

LAND AT PENTYWYN ROAD AND MARL LANE, DEGANWY

Assessment of the Impact of Development on the
Historic Landscape (ASIDOHL2)



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Written by: Neil McGuinness




Cover photo: view over the Proposed Development site from the junction of Marl Lane and Pentwyn Road
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Cyhoeddwyd gan Ymddiriedolaeth Archaeolegol Gwynedd
Ymddiriedolaeth Archaeolegol Gwynedd
Craig Beuno, Ffordd y Garth,
Bangor, Gwynedd, LL57 2RT

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Craig Beuno, Garth Road,
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Cadeiryddes/Chair - Yr Athro/Professor Nancy Edwards, B.A., PhD, F.S.A.
Prif Archaeolegydd/Chief Archaeologist - Andrew Davidson, B.A., M.I.F.A.

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	Role	Printed Name	Signature	Date
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Approved by	Principal Archaeologist	JOHN KIRKBRITS		21/03/17

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1	<p>Summary re-written to provide a more rounded synopsis of the results.</p> <p>Edits to Statutory and Non-statutory Designations and Cadw quote indented</p> <p>Typo errors</p> <p>Remove Plate 19</p>	<p>Summary</p> <p>A.2</p> <p>Throughout</p> <p>Removed & plates amended</p>	Client Approval
2	GAPS comments have been reviewed and addressed (where applicable) in sections A.1-A.8	<p>A.1</p> <p>A.2</p> <p>A.3</p> <p>A.5</p> <p>A.6.4</p> <p>A.6.5</p> <p>A.7.2</p> <p>A.7.3</p> <p>A.8</p>	GAPS Approval

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Summary

Gwynedd Archaeological Trust has carried out an Assessment of the Significance of the Impact of Development On Historic Landscapes (ASIDOHL2) for land at the corner of Pentwyn Road and Marl Lane, Deganwy, in advance of a proposed development for a new housing estate. The area is located within the Creuddyn and Conwy Historic Landscape Area (HLA), and lies within the Creuddyn Historic Landscape Character Area (HLCA). The work was commissioned by Beech Developments (NW) Ltd.

*The direct physical impacts, the indirect physical impacts and the indirect visual impacts of the proposed development upon the Creuddyn HLCA were assessed, as were the indirect physical and indirect visual impacts of the proposed development upon three other HLCAs: Deganwy / Llandudno Junction HLCA; Conwy HLCA; and Bryn Pydew HLCA. The overall significance of the impact of the proposed development was found to be **Moderate** on Creuddyn HLCA, Conwy HLCA and Bryn Pydew HLCA. The overall significance of the impact of the proposed development was found to be **Slight** on Deganwy / Llandudno Junction HLCA.*

*Mitigation in the form of the retention of existing hedgerows and trees, the use of building materials and styles that reflect local vernacular styles, and screening the development with locally common species of tree, both around the perimeter of the proposed development and within it, will ameliorate the indirect, visual impact of the proposed development on all four affected HLCAs. With mitigation, the overall significance of the impact will still be **Moderate** on the three HLCA's Creuddyn, Conwy and Bryn Pydew. In the case of the Conwy and Bryn Pydew HLCAs, this is due to their very high or high values. In the case of Creuddyn, mitigation cannot reduce the direct and indirect physical impacts of the scheme. With mitigation, the overall significance of impact of the Proposed Development on the Deganwy / Llandudno Junction HLCA will remain as **Slight**.*

The Proposed Development is located on the edge of existing urban development. Housing located along the eastern edge of the Proposed Development partially screens the view between it and Bodysgallen Hall and its associated Registered Historic Park and Garden. In light of this, the visual impact of the Proposed Development on the landscape here, and the views from the affected parts of the Bryn Pydew HLCA is less intrusive than it might be. With mitigation, the Proposed

Development will have a negligible impact on our ability to understand and appreciate the affected HLCA's historical meanings and significance.

The grading and associated score of the overall significance of impact is illustrated in Table A.15 (see below) and in section A.8.

Score	Grade
26-30	Very Severe
21-25	Severe
16-20	Fairly Severe
10-15	Moderate
4-9	Slight
0-3	Very Slight

Table A.15 Overall Significance of Impact

A.1 INTRODUCTION

Gwynedd Archaeological Trust has been asked by Beech Developments (NW) Ltd. to undertake an Assessment of the Significance of the Impact of Development On Historic Landscapes (ASIDOHL2) for a proposed housing development on land at the corner of Pentywyn Road and Marl Lane, Deganwy, Conwy (centred on NGR SH 79181 79214; Figure 01; Plate 01; Plate 02; Plate 03; Plate 04). The Proposed Development plot covers an area of approximately 4.56ha within three pasture fields of improved grassland. The proposal includes the erection of 110 residential dwelling units with associated access, parking and landscaping (Figure 02; Figure 03).

A.2 STATUTORY AND NON-STATURORY DESIGNATIONS

An archaeological desk-based assessment carried out by Gwynedd Archaeological Trust in 2016 (McGuinness, Evans and Reilly, 2016) identified a number of statutorily and non-statutorily designated heritage assets within 2km of the Proposed Development. The study noted that the proposed development lies:

- within the Creuddyn and Conwy Landscape of Outstanding Historic Interest (HLW (Gw) 5) identified in the *Register of Landscapes of Outstanding Historic Interest in Wales* (Cadw Welsh Historic Monuments, 1998) (Figure 04);
- within the discreet Creuddyn Historic Landscape Character Area (HLCA 2005) (Figure 05);
- adjacent to and bordering the discreet Deganwy / Llandudno Junction Historic Landscape Character Area (HLCA 2004) (Figure 05) ;
- 320m west of the Essential Setting of the Grade I Registered Historic Park and Garden at Bodysgallen (PGW (Gd) 7 (CON)) (Figure 06; Figure 07);
- 330m west of the discreet Bryn Pydew Historic Landscape Character Area (HLCA 2021) (Figure 05);
- 400m west of the Grade I Registered Historic Park and Garden at Bodysgallen (PGW (Gd) 7 (CON)) (Figure 06; Figure 07);
- 620m to the west of the Grade I Listed Building Bodysgallen Hall (LB3334) (Figure 13);

