dwellings along Penmaenmawr Road, which leads to the coastline. Along the coast an esplanade was built, with a row of boarding houses and a café on the beach. This includes the Grade II Listed Building The Towers (LB 3525), which was constructed in approximately 1870 (Figure 3). The house has an asymmetrical plan with a corner tower with a purple-grey slate roof, although this has been banded with green slates on the tower (Cadw 1992b).

4.2.4. The earlier centre of occupation is located at Pentre Uchaf, which formed the nucleus of the planned town. Here a number of earlier 19th century buildings survive, which included agricultural and small scale-craft buildings (Figure 3). These include the Grade II listed B&H Stores, a mid-Victorian house and shop (LB 5845), and The Original Fish and Chip Shop, which was constructed in approximately 1850 (LB 3570). Social housing was constructed at the south-western end of Pentre Uchaf in the 20th century.

4.2.5. Arts-and-Crafts architect Herbert Luck North designed a looped development on the northern edge of Pentre Uchaf during this period, with the houses built in his distinctive whitewashed style and slates from Tal y Fan quarry being used for the roofs (GAT, Historic Landscape Characterisation Creuddyn and Arllechwedd). These Arts-and-Crafts houses are all Grade II Listed Buildings (e.g. LB 3547 and LB 3550).

4.2.6. The HLCA borders the proposed development area along its northern-eastern

edge where it borders HLCA 14, but there will be no indirect physical impacts on this HLCA.

4.2.7. The following indirect non-physical (visual) impacts are laid out in relation to the references given in 4.1.4 above:

B (i): The main views from Llanfairfechan HLCA are very limited due to the topography and urban nature of the HLCA. The visual impact on the HLCA will be to views to the west, with the development area partially visible from Aber road as it comes out of Llanfairfechan (Plate 3), and from St Mary's and Christ Church (LB 3512), which is located on the western edge of the town. Due to the topography of the development site and the fact it is largely screened by well-established trees around its perimeter the views across it from these points are limited.

B (ii): There will be no impact on visual connections between related elements in the HLCA.

B (ii): The development does not open up new views or visual links.

B (iv): The proposed development will not affect the visual historical character of this HLCA.

Table 4. Assessment of Indirect (Non-Physical) Visual Impacts on Historic Character Area 12 Llanfairfechan

Impacts	Category & Score	Magnitude & Score
B (i) Visual impact on HLCA elements	C - 2	Very Slight – 1
Average Score (2+1) / 1 = 3		

4.2.8. To create a number on a 28-point scale - $(3 \times 28) / 20 = 4$ (rounded off)

Table 5. Overall Magnitude of Indirect Impacts on Historic Character Area 12 Llanfairfechan

Score	Grading
4	Slight

Historic Landscape Character Area 13 - Fieldscape around Gorwel

4.2.9. The HLCA is located on the hillside to the east of Llanfairfechan (HLCA 12) and runs along the southern edge of both HLCA 12 and 14 (Figures 3 and 5). It is characterised as an area of irregular field patterns, which are likely to have prehistoric origins.

4.2.10. A small number of more substantial 18th and 19th century farmsteads have been constructed across this area, which include Tyddyn-drain (PRN 77353) and the farmstead of Erw-gron (PRN 77346). Very little amalgamation of the earlier field systems to create larger fields, typical of post-medieval agriculture, appears to have taken place on these farmsteads, with limited enlargement of fields evident in the western most extent of the HLCA.

4.2.11. There are also a small number of 20th century buildings within the HLCA that were designed by Herbert Luck North (GAT, Historic Landscape Characterisation Creuddyn and Arllechwedd), for example The Lodge (Figure 3). This is a Grade II Listed Building (LB 3557), formed of a single storey octagonal structure with a steeply pitched roof. A cruciform chimney sits centrally on the roof (Cadw 1992c).

4.2.12. There will be no indirect physical impacts on this HLCA.

4.2.13. The following indirect non-physical (visual) impacts are laid out in relation to the references given in 4.1.4 above:

B (i): The main views from the Fieldscape around Gorwel HLCA are along the valley to the north. The views are very limited due to the deep nature of the river valley, with the majority of Llanfairfechan itself not visible from this HLCA. The development site is not visible from this HLCA.

B (ii): There will be no impact on visual connections between related elements in the HLCA.

B (ii): The development does not open up new views or visual links.

B (iv): The proposed development will not affect the visual historical character of this HLCA.

Historic Landscape Character Area 14 – Bryn y Neuadd and lowland coastal plain

4.2.14. The proposed development site lies within this HLCA, with the key characteristics of this area have been described above in Section 3.2.

4.2.15. There will be no indirect physical impacts on this HLCA.

4.2.16. The following indirect non-physical (visual) impacts are laid out in relation to the references given in 4.1.4 above:

B (i): The HLCA is not defined by any specific viewpoint with the flat low-lying nature of the landscape making any long-ranging viewpoints difficult. The well-established belts of woodland and small copses restrict any low-level views. There are some views across the proposed development site afforded from Aber road, particularly at the eastern and central sections of the HLCA where tree cover along the boundary of the site is lower.

B (ii): There will be no impact on visual connections between related elements in the HLCA.

B (ii): The development does not open up new views or visual links.

4.2.17. B (iv): The visual appearance of the proposed development will be different from the existing historic character, which is at present an agricultural fieldscape with a managed Victorian parkland appearance. The current development plan includes provision for residential housing, a school and recreational spaces. Although the development will only cover 5.4% of the HLCA, visually it will be markedly different.

