

APPENDIX A: Landscape and Visual Appraisal Methodology



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Assessment Methodology

1. Relevant guidance

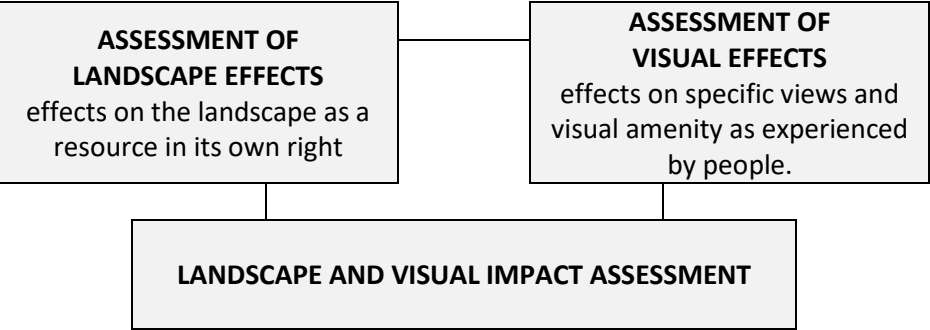
This LVA has been carried out in accordance with methodology set out within Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA3) (Landscape Institute (LI) and Institute of Environmental Management and Assessment (IEMA) 2013). GLVIA3 provides guidance on defining landscape and visual sensitivity categories and landscape and visual impact magnitude and nature of effect descriptions. Combining sensitivity and magnitude determines the significance of effect.

Other relevant guidance documents referred to include:

- a) Landscape Character Map for Wales (Countryside Council for Wales and Land Use Consultants).
- b) LANDMAP, dataset maintained by Natural Resources Wales, including guidance notes GN46 Using LANDMAP in Landscape and Visual Impact Assessments and GN6 LANDMAP and the Geological Landscape.
- c) Technical Guidance Note LITGN-2024-01 Notes and Clarifications on Aspects of GLVIA3 (2024)
- d) LI Technical Guidance Note 06/19 Visual Representation of Development Proposals (September 2019).

The assessment of landscape and visual effects are two related but separate processes and should be clearly distinguished from each other. The assessment of landscape effects relates to the potential impact on the landscape resource in its own right. The assessment of visual effects relates to the potential impact on specific views and on the general visual amenity as experienced by people.

Table 1 Relationship between landscape and visual impact assessment



2. Landscape and visual baseline

Study Area

Following guidelines within GN46 a typical extent of search and study areas for structures can be based on the height of a structure. The extent of visual effects will be specific to the development and the landscape within which it sits. As a starting point for discussion with regulators and stakeholders a study area of 2 km, based on the height of the proposed structures in relation to the surrounding ground, is considered appropriate for the extent of likely significant effects of the project.

Field work is carried out to refine the study area to identify where potentially significant effects upon the existing landscape resource, views and visual amenity are likely to occur due to the project.

Representative viewpoints are selected to assess the effects of the project on landscape character areas. The viewpoints are chosen to assess the project from a range of directions and distances and from locations that can be accessed from public roads, public rights of way or open access areas.

Approach to identification of baseline conditions

As part of the desk study, a review of the landscape resource and topography within the study area is carried out to establish the regional and local landscape character, with reference to the following published sources:

- a) National Landscape Character Areas (NLCA), NRW.
- b) LANDMAP, dataset maintained by NRW.
- c) National and local planning policy.
- d) Ordnance Survey (OS) Landranger Maps (1:50,000 scale), Explorer maps (1:25,000) scale, OS VectorMap Local (1:10,000 to 1:5,000 scale).
- e) Aerial photography.
- f) OS Terrain 5 height data.

Landscape character is a combination of geology, soils, landform, vegetation, field patterns, land use and settlement. Wales is divided into 48 broad national-scale character areas.

LANDMAP further divides Wales into geographical areas identified by their own landscape characteristics and qualities. There are 5 datasets (or aspects). These are Geological Landscape, Landscape Habitat, Visual and Sensory Landscape, Historic Landscape and Cultural Landscape Services. Each aspect area has been evaluated in a nationally consistent set.

Information contained within the 5 aspect layers of LANDMAP and local authority Supplementary Planning Guidelines combined with field work, define Landscape Character Area (LCA) boundaries, which are taken forward for assessment. The LCAs that are within the study area are identified by:

- a) Organising the landscape into areas of distinct, consistent and recognisable character.
- b) Describing the key characteristics such as landcover and pattern, scale and appearance, human interaction and tranquillity, sense of place and scenic quality, seasonal interest, and night-time activities.
- c) Assessing their condition and quality.
- d) Judging importance or value, which considers any landscape, ecological or cultural heritage designations, and any assets of local significance without designation that may be valued by local communities.
- e) Considering their ability to accommodate change of the type proposed without unjustifiable change to the baseline condition and/or the achievement of landscape strategies and policies.

The visual baseline assessment describes specific or general views of the study area that may be changed by the project that are experienced by people. To establish a visual baseline, a review of the visual resource and topography within the study area is carried out as part of the desk study, with reference to the following relevant published sources:

- a) OS Explorer small scale mapping.
- b) OS MasterMap Local large-scale mapping.
- c) Aerial photography.

Potential screening features including buildings, structures and substantial vegetation are identified during this process together with potential visual receptors such as residential and business properties, recreational areas and public rights of way.

Field work is carried out when deciduous trees are in full leaf and when they have dropped their leaves. It identifies the number and type of properties and places where people would experience a change in view, the nature of the view and the activity and sensitivity of the viewer.

3. Assessment criteria and assessment of significance

Landscape receptors

The sensitivity of a landscape is a combination of judgements of a character area's ability to accommodate change of the type proposed and the value of the character area as established during the baseline assessment.

The criteria used to assess the value and susceptibility of each LCA is set out in Table 2. Landscape sensitivity is a combination of judgments based on the physical condition of the landscape and the value attached to it, often based on designation or recognition as expressed by national or local consensus.

Table 2 Landscape sensitivity (susceptibility and value) and typical descriptors

Sensitivity	Typical descriptions
Very high	Landscapes of very high international/national importance and rarity or value with no or very limited ability to accommodate change without substantial loss/gain. These areas may be important tourist destinations such as National Parks or internationally acclaimed landscapes such as UNESCO World Heritage Sites.
High	Landscapes of high national importance containing distinctive features/elements with limited ability to accommodate change without incurring substantial loss/gain. The area may be associated with tourism although it would not be the main destination such as designated areas, areas with a strong sense of place, registered parks and gardens, country parks.
Medium	Landscapes of local or regional recognition of importance able to accommodate some change. Areas that may be appreciated locally with features worthy of conservation, some sense of place or value through use/perception.
Low	Local landscape areas or receptors of low to medium importance with ability to accommodate change. Non-designated areas, designated areas of local recognition or areas of little sense of place.
Negligible	Landscapes of very low importance and rarity able to accommodate change.

Visual receptors

The sensitivity of the visual receptor is a judgment of the type of change to views and visual amenity brought about by the project combined with the activity of the viewer.

Visual amenity receptors or people engaging in certain activities are identified during desk study assessment and are verified during field work. The extent and nature of their views are described, and the sensitivity of the receptors defined.

Visual receptors are categorised by their sensitivity, which is the occupation or activity of people experiencing the view in specific locations and the extent to which their attention or interest may be focused on the views. The criteria used to assess visual receptor sensitivity are presented in Table 3.

Table 3 Visual sensitivity (susceptibility and value) and typical descriptors

Sensitivity	Typical descriptions
Very high	Static views from and of major tourist attractions. Views from and of very important national/internationally designated landscapes, cultural/historical sites such as National Parks or UNESCO World Heritage Sites. Receptors engaged in specific activities for enjoyment of dark skies.
High	Views by users of nationally important public rights of way such as promoted long distance routes and national trails. Views by users of public open spaces for enjoyment of the countryside such as country parks. Static views from dense residential areas, longer transient views from designated public open space or recreational areas. Views from and of rare, designated landscape of national importance.
Medium	Static views from less populated residential areas, schools and other institutional buildings and their outdoor areas. Views by outdoor workers. Transient views from local/regional areas such as public open space, scenic roads, railways or waterways, users of local/regional designated tourist routes of moderate importance. Views from and of landscapes of regional importance.
Low	Views by users of main roads or passengers in public transport on main arterial routes. Views by indoor workers. Views by users of recreational/formal sports facilities where the landscape is secondary to enjoyment of the sport. Views by users of local public open spaces of limited importance with limited variety or distinctiveness.
Negligible	Quick transient views such as from fast moving vehicles. Views from industrial areas or land awaiting re-development. Views from landscapes of no importance with no variety or distinctiveness.

Magnitude of landscape and visual impact

For both landscape and visual impact assessment, impacts are graded according to their scale and magnitude. The following aspects are used to determine the magnitude of impact:

- a) The size or scale of the impact i.e., the quantity of landscape elements that would be affected, and the proportion that this represents within a character area or the extent of the view that would be changed and whether the changes affect key characteristics of the landscape or views.
- b) Geographical extent i.e., the area that the project would influence.
- c) Duration and reversibility of impact i.e., whether the impact is short term to long-term and whether the impact is permanent or can be reversed to original condition.

The magnitude of impact is rated to a five-point scale of major, moderate, minor, negligible and no change. Magnitude can be assessed as detrimental or beneficial. Terms used to describe magnitude of landscape impacts are presented in Table 4.

Table 4 Magnitude and nature of landscape impact and typical descriptors

Magnitude	Typical criteria descriptor
Major detriment	Total loss or large-scale damage to existing character or distinctive features or elements and/or the addition of new and uncharacteristic conspicuous features or elements.
Moderate detriment	Partial loss or noticeable damage to existing landscape character or distinctive features or elements and/or addition of new uncharacteristic, noticeable features or elements.
Minor detriment	Slight loss or damage to existing landscape character of some key features and elements and/or addition of new uncharacteristic features.
Negligible detriment	Very minor loss, damage or alteration to existing landscape character of some features and elements.
No change	No noticeable alteration or improvement, temporary or permanent, of landscape character of existing features and elements.
Negligible benefit	Very minor noticeable improvement of character by the restoration of some existing features and elements.
Minor benefit	Slight improvement of landscape character by the restoration of some key existing features and elements and/or the addition of new characteristic features.
Moderate benefit	Partial or noticeable improvement of landscape character or distinctive features or elements and/or the addition of new characteristic features or elements or removal of noticeable features or elements.
Major benefit	Large scale improvement of landscape character to features or elements and/or addition of new distinctive features or elements, or removal of conspicuous elements.

Terms used to describe the magnitude of visual impact are presented in Table 5.

Table 5 Magnitude of visual impact and typical descriptors

Magnitude	Typical criteria description
Major	The project, or a part of it, would become the dominant feature or focal point of the view.
Moderate	The project, or a part of it, would form a noticeable feature or element of the view which is apparent to the receptor.
Minor	The project, or a part of it, would be perceptible but not alter the overall balance of features and elements that comprise the existing view.
Negligible	Only a very small part of the project would be discernible, or it is at such a distance that it would form a barely noticeable feature or element of the view.
No change	No part of the project work or activity associated with it is discernible.

Criteria apply to both negative (detrimental), and positive (beneficial), due to the nature of the change according to their scale and magnitude. Where the project, or a part of it, would become a detracting feature of the view, this is assessed as adverse. Where the project, or part of it, would result in an improvement of the view, this is assessed as beneficial.

Significance of landscape and visual effect

The magnitude of impact and the sensitivity of the receptor are combined to establish the significance of effect. This is expressed as a scale ranging from neutral to very large. The scale can be both positive (benefit) and negative (adverse). The matrix used to determine the significance of effect is the same for both landscape and visual impact and is presented in Table 6.

Table 6 Significance of effect matrix (both landscape and visual impact)

		Magnitude of impact (degree of change)				
		No change	Negligible	Minor	Moderate	Major
Sensitivity of receptor	Very High	Neutral	Slight	Moderate	Large	Very large
	High	Neutral	Slight	Moderate	Large	Very large
	Medium	Neutral	Slight	Moderate	Moderate	Large
	Low	Neutral	Slight	Slight	Moderate	Moderate
	Negligible	Neutral	Neutral	Neutral	Slight	Slight

Effects that fall within the categories Moderate to Very large are considered significant in this assessment.

Where landscape sensitivity is judged as low landscape receptors are unlikely to experience a significant landscape effect unless directly affected by the project or a major magnitude of impact is predicted.

Where visual sensitivity is judged as low, visual receptors are unlikely to experience a significant visual effect unless the predicted magnitude of impact is major.

The terms used to describe the landscape and visual impact significance of effect categories are presented in Table 7.

Table 7 Typical descriptors of landscape significance of effect criteria

Effect	Descriptor (landscape effect)
Very large	Effects at this level are material in the decision-making process.
Large	Effects at this level are likely to be material in the decision-making process.
Moderate	Effects at this level can be considered to be material decision-making factors.
Slight	Effects at this level are not material in the decision-making process.
Neutral	No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.

4. Limitations of the assessment

The LVA has been undertaken from publicly accessible locations in a largely rural area without the need for direct access to land not in the Applicant's control, third-party residential properties, and business premises. To ensure a robust assessment, the following measures have been taken:

- a) Use of Ordnance Survey height data to construct digital terrain model (DTM), and for production of a zone of theoretical visibility (ZTV).
 - b) Use of Ordnance Survey mapping and aerial photography to determine topographical land cover and the position of features that would intervene in views such as buildings and substantial vegetation.
 - c) Field surveys to verify ZTV output and assess views available from public open space, land with public access and public rights of way.
 - d) Assessment of seasonal and/or night-time variation.
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APPENDIX B: LANDMAP Filtering and Evaluation



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LANDMAP Baseline

LANDMAP is a landscape resource that uses GIS technology to document and assess landscape features, qualities, and their impacts in a uniform national dataset. It categorizes information into five distinct 'aspect layers' as outlined below:

- a) Geological Landscape: considers the physical factors, mainly geological, that have formed the present landscape. It highlights landscape characteristics that are associated with the effects of bedrock, surface processes, and water systems. The focus is on documenting the most significant influences on the landscape.
- b) Landscape Habitats: considers the characteristics and features of habitats, as well as their spatial relationships within the broader landscape network. Areas at the landscape scale might include entire valleys, a primary habitat, or a variety of habitats.
- c) Visual and Sensory: considers the physical characteristics of landforms, land cover, elements, and features, along with visible patterns and connections, are analysed to recognize landscapes with unique traits and qualities.
- d) Historic landscape: considers notable landscape traits that are influenced by significant historical land uses, patterns, and features. These play a vital role in shaping the overall historic character of the current landscape.
- e) Cultural Landscape Services: considers various non-material, intangible advantages that individuals might derive from landscapes and nature with specific locations, enhancing our comprehension of cultural ecosystem services. Illustrations encompass landscapes serving as natural environments, sites for aesthetic enjoyment, tranquillity, and inspiration, along with connections to cultural heritage, identity, and a sense of place.

Every aspect layer is segmented into 'aspect areas,' which serve as the distinct units for reporting in LANDMAP. Each aspect area receives evaluation scores categorized as 'Outstanding' (significant at an international or national level), 'High' (notable at a regional or county level), 'Moderate' (pertinent at a local level), or 'Low' (minimal or negligible importance). Additionally, the database includes further questions that capture other details related to each aspect area.

Methodology

Natural Resources Wales (NRW) has released LANDMAP Guidance Note 46: Utilizing LANDMAP for Landscape and Visual Impact Assessment ('GN46'). This document outlines a set of 'filters' to help identify the LANDMAP baseline applicable in a Landscape and Visual Impact Assessment (LVIA).

A 'search area' was defined at a 3 km radius to help identify the extent of the study area. This combined with a zone of theoretical visibility (ZTV) is used to identify which aspect areas require further assessment and which aspect areas can be scoped out as unlikely to experience significant effects due to the proposal.

A 'study area' was defined at a 2 km radius based on the extent of landscape areas likely to be significantly affected by buildings less than 25 m in height.

In accordance with GN46 the filtering process is applied to each aspect layer as follows:

Geological Landscape

- a) Those that overlap or are adjacent to the site.
- b) Those with a special relationship with areas within or adjacent to the site (Q2).
- c) Those within the search area that intersect the ZTV that have high or outstanding evaluation for rarity/uniqueness (Q31) or overall evaluation (Q33).

Landscape Habitats

- a) Those that overlap or are adjacent to the site.
- b) Those within the search area that intersect the ZTV that have high or outstanding evaluation for connectivity/cohesion (Q41) or overall evaluation (Q45).

Visual and Sensory

- a) Those that are within the study area that intersect the ZTV and have low or moderate evaluation for scenic quality (Q46), character (Q48) or overall evaluation (Q50).
- b) Those that are within the search area that intersect the ZTV and have high or outstanding evaluation for scenic quality (Q46), character (Q48) or overall evaluation (Q50).

Historic Landscape

- a) Those that are within the study area that intersect the ZTV and have low or moderate evaluation for overall evaluation (Q40).
- b) Those that are within the search area that intersect the ZTV and have high or outstanding evaluation for overall evaluation (Q40).

Cultural Landscape Services

- a) Those that are within the search area that intersect the ZTV. There are no evaluations so the nature of night-time light pollution (Q1), views (Q2), perceptual/sensory qualities (Q4), tranquillity (Q6) and dark sky status (Q7) are reviewed.

The figures and tables below show the outcomes of the filtering process. For each aspect layer, the areas that were "filtered in" are identified. Each table presents the aspect areas included in the LVA.

Assessment of Landscape Effects

The assessment of impacts on landscape receptors primarily relies on LANDMAP aspect areas. The identification of the aspect areas filtered for assessment are presented in Figures a-e and Tables a-e.

Tables f-k provide an analysis of the effects on each included aspect area. Consideration is also given to the direct physical effect on the fabric of the landscape. The methodology for deriving landscape sensitivity and magnitude of landscape impact is presented in Appendix 1.

Acronyms used

Acronym	Meaning
GIS	Geographic Information System
NRW	Natural Resources Wales
GN46	LANDMAP Guidance Note 46: Utilizing LANDMAP for Landscape and Visual Impact Assessment
LVIA (LVA)	Landscape and Visual Impact Assessment (Landscape and Visual Assessment)
ZTV	Zone of Theoretical Visibility
RIGS	Regionally Important Geological Site
GCR	Geological Conservation Review (program aimed at identifying and conserving sites of national and international importance for their geological and geomorphological features)
SSSI	Site of Special Scientific Interest
SAC	Special Area of Conservation
BAP	Biodiversity Action Plan (program aimed at protecting and restoring threatened species and habitats while enhancing the resilience of biological systems)
NNR	National Nature Reserve
WCA	Wildlife and Countryside Act 1981
AOD	Above Ordnance Datum (Level)
SLA	Special landscape Area
RHL	Register of Historic Landscapes or Registered Landscapes of Outstanding and of Special Interest in Wales (non-statutory, advisory register)
HLA	Historic Landscape Area (amalgamated character areas of the RHLs)
RHPG	Registered Historic Parks and Gardens
SAM	Scheduled Ancient Monument

Acronym	Meaning
RCAHMW	Royal Commission on the Ancient and Historical Monuments of Wales
NMRW	National Monuments Record Wales (archive compiled by RCAHMW)

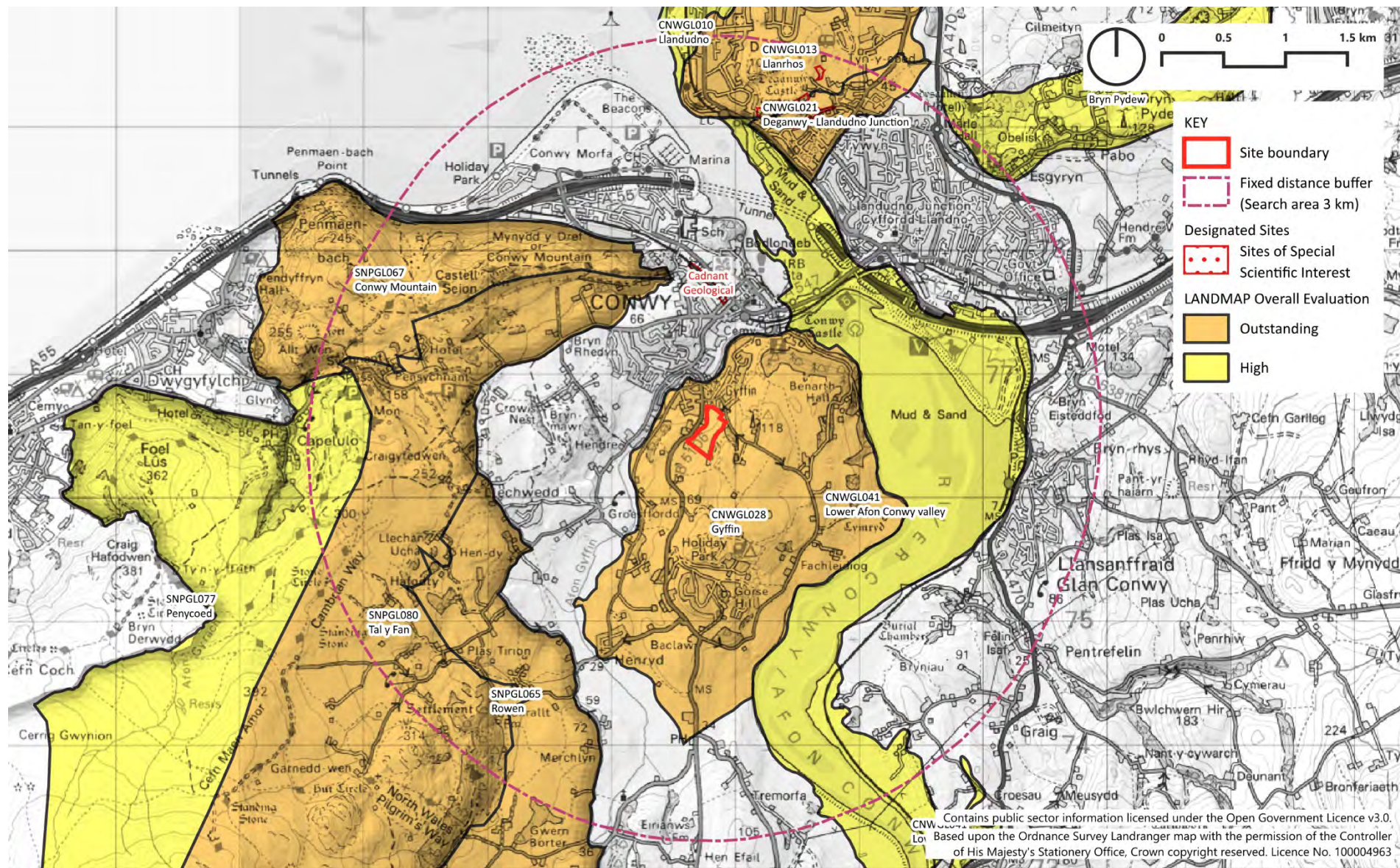


Figure a LANDMAP Geological Landscape aspect layer (Contains public sector information licensed under the Open Government Licence v3.0)