- 670m to the east of the Deganwy Castle Scheduled Monument (CN016) (Figure 08);
- 700m to the east of the Grade II* Listed Building the Church of All Saints, Deganwy (LB3635) (Figure 09);
- 820m to the south west of the Grade I Registered Historic Park and Garden at Gloddaeth (PGW (Gd) 6 (CON)) (Figure 07);
- 880m to the east of Deganwy Castle Grade II* Listed Building (LB3365) (Figure 09; Figure 10);
- 980m to the south of the Grade II* Listed Building the Church of St Hilary, Llanrhos (LB5776) (Figure 15);
- 1150 m to the south east of the Bryniau Tower Scheduled Monument (CN201) and Grade II Listed Building (LB5781) (Figure 08; Figure 09);
- 1210m to the south west of the Essential Setting of the Grade I Registered Historic Park and Garden at Gloddaeth (PGW (Gd) 6 (CON)) (Figure 07);
- 1310m to the north east of the Essential Setting of Conwy Castle and Town Walls (WHS 01122009 (ID3)) (Figure 06);
- 1310m to the north east of the Conwy Historic Landscape Character Area (HLCA 2006) (Figure 05);
- 1570m to the north east of the Conwy Conservation Area (CCA 6) (Figure 06);
- 1580m to the north east of the Conwy Castle and Town Walls World Heritage Site (WHS 01122009 (ID3)) (Figure 06);
- 1580m to the north east of the Conwy Town Walls Scheduled Monument (CN014) and Grade I Listed Building (LB3233) (Figure 08; Figure 12; Figure 13);
- 1620m to the north east of the Grade II* Listed Building the Toll house at Conwy Suspension Bridge (LB3235) (Figure 11);
- 1620m to the south west of the Grade II* Listed Building the Statue of Hercules and pedestal at Gloddaeth Hall (LB5775) (Figure 07);

- 1640m to the south west of the Grade I Listed Building at Gloddaeth Hall (LB3411) (Figure 14);
- 1710m to the south west of the Coed Gaer Hut Circle Scheduled Monument (CN257) (Figure 08);
- 1710m to the south west of the Grade II* Listed Building the Dovecote at Gloddaeth Hall (LB3415) (Figure 07);
- 1710m to the north east of the Grade I Listed Building the Conwy Suspension Bridge (LB3234) (Figure 11);
- 1710m to the north east of the Grade II* Listed Building the 11 Castle Street, Conwy (LB3256) (Figure 11; Figure 12);
- 1710m to the north east of the Grade II* Listed Building Aberconwy House, Conwy (LB3262) (Figure 12);
- 1730m to the north east of the Grade I Listed Building the Tubular Railway Bridge at Conwy (LB3236) (Figure 11);
- 1750m to the north east of the Conwy Castle Scheduled Monument (CN004) and Grade I Listed Building (LB3250) (Figure 08; Figure 11);
- 1790m to the north east of the Plas Mawr Scheduled Monument (CN083) and Grade I Listed Building (LB3634) (Figure 08; Figure 12);
- 1810m to the north east of the King's Hall and Wardrobe Scheduled Monument (CN147) (Figure 08);
- 1810 m to the north east of the Grade I Listed Building the Church of St Mary at Conwy (LB3353) (Figure 12);
- 1820m to the north east of the Grade II* Listed Building the Old Cockpit, Conwy (LB3367) (Figure 12);
- 1890m to the north east of the Grade II Registered Historic Park and Garden at Benarth Hall PGW ((Gd) 10 (CON)) (Figure 06); and
- 1910m to the north east of the Essential Setting of the Grade II Registered Historic Park and Garden at Benarth Hall (PGW (Gd) 10 (CON)) (Figure 06).

The location of the Proposed Development also lies within the Significant Arc of View from the Conwy Castle and Town Walls World Heritage Site (WHS 01122009 (ID3)) (Figure 06). The view may be summarised as follows:

‘The views from the castle and town walls towards: the River Conwy, the bridges, the cob and Deganwy Castle; and towards the mountains to the west from the height of the castle towers and many viewpoints along the extent of the town walls’ (Cadw 2016, 65).

In addition to the 8 Grade I and 9 Grade II* Listed Buildings identified above, the desk-based assessment identified a further 241 Grade II Listed Buildings within 2km of the Proposed Development, 258 in total (Figure 09; Figure 10). The closest of these to the Proposed Development site, Park Lodge LB87451, is located just over 300m to the west of the Proposed Development (Figure 09; Figure 10).

The majority of the Listed Buildings, 153 in total, lie within the Conwy Castle and Walled Town World Heritage Site (WHS 01122009 (ID3)) between 1.7 and 2.0km to the south west of the Proposed Development (Figure 11, Figure 12). A further 28 Listed Buildings are located outside of the town walls within the Essential Setting of the World Heritage Site. A significant cluster of 18 Listed Buildings are located in and around the village of Llanrhos, between 560m and 1080m north of the Proposed Development (Figure 15). A group of 12 Listed Buildings is located at Bodysgallen Registered Historic Park and Garden (Figure 13) and another group of 15 Listed Buildings is located within Gloddaeth Registered Historic Park and Garden (Figure 14).

The proposed development lies within the Creuddyn and Conwy Landscape of Outstanding Historic Interest (HLW (Gw) 5) identified in the Register of Landscapes of Outstanding Historic Interest in Wales (Cadw Welsh Historic Monuments, 1998) (Register) (Figure 04). The Register is a material consideration in the planning process as set out in Planning Policy Wales, Edition 9 November 2016 (PPW), paragraph 6.5.27, which states:

‘Information on the register of historic landscapes in Wales should be taken into account by local planning authorities in considering the implications of developments which meet the criteria for Environmental Impact Assessment, or, if on call in, in the opinion of the Welsh Ministers, they would have more than local impact on an area in the Register. Cadw must

be consulted on development within a registered historic landscape area that requires an Environmental Impact Assessment’.

The commitment of Welsh Government to conserve historic landscapes on the Register is also explicitly stated (PPW paragraph 6.2.1).

Detailed guidance on the use of the Register is provided in the *Guide to Good Practice on Using the Register of Landscapes of Historic Interest in Wales in the Planning and Development Process*, Revised (2nd) Edition, Cadw, 2007 (“Guide to Good Practice”), which includes a Technical Annex setting out the ASIDOHL2 process (Assessment of the Significance of Impact of Development on Historic Landscapes) used in this assessment. Appendices II-V set out the scoring system and calculations used in this process.