*Table 6. Assessment of Indirect (Non-Physical) Visual Impacts on Historic Character Area 14
 Bryn y Neuadd and lowland coastal plain*

Impacts	Category & Score	Magnitude & Score
B (i) Visual impact on HLCA elements	C - 2	Slight – 2
B (iv) Visual impact of development itself	C – 2	Moderate - 3
Average Score (4+2) + (2+3) / 2 = 5.5		

4.2.18. To create a number on a 28-point scale - (5.5 x 28) / 20 = 8 (rounded off)

Table 7. Overall Magnitude of Indirect Impacts on Historic Character Area 4 Bryn y Neuadd and lowland coastal plain

Score	Grading
8	Slight

Historic Landscape Character Area 24 – Unenclosed Mountains

4.2.19. This HLCA is located to the south-east of HLCA 12, 13 and 14 and is one of the larger character areas within the Registered Landscape of Arllechwedd, covering an area of 2550 hectares (Figure 5). It is characterised as an upland ridge that extends from Conwy Mountain in the north-east to Bwlch y Ddeufaen in the south-west.

4.2.20. The area has a number of archaeological sites recorded across it, including the Scheduled Monument of Penmaenmawr Stone Circle (CN024). This monument includes four stone circles, seven cairns or possible cairns and a circular enclosure (Cadw 2025). There are 25 other Scheduled Monuments within this HLCA, with all bar two being of prehistoric date. These are largely stone circles and cairns, although there are three hut circles and two hut circle settlements, which could be of Bronze Age or Iron Age date. Three hillforts of Iron Age date are known within the HLCA, which includes Castell Caer Lleion (CN012) at the north-eastern edge of the ridge (GAT, Historic Landscape Characterisation Creuddyn and Arllechwedd).

4.2.21. It is believed that at least four Bronze Age trackways traverse the ridge, which connected the valleys that are located around the edge of the upland area. One of these routes was reused as a Roman road (CN402), which connected the fort at Caerhun with that at Caernarfon (Cadw 2012).

4.2.22. The upland area was also subject to medieval and modern use, with evidence of seasonal usage of the upland pastures for grazing. A deserted medieval rural is known within the south-western area of the HLCA, less than 1km to the south of the proposed development site. The remains at Cae'r Haidd comprise a group of three platform house and an adjacent group of three platforms, all of which are cut into the hillside (PRN 372). The deserted settlement, which has views across the Menai Straits and over East Anglesey, forms an important part of the medieval landscape.

4.2.23. Peat extraction and small-scale quarrying of diorite, millstone and slate have also taken place in the post medieval and modern periods (GAT, Historic Landscape Characterisation Creuddyn and Arllechwedd).

4.2.24. There will be no indirect physical impacts on this HLCA.

4.2.25. The following indirect non-physical (visual) impacts are laid out in relation to the references given in 4.1.4 above:

B (i): HLCA 24 covers a vast area, with only the south-western end in proximity to the proposed development site. From the highest point within this area of HLCA 24 there are two main views. The first set of views are to the south and east, across the HLCA and into Eryri National Park. The second set of views are to the north-west, looking out across the Menai Straits (Plate 4). Part of the development site is visible from the upper slopes, with views becoming obscured by topography and tree cover towards the lower sections of the slopes, with the site not visible at this point. Elements affected include the Scheduled Monument Garreg Fawr Hut group (CN185) and Cae'r Haidd

Deserted Rural Settlement (CN330), which are both located on the upper section of the slope (Figure 3). As the development area is only partially visible from these sites it will likely only have a moderate impact on the visual experience of the HLCA.

B (ii): There will be no impact on visual connections between related elements in the HLCA.

B (iii): The development does not open up new views or visual links.

B (iv): The proposed development will not affect the visual historical character of this HLCA.

*Table 8. Assessment of Indirect (Non-Physical) Visual Impacts on Historic Character Area 24
Unenclosed Mountains*

Impacts	Category & Score	Magnitude & Score
B (i) Visual impact on HLCA elements	A – 5	Moderate - 3
Average Score (5+3) / 1 = 8		

4.2.26. To create a number on a 28-point scale - $(8 \times 28) / 20 = 11$ (rounded off)

Table 9. Overall Magnitude of Indirect Impacts on Historic Character Area 24 Unenclosed Mountains

Score	Grading
11	Moderate

5. ASIDOHL Stage 4 - Evaluation of relative importance

5.1. Introduction

5.1.1. The following section comprises an evaluation of the relative importance of the Historic Character Area(s) (or part(s) thereof) directly and/or indirectly affected by development in relation to:

- (a) the whole of the Historic Character Area(s) concerned, and/or
- (b) the whole of the historic landscape area on the Register, followed by
- (c) an evaluation of the relative importance of the Historic Character Area(s) concerned in the national context, and a determination of the average overall value of all the Historic Character Areas (or parts thereof) affected.

5.1.2. The section (Stage 4) will be completed with a determination of the average, overall value of all the Historic Character Areas (or part(s) thereof) affected.

5.1.3. The evaluation criteria used is that suggested within the Good Practice on Using the Register of Landscapes of Historic Interest in Wales in the Planning and Development Process (Cadw and CCW 2007).

5.2. Evaluation of the relative importance of the part of Historic Landscape Character Areas directly and/or indirectly affected by development.

HLCA 12 Llanfairfechan

5.2.1. The affected elements within this HLCA are very limited and confined largely to visual impacts along the western edge of Llanfairfechan. This area does not contain any of the elements that characterise the landscape, although the Grade II Listed Building of Christ Church (3512) is located within this area, with views out from this building partially impacted by the proposed development. Documentary evidence relating to the area is low, consisting largely of historic mapping from the mid-19th century onwards. Some limited written documents are held in the Conwy Archives, which are largely 21st century in date and relate to the water management with documents from Water Board meetings and the reconstruction of Nant Dwyst Bridge.

5.2.2. The historic mapping shows very little change to Llanfairfechan until the 1950s when development began to occur around the historic core of Pentre Uchaf, which is on the western and south-western edge of Llanfairfechan. This modern infilling continued with developments along the sea front and to the south of the esplanade. All elements of the historic planned town still survive despite the modern development and its condition, coherence and integrity are relatively good. The HLCA has historical associations with the estate of Bryn y Neuadd, considered to be of low value.