Table a LANDMAP Geological Landscape aspect layer (Contains public sector information licensed under the Open Government Licence v3.0)

Area ID	Name	Classification (Level 3)	Summary Description (Q4)	Special Link (Q2)	Rarity / Uniqueness (Q31)	Overall Evaluation (Q33)	Justification for Overall Evaluation (Q34)
CNW-GL-010	Llandudno	Coastal flat	Lowland area representing coastal sand dune field of former SW-NE isthmus beneath Llandudno and extending W across to Conwy estuary, fringed by storm gravel beaches to E and W. Large area of estuarine tidal flat sediments along southern part.	No	Moderate	High	Lowland area of stabilised sand dune field and estuarine sediments. Llandudno N shore RIGS (Quaternary and Geomorphology).
CNW-GL-013	Llanrhos	Undulating lowland hill terrain	Lowland terrain in SE-dipping Ordovician-Silurian succession of volcanics, volcanoclastics, sandstones and mudstones extensively draped by boulder clay. Low hills along NE-SW strike in more resistant lithologies of volcanics, e.g. tuffites. Urban developments (Deganwy, Llanrhos and Llandudno).	No	High	Outstanding	Lowland terrain in Ordovician-Silurian succession of volcanics and mudstones extensively draped by boulder clay; GCR site Bwlch Mine.
CNW-GL-016	Bryn Pydew	Lowland escarpment	SW-NE ridge of high, craggy ground in gently NW-dipping Carboniferous Limestone between Bodysgallen and the Afon Ganol valley. Gullies controlled by NW-SE faults, with boulder clay deposits. Outcrops of limestone pavement.	No	High	High	Carboniferous Limestone ridge with 3 RIGS sites (Bodysgallen Quarry (Stratigraphy), Bodysgallen Erratic (Quaternary and geomorphology) and Bryn Pydew (Limestone pavement) RIGS).
CNW-GL-021	Deganwy – Llandudno Junction	Coastal flat	Lowland flats of stabilised blown sand E of the Conwy valley in SW-NE zone extending inland to Bodysgallen. Disused quarries in Upper Ordovician mudstones.	No	High	Outstanding	Ancient coastal flat sand flats. Deganwy Quarries GCR (U Ordovician stratigraphy).
CNW-GL-028	Gyffin	Undulating lowland hill terrain	Undulating hilly lowland terrain in mudstones, siltstones and sandstones extensively draped by boulder clay in a faulted, SE-dipping Upper Ordovician - Lower Silurian succession. Higher ground formed by more resistant sandstones. Bounded to S by SW-NE fault that controls the course of the Afon Conway valley.	No	Outstanding	Outstanding	Cadnant Cutting GCR (Ordovician stratigraphy); lowland terrain in Ordovician -Silurian mudstone, siltstone and sandstone succession extensively draped by boulder clay.
CNW-GL-041	Lower Afon Conwy valley	Active lowland river-flood plain system	Broad, sinuous and partly fault-controlled lower Afon Conwy valley and floodplain, with glacial sand and gravel deposits and river terrace deposits flanking both sides of valley. Tidal flat sediments flooring lower, wider channel with sand banks, alluvium further south. Glacial U-shaped valley.	No	High	High	Afon Conwy glacial and active river valley with Recent tidal flat deposits, alluvium floor, flanked by river terrace and glacial sand and gravel deposits.
SNP-GL-065	Rowen	Glacial mountain valley	SE-flowing, partly fault-controlled Afon Tafalog - Roe, and NE-flowing, fault-controlled Gyffin valleys. dissected into S- and E-dipping Ordovician and Silurian (Cwm Eigiau Fm - Denbigh Grits Gp) Lower E-facing slopes and broad plain of S and E-dipping Ordovician siltstones with acid and basic tuffs, overlain by thick succession of Upper Ordovician Silurian mudstones and thin sandstones. Major NW-SE (e.g. Tafalog, Roewen Faults), E-W (e.g. Anafon Fault) and N-S (e.g. Afon Gyffin Fault) faults. Extensive cover of boulder clay on slopes, broad valley floors with alluvium, and alluvial fans at mouths of Tafalog and Gyffin tributaries. Terraced and glacial sands and gravels along W edge of Conwy valley. Glacial channels towards E and S across plain.	Yes SNP-GL-080	Outstanding	Outstanding	Glacial depositional features, e.g. drumlins; glacial channels; Ordovician-Silurian stratigraphy.

Area ID	Name	Classification (Level 3)	Summary Description (Q4)	Special Link (Q2)	Rarity / Uniqueness (Q31)	Overall Evaluation (Q33)	Justification for Overall Evaluation (Q34)
SNP-GL-067	Conwy Mountain	Upland plateau	Upland plateau in SE-dipping Ordovician (Conwy Rhyolite Formation) rhyolites and pyroclastic breccias, with sandstones. Major N-S (e.g. Penmaen Bach Fault) and NW-SE faults, and area bounded to N by E-W fault. Drift cover of boulder clay and head. Glacial drainage channels E-W across plateau. Disused quarries and made ground.	No	Outstanding	Outstanding	Ordovician volcanic stratigraphy; glacial drainage channels; SSSI Sychnant Pass SH748772 (?G).
SNP-GL-077	Penycoed	Glacial mountain valley	N-facing slopes cut by U-shaped tributary valleys in S and E-dipping Ordovician (Nant Ffrancon Group - Conwy Rhyolite Formation) mudstones and siltstones, overlain by rhyolites, breccias, and acid tuffs, with sandstones and siltstones. Volcanics form the higher, steeper slopes. Major NW-SE faults (e.g. Capelulo Fault). Valleys with extensive boulder clay, with drumlins, and head on higher slopes. Disused mineshafts.	No	High	High	Conwy Rhyolite Fm stratigraphy, glacial features e.g. drumlins.
SNP-GL-080	Tal y Fan	Glacial mountain valley	Upland area and crags of E and SE-facing slopes of upper Tafolog and Gyffin valleys in E and S-dipping Ordovician (Conwy Rhyolite - Tal-y-Fan Volcanic Formations) rhyolites, acid and basic tuffs, breccias and dolerite intrusions, with siltstones and shales. Many NW-SE faults (e.g. Caer bach Fault), and bounded to S by major E-W Anafon Fault. Boulder clay widespread on slopes, with patches of head and peat. Tributary V-shaped valleys and disused metalliferous vein quarries and tips.	Yes SNP-GL0-65	Outstanding	Outstanding	Ordovician volcanic stratigraphy; metalliferous mines.

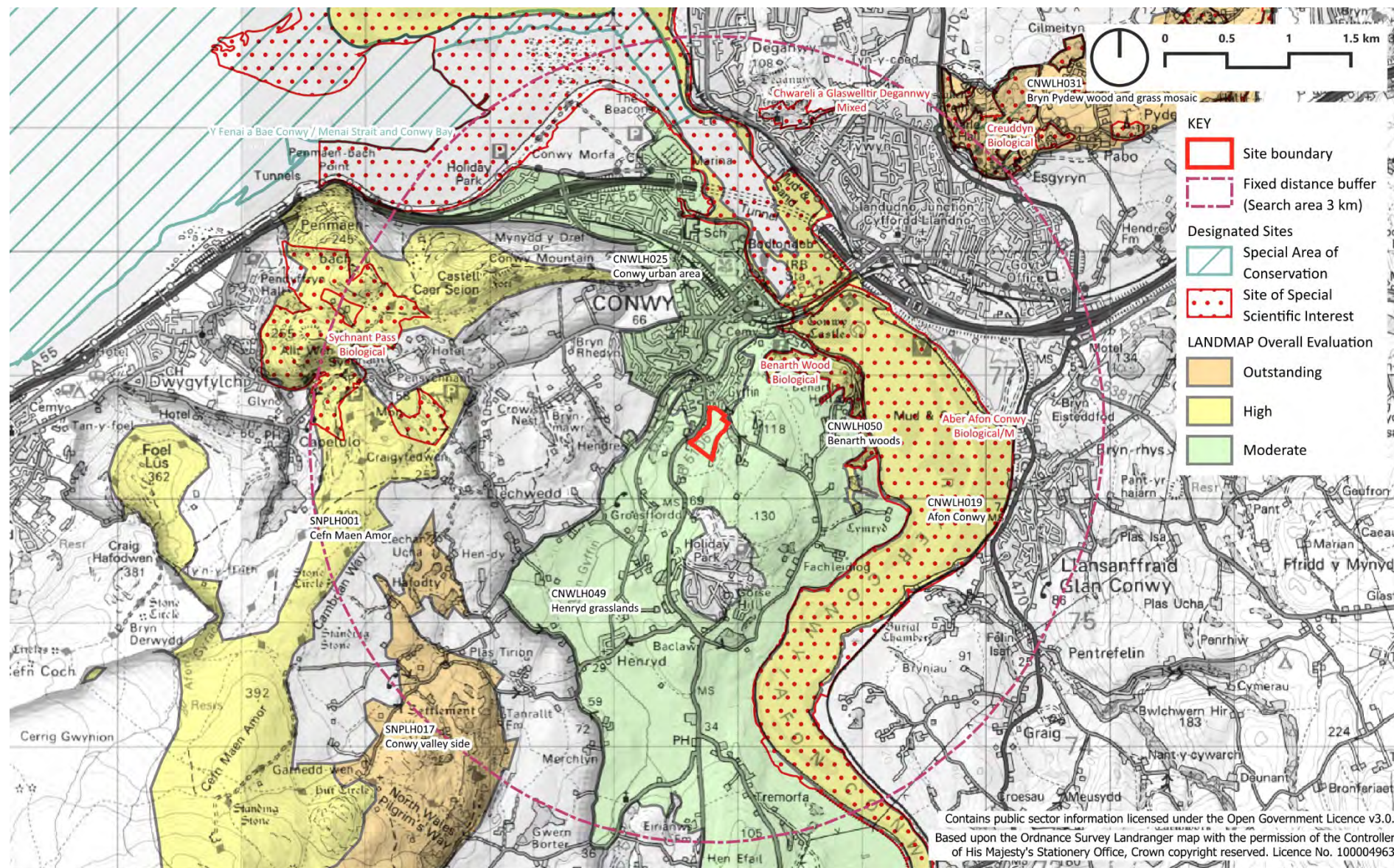


Figure b LANDMAP Landscape Habitats aspect layer (Contains public sector information licensed under the Open Government Licence v3.0)

Table b LANDMAP Landscape Habitats aspect layer (Contains public sector information licensed under the Open Government Licence v3.0)

Area ID	Name	Classification (Level 3)	Summary Description (Q24)	Connectivity / Cohesion (Q42)	Overall Evaluation (Q45)	Justification for Overall Evaluation (Q45a)
CNW-LH-019	Afon Conwy	Intertidal, including Muds/Sands, Saltmarsh, Shingle/Gravel and Boulders/Rocks	The tidal length of the Afon Conwy, between slightly upstream of the Conwy road bridge to the bridge at Tal Y Cafn, the upstream tidal limit. For much of its length the river is very broad, providing a range of different intertidal communities in contrasting saline and brackish water habitats.	Outstanding	High	The river/estuary is SSSI throughout its tidal length. It forms an interesting zonation of habitats based on salinity, coupled with a range of different substrates from sand and mud to rock and boulders, all exposed for differing lengths of time through the high tidal range. Though the aspect area does contain international and national habitats of importance these are not under SAC designation, therefore overall evaluation remains as high.
CNW-LH-022	Conwy Sands	Intertidal, including Muds/Sands, Saltmarsh, Shingle/Gravel and Boulders/Rocks	Intertidal area of the outer Conwy estuary, on the eastern side of the estuary. Completely covered at high tide, at low tide it forms a large expanse of sand, bisected by many changing channels, supporting an interesting intertidal estuarine community, and associated wading bird species. The area is backed for some of its length by a seawall.	Outstanding	High	The Conwy sands form a nationally important area for marine worms and molluscs, with seaweeds and other marine crustaceans common where the substrate changes from sand to clay and boulders. It is protected as SSSI and lies on the boundary between high and outstanding.
CNW-LH-025	Conwy urban area	Residential/Green Space	A good proportion of mown amenity grassland and an extensive sandy shoreline together with much woodland and mature trees. Several BAP species have been recorded including bats, and butterflies.	Low	Moderate	Extensive shorelines and much mown amenity grassland. This together with the woodland habitats in Fairly Glen and the bat, mammal and moth species recorded adds biodiversity interest, it therefore lies right on the boundary between low and moderate evaluation.
CNW-LH-031	Bryn Pydew wood and grass mosaic	Mosaic	Small mosaic of woodland and grassland around Bryn Pydew, on a ridge of Carboniferous Limestone outcropping between Llandudno and Llandudno Junction. Much of the area is SSSI, for both calcareous grassland and broadleaved woodland communities.	Moderate	Outstanding	Nationally important for its calcareous grassland and woodland communities, including important populations of flowering plants, grasses, shrubs and trees, as well as its entomological, bird and mammal interest. Several small disused quarries have developed new and equally interesting habitats. Many BAP species have been seen, it lies on the borderline between outstanding and high value because of the improved grassland, however thick hedges do provide a good degree of connectivity.
CNW-LH-049	Henryd grasslands	Improved Grassland	Large area of improved grassland and small areas of woodland west of and adjoining the River Conwy. The area is one of productive agriculture, with large fields, well-managed hedges and occasional hedgerow trees. Along the river there are some small areas of grazing saltmarsh, and other areas of wetter pasture. A few small areas of woodland exist, especially around the Iolyn Park part of the area.	Moderate	Moderate	Very improved and productive nature of the agriculture, and well managed hedges create a habitat of only local importance, although the small woods and occasional gorse-covered banks do add some interest in parts of the area, as does the small area of saltmarsh giving a moderate to low evaluation.
CNW-LH-050	Benarth woods	Broadleaved Woodland	Small area of species-rich limestone grassland and broadleaved woodland on a rocky promontory, enclosed to the west, north and east by Colwyn Bay urban area, and on the south by the A55 dual carriageway.	High	High	Protected as SSSI for its calcareous grassland communities, and scrubby woodland, including juniper and yew. Some limestone pavement does occur. Lack of grazing is resulting in increasing scrub encroachment, and the area is entirely isolated now from surrounding open countryside.

Area ID	Name	Classification (Level 3)	Summary Description (Q24)	Connectivity / Cohesion (Q42)	Overall Evaluation (Q45)	Justification for Overall Evaluation (Q45a)
SNP-LH-001	Cefn Maen Amor lowland heathland	Mixed Woodland	Unenclosed upland habitat on the coastal fringes. Largely sheep grazed heath and acid grassland with Western Gorse and Bell Heather component. Bracken is found on some lower slopes and Scree is a feature around Penmaenbach / Allt Wen.	Unassessed	High	Part of the SSSI and contains priority habitat which is in decline. Therefore, the importance of this site is very significant. The area may be threatened by recreational activities and contains rare habitats which are UK priority habitats. Acidic heath and grassland has declined over the years and suffered from lack of appropriate management, intensive farming and fragmentation of habitats.
SNP-LH-017	Conwy valley side upland oakwood	Broadleaved Woodland	Broadleaved woodland on steep sides of western Conwy Valley. Pasture between woodland stands largely of acid grassland character with Bracken a dominant feature. West of Trefriw reservoirs, marshy / improved grassland and limited heath exist.	Unassessed	Outstanding	Part of a SSSI and NNR and contains UK priority habitat broadleaved woodland and also hedgerows. The area is outstanding for the it contains protected species and BAP species (Bats) (listed on Schedule 5 of the WCA,1981) and UK BAP bird species such as the Pied Flycatcher, Wood Warbler and Redstart. This aspect area is of outstanding ecological value due to the presence of internationally important habitats and species.

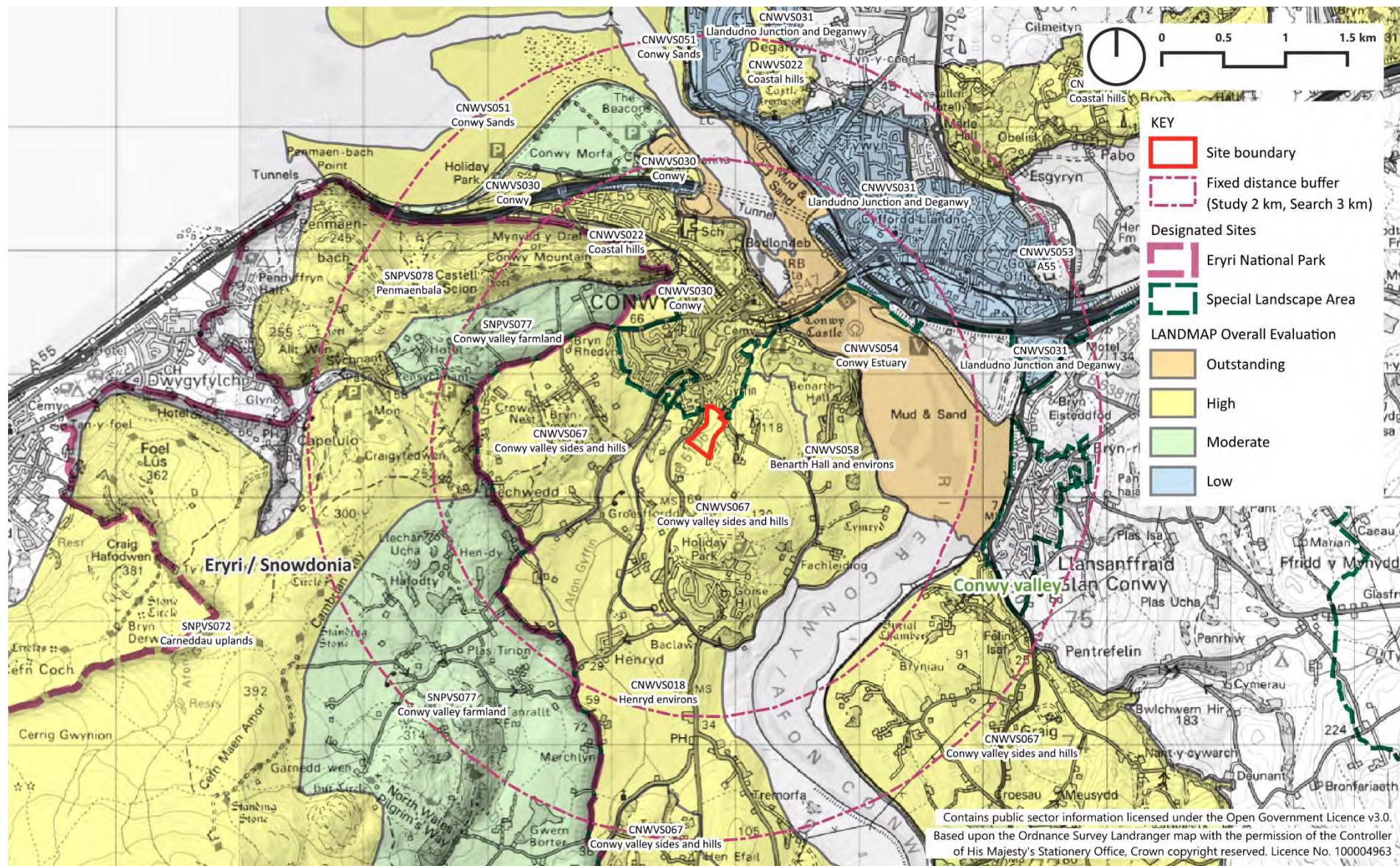


Figure c LANDMAP Visual and Sensory aspect layer (Contains public sector information licensed under the Open Government Licence v3.0)

Table c LANDMAP Visual and Sensory aspect layer (Contains public sector information licensed under the Open Government Licence v3.0)

Area ID	Name	Classification (Level 3)	Summary Description (Q3)	Scenic Quality (Q46)	Character (Q48)	Overall Evaluation (Q50)	Justification for Overall Evaluation (Q51)
CNW-VS-018	Henryd environs	Open Lowland Valley	Gently sloping undulating land on the edge of the Conwy valley with fertile medium scale regular shaped pastures enclosed by neatly trimmed hedges with mature trees. Settlement is rural and scattered generally and there is evidence of evergreen trees being used for shelter of dwellings. The area appears very well managed. The area is enclosed by the foothills of Snowdonia which act as a contrasting backcloth.	High	Moderate	High	An attractive landscape with strong patterns and with superb views of the Conwy valley and Snowdonia foothills. It is a consistently well managed and unspoilt landscape. The area is also an attractive, subtle landscape with distinctiveness lying in the relationship with setting of adjacent hills and Conwy valley. This type of productive lowland landscape is relatively rare in the County.
CNW-VS-022	Coastal hills	Hillside and Scarp Slopes Grazing	Dramatic, steeply rising rugged coastal hills with rocky summits, rising to 360 m AOD, with prominent skylines which enclose the surrounding gently sloping lower land and coastal edge . They are covered in an open mosaic of moorland/coastal heath, gorse, rough grassland and scrub, with some small scale pasture fields in places. Mature deciduous woodland is found on the more sheltered inland facing slopes. Settlement is small scale and scattered and includes highlights like Bodysgallen Hall. Some areas are degraded by former quarries. The hills form the backcloth to the coast and natural limits to the otherwise sprawling settlements of Llandudno, Llandudno Junction, Rhos-on-Sea and Deganwy, although housing is encroaching in parts. Public access allows views over the coastal area and the areas form important local landscapes.	High	High	High	Attractive and dramatic steep sloping hills with diverse, small scale mosaic pattern providing a positive backcloth to the coastal area. The hills have a diverse but consistent, unified character but condition is deteriorating in places due to low key management and disused quarries. The character is distinctive with a strong sense of place derived from semi-natural vegetation, fine grain mosaic pattern and small scale settlement with quarries. These landforms are rare within the County and Region.
CNW-VS-030	Conwy	Urban	The town is a major historic strategic settlement on the north Wales coast with a dramatically located castle overlooking the Conwy estuary. This still dominates the scene even though there are many modern additions to the area including a road and railway bridge across the estuary. Within the town walls there is an historic grid iron pattern with a confined and busy feel. The old A470 passes through a narrow gate in the wall, constricting traffic flow. The rest of the settlement runs west and north-west, mitigated and enhanced by the wooded parkland of Bodlondeb. There is a small amount of waterside quay of a small scale commercial nature which adds activity to the estuary. The modern commercial side of the town to the west by the A55 is of lower quality but less widely visible. Superb views are possible out across the estuary even though Llandudno Junction is a detractor.	High	High	High	The castle overlooking the estuary provides a superb focus complemented by the walled town and Bodlondeb against the backcloth of rugged hills. The castle and walled town has the strong integrity with coherent form complemented by Bodlondeb. The rest of the town is somewhat incoherent in form. The castle and walled town has a strong character derived from its planned Medieval origins . The rest of the town has a weaker character. The castle and walled town is an unique feature in the county and relatively rare on the north Wales coast.