The ASIDOHL2 process is based on assessing development impacts in relation to discreet Historic Landscape Character Areas (HLCAs), into which the Historic Landscape has been geographically sub-divided in the *Creuddyn and Arllechwedd Historic Landscape Characterisation Report* (GAT 1999). The descriptions of the HLCAs featured in this assessment are reproduced in Appendix I, while the full report is available upon request from Gwynedd Historic Environment Record:

Gwynedd Archaeological Trust HER,
Craig Bueno,
Garth Road,
Bangor,
Gwynedd,
LL57 2RT.
Tel: 01248 352535
Email: her@heneb.co.uk

The Proposed Development site is located within the Creuddyn and Conwy Landscape of Outstanding Historic Interest (LOHI) (HLW (Gw) 5) and within the discreet Historic Landscape Character Area (HLCA) of Creuddyn HLCA 2005 (Figure 04; Figure 05). It adjoins the discreet Deganwy / Llandudno Junction HLCA 2004 on its west, east, and southern edges. The part of Deganwy / Llandudno Junction HLCA 2004 to the south of the Proposed Development does not however fall within the bounds of the Creuddyn and Conwy LOHI HLW (Gw) 5. This is accounted for in the Guide to Good Practice on Using the Register of Landscapes

of Historic Interest in Wales in the Planning and Development Process, Revised (2nd) Edition (Cadw 2007, 13):

Although there may appear to be a coincidence in their edges, the characterisation programme has shown that in some landscape areas on the Register, particularly those identified under Criterion 3 - Historic diversity / Multiperiod, Historic Character Area edges can fall outside the extent of the landscape area on the Register. This is because Historic Character Areas are identified at a much smaller scale and at a much greater level of detail than was possible for the landscape areas on the Register, and where there is a great degree of diversity, edges can be drawn at a number of places depending on which characteristic is selected as being the most dominant.

In order to resolve this potential ambiguity, the following guidance is offered. In planning terms, the status of the Register is non-statutory, and this includes information from characterisation that is intended to support the Register. The extent of the landscape areas on the Register and Historic Character Areas are, therefore, indicative and advisory only.

It will be a matter for the planning or other competent authority undertaking an EIA, or the Public Inquiry Inspector concerned, to determine where a precise edge should be drawn. All the evidence available in the Register, the relevant characterisation report and any relevant work done subsequently should be carefully considered and weighed against the nature and extent of the proposed development and its predicted impact on the landscape area on the Register. The guiding principle is that where drawn edges are required, they should be as consistent as possible with the maintenance of those historic elements or characteristics that demonstrate the outstanding or special interest of the landscape area on the register.

A.3 SUMMARY OF THE IMPACTS OF THE PROPOSED DEVELOPMENT

The contents and significance of the Creuddyn and Conwy Landscape of Outstanding Historic Interest (HLW (Gw) 5) are summarised in the *Register* as:

This mainly coastal landscape, comprising the Great and Little Orme's Heads and the lower part of the Conwy estuary and its hinterland in north Snowdonia, contains evidence of highly diverse land use and settlement from the early prehistoric period to the present. The area includes: Upper Palaeolithic cave sites; a Neolithic chambered tomb; extensive, Bronze Age copper mines unparalleled in Britain; Iron Age hillforts, settlements and field systems; Deganwy Castle; Conwy Castle and walled bastide town, one of the best surviving examples in Europe; a medieval grange, settlements and field systems; post-medieval gentry houses; recent copper mining remains; the Conwy suspension and tubular bridges; Llandudno planned Victorian resort town, architecturally one of the finest of its type in Wales. Conwy Castle and town walls are a World Heritage Site.

The Proposed Development will impact four HLCAs which are component parts the Creuddyn and Conwy Historic Landscape (HLW (Gw) 5) (Figure 05).

The Proposed Development would have a **direct, physical impact**, an **indirect, physical impact** and an **indirect, visual impact** upon the following HLCA:

- HLCA 2005 Creuddyn.

The Proposed Development would have **indirect, visual impacts** on the following three HLCAs:

- HLCA 2004 Deganwy/ Llandudno Junction;
- HLCA 2006 Conwy; and
- HLCA 2021 Bryn Pydew.

This report provides a full assessment of the significance of the impacts of the proposed development on the Historic Landscape in relation to the above HLCAs, in compliance with the ASIDOHL2 process.

A.4 ASIDOHL STAGE 1: CONTEXTUAL INFORMATION

The first stage of the ASIDOHL process draws together the contextual information for the project.

A.4.1 Summary description of development (taken from *proposed residential development on land at the corner of Pentywyn Road and Marl Lane Deganwy: Landscape Character Statement, Barr, 2016*)

The Proposed Development

The proposed development comprises 110no. plots; comprising 2 storey mixed detached, semi-detached, bungalow, and mews/town house and apartment properties with associated garden, public, and communal Public Open Space, as follows (Figure 02; Figure 03):

- 10no. DQ3 Townhouses
- 12no. G3 Townhouses
- 12no. B2 Bungalows
- 5no. E4 Detached Houses
- 14no. E3 Townhouses
- 9no. F2 Townhouses
- 6no. F3 Townhouses
- 16no. P3 Detached Houses
- 4no. D2H Apartments
- 11no. H3 Detached Houses
- 11no. A4 Detached Houses

Materials and styles of construction will comprise mixed scale properties of brick, and render with a palette of various detailing; Brick quoining, tile roofs reflecting local vernacular styling, fitted with energy saving solar or photovoltaic panels.

Access to the site will be via Pentywyn Road where a single new access will be created leading centrally into the site. A balancing pond is proposed on adjacent land to the north-east.

The proposed layout reflects the presence of existing adjacent built development, and landscape features such as the adjacent highway and important frontage with

Pentywyn Road and the junction of Marl Lane where a large area of Public Open Space including play provision and natural play opportunity is proposed.

The Existing Site and Landscape Context

The proposed development site comprises 2 open fields of regular fields of heavily improved grassland divided by remnant hedgerows and stockproof fencing, and with low local stone walling along Pentywyn Road and Marl Lane, totalling some 4.55ha. The balancing pond will be situated in a third field of improved grassland adjacent to the development to its north east. The proposed development site is situated on the north eastern edge of Deganwy and north western edge of Llandudno Junction and abuts existing areas of residential development, open fields, and the B5115.

The site is bordered by the Pentywyn Road on its western edge, and Marl Lane on its southern edge, whilst land to the other two elevations are formed by remnant hedgerows and stockproof fencing.

The proposed site slopes gently eastwards from a high point of 46m AOD along Pentywyn Road towards the boundary with housing along Maes y Coed and onwards towards the A470 Trunk Road and minor valley at Coed Pistyll.

Within the wider landscape context the land is generally undulating falling southwards towards the River Conwy and rising north west towards Deganwy Castle and The Vardre at circa 90-110m AOD.

The immediate landscape area is varied in character, with scattered urban development to the west, south, and south east, and with undeveloped fields and the A470 (located approximately 300m distant.) to the north and north east.

The overall site character is influenced at present by its proximity to the existing built development bordering the site, and by the activity associated with the adjacent Marl Lane and Pentywyn Road (B5115) as visually it is connected with these areas rather than the more rural land to the north which is largely out of view due to natural topography.