Table 10. Evaluation of the relative importance of the part of HLCA 12 Llanfairfechan directly and/or indirectly affected by development

Value	V-High / V-Good	High/ Good	Mod/ Med	Low	V-Low/ Poor	V-High/ V-Good	High/ Good	Mod/ Med	Low	V-Low/ Poor
In relation to:	a) Whole of Historic Character Area					b) Whole of Historic Landscape Area on the Register				
Criterion:										
Rarity	✓					✓				
Representativeness	✓								✓	
Documentation				✓					✓	
Group Value	✓								✓	
Survival	✓					✓				
Condition	✓					✓				
Coherence		✓					✓			
Integrity		✓					✓			
Potential			✓						✓	
Amenity					✓					✓
Associations				✓					✓	

Calculations for the relative importance of the HLCA for:

Step A: (5 x Very High @ 5) + (2 x High @ 4) + (1 x Moderate @ 3) + (2 x Low @ 2) + (1 x Very Low @ 1) = 41

Step B: (3 x Very High @ 5) + (2 x High @ 4) + (5 x Low @ 2) + (1 x Very Low @ 1) = 34

HLCA 13 Fieldscape around Gorwel

5.2.3. The HLCA will not be directly or indirectly impacted by the proposed development. Due to the topography of the HLCA there are no direct views across the development site. As the indirect impact upon this HLCA is so minimal, it is not considered worthwhile further assessing the relative importance of affected elements associated with this HLCA.

HLCA 14 Bryn y Neuadd and lowland coastal plain

5.2.4. Only a small percentage of the overall HLCA will be affected by the proposed development. The main characteristic of the HLCA is parkland, with the proposed development area retaining its managed parkland feel with belts of woodland extant along the southern edge of the site. Slate slab fencing is extant around sections of the site boundary, with particularly good survival along the north-western edge of the site. The ornamental iron railings that also form a key characteristic of this area make up the western boundary of the site. As these form the key characteristics of the HLCA their representativeness of the character is Very High. Considering the wider overall Registered Landscape most of the character groups are represented, meaning the group value is High.

5.2.5. There is little documentary evidence surviving relating to the landscape, with the historical mapping being the best evidence relating to the development of the landscape. The mapping shows that very little has altered within the HLCA over the course of the past 150 years. The main changes relate to the shrinking of the formal estate to its modern boundary and the demolition of Bryn y Neuadd house after it became a hospital. This means the survival, condition and integrity of the landscape are High, however the changes to the estate mean that Coherence is Moderate. The groups have a low potential for future studies due to the survival of the key characteristics. Amenity is low, as the area is not publicly accessible. The landscape is formed largely of the

estate of Bryn y Neuadd which has historical associations with the planned town of Llanfairfechan, considered of low value.

Table 11. Evaluation of the relative importance of the part of HLCA 14 Bryn y Neuadd and lowland coastal plain directly and/or indirectly affected by development

Value	V High/ V Good	High/ Good	Mod/ Med	Low	V Low/ Poor	V High/ V Good	High/ Good	Mod/ Med	Low	V Low/ Poor
In relation to:	a) Whole of Historic Character Area					b) Whole of Historic Landscape Area on the Register				
Criterion:										
Rarity		✓						✓		
Representativeness	✓						✓			
Documentation				✓					✓	
Group Value		✓						✓		
Survival		✓						✓		
Condition		✓						✓		
Coherence			✓						✓	
Integrity		✓						✓		
Potential				✓					✓	
Amenity					✓					✓
Associations				✓					✓	

Calculations for the relative importance of the HLCA for:

Step A: (1 x Very High @ 5) + (5 x High @ 4) + (1 x Moderate @ 3) + (3 x Low @ 2) + (1 x Very Low @ 1) = 35

Step B: (1 x High @ 4) + (5 x Moderate @ 3) + (4 x Low @ 2) + (1 x Very Low @ 1) = 28

HLCA 24 Unenclosed mountain

5.2.6. The affected elements within this HLCA are very limited as only a very small area of this HLCA is within proximity of the proposed development site. The affected elements are confined largely to visual impacts from the upper slopes of the section of the HLCA located to the south and south-east of the proposed development. Elements affected include the Scheduled Monument Garreg Fawr Hut group (CN185) and Cae'r Haid Deserted Rural Settlement (CN330), although the proposed development site is only partially visible from both monuments. The rarity of Garreg Fawr Hut group (CN185) is low with many other domestic prehistoric sites recorded as still partially extant within the wider HLCA. The rarity of the Cae'r Haid Deserted Rural Settlement (CN330) is however, high as it is the only example of medieval settlement within the area. The affected elements represents one of the key elements that characterise the HLCA.

5.2.7. There are no documentary references relating to the landscape bar historic mapping, which again shows little to no change across the HLCA. The group value of the relict archaeological sites is very high, and their survival is overall good, with their condition being moderate. The coherence and integrity of the landscape elements affected is high due to the good preservation of these archaeological sites and the fact that the usage of the area has remained unchanged. The landscape has high scope for recreational activity, as it is largely open mountain with a number of public rights of way across it, with only a small area being private land. There is a high potential for future research of the area due to the number of monuments that survive within the landscape.

Table 12. Evaluation of the relative importance of the part of HLCA 24 Unenclosed Mountain directly and/or indirectly affected by development.

Value	V High/ V Good	High/ Good	Mod/ Med	Low	V Low/ Poor	V High/ V Good	High/ Good	Mod/ Med	Low	V Low/ Poor
In relation to:	a) Whole of Historic Character Area				b) Whole of Historic Landscape Area on the Register					
Criterion:										
Rarity		✓					✓			
Representativeness	✓						✓			
Documentation				✓						✓
Group Value	✓						✓			
Survival		✓					✓			
Condition			✓					✓		
Coherence		✓					✓			
Integrity		✓					✓			
Potential		✓					✓			
Amenity			✓					✓		
Associations					✓					✓

Calculations for the relative importance of the HLCA for:

Step A: (2 x Very High @ 5) + (5 x High @ 4) + (2 x Moderate @ 3) + (1 x Low @ 2) + (1 x Very Low @ 1) = 39

Step B: (7 x High @ 4) + (2 x Moderate @ 3) + (1 x Very Low @ 1) = 35

5.3. Evaluation of the relative importance in the national context of the Historic Character Areas directly and/or indirectly affected by the proposed development (Step C)

5.3.1. Several coastal and upland areas are included in the Register of Landscape of Outstanding and Special Historic Interest, particularly along the North Wales coastline, including areas such as the neighbouring landscapes of Creuddyn, Arfon and Caernarfon and Nantlle as well as Arduwy and Mawddach, which are located on the western coastline of Gwynedd. The landscape of Arllechwedd is one of the larger areas but is similar in nature to its neighbouring landscapes along the north coast, with all having a great time-depth due to the relict archaeological sites and landscapes surviving across these areas. These sites have produced some important archaeological remains that paint a picture of how these communities used the landscape and communicated with one and other over thousands of years.