Area ID	Name	Classification (Level 3)	Summary Description (Q3)	Scenic Quality (Q46)	Character (Q48)	Overall Evaluation (Q50)	Justification for Overall Evaluation (Q51)
CNW-VS-031	Llandudno Junction and Deganwy	Urban	The settlement is one of a series of mid-20 th Century expanded towns and a minor coastal resort on the north Wales coast with a small promenade and marina. The settlement is busy and primarily related to the railway and A55 and is not specifically orientated towards the coast but this is popular. There are a few leisure uses associated with the coast including a marina. The settlement expands to the north, east and west in housing estates which are most noticeable to the north on steeper slopes which otherwise form a positive backcloth. Industrial and commercial premises near the railway and road dominate. Positive views are possible out to the estuary and Snowdonia and the coastal hills enclose the area but the area itself is a functional detractor.	Low	Low	Low	The coastal edge allows positive views of the Conwy estuary and Snowdonia but the built form of the settlement is lacking structure and elegance. The structure and form of the town is incoherent and has a weak character. The settlement is relatively common in type on the coast.
CNW-VS-051	Conwy Sands	Estuary	Intertidal Zone of Conwy Sands - a unique, dynamic and expansive natural intertidal area at the mouth of the Conwy estuary consisting of broad sweeping sands and pebbles enclosed by the Great Orme to the north and the northern edge of Snowdonia to the south. The area is generally unspoilt with very limited structures such as breakwaters to the north. The exposure of the area to the west mean that use is more limited than beaches to the east. Storms have eroded frontal dunes so the character of the area is changing.	High	High	High	The area is open with panoramic views to the sea and the backcloth of hills/mountains with aesthetically pleasing wild elements and patterns. The area is in good condition with consistent character throughout. The area has a highly distinctive character as an exposed coast. An intertidal area is relatively rare in Conwy.
CNW-VS-053	A55	Road Corridor	The A55 [T] is a busy dual carriageway which links the north Wales coast to England. The alignment is generally sinuous and the road borders the sea in a crowded transport corridor around Colwyn Bay and east to Abergelge. This allows superb glimpsed views of the coast and sea which now includes offshore wind farms. It passes beneath the Conwy estuary in a curving tunnel with substantial landscape infrastructure to minimise its effect on the estuary and setting of Conwy Castle, which in turn limit views from the road. The A55 is a busy road with substantial commercial traffic and affects the tranquillity of the adjacent areas including the adjacent beaches including Colwyn Bay. The embankments and cuttings consist of either rough grass or deciduous and mixed plantation which is now semimature inland to the east although vegetation cover is limited by coastal exposure further west. The vegetation helps to mitigate the visual impact of the road in places although traffic is still visible from the lower land	Low	Low	Low	A road development of little scenic quality. The landscape treatment is well maintained generally. The road has no distinct character although the tunnel is an engineering highlight. Roads of this type are common.

Area ID	Name	Classification (Level 3)	Summary Description (Q3)	Scenic Quality (Q46)	Character (Q48)	Overall Evaluation (Q50)	Justification for Overall Evaluation (Q51)
CNW-VS-054	Conwy Estuary	Estuary	The Conwy estuary is a large stretch of water and exposed mud and sand at low tide bisected by a road and railway embankment and bridge which link Conwy to the east bank. The River Conwy is a strong flowing river with a large range fed by Snowdonia and is the natural visual focus of the valley. The estuary is an important natural barrier and is crossed by the bridge and also in tunnel, where the A55 now runs. The water is given additional character and life by the numerous leisure boats using it as a harbour in addition to the marinas on its northern and southern edges. The estuary is dominated by Conwy Castle and has superb views of Snowdonia upstream and to the coast downstream. The bridge and embankment form detractors interrupting the views to the castle and the visual flow of the estuary. While the western bank is generally positive, the eastern bank is a detractor fronting Llandudno Junction with highway lighting and works although the latter are mitigated to an extent.	Outstanding	Outstanding	Outstanding	The estuary is a strong natural feature which is aesthetically pleasing in terms of its movement, form and pattern allowing superb views of Conwy Castle and Benarth Hall. It is in generally good condition with a naturally evolving character although it is intruded upon by the railway bridge and embankment. The estuary has very distinct character with wide sinuous course, tidal and muddy acting as a foil to Conwy Castle and particularly the west bank. It is very rare in size and character on the north coast.
CNW-VS-058	Benarth Hall and environs	Mosai Lowland Valley	Sloping land with steeper slopes to the north on the western edge of the Conwy estuary with fertile medium scale regular shaped pastures enclosed by neatly trimmed hedges with mature trees. Woodland dominates on the steep slopes running to the water's edge, emphasising the landform and giving a dramatic edge to the estuary, complementing Conwy Castle to the north and acting as an important setting. Settlement is rural and scattered and dominated by Benarth Hall which has commanding views over the Conwy estuary. The area appears well managed. The area is enclosed by the foothills of Snowdonia which act as a contrasting backcloth. The area is highly visible from the eastern banks of the estuary.	Outstanding	Outstanding	High	The area is a highly attractive landscape with a strong landform and wooded slopes running down to the Conwy estuary edge and with part of superb views of Conwy Castle to the north. It is a consistently well managed and unspoilt landscape. A highly attractive steeply sloping and wooded landscape falling to the estuary edge with Benarth Hall and acting as setting for Conwy castle. A distinctive landscape on an estuary edge rare in the County.
CNW-VS-065	Conwy estuary golf courses	Flat Open Lowland Farmland	Gently sloping and flat coastal golf courses enclosed by coastal hills and urban areas fronting the coast at the Conwy estuary. Links golf courses with remnant dunes and limited tree cover mostly pines and evergreens. The areas feel open and exposed on the edge of the water but tranquillity is limited by settlement and roads passing adjacent and through in places. A railway passes through the North Wales Golf Club. There are wide views of the estuary and the courses provide important gaps in the built frontage.	Moderate	Moderate	Moderate	The area is a neutral open grassed area allowing views to the backcloth of coastal hills. The area is in moderate condition spoilt by adjacent development in places. The area has visual unity with an unassuming character. The level character of the area is not uncommon in the county.

Area ID	Name	Classification (Level 3)	Summary Description (Q3)	Scenic Quality (Q46)	Character (Q48)	Overall Evaluation (Q50)	Justification for Overall Evaluation (Q51)
CNW-VS-067	Conwy valley sides and hills	Hill and Lower Plateau Mosaic	Valley edges and slopes often steep giving dramatic enclosure to the valley floor. The slopes are often clad in woodland with a strong pattern of trees, both deciduous and evergreen in a mosaic of small to medium irregular shaped pasture fields. The tree cover diminishes with height, then being found on steep tributary valley sides, with more open fields with long views. Parkland can be found on lower slopes including Bodnant Gardens which give the sense of unity and consistent management. Along the Conwy valley, the wooded slopes sometimes include rock outcrops which heighten the sense of drama. Settlement is a mix of small, clustered settlements and dispersed farmsteads creating a settled landscape. Tourism development such as caravan parks are set within trees and generally discreetly located in the landscape.	High	High	High	The area is highly attractive, diverse, traditional, small scale and wooded with dramatic slopes and superb views to and from the Conwy valley. It has a very strong coherence of well managed diverse elements such as woodland, parkland, pasture and settlement integrated to create the whole giving the area a distinct and strong pattern. The presence of parkland and significant areas of deciduous woodland makes the area distinct within the county.
SNP-VS-072	Carneddau uplands	Upland Grazing	Rough upland heath / grass / rocky outcrops / transversed by rough tracks and paths. Scattered scrub and trees, with some drystone walls. Impressive, borrowed view to sea and Snowdon Massif. Overhead pylon corridor in northern area is major visual detractor.	High	High	High	Attractive views and sense of exposure within vast scale landscape with strong association with adjacent mountains.
SNP-VS-077	Conwy valley farmland	Hillside and Scarp Slopes Mosaic	Gently undulating valley / valley side, pastoral rural landscape. Forms northern valley side on boundary of the National Park.	Moderate	Moderate	Moderate	All criteria moderate reflects loss of landscape quality compared to other areas.
SNP-VS-078	Penmaenbala	Upland Moorland	Upland moorland, gorse / bracken / heather (colour in summer impressive yellow and purple) with good views of coast provide sense of place. Ancient hill fort and standing stones add to sense of place.	Outstanding	High	High	75% criteria = high - strong sense of place and picturesque views.

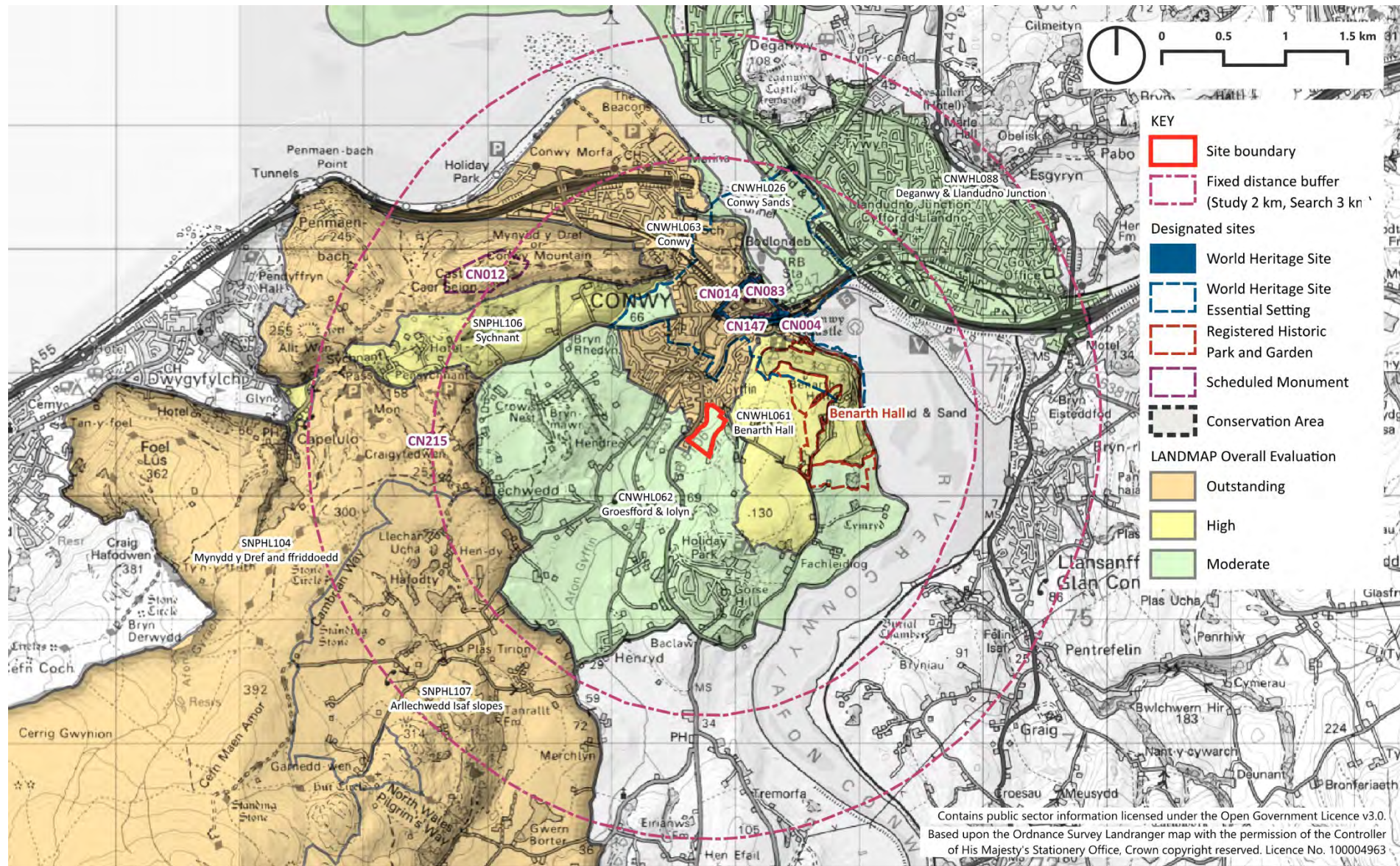


Figure d LANDMAP Historic Landscape aspect layer (Contains public sector information licensed under the Open Government Licence v3.0)

Table d LANDMAP Historic Landscape aspect layer (Contains public sector information licensed under the Open Government Licence v3.0)

Area ID	Name	Classification (Level 3)	Summary Description (Q4)	Overall Evaluation (Q40)	Justification for Overall Evaluation (Q41)
CNW-HL-026	Conwy Sands	Water and Wetland	Area of foreshore and estuarine sand flats on the eastern side of the mouth of the river Conwy. Submerged peat deposits belonging to prehistoric land surfaces have been noted, as have a number of prehistoric finds, notably stone axe heads, while a number of fish weirs provide evidence of later activity.	Moderate	A 'fluid' area but containing a number of submerged elements.
CNW-HL-061	Benarth Hall	Designed	Area comprises the designed landscape of Benarth Park and an adjoining and possibly associated area of distinctive enclosure. Benarth is an interesting example of an early 20 th Century garden layout set in older woods and parkland, with extensive late eighteenth or early 19 th Century walled kitchen gardens, woodland, rockery, 'wild garden' and small formal garden area. It surrounds the late 18 th Century house of Benarth Hall, which has been restored in the early 21 st Century after falling into dereliction. To the west of the current park lies a small area of distinctive field pattern which may include the remains of a medieval strip field system. To the south is a more recently enclosed area of what may have been common land. The cropmark remains of ridge and furrow can clearly be seen within what is now parkland. The aspect area may encompass the remnants of a medieval field system belonging to Conwy. A similar system can be seen to the north just outside the present study area.	High	An area of degraded parkland, but potentially overlying medieval field systems which increases its value.
CNW-HL-062	Groesffordd and Iolyn	Irregular Fieldscapes	A compact area of small hedged irregular fields, woodland, wooded stream valleys, medieval and later minor settlements and caravan parks, which have expanded in recent times, lying between the Conwy valley and the Eryri National Park (Snowdonia).	Moderate	A mixed area of fieldscape and caravan park with limited historic interest.
CNW-HL-063	Conwy	Nucleated Settlement	The medieval nucleus of Conwy is a planned 13 th Century castle, town and port begun by Edward I in 1283 as part of his conquest of north Wales. The layout, and indeed the defensive structures, remain virtually unaltered from this time and the town enclosed by the walls today follows the original medieval plan almost exactly. Although no domestic buildings survive from the 13 th Century there are a handful of later medieval buildings (notably the 14 th Century Aberconwy House, and the 16 th Century Plas Mawr). More modern expansion surrounds the medieval core. The Edwardian town was not entirely new however as the Cistercian Conwy Abbey had existed here from about 1190. Conwy is also notable for its part in transport history as the road (Telford - 1826) and railway (Stephenson - 1848) bridges over the Conwy are both significant examples of their type, as in some respects is the modern tunnel carrying the A55 under the river.	Outstanding	Despite its lack of medieval domestic buildings, Conwy is one of the best examples of a walled medieval town in the UK.
CNW-HL-088	Deganwy and Llandudno Junction	Other Settlement	Llandudno Junction dates from the arrival of the railway and grew up, and has continued to expand, around the station built where the Llandudno town spur joins the main line. Although now contiguous with Llandudno and Llandudno Junction, Deganwy has its own origins as a port and ferry landing for crossing the Conwy. The present settlement is almost entirely late 19 th Century in character, but documentary evidence indicates that some form of monastic settlement existed here by the 13 th Century when lands were passed to the newly created Cistercian abbey at Aberconwy. Deganwy castle, although outside this area also indicates the town's medieval origins. Both Llandudno Junction and Deganwy expanded considerably during the later 20 th Century.	Moderate	Modern development has obscured much of these two settlements original character.

Area ID	Name	Classification (Level 3)	Summary Description (Q4)	Overall Evaluation (Q40)	Justification for Overall Evaluation (Q41)
SNP-HL-104	Mynydd y Dref and ffriddoedd	Marginal Land	A ridge of upland that extends from Conwy Mountain (Mynydd y Dref) in the north-east to the uplands around Bwlch y Ddeufaen in the south-west. This area shows evidence of human settlement from the Bronze Age to the 20 th Century. Immediately to the south-east of the Penmaenmawr outcrop lies a tight knot of ritual/ceremonial monuments with the embanked stone circle of the Druid's Circle as their centrepiece. The monuments lie near a purported Bronze Age trackway that traverses the plateau from the Afon Ddu valley in the west to the Conwy Valley in the east. Immediately below the plateau, the trackway bisects a small cemetery of ruined barrows. A second Bronze Age trackway links Aber and the Conwy Valley via Bwlch y Ddeufaen. The two trackways are further conjoined by at least two north/south cross-routes. The most westerly cross-route flanks the cairn field of Bryniau Bugeilydd, a group of low stone and turf covered sepulchral mounds. Within the same area there are numerous unenclosed and enclosed hut groups of round houses in association with lynchet boundaries and field systems which may be pre-Iron Age. The road through Bwlch y Ddeufaen was in use in Roman times, and was still a through route until the late 18 th Century. The Iron Age is represented by the hillfort at Castell Caer Lleion on Conwy Mountain. Upland land use in the Medieval and Modern periods is associated with the seasonal movement of stock from the lowlands in winter to the higher pastures in summer. There is also evidence for peat-extraction, and small-scale quarrying of dyorite, as at Penmaenbach from c. 1873 until the 1940s, millstone on Mynydd y Dref during the Napoleonic wars, and slate at Tal y Fan, a remote site of possibly Medieval origin which limped on until 1914 mainly because of H.L. North's use of its distinctive green-brown roofing slates for his buildings. An area of unenclosed upland given over within the medieval and modern periods to a pastoral economy and to small-scale mineral extraction. It also constitutes an extremely rich relict archaeological landscape of prehistory.	Outstanding	A multi-period landscape but particularly for its wealth of early landscape features and for its remarkable visual relationship with adjacent areas.
SNP-HL-106	Sychnant	Regular Fieldscapes	A pass from Conwy to Llanfairfechan that probably formed an important transport route before the 18 th Century and which was revived in the 20 th Century as a picturesque tourist route - its scenery seems ideally suited for a charabanc destination. The area also became popular for the dwellings of industrialists, and there are some notable examples of architectural whimsy here.	High	Evolved fieldscapes and distinctive architecture of some of the dwellings erected here.

Area ID	Name	Classification (Level 3)	Summary Description (Q4)	Overall Evaluation (Q40)	Justification for Overall Evaluation (Q41)
SNP-HL-107	Arllechwedd Isaf slopes	Irregular Fieldsapes	<p>The characteristic topography of the area includes hillsides along the west bank of the Conwy that are neither too shallow for intensive settlement nor too steep for exploitation, and these have historically been given over to enclosed field-systems, together with some quarrying and mining as at Llechan, and commercial forestry, as at Parc Mawr. The steep slopes formed an obstacle to east-west traffic, but several ancient routes crossed this land-area, including the Roman road from Conovium to Segontium, and a trackway climbing through Parc Mawr to the old church at Llangelynin. The land here is all enclosed with, on the whole, small-scale patterns which have been created by the organic development of an agricultural landscape, based on grazing, which has evolved over millennia. Most of the boundaries are dry stone walls, although hedges are more common on lower slopes where there are also patches of woodland, and although many are now no longer stockproof they are very characteristic of the area: in places, a relative chronology can be built up by careful observation. While some of the boundaries and larger patterns are relatively recent, others relate to farming practices which date back to the prehistoric period and are associated with relict settlements, many of which are scheduled ancient monuments. In general, the earlier sites and systems are better-preserved on the upper (flatter) slopes. The area is chiefly important for the wealth of relict (mainly prehistoric, but with obvious overlying medieval) settlement sites, set within at least part of their contemporary agricultural landscape. Despite much of the area being scheduled, the potential for further discoveries is high given a programme of detailed flying and surveying. Unlike many other upland areas which display evidence for the organisation of the landscape in the post-medieval period, this area is relatively free of later 'encumbrances'. Most of the area is an open and exposed landscape with relatively few and widely scattered farmsteads. On the valley slopes the scattered pattern predominated again, although there are small nucleations (especially around Llanbedr-y-Cennin). Farms vary from squat, upland-type dwellings to grander, nineteenth-century constructions with a suite of modern outbuildings. A number of former major routes run through the area (linking the Conwy Valley with the coastal plain prior to the building of the coast road in the late eighteenth century). The line of the Roman road from Caerhun can be followed in places; this was probably replaced by (if it didn't follow) the road from Rowen past Rhiw, which itself seems to have been replaced by the road to the south of this. Interestingly, the upper-most routeways in the area (now a road and a footpath) follow the edge of the 'older' enclosed land (pre-dating the great Caerhun enclosure of the mid-19th Century). Few of the footpaths seem to follow winding paths which they might be expected to, but cut across field patterns and earlier field systems. Deep lanes lead out from the main valley side to a stone-walled upland landscape, where the routeways, whilst retaining their character, are wider and more open.</p>	Outstanding	A particularly rich multi-period landscape within a Register area.