The proposed site is located adjacent to, but outside of the present boundary of, the Green Barrier within the adopted Conwy LOP, and is located on the northern fringe of Llandudno Junction between the existing conurbation of Llandudno Junction, Deganwy and nearby Llanrhos. The landscape character changes

beyond the A470 to the east and north east and is markedly different in character; comprising elevated and open rolling farmland rocky hill sides and evident limestone escarpments, with scattered housing and areas of parkland with an evident relationship to the historic Bodysgallen Hall and gardens.

In terms of land use surrounding the site, the main use is residential with associated highway infrastructure, more undeveloped land isolated to the north where the Robertson Geological Laboratories at Tyn y Coed Farm exist, and where small discreet caravan parks are present such as Bwlch Farm and Maes Dolau Farm to the east.

The wider landscape to the east includes the historic Bodysgallen Hall and parkland at circa 0.6km distant, separated visually by existing vegetation associated with the estate and with the A470 trunk road which is located between the two.

The Bodysgallen Hall and Grounds are contained within the Register of Historic Parks and Garden in Wales, Site reference PGW (Gd)7 (CON), and the proposed site is located outside the area of essential setting and outside of the identified significant view which is directed south west towards Conwy.

Views of the proposed site from north and western areas include areas of existing residential development surrounding the site and include distant elevated views of The Vardre and the site of Deganwy Castle Scheduled Monument, which lie at over 50m above site level levels over the surrounding area.

A.4.2 Context for ASIDOHL assessment

At the request of Beech Developments (NW) Ltd, Gwynedd Archaeological Trust have been contracted to undertake an ASIDOHL2 assessment of the significance of the impact of the proposed development on the Historic Landscape.

A.4.3 Planning history of the proposed development site

This is a new planning application: there has been no previous planning application relating to the land where the proposed development is located.

A.4.4 Summary of the planning policy context

The extant **Conwy Local Development Plan 2007-2022 (Adopted October 2013)** defines parts of the Great Orme and Creuddyn Peninsula area as a 'Special Landscape Area' (SLA). The Proposed development does not lie within the designated SLA. The plan states in Paragraph 4.6.5.2 that *'In order to conserve the attributes of the Special Landscape Areas development proposals will have to show particular regard of the character of each locality in order to minimise their impact.'*

In addition - Paragraph 4.6.5.3 states *'All proposals, both within and outside SLAs, will be considered against the Development Principles and other policies in the Plan designed to protect the environment and landscape character.'*

The site of the Proposed Development is not included within the Conwy Urban Development Strategy Area. The **Conwy Local Development Plan 2007-2022 (Adopted October 2013)** under strategic policy HOU/1 *Meeting the Housing Needs*, states that *'Development proposals within settlement boundaries on unallocated sites will be assessed against other policies in the Plan.'*

As outlined in Section A.1 above, national planning policy in relation to historic landscapes states that information on the Register may be treated as a material consideration in the planning process. This is set out in PPW paragraph 6.5.27, with further, more detailed, information available in the Register and Guide to Good Practice also noted in Section A.2.

In regard to WHSs (and their settings), PPW paragraph 6.5.2 states that *"The impacts of proposed developments on a World Heritage Site and its setting and, where it exists, the World Heritage Site buffer zone, is a material consideration in the determination of any planning application"* It is understood that 'setting' as used in PPW paragraph 6.5.2 includes but is not limited to the WHS Essential Setting.

A.4.5 Assessment methodology

The assessment follows the guidance for the ASIDOHL2 process set out in the Register Guide to Good Practice, and was undertaken by Neil McGuinness BA (Hons) MA, Project Archaeologist at Gwynedd Archaeological Trust, with advice on the ASIDOHL2 process provided by the *Guide to Good Practice On Using the Register Of Landscapes Of Historic Interest in Wales in the Planning and Development Process* revised (2nd) edition (Cadw, 2007).

Field visits to the site of the Proposed Development and selected locations within affected HLCA's were initially conducted in dry sunny conditions on Thursday 15th September 2016. A second phase of visits was conducted in overcast and dry conditions on Thursday 20th and Friday 21st October 2016, and a third, on Tuesday 17th March 2017.

A.4.6 Assessment constraints

Unfortunately it was not possible to obtain permission to fully assess the views from the Registered Park and Garden at Gloddaeth or its associated Listed Buildings. Views from these sites have been assessed by viewshed analysis within GIS, modern mapping and aerial photography. Similarly it was not possible to obtain permission to access the Registered Historic Park and Garden at Benarth Hall. Views to the Proposed Development from Benarth have been assessed using the same methods.

A.5 ASIDOHL STAGE 2: ASSESSMENT OF DIRECT, PHYSICAL IMPACTS OF DEVELOPMENT

A.5.1 Introduction

The second stage of the ASIDOHL2 process describes and as far as possible quantifies the direct physical impacts of the proposed development on the HLCAs affected by the development. This is described and quantified in three ways, which can be summarised as follows:

- a) In absolute terms, i.e. the proportion of the surface area of the HLCA affected
- b) In relative terms, i.e. the proportion of each of the 'key historic landscape characteristics' (the baseline being those characteristics identified in the HLCA Report) that will be permanently lost or removed by the development
- c) In landscape terms, the contribution that the 'key historic landscape characteristics' identified in (b) makes to the value of the HLCA as a whole.

The physical impacts are each assigned a score and the overall scores for the impacts on the individual HLCA are used to produce a quantified expression of the overall magnitude of direct impact on a 28 point scale (see Table A.1). These are presented as a table for each HLCA along with qualifying statements and background information and summaries of the key characteristics of the HLCAs affected. The scoring system and calculations used can be seen in Appendix II.

The full HLCA descriptions are included in Appendix I and should be consulted alongside the assessment below.

Score	Grading
24-28	Very Severe
19-23	Severe
14-18	Considerable
9-13	Moderate
4-8	Slight
0-3	Very Slight

Table A.1 Overall magnitude of direct physical impacts

A.5.2 HLCA 2005 Creuddyn (Figure 05)

(For a full description, see Appendix I)

Key characteristics: The area is dominated by Gloddaeth, formerly the seat of the Mostyns, now a boarding school, and the substantial farms associated with it. Though Gloddaeth is the only landed seat within the area, Bodysgallen, Penrhyn and Marl are all within a mile of it. The churches of Eglwys Rhos and Llangystennin are both ancient foundations. A marked feature of the landscape is the stone-built watch-tower, believed to date from the seventeenth century, at Bryniau. The only pre-twentieth century nucleated community is at Glanwydden, which consists of a public house and a cluster of houses around a cross-roads. The nearby windmill dates from 1704.