5.3.2. The fieldscapes of the Arllechwedd Registered Landscape are not unique with a comparable mixture of medieval, post-medieval and amalgamated fieldscapes within the neighbouring landscapes of North Wales and within other areas of Wales. The planned town of Llanfairfechan is also not unique, being very similar in nature to that of Llandudno within the Creuddyn Registered Landscape to the north-east. Both towns were laid out as planned seaside resort towns at a similar time, by the owners of their respective estates.

5.3.3. The overall value of the HLCAs in the national context is calculated using the same criterion as laid out in Table 10 to 12 but applied nationally. The scores are summarised below:

- HLCA 12 – Llanfairfechan = 34
- HLCA 14 – Bryn y Neuadd and lowland coastal plain = 24
- HLCA 24 – Unenclosed mountain = 35

5.3.4. In order to determine an average overall value for the HLCA on a scale of 1 –

100 the results of each individual step were divided by 55, then multiplied by 100. This was then divided by 3 (the number of steps) and the average overall value is then rounded off and is presented in the table below:

Table 13. Average, overall value of all the Historic Character Areas (or part(s) thereof) affected

HLCA	Calculations	Grading
HLCA 12 – Llanfairfechan	$(74.5 + 61.8 + 61.8)/3$	66 – High
HLCA 14 – Bryn y Neuadd and lowland coastal plain	$(63.6 + 50.9 + 43.6)/3$	53 – Considerable
HLCA 24 – Unenclosed mountain	$(70.9 + 63.6 + 63.6)/3$	66 – High

5.3.5. The average overall figure for all areas combined is 62 – High.

6. ASIDOHL Stage 5 - Assessment of overall significance of impact

6.1. Introduction

6.1.1. This section comprises an assessment of the overall significance of impact of development, and the effects that altering the Historic Character Area(s) concerned has on the whole of the historic landscape area on the Register. This combines the results of previous stages of the ASIDOHL, with the reasoning behind those results laid out in the relevant sections. Although scoring is used extensively in the previous sections, this does not convert directly into the following table, rather the previous scorings are used to help inform a professional judgement on the value of and impact upon the historic landscape.

Table 14. Summary of the overall significance of the impact of development on Arllechwedd Landscape of Outstanding Historic Interest (HLW (Gw) 12)

HLCA	Value of Historic Character Area (based on Stage 4 results)	Impact of Development (based on Stages 2 & 3 results)	Reduction of Value of the Historic Landscape Area on Register	Overall Significance of Impact
HLCA 12 – Llanfairfechan	High - 7	Low - 2	Low - 2	11 – Moderate
HLCA 14 – Bryn y Neuadd and lowland coastal plain	Medium - 5	Low - 2	Medium - 4	11 – Moderate
HLCA 24 – Unenclosed mountain	High - 7	Medium - 4	Low - 3	14 – Moderate

7. Conclusion

- 7.1.1. An Assessment of the Significance of Impact of Development on the Historic Landscape (ASIDOHL2) has been undertaken on a proposed development, which comprises plans for a mixed development on the Strategic Site at Llanfairfechan. The development site is being proposed for inclusion into the forthcoming revised Replacement Conwy Local Development Plan.
- 7.1.2. The proposed development area lies within the Arllechwedd Registered Historic Landscape of Outstanding Interest (HLW (Gw) 12). This Landscape is further subdivided into individual Historic Landscape Character Areas (HLCAs), with the development site located within one of these character areas. A further three character areas were identified as potentially being impacted by the development.
- 7.1.3. The ASIDOHL is laid out in five stages. Stage 1, the introduction, identified the contextual information regarding the site. Details of the proposed development are provided here, as well as the planning policy context.
- 7.1.4. Stage 2 assessed the direct, physical impact of the proposed development, assessed in absolute, relative terms and landscape terms. This was considered in terms of its impact on HLCA 14 Bryn y Neuadd and lowland coastal plain. The development area occupies part of the HLCA with the area directly impacted accounting for approximately 5.4% of the HLCA. The overall magnitude of the direct physical impact (absolute and relative) on the HLCA is considered to be Slight.
- 7.1.5. Stage 3 assessed the indirect impacts of the proposed development, in terms of indirect, physical impacts, and indirect (non-physical) visual impacts. These indirect impacts affect a wider area, with four HLCAs being assessed at this stage. These were HLCA 12 Llanfairfechan, HLCA 13 Fieldscape around Gorwel and HLCA 24 Unenclosed mountain as well as HLCA 14 Bryn y Neuadd and lowland coastal plain. The overall magnitude of indirect impact on HLCA 14

was scored as Considerable, and the indirect impact on HLCA 24 was Moderate, with HLCA 12 scored as Slight. It was determined that there would be no indirect impact on HLCA 13, and so this HLCA was not considered during Stages 4 and 5.