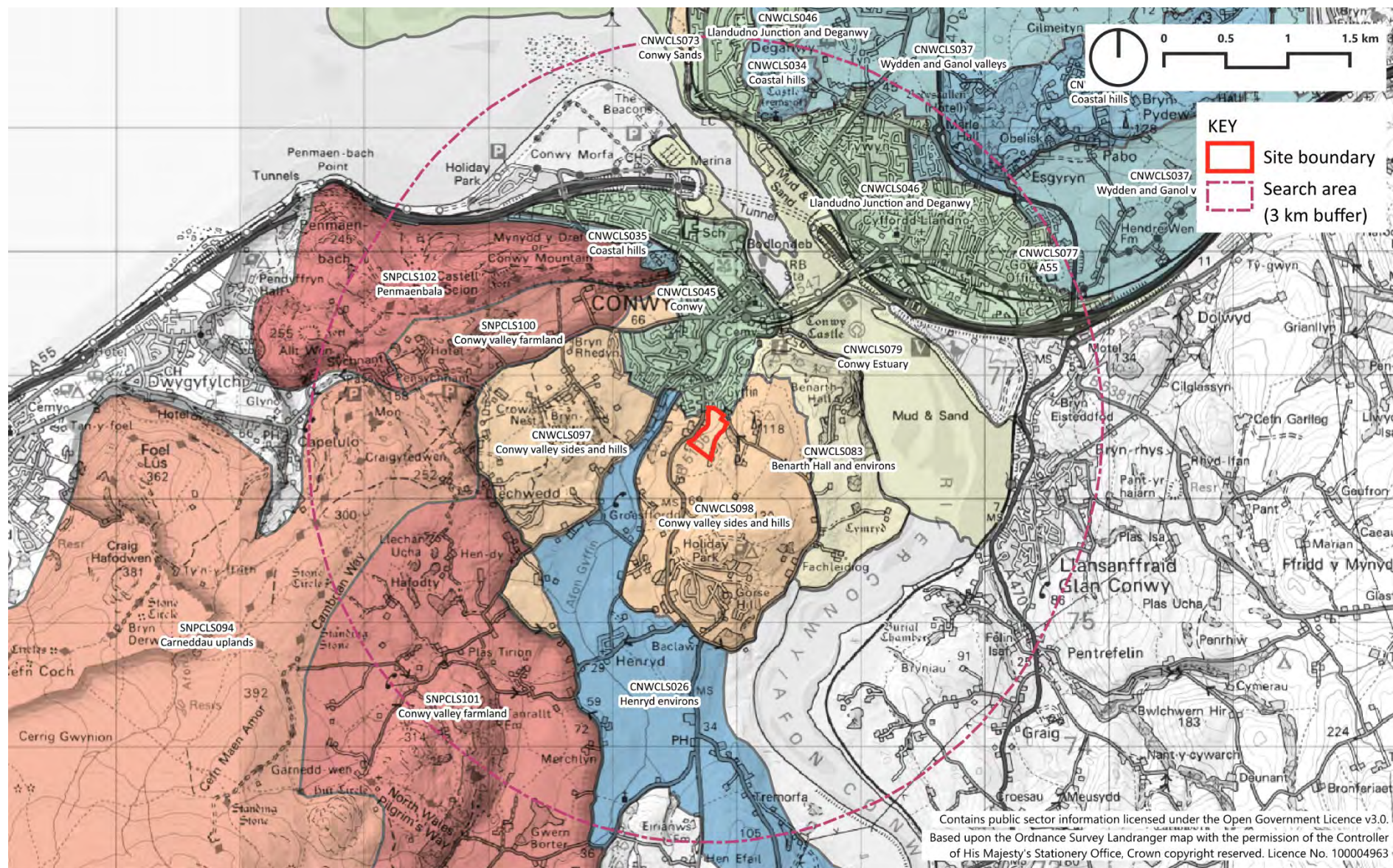


Figure e LANDMAP Cultural Landscape Services aspect layer

Table e LANDMAP Cultural Landscape Services aspect layer (Contains public sector information licensed under the Open Government Licence v3.0)

Area ID	Name	Classification (Level 3)	Nighttime Light Pollution (Q1)	Attractive Views (Q2)	Perceptual/Sensory Qualities (Q4)	Wales Tranquil Area (Q6)	Dark Sky Reserve (Q7)
CNW-CLS-026	Henryd environs	Open Lowland Valleys	Slight	Both in and out	-	Mosaic of: Undisturbed, Zone C, Zone B	Yes
CNW-CLS-033	Coastal hills	Hillside and Scarp Slopes Grazing	Slight	Both in and out	Wild	Over 75% Zone B	No
CNW-CLS-034	Coastal hills	Hillside and Scarp Slopes Grazing	Slight	Both in and out	Wild	Over 75% Zone B	No
CNW-CLS-035	Coastal hills	Hillside and Scarp Slopes Grazing	Slight	Both in and out	Wild	Over 75% Zone B	Yes
CNW-CLS-037	Wydden and Ganol valleys	Flat Open Lowland Farmland	Moderate	Both in and out	-	Over 75% Zone B	No
CNW-CLS-045	Conwy	Urban	Substantial	Both in and out	-	Over 75% Zone B	Yes
CNW-CLS-046	Llandudno Junction and Deganwy	Urban	Substantial	Out	-	Mosaic of Zone B, Urban, some unassessed areas	No
CNW-CLS-073	Conwy Sands	Estuary	Negligible	Both in and out	Wild, Spiritual	Over 75% Mostly unassessed	No
CNW-CLS-077	A55	Road Corridor	Substantial	Out	-	Mosaic of Zone B, Urban	No
CNW-CLS-079	Conwy Estuary	Estuary	Negligible	Both in and out	-	Over 75% Zone B	No
CNW-CLS-083	Benarth Hall and environs	Mosaic Lowland Valleys	Slight	Both in and out	Tranquil	Mosaic of Zone C, Zone B, Undisturbed	No
CNW-CLS-094	Conwy estuary golf courses	Flat Open Lowland Farmland	Moderate	Both in and out	-	Over 75% Zone B	No
CNW-CLS-097	Conwy valley sides and hills	Hill and Lower Plateau Mosaic	Slight	Both in and out	Spiritual, Tranquil	Mosaic of Zone C, Zone B, Undisturbed	Yes
CNW-CLS-098	Conwy valley sides and hills	Hill and Lower Plateau Mosaic	Slight	Both in and out	Spiritual, Tranquil	Mosaic of Zone C, Zone B, Undisturbed	No
SNP-CLS-094	Carneddau uplands	Upland Grazing	Negligible	Both in and out	-	Mosaic of Zone C, Zone B, Undisturbed	Yes Snowdonia National Park Dark Sky Reserve
SNP-CLS-100	Conwy valley farmland	Hillside and Scarp Slopes Mosaic	Slight	Both in and out	-	Mosaic of Zone C, Zone B	Yes Snowdonia National Park Dark Sky Reserve
SNP-CLS-101	Conwy valley farmland	Hillside and Scarp Slopes Mosaic	Slight	Both in and out	-	Mosaic of Zone C, Zone B, Undisturbed	Yes Snowdonia National Park Dark Sky Reserve
SNP-CLS-102	Penmaenbala	Upland Moorland	Negligible	Both in and out	-	Mosaic of Zone C, Zone B	Yes Snowdonia National Park Dark Sky Reserve

LANDMAP Aspect Areas

Geological Landscape

Aspect Area	Sensitivity	Magnitude of Impact	Significance
CNW-GL-010 Llandudno	Little Ormes Head SSSI overlaps a small part of the aspect area at Llandudno's North Shore. Overall evaluation High. The geomorphology of the area has mostly been lost to development, with land next to Conwy Estuary used as formal recreation retaining sand dune features. Sensitivity is judged as Low.	No direct impact. Visual links with proposal site limited by Conwy and long distance (more than 2 km). The magnitude of impact is judged as No change.	Neutral.
CNW-GL-013 Llanrhos	Bwlch Mine and Deganwy Quarries SSSI overlap a small part of the aspect area near to Degannwy Castle. Overall evaluation Outstanding. Extensive urban development mixed with pastoral farmland and coastal scrub on outcrops. Sensitivity is judged as Medium.	No direct impact. Visual links with proposal site from summits and south facing slopes of outcrops near to Degannwy Castle. The magnitude of impact is judged as No change.	Neutral.
CNW-GL-016 Bryn Pydew	Bryn Pydew RIGS included within the aspect area. Overall evaluation High. Scattered rural development, parkland and woodland with pastoral farmland and rock exposures. Sensitivity is judged as High.	No direct impact. Visual links with proposal site limited by woodland and Bryn Ior cyn hill. The magnitude of impact is judged as No change.	Neutral.
CNW-GL-021 Deganwy – Llandudno Junction	Deganwy Quarries SSSI overlaps a small part of the aspect area to south of Deganwy Castle. Overall evaluation High. Extensive urban development mixed with some pastoral farmland. Sensitivity is judged as Medium.	No direct impact. Visual links with proposal site from summits and south facing slopes of outcrops to south of Degannwy Castle. The magnitude of impact is judged as No change.	Neutral.

CNW-GL-028 Gyffin	<p>No Geological SSSI or RIGS site. Overall evaluation Outstanding, which is justified by the inclusion of the Cadnant cutting SSSI (located within CNW-GL-026 Conwy aspect area). Urban development of Gyffin, holiday parks, parkland, scattered rural settlement, pastoral farmland, scrub and deciduous woodland. Sensitivity is judged as Medium.</p>	<p>Direct impact. Construction work would involve earthworks to create development platforms served by access roads within the sloping ground. Road profiles generally follow natural ground levels, but there are locations where the road surface would be 2-3 m above or below natural ground to achieve an adoptable road standard. In these locations graded slopes would be required to tie-in the road edge/verge with the surrounding ground.</p> <p>Terraces would be established on the sloping site to create building platforms, with a focus on minimizing waste by balancing earthworks that equalize cut and fill volumes. Floor levels of the dwellings will vary, being higher than natural ground in the lower western areas and lower in the eastern, higher areas. The site gradually steepens from south to north, requiring significant level changes for building platforms. If there isn't enough space to grade the difference in levels, proprietary wall systems will be used to retain slopes where stable rock surfaces are not exposed.</p> <p>The proposed site is 5.3 ha, with about 2.8 ha expected to undergo level changes, which forms less than 1% of the geological aspect area. Development platforms served by access roads have previously been created for the Holiday Parks to the south of Gyffin and to the east of the B5106. Existing residential areas within Gyffin occupy sloping ground where platforms and roads have to be divided by retaining walls. The existing developed areas occupy a significant part of the total aspect area.</p> <p>The magnitude of impact is judged as Minor detriment, there would be a slight loss of the lowland hill terrain and its replacement with engineered platforms, retaining structures and graded slopes, which are characteristic of Gyffin and Holiday Parks within the aspect area.</p>	<p>Medium sensitivity and Minor detriment magnitude of impact, the significance of effect is assessed as Moderate adverse and significant.</p>
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Aspect Area	Sensitivity	Magnitude of Impact	Significance
CNW-GL-041 Lower Afon Conwy Valley	No Geological SSSI or RIGS site. Overall evaluation High. Active tidal river including engineered elements such as Deganwy Marina, Conwy Cob, The A55 and Conwy RSPB Nature Reserve. Sensitivity is judged as High.	No direct impact. Visual links with proposal site limited by Bryn Ior cyn hill to the Deganwy Marina part of the aspect area. The magnitude of impact is judged as No change.	Neutral.
SNP-GL-065 Rowen	No Geological SSSI or RIGS site. Overall evaluation Outstanding. Scattered rural settlements served by minor roads with pastoral and arable farmland and blocks of mixed woodland and conifer plantation. Sensitivity is judged as High.	No direct impact. Visual links with proposal site limited by undulating terrain to the northernmost part of the aspect area, which overlooks the Afon Gyffin valley. The magnitude of impact is judged as No change.	Neutral.
SNP-GL-067 Conwy Mountain	No Geological SSSI or RIGS site, the Sychnant Pass SSSI is biological. Very few scattered rural farms. Includes remains of hill forts, castles and quarries. Mostly unenclosed upland grazing and bracken/scrub with very few pastoral fields enclosed by stone walls. Sensitivity is judged as High.	No direct impact. Visual links with proposal site available from summits, outcrops and south or east facing slopes at Allt Wen and Conwy Mountain. The magnitude of impact is judged as No change.	Neutral.
SNP-GL-077 Penycoed	No Geological SSSI or RIGS site. Overall evaluation High. Unenclosed upland grazing around the Afon Gyrach valley and overlooking Dwygyfylchi and Penmaenmawr, includes the dispersed settlement of Capelulo. Sensitivity is judged as Medium.	No direct impact. Visual link with proposal site available only from part of the Cefn Maen Amor ridge. The magnitude of impact is judged as No change.	Neutral.

Aspect Area	Sensitivity	Magnitude of Impact	Significance
SNP-GL-080 Tal y Fan	No Geological SSSI or RIGS site. Overall Evaluation Outstanding. Unenclosed upland grazing overlooking Rowen and the Afon Roe valley, Henryd and the Afon Gyffin valley. Enclosed pastoral farmland including Sychnant Pass Road and the Cadnant valley. Some scattered rural dwellings, disused quarries and ruins. Sensitivity is judged as High.	No direct impact. Visual link with proposal site available from summits, ridges and slopes facing towards Gyffin and Bryn Iorwyn. The magnitude of impact is judged as No change.	Neutral.

Landscape Habitats

Aspect Area	Sensitivity	Magnitude of Impact	Significance
CNW-LH-019 Afon Conwy	Aber Afon Conwy SSSI and flowing into Menai Strait and Conwy Bay SAC. Tidal river from Tal y Cafn to Deganwy. Sensitivity is judged as High.	No direct impact. Distant visual link limited to Deganwy Marina section north of Conwy Cob. The magnitude of impact is judged as No change.	Neutral.
CNW-LH-022 Conwy Sands	Intertidal mud and sand within Aber Afon Conwy SSSI and next to Menai Strait and Conwy Bay SAC. Sensitivity is judged as High.	No direct impact. Distant visual link limited to shore near Deganwy. The magnitude of impact is judged as No change.	Neutral.
CNW-LH-025 Conwy urban area	No statutorily protected nature conservation sites, but next to Aber Afon Conwy SSSI and near to Menai Strait and Conwy Bay SAC. Sensitivity is judged as Low.	Urban area includes Gyffin and settled areas having been developed along the B5105 Llanrwst Road. No direct impact, but the proposal site is next to the boundary of this aspect area. Development would change the character of the existing pastoral farmland to that of an urban character and expand the Conwy urban area. The magnitude of impact is judged as Minor detriment.	Low sensitivity and Minor detriment magnitude of impact, the significance of effect is assessed as Slight adverse and not significant.
CNW-LH-031 Bryn Pydew wood and grass mosaic	Creuddyn SSSI and Creuddyn Peninsula Woods SAC overlap a significant part of this aspect area. Sensitivity is judged as High.	No direct impact. Visual links with proposal site limited by woodland and Bryn Iorwyn hill. The magnitude of impact is judged as No change.	Neutral.

Aspect Area	Sensitivity	Magnitude of Impact	Significance
CNW-LH-049 Henryd grasslands	Predominantly pastoral farmland with semi-natural broadleaved woodland, scrub and arable farmland. Settlement dispersed along roads. Coastal saltmarsh to Afon Conwy riverbank. Fields tend to be bounded by hedgerows and feature veteran trees. Sensitivity is judged as Low.	Direct impact. Construction work would result in the removal of some pasture and parts of hedges where access roads would cross them. Hedgerows provide connectivity between woodland blocks along roads and across fields. Part of the fields, approximately 1/3 rd of the total site area would be retained and managed as wildflower meadow and amenity space. Within the amenity area contour grips would be created to control surface water flows on the sloping ground and these would be planted to resemble a hedge-bank and ditch. These additional wildlife corridors would provide north-south connectivity. The magnitude of impact is judged as Minor detriment.	Low sensitivity and Minor detriment magnitude of impact, the significance of effect is assessed as Slight adverse and not significant.
CNW-LH-050 Benarth woods	Benarth Wood SSSI. Predominantly semi-natural broadleaved woodland with areas of dense scrub and calcareous grassland. Access road to Benarth Hall pass through the woodland. Sensitivity is judged as High.	No direct impact. Visual links with proposal site limited by Bryn Iorwyn hill to western portion of aspect area within the woodland. The magnitude of impact is judged as No change.	Neutral.
SNP-LH-001 unnamed (Cefn Maen Amor)	Includes Sychnant Pass SSSI. Predominantly acid heath and semi-improved grassland with scrub and woodland, and enclosed pasture. Sensitivity is judged as High.	No direct impact. Visual links with proposal site available from summits, outcrops and south or east facing slopes at Allt Wen and Conwy Mountain, and from summits, ridges and slopes of Cefn Maen Amor ridge facing towards Gyffin and Bryn Iorwyn. The magnitude of impact is judged as No change.	Neutral.
SNP-LH-017 unnamed (Conwy valley side)	Extensive aspect area between Conwy and Llanrwst. Overlaps Eryri, Coed Gorswen, Ceunant Dulyn, Coed Dolgarrog, Mwyngloddiau a Chreigiau Gwydir SSSIs. Predominantly broadleaved woodland, bracken, acid grassland and conifer plantation. Sensitivity is judged as High.	No direct impact. Visual link with proposal site available from summits, ridges and slopes facing towards Gyffin and Bryn Iorwyn. The magnitude of impact is judged as No change.	Neutral.

Visual and Sensory

Aspect Area	Sensitivity	Magnitude of Impact	Significance
CNW-VS-018 Henryd environs	Bordering Eryri National Park and within Conwy Valley SLA. Gently undulating pastoral farmland with scattered rural settlement. Medium scale and sheltered by higher ground. Attractive landscape with high quality views of Carneddau uplands and Conwy valley. Sensitivity is judged as High.	No direct impact. A view of the proposed development would be limited to a small part of the aspect area on high ground east of Afon Gyffin and on the opposite side of the valley to the holiday parks. Views interrupted by an accumulation of field boundary hedgerows and blocks of woodland. The magnitude of impact is judged as No change.	Neutral.
CNW-VS-022 Coastal hills	Rugged coastal hills with rocky outcrops set amongst settlements and pastoral farmland. Small scale and exposed with attractive views of Eryri, Conwy, estuary and valley, Llandudno and Great Orme with some visual detractor such as A55 and Llandudno Junction retail areas. Sensitivity is judged as High.	No direct impact. A distant view (more than 2 km) of the proposed development would be available to the summit and south facing slopes near to Degannwy Castle, with high quality views featuring Conwy Castle and town walls and estuary set against Benarth woodland and Bryn Iorwyn. The development would be seen as an extension to Gyffin increasing the amount of development in views and reducing pastoral farmland. Theoretical view available from Bodysgallen woodland would be interrupted by vegetation. The magnitude of impact is judged as No change.	Neutral.
CNW-VS-030 Conwy	Historic settlement overlooking estuary. Medieval grid pattern within town walls. Urban area includes 19 th and 20 th Century expansions of Cadnant Park, Mount Pleasant, Morfa Conwy, Sychnant Pass Road and Gyffin. Medium scale and aspect confined by strongly undulating terrain. High scenic quality with attractive views of castle, town walls and waterfront. Visual detractors include more modern expansions. Sensitivity is judged as High.	No direct impact, but proposal site is immediately adjacent to Gyffin residential streets accessible from Bryn Seiri Road. View of proposal site available from Gyffin, residential areas accessible from Mill Hill, parts of Upper Castle Street and town wall. Changes brought about by the development would involve the reduction in the view of pastoral farmland and its replacement with suburban housing and access roads and amenity spaces. The magnitude of impact is judged as Minor detriment.	High sensitivity and Minor detriment magnitude of impact, the significance of effect is assessed as Moderate adverse and significant.

Aspect Area	Sensitivity	Magnitude of Impact	Significance
CNW-VS-031 Llandudno Junction and Deganwy	Modern settlement having developed alongside the Chester and Holyhead railway and the Llandudno Branch line and later the A55 and Glan-y-Mor Road/Deganwy Road. Medium scale and confined hills and rock outcrops, estuary and transport routes. Generally considered to be of low scenic quality but there are high quality views out towards Conwy, the estuary and Eryri. Sensitivity is judged as Low.	No direct impact. Intermediate distance (between 0.5 and 2 km), and long distance views (more than 2 km) of the proposal site available from the Deganwy Quay and Marina, Glan-y-Mor Road and Llandudno Branch railway line and residential areas accessible from the B5115 Pentywyn Road. Only a very small part of the development would be discernible. The magnitude of impact is judged as Negligible detriment.	Low sensitivity and Negligible detriment magnitude of impact. The significance of effect is assessed as Slight adverse and not significant.
CNW-VS-051 Conwy Sands	Intertidal sand, mud and pebble at the mouth of the Afon Conwy estuary. Large scale and exposed. Attractive views towards Great Orme, Anglesey and Conwy with Carneddau uplands providing a dramatic backdrop. Sensitivity is judged as High.	No direct impact. Theoretical view of proposal site available from Deganwy Beach and parts of nearby Deganwy Promenade. Views would be interrupted by Bodlondeb Wood. The magnitude of impact is judged as No change.	Neutral.
CNW-VS-053 A55	A5 road corridor, enclosed by earthwork cutting slopes and planting on embankments east of the Conwy Tunnel. More open where the road skirts the coastline west of the Conwy Tunnel. Sensitivity is judged as Low.	No direct impact. View of proposal site theoretically available from coastal path that follows the edge of the Afon Conwy estuary but interrupted by Conwy Castle and town. The magnitude of impact is judged as No change.	Neutral.

