

# Dafarn Newydd, Llangefni LVIA

Landscape and Visual Impact Assessment

December 2021

# land|studio

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## 1. Introduction

### 1.1. Purpose and Scope of the Report

- 1.1.1. This Landscape and Visual Impact Assessment has been produced on behalf of the Anglesey Lodge and Caravan Park in respect of land adjacent to Dafarn Newydd, Llangefni to accompany a proposed planning application for a new commercial development.
- 1.1.2. This document aims to discuss baseline information in relation to landscape and visual matters and make suggestions for mitigating the site to prevent negative impact on the surrounding landscape.
- 1.1.3. This report should be read in conjunction with the following figures and drawings;
- Figure 01 : Location Plan
  - Figure 02 : Landscape Character
  - Figure 03 : Access
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  - Figure 05 : Topography
  - Figure 06 : ZTV and Viewpoints Locations
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- 1.1.4. The proposed development includes the change of use of land from agricultural use to a holiday complex comprising 35 static caravans, access roads and drainage pond.
- 1.1.5. The site is an area of approximately 2.50ha located on the B5420 on the approach to Llangefni, approximately 3.50km west of Penymynydd, 1.80km south of Talwrn, and 1.40km west of Cient. The site consists of mixed hedgerow field boundaries and is accessed via field gates on the B5420 to the south. Footpath access is available via a Public Right of Way crossing the site in a north-south direction, connecting the B5420 and the unclassified road that links the B5420 and Talwrn Road.
- 1.1.6. The site is mostly screened by mixed hedgerow and tree planting along the site boundaries. Notable features include a large block of native woodland to the western boundary and hedgerow and tree planting aligning the southern boundary along the B5420. The topography within the site rises from south to north, with glimpsed views to the south from the highest point. The site is partially overlooked from the unclassified road connecting the B5420 and Talwrn Road to the north.
- 1.1.7. A large development associated with Coleg Menai is proposed to the west between the site and Llangefni, increasing the perceived settlement area of Llangefni and linking any proposed development in the site with a well-established settlement.

## 2. Methodology

### 2.1. Assessment Methodology

2.1.1. A Landscape and Visual Impact Assessment has been undertaken to identify information relevant to the proposed application.

2.1.2. The assessment is based on landscape resources and visual receptors such as:

- Changes in the fabric, character and quality of the landscape, visual amenity.
- Available views experienced by receptors that are likely to occur because of the implementation of development.

2.1.3. Appendix A sets out the Methodology in more detail.

## 3. Baseline Review: Planning Policy

3.1.1. Please refer to the Planning Statement submitted as part of the application.

## 4. Baseline Review: Designations

### 4.1. Landscape Designations

4.1.1. There are no landscape designations within the study area.

### 4.2. Heritage and Townscape Designations

#### Listed Buildings

4.2.1. There are 17 Listed Buildings in the study area. Most of these are located within Llangefni along Glanhwfa Road (A5114) approximately 1.50km west of the site. The closest listed building is Melin Wynt y Craig, an early C19 wind-powered cornmill, located 1.00km west of the site on Felin Graig.

4.2.2. The Listed Buildings (category shown in brackets) include;

- Cluster of 6 no. buildings on Glanhwfa Road (A5114) (5 no. Grade II and 1 no. II\*) – approx. 1.50km west
- Cluster of 4 no. buildings on the corner of Glanhwfa Road (A5114) and Lon Penmynydd (B5420) (Grade II) – approx. 1.45km west
- Melin Wynt y Craig (Grade II) – approx. 1.00km west
- Church of St. Cyngar and Gates and Arch to Church (Grade II) – approx. 1.80km west
- Former National School and Schoolhouse (Grade II) – approx. 1.90km west
- Hendre Howell (Grade II) – approx. 1.30km north
- Bryn Brochan (Grade II) – approx. 1.95km north-east
- Parc, traditional small holdings (Grade II) – approx. 1.90km north-east

## Conservation Areas

- 4.2.3. Conservation areas help protect places of architectural or historical interest. They recognise the value of the wider area within which buildings are situated, including the historic street pattern, characteristic materials, architectural style, and historic associations.
- 4.2.4. Gwerthfawrogiad Cymeriad Ardal Cadwraeth, Llangefni is the only conservation area present within the study area. It is located approximately 1.50km to the west and contains major infrastructure roads such as the B5420 and A5114. As described in the conservation area appraisal, the town's setting, general uniformity of Victorian architectural styles, differing scale, open spaces, varying roofscape, and overall quality all contribute greatly to the town's character. Whilst a number of the town's more notable buildings are individually listed it is the overall streetscape and open spaces that make the major contribution to the qualities of the area and therefore is considered worthy of protection and enhancement.

## Scheduled Ancient Monument

- 4.2.5. Scheduled Ancient Monuments are typically a nationally important archaeological site or historic buildings given protection against unauthorised change. There are two located within the study area:
  - Tre-Garnedd Moated Site – approx. 1.05km south-west
  - Hirdre-Faig Standing Stone – approx. 1.30km south-east

## 4.3. Ecological Designations

### Caeau Talwrn Site of Special Scientific Interest (SSSI)

- 4.3.1. The study area contains one Site of Special Scientific Interest, located to the north of the site between the unclassified road and Talwrn village. Caeau Talwrn are a series of small fields of special interest for their natural grassland and mire vegetation. The vegetation of this site is of interest as it includes not only dry neutral grassland and various types of mire especially rich-fen, fen-meadow and rush pasture, but also shows the transitions between various types particularly well.
- 4.3.2. The dry grasslands are largely restricted to the enclosures to the south of the village. These grasslands support a profusion of grasses and herbs. The wetter areas of land with a high water table are dominated by blunt-flowered rush and other species such as wild angelica and sneezewort. In the southern part of the site the hedge banks support excellent populations of *Aquilegia vulgaris*.

### Corsydd Mon Special Area of Conservation (SAC)

- 4.3.3. The western fields at Clegyrdd bach fall within the Corsydd Mon Special Area of Conservation. These are also designated as a Site of Special Scientific Interest as described above are located approximately 1.50km north of the site. Corsydd Mon comprises a series of fen basins located on the limestone of eastern Anglesey. The

site includes some of the best examples of base-rich fen in Wales along the oligotrophic lakes, areas of purple moor grass meadow, wet and dry heath and associated areas of neutral and calcareous grassland. The site is set within a mainly agricultural landscape of livestock Farms and small settlements.

#### Ancient Woodland

- 4.3.4. A small block of ancient woodland is located to the north of the site on the edge of the study area around Canoldydd. Ancient woodland is a woodland that has existed continuously since 1600 or before. In most ancient woods, the trees and shrubs have been cut down periodically as part of the management cycle, therefore does not always contain old trees. Ancient woodland is formally defined on maps by Natural Resources Wales.

#### Local Nature Reserve – The Dingle

- 4.3.5. The Dingle Local Nature Reserve is located adjacent to the northern boundary of Llangefni settlement area, approximately 1.50km west of the site. The Nature Reserve is a 16-hectare wooded valley and is bisected by the river Cafni. It is a steep sided gorge formed by glacial meltwater during the last ice age and much of the reserve is ancient woodland which led to it being known as the Dingle (meaning steep wooded valley) as early as the 1830's.
- 4.3.6. Parts of the woodland are dominated by sessile oak, ash and wild cherry. Other parts are mostly sycamore and the occasional ash tree with an abundance of ferns and mosses and woodland flowers such as wood anemones. Frogs and newts live in the wetter areas and adders and lizards in the drier woodland. Blue tits and great tits nest in the woods and moorhen by the water; wrens and grey wagtails are common small birds seen along the boardwalk.

## 5. Baseline Review: Landscape

### 5.1. Anglesey Landscape Strategy 2011 Landscape Character Area

5.1.1. Three broad character areas from the Anglesey Landscape Strategy 2011 document are located within the study area. These character areas are separate to the LANDMAP designations, which will be described later in this section. The Anglesey Landscape Strategy 2011 was written in response to changes within the LANDMAP methodology and should be used alongside the LANDMAP studies. The following extract describes the importance of the document:

5.1.2. “The LANDMAP methodology provides a wealth of data for the individual evaluated aspect topics. These provide detail of the nature and importance of the individual aspect layers. However, it is also important to understand how the aspect topics combine to produce distinctive areas of landscape with a recognisable ‘sense of place’ or ‘local identity’. These form the individual LCAs. They are defined by overlaying the different aspect topic layer information and identifying areas where the combination of aspects is broadly the same and/or have distinct characteristics and a coherent sense of identity. LCAs provide a useful framework for description, management and policy formulation.”

5.1.3. The site falls within the national landscape character area 17: West Central Anglesey. A summary of the NCA is described below. Additional information can be found in Appendix D:

- An expansive landscape character area which includes a large area of the rural heartland of Anglesey, including the settlements of Gwalchmai and Llangefni.
- Includes a small section of coastal landscape at Rhosneigr including Traeth Llydan, with its associated dune system and impounded water body (Llyn Maelog).
- The topography is generally undulating which reflects its underlying geology, particularly the Coedana Granites. This results in a number of rocky outcrops that typify the landscape of this part of the island. These, together with small areas of semi-natural habitats – hedges, trees, mires – are scattered throughout the area within a matrix of improved agricultural grassland.
- Semi-natural habitats form an important landscape resource and contribute markedly to the character of the area, breaking up areas of uniformity within the wider landscape.
- The A5 and A55 roads pass through the area, whilst the main railway passes along its southern edge.
- The main settlements within the LCA are Llangefni and Gwalchmai and nearby adjacent to the A5 are the Anglesey Showground and Mona Airfield.

5.1.4. Anglesey Landscape Strategy 2011 highlights several key issues regarding each landscape character area. These are defined under categories Habitat Management, Transport Corridors and Settlement Edge. Several key issues include:

- Any proposal should consider the management of the range of semi-natural habitats and management of wider habitats.

- The main railway line and A5/A55 corridors pass through the LCA. It is important any new development or management proposal ensure that visual impact from and to these principal transport corridors are properly considered, and mitigation measures reflect the wider landscape.
- Development around the settlement edges should be a form and character appropriate to each settlement and be considered in terms of impacts upon the wider landscape, rather than the site above.

5.1.5. Several of the key characteristics listed above are evident within the site and the study area and will be considered within the Landscape Baseline.

5.1.6. The study area also contains National Landscape Character Areas: 12 East Central Anglesey to the east and 15 Afon Cefni to the south of the site. Additional information on both can be found in Appendix D. Due to the proximity of these NCA's, both have been included in the Landscape Assessment as receptors.

## 5.2. LANDMAP Character Area – Open Rolling Lowland

5.2.1. The following descriptions relate to the Natural Resources Wales LANDMAP Character Area designations. Further details can be found in Appendix D.

5.2.2. Six LANDMAP character areas are located within the study area. The following information describes the LCA in which the site is located – Open Rolling Lowland, and the two adjacent LCA's – Urban (Llangefni), and Open Lowland Valleys.

5.2.3. The Open Rolling Lowland LCA is described as 'generally quite pleasant rural landscape but with no distinct landmarks'. The recommendations set out in the survey state that elements such as wetlands, hedges, copses etc. small lanes, ancient monuments and small villages should be conserved and that the continuation of farming is of principal recommendation. The LANDMAP survey describes the areas as:

5.2.4. This is a very extensive area, stretching from Moelfre on the east coast, to Aberffraw on the west coast. It appears fairly flat in the west, but more undulating and higher in the east. It is primarily pasture, with some arable land, and medium to large sized fields with hedges, some hedgbanks and stone walls. It is crisscrossed by a network of mainly small roads, with many scattered houses and farms, hamlets and small villages. Generally, it feels settled and prosperous, with a quiet rural character. It is pleasant but unremarkable, with some long views to the higher parts of Anglesey, and distant views to Snowdonia, but not usually to the coast. Only in the far west can the coast be seen. The part west of the A55 suffers from disturbance from jets from RAF Valley on weekdays. Change detection 2014: increase in caravan and chalet parks which are generally more conspicuous in the north east part of the area. Minor boundary change at edge of Llangefni school.

5.2.5. Several of the key characteristics listed above are evident within the site and the study area and will be considered within the Landscape Baseline.

### 5.3. LANDMAP Character Area – Open Rolling Valleys

- 5.3.1. The Open Rolling Valleys LCA is located approximately 300m to the east of the site. Open Rolling Valleys includes key designations such as Malltraeth Marsh, approximately 3.60km south of the site, and Cors Bodeilo Nature Reserve, approximately 2.30km north-east of the site adjacent to Talwrn Village. Like the Open Rolling Lowland character area, Open Rolling Valleys is described as 'Generally quite pleasant rural landscape. Gentle rides and valleys without distinct landmarks.' Recommendations also includes the conservation of hedges, copses, small lanes and marshland, and the continued farming use is of principal management recommendation. The LANDMAP survey describes the areas as:
  - 5.3.2. From close to Benllech and Red Wharf Bay stretching southwestward this area is a series of low gently rounded ridges with wide flatbottomed valleys in between. It is all lower than the land to north and south and meets with Malltraeth Marsh in the south west. There are fens in the valleys, notably the Cors Bodeilo Nature Reserve, and pasture fields bounded by low hedges with few trees on the ridges. From the lower parts views are limited to the surrounding slopes, giving a secluded rather enclosed character to much of the area. Towards the north there are some views to Red Wharf Bay but generally the coast is not dominant.
  - 5.3.3. Several of the key characteristics listed above are evident within the site and the study area and will be considered within the Landscape Baseline.