- 7.1.6. Stage 4 formed an evaluation of the relative importance of the impacted HLCAs and the elements and groups within them that were affected by the proposed development. When combined, the overall value of the three HLCAs was scored as High.
- 7.1.7. Stage 5 formed an assessment of the overall significance of the impact. The impact on HLCA 12 Llanfairfechan, HLCA 14 Bryn y Neuadd and lowland coastal plain and HLCA 24 Unenclosed mountains is considered to be Moderate.
- 7.1.8. The impact upon HLCA 14 includes both direct physical impacts and indirect visual impacts. The physical impacts will affect three of the main character elements of the HLCA, the managed Victorian parkland feel, the slate slab fences and ornamental iron railings. At present the design means that both the slate fences and ornamental railings would not necessarily need to be removed from within the site and could be retained in their current state. The design also retains two belts of woodland which contribute towards the parkland feel of the site. The possible buried Roman road that runs through the site would still be potentially heavily impacted by construction works within the site.

8. Sources

Cadw, 1992a – Listed Building Reports for LBs 3518 3519 and 3520 at Bryn y Neuadd Farm <https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=en&id=3518> (accessed 14.01.2025)

<https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=en&id=3519> (accessed 14.01.2025)

<https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=en&id=3520> (accessed 14.01.2025)

Cadw, 1992b – The Towers <https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=en&id=3525> (accessed 14.01.2025)

Cadw, 1992c – The Lodge <https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=en&id=3557> (accessed 14.01.2025)

Cadw, 2012 - Roman Road N of Llannerch Fedw <https://cadwpublic-api.azurewebsites.net/reports/sam/FullReport?lang=en&id=1301> (accessed 10.01.2025)

Cadw, 2022 – Bryn-y-Neuadd PGW(Gd)3(CON) <https://cadwpublic-api.azurewebsites.net/reports/parkgarden/FullReport?lang=en&id=133> (accessed 10.01.2025)

Cadw, 2025 - Penmaenmawr Stone Circle <https://cadwpublic-api.azurewebsites.net/reports/sam/FullReport?lang=en&id=2417> (accessed 10.01.2025).

Cadw & CCW. 2007. *Guide to Good Practice on Using the Register of Landscapes of Historic Interest in Wales in the Planning and Development Process (Revised 2nd Edition)*.

Cadw, CCW & ICOMOS. 1998. *Register of Landscapes of Outstanding Historic Interest*.

Websites

GAT, Historic Landscape Characterisation Creuddyn and Arllechwedd: <https://www.heneb.co.uk/hlc/creuddyn-arllechwedd.html> (accessed January 2025)

Figures

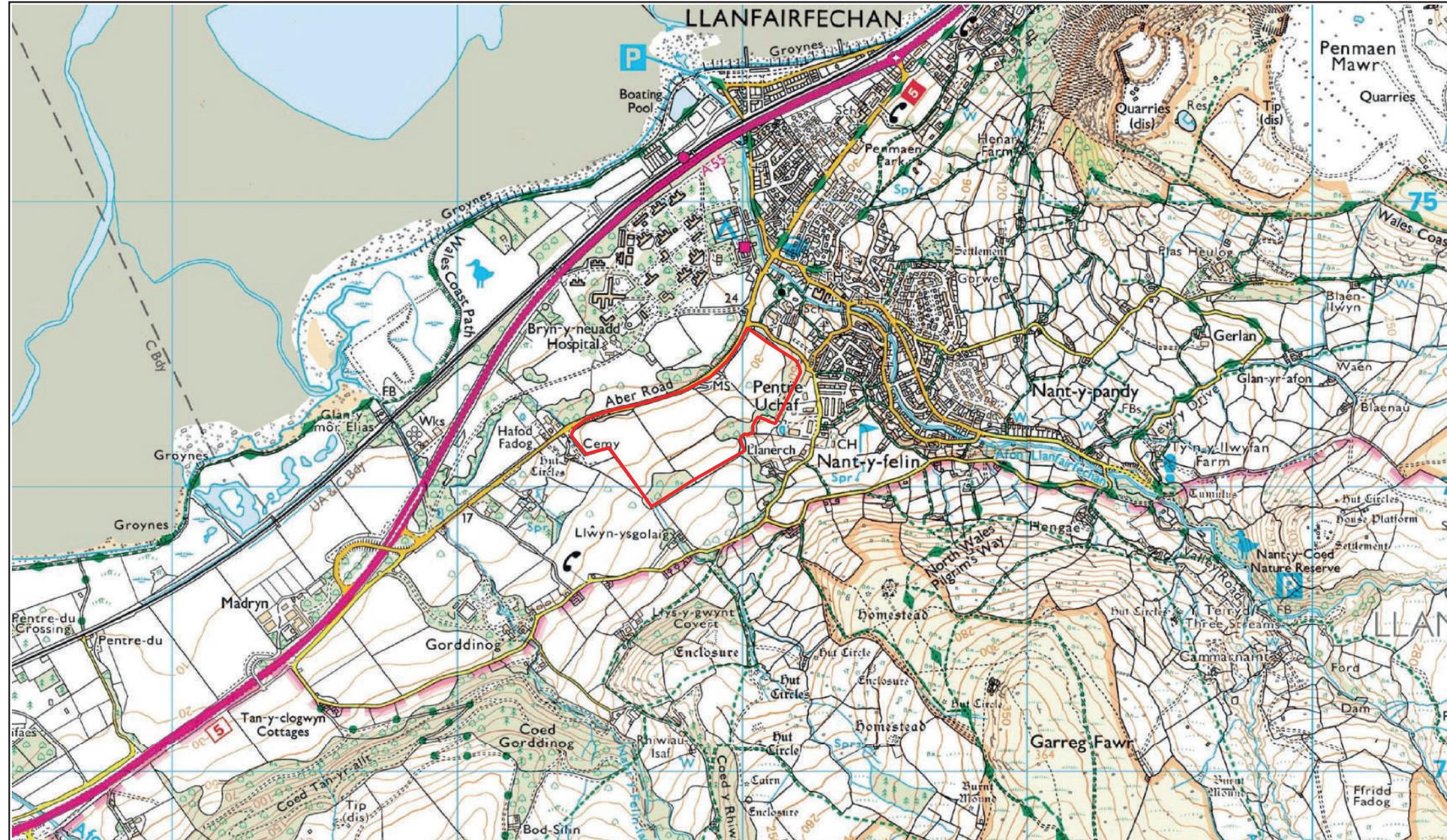
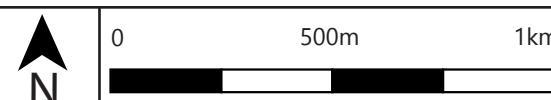