Aspect Area	Sensitivity	Magnitude of Impact	Significance
CNW-VS-054 Conwy Estuary	Tidal stretch of river from Conwy Marina to Glan Conwy. Mud and sand exposed at low tides. Bisected by Conwy Cob, which carries the Chester and Holyhead Railway line and the A547 Conwy Road. Section to south of Cob is within Conwy Valley SLA. Deganwy Quay settlement developed around Deganwy Marina included within aspect area. Medium scale and enclosed by Conwy and Deganwy settlements. Outstanding scenic quality views of Benarth Hall and Conwy Castle. Sensitivity is judged as High.	No direct impact. Theoretical view of proposal site available from Deganwy Quay and Marina and coast path next to Llandudno Branch line. Views would be interrupted by Conwy Castle and town and Bodlondeb Wood. The magnitude of impact is judged as No change.	Neutral.
CNW-VS-058 Benarth Hall and environs	East side of Bryn Iorwyn/Bryn Seiri overlooking Afon Conwy. Within Conwy Valley SLA. Woodland occupies the steeper slopes and where more accessible the land is predominantly pastoral farmland. Very few dispersed dwellings and farms. Medium scale and enclosed aspect. Outstanding scenic quality and character. Sensitivity is judged as High.	No direct impact. Theoretical view of proposal site available from Coed Benarth but view interrupted by woodland and built-up areas of Gyffin accessible from Bryn Castell road. The magnitude of impact is judged as No change.	Neutral.
CNW-VS-065 Conwy estuary golf courses	Conwy Caernarvonshire Golf Club west of Afon Conwy between the A55 and the estuary, and Llandudno Maesdu Golf Club to east between Llandudno and Deganwy. Flat coastal sand dunes having been developed for recreation. Medium scale and exposed aspect. Moderate internal scenic quality with high quality outward views of Conwy, Llandudno, coast and coastal hills available. Sensitivity is judged as Medium.	No direct impact. Theoretical view of proposal site available from near to Deganwy Beach and Promenade. Views would be interrupted by Bodlondeb Wood. The magnitude of impact is judged as No change.	Neutral.

Aspect Area	Sensitivity	Magnitude of Impact	Significance
CNW-VS-067 Conwy valley sides and hills	Extensive aspect area incorporating 4 distinct parts. Valley sides, steeply to gently sloping providing enclosure to Afon Conwy and valley floor. Mosaic of pastoral farmland, woodland and settlement. Borders the National Park and makes up the majority of the Conwy Valley SLA. Enclosed by higher ground of uplands and deemed to be of small scale. Visually attractive area with a diversity of rural features and management types. Sensitivity is judged as High.	<p>Direct impact. Earthworks required to create development platforms served by access roads within the sloping ground. Road profiles generally follow natural ground levels, but there are locations where the road surface would require graded slopes to tie-in the road edge/verge with the surrounding ground.</p> <p>Terraces established on the sloping site to create building platforms. Floor levels of the dwellings higher than natural ground in the lower western areas and lower in the eastern, higher areas. Proprietary retaining wall systems used where stable rock surfaces are not exposed.</p> <p>Development platforms served by access roads have previously been created for the Holiday Parks to the south of Gyffin and to the east of the B5106. Existing residential areas within Gyffin and St Agnes Road to the north occupy sloping ground where platforms and roads have to be divided by retaining walls.</p> <p>Views of proposal limited by undulating terrain and vegetation to west facing side of Bryn Iorcyn/Bryn Seiri and east facing slopes above Hendre and Groesffordd. No view from greater part of aspect area located to the south.</p> <p>The magnitude of impact is judged as Minor detriment. There would be a slight loss of the lowland hill terrain and pastoral farmland and its replacement with suburban residential development with separated vehicular and non-motorised access and amenity spaces. This would require a boundary change to the aspect area ceding the developed area to the Conwy aspect area (CNW-VS-030).</p>	High sensitivity and Minor detriment magnitude of impact. The significance of effect is assessed as Moderate adverse and significant.

Aspect Area	Sensitivity	Magnitude of Impact	Significance
SNP-VS-072 Carneddau uplands	Extensive upland area incorporating the northern part of the Carneddau massif (excluding the higher mountains such as Carnedd Llywelyn and Carnedd Dafydd). Predominantly rough pasture of heath and moor with rock outcrops and scree, natural mountain lakes and reservoirs. Very large scale and exposed aspect. Deemed to be of high scenic quality. Sensitivity is judged as High.	No direct impact. View of proposal site available from summits, ridges and east facing slopes in the very north of this aspect area, from Tal y Fan summit, along Cefn Maen Amor to Craigfedwen and Cogwrn. Only a very small part of the development would be discernible. The magnitude of impact is judged as Negligible detriment.	High sensitivity and Negligible detriment magnitude of impact. The significance of effect is assessed as Slight adverse and not significant.
SNP-VS-077 Conwy valley farmland	Valley sides, steeply to gently sloping homogenous with Conwy valley sides and hills aspect area (CNW-VS-067). Mosaic of pastoral farmland, woodland and scattered rural settlement but featuring extensive areas of upland enclosed pasture, unenclosed rough pasture and rock outcrops. Medium scale and open aspect. Deemed to be of moderate scenic quality. Sensitivity is judged as Medium.	No direct impact. View of proposal site available from higher ground upland pasture areas that are near to the Carneddau uplands aspect area (SNP-VS-072), which offer expansive and high quality views across the Afon Conwy valley. A small part of the development would be discernible if looked for, from more southerly views the development would appear as being detached from Gyffin. The magnitude of impact is judged as Negligible detriment.	Medium sensitivity and Negligible detriment magnitude of impact. The significance of effect is assessed as Slight adverse and not significant.
SNP-VS-078 Penmaenbala	Coastal hills divided from Carneddau uplands by Sychnant Pass. Mosaic of heather, bracken and scrub with rock outcrops and disused quarries. Large scale and open aspect. Outstanding scenic quality with views of coast, Sychnant Pass, Carneddau uplands and Afon Conwy valley. Sensitivity is judged as High.	No direct impact. View of proposal site available from summit, ridge and south facing slopes Conwy Mountain and from summit of Allt Wen hill fort. A small part of the development would be discernible if looked for, views the development would appear as being an extension to Gyffin. The magnitude of impact is judged as Negligible detriment.	High sensitivity and Negligible detriment magnitude of impact. The significance of effect is assessed as Slight adverse and not significant.

Historic Landscape

Aspect Area	Sensitivity	Magnitude of Impact	Significance
CNW-HL-026 Conwy Sands	Section from Conwy Cob to Deganwy Marina included within essential setting for Conwy Castle and town walls World Heritage Site. Overlaps part of Creuddyn and Conwy Historic Landscape Area (HLA) and Registered Historic Landscape (RHL). Sensitivity is judged as Medium.	No direct impact. View of proposal site theoretically available from coastal path that follows the edge of the Afon Conwy estuary but interrupted by Conwy Castle and town. The magnitude of impact is judged as No change.	Neutral.
CNW-HL-061 Benarth Hall	Designed landscape of Benarth Park is a Registered Historic Park and Garden (RHPG). Located within Creuddyn and Conwy HLA and RHL. A cluster of Listed Buildings at Benarth Hall. Northern part of Benarth Hall, including Coed Benarth, within essential setting for Conwy Castle and town walls World Heritage Site. Sensitivity is judged as High.	No direct impact. View of proposal site theoretically available from western side slopes of Bryn Ior cyn and Coed Benarth. There is an accumulation of vegetation alongside Bryn Seiri Road and on the hill side that would significantly filter the view of the proposed development. The magnitude of impact is judged as No change.	Neutral.

Aspect Area	Sensitivity	Magnitude of Impact	Significance
CNW-HL-062 Groesffordd and Iolyn	Southern outskirts of Conwy with settlement clusters and holiday parks within predominantly pastoral farmland. Listed Buildings located at Henryrd and along Henryrd Road and at Tyddyn Cynal and Cymryd farms near the shoreline of Afon Conwy. Within Creuddyn and Conwy HLA. Sensitivity is judged as Medium.	<p>Direct impact. Earthworks required to create development platforms served by access roads within the sloping ground and terraces established on the sloping site to create building platforms.</p> <p>Development platforms served by access roads have previously been created for the holiday parks to the south of Gyffin and to the east of the B5106. Existing residential areas within Gyffin and St Agnes Road to the north occupy sloping ground where platforms and roads have to be divided by retaining walls.</p> <p>Views of proposal limited by undulating terrain and vegetation to west facing side of Bryn Iorcyn/Bryn Seiri and east facing slopes above Hendre and Groesffordd.</p> <p>The magnitude of impact is judged as Negligible detriment. There would be no direct impact on known historic assets within the aspect area or indirect impact on their setting. Boundary change to the aspect area required ceding the developed area to the Conwy aspect area (CNW-HL-063).</p>	Medium sensitivity and Negligible detriment magnitude of impact. The significance of effect is assessed as Slight adverse and not significant.
CNW-HL-063 Conwy	Conwy Castle and town walls is a World Heritage Site and a Scheduled Monument (SAM). High concentration of listed buildings within town walls and including Thomas Telford's suspension bridge and Robert Stephenson's tubular railway bridge are protected within the Conwy Conservation Area. A cluster of listed buildings associated with St Benedict's Church and Community Centre in Gyffin and Bodlondeb Hall. Overlaps North Arllechwedd HLA and Creuddyn and Conwy RHL. Sensitivity is judged as Very high.	<p>No direct impact, but proposal site is immediately adjacent to Gyffin residential streets accessible from Bryn Seiri Road. View of proposal site available from town walls and the Upper Gate and from Upper Gate Street to its junction with St Agnes Road. Part of the proposal site is visible from the access track to St Benedicts Church off Mill Hill, but views from the church yard are interrupted by buildings. Changes brought about by the development would involve the reduction in the view of pastoral farmland and its replacement with suburban housing, access roads and amenity spaces. The development would appear as a part of Gyffin residential area.</p> <p>The magnitude of impact is judged as Negligible detriment.</p>	Very high sensitivity and Negligible detriment magnitude of impact. The significance of effect is assessed as Slight adverse and not significant.

Aspect Area	Sensitivity	Magnitude of Impact	Significance
CNW-HL-088 Deganwy and Llandudno Junction	Even distribution of listed buildings throughout aspect area reflecting late 19 th and early 20 th Century development. Within Creuddyn and Conwy HLA. Deganwy part overlaps Creuddyn and Conwy RHL. Sensitivity is judged as Medium.	No direct impact. Intermediate distance (between 0.5 and 2 km), and long distance views (more than 2 km) of the proposal site available from the listed buildings on the A546 Glan-y-Mor Road with uninterrupted views across the estuary and from Gorphwysfa on the B5115 Pentwyn Road. Only a very small part of the development would be discernible if looked for. The magnitude of impact is judged as Negligible detriment.	Medium sensitivity and Negligible detriment magnitude of impact. The significance of effect is assessed as Slight adverse and not significant.
SNP-HL-104 Mynydd y Dref and ffriddoedd	Upland ridge from Llanfairfechan to Conwy including many abandoned settlements and defensive structures such as hut circles and hill forts, funerary and ritual sites such as cairns, standing stones and stone circles. Also includes St Celyn Old Church and Well Within North Arllechwedd HLA and overlapping North Arllechwedd and Lower Conwy Valley RHLs. Sensitivity is judged as High.	No direct impact. View of proposal site available from the east of this aspect area, from summits, ridges and east facing slopes in from Tal y Fan summit, along Cefn Maen Amor to Craigfyedwen and Cogwrn and from the summit, ridge and south facing slopes Conwy Mountain and from summit of Allt Wen hill fort. Only a very small part of the development would be discernible. The magnitude of impact is judged as Negligible detriment.	High sensitivity and Negligible detriment magnitude of impact. The significance of effect is assessed as Slight adverse and not significant.
SNP-HL-106 Sychnant	Upland enclosed pasture off Sychnant Pass Road with scattered rural dwellings and farms. Listed buildings associated with Pinewood Towers dwelling in Cadnant valley. Within North Arllechwedd HLA and overlapping part of Creuddyn and Conwy RHL. Sensitivity is judged as Medium.	No direct impact. View of proposal site available from the south facing slopes below Conwy Mountain. The development would be noticeable if looked for and appear as a part of Gyffin. The magnitude of impact is judged as Negligible detriment.	Medium sensitivity and Negligible detriment magnitude of impact. The significance of effect is assessed as Slight adverse and not significant.

Aspect Area	Sensitivity	Magnitude of Impact	Significance
SNP-HL-107 Arllechwedd Isaf slopes	A cluster of listed buildings associated with Llechan-uchaf and Hendy farms. Cerrig y Ddinas hosts a prehistoric settlement designated as a Scheduled Monument. Overlaps Lower Conwy Valley and Creuddyn and Conwy HLAs and part of Lower Conwy Valley RHL. Sensitivity is judged as High.	No direct impact. View of proposal site available from higher ground upland pasture areas that are near Cefn Maen Amor near to the Mynydd y Dref uplands aspect area (SNP-HL-104). A small part of the development would be discernible if looked for, from more southerly views the development would appear as being detached from Gyffin. The magnitude of impact is judged as Negligible detriment.	High sensitivity and Negligible detriment magnitude of impact. The significance of effect is assessed as Slight adverse and not significant.

Cultural Landscape Services

Aspect Area	Sensitivity	Magnitude of Impact	Significance
CNW-CLS-026 Henryd environs	Valley with attractive views in and out. Mosaic of developed and undisturbed land. Moderately distinctive place with high scenic quality. Sensitivity is judged as Medium.	No direct impact. A view of the proposed development would be limited to a small part of the aspect area on high ground east of Afon Gyffin and on the opposite side of the valley to the holiday parks. Views interrupted by an accumulation of field boundary hedgerows and blocks of woodland. The magnitude of impact is judged as No change.	Neutral.
CNW-CLS-033 Coastal hills	Wild hillside with attractive views in and out. Majority significantly disturbed land. Strong sense of place with high scenic quality. Sensitivity is judged as High.	No direct impact. Theoretical view available from Bodysgallen woodland would be interrupted by vegetation. The magnitude of impact is judged as No change.	Neutral.

Aspect Area	Sensitivity	Magnitude of Impact	Significance
CNW-CLS-034 Coastal hills	Wild hillside with attractive views in and out. Majority significantly disturbed land. Strong sense of place with high scenic quality. Sensitivity is judged as High.	No direct impact. A distant view (more than 2 km) of the proposed development would be available to the summit and south facing slopes near to Degannwy Castle, with high quality views featuring Conwy Castle and town walls and estuary set against Benarth woodland and Bryn Iorwyn. The development would be seen as an extension to Gyffin increasing the amount of development in views and reducing pastoral farmland. The magnitude of impact is judged as No change.	Neutral.
CNW-CLS-035 Coastal hills	Wild hillside with attractive views in and out. Majority significantly disturbed land. Strong sense of place with high scenic quality. Sensitivity is judged as High.	No direct impact. View of proposed development interrupted by ridge of Conwy Mountain and woodland on lower eastern slopes. The magnitude of impact is judged as No change.	Neutral.
CNW-CLS-037 Wydden and Ganol valleys	Farmland with attractive views in and out. Majority significantly disturbed land. Moderate sense of place with moderate scenic quality. Sensitivity is judged as Medium.	No direct impact. Theoretical view available from lowland plateau to north of Bodysgallen woodland would be interrupted by vegetation. The magnitude of impact is judged as No change.	Neutral.
CNW-CLS-045 Conwy	Urban with attractive views in and out. Disturbed land. Strong sense of place with high scenic quality. Sensitivity is judged as Medium.	No direct impact, but proposal site is immediately adjacent to Gyffin residential streets accessible from Bryn Seiri Road. View of proposal site available from Gyffin, residential areas accessible from Mill Hill, parts of Upper Castle Street and town wall. Changes brought about by the development would involve the reduction in the view of pastoral farmland and its replacement with suburban housing and access roads and amenity spaces. The magnitude of impact is judged as Negligible detriment.	Medium sensitivity and Negligible detriment magnitude of impact, the significance of effect is assessed as Slight adverse and not significant.

Aspect Area	Sensitivity	Magnitude of Impact	Significance
CNW-CLS-046 Llandudno Junction and Deganwy	Urban with attractive views out. Mosaic of urban and significantly disturbed land. Moderate sense of place with Low scenic quality. Sensitivity is judged as Low.	No direct impact. Intermediate distance (between 0.5 and 2 km), and long distance views (more than 2 km) of the proposal site available from the Deganwy Quay and Marina, Glan-y-Mor Road and Llandudno Branch railway line and residential areas accessible from the B5115 Pentwyn Road. Only a very small part of the development would be discernible if looked for, changes to tranquillity not noticeable. The magnitude of impact is judged as No change.	Neutral.
CNW-CLS-073 Conwy Sands	Wild, spiritual estuary with attractive views in and out. Majority undisturbed. Strong sense of place with high scenic quality. Sensitivity is judged as High.	No direct impact. Theoretical view of proposal site available from Deganwy Beach and parts of nearby Deganwy Promenade. Views would be interrupted by Bodlondeb Wood. The magnitude of impact is judged as No change.	Neutral.
CNW-CLS-077 A55	Road corridor with attractive views out. Mosaic of urban and significantly disturbed land. Weak sense of place with low scenic quality. Sensitivity is judged as Negligible.	No direct impact. View of proposal site theoretically available from coastal path that follows the edge of the Afon Conwy estuary but interrupted by Conwy Castle and town. The magnitude of impact is judged as No change.	Neutral.
CNW-CLS-079 Conwy Estuary	Estuary with attractive views in and out. Deemed to be majority significantly disturbed land. Strong sense of place with outstanding scenic quality. Sensitivity is judged as High.	No direct impact. Theoretical view of proposal site available from Deganwy Quay and Marina and coast path next to Llandudno Branch line. Views would be interrupted by Conwy Castle and town and Bodlondeb Wood. The magnitude of impact is judged as No change.	Neutral.
CNW-CLS-083 Benarth Hall and environs	Tranquil valley with attractive views in and out. Mosaic of significantly disturbed and slightly disturbed land. Moderate sense of place with outstanding scenic quality. Sensitivity is judged as High.	No direct impact. Theoretical view of proposal site available from Coed Benarth but view interrupted by woodland and built-up areas of Gyffin accessible from Bryn Castell road. The magnitude of impact is judged as No change.	Neutral.

Aspect Area	Sensitivity	Magnitude of Impact	Significance
CNW-CLS-094 Conwy estuary golf courses	Recreational land with attractive views in and out. Majority significantly disturbed land. Moderate sense of place with moderate scenic quality. Sensitivity is judged as Medium.	No direct impact. Theoretical view of proposal site available from near to Deganwy Beach and Promenade. Views would be interrupted by Bodlondeb Wood. The magnitude of impact is judged as No change.	Neutral.
CNW-CLS-097 Conwy valley sides and hills	Spiritual, tranquil hill and plateau with attractive views in and out. Mosaic of developed and undisturbed land. Strong sense of place with high scenic quality. Sensitivity is judged as High.	No direct impact. Views of proposal limited by undulating terrain to east facing slopes above Hendre and Groesffordd and available where gaps in vegetation allow. The magnitude of impact is judged as Negligible detriment.	High sensitivity and Negligible detriment magnitude of impact. The significance of effect is assessed as Slight adverse and not significant.

Aspect Area	Sensitivity	Magnitude of Impact	Significance
CNW-CLS-098 Conwy valley sides and hills	Spiritual, tranquil hill and plateau with attractive views in and out. Mosaic of developed and undisturbed land. Strong sense of place with high scenic quality. Sensitivity is judged as High.	<p>Direct impact. Earthworks required to create development platforms served by access roads within the sloping ground. Road profiles generally follow natural ground levels, but there are locations where the road surface would require graded slopes to tie-in the road edge/verge with the surrounding ground.</p> <p>Terraces established on the sloping site to create building platforms. Floor levels of the dwellings higher than natural ground in the lower western areas and lower in the eastern, higher areas. Proprietary retaining wall systems used where stable rock surfaces are not exposed.</p> <p>Development platforms served by access roads have previously been created for the Holiday Parks to the south of Gyffin and to the east of the B5106. Existing residential areas within Gyffin and St Agnes Road to the north occupy sloping ground where platforms and roads have to be divided by retaining walls.</p> <p>Views of proposal limited by undulating terrain and vegetation to west facing side of Bryn Iorwyn/Bryn Seiri.</p> <p>The magnitude of impact is judged as Minor detriment. There would be an increase in disturbance at the southern limits of Gyffin. This would require a boundary change to the aspect area ceding the developed area to the Conwy aspect area (CNW-CLS-045).</p>	High sensitivity and Minor detriment magnitude of impact. The significance of effect is assessed as Moderate adverse and significant.
SNP-CLS-094 Carneddau uplands	Upland rough pasture with attractive views in and out. Mosaic of developed and undisturbed land. Deemed to have a moderate sense of place with high scenic quality. Sensitivity is judged as High.	<p>No direct impact. View of proposal site available from summits, ridges and east facing slopes in the very north of this aspect area, from Tal y Fan summit, along Cefn Maen Amor to Craigfyedwen and Cogwrn.</p> <p>Only a very small part of the development would be discernible.</p> <p>The magnitude of impact is judged as Negligible detriment.</p>	High sensitivity and Negligible detriment magnitude of impact. The significance of effect is assessed as Slight adverse and not significant.

Aspect Area	Sensitivity	Magnitude of Impact	Significance
SNP-CLS-100 Conwy valley farmland	Hillside with attractive views in and out. Mosaic of significantly disturbed and slightly disturbed land. Moderate sense of place with high scenic quality. Sensitivity is judged as Medium.	No direct impact. View of proposal site available from higher ground enclosed upland pasture areas on the lower slopes of Conwy Mountain. A small part of the development would be discernible if looked for. The magnitude of impact is judged as Negligible detriment.	High sensitivity and Negligible detriment magnitude of impact. The significance of effect is assessed as Slight adverse and not significant.
SNP-CLS-101 Conwy valley farmland	Hillside with attractive views in and out. Mosaic of significantly disturbed, slightly disturbed and undisturbed land. Moderate sense of place with medium scenic quality. Sensitivity is judged as Medium.	No direct impact. View of proposal site available from higher ground upland pasture areas that are near to the Carneddau uplands aspect area (SNP-VS-072), which offer expansive and high quality views across the Afon Conwy valley A small part of the development would be discernible if looked for, from more southerly views the development would appear as being detached from Gyffin. The magnitude of impact is judged as Negligible detriment.	Medium sensitivity and Negligible detriment magnitude of impact. The significance of effect is assessed as Slight adverse and not significant.
SNP-CLS-102 Penmaenbala	Moorland with attractive views in and out. Mosaic of significantly disturbed and slightly disturbed land. Strong sense of place with outstanding scenic quality. Sensitivity is judged as High.	No direct impact. View of proposal site available from summit, ridge and south facing slopes Conwy Mountain and from summit of Allt Wen hill fort. A small part of the development would be discernible if looked for, views the development would appear as being an extension to Gyffin. The magnitude of impact is judged as Negligible detriment.	High sensitivity and Negligible detriment magnitude of impact. The significance of effect is assessed as Slight adverse and not significant.