### 5.4. LANDMAP Character Area – Urban Llangefni

- 5.4.1. The Urban Llangefni character area is located approximately 450m to the west of the site and includes a busy compact centre set in a shallow valley of the small River Cefni. It is worth noting that a new development associated with Colig Menai is currently being built and the extent of this character area may be revised in the future.
- 5.4.2. The Urban LCA is described as 'Some pleasant parts of town with good views, but also some bland parts'. Recommendations include the conservation of older buildings and layout, including church, Victorian core and windmill and the enhancement of retail and industrial development. A defining quality is also its compactness, relationship with the Dingle and centre of commerce for the central part of Anglesey. The LANDMAP survey describes the areas as:
  - 5.4.3. This is a small town located in the centre of Anglesey, set in the shallow valley of the small River Cefni. It is the county town and appears to be thriving. It has a busy compact centre with pleasant but rather undistinguished architecture on the whole. An ugly out of scale new road and retail development in the town centre has not been integrated into the surrounding townscape or river corridor. There are the usual mundane housing estate on higher land to east and west and an industrial park being developed on lower land to the south. It is these more recent sprawling developments that can be seen from across the Cefni valley, including from the A55. The town is small enough for there to be pleasant views out, including to distant Snowdonia. Change detection 2014: school at north east boundary has expanded small areas of

agricultural and/or wild land are included where they form an important part of the setting of the settlement.

- 5.4.4. Due to the proximity of this LCA to the site, it will be included in the Landscape Assessment as a receptor.
- 5.4.5. Information on the remaining three character areas within the study area but not immediately adjoining the proposed development site can be found in Appendix D.

## **5.5. LANDMAP Character Area – Cultural Landscape**

- 5.5.1. As defined in the LANDMAP Methodology Culture Landscapes 2016, culture is taken to embrace any kind of human activity that can be related to landscape. It includes the contrived and sometimes pre-eminent expressions of culture, like art or literature, in which the landscape may be depicted or described, as well as the prosaic and commonplace expressions, like the choice of building materials, which are perhaps not intended to create something valuable or special.
- 5.5.2. In LANDMAP, The Cultural Aspects describes the links between landscape and people, from the fundamental way in which cultural or human activity shapes the landscape, to the way in which culture even shapes the way we think about landscape. The aim of the Culture Landscape should be to identify those cultural patterns that are keeping the landscape alive today, rather than those that sustained it in the past.
- 5.5.3. Two Cultural Landscapes are located within the study area; Central Anglesey and Llangefni. The site is located entirely within the Central Anglesey designation, which is evaluated overall as “high” because it is the central granary area of Anglesey, still carrying out the function for which Giraldus Cambrensis dubbed the island “mam Cymru”. A summary description can be found below with additional information in Appendix D:
- 5.5.4. The deep rural core of the island, comparatively untouched by the transport routes to the south west, and with a slower pace of life than the maritime periphery. There are many small variations within this broad cultural character area, none sufficient to make it an area of its own.

## **5.6. LANDMAP Character Area – Historic Llangefni**

- 5.6.1. As defined in the LANDMAP Methodology Historic Landscapes 2016, the myriad features that make up the historic landscape are the result of the activities of the people who used and shaped the land to serve their needs in the past: they reflect the beliefs, attitudes, traditions, and values of those people. The Historic Landscape Aspect identifies those landscape qualities that depend on key historic land uses, patterns, and features.
- 5.6.2. The Historic Landscape Aspect addresses this dichotomy objectively. It identifies only those classes of uses that are structurally prominent and contribute to the overall historic character of the present landscape. The study area contains two Historic Landscape designations, Fieldscape - central eastern Mon, and Llangefni.

- 5.6.3. The entire site is located within the Fieldscape – central eastern Mon Historic Landscape area. It has an overall evaluation of “outstanding” because of its national value as a broad landscape area in which it is difficult to differentiate but which contains many disparate patterns which illustrate and exemplify Anglesey’s evolution as a primary rural area. A summary description can be found below with additional information in Appendix D:
- 5.6.4. Most of (inland) Anglesey is still essentially rural in nature, and this large, disparate area occupies most of the island. Although there are smaller differences in the types and natures of the field patterns, and the scattered, nonnucleated settlements, mostly due to historical processes, to differentiate between them requires a more detailed study at level 4. At level, it is difficult to make decisions.

## 5.7. Site Context

### Location

- 5.7.1. The site is an area of approximately 2.50ha located on the B5420 on the approach to Llangefni, approximately 3.50km west of Penymynydd, 1.80km south of Talwrn, and 1.40km west of Cient. The site consists of arable pasture with mixed hedgerow field boundaries and a stream and woodland running north to south along the western boundary. Dafarn Newydd is located approximately 300m east of the eastern boundary of the site and a residential property is located approximately 360m to the north-east on the unclassified road connecting the B5420 and B5109. A large development associated with Coleg Menai is proposed to the west between the site and Llangefni.

### Site History

- 5.7.2. Studying historic maps back to the 1880s shows that the site and its context has not changed much between the 1889 and current day. The earliest accessible recordings show Dafarn Newydd present to the east of the site from 1889, comprising a similar footprint to the farmstead today.
- 5.7.3. Tree planting to the north, west and south are also evident on all historic maps, illustrating the strong landscape framework in which the site is located, particularly to the south along the B5420. The small block of woodland to the north is also evident from the 1880’s. The final feature that has been persistent through the historic records is the public right of way located within the site, connecting the B5420 and unclassified road to the north.

### Land Use

- 5.7.4. The site comprises approximately 2.50ha of arable pasture with a stream running north to south along the western boundary. All boundaries are defined by mixed native hedgerow and woodland planting. Dafarn Newydd is located 300m to the east of the site. The site is accessed via a secure gate on the southern boundary on the B5420. A Public Right of Way crosses the site in the north-south direction, providing public access from two locations. Aside from the access point, which consists of a small

area of hard-standing surfacing, there is no other hard-standing elements present within the site.

#### Topography

- 5.7.5. The site sits within an area of the landscape with undulating topography, with a high point to the north that falls gradually to the south. The topography falls gradually to the B5420 to the south, where views into the site are entirely screened by the low-lying nature of the site within the landscape and planting associated with the B5420. Views towards the new Coleg Menai development may also be available from the high points of the site through gaps in boundary planting.

#### Waterbodies

- 5.7.6. The Natural Resources Wales Flood Risk Map showing surface water flood risk shows that there are no waterbodies present within the site, however during our first site visit in winter, large areas of the site were flooded around what appears to be an open stream running in a north-south direction along the western boundary. This stream was less evident during a site visit carried out in summer; however, it is worth noting for any future development. There are no open water bodies present within the site.

#### Drainage

- 5.7.7. The Natural Resources Wales Flood Risk Map shows that areas to the north-western and south eastern corners of the site are in a low and high flood risk area respectively. The low flood risk designation continues across the B5420 into the adjacent agricultural fields to the south.
- 5.7.8. The high flood risk area is most evident at the southern area near the location of the Public Right of Way entrance into the site from the B5420. This high flood risk area continues north parallel to the PRoW alignment .

#### Infrastructure

- 5.7.9. A small area around the vehicular entrance into the site from the B5420 consists of concrete surfacing in poor condition. The Public Right of Way that crosses the site comprises a grass path, stone and steel access gate to the north and stone stile to the south, which is currently inaccessible due to overgrown vegetation. No other infrastructure is present within the site.

#### Built Form

- 5.7.10. There is no built form present within the site. Dafarn Newydd is located 300m east of the site and consists of several farmstead buildings.

#### Trees and Hedgerows

- 5.7.11. The site is defined by mixed native hedgerow and tree planting. A large block of woodland is located along the western boundary. The planting along the western boundary helps screen views from Llangefni and from the future development associated with Coleg Menai. The dense mixed planting along the southern boundary

and the B5420 is a strong buffer between a busy infrastructure route and the site. The remainder of the site consists of open agricultural pasture.

5.7.12. The surrounding fields consist mainly of open pasture associated with surrounding farmsteads. Field boundaries are generally defined by <3m tall native hedgerow and intermittent tree planting.

## 6. Landscape Receptor Sensitivity

6.1.1. Within this table the sensitivity of each landscape receptor is determined. The overall sensitivity of any landscape receptor is a combination of Value and Quality, which are defined within the Methodology (Appendix A).

Landscape Receptor	Landscape Value	Landscape Quality	Landscape Sensitivity
National Character Area: <b>West Central Anglesey (17)</b>	National level character assessments are most useful when interpreting landscape at scales larger than this assessment. The NCA is informative and picks up on many of the local character aspects which are representative of the site. <b>Medium</b>	The NCA has a positive character and key characteristics are evident within the study area. However, within the site and the wider study area there is scope for some improvement to reduce adverse effects on the NCA. <b>Medium</b>	Due to the national landscape value the sensitivity is considered <b>Medium</b> .
National Character Area: <b>East Central Anglesey (12)</b>	This NCA incorporates the Isle of Anglesey AONB, however there is no inter-visibility between this CA and the mainland (the site), therefore value has been reduced to <b>Medium</b> .	The NCA has a positive character and some key characteristics are evident within the study area. However, within the site and the wider study area there is scope for some improvement to reduce adverse effects on the NCA. <b>Medium</b>	Due to the national landscape value the sensitivity is considered <b>Medium</b> .
National Character Area: <b>Afon Cefni (15)</b>	This NCA incorporates the Isle of Anglesey AONB, however there is no inter-visibility between this CA and the mainland (the site), therefore value has been reduced to <b>Medium</b> .	The NCA has a positive character and some key characteristics are evident within the study area. However, within the site and the wider study area there is scope for some improvement to reduce adverse effects on the NCA. <b>Medium</b>	Due to the national landscape value the sensitivity is considered <b>Medium</b> .

Landscape Receptor	Landscape Value	Landscape Quality	Landscape Sensitivity
LANDMAP Character Area – <b>Open Rolling Lowland</b>	The site sits within this character area, which takes up a relatively large part of the study area. A number of key characteristics apply to the site. <b>Medium</b>	Several key characteristics are evident within the site and study area, however the site itself has potential for improvements and strengthening of these landscape characteristics. <b>Medium</b>	Due to the relevant key characteristics the sensitivity is considered <b>Medium</b> .
LANDMAP Character Area – <b>Open Lowland Valleys</b>	This character area takes up a large part of the study area and is in close proximity to the site. A few characteristics apply to the site. <b>Medium</b>	Several key characteristics are evident within the site and study area, however the site itself has potential for improvements and strengthening of these landscape characteristics. <b>Medium</b>	The site itself does not sit within the LCA, however due to the relevant key characteristics the sensitivity is considered <b>Medium</b> .
LANDMAP Character Area – <b>Urban Llangefni</b>	Very few characteristics apply to the site and only a small part of the outer eastern fringe of the town falls within the Zone of Theoretical Influence. <b>Low</b>	Few characteristics are evident within the site and wider study area, however the site itself has potential for improvements and strengthening of these landscape characteristics. <b>Low</b>	The landscape sensitivity is considered Low due to the lack of visibility of views into the site from this designation and its potential tolerance to change. <b>Low/Medium</b>

Landscape Receptor	Landscape Value	Landscape Quality	Landscape Sensitivity
Application Site	The site itself is not covered by any Landscape Designations (with the exception of a disused Public Right of Way) and it is not rare in landscape type. <b>Low</b>	The character of the site is positive in terms of its shared characteristics with the surrounding landscape, however there are detracting features such as the large development in construction to the west between the site and Llangefni and the B5420 running along the southern boundary of the site. <b>Low/Medium</b>	The site's landscape sensitivity is considered to be <b>Low/Medium</b> .

### 6.1.2. Landscape Baseline Summary

- 6.1.3. From the desktop study a total of 6 landscape receptors were assessed for their landscape sensitivity. We have tested their Landscape Value and Condition and concluded with a Landscape Sensitivity.
- 6.1.4. The landscape baseline concludes that overall the site has a **Low/Medium** sensitivity to change. This takes into consideration the site's role and relationship to wider landscape designations.
- 6.1.5. Although the assessment recognises that the site is not within any designations, there are landscape features, such as the native hedgerow planting along boundaries and mature woodland, which play a part in the wider landscape value and setting.