Figure 1. Location of the proposed development area

■ Proposed Development Area



ARCHAEOLOGY WALES

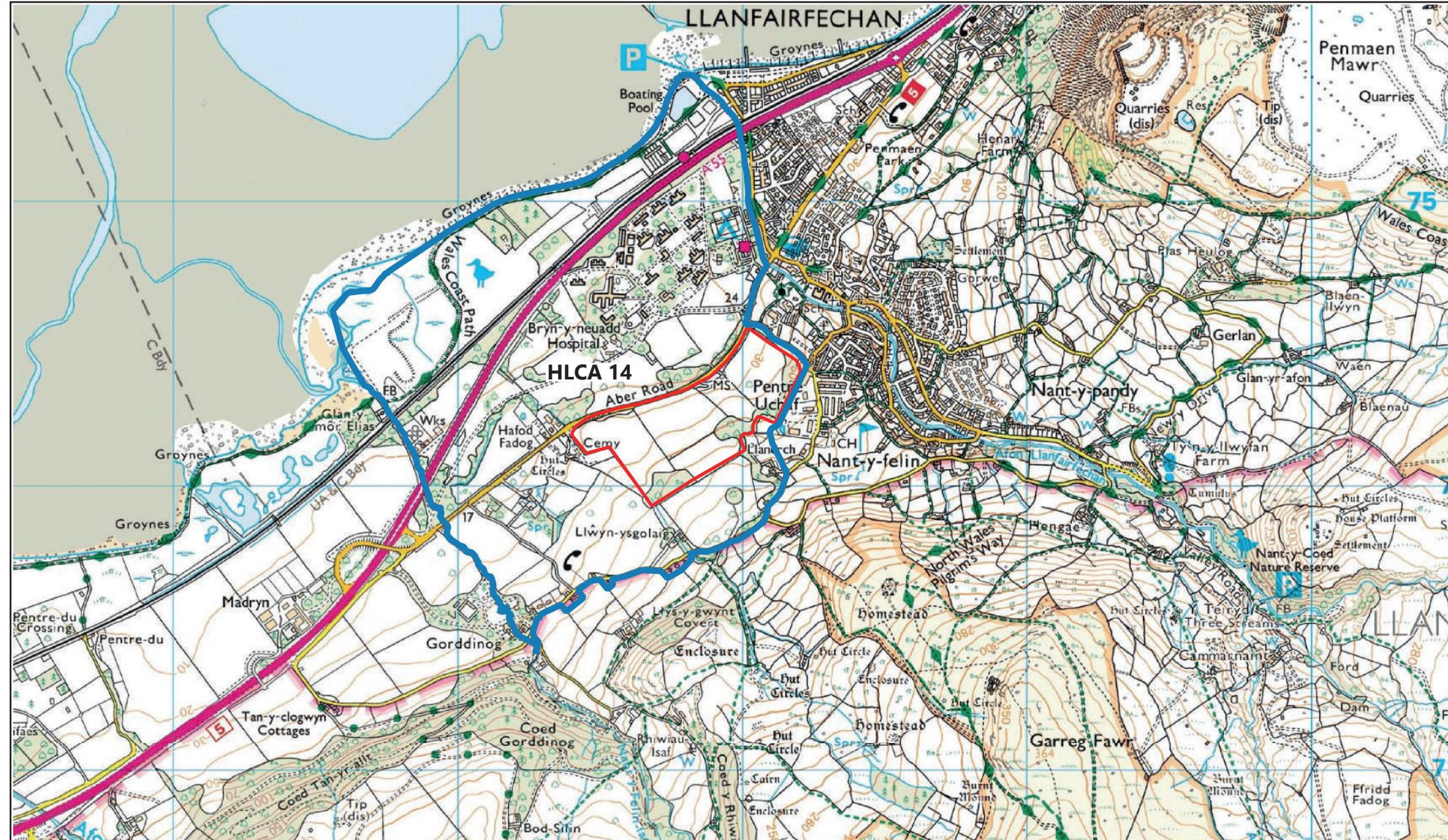


Figure 2. Location of the proposed development area within HLCA 14

Proposed Development Area

HLCA



0

500m

1km

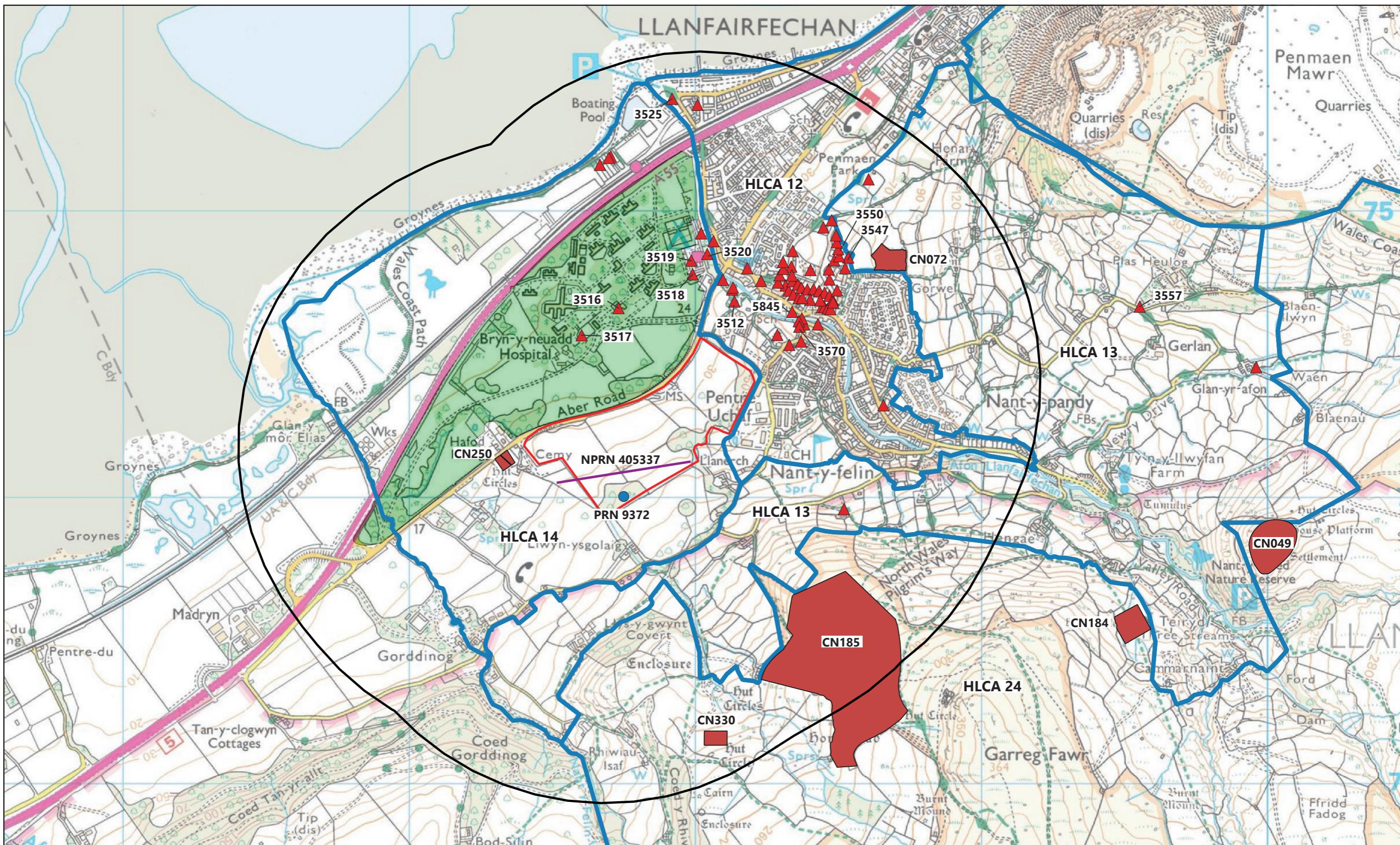
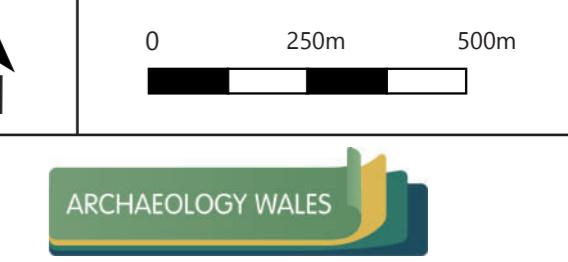


Figure 3. Map showing the locations of the Registered Historic Park and Garden, Scheduled Monuments, Listed Buildings, PRNs and NPRNs within the HLCAs

■ Proposed Development Area	■ Scheduled Monument
■ HLCA	— Parchmark
■ Search Radius	● Non-designated Site
■ Registered Historic Park and Garden	▲ Listed Building

The Ordnance Survey has granted Archaeology Wales Ltd a Copyright Licence (No. 100055111) to reproduce map information; Copyright remains otherwise with the Ordnance Survey.