Direct, physical impacts: The direct physical impact of the Proposed Development in terms of area is very slight, only 0.58% of the total area of the HLCA will be affected. There are two known archaeological features identified within the desk-based assessment (McGuinness, Evans and Reilly, 2016) which will be wholly destroyed by the Proposed Development. These are the grassed over foundations of a post-medieval stone field boundary wall, Asset 163, and the buried archaeological remains of a post-medieval rectangular structure, possibly a field barn Asset 160 (Plate 05; Plate 06; Plate 07; Figure 16).

Absolute Impact (loss of area)		Magnitude and score		
4.56 ha, 0.58%		Very Slight – 1		
Relative and landscape impacts (loss of known elements or characteristics) and scores				
Element / % loss	Category	Magnitude	Landscape value	Landscape value effect
Foundations of a Post-medieval field boundary wall DBA Asset 163 / 100%	D – 1	Very Severe - 6	Very Low - 1	V Slightly Reduced – 1
Buried Archaeological remains of a Post-medieval structure, possibly a field barn DBA Asset 160 / 100%	U – 1	Very Severe - 6	Very Low - 1	V Slightly Reduced -1
Overall Magnitude of Direct Physical Impacts				
Score		Grading		
10		Moderate		

Table A.2 Assessment of direct, physical impacts on HLCA 2005 Creuddyn

A.6 ASIDOHL STAGE 3: ASSESSMENT OF INDIRECT IMPACTS OF DEVELOPMENT

A.6.1 Introduction

The third stage of the ASIDOHL process describes and as far as possible quantifies the **indirect physical and non-physical impacts** of the development on the HLCA affected. A clearly defined area will be directly or physically affected (assessed in Stage 2), but a much greater area could be indirectly affected owing to fragmentation or changes to the setting of features within the landscape. Changes to views of, or views from a landscape element or key characteristic are also important potential impacts to consider.

This stage is divided into two categories of impacts; the first, Stage 3 (a) assesses the indirect physical impacts; while the second, Stage 3 (b) assesses the indirect (non-physical) visual impacts. The scoring system and calculations used can be seen in Appendix III.

A.6.2 Stage 3 (a) Indirect, physical impacts

The principal types of indirect physical impacts set out in the Guide to Good Practice include, but are not confined to:

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

- e) The frustration of access leading to decreased opportunities for education, understanding or enjoyment of the amenity of elements, during or consequent to development

A.6.3 Stage 3 (b) Indirect (non-physical) impacts

These can occur to elements as a result of one or a combination including, but are not confined to, the following:

- a) Visual impacts on elements from which a development can be seen (considered up to its maximum height). The impact might be on 'views to' or 'views from' these elements, and it should be assessed with reference to key historic viewpoints and essential settings. These should be considered in relation to a site's original character and function, as well as to vantage points and visual experience of a visitor today.
- b) Impact on the visual connections between related elements, by occlusion, obstruction etc., for example, an essential line of sight between historically linked defensive sites will become blocked or impaired by an intervening development.
- c) Conversely, the creation of inappropriate visual connections between elements not intended to be inter-visible originally, by the removal of intervening structures, barriers, shelters, screening or ground.
- d) the visual impact of the development itself in relation to the existing character of the HLCA considering:
 - its form – the scale, number, density, massing distribution etc. of its constituent features;
 - its appearance – the size, shape, colour fabric etc., of its constituent features.

Stage 3 (b) is aimed at assessing to what extent the development constitutes a visual intrusion or encroachment, and to what extent in turn that affects the HLCA's character.

The indirect impacts in Stages (a) and (b) are each assigned a score, which are then added together and calibrated to the 28-point scale used in Stage 2 (see

Table A.1), in order to produce a quantified expression of the overall magnitude of indirect impacts on the individual HLCAs. These are presented as a table for each HLCA along with qualifying statements and background information and summaries of the key characteristics of the HLCAs affected.

A.6.4 HLCA 2004 Deganwy/ Llandudno Junction (Figure 04)

(For a full description, see Appendix I)

Key characteristics: The area is characterised by suburban housing stock which dates almost entirely from the late nineteenth or twentieth centuries, and is constructed largely of brick. Roofing materials are a mixture of tiles and slates. A distinctive feature is the row of houses built by the Llanfairfechan architect North at SH781804 [Bryn Gosol Road], which makes distinctive use of rustic slates, some of them from the Tal y Fan quarry. Here and there earlier houses or chapels built out of local limestone and roofed with more common commercially available slates are evident. The shops at the front at Deganwy incorporate an attractive cast-iron canopy over the pavement.

The area is also characterised by the transport routes which pass through it- the Telford road, the railway, the modern A55T, which passes under the Conwy in a tunnel, and the quays at Deganwy and by Conwy bridge. As well as the two bridges over the Conwy, there are a number of other items of transport infrastructure, such as the signal box at Deganwy, the locomotive sheds at the Junction, and in various bridges. Llandudno Junction station is an unusual example for the area of a Victorian station-building with Modernist accretions, and the Modernist style is also evident in the extensive Hotpoint factory at SH803777, now disused.

Indirect, physical impacts: There are no indirect, physical impacts on HLCA 2004 Deganwy/ Llandudno Junction.

Indirect, visual impacts: The Proposed Development is surrounded on three sides by HLCA 2004 and it will have localised indirect, visual impact on views from those parts of the HLCA adjacent to the Proposed Development site (Figure 05).

Views eastwards from Pentwyn Road and the modern housing on the western side of the Proposed Development towards HLCA 2021 Bryn Pydew, will be obscured (Plate 03). As a result, the modern Bodysgallen Obelisk and the upper stories of Bodysgallen Hall, currently just visible through the tree canopy on the wooded hillside, will no longer be visible from locations here. Though aesthetically pleasing, these views are not historically significant however, and existing modern housing on the northern side of Marl Lane already impacts on what once would have been an exclusively pastoral view. Better views towards Bryn Pedw for travellers along Pentwyn Road are to be found on the higher ground further to the

north, beyond the extent of the proposed development. These views will not be obstructed.

West facing views from the modern housing to the east of the Proposed Development towards modern housing, and beyond it, the high ground at the Vardre and HLCA 2005 Creuddyn will be obscured. Similarly, north facing views towards the rural landscape of HLCA 2005 Creuddyn from Marl Lane and the modern housing area to the immediate south of the Proposed Development will also be obscured (Plate 01). None of these views are historically significant however, and the indirect, visual impact on HLCA 2004 is extremely localised and mainly limited to those parts of the HLCA immediately adjacent to the site. The form and appearance of the Proposed Development will be in keeping with the surrounding modern housing that is typical of this part of HLCA 2004.

Views east from the upper storeys of Park Lodge LB87451 (Figure 09) over the rooftops of modern houses towards Bodysgallen Hall and HLCA 2021 Bryn Pedw will also be impacted, however the impact is reduced due the location of the Proposed Development between existing areas of modern housing when viewed from this location.