## 7. Baseline Review: Visual Amenity

### 7.1. Potential Visual Receptors

- 7.1.1. Visual receptors are “*the different groups of people who may experience views of the development*” (GLVIA, 3rd edition, para 6.3). In order to identify those groups who may be materially affected a Zone of Theoretical Visibility (ZTV) study, a baseline desk study and field study have all been undertaken.
- 7.1.2. Representative viewpoints have been selected to assess the effects on each of the visual receptors. In the visual baseline the following information is determined:
- The area in which the development may be visible;
  - The different groups of people who may experience changes in their views brought about by the development, typically:
    - residents within settlements;
    - people using key routes such as roads, cycle ways or long-distance paths;
    - people within accessible or recreational land; and
    - people using Public Rights of Way.
- 7.1.3. In dealing with Public Rights of Way and local roads, receptors are grouped into areas where effects might be expected to be broadly similar, or areas which share particular factors in common (e.g. routes within an area of designated landscape or users of local residential roads).

#### Zone of Theoretical Visibility (ZTV)

The area in which the proposed development may be visible has been determined in the visual baseline and is termed the Zone of Theoretical Visibility or ZTV for short. The ZTV for the site was generated using bare earth data i.e. with no intervening vegetation or existing built form. As shown on Figure 6, due to the area’s topography the ZTV sheds mainly around the central area of the study area where the site is located, with smaller pockets to the north-east and south-east.

#### Visual Receptors

Field work was carried out with clear skies and visibility was very good for this assessment. A photographic record is located in the Appendix C Figures Document as photographic viewpoint locations illustrated on Figure 6.

#### Public Rights of Way

- 7.1.4. There are numerous Public Rights of Way within the study area. Several are located to the north around Talwrn Village and the small area designated as ancient woodland. Clusters of PRow are also located to the south near the dismantled railway line adjacent to Nant Farm and Ty Mawr Llan, and near the northern settlement boundary of Llangefni to the north-west, connecting the B5109 and B5110. Public Rights of Way are paths on which the public have legally protected right to pass and re-pass.

- 7.1.5. Footpath Llangefni 34/011/1 runs through the centre of the site in a north-south direction, linking the B5420 and the unclassified road to the north. It is worth noting that the access point into the site from the B5420 using the designated Public Right of Way has been left in an unfavourable condition and is currently overgrown with invasive vegetation. This connection is unusable for the public; however, all other sections of the footpath are accessible. Footpath 34/011/1 contributes to a wider network of access points between settlement areas around the Isle of Anglesey.

#### Byway

- 7.1.6. One byway is located within the study area between Glanhwfa Road (A5114) and a public right of way to the south of Llangefni and approximately 1.90km south-west of the site. A byway is a track, often rural, which is too minor to be called a road. It is legal to drive any type of vehicle along certain byways.

#### Lon Las Cefni Cycleway

- 7.2. Lon Las Cefni is a regional cycleway located to the west of the study area, following a disused railway, and aligning The Dingle Local Nature reserve and Afon Cefni river. The linear path links Newborough Forest on the south coast of Anglesey to Llyn Cefni. The 13 miles route arcs around the landward margin of the Malltraeth estuary and then follows the banks of Afon Cefni inland across the Malltraeth Marsh before continuing into the market town of Llangefni. The route is generally flat with long distance views to Snowdonia and the diverse landscape of Anglesey. Lon Las Cefni connects into several regional and national cycle routes such as Sustrans Route 8, Lon Las Cymru (between Cardiff and Holyhead) and Sustrans Route 566 (between Llanddeusant and Newborough).

## 8. Visual Receptor Sensitivity

8.1.1. Within this table the sensitivity of each visual receptor is assessed in relation to the proposed development. The evaluation of the visual sensitivity of a visual receptor is in consideration of the following factors;

- The nature and context of the receptors;
- The value attached to views attached e.g. heritage assets, planning designations, value attached to views by visitors e.g. guidebooks, tourists maps and interpretive material;
- The degree to which particular views can accommodate change arising from a particular development; and
- The expectations of users/receptors.

<b>Visual Receptor</b>	<b>Viewpoint Number(s)</b>	<b>Distance from Site</b>	<b>Rational</b>	<b>Visual Receptor Sensitivity</b>
Public Footpath adjacent to the B5420 looking north	01	55m S	A public footpath route where users will be focussed primarily on their surroundings.	High
B5420 near the site entrance looking east	02	3m S	The visual receptor will primarily be focussed on the road and its immediate setting	Low
Residential properties on the unclassified road to the north of the site looking south	03	600m N	Residential dwellings where users will be focussed primarily on their immediate surroundings and views.	High
Residential properties on the unclassified road to the north of the site looking south	04	650m N	Residential dwellings where users will be focussed primarily on their immediate surroundings and views.	High
Field gate on the unclassified road to the north of the site looking south	05	470m N	The visual receptor will primarily be focussed on the road and its immediate setting	Low
Public Footpath adjacent to the unclassified road looking south	06	248m NE	A public footpath route where users will be focussed primarily on their surroundings.	High
Residential property on the unclassified road	07	355m NE	Residential dwellings where users will be focussed	High

looking south-west			primarily on their immediate surroundings and views.	
B5420 adjacent to the entrance to Dafarn Newydd looking west	08	338m E	The visual receptor will primarily be focussed on the road and its immediate setting.	<b>Low</b>
Public Footpath adjacent to Dunkirk Farm looking south	09	159m SW	A public footpath route where users will be focussed primarily on their surroundings.	<b>Medium</b>
Nant Farmhouse adjacent to a Public Right of Way looking north-west	10	1.8km SE	Residential dwellings where users will be focussed primarily on their immediate surroundings and views.	<b>High</b>
Public Right of Way adjacent to Ty Mawr Llan looking north	11	1.9km SE	A public footpath route where users will be focussed primarily on their surroundings and views, however due the receptors distance from the site and lack of signage, sensitivity is reduced.	<b>Medium</b>
Sequential Photographs: New Link Road	S1	180m W	The visual receptor will primarily be focussed on the road and its immediate setting	<b>Low</b>
Sequential Photographs: B5420	S2	124m E	The visual receptor will primarily be focussed on the road and its immediate setting	<b>Low</b>

## 9. Visual Baseline Summary

9.1.1. Thirteen visual receptors were identified in the baseline assessment. Each of them has been assessed to establish their sensitivity to change. All of the receptors will be carried forward to the Visual Impact Assessment where the magnitude of effects will be assessed to establish the significance of the change they will experience.

9.1.2. The four receptor groups are:

- The unclassified road connecting the B5420 and Talwrn Road to the north.
- B5420 Road Users
- Residential properties to the north, east and south-east

- Public Right of Way Footpaths

9.1.3. The visual baseline concludes that the receptors range from low/medium to high, with an average sensitivity of **Medium**. The highly sensitive receptors are those associated with residential properties near to the application site and users of the Public Rights of Way, where the receptors will be primarily engaged with their immediate surroundings and the scenic quality of views available. Receptors with lower sensitivity are those where public rights of way are no longer easily accessible and where the receptors will be primarily engaged with their immediate surroundings such as a road.

## **10. Assessment of Landscape Impacts**

### **10.1. Assessment of Landscape Effects**

10.1.1. This section identifies the impacts caused by the proposed development on the character of the landscape receptors identified within the baseline.

10.1.2. The Magnitude of Effects Table assesses the magnitude of the proposed changes on the elements of the landscape, determined through a review of the size and scale of the change, together with its geographical extent and duration and degree of permanence.

10.1.3. The assessment has been based on the current architecture and landscape design proposals prepared as part of the pre-application submission. The assumed impacts and effects of the proposal are set out below into Construction Phase, Operational Phase and Residual Phase.

### **10.2. Description of Impacts – Construction Phase**

10.2.1. Several changes to existing landscape elements will result following construction works on the site. These are described in more detail in the following sections.

10.2.2. Temporary landscape and visual impacts will occur during the construction period through the introduction of new elements and changes to the site resulting from:

- Site access, delivery and traffic movements;
- Earthworks and storing of materials;
- Clearance of vegetation;
- Presence of construction machinery;
- Utilities works including water and lighting;
- Temporary parking; and
- Presence of site welfare facilities such as portable toilets.

10.2.3. Temporary construction impacts can be mitigated through use of good practice in construction management, phasing and through immediate restoration of areas such as areas used to store materials.

10.2.4. New elements will be introduced during the construction period in the form of new buildings, improved existing site access, new site access, parking, and landscaping as indicated on Land Studio's Proposed Site Plan. These are described in more detail in the following sections.

### **10.3. Description of Impacts – Operational Phase**

10.3.1. The stage at which the development is 'operational' is the point at which all construction works are complete, the new buildings area usable, the landscape proposal has been implemented and temporary welfare facilities, storage areas and equipment have been removed.

## 10.4. Description of Impacts – Residual Phase

10.4.1. The permanent changes to the landscape include both a permanent change to landscape elements and changes to the overriding Landscape Character of an area. These are summarised in the following sections.

## 10.5. Changes to Landscape Elements

10.5.1. Changes to landscape elements will occur only within the site and its red line boundary.

### Land Use

10.5.2. The site will incorporate 35 static caravans with one main access road utilising the existing entrance to the site on the southern boundary adjoining the B5420. A circular road allows access to the plots. Each plot will be accompanied by two parking spaces and entry path. The development also includes a small natural play area and drainage pond.

10.5.3. Wildflower planting will be introduced along the boundaries of the site, along with several areas of tree planting and native hedgerow throughout. Please refer to Land Studio's Proposed Site Plan for more information.

### Topography

10.5.4. The majority of the proposed landscape and infrastructure works will utilise the existing topographical profile where possible. Minor alterations will be required for the access road and car parking.

### Trees and Hedgerows

10.5.5. The landscape proposals retain the existing tree cover along the western boundary and the mature hedgerows along the south, east and northern boundaries.

10.5.6. The landscape proposals look to accommodate the scheme within the existing vegetation structure, with new wildflower, hedgerow and tree planting to enhance and improve the quality of the landscape character and planting across the site. Using native species to create a long-term tree structure. The landscape proposals will in the long-term, improve the biodiversity of the site in line with the area's local landscape character. Please refer to Land Studio's Proposed Site Plan for more information.

### Built Form

10.5.7. Details of the new built form, materials, scale and facades are included within the Architects' proposal.

## Infrastructure

10.5.8. Infrastructure work is required to lay new access roads and car parking within the site. The landscape proposal looks to reduce visual effects by aligning the primary access road along the western boundary where it is screened by existing structural tree planting. Additional tree and hedgerow planting is proposed throughout the site which will further screen views of the internal road structure. Please refer to Land Studio's Proposed Site Plan for more information.

## Landscape

10.5.9. The landscape proposal looks to retain the landscape elements and boundary hedge conditions identified for their landscape value and improve on the current condition through a strategic approach to appropriate, long-term, native tree, hedgerow and wildflower species.

10.5.10. The most valuable landscape elements are along the site boundaries, and the most significant element is the hedgerow boundary to the south along the B5420. This hedgerow contributes to the wider landscape context and the landscape proposal looks to retain all hedgerows.

10.5.11. Along the eastern and northern boundaries, the existing hedgerows will be retained to bolster the screening qualities. Elsewhere within the site, the planting scheme will reinforce these landscape elements with a structure of long-term tree and hedgerow planting and areas of wildflower meadow.

10.5.12. The landscape proposal also addresses drainage, with the retention of an existing stream which serves as a natural drainage channel for surface water run-off. In addition, a large drainage pond is proposed for the southern corner of the development, where flooding is most likely to occur.

10.5.13. The landscape proposal looks to significantly improve the quality of the site's landscape and biodiversity and enhance the fabric of the site's landscape character, by implementing the features of the local area such as native tree, hedgerow and wild flower planting along with traditional management of the existing hedgerows. Over time, these features will mature to create a landscape character and setting appropriate to the character of the landscape and its wider context.

## 10.6. Landscape Assessment

10.6.1. The effects (based on predicted changes identified above) on the landscape receptors identified within the baseline study can be summarised in the following assessment table. The significance of landscape effects can be beneficial or adverse, permanent or temporary and will occur at different levels of significance.

10.6.2. Due to the nature of the proposal, landscape mitigation has been proposed as recommendations to ensure any adverse effects are minimised. The built structure relies on considerate design, building materials and location to help lessen perceived impacts.

10.6.3. The “Landscape Effects Table” sets out the predicted magnitude of change for each of the identified landscape receptors. The magnitude of change is assessed in terms of its size and scale, geographic extent, its duration and reversibility. The overall significance of landscape effects is then determined by assessing the individual receptor’s sensitivity to change against the predicted magnitude of change.

10.6.4. Please refer to Appendix A: Methodology for detailed methodology and criteria matrix. The rationale below uses the matrix as a guide and combine this with professional judgement.