ARCHAEOLOGY WALES

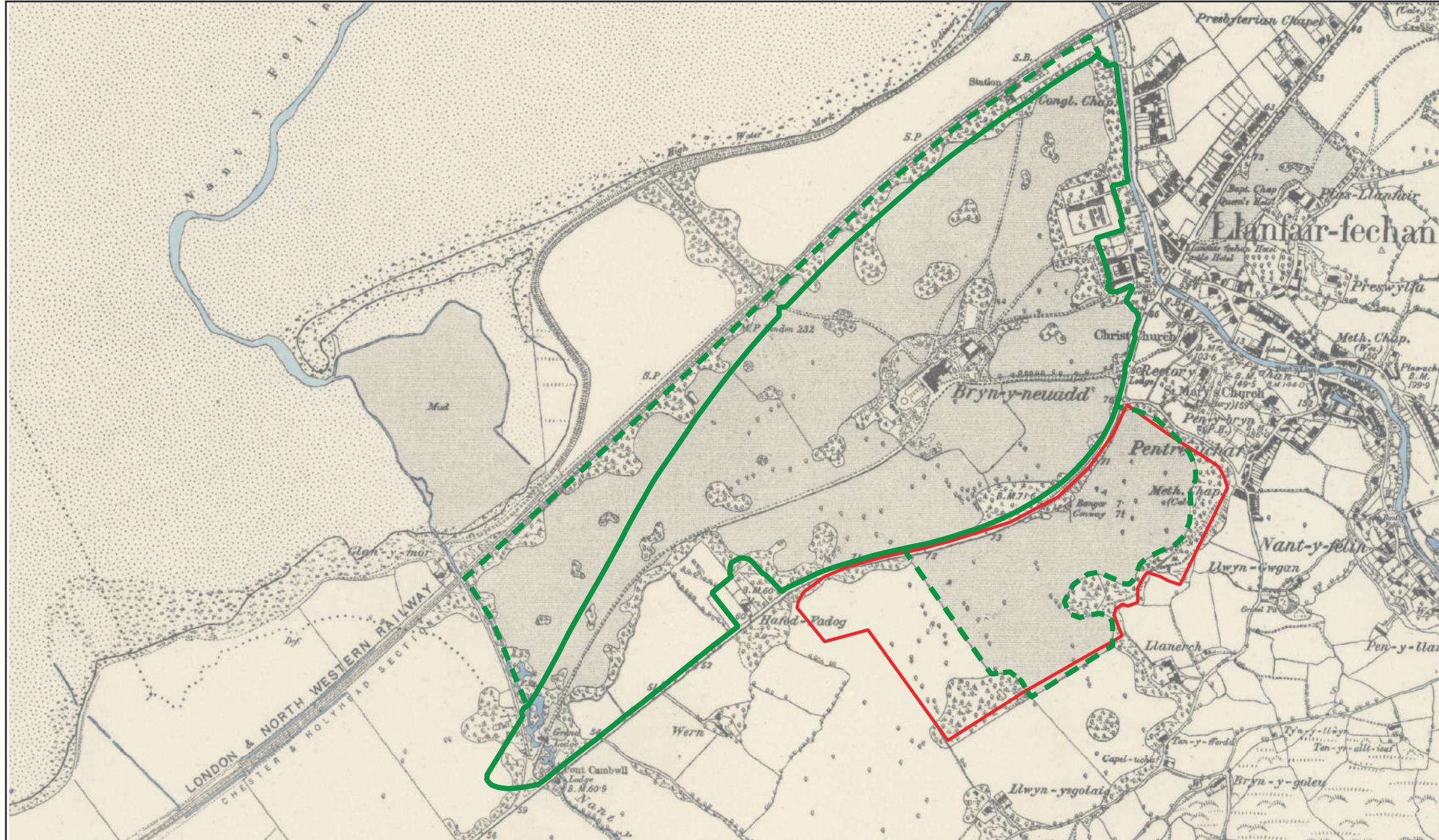


Figure 4. First Edition Ordnance Survey Map of 1888 showing Bryn y Neuadd estate and parkland

Proposed Development Area

Registered Historic Park and Garden

Historic Park Boundary



0

250m

500m

ARCHAEOLOGY WALES

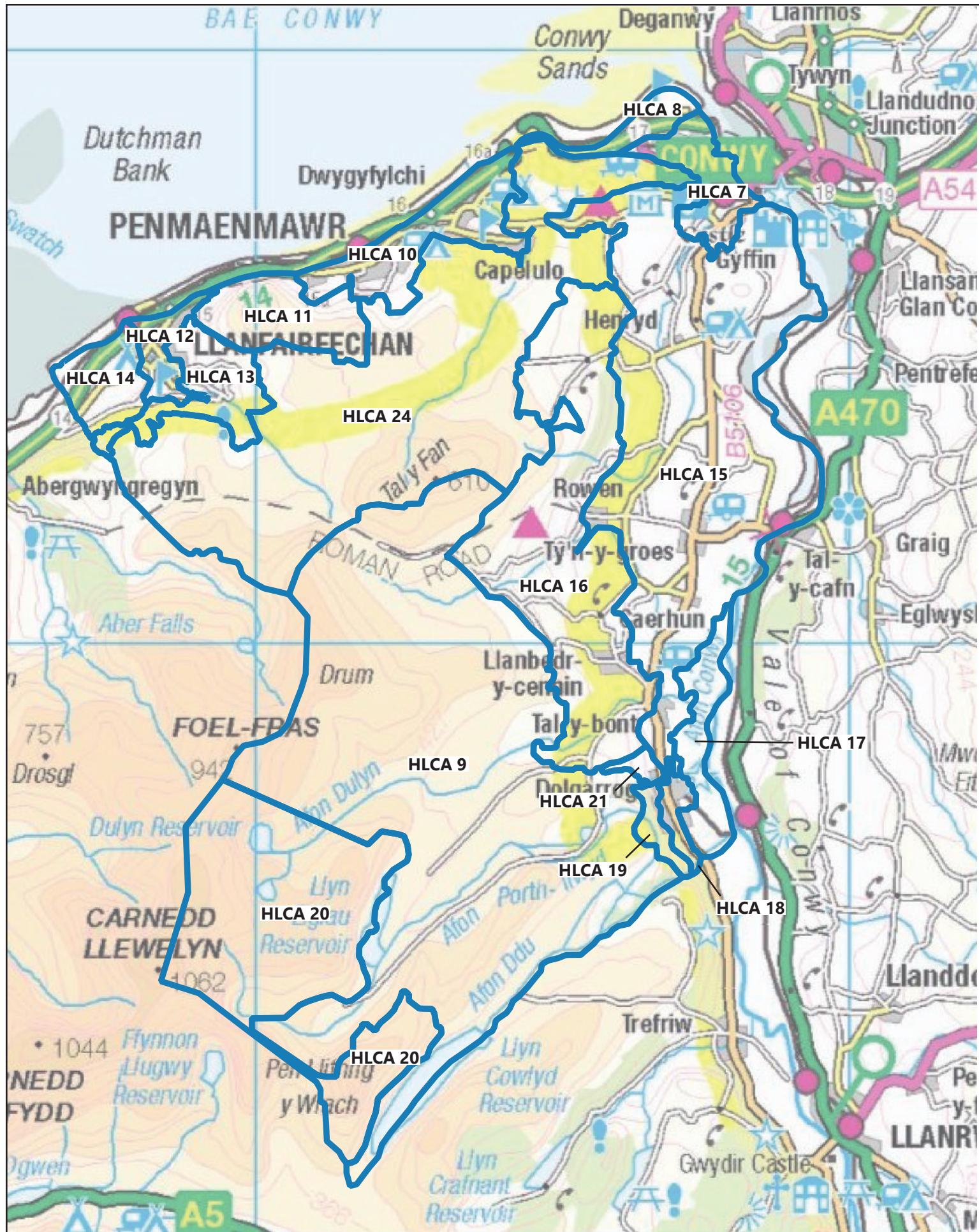


Figure 5. HLCAs within the Arllechwedd Registered Historic Landscape

HLCA



0 2km 4km

ARCHAEOLOGY WALES



Plates



Plate 1. Slate slab fencing along north-western boundary of the site, looking north-east.



Plate 2. Ornamental iron railings along the western boundary of the site, looking north-west.



Plate 3. Partial view of the site from Llanfairfechan. Looking south.



Plate 4. View over HLCA 14 and the Menai Straits from the upper slopes of HLCA 24. Looking north-west.