Only one other Listed Building in HLCA 2004 will be indirectly, visually impacted by the Proposed Development. Bryn Gosol (Grade II LB3237) probably has views from its second floor windows over the rooftops of adjacent modern houses towards the Proposed Development 1km to the south east, though the impact on affected view is not significant (Figure 09)

Indirect, Visual Impacts	Category and Score	Magnitude and Score
East facing views from upper stories of Park Lodge (Grade II LB87451) towards HLCA 2021 Bryn Pydew impacted	B – 3	Moderate - 3
South-east facing views from upper storeys of Bryn Gosol (Grade II LB3237) impacted	B – 3	Very Slight -1
East facing views from Pentwyn Road and modern houses in HLCA 2004 to Bodysgallen Hall and HLCA 2021 Bryn Pydew obstructed	D - 1	Moderate - 3
North and west facing views from Marl Lane and modern houses in HLCA 2004 towards HLCA 2005 Creuddyn obstructed	D - 1	Moderate - 3
Development form	2	Moderate - 3
Development appearance	2	Moderate - 3
Overall Magnitude of Indirect Impacts		
Score	Grading	
7	Slight	

Table A.3 Assessment of indirect, visual impacts and overall magnitude of indirect impacts on HLCA 2004 Deganwy/ Llandudno Junction

A.6.5 HLCA 2005 Creuddyn (Figure 05)

(For a full description, see Appendix I)

Key historic landscape characteristics: The area is dominated by Gloddaeth, formerly the seat of the Mostyns, now a boarding school, and the substantial farms associated with it. Though Gloddaeth is the only landed seat within the area, Bodysgallen, Penrhyn and Marl are all within a mile of it. The churches of Eglwys Rhos and Llangystennin are both ancient foundations. A marked feature of the landscape is the stone-built watch-tower, believed to date from the seventeenth century, at Bryniau. The only pre-twentieth century nucleated community is at Glanwydden, which consists of a public house and a cluster of houses around cross-roads. The nearby windmill dates from 1704.

Indirect, physical impacts: The Proposed Development will have an indirect physical impact on the part of the HCLA 2005 Creuddyn landscape that lies within the footprint of the development site. The Proposed Development will cause an alteration of land-use from agriculture to housing which represents a cessation in the historic land-use of the area. The area affected by the Proposed Development is however small relative to the total area of the HLCA and constitutes only 0.58% of it. Historically the land was formerly part of the holdings of the farm at Bwlch to the west of the Proposed Development site (McGuinness, Evans and Reilly 2016, 37-38). The historical functional connection between the land and the farm has already been severed with the construction of the modern houses that now lie between the Proposed Development and Bwlch.

Indirect, visual impacts: The Proposed Development will also have a number of indirect, visual impacts on views from locations within the northern part of HLCA 2005 Creuddyn.

The Proposed Development is not visible from most of the assessed locations within the Deganwy Castle (SM CN016; Grade II* LB3365) scheduled area as the high ground on the edge of the Vardre to the east obscures the view. Some elevated parts of the castle do however have views over the north and western parts of the Proposed Development (Figure 08; Figure 09). The visible parts of the Proposed Development, located on lower ground between areas of existing housing on Pentywyn Road to its north-west and Maes-y-Coed to its south-east, are visible exclusively from the high ground at Mansell's Tower on the eastern hillock (Plate 09). Though visible, the presence of existing residential development

in the existing eastwards views from Mansell's Tower suggests that the Proposed Development will be absorbed into the view here with little impact on a visitor's experience, appreciation or understanding of the monument.

The Proposed Development does not disrupt historically significant views from Deganwy Castle to either the Conwy Castle and Town Walls WHS (Plate 08) or Bryniau Tower (SM CN201; Grade II LB 5781).

As is stated above, Bryniau Tower (SM CN201; Grade II LB 5781) (Figure 08; Figure 09) is a marked feature of the Creuddyn HLCA and it commands extensive views over the surrounding countryside. The extreme north-western edge of the Proposed Development is visible to the south east of the monument from ground level (Plate 10). Most of the of the development area is however screened by the topography of the landscape to the south east of the monument, and the visible parts of the development will cause minimal change to existing views when seen in the context of the existing residential developments that lie to the south, east and west of the proposed development site. The historically important south facing views from the monument towards Conwy Castle and Town Walls WHS and Deganwy Castle (SM CN016; Grade II* LB3365) are unaffected.

There are no views of the Proposed Development from the Scheduled Monument the Coed Gaer Hut Circle (SM CN257) (Figure 08).

Though it was not possible to perform a full site visit and assessment, viewshed analysis suggests that locations within the Grade I Registered Historic Park and Garden at Gloddaeth (PGd) 6 (CON) have south-west facing views towards the Proposed Development, with the northern edge of the development potentially visible, particularly during the winter months when the leaves fall from deciduous trees (Figure 07). However, the garden is set on the south-east facing slope of a hill, and Gloddaeth Hall (Grade I LB3411) (Figure 14) and its gardens are laid out so as to exploit the Significant View from them to the south-east. The location of the Proposed Development site to the south-west means it does not obstruct or interfere with these views.

Sixteen Listed Buildings are located within the Registered Historic Park and Garden at Gloddaeth (Figure 14). Unfortunately permission was not granted to assess all of the buildings at the site, but a limited site visit and analysis of modern mapping and aerial photographs suggests that 10 of those Listed Buildings, including the Dovecote (Grade II* LB3415) have south west facing views towards

the Proposed Development blocked by other buildings and / or thick deciduous woodland. The results of the limited site visit did suggest that Gloddaeth Hall (Grade I LB3411) most likely does have uninterrupted ground level views towards the Proposed Development from at least some elevated locations on its south-eastern side. The Statue of Hercules (Grade II* LB5775) located in the centre of the garden to the south-east of the hall, most likely also has views to the south-west. Four Grade II Listed Buildings at the site also have probable views to the south-west towards the Proposed Development: the terrace wall bounding S side of main forecourt (LB3417); the terrace wall and guns enclosing S side of garden (LB3419), the wall on NE side of former Kitchen Garden at Gloddaeth Hall (LB3421); and Llandudno Lodge at Gloddaeth Hall (LB3410) (Figure 09).

The distance of the Proposed Development from the Garden and affected Listed Buildings at Gloddaeth, and its scale and location surrounded on three sides by existing residential housing, suggests that the visible parts of the Proposed Development will represent a minor addition to existing south west facing views that will be absorbed with little visual impact.

Site visits demonstrated that the cluster of nineteen Listed Buildings located in and around the village of Llanrhos, including the Grade II* Church of St Hilary (LB5776) have no view of the Proposed Development Site (Figure 15).