10.7. Landscape Effects Table

Landscape Receptor	Landscape Sensitivity		Construction Phase	Operational Phase (Year 01)	Residual Phase
National Character Area – West Central Anglesey (17)	Medium	Magnitude	Low effect due to associated construction activities. However, this will be extremely limited in the context of the National Character Area.	Low effect due to the scale of the proposals in the context of the National Character Area.	Low / Negligible effect due to the scale of the proposals and the impact of the landscape proposals in enhancing landscape character.
		Significance	<b>Slight temporary adverse effect</b> due to the associated effects on the site during the construction period.	<b>Slight / Negligible adverse effect</b> on the NCA however improvements to the landscape character and quality of the site, along with considerate design will reduce any perceived impacts.	<b>Negligible effect</b> on the landscape due to the introduction of additional tree and hedgerow planting, lessening the impact on the landscape character of the site.
National Character Area – East Central Anglesey (12)	Medium	Magnitude	Low effect associated with construction activities.	Low effect due to the introduction of new features and minimal impact on the	Low effect as the NCA is unlikely to experience change, particularly

Landscape Receptor	Landscape Sensitivity		Construction Phase	Operational Phase (Year 01)	Residual Phase
				National Character Area.	with additional tree and hedgerow planting to further aid enhancement of the wider landscape.
		Significance	<b>Slight temporary adverse effect</b> due to the associated effects on the site during the construction period.	<b>Slight / Negligible adverse effect</b> on the NCA however improvements to the landscape character and quality of the site, along with considerate design will reduce any perceived impacts.	<b>Negligible effect</b> on the landscape due to the scale of development and the introduction of additional tree and hedgerow planting, lessening the impact on the landscape character of the site.
National Character Area – Afon Cefni (15)	Medium	Magnitude	<b>Negligible</b> effect due to the lack of physical effect on the NCA.		
		Significance	<b>Negligible significance</b> of effect due to the lack of inter-visibility with the NCA.		
LANDMAP Character Area – Open Rolling Lowland	Medium	Magnitude	Low effect associated with construction activities.	Low effect due to the introduction of new features and minimal impact on the National Character Area.	Low effect as the NCA is unlikely to experience change, particularly with additional tree and hedgerow planting to further aid enhancement of the wider landscape.
		Significance	<b>Slight temporary adverse effect</b> due to	<b>Slight / Negligible adverse effect</b> on the NCA	<b>Negligible effect</b> on the landscape due to the

Landscape Receptor	Landscape Sensitivity		Construction Phase	Operational Phase (Year 01)	Residual Phase
			the associated effects on the site during the construction period.	however improvements to the landscape character and quality of the site, along with considerate design, will reduce any perceived impacts.	scale of development and the introduction of additional tree and hedgerow planting, lessening the impact on the landscape character of the site.
LANDMAP Character Area – Open Lowland Valleys	Medium	Magnitude	<b>Negligible</b> effect due to the lack of physical effect on the CA.		
		Significance	<b>Negligible significance</b> of effect due to the lack of inter-visibility with the CA.		
LANDMAP Character Area – Urban Llangefni	Medium	Magnitude	<b>Negligible</b> effect due to the lack of physical effect on the CA.		
		Significance	<b>Negligible significance</b> of effect due to the lack of inter-visibility with the CA.		
Application Site – The Site	Medium/Low	Magnitude	Medium/High effect due to associated construction activities.	Medium effect as the new proposals (including building, caravans and access roads) will be imposed on the site.	
		Significance	Temporary <b>Slight adverse effect.</b>	<b>Slight/moderate adverse impacts</b> The addition of caravans will conflict with the existing agricultural character of the site, however the introduction of the landscape proposals will enhance the landscape character and the construction of the new built form of the road structure and college development adjacent to the site sets it within a slightly urban context.	

## 11. Assessment of Visual Impacts

### 11.1. Visual Appraisal

- 11.1.1. The viewpoint locations are illustrated in Figure 06 and presented in Figure 08, Viewpoints 01-11 and sequential photographs. The following sections provide a baseline description of each of the views and visual amenity experienced by receptors.
- 11.1.2. The Visual Envelope is illustrated in Figure 06. It shows the areas of land from where the site is likely to be visible. Two Zones of Theoretical Visibility (ZTV) areas have been highlighted, the first is a computer generated ZTV and the second is an amended ZTV that takes information gathered from a site visit into consideration.
- 11.1.3. The computer generated ZTV indicated that views could be possible from the rising land to the immediate north, from properties along the unclassified road that connects the B5420 and B5109. The ZTV also indicated that views from the south-east could be possible because of the steep increase in topography from the unclassified road adjacent to Afon Cient.
- 11.1.4. A visit to site and a detailed walk around the study area revealed that the site is not visible from everywhere identified on the ZTV. Mixed woodland and hedgerow planting aligning road corridors and agricultural enclosures, and undulating topography provide screening of views from several locations within the study area. Dense mixed planting along the B5420 provides screening of views from the south, and mixed field boundary planting and tall hedgerow and intermittent tree planting aligning roads screen views from the north.
- 11.1.5. Glimpsed views through gaps in the boundary planting to the west of the site may be available from the new link road associated with Coleg Menai and Llangefni, and views from the Public Right of Way that crosses the site in a north-south direction will also be available. Glimpsed views from viewpoint locations to the immediate north may also be available because of the steady rise in topography.
- 11.1.6. Viewpoints have been selected based on the use of the ZTV information, site assessment and ensuring views represent the range of receptors in the area.

### 11.2. Viewpoint 01

#### Description of the view

- 11.2.1. Viewpoint 01 was taken from the footpath 34/011/1 adjacent to the B5420, approximately 350m east of Llangefni settlement boundary looking north. The view is representative of receptors using the Public Right of Way and not of vehicular users travelling along the B5420. An access point associated with the PRow is located 10m west of this location on the opposite side of the B5420. However, overgrown vegetation has prohibited any usable public access and would require clearing before it would be considered a suitable access point into the site.

## Impact During Construction and Operational Phases

- 11.2.2. Views into the site are entirely screened by the mixed hedgerow and tree planting along the northern boundary of the B5420. During the winter months, views may be available, however, the density of planting will always provide a considerable amount of visual mitigation. Construction activities may be experienced by the visual receptors during winter, although this is only likely to be very minor.

Sensitivity: High

Magnitude: Low

Significance: **Slight adverse - temporary** \*given the minimal changes to the landscape in this point we have used our professional judgement to reduce the significance from moderate to slight.

- 1.1.1. By operational year 01 the caravans will become a new feature of the landscape, however as the additional tree planting establishes the new development will start to become a part of the wider context of the woodland setting.

Sensitivity: High

Magnitude: Negligible

Significance: **Negligible**

- 1.1.2. By operational year 15 the overall design for the site will have become established with native tree and wildflower planting, helping to integrate the development within the wider landscape.

Sensitivity: High

Magnitude: Negligible

Significance: **Negligible**

### 11.3. Viewpoint 02

#### Description of the view

- 11.3.1. Viewpoint 02 was taken from the B5420 near the entrance of the site looking east. The view is representative of vehicular users travelling along the B5420 adjacent to the southern boundary of the site. It illustrates the density and visual mitigation provided by mixed planting along the road and the undulating topography that falls gradually before rising again to the east.

## Impact During Construction and Operational Phases

- 11.3.2. Glimpsed views are available of the site entrance point, which is an area of approximately 25m wide concrete surfacing at the point where it meets the B5420. Tall native hedgerow aligns the entrance area, providing screening of views into the site from this location. Views to the south are entirely screened by hedgerow and intermittent tree planting, creating a strong visual corridor down the B5420 to the east. During construction the associated activities may be experienced by the visual receptors as they pass through the immediate setting (during winter).

Sensitivity: Low  
Magnitude: Low  
Significance: **Negligible**

11.3.3. By operational year 01 and 15 the points highlighted above are still relevant and there will be no views of the proposed development from this point.

Sensitivity: Low  
Magnitude: Negligible  
Significance: **Negligible**

#### 11.4. Viewpoint 03

Description of the view

11.4.1. Viewpoint 03 was taken from the entrance to 6 no. residential properties located on the unclassified road that connects the B5420 and Talwrn Road looking south. It is approximately 450m north-east of Llangefni settlement boundary and 1.30km south-west of Talwrn village centre. The elevated position of the viewpoint provides glimpsed long distance views over field boundary hedgerows to the surrounding arable land to the south. The foreground consists of grass and shrub planting associated with the residential properties.

Impact During Construction and Operational Phases

11.4.2. Views are screened by the dense mixed planting associated with the immediate agricultural enclosures and the unclassified road, which also screen any views of the site. Similarly to the previous viewpoints, the strength of visual mitigation would be less prevalent during the winter months, however, the density and maturity of the planting would always provide considerate screening of views to the south. During construction the associated activities will not be experienced by the visual receptor, limiting the magnitude of effect.

Sensitivity: High  
Magnitude: Negligible  
Significance: **Negligible**

11.4.3. By operational year 01 and 15 the view of the site will remain as described above.

Sensitivity: High  
Magnitude: Negligible  
Significance: **Negligible**

#### 11.5. Viewpoint 04

Description of the view

11.5.1. Viewpoint 04 was taken from the residential property approximately 75m north-west of Viewpoint 03. The view is representative of receptors travelling along the

unclassified road by car or by foot. A view through a gap in the residential fencing aligning the road is available, providing a glimpsed view to the south towards the site. It is unclear whether this view is permanent or whether it is because of a missing fence panel; the latter seems more likely. Glimpsed long distance views of Snowdonia are available to the south-east, partially screened by mixed mature planting.

#### Impact During Construction and Operational Phases

- 11.5.2. Views of woodland in the distance can be seen, however, all other views to the south are entirely screened by mixed planting on the unclassified road and the residential property. Despite the elevated position of this viewpoint, views of the surrounding landscape are heavily screened. During construction the associated activities will not be experienced by the visual receptors.

Sensitivity: High

Magnitude: Negligible

Significance: **Negligible** \*given there will be no change to the landscape in this point we have used our professional judgement to reduce the significance from slight to negligible.

- 11.5.3. By operational year 01 and 15 the view of the site will remain as described in above.

Sensitivity: High

Magnitude: Negligible

Significance: **Negligible** \*given there will be no change to the landscape in this point we have used our professional judgement to reduce the significance from slight to negligible.

### 11.6. Viewpoint 05

#### Description of the view

- 11.6.1. Viewpoint 05 was taken from a field gate adjacent to the entrance to a residential property on the unclassified road looking south. A gap in the hedgerow planting aligning the road to provide an area for access into the enclosed pasture provides long distance views to the south and into the site. The topography falls gradually in the foreground before rising again from the B5420. Glimpsed long distance views over woodland blocks of enclosed pasture beyond the B5420 are available. Hedgerow planting aligning field boundaries provides marginal screening, however views into the site are available because of the elevated position of the viewpoint location.

#### Impact During Construction and Operational Phases

- 11.6.2. The mixed tree and hedgerow planting to the south of the site highlights the approximate location of the B5420 and the access point into the site, 600m to the south. It is worth noting that views from this road are mostly screened by the associated hedgerow planting and field boundary planting as illustrated in viewpoints 3, 4 and 7. It is only at this location where open views to the south and into the site are available. The view is not representative of the view from the residential property, which is

located approximately 10m north-west of this location. During construction, the associated activities may be experienced by the visual receptors as pass through the immediate surroundings.

Sensitivity: Low

Magnitude: Medium

Significance: **Slight adverse – temporary**

- 11.6.3. By operational year 01 the caravans will become a new feature of the landscape. Although the development will be visible from this position, the proposed tree and hedge planting will start to integrate the development into the wider setting and context of wooded field boundaries.

Sensitivity: Low

Magnitude: Medium

Significance: **Slight adverse**

- 11.6.4. By operational year 15 the overall design for the site will have become established with native tree and hedgerow planting, helping to integrate the development within the wider landscape.

Sensitivity: Low

Magnitude: Low

Significance: **Negligible**

## 11.7. Viewpoint 06

Description of the view

- 11.7.1. Viewpoint 06 was taken from Public Right of Way 34/011/01 looking south. The Public Right of Way connects the B5420 and the unclassified road to the north of the site and contributes to a large network of walking routes around the Isle of Anglesey. The mature hedgerow field boundary that runs parallel to the footpath screens any views of the site to the east. Direct views of mixed planting along the field boundary to the south are available across the open pasture, however most views into the site are screened by this planting and the undulating topography. Views of the woodland aligning the western and southern boundaries are available over the mixed planting in the middle-ground, illustrating the extent of the site and the strong landscape framework in which it is located.

Impact During Construction and Operational Phases

- 11.7.2. Glimpsed views into the site are available through gaps in the field boundary planting, most notably where the Public Right of Way access point is located on the northern site boundary. Long distance views of open pasture beyond the B5420 are also available because of the undulating topography that gradually falls then rises to the south. During construction the associated activities may be experienced by the visual receptors who will have a passing interest in the view.

Sensitivity: High

Magnitude: Low

Significance: **Slight adverse -temporary** \*given the minimal changes to the landscape in this point we have used our professional judgement to reduce the significance from moderate to slight.

- 11.7.3. By operational year 01 the proposed tree and hedge planting will start to become established along the field boundary to the north and east of the site where views from this receptor are most prominent. The caravans will be screened by intervening hedgerow and tree planting along the northern field boundary.

Sensitivity: High

Magnitude: Low

Significance: **Negligible** \*given the minimal changes to the landscape in this point and the screening provided by the intervening hedgerows we have used our professional judgement to reduce the significance to negligible.

- 11.7.4. By operational year 15 the overall design for the site will have become established. The existing hedgerows and the proposed native tree and hedge planting will fully integrate the development within the wider landscape from this viewpoint.

Sensitivity: High

Magnitude: Low

Significance: **Negligible** \*given the minimal changes to the landscape in this point we have used our professional judgement to reduce the significance to negligible.