Assessment of effects on LANDMAP aspect areas

Aspect Area	Sensitivity	Magnitude of impact	Significance of effect
CNW-GL-010 - Llandudno	Low	No change	Neutral
CNW-GL-013 - Llanrhos	Medium	No change	Neutral
CNW-GL-016 - Bryn Pydew	High	No change	Neutral
CNW-GL-021 - Deganwy and Llandudno Junction	Medium	No change	Neutral
CNW-GL-028 - Gyffin	Medium	Minor detriment	Moderate adverse
CNW-GL-041 - Lower Afon Conwy Valley	High	No change	Neutral
SNP-GL-065 - Rowen	High	No change	Neutral
SNP-GL-067 - Conwy Mountain	High	No change	Neutral
SNP-GL-077 - Penycoed	Medium	No change	Neutral
SNP-GL-080 - Tal y Fan	High	No change	Neutral
CNW-LH-019 – Afon Conwy	High	No change	Neutral
CNW-LH-022 – Conwy Sands	High	No change	Neutral
CNW-LH-025 – Conwy urban area	Low	Minor detriment	Slight adverse
CNW-LH-031 – Bryn Pydew wood and grass mosaic	High	No change	Neutral

Aspect Area	Sensitivity	Magnitude of impact	Significance of effect
CNW-LH-049 - Henryd grasslands	Low	Minor detriment	Slight adverse
CNW-LH-050 – Benarth woods	High	No change	Neutral
SNP-LH-001 – Cefn Maen Amor	High	No change	Neutral
SNP-LH-017 – Conwy valley side	High	No change	Neutral
CNW-VS-018 – Henryd environs	High	No change	Neutral
CNW-VS-022 – Coastal hills	High	No change	Neutral
CNW-VS-030 – Conwy	High	Minor detriment	Moderate adverse
CNW-VS-031 – Llandudno Junction and Deganwy	Low	Negligible detriment	Slight adverse
CNW-VS-051 – Conwy Sands	High	No change	Neutral
CNW-VS-053 – A55	Low	No change	Neutral
CNW-VS-054 - Conwy Estuary	High	No change	Neutral
CNW-VS-058 - Benarth Hall and environs	High	No change	Neutral
CNW-VS-065 – Conwy estuary golf courses	Medium	No change	Neutral
CNW-VS-067 - Conwy valley sides and hills	High	Minor detriment	Moderate adverse
SNP-VS-072 - Carneddau uplands	High	Negligible detriment	Slight adverse

Aspect Area	Sensitivity	Magnitude of impact	Significance of effect
SNP-VS-077 - Conwy valley farmland	Medium	Negligible detriment	Slight adverse
SNP-VS-078 - Penmaenbala	High	Negligible detriment	Slight adverse
CNW-HL-026 – Conwy Sands	Medium	No change	Neutral
CNW-HL-061 - Benarth Hall	High	No change	Neutral
CNW-HL-062 - Groesffordd and Iolyn	Medium	Negligible detriment	Slight adverse
CNW-HL-063 - Conwy	Very high	Negligible detriment	Slight adverse
CNW-HL-088 - Deganwy and Llandudno Junction	Medium	Negligible detriment	Slight adverse
SNP-HL-104 - Mynydd y Dref and ffriddoedd	High	Negligible detriment	Slight adverse
SNP-HL-106 - Sychnant	Medium	Negligible detriment	Slight adverse
SNP-HL-107 - Arllechwedd Isaf slopes	High	Negligible detriment	Slight adverse
CNW-CLS-026 - Henryd environs	Medium	No change	Neutral
CNW-CLS-033 - Coastal hills	High	No change	Neutral
CNW-CLS-034 - Coastal hills	High	No change	Neutral
CNW-CLS-035 - Coastal hills	High	No change	Neutral
CNW-CLS-037 - Wydden and Ganol valleys	Medium	No change	Neutral

Aspect Area	Sensitivity	Magnitude of impact	Significance of effect
CNW-CLS-045 - Conwy	Medium	Negligible detriment	Slight adverse
CNW-CLS-046 - Llandudno Junction and Deganwy	Low	No change	Neutral
CNW-CLS-073 - Conwy Sands	High	No change	Neutral
CNW-CLS-077 - A55	Negligible	No change	Neutral
CNW-CLS-079 - Conwy Estuary	High	No change	Neutral
CNW-CLS-083 - Benarth Hall and environs	High	No change	Neutral
CNW-CLS-094 - Conwy estuary golf courses	Medium	No change	Neutral
CNW-CLS-097 - Conwy valley sides and hills	High	Negligible detriment	Slight adverse
CNW-CLS-098 - Conwy valley sides and hills	High	Minor detriment	Moderate adverse
SNP-CLS-094 - Carneddau uplands	High	Negligible detriment	Slight adverse
SNP-CLS-100 - Conwy valley farmland	Medium	Negligible detriment	Slight adverse
SNP-CLS-101 - Conwy valley farmland	Medium	Negligible detriment	Slight adverse
SNP-CLS-102 - Penmaenbala	High	Negligible detriment	Slight adverse

APPENDIX C: Supplementary Planning Guidance



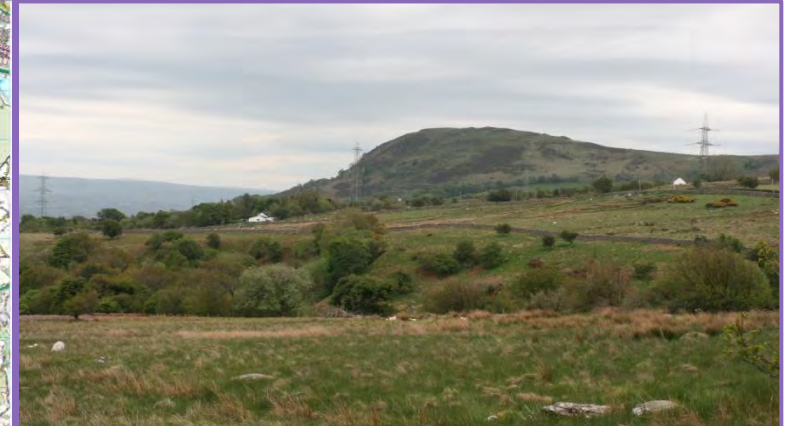
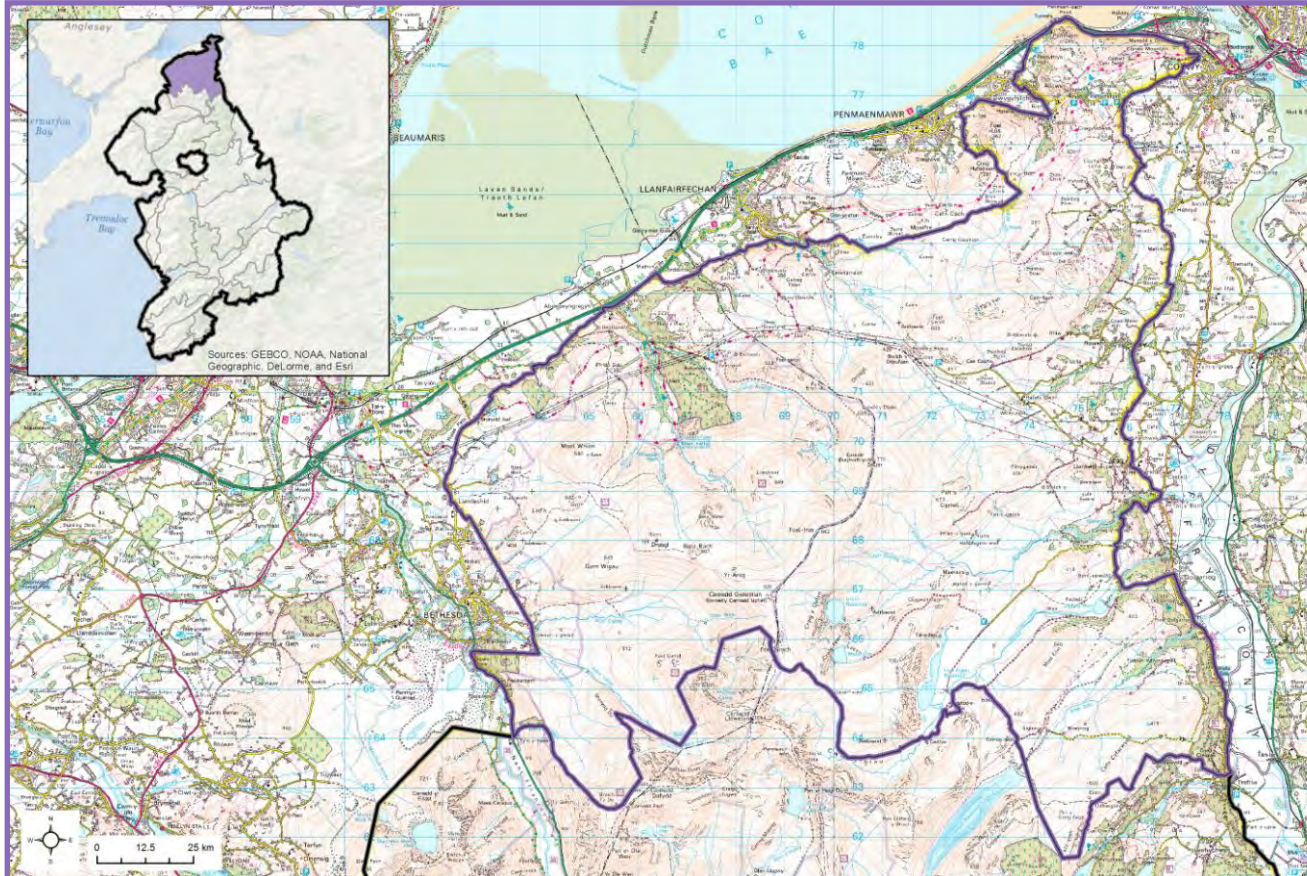
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PART 1: DESCRIPTION



SUMMARY OF LOCATION AND BOUNDARIES

Ucheldir y Gogledd forms the first significant upland landscape in the northern part of the National Park. It includes a series of peaks - Moel Wnion, Drosogl, Foel Ganol, Pen y Castell, Drum, Carnedd Gwenllian, Tal y Fan and Conwy Mountain rising between 600 and 940m AOD. The area extends from Bethesda (which is located outside the National Park boundary) in the west to the western flanks of the Conwy valley in the east. It also encompasses the outskirts of Conwy to the north to form an immediate backdrop to the coast.

KEY CHARACTERISTICS OF THE LANDSCAPE CHARACTER AREA¹

- **Dramatic and varied topography**; rising up steeply from the Conwy coast at Penmaen-bach Point to form a series of mountains, peaking at Foel-Fras (942 metres). Foothills drop down from the mountains to form a more intricate landscape to the east and west.
- **Complex, internationally renowned geological and geomorphological landscape**, with a mixture of igneous and sedimentary rocks shaped by ancient earth movements and exposed and re-modelled by glaciation.
- **Multiple streams draining from the mountains**, in some places plunging down hanging valleys as waterfalls. U-shaped valleys carving through the mountains, often with extensive moraine and head deposits.
- Reservoirs at Llyn Anafon, Dulyn, Melynlyn and Llyn Eigiau.
- Small bands of woodland and spinneys associated with the lower-lying farmland and valley sides, including **nationally designated native woodlands** at Coedydd Aber, Coed Merchlyn, Coed Gorswen and Coed Dolgarrog. Prominent forestry blocks on the lower slopes of Llwytmor Bach and at Parc Mawr.
- **Large-scale, unenclosed mountains contrasting with small historic field patterns on the foothills**. The intermediate area defined by large **regular enclosures of ffridd**, providing valuable cultural and natural links between the uplands and their surrounding lowlands.
- Enclosed pasture fields divided by **stone walls or hedgerows**, often with frequent hedgerow trees. **Rough common land grazing by sheep** on the mountains.
- **Internationally important montane habitats and species** within the Eryri SAC/SSSI, including rare arctic-alpine plants, montane heaths, cliff ledges and wetlands. Wet and sessile oak woodlands found within the Coedydd Aber SAC/SSSI/NNR, linking the mountains to the north coast.
- **Sychnant Pass SSSI**, in the north-east of the LCA, comprising dry heath, acid grassland, bracken, marshland, ponds and streams – providing a naturalistic backdrop to the nearby Conwy Estuary.
- **Wealth of nationally important archaeological features** including Bronze Age funerary and ritual monuments (e.g. standing stones at Bwlch y Ddeufaen), prominent Iron Age hillforts (e.g. Maes y Gaer and Dinas) and evidence of early settlement, field systems and transport routes (e.g. the Roman road passing through Bwlch y Ddeufaen and 11th century Aber Castle).
- **The remains of 19th and 20th century slate quarrying** found throughout, including disused quarries and tips.
- **Uninhabited mountains, with large areas of open access land** and a sparse network of rights of way (but no road access). Lower level enclosed farmland includes scattered stone and slate-built farmsteads and occasional clustered hamlets linked by winding rural roads.
- Historic settlement of Abergwyngregyn (a Conservation Area) occupying a sheltered location on the banks of the River Aber; a strategic starting point for travellers crossing the Menai Strait. The village of Llanllechid (also a Conservation Area) straddles the National Park boundary in the western foothills.
- **Mountains forming a dramatic backdrop to the nearby coast and seascape** (including the A55 coast road) frequently characterising views from Anglesey, the Menai Strait and the Conwy coastline.
- **Long views north across the coastline, out to sea and to the Isle of Anglesey**. The offshore windfarms in the Irish Sea are visible features on the distant horizon. Views south are contained by the mountains of the Carneddau Range.
- **A highly tranquil, remote landscape** with few modern intrusions and a pervading ‘wilderness’ quality associated with the mountains.

¹ Bold indicates those key characteristics considered to be the ‘valued attributes’ of the Landscape Character Area; aspects of character that contribute greatly to local distinctiveness.

FORCES FOR CHANGE AFFECTING LANDSCAPE CHARACTER

Please refer to the 'Forces for Change' section of the SPG document. Of particular relevance to this LCA are the following forces for change:

- Conifer plantations detracting from the overall visual quality in the Aber Valley above Abergwyngregyn.
- Offshore wind turbines visible from the LCA impacting on the tranquillity and remoteness of the landscape.
- An intensification of agriculture at lower elevations leading to a dominance of improved pasture in places. Secondary woodland encroachment on mountain fringes indicating a decline in grazing levels in these marginal areas.
- Stone walls falling into a state of disrepair in some locations, frequently gapped up by post-and-wire fencing.
- Pressures from tourism related developments related to the tourist hotspots of Aber Falls, the Synchant Pass and the nearby town of Conwy.
- Linked to the above: pressures for car parking and the conversion of properties to holiday letting purposes.
- Pressure for new infrastructure such as water pipelines and wind turbines outside the National Park boundary.
- Urban expansion in Conwy town (outside Park boundary but visible from within the LCA), and 20th century development on the fringes of historic settlement cores detracting from the traditional local vernacular (e.g. Rowen).

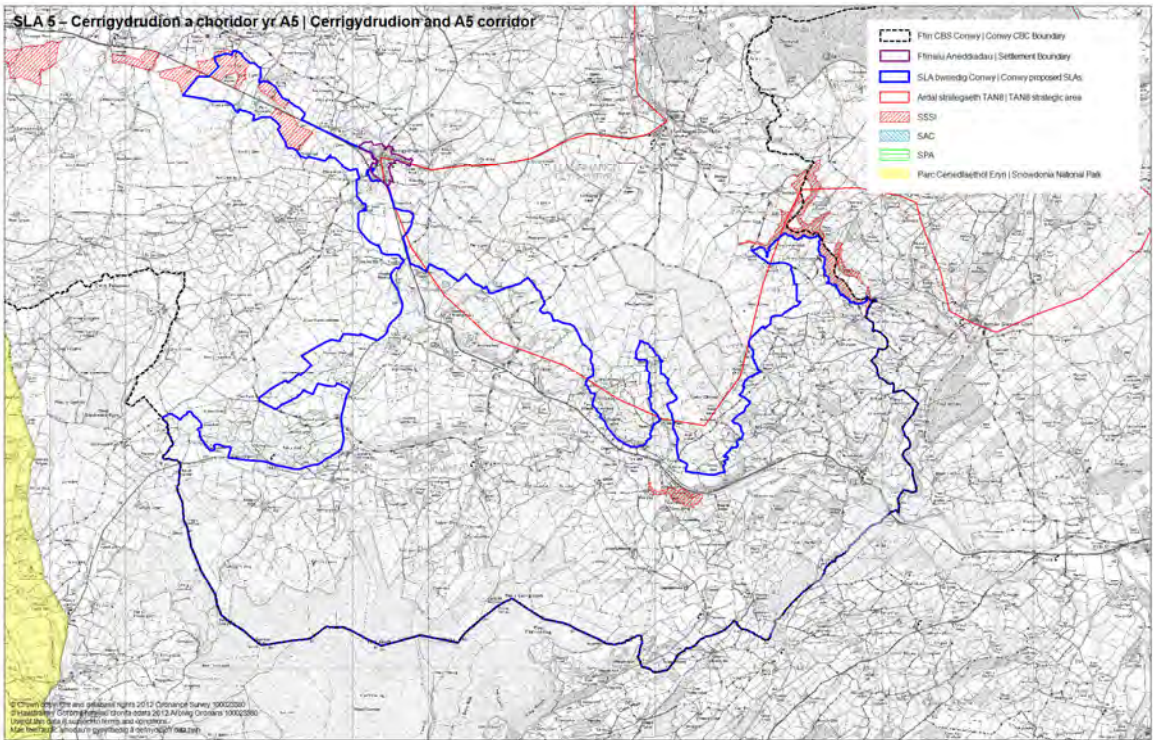
A LANDSCAPE STRATEGY FOR THE FUTURE

This LCA is considered to be one of the 'focal' landscapes of Snowdonia, much of which is defined as '*natural beauty*' as shown on the Eryri Local Development Plan (ELDP) proposals map. This natural beauty, and those elements that contribute towards it – especially the qualities of tranquillity and remoteness – will be protected and enhanced.

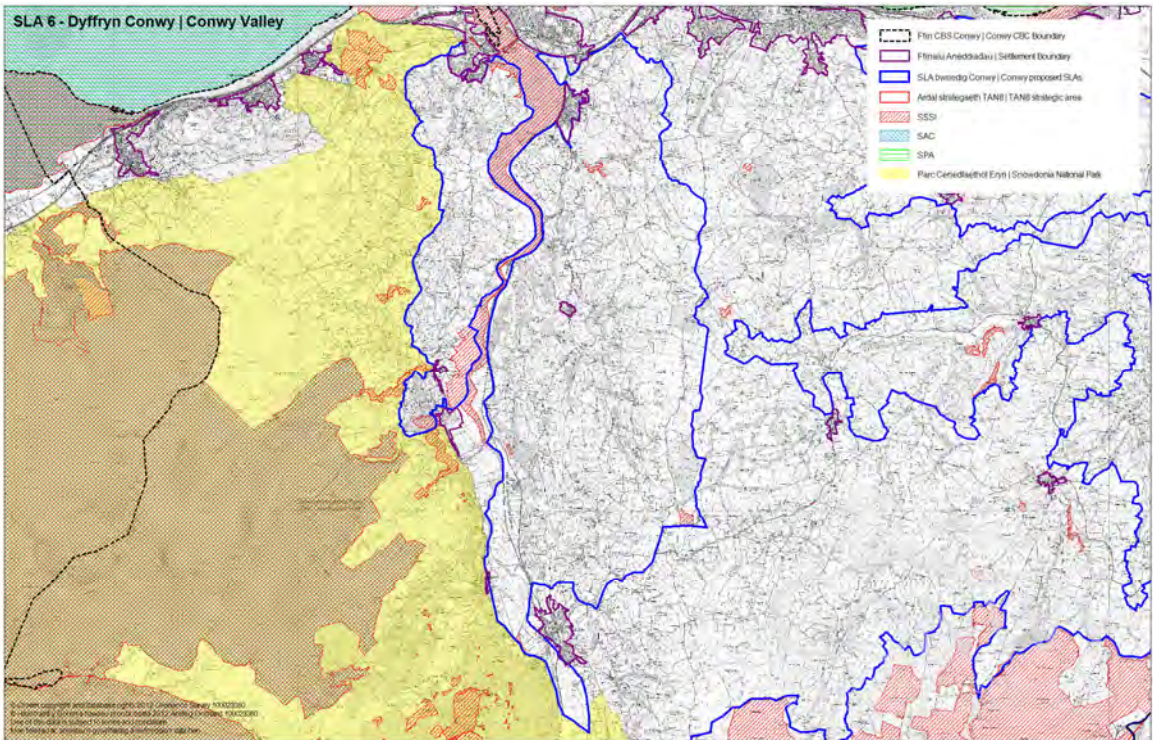
GUIDELINES FOR MANAGING FUTURE LANDSCAPE CHANGE

Please refer to the 'Guidelines' section of the main SPG document, particularly for those guidelines under the 'Mountains' and 'Upland Fringe' headings.

Map 11



Map 12



3.6 Conwy Valley

Need

The area is a locally important landscape in all aspects layers and of such quality and concentration in the local context as to be worthy of identification as a SLA. The area is also under pressure from sporadic rural development especially from poorly sited static caravan/chalet development due to a past weakness of local policy. The area is a key point of access to Snowdonia National Park and approach along the Conwy Valley. Views need to be preserved and the landscape treated respectfully so as not to degrade existing qualities and views.