Indirect, Physical Impacts	Category and Score	Magnitude and Score
Change in historic land-use within area of Proposed Development, very slight compared to area of whole HLCA	C – 2	Very Slight – 1
Indirect, Visual Impacts	Category and Score	Magnitude and Score
Extent of residential housing within east facing views from elevated parts of Deganwy Castle (SM CN016; Grade II* LB3365) expanded	A – 4	Slight – 2
South east facing views from Bryniau Tower (SM CN201; Grade II LB 5781) impacted	A – 4	Slight – 2
South west facing views from Gloddaeth Registered Historic Park and Garden (Grade I (PGd) 6 (CON)) impacted	A – 4	Very Slight – 1
Views from Gloddaeth Hall (Grade I LB3411) impacted	A – 4	Very Slight – 1
Views from Statue of Hercules at Gloddaeth Hall (Grade II* LB5775) impacted	A – 4	Very Slight – 1
Views from 4 Grade II Listed Buildings at Gloddaeth Hall impacted	B – 3	Very Slight - 1
Development form	3.2	Slight - 2
Development appearance	3.2	Slight - 2
Overall Magnitude of Indirect Impacts		
Score	Grading	
11	Moderate	

Table A.4 Assessment of indirect, physical impacts, indirect, visual impacts and overall magnitude of indirect impacts on HLCA 2005 Creuddyn

A.6.6 HLCA 2006 Conwy (Figure 05)

(For a full description, see Appendix I)

Key characteristics: The town itself remains an outstanding example of a pre-modern planned community, though no buildings remain from earlier than the fifteenth century other than the castle itself and the town walls. Aberconwy House and Plas Mawr are buildings of exceptional historic and architectural interest in their own right, but a number of other buildings from the sixteenth century survive, such as Hen Goleg, and others which have more modern exteriors. Conwy preserves the original grid-pattern of streets and forms a contrast with the nineteenth-century planned town of Llandudno. It preserves outstanding examples of historic transport facilities.

Indirect, physical impacts: The Proposed Development has no indirect, physical impacts on HLCA 2006 Conwy.

Indirect, visual impacts: The impact of the Proposed Development on this HLCA is confined to indirect, visual impacts on views from a number of locations within HLCA 2006 Conwy.

The Proposed Development will form part of the Conwy Castle and Town Walls World Heritage Site (WHS) Significant Arc of View towards the Afon Conwy, the bridges, the cob and Deganwy Castle, but does not obstruct or interfere with it (Figure 06; Plate 12). The impact is not significant; the location of the Proposed Development is largely masked by existing housing and a mixture of deciduous and coniferous trees adjacent to the southern boundary of the Proposed Development site which will not be affected by it. In addition, the Proposed Development's distance from the WHS and its scale suggest that its visual impact will be absorbed into the existing urban landscape of Deganwy with very little impact upon Significant Views from the WHS.

Given the above assessment, as might be expected, the Proposed Development site is visible from various points within Conwy Castle (SM CN004; Grade I LB3250), particularly the towers and wall walks at the north east end of the site (Plate 11), and at various points along the Conwy Town Walls (SM CN014; Grade I LB3233) (Plate 13; Plate 14; Plate 15; Plate 16; Figure 08; Figure 11; Figure 12).

The Proposed Development does not block or interfere with historically significant views from Conwy Castle and Town Walls towards Deganwy Castle (SM CN016; Grade II* LB3365), Bryniau Tower (SM CN201; Grade II LB5781), Bodysgallen Hall (Grade I LB3334), or its Registered Historic Park and Garden (Grade I (PGd) 7 (CON)).

The location of the Proposed Development site is just visible from Plas Mawr (SM CN083; Grade I LB3634), however it can only be seen from the north east facing attic and tower windows, and then, only when the windows are opened as the opacity of the glass obscures the view. Again, the impacts on views from the monument are minimal (Figure 08; Figure 12; Plate 17).

The Proposed Development site is not visible from the SM the Site of the Medieval King's Hall and Wardrobe, Rosehill Street (CN147) (Figure 08).

Access permissions were not granted to enter the Grade II Registered Historic Park and Garden at Benarth Hall PGW (PGd) 10 (CON) or its Essential Setting (Figure 06). It was possible to establish that there is no view of the Proposed Development Site from the northern entrance lodge to the garden (Plate 18). The northern part of the garden is an extensive area of deciduous woodland set on north facing slopes and it is likely that this blocks views to the north from the central and southern parts of the site which lie on the river side east facing slopes. The significant view from the Benarth Hall Garden looks south-eastwards from Benarth Hall and is not affected by the Proposed Development.

The majority of Listed Buildings within the Town Walls at Conwy, 122 out of 153, have no views of the scheme as views are obscured by other buildings within the town and the Town Walls (Figure 11; Figure 12). These include the Grade II* Listed Buildings Aberconwy House (LB3262) and the Old Cockpit (LB3367).

There are a number of exceptions within the Town Walls. Though not visible from within the churchyard, it is likely that the location of the Proposed Development can be seen from the top of the tower at St Mary's Church Conwy (Grade I LB3353) (Figure 12), however as the steps to the tower have been unsafe for a number of years access could not be gained to assess this first hand. As with views from other sites within the town walls, it is assessed that the Proposed Development will be absorbed into the existing view from this location with minimal impact.

Sixteen Listed Buildings along the north-east side of Berry Street and Castle Street more than likely have a view to the north-east over the Town Wall and across the Afon Conwy to Deganwy from their rear upper stories (Figure 11; Figure 12). One of these is the Grade II* Listed Building 11 Castle Street (LB3256). The other 15 are all Grade II Listed buildings: House and Sea Chest (LB3246); 4 Berry Street (LB3247); 6 Berry Street (LB3248); 16 Berry Street (LB3249); 1 Castle Street (LB3254); House and Celtic Shops Ltd (LB3255); George and Dragon Inn (LB3257); Llys Meddyg, including forecourt railings and gate (LB3258); House, including forecourt railings and gate (LB3259); Bodreinallt Surgery (LB3260); Knights Gone By (also known as Plas Fardre) (LB3261); Eagle's Building (Fisherman's Chip Shop and Carolina's Ice Cream) (LB87382); Conwy Outdoor shop and Anna's Tea Rooms (LB87407); Stretford House and Conwy Kebab, Burger & Pizza House (LB87458); and Swan Cottage (LB87461). It is assessed that the Proposed Development will be absorbed into the existing views from the upper stories of these buildings with minimal impact.