## 11.8. Viewpoint 07

Description of the view

- 11.8.1. Viewpoint 07 was taken from 'The Cottage' on the unclassified road to the north of the site looking south-west. The foreground consists of dense mixed hedgerow and fern planting, screening any direct views into the site and of the surrounding open pasture. Long distance views to the south-west are also available because of the elevated position of this viewpoint and the undulating topography to the south. Glimpsed views to the south-west are available where the hedgerow planting is lower, most notably to the west, where long distance views of the new Coleg Menai development are possible.

Impact During Construction and Operational Phases

- 11.8.2. It is worth noting that the screening provided by the hedgerow planting aligning the unclassified road would be less prevalent during winter, and glimpsed views through the deciduous species into the surrounding open pasture and towards the site may be possible.

Sensitivity: High

Magnitude: Low

Significance: **Slight adverse** \*given the minimal changes to the landscape in this point we have used our professional judgement to reduce the significance from moderate to slight.

11.8.3. By operational year 01 the proposed tree planting will start to integrate the new development into the wider setting and context of wooded field boundaries. At worst, there will be glimpse views of the site from this location during winter months.

Sensitivity: High

Magnitude: Negligible

Significance: **Negligible** \*given the minimal changes to the landscape in this point we have used our professional judgement to reduce the significance to negligible

11.8.4. By operational year 15 the overall design for the site will have become established with native tree and hedge planting, helping to integrate the development within the wider landscape.

Sensitivity: High

Magnitude: Low

Significance: **Negligible** \*given the lack of visibility from this point we have used our professional judgement to reduce the significance to negligible.

### 11.9. Viewpoint 08

Description of the view

11.9.1. Viewpoint 08 was taken from the entrance to Dafarn Newydd on the B5420 looking west. The strong mature tree structure along Dafarn Newydd and the B5420 provides a channelled view down the road, which steeply falls before rising again gradually to the west. The new link road associated with Coleg Menai and Llangefni is located at the end of this road, approximately 650m to the west. Views of this new development are entirely screened by mature tree planting.

Impact During Construction and Operational Phases

11.9.2. Mixed hedgerow in the foreground aligning the B5420 screen any views to the south and the field boundary planting associated with the western boundary of Dafarn Newydd screen any views into the site and further west. This view is representative of receptors travelling along the B5420 by car and using the entrance to Dafarn Newydd. No public footpath is available. During construction the associated activities will not be experienced by the visual receptor.

Sensitivity: Low

Magnitude: Negligible

Significance: **Negligible**

11.9.3. By operational year 01 and 15 the view of the site will remain as described in above.

Sensitivity: Low

Magnitude: Negligible

Significance: **Negligible**

### 11.10. Viewpoint 09

Description of the view

11.10.1. Viewpoint 09 was taken from the new link road associated with Coleg Menai and Llangefni looking north towards the site. The view is representative of receptors travelling in a northerly direction by car or by foot using the adjacent footpath. Open views of the new road are available to the north, including a small section of the B5420, which is located perpendicular to this view and accessed via the roundabout in the foreground. The undulating topography and mixed vegetation to the north screens any direct views of the surrounding landscape. This view illustrates the proximity of the site to a new large scale development currently under construction, and how the extent of Llangefni settlement boundary may be perceived by receptors travelling in this direction.

#### Impact During Construction and Operational Phases

11.10.2. Glimpsed views into the site are not available through the boundary planting aligning the southern boundary of the site. A large woodland block aligning the western boundary screens views of the site from this direction. During construction the associated activities will not be experienced by the visual receptors as they pass through the immediate setting.

Sensitivity: Low  
Magnitude: Negligible  
Significance: **Negligible**

11.10.3. By operational year 01 the caravans will become a new feature of the landscape however the development will not be visible from this position.

Sensitivity: Low  
Magnitude: Negligible  
Significance: **Negligible**

11.10.4. By operational year 15 the overall design for the site will have become established with native tree and hedgerow planting, helping to further integrate the development within the wider landscape.

Sensitivity: Low  
Magnitude: Negligible  
Significance: **Negligible**

### 11.11. Viewpoint 10

#### Description of the view

11.11.1. Viewpoint 10 was taken from Nant Farmhouse adjacent to the Public Right of Way and unclassified road looking north-west. The foreground consists of open views across open pasture. Blocks of woodland aligning Afon Ceint, field boundaries and road corridors break up any long-distance views and provide screening of views into the surrounding pasture. Long-distance views are available towards the properties on the unclassified road that connects the B5420 and B5109 (Viewpoints 3, 4, 5 and 7) because of the raising topography to the north. Glimpse long-distance views of

Llangefni, approximately 3.00km to the west and of the new development associated with Coleg Menai, approximately 2.20km to the north-west are also available.

#### Impact During Construction and Operational Phases

- 11.11.2. Views into the site are entirely screened by the dense mature woodland adjacent to the B5420. A glimpse view of Dafarn Newydd is visible to the east of the site, highlighting its location. During construction the associated activities will not be experienced by the visual receptor.

Sensitivity: High

Magnitude: Negligible

Significance: **Negligible** \*given there will be no change to the landscape in this point we have used our professional judgement to reduce the significance from slight to negligible.

- 11.11.3. By operational year 01 and 15 the view of the site will remain as described above.

Sensitivity: High

Magnitude: Negligible

Significance: **Negligible** \*given there will be no change to the landscape in this point we have used our professional judgement to reduce the significance from slight to negligible.

#### 11.12. Viewpoint 11

##### Description of the view

- 11.12.1. Viewpoint 11 was taken from the Public Right of Way adjacent to Ty Mawr Llan looking north. Dense mixed hedgerow and tree planting aligning the footpath and the access track into the farm screen any views of the surrounding landscape. A glimpsed view of the rising land to the north-west is available through a gap in farm buildings, as the footpath continues.

#### Impact During Construction and Operational Phases

- 11.12.2. Wayfinding for this public right of was poorly marked and any development within the site would have a negligible effect on receptors using the footpath. The undulating topography also screens all views to the north towards the site. During construction the associated activities will not be experienced by the visual receptors, limiting the magnitude of effect.

Sensitivity: Medium

Magnitude: Negligible

Significance: **Negligible**

- 11.12.3. By operational year 01 and 15 the view of the site will remain as described above.

Sensitivity: Medium

Magnitude: Negligible  
Significance: **Negligible**

### 11.13. S1 Sequential Views – New Link Road

#### General Comments

- 11.13.1. The sequential photographs shown in S1, Figure 8 illustrate the views available from the new link road associated with Coleg Menai and Llangefni when travelling from north to south by vehicle or by foot using the adjacent footpath. The 6 photographs demonstrate the approach to the B5420 from Talwrn Road passing the site on the left. Views were taken using standard practise, however it is worth noting that receptors using a vehicle would be travelling at speed at a lower eye-height. Therefore, the visual impact of any development would have a lesser effect. The sequential views are more representative of receptors using the footpath, however the location of the site is not in the direct eye-line for most of the route. For the purposes of this study, all photographs are taken in the direction of the site.
- 11.13.2. A mature woodland block defined the northern boundary of the link road and provides screening of views into the site. Towards the southern section of the road, near the B5420 roundabout, the topography starts to fall gradually. Mixed tree and hedgerow planting along the southern boundary provides screening into the site.
- 11.13.3. Following the assessment described above, we conclude that the proposed development would have a **negligible** significance on receptors travelling along the New Link Road at all stages because of the speed and direction in which they are travelling.

### 11.14. S2 Sequential Views – B5420

#### General Comments

- 11.14.1. The sequential photographs shown in S2, Figure 8 illustrate the views available from the B5420 when travelling from west to east by vehicle. Views were taken using standard practise; however, it is worth noting that receptors would be travelling at speed at a lower eye-height. Therefore, the visual impact of any development would have a lesser effect.
- 11.14.2. The mature mixed planting aligning the B5420 and the southern boundary of the site provides a strong landscape buffer between the site and the B5420. The first sequential view illustrates a view into the south-west corner of the site from the new link-road roundabout. Glimpsed views into the site may be available because of small gaps in the boundary planting, however, the additional tree and hedge planting as part of the proposed landscape strategy would mitigate this and help strengthen the existing vegetation.
- 11.14.3. The second and third sequential view illustrates views of the site entrance point. Receptors will experience a change in landscape character due to the development of a new entrance feature. Direct views into the site are available from the third viewpoint through a gap in the hedgerow and an unused field gate. However,

views into the site will be screened by the new entrance feature and associated tree planting.

- 11.14.4. Views into the site from the remaining sequential views are mostly screened during all seasons because of the density of planting. Slight views may be available where the vegetation is less dense, however receptors will be travelling at speeds with their attention in a westerly or easterly direction, and not towards the site.
- 11.14.5. Following the assessment described above, we conclude that the proposed development would have a **negligible** significance on receptors travelling along the B5420 at all stages because of the speed and direction in which they are travelling.

## 12. Mitigation

- 12.1.1. References have been made throughout the assessment to demonstrate how the development proposals could enhance the setting of the site and reduce its visual impact. The development looks to achieve this by using native planting that aims to tie in with the surrounding landscape character.
- 2.1.2 The most significant landscape features are along the site boundaries, specifically to the south, east and north, where the existing structure of mature native hedgerow is reinforced and enhanced with wildflower meadow planting. This ensures the retention of both the character and visual amenity of the existing site as well as providing significant visual amenity and increased biodiversity gain.
- 2.1.3 Within the site, proposed native trees and mixed hedgerow will provide opportunities for ecological and visual amenity, and over time will mature to create a long-term, naturalistic landscape structure for the site that relates strongly to the landscape character of the area.

## 13. Summary and Conclusion

### Landscape Effects

- 13.1.1. The impact to the landscape character overall as a result of the proposed development would be a **slight adverse effect** on the landscape character of the site and negligible on the local character area. The assessment recognises that the site is not within any landscape designations and effects will be limited to a relatively small and well screened area of the West Central Anglesey NCA and local character areas such as Open Rolling Lowland and Open Lowland Valley.
- 13.1.2. The assessment also recognises that the proposal could offer the opportunity to improve the setting and biodiversity of the local area experienced by receptors using the adjacent road network and nearby local footpaths. Please refer to Section 12 Mitigation for more details.

13.1.3. The landscape proposal looks to retain and improve the existing landscape features, specifically the woodland edge and hedgerows which form valuable setting and screening along the B5420 and the New Link Road to the south and west of the site.

## 14. Visual Effects

14.1.1. The impact to the visual amenity of the area as a result of the proposed development overall is **Negligible**. The main impact to views is extremely limited and includes views from the distant residential properties along the unclassified road to the north and glimpse views for users of local public footpaths during winter months.

14.1.2. The site benefits from significant hedgerow and tree planting along its boundaries, which if maintained and supplemented as detailed in Land Studio's Landscape Proposal will provide screening and retain the scenic quality along the B4520 corridor.

14.1.3. The woodland along the western boundary of the site will screen the majority of views. Although other areas of the site may still be visible from some aspects, this will eventually be further mitigated with the establishment of the native tree and hedgerow planting, helping to minimise its overall scale.

14.1.4. This assessment concludes that the combined proposals would have an overall **Negligible effect** on landscape and visual receptors, it recognises that through the proposed landscape design, beneficial effects can be achieved which can offset the minimal impacts of the proposed development on the existing site.

## Appendicies

## A - LVIA Methodology

## Appendix A

### Landscape and Visual Impact Assessment Methodology

1. A landscape and visual impact assessment is undertaken to identify the predicted impacts of the proposed scheme on the landscape resources and visual receptors and considers the changes in the fabric, character and quality of the landscape, visual amenity and available views experience by visual receptors that are likely to occur as a result of the implementation of the proposed development.

### Landscape Impact Assessment

2. Landscape assessment is undertaken to identify the predicted impacts of the proposed scheme on the landscape resource and considers the changes in the fabric, character and quality of the landscape that are likely to occur as a result of the implementation of the proposed development.

### Baseline Study

3. The first part of the process consists of a review of baseline data to record and analyse the existing landscape features, characteristics, the way in which the landscape is experienced and the value or importance of the landscape and visual resource in the study area.
4. Data was collected by way of a desk study. The key resources used are listed in the Reference section at the end of this report.

### Assessment of Landscape Sensitivity

5. The evaluation of a landscape receptor's sensitivity has been established by consideration of the following factors;
  - The existing value or importance placed on the landscape resource; and
  - the existing quality or condition of the landscape resource.

### Landscape Value Criteria

Category	Scale	Criteria	Examples
High	International, National	High Importance or Rarity	National Park, AONB
Medium	Regional, Local	Medium Importance or Rarity	Areas of Special Country Value for Landscape, undesignated but value expressed through unofficial publications and demonstrable use
Low		Low Importance or Rarity	No designations

## Landscape Quality Criteria

Category	Landscape Quality Criteria
High	Strong, positive character , distinct features worthy of conservation, appropriate management, no detracting features
Medium	Positive character and features, some detracting features and/or erosion of features and characteristics, scope to improve management
Low	Weak and/or damaged character, few positive features and/or many detracting features, disturbed or derelict land, lack of management

6. The overall sensitivity of any landscape receptor is determined by combining judgements of Value and Condition however a degree of professional judgement will always apply in arriving at the overall sensitivity for landscape receptors.