There are other designations in the area such as the Zone of Visual Influence for the World Heritage site around Conwy Castle, Coastal Zone policy NTE/6, SSSI designation to the Conwy estuary and tidal river system, and green wedges, but there is no current robust landscape designation. The landscape type is both locally and regionally unique. There is therefore a requirement to safeguard the conservation of a landscape of notable rarity that adds to local or regional distinctiveness and diversity.

Designating as a SLA provides an opportunity to safeguard a locally significant landscape valued for its proximity to Conwy town and Conwy Castle World Heritage site at a unique position to SNP which as an appealing area is under pressure for inappropriate development. The landscape in question has limited capacity for further cumulative change degradation without significantly deteriorating in character, quality and local views therefore is of local landscape value.

Need for clarity in policy constraints

The Conwy valley area has suffered from a reliance on outdated local policy documents which lacked detail and robustness. The main threat is from visual obtrusive development in an otherwise natural environment of woodland, forestry and farmland including landscape features of mountain streams, stone walls and semi-improved grassland. Views are an important element to the area and its approach to SNP, Conwy castle and wider uplands of Conwy. Intervisibility between other SLAs and SNP will also be a future consideration. The protection of the area from inappropriate wind turbine development will also be a key future objective.

Focused Management and Promotion

The SLA designation is intended to raise awareness of the special characteristics, qualities and importance of a locally valued landscape so that it can be promoted as a positive management tool to ensure quality design and landscape treatment is a key part of any development. Whilst tourism is key to the area and links to SNP development in this area will be required to be of exceptional quality complementary to the setting and specific aspect layer(s) in which it is sited.

Coherence

This SLA comprises the following LANDMAP fabric:

High:

Historic Landscape: CNWHL060, CNWHL061, CNWHL064, CNWHL069, CNWHL071

Geological Landscape: CNWGL039, CNWGL029, CNWGL032, CNWGL040, CNWGL110, CNWGL056, CNWGL034, CNWGL059

Visual and Sensory: CNWVS018, CNWVS058, CNWVS064, CNWVS067, CNWVS073, CNWVS074.

Landscape Habitat: CNWLH027, CNWLH050, CNWLH054, CNWLH087.

Outstanding:

Historic Landscape: CNWHL066, CNWHL068

Geological Landscape: CNWGL028, CNWGL058

Visual and Sensory: CNWVS015

APPENDIX 1

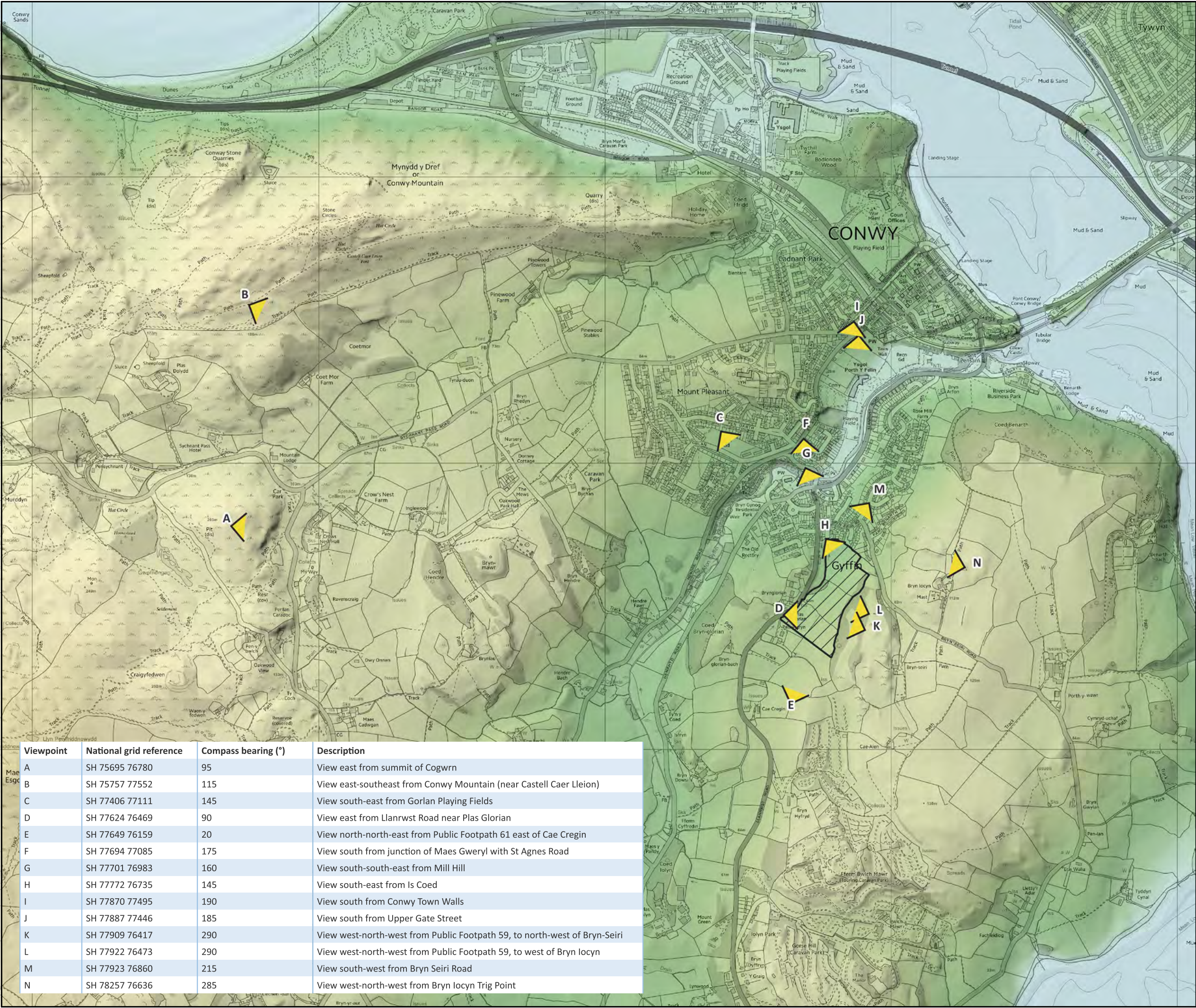
Illustrative Viewpoints

Viewpoint	Location
A	View east from summit of Cogwrn
B	View east-southeast from Conwy Mountain (near Castell Caer Lleion)
C	View south-east from Gorlan Playing Fields
D	View east from Llanrwst Road near Plas Glorian
E	View north-north-east from Public Footpath 61 east of Cae Cregin
F	View south from junction of Maes Gweryl with St Agnes Road
G	View south-south-east from Mill Hill
H	View south-east from Is Coed
I	View south from Conwy Town Walls
J	View south from Upper Gate Street
K	View west-north-west from Public Footpath 59, to north-west of Bryn-Seiri
L	View west-north-west from Public Footpath 59, to west of Bryn Iocyn
M	View south-west from Bryn Seiri Road
N	View west-north-west from Bryn Iocyn Trig Point



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Viewpoint	National grid reference	Compass bearing (°)	Description
A	SH 75695 76780	95	View east from summit of Cogwrn
B	SH 75757 77552	115	View east-southeast from Conwy Mountain (near Castell caer lleion)
C	SH 77406 77111	145	View south-east from Gorlan Playing Fields
D	SH 77624 76469	90	View east from Llanrwst Road near Plas Glorian
E	SH 77649 76159	20	View north-north-east from Public Footpath 61 east of Cae Cregin
F	SH 77694 77085	175	View south from junction of Maes Gweryl with St Agnes Road
G	SH 77701 76983	160	View south-south-east from Mill Hill
H	SH 77772 76735	145	View south-east from Is Coed
I	SH 77870 77495	190	View south from Conwy Town Walls
J	SH 77887 77446	185	View south from Upper Gate Street
K	SH 77909 76417	290	View west-north-west from Public Footpath 59, to north-west of Bryn-Seiri
L	SH 77922 76473	290	View west-north-west from Public Footpath 59, to west of Bryn Iocyn
M	SH 77923 76860	215	View south-west from Bryn Seiri Road
N	SH 78257 76636	285	View west-north-west from Bryn Iocyn Trig Point

Cleint / Client:

Enw project / Project name:

LAND AT LLANRWST ROAD
GYFFIN, CONWY

Teitl lluniad / Drawing title:

Location of
Illustrative Viewpoints

Eglurhad / Key:

Illustrative viewpoint

Proposed development area

Terrain relief - elevation in metres above Ordnance Datum (mAOD)

500 mAOD

-10 mAOD

DRAFT

Graddfa / Scale (A3):
1:12,500

Dyddiad / Date:
May 2024

Derfnydded gan:
Rhif Rhif: RhE

Gwilydd gan:
JS

Cwydded gan:
01

Rhif lluniad / Drawing number:
Appendix 1

Darparwyd gan / Prepared by:

11 Chyrol, Cwrt Y Ddwr, Ffordd Celyn, Rhydym, Derbyshire, LL15 1NJ

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e-bost/e-mail: info@rmlconsult.com, info@rmlconsult.com, www.rmlconsult.com

Illustrative Viewpoint A
View east from summit of Cogwrn



National Grid Reference: SH 75695 76780
Date / Time: 19/04/2024, 15:15 hrs
Weather Conditions / Visibility: Partly Cloudy / Good
View Bearing: 95° (E)

Camera and Lens: Nikon D610 - 50mm lens
Horizontal Field of View: 80°
Camera Height: 1.7 m
Recommended Viewing Distance: 300 mm

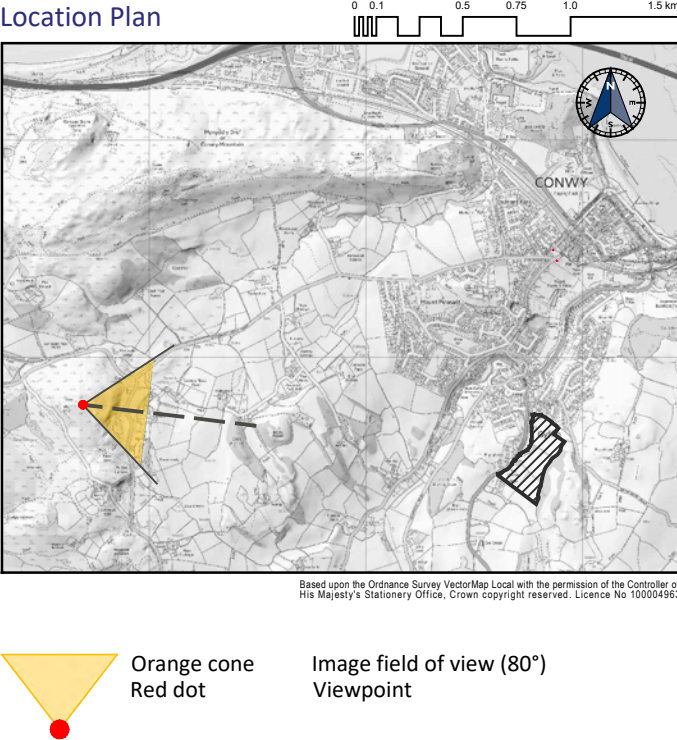
Existing 80° Stitched Panoramic Image

Viewing Instructions

This is a composite image made up of 5 No. 50 mm prime lens photographs, joined together to form an overall field of view which is wider than that seen in detail by the human eye.
For correct perspective viewing, this image should be viewed at a distance of 300 mm with one eye. This image should only be assessed in the real landscape from the same viewpoint.

Location:
Cogwrn summit

Description of change in view:



Illustrative Viewpoint B

View east-south-east from Conwy Mountain (near to Castell Caer Lleion)



National Grid Reference: SH 75757 77552
Date / Time: 19/04/2024, 16:05 hrs
Weather Conditions / Visibility: Partly Cloudy / Good
View Bearing: 115° (ESE)

Camera and Lens: Nikon D610 - 50mm lens
Horizontal Field of View: 80°
Camera Height: 1.6 m
Recommended Viewing Distance: 300 mm

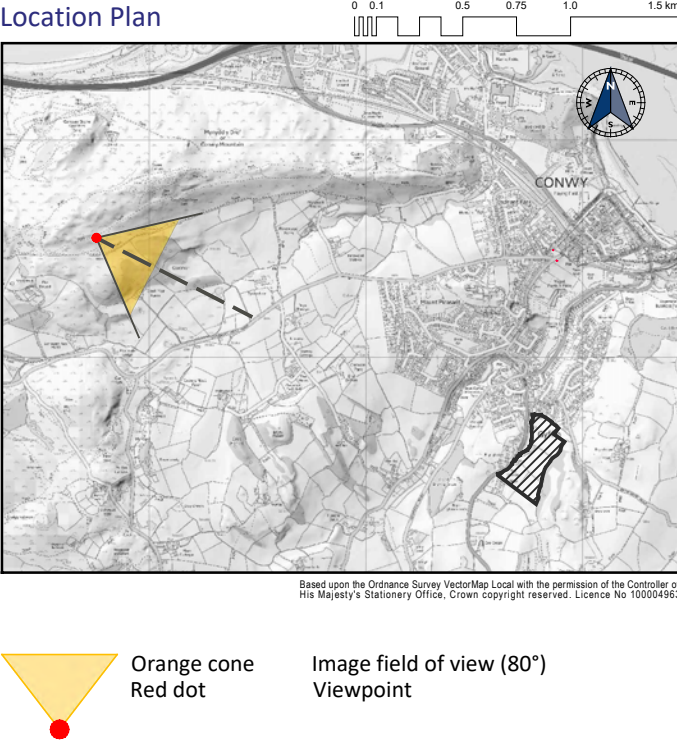
Existing 80° Stitched Panoramic Image

Viewing Instructions

This is a composite image made up of 5 No. 50 mm prime lens photographs, joined together to form an overall field of view which is wider than that seen in detail by the human eye.
For correct perspective viewing, this image should be viewed at a distance of 300 mm with one eye. This image should only be assessed in the real landscape from the same viewpoint.

Location:
Conwy Mountain (near Castell Caer Lleion)

Description of change in view:



Illustrative Viewpoint C

View south-east from Gorlan Playing Fields



National Grid Reference: SH 77406 77111
Date / Time: 19/04/2024, 14:30 hrs
Weather Conditions / Visibility: Sunny / Very good
View Bearing: 145° (SE)

Camera and Lens: Nikon D610 - 50mm lens
Horizontal Field of View: 80°
Camera Height: 1.7 m
Recommended Viewing Distance: 300 mm

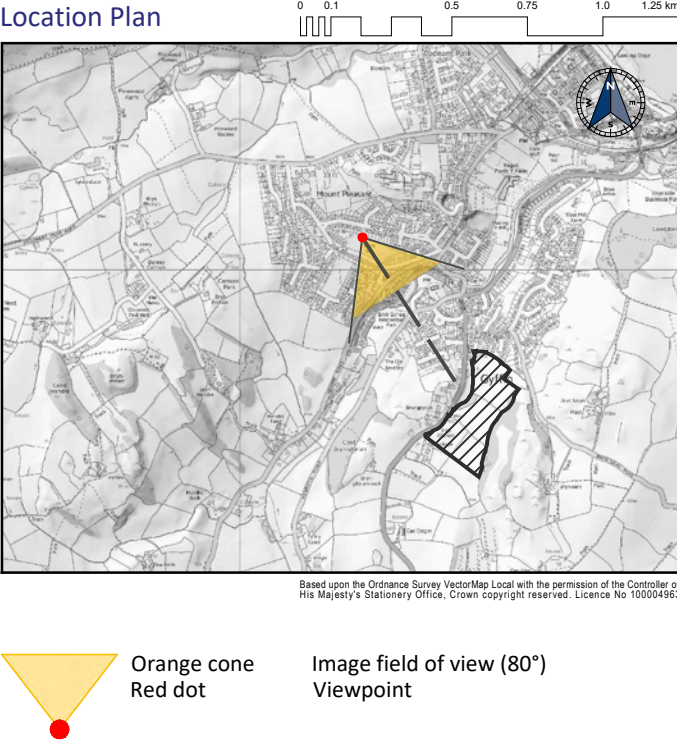
Existing 80° Stitched Panoramic Image

Viewing Instructions

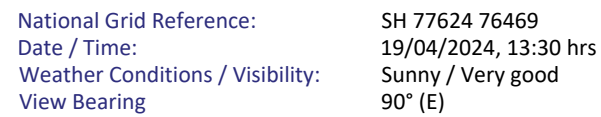
This is a composite image made up of 5 No. 50 mm prime lens photographs, joined together to form an overall field of view which is wider than that seen in detail by the human eye.
For correct perspective viewing, this image should be viewed at a distance of 300 mm with one eye. This image should only be assessed in the real landscape from the same viewpoint.

Location:
Glorian Playing Fields

Description of change in view:



View east from Llanrwst Road near Plas Glorian



Camera and Lens:	Nikon D610 - 50mm lens
Horizontal Field of View:	80°
Camera Height	1.65 m
Recommended Viewing Distance:	300 mm

Viewing Instructions

This is a composite image made up of 5 No. 50 mm prime lens photographs, joined together to form an overall field of view which is wider than that seen in detail by the human eye.

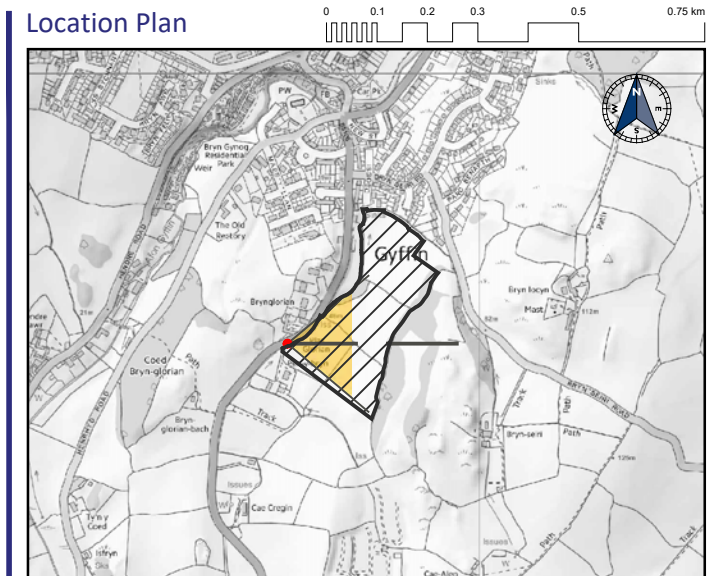
For correct perspective viewing, this image should be viewed at a distance of 300 mm with one eye. This image should only be assessed in the real landscape from the same viewpoint.

Location:

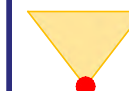
B5106 Llanrwst Road near to Plas Glorian

Description of change in view:

Location Plan



Based upon the Ordnance Survey VectorMap Local with the permission of the Controller of His Majesty's Stationery Office, Crown copyright reserved. Licence No 100004963



Orange cone
Red dot

Image field of view (80°)
Viewpoint

Illustrative Viewpoint E

View north-north-east from Public Footpath 61 east of Cae Cregin



National Grid Reference: SH 77649 76159
Date / Time: 19/04/2024, 11:50 hrs
Weather Conditions / Visibility: Partly cloudy / Good
View Bearing: 20° (NNE)

Camera and Lens: Nikon D610 - 50mm lens
Horizontal Field of View: 80°
Camera Height: 1.65 m
Recommended Viewing Distance: 300 mm

Existing 80° Stitched Panoramic Image

Viewing Instructions

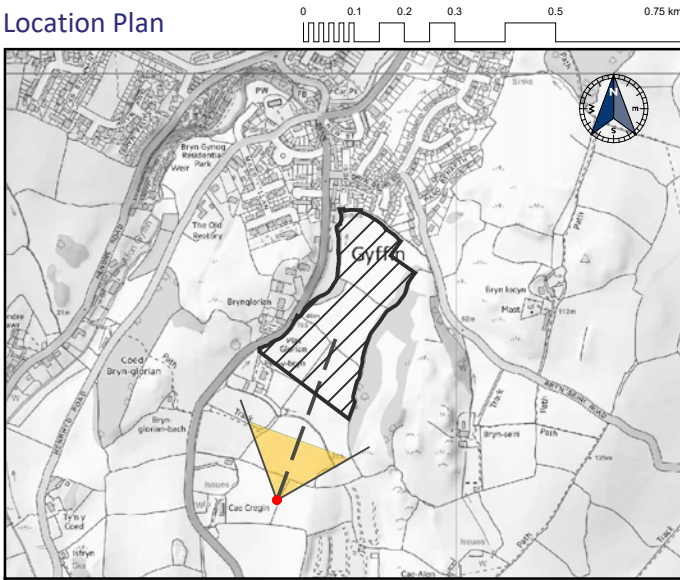
This is a composite image made up of 5 No. 50 mm prime lens photographs, joined together to form an overall field of view which is wider than that seen in detail by the human eye.

For correct perspective viewing, this image should be viewed at a distance of 300 mm with one eye. This image should only be assessed in the real landscape from the same viewpoint.

Location:
Public Footpath 61

Description of change in view:

Location Plan



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Orange cone
Red dot
Image field of view (80°)
Viewpoint

Illustrative Viewpoint F

View south from junction of Maes Gweryl with St Agnes Road



National Grid Reference: SH 77694 77085
Date / Time: 19/04/2024, 14:10 hrs
Weather Conditions / Visibility: Sunny / Very good
View Bearing: 150° (SSE)

Camera and Lens: Nikon D610 - 50mm lens
Horizontal Field of View: 80°
Camera Height: 1.65 m
Recommended Viewing Distance: 300 mm

Existing 80° Stitched Panoramic Image

Viewing Instructions

This is a composite image made up of 5 No. 50 mm prime lens photographs, joined together to form an overall field of view which is wider than that seen in detail by the human eye.

For correct perspective viewing, this image should be viewed at a distance of 300 mm with one eye. This image should only be assessed in the real landscape from the same viewpoint.