## Landscape Sensitivity Criteria

Category	Landscape Sensitivity Criteria
High	Landscape or landscape elements of particular distinctive character, highly valued and considered susceptible to relatively small changes.
Medium	Landscape or landscape elements of moderately valued characteristics considered reasonably tolerant of change.
Low	Landscape or landscape elements of generally low valued characteristics considered potentially tolerant of substantial change.

7. An evaluation of the magnitude of the proposed changes on the elements of the landscape was carried out through a review of the nature and scale of the change, together with the duration and degree of permanence as set out below.

## Assessment of Landscape Magnitude

8. The assessment of the magnitude of the proposed changes on the elements of the landscape is determined through a review of the size and scale of the change, together with its geographical extent and the duration and degree of permanence.
9. The overall Magnitude of any landscape receptor is determined by combining judgements of Size/Scale and Extent with a degree of professional judgement.

## Landscape Magnitude Criteria

Category	Scale of Effects
High	Notable loss or alteration to one or more key elements / features / characteristics of the baseline condition. Addition of elements that are prominent and may conflict with the key characteristics of the existing landscape.
Medium	Partial loss or alteration to one or more key elements / features / characteristics of the baseline condition. Addition of elements that may be evident but do not necessarily conflict with the key characteristics of the existing landscape.
Low	Minor loss or alteration to one or more key elements / features / characteristics of the baseline landscape. Addition of elements that may not be uncharacteristic within the existing landscape.
Negligible	Minor or virtually imperceptible change in any area or landscape components.

10. An indication of impact significance was gained by combining sensitivity and magnitude in accordance with the matrix below. However, it should be noted that this provides an indication of the likely impact arising from the assessment of magnitude and sensitivity. Given that the criteria represent levels of a continuum or continuous gradation, professional judgement and awareness of the relative balance of importance between sensitivity and magnitude is also required.

## Matrix System Defining Significance of Landscape Impact

		Sensitivity		
		High	Medium	Low
Magnitude of Impact	High	Major	Major	Moderate
	Medium	Major	Moderate	Slight
	Low	Moderate	Slight	Negligible
	Negligible	Slight	Negligible	Negligible
A * is marked next to a significance rating in the assessment text where the outcome does not follow the significance rating determined by combining sensitivity and magnitude using the above matrix. The matrix is used as a guide, however, professional judgement is also required and in some scenarios this outcome will differ slightly to the matrix.				

## Visual Impact Assessment

11. The visual impact assessment determines the degree of anticipated change to visual amenity of buildings, areas of public open space, roads and footpaths that would occur as a result of the proposed development. The buildings, open spaces, roads and footpaths that offer people views of the proposed development are collectively referred to as 'receptors'.

## Field Survey

12. A field survey and site assessment are undertaken as part of the baseline review stage for several reasons;
- To allow comparison of baseline findings with observations (particularly judgements on quality and condition) made in the field;
  - to gather additional information about the landscape elements, characteristics and underlying landscape character and identify additional landscape receptors;
  - to gather additional information about visual amenity, the extent of the visual envelope and identify additional visual receptors; and
  - to inform the subsequent assessment process.
13. Viewpoint photographs are taken to illustrate views of the site for representative receptors. These photographs represent views similar to that seen by the human eye (taken with a digital camera with a 50mm fixed lens). The photographs are taken from safe places of public access (i.e. public footpaths, road verges or roads that were not busy). The photographs are taken from the receptor, or the nearest accessible point to the receptor, looking towards the proposed development.

## Assessment of Visual Receptor Sensitivity

14. The evaluation of the sensitivity of a visual receptor is in consideration of the following factors;
- The nature and context of the receptors;
  - the value attached to views e.g. heritage assets, planning designations, value attached to views by visitors e.g. guidebooks, tourists maps and interpretative material;
  - the degree to which a particular view can accommodate change arising from a particular development; and
  - the expectations of users/receptors.

## Visual Receptor Sensitivity

Category	Visual Receptor Criteria
High	<ul style="list-style-type: none"> <li>• Observers whose attention or interest may be focused on the landscape and recognised views in particular.</li> <li>• Recognised / Important Viewpoints, including those identified within and protected by policy. These viewpoints may be tourist destinations and marked on maps.</li> <li>• Designed views, including from within historic landscapes.</li> <li>• Residential Properties.</li> <li>• Users of Rights of Way, Recreational Trails or land with public access (i.e. Open Access Land and National Trust Land) whose interest is primarily focused on the landscape</li> </ul>
Medium	<ul style="list-style-type: none"> <li>• Views of the landscape are part of, but not the sole purpose of the receptors' activities.</li> <li>• Those playing or participating at outdoor sports or undertaking formal outdoor recreation.</li> </ul>

	<ul style="list-style-type: none"> <li>• Users of local roads where there are clear / open views across the landscape, low speeds and low levels of traffic.</li> </ul>
<b>Low</b>	<ul style="list-style-type: none"> <li>• Attention is focused upon the activity of the receptor and not upon the wider views.</li> <li>• Users of main roads travelling at speed, or local roads where the focus is upon the road ahead owing to traffic conditions and the context / composition of views.</li> <li>• Places of Work</li> </ul>

## Assessment of Visual Magnitude

15. The magnitude of the change to a view has been made by way of consideration of the following factors;

- Size or scale, taking into account change with respect to loss or additions of features in the view and changes in its composition, including the proportion of the view occupied by the proposals. In addition the degree of contrast or integration with any new features or changes in the landscape in terms of form, scale and mass, line, height, colour and texture are considered. Finally the nature of the view is considered e.g. full, partial or glimpsed;
- Geographical extent will vary with different viewpoints and is likely to reflect the angle of view in relation to the main activity of the receptor; the distance of the viewpoint from the proposed development and the extent of the area over which the changes would be visible; and
- Duration and reversibility of visual effects as set out for the landscape effects above.

16. The overall Magnitude of any landscape receptor is determined by combining judgements of Size/Scale and Extent with a degree of professional judgement.

## Visual Magnitude Criteria

Category	Scale of effects
<b>High</b>	The proposed development will be clearly noticeable and the view would be fundamentally altered by its presence.
<b>Medium</b>	The proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor.
<b>Low</b>	The proposed development will form a minor constituent of the view being partially visible or at sufficient distance to be a small component.
<b>Negligible</b>	Virtually imperceptible change (equates to no change situation) to existing views and visual amenity.

## Significance Criteria for Landscape and Visual Assessment

17. An initial indication of impact significance (which can be either adverse or beneficial) was gained by combining sensitivity and magnitude in accordance with the matrix below. However, it should be noted that this provides an indication of the likely impact

arising from the assessment of magnitude and sensitivity. Given that the criteria represent levels of a continuum or continuous gradation, professional judgement and awareness of the relative balance of importance between sensitivity and magnitude was also required.

	Magnitude of Impact				
Receptor Sensitivity	High	High	Medium	Low	Negligible
	Medium	<b>Major</b>	<b>Major</b>	<b>Moderate</b>	Slight
	Low	<b>Major</b>	<b>Moderate</b>	Slight	Negligible
	Negligible	<b>Moderate</b>	Slight	Negligible	Negligible
	Negligible	Slight	Negligible	Negligible	Negligible
<p>A * is marked next to a significance rating in the assessment text where the outcome does not follow the significance rating determined by combining sensitivity and magnitude using the above matrix. The matrix is used as a guide, however, professional judgement is also required and in some scenarios this outcome will differ slightly to the matrix.</p>					

## B – Proposed Site Plan

**PLANTING SCHEDULE:**

**Native Hedgerow Mix:**

To be planted 6 per linear meter in a double staggered row

Species:	Specification:	No:
50% Crataegus monogyna	40-60, BR, 1+1, Transplant	942
10% Prunus padus	40-60, BR, 1+1, Transplant	188
10% Acer campestre	40-60, BR, 1+1, Transplant	189
10% Rosa canina	40-60, BR, 1+1, Transplant	188
10% Corylus avellana	40-60, BR, 1+1, Transplant	189
10% Prunus spinosa	40-60, BR, 1+1, Transplant	188
<b>Total</b>		<b>1,884</b>

**Tree Planting:**

Species:	Specification:	No:
Prunus padus (Pp)	Girth 10-12cm, Height 200cm, RB	17
Sorbus aucuparia (Sa)	Girth 10-12cm, Height 200cm, RB	19
Prunus spinosa (Ps)	Girth 10-12cm, Height 200cm, RB	7
Acer campestre (Ac)	Girth 10-12cm, Height 200cm, RB	4
Quercus robur (Qr)	Girth 10-12cm, Height 200cm, RB	3
<b>Total</b>		<b>50</b>

**Wildflower Planting Mix:**

Emorsgate EM1 Basic General Purpose Meadow Mixture: 4g per m<sup>2</sup>  
Total area = 244,453m<sup>2</sup>

**Amenity Grass:**

Emorsgate EG22 Strong Lawn Grass Mixture: 25g per m<sup>2</sup>  
Total area = 1,159,174m<sup>2</sup>

**KEY:**

**Existing landscape:**

- Retained hedgerow
- Retained woodland
- Existing drainage channel

**Proposed landscape:**

- Native hedgerow
- Specimen tree planting
- Amenity grass
- Wildflower meadow
- Play area
- Concrete surfacing to reception building
- Car parking/pathways: Concrete block paving
- Asphalt access roads
- Caravans (12 x 6m) with timber decking
- Bollard lighting: Illuminated hardwood timber bollard, 800mm height from Woodscapes (or similar approved)  
See adjacent image:



**REVISIONS**

Rev.	Description	Date	By	Chk'd
A	- Proposed hedge removed from north eastern corner - Proposed trees relocated from north eastern corner	28.10.20	SRo	SR
B	Existing hedgerows updated	30.10.20	SR	SR
C	Layout updated	16.12.21	SRo	SR

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PLANNING

client:  
DAFARN NEWYDD CARAVAN SITE  
project:  
DAFARN NEWYDD CARAVAN SITE  
drawing title:  
LANDSCAPE GENERAL  
ARRANGEMENT