Location:
Junction of Maes Gweryl with St Agnes Road


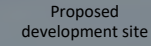
Description of change in view:

Location Plan



Orange cone
Red dot
Image field of view (80°)
Viewpoint

View south-south-east from Mill Hill



Orange cone
Red dot

Image field of view (80°)
Viewpoint

Illustrative Viewpoint H
View south-east from Is Coed



National Grid Reference: SH 77772 76735
Date / Time: 19/04/2024, 10:25 hrs
Weather Conditions / Visibility: Overcast / Good
View Bearing: 145° (SSE)

Camera and Lens: Nikon D610 - 50mm lens
Horizontal Field of View: 80°
Camera Height: 1.7 m
Recommended Viewing Distance: 300 mm

Existing 80° Stitched Panoramic Image

Viewing Instructions

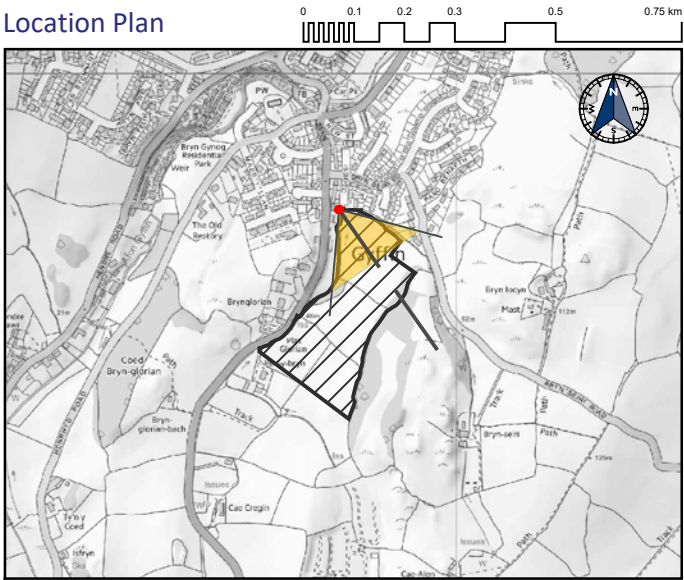
This is a composite image made up of 5 No. 50 mm prime lens photographs, joined together to form an overall field of view which is wider than that seen in detail by the human eye.

For correct perspective viewing, this image should be viewed at a distance of 300 mm with one eye. This image should only be assessed in the real landscape from the same viewpoint.

Location:
Is Coed

Description of change in view:

Location Plan



Orange cone
Red dot

Image field of view (80°)
Viewpoint

Illustrative Viewpoint I

View south from Conwy Town Walls



National Grid Reference: SH 77772 76735
Date / Time: 19/04/2024, 17:10 hrs
Weather Conditions / Visibility: Partly cloudy / Good
View Bearing: 190° (S)

Camera and Lens: Nikon D610 - 50mm lens
Horizontal Field of View: 80°
Camera Height: 1.6 m
Recommended Viewing Distance: 300 mm

Existing 80° Stitched Panoramic Image

Viewing Instructions

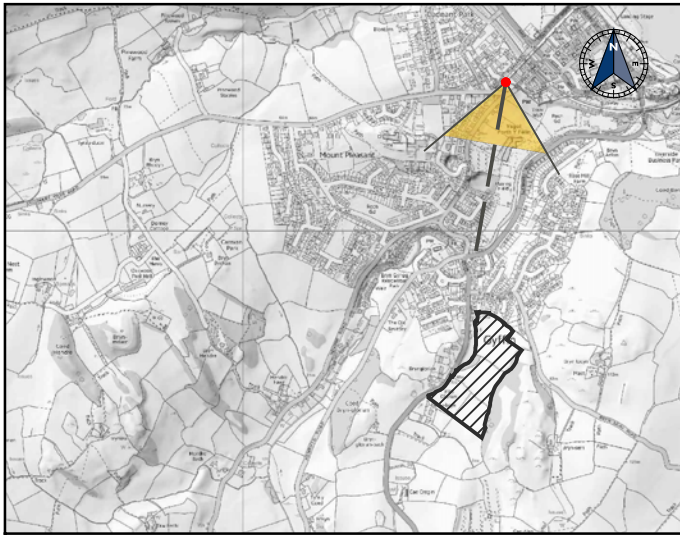
This is a composite image made up of 5 No. 50 mm prime lens photographs, joined together to form an overall field of view which is wider than that seen in detail by the human eye.

For correct perspective viewing, this image should be viewed at a distance of 300 mm with one eye. This image should only be assessed in the real landscape from the same viewpoint.

Location:
Conwy Town Walls

Description of change in view:

Location Plan



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Image field of view (80°)
Viewpoint

Illustrative Viewpoint J

View south from Upper Gate Street



National Grid Reference: SH 77887 77446
Date / Time: 19/04/2024, 16:45 hrs
Weather Conditions / Visibility: Partly cloudy / Good
View Bearing: 185° (S)

Camera and Lens: Nikon D610 - 50mm lens
Horizontal Field of View: 80°
Camera Height: 1.6 m
Recommended Viewing Distance: 300 mm

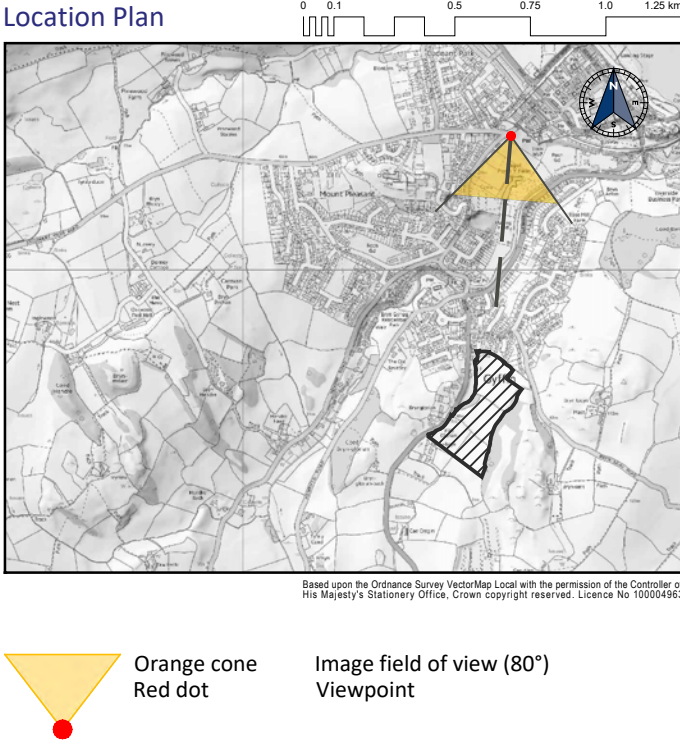
Existing 80° Stitched Panoramic Image

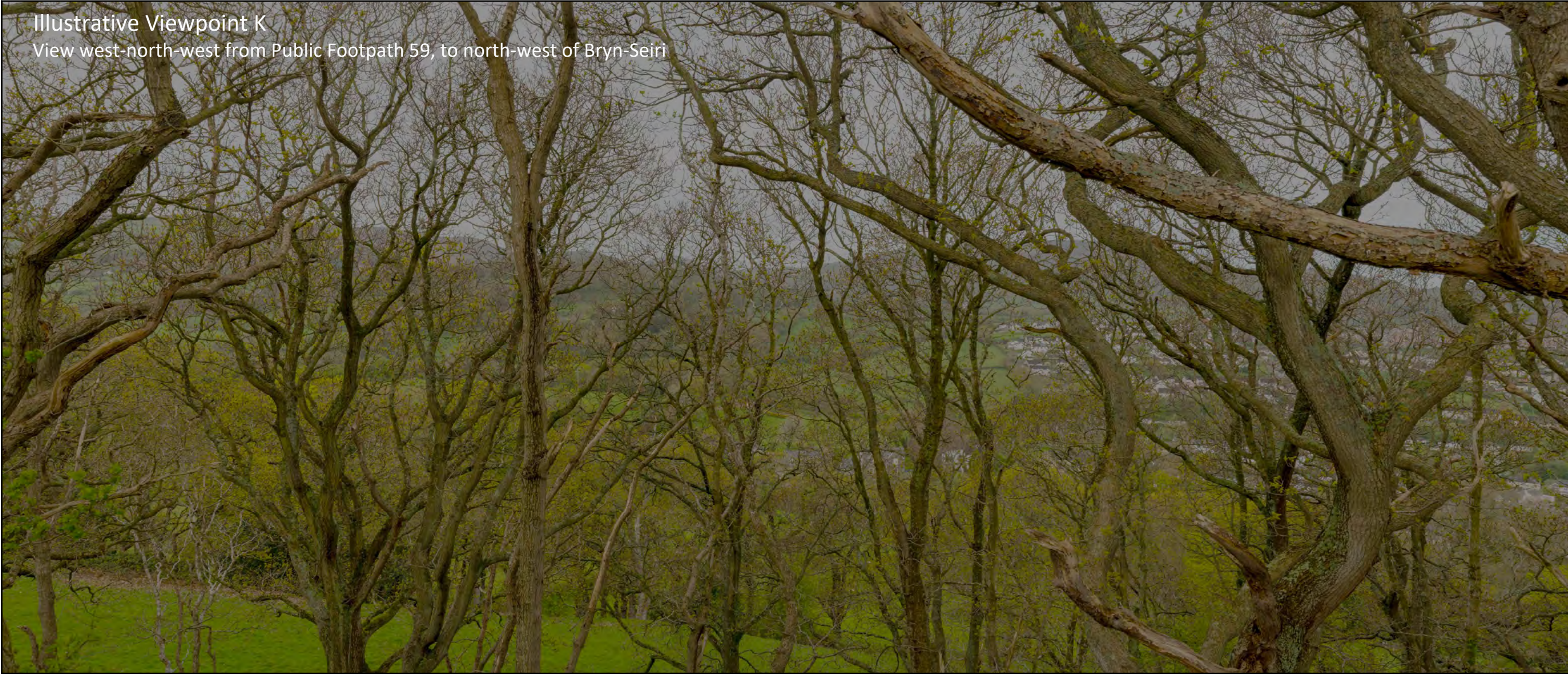
Viewing Instructions

This is a composite image made up of 5 No. 50 mm prime lens photographs, joined together to form an overall field of view which is wider than that seen in detail by the human eye.
For correct perspective viewing, this image should be viewed at a distance of 300 mm with one eye. This image should only be assessed in the real landscape from the same viewpoint.

Location:
Upper Gate Street

Description of change in view:





National Grid Reference: SH 77909 76417
Date / Time: 19/04/2024, 11:25 hrs
Weather Conditions / Visibility: Showers / Moderate
View Bearing: 290° (WNW)

Camera and Lens: Nikon D610 - 50mm lens
Horizontal Field of View: 80°
Camera Height: 1.65 m
Recommended Viewing Distance: 300 mm

Existing 80° Stitched Panoramic Image

Viewing Instructions

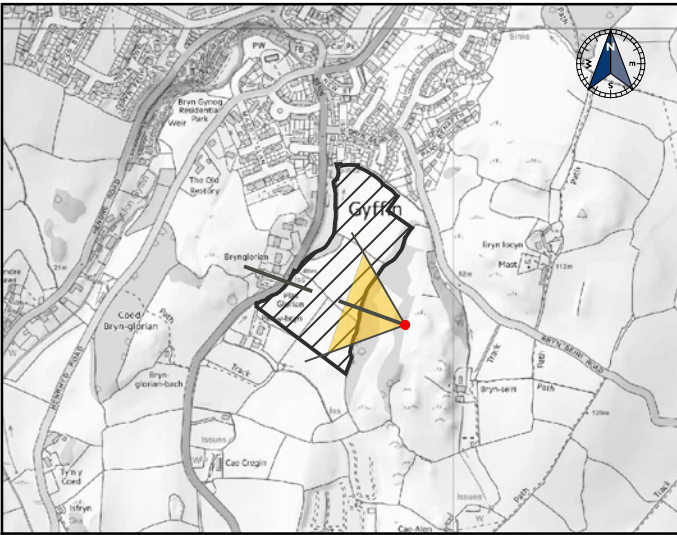
This is a composite image made up of 5 No. 50 mm prime lens photographs, joined together to form an overall field of view which is wider than that seen in detail by the human eye.

For correct perspective viewing, this image should be viewed at a distance of 300 mm with one eye. This image should only be assessed in the real landscape from the same viewpoint.

Location:
Public Footpath 59

Description of change in view:

Location Plan

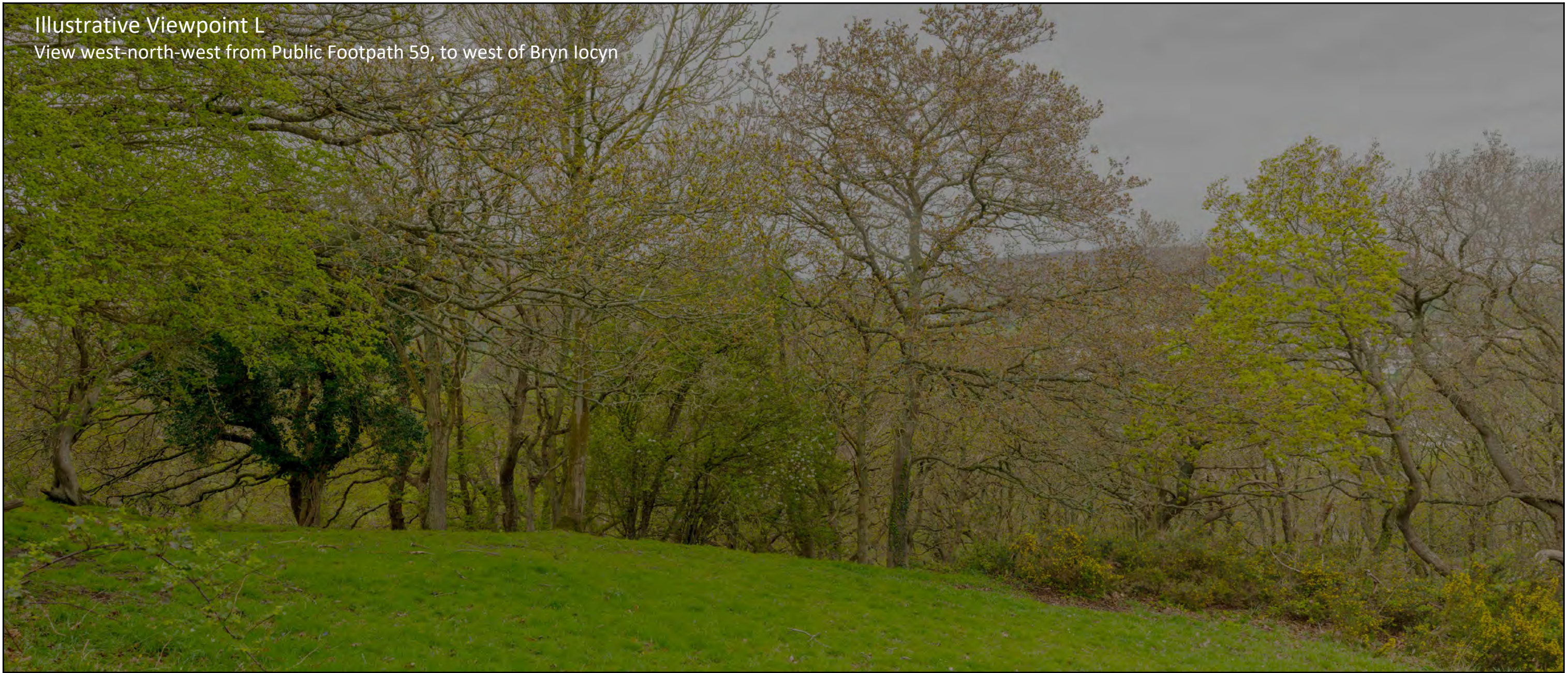


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Orange cone
Red dot
Image field of view (80°)
Viewpoint

Illustrative Viewpoint L

View west-north-west from Public Footpath 59, to west of Bryn Iocyn



National Grid Reference: SH 77922 76473
Date / Time: 19/04/2024, 11:10 hrs
Weather Conditions / Visibility: Showers / Moderate
View Bearing 290° (WNW)

Camera and Lens:	Nikon D610 - 50mm lens
Horizontal Field of View:	80°
Camera Height	1.6 m
Recommended Viewing Distance:	300 mm

Existing 80° Stitched Panoramic Image

Viewing Instructions

This is a composite image made up of 5 No. 50 mm prime lens photographs, joined together to form an overall field of view which is wider than that seen in detail by the human eye.

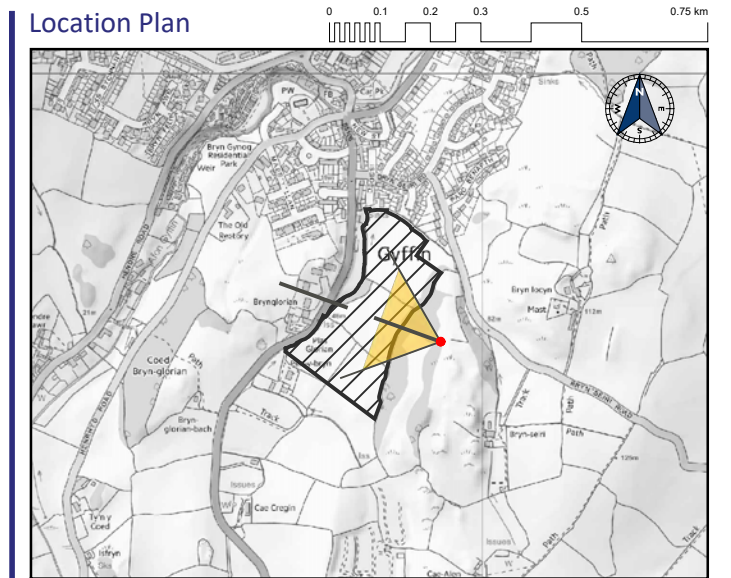
For correct perspective viewing, this image should be viewed at a distance of 300 mm with one eye. This image should only be assessed in the real landscape from the same viewpoint.

Location:

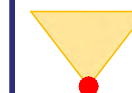
Public Footpath 59

Description of change in view:

Location Plan



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Orange cone
Red dot

Image field of view (80°)
Viewpoint

Illustrative Viewpoint M
View south-west from Bryn Seiri Road

Proposed
development site



National Grid Reference: SH 77923 76860
Date / Time: 19/04/2024, 13:15 hrs
Weather Conditions / Visibility: Sunny / Very good
View Bearing: 215° (SW)

Camera and Lens: Nikon D610 - 50mm lens
Horizontal Field of View: 80°
Camera Height: 1.65 m
Recommended Viewing Distance: 300 mm

Existing 80° Stitched Panoramic Image

Viewing Instructions

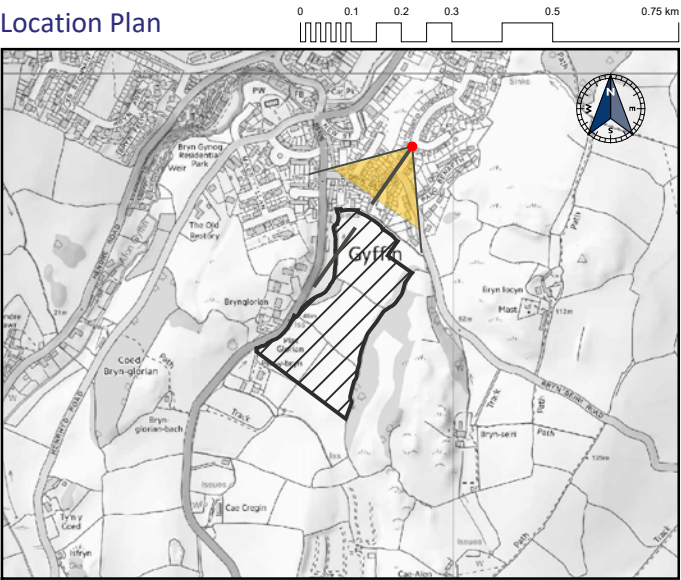
This is a composite image made up of 5 No. 50 mm prime lens photographs, joined together to form an overall field of view which is wider than that seen in detail by the human eye.

For correct perspective viewing, this image should be viewed at a distance of 300 mm with one eye. This image should only be assessed in the real landscape from the same viewpoint.

Location:
Bryn Seiri Road

Description of change in view:

Location Plan



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Image field of view (80°)
Viewpoint

Illustrative Viewpoint N

View west-north-west from Bryn Iocyn Trig Point



National Grid Reference: SH 78257 76636
Date / Time: 19/04/2024, 12:30 hrs
Weather Conditions / Visibility: Sunny / Very good
View Bearing: 285° (WNW)

Camera and Lens: Nikon D610 - 50mm lens
Horizontal Field of View: 80°
Camera Height: 1.7 m
Recommended Viewing Distance: 300 mm

Existing 80° Stitched Panoramic Image

Viewing Instructions

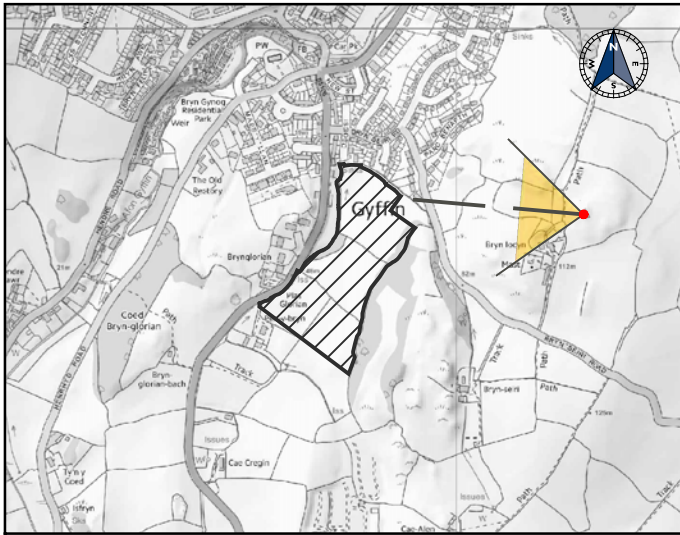
This is a composite image made up of 5 No. 50 mm prime lens photographs, joined together to form an overall field of view which is wider than that seen in detail by the human eye.

For correct perspective viewing, this image should be viewed at a distance of 300 mm with one eye. This image should only be assessed in the real landscape from the same viewpoint.

Location:
Bryn Iocyn Trig Point

Description of change in view:

Location Plan



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Orange cone
Red dot
Image field of view (80°)
Viewpoint