**land studio**

scale: @ A3 1:1000  
date: 15.10.2020  
drn: SRo  
chk'd: SR





001  
C

## C - LVIA Figures



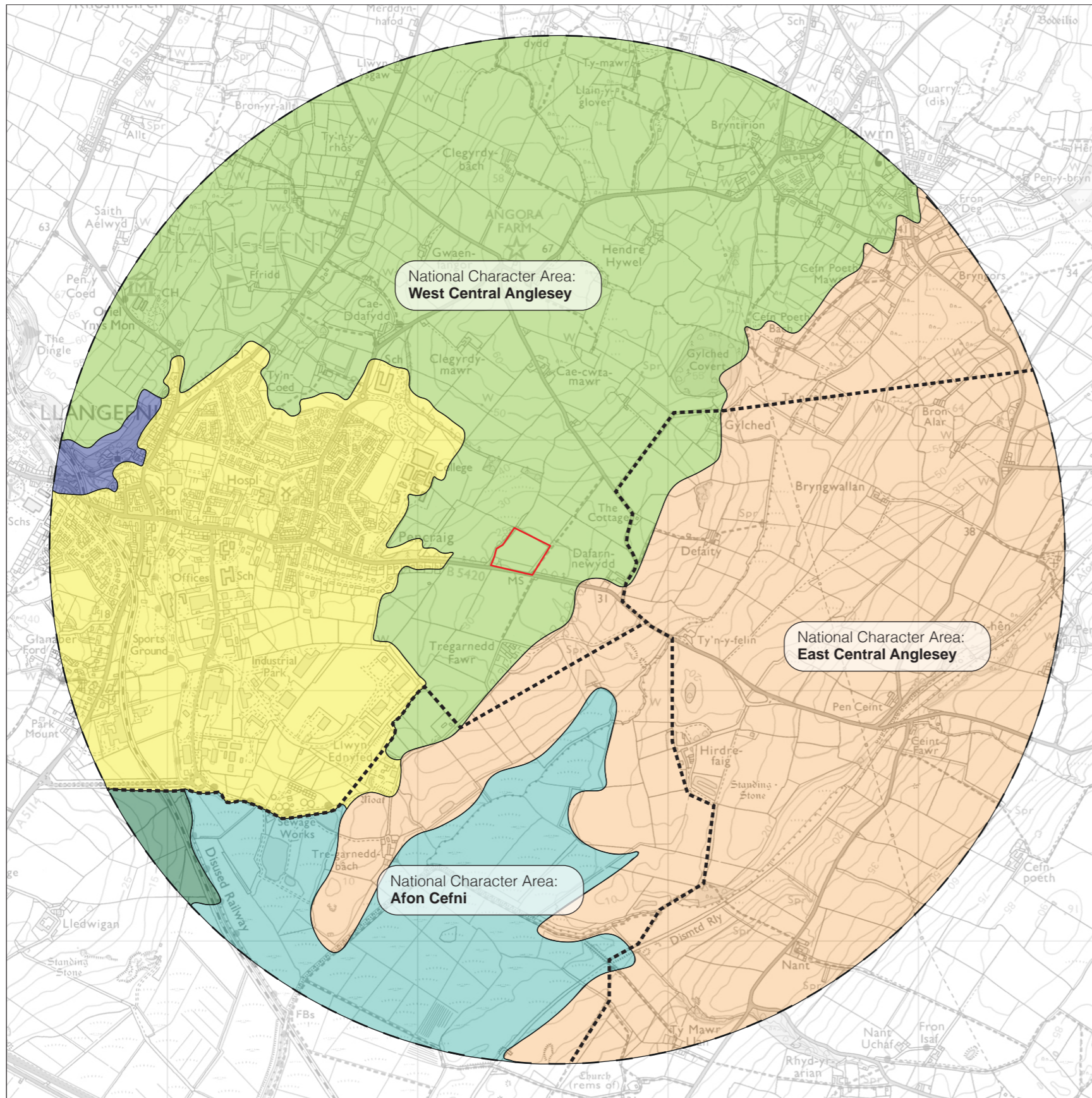
KEY

-  Site Boundary
-  2km Radius


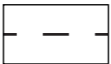







Dafarn Newydd, Llangefni,  
Isle of Anglesey

Figure 01  
Location Plan

Scale 1:20 000 at A3



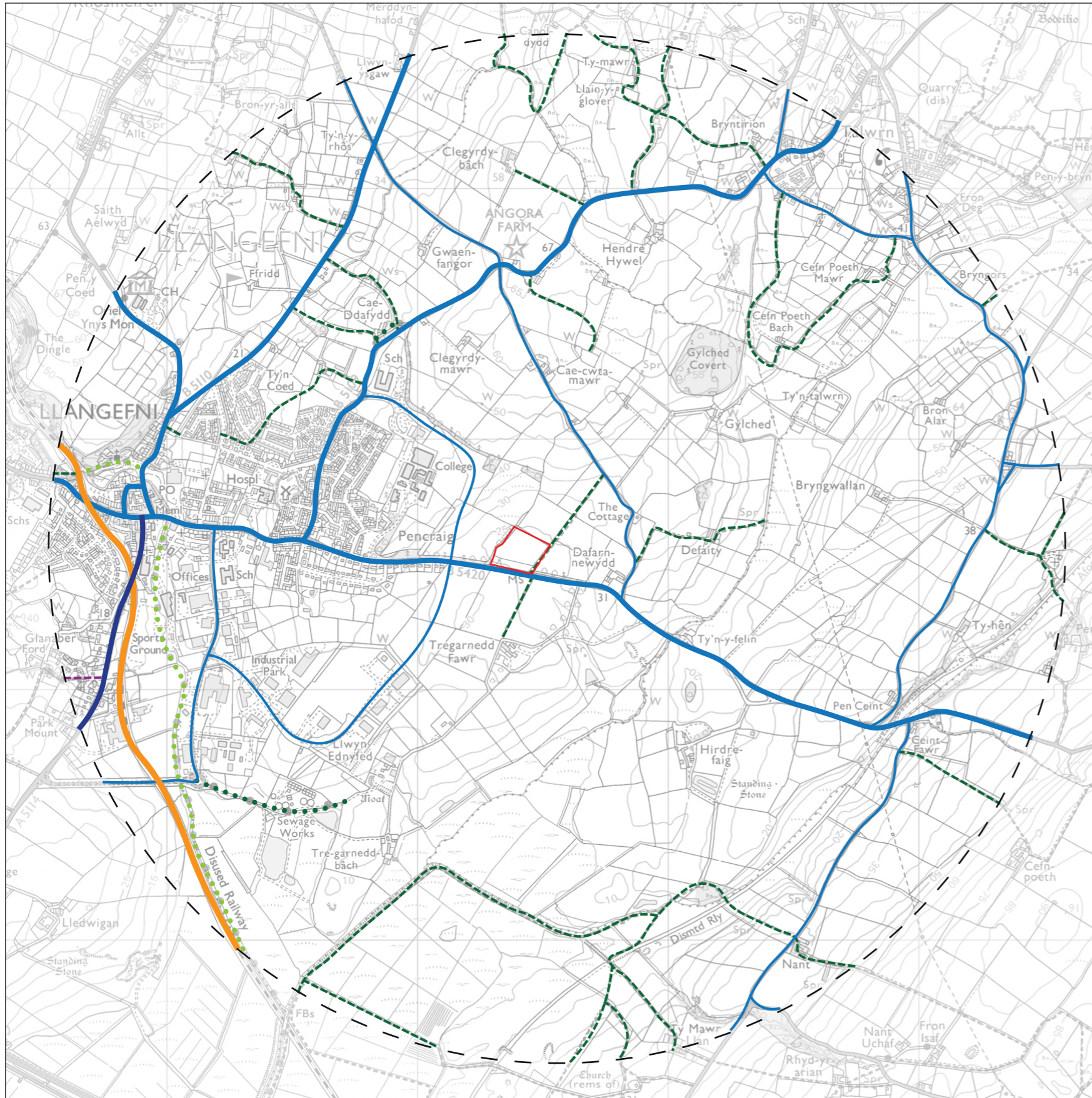
**KEY**

-  Site Boundary
-  2km Radius
-  Open Lowland Valleys
-  Flat Open Lowland Farmland
-  Mosaic Rolling Lowland
-  Urban
-  Open Rolling Lowland
-  Wooded Lowland Valleys
-  National Character Area







Dafarn Newydd, Llangefni,  
Isle of Anglesey

Figure 02  
Landscape Character

Scale 1:20 000 at A3



KEY

-  Site Boundary
-  2km Radius
-  Railway
-  A Road
-  B Road
-  Road generally less than 4m
-  Public Right of Way
-  Byway
-  Other route with public access
-  Lon Las Cefni Cycleway







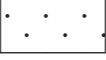

Dafarn Newydd, Llangefni,  
Isle of Anglesey

Figure 03  
Access

Scale 1:20 000 at A3



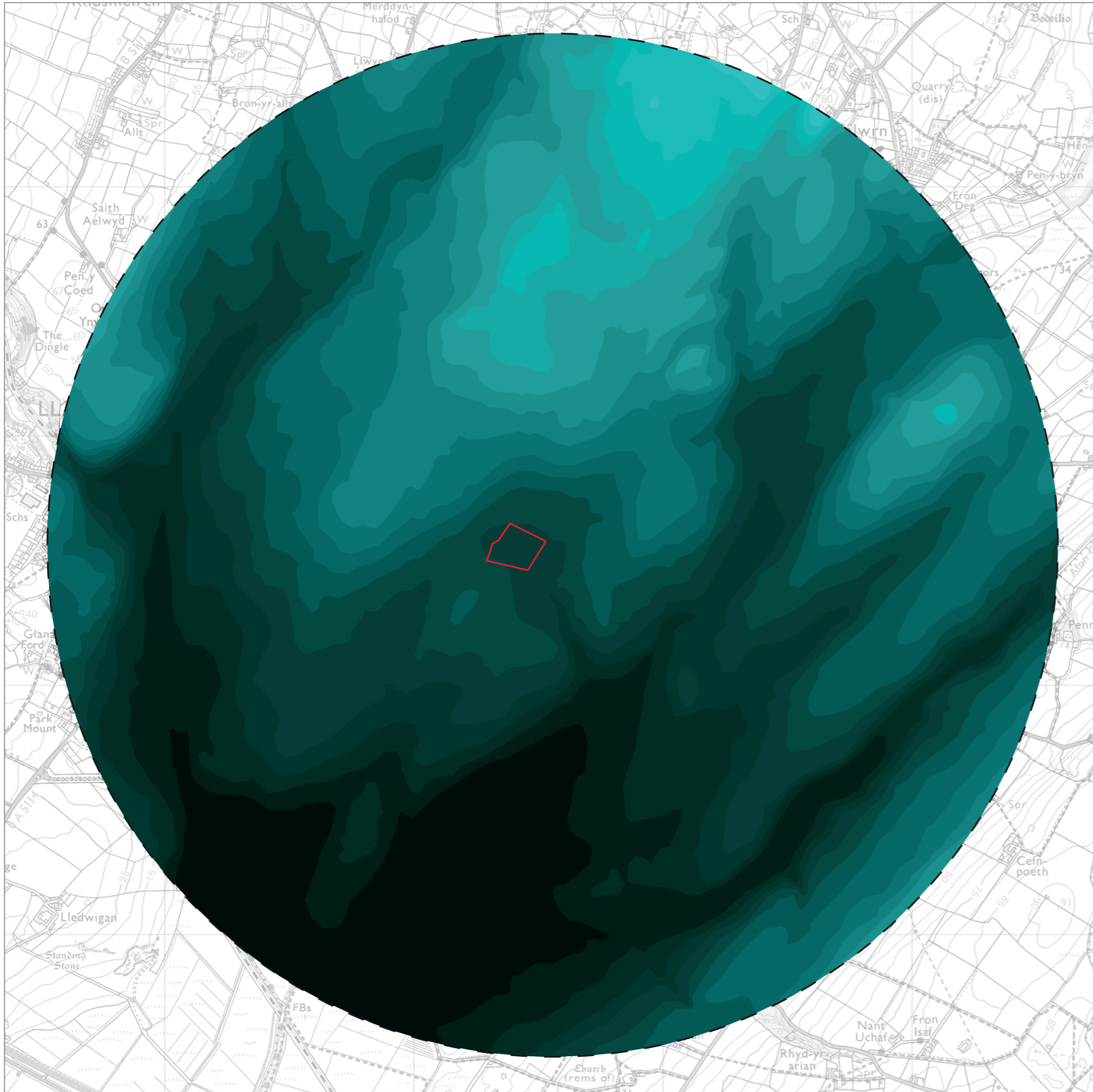
KEY

-  Site Boundary
-  2km Radius
-  Listed building
-  Scheduled Ancient Monument
-  Special Area of Conservation
-  Ancient Woodland
-  Conservation Area
-  Local Nature Reserve - The Dingle

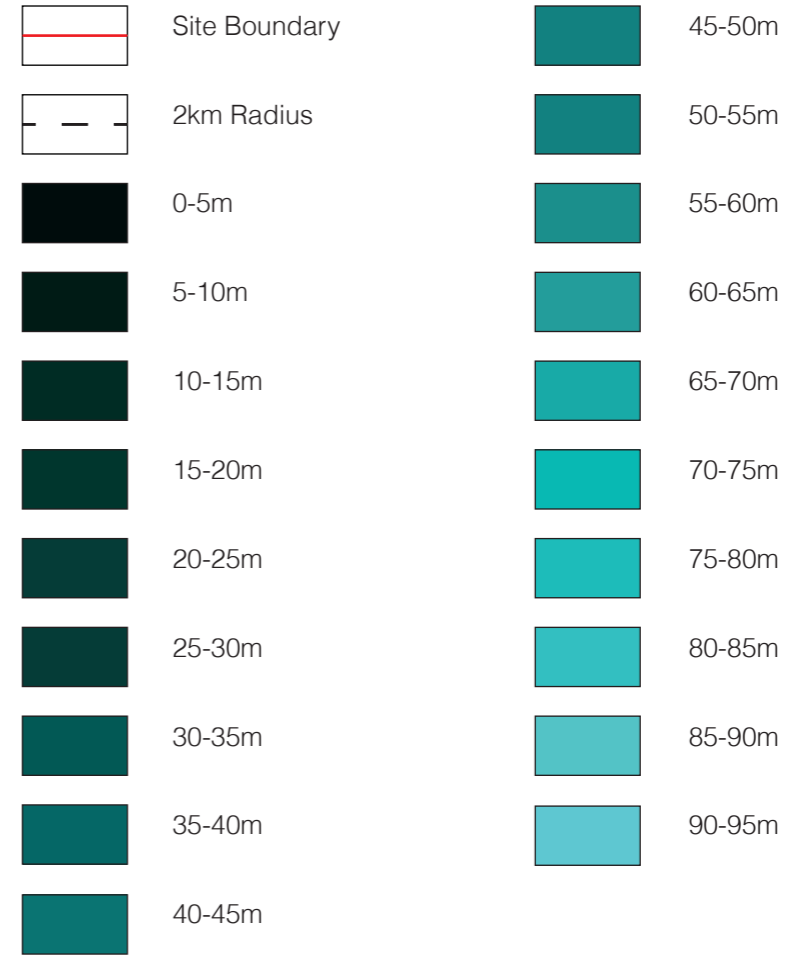
Dafarn Newydd, Llangefni,  
Isle of Anglesey

Figure 04  
Landscape Designations

Scale 1:20 000 at A3



KEY

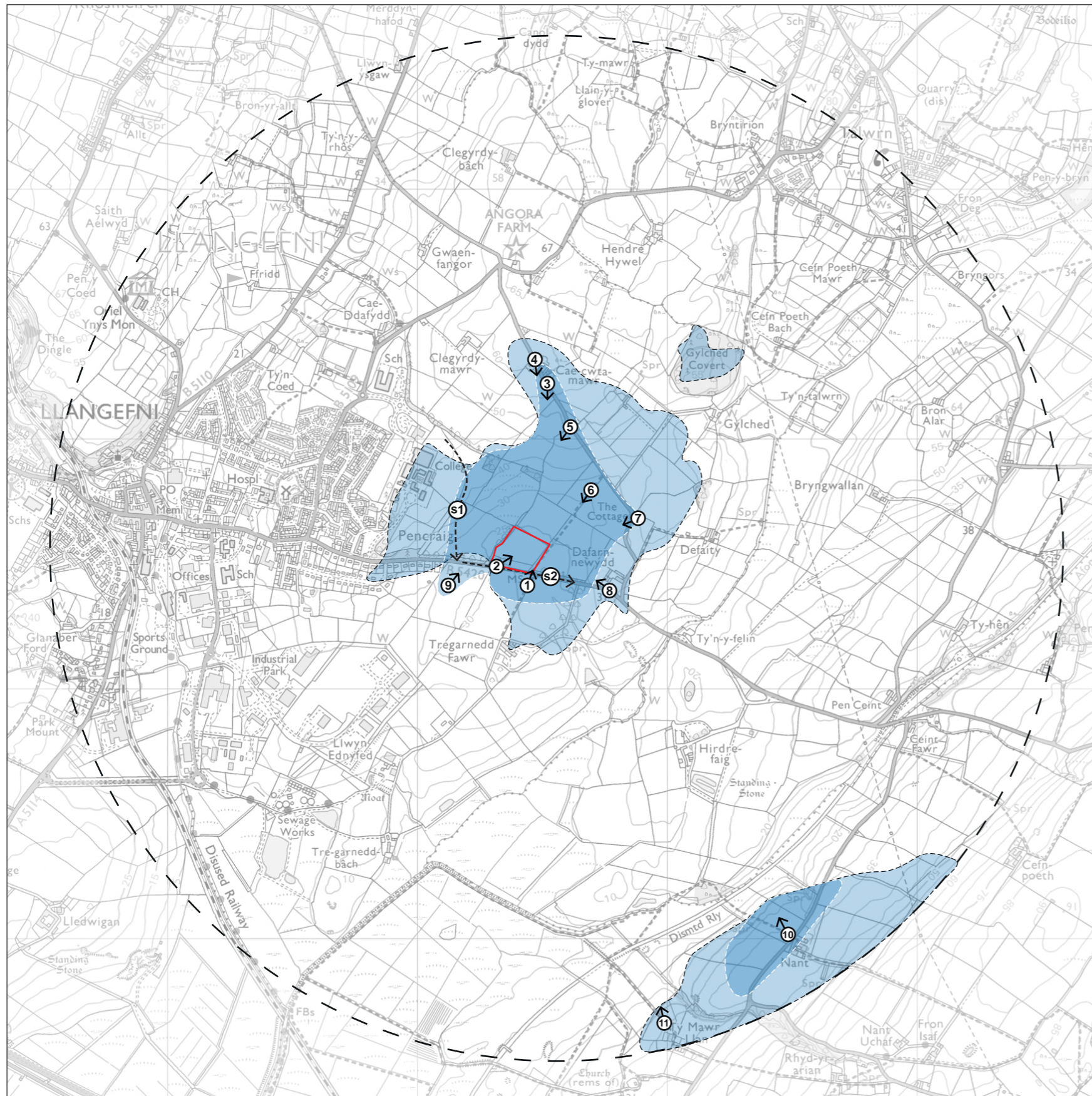


Dafarn Newydd, Llangefni,  
Isle of Anglesey


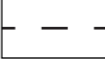


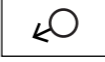
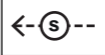
Figure 05  
Topography

Scale 1:20 000 at A3

**land** | studio



KEY


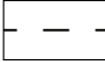










-  Site Boundary
-  2km Radius
-  Computer generated Zone of Theoretical Influence (ZTV)
-  Revised ZTV after site visit
-  Viewpoint location
-  Sequential Views / Views from Public Right of Way

Dafarn Newydd, Llangefni,  
Isle of Anglesey

Figure 06  
ZTV and Viewpoint Location

Scale 1:20 000 at A3



- KEY**
-  Site Boundary
  -  2km Radius
  -  Access point to site
  -  Field / Arable land
  -  Settlement areas
  -  Woodland
  -  Road
  -  Building
  -  Field boundary
  -  Tree
  -  Coleg Menai development zrea
  -  Stream

Dafarn Newydd, Llangefni,  
Isle of Anglesey

Figure 07  
Site Context

Scale 1:20 000 at A3

**land** | studio

**01:** View from footpath 34/011/1 adjacent to the B5420 looking north

B5420 / Penmynydd Road

Public Right of Way entrance  
into site blocked by vegetation

Dense mixed hedgerow and tree  
planting along the B5429 and southern  
boundary of site screening views



Approximate  
extent of site

Dafarn Newydd, Llangefni

Figure 08  
Viewpoint Photographs

Viewpoint Number: 01  
Lense Focal Length: 50mm  
Direction: north

## 02: View from B5420 near the site entrance looking east

Mixed planting along the northern boundary of the B5420 screening views into the site

Vehicular access into site

B5420 / Penmynydd Road

Mixed planting along the southern boundary of the B5420



Dafarn Newydd, Llangefni

Figure 08  
Viewpoint Photographs

Viewpoint Number: 02  
Lense Focal Length: 50mm  
Direction: east

### 03: View from residential properties on the unclassified road to the north of the site looking south

Vehicular entrance into residential properties

Glimpse views to the south over mixed planting

Mixed hedgerow and tree planting along road partially screening to the south

Grass planting in the foreground associated with residential properties



Dafarn Newydd, Llangefni

Figure 08  
Viewpoint Photographs

Viewpoint Number: 03  
Lense Focal Length: 50mm  
Direction: south

## 04: View from residential properties on the unclassified road to the north of the site looking south



Dafarn Newydd, Llangefni

Figure 08  
Viewpoint Photographs

Viewpoint Number: 04  
Lense Focal Length: 50mm  
Direction: south

## 05: View field gate on the unclassified road to the north of the site looking south

Hedgerow planting along southern boundary of unclassified road screening views to the south

Gap in hedgerow for field gate providing open long distance views to the south

Views into the site and of the planting along the B5420

Long distance views to the south



Dafarn Newydd, Llangefni

Figure 08  
Viewpoint Photographs

Viewpoint Number: 05  
Lense Focal Length: 50mm  
Direction: south

**06:** View from footpath 34/011/1 adjacent to the unclassified road looking south



Dafarn Newydd, Llangefni

Figure 08  
Viewpoint Photographs

Viewpoint Number: 06  
Lense Focal Length: 50mm  
Direction: south

## 07: View from residential property on the unclassified road looking south-west

Glimpse long distance views over hedgerow

Glimpse views of mixed planting within site over dense hedgerow planting aligning unclassified road

New development associated with Colig Menai

Mixed woodland block aligning northern boundary of the site

Approximate extent of site



Dafarn Newydd, Llangefni

Figure 08  
Viewpoint Photographs

Viewpoint Number: 07  
Lense Focal Length: 50mm  
Direction: south-west

**08:** View from B5420 adjacent to the entrance to Dafarn Newydd looking west

Mature deciduous tree  
planting aligning B5420

B5420 / Penmynydd Road

Scattered tree planting to  
Dafarn Newydd frontage

Vehicular entrance to  
Dafarn Newydd



Dafarn Newydd, Llangefni

Figure 08  
Viewpoint Photographs

Viewpoint Number: 08  
Lense Focal Length: 50mm  
Direction: west

**09:** View from Public Right of Way 3-34-FP 11 adjacent to Dunkirk Farm looking south

New link road associated with Llangefni and Coleg Menai

Dense mature tree planting aligning western boundary of the site screening views to the north

Glimpse views into site through gaps in boundary planting

Mixed planting along the B5420



Dafarn Newydd, Llangefni

Figure 08  
Viewpoint Photographs

Viewpoint Number: 09  
Lense Focal Length: 50mm  
Direction: north

# 10: View from The Nant Farmhouse adjacent to a Public Right of Way looking north-west

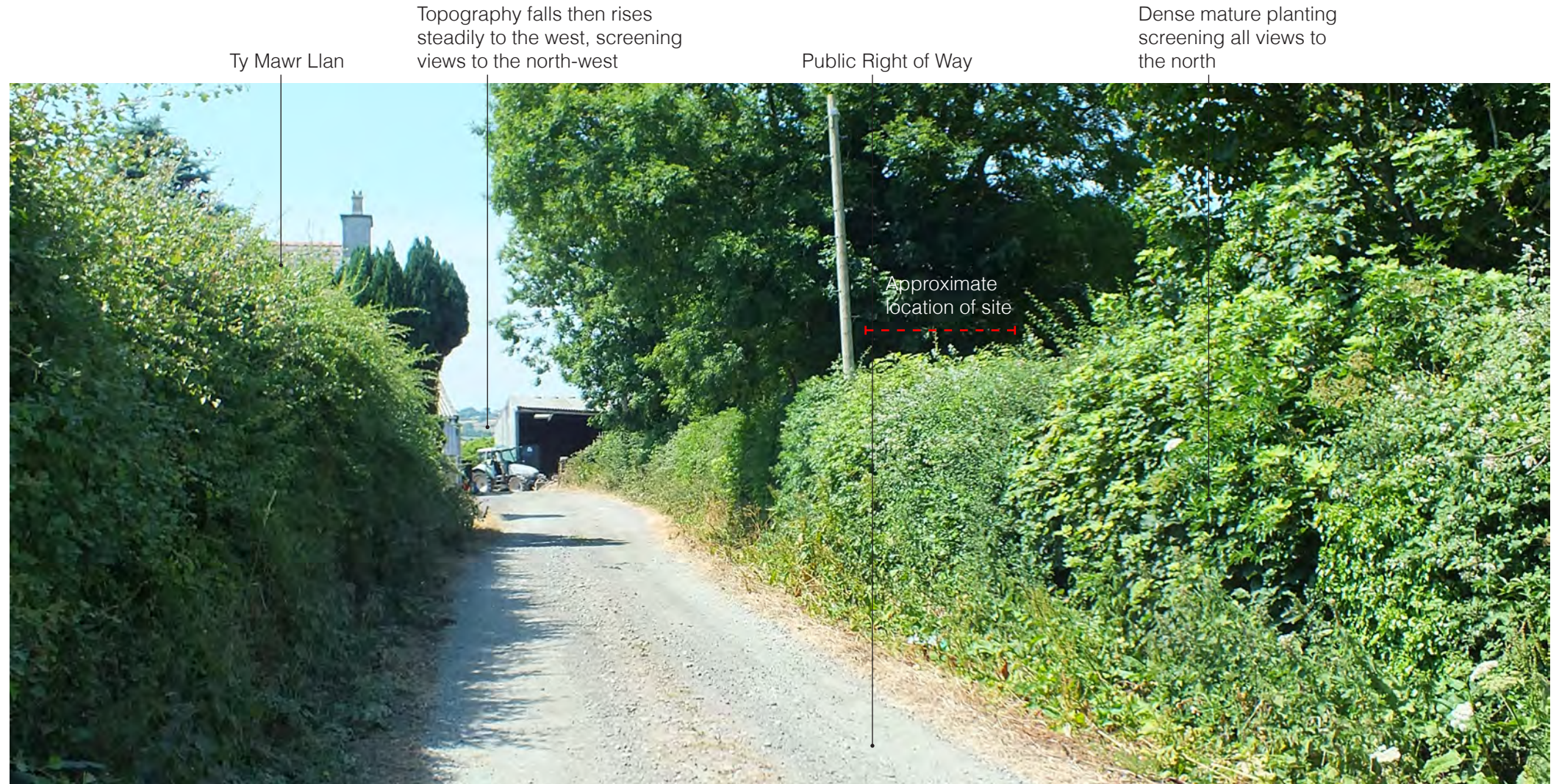


Syke Side Depot, Altham

Figure 10  
Viewpoint Photographs

Viewpoint Number: 09  
Lense Focal Length: 50mm  
Direction: north-west

# 11: View from Public Right of Way adjacent to Ty Mawr Llan looking north



Dafarn Newydd, Llangefni

Figure 08  
Viewpoint Photographs

Viewpoint Number: 11  
Lense Focal Length: 50mm  
Direction: north

# S1 - Sequential Photographs: New Link Road

Sequential views from the new link road associated with Llangefni and Coleg Menai, from north to south passing the western boundary of the site and illustrating available views in.



Dafarn Newydd, Llangefni

Figure 08  
Viewpoint Photographs

Viewpoint Number: S1  
Lense Focal Length: 50mm  
Direction: north to south

## S2 - Sequential Photographs: B5420

Sequential views from the new roundabout associated with Llangefni and Coleg Menai link road, from west to east passing the site access point and illustrating the screening provided by the hedgerow and tree planting aligning the B5420.



Dafarn Newydd, Llangefni

Figure 08  
Viewpoint Photographs

Viewpoint Number: S2  
Lense Focal Length: 50mm  
Direction: west to east

## E - References

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