Similarly, the taller buildings along the western side of Bridge Street and the south side of Rose Hill Street probably have an unobstructed view of the site from north-east facing windows in their upper stories (Figure 11). Eleven Grade II Listed Buildings are amongst this group: The Guildhall (LB3251); Ye Old College (LB3266); Former Conwy Municipal Offices (LB3267); NatWest Bank (LB3268); Fron Deg (LB3344); The Bridge public house (LB3346); Meddiant (LB87360); House and Rowlands Pharmacy (LB87361); House and Bwty Ty-Dre (Town House Restaurant) (LB87386); Isgraig (Christopher Gash Dental Surgery) (LB87393); and Hodesdon (LB87403). The Proposed Development will be absorbed into the existing views from the upper stories of these buildings with minimal impact.

The Listed Buildings outside of the Town Walls on the river side immediately east of Conwy Castle, located within the Essential Setting of the WHS and the Conwy Conservation Area, have no views of the Proposed Development (Figure 11). These include: Telford's Grade I Conwy Suspension Bridge (LB3234); the Grade I Tubular Railway Bridge (LB3236); and the Grade II* Toll House at Conwy Suspension Bridge (LB3235). The modern road bridge that carries the A547 across the Afon Conwy to Llandudno Junction blocks views to the Proposed Development from all three.

A group of Seven Grade II Listed Buildings with views of the Proposed Development are located both within the Essential Setting of the WHS and the

Conwy Conservation Area. They are located outside of the Conwy Town Walls on Lower Gate Street and the Quayside and have north-east facing views from their frontages across the Afon Conwy towards Deganwy and the location of the Proposed Development site (Plate 19; Plate 20; Plate 21; Plate 22; Plate 23; Figure 11; Figure 12). These are: Harbour Master's Office (LB3281); The Quay (LB3315); Liverpool Arms public house (LB3316); The Smallest House (LB3317); 11 Lower Gate Street (LB87359); 12 Lower Gate Street (LB87363); and Telephone call-box on quayside (LB87463). Given the location of the Proposed Development, its scale, distance, and the screening effect of existing landscape features, the Proposed Development will be absorbed into the existing views across the Afon Conwy from these locations with very little impact.

Four Grade II Listed Buildings at Bodlondeb, to the west of the town and within the WHS Essential Setting, have partially obstructed views at ground level towards the site (Figure 12): Bodlondeb (LB3239) (Plate 25); Bodlondeb Lodge to SE of main house (LB3363) (Plate 24); gate piers, gates and walls at entrance to Bodlondeb from Town Ditch Road (LB87429) (Plate 24); and the Sundial in grounds of Bodlondeb (LB87459) (Plate 25). With the exception of the upper floors of Bodlondeb house, all of these views are partially obstructed by deciduous trees and the impact of the Proposed Development on them is assessed as minimal.

Two other Grade II Listed Buildings located on elevated ground to the west of the Walled Town and within the WHS Essential Setting have no view of the Proposed Development at ground level, but probably have views from windows in their north east facing upper storeys. These are Llys Llewelyn (LB3322) and the Castlebank Hotel (LB3323) (Figure 12). As with other assessed locations within Conwy, the location of the Proposed Development, its scale, distance, and the screening effect of existing landscape features, suggests that the impact on views from the upper stories of these two buildings will be minimal.

Indirect Visual Impacts	Category and Score	Magnitude and Score
Development is within the Significant Arc of View from the Conwy Castle and Town Walls World Heritage Site	A – 4	Slight - 2
North east facing views from Conwy Castle (SM CN004; Grade I LB3250) impacted	A – 4	Slight - 2
North east facing views from Conwy Town Walls (SM CN014; Grade I LB3233) impacted	A – 4	Slight - 2
North east facing views from Plas Mawr (SM CN083, Grade I LB3634) impacted	A – 4	Very Slight - 1
North east facing view from Tower of Church of St Mary Conwy (Grade I LB3353) impacted	A – 4	Very Slight - 1
North east facing view from 11 Castle Street (Grade II* LB3256) impacted	A – 4	Very Slight - 1
North east facing views from 15 Grade II Listed Buildings on Berry Street and Castle Street, Conwy impacted	B – 3	Very Slight - 1
North east facing views from 11 Grade II Listed Buildings on Bridge Street and Rose Hill Street, Conwy impacted	B – 3	Very Slight - 1
North east facing views from 7 Grade II Listed Buildings at the Quayside, Conwy impacted	B – 3	Slight - 2
North east facing views from 4 Grade II Listed Buildings at Bodlondeb, Conwy impacted	B – 3	Very Slight - 1
North east facing views from Llys Llewelyn (Grade II LB3322) and the Castlebank Hotel (Grade II LB3323), Conwy impacted	B – 3	Very Slight - 1
Development form	3.55	Very Slight – 1
Development appearance	3.55	Very Slight - 1
Overall Magnitude of Indirect Impacts		
Score	Grading	
7	Slight	

Table A.5 Assessment of indirect, visual impacts and overall magnitude of indirect impacts on HLCA 2006 Conwy

A.6.7 HLCA 2021 Bryn Pydew (Figure 05)

(For a full description, see Appendix I)

Key Characteristics: Bryn Pydew is shown on the tithe map as a distinctive area of relatively small, irregular enclosures each with its individual house set around winding lanes within the heart of an area of common. This pattern underlies the current appearance of the landscape of this area, although all the surrounding land is now enclosed. The fields, which are now mainly down to pasture (horses rather than sheep), are characteristically bounded by hedges (some with trees), although there are some coursed limestone walls. There are areas of old woodland, especially on the north-western slopes.

The settlement pattern is chiefly nineteenth century cottages, with some nucleation around the central 'village green' where there is a chapel among the houses, although no shop or other services. Modern in-filling has distorted the original pattern of scattered cottages, and altered much of the vernacular appearance of the area. There are no known sites of relict archaeological interest in the area.

There are a number of quarries dotted along the sides of the limestone ridge, many overgrown but still significant features. Their historical significance lies in the fact that they provided stone for Telford's bridge across the Conwy.

The patterns of winding lanes and footpaths appear to follow that established by the mid-nineteenth century; there are no recent roads or realignments. There is a single World War II pillbox in the area, looking down the Conwy Valley.

Indirect, physical impacts: The Proposed Development has no indirect, physical impacts on HLCA 2021 Bryn Pydew

Indirect, visual Impacts: The proposed development will have an indirect visual impact on views from a small number of locations at the western end of the HLCA. The proposed development is not visible from most of the assessed locations within Bodysgallen Garden (Grade I (PGd) 7 (CON)) (Figure 06; Figure 07). It is however visible intermittently between and through tree cover at points along the terrace walk, particularly towards its central part and northern end (Plate 26; Plate 27; Plate 28). Large open fields in the foreground, unaffected by the Proposed Development, dominate the views from the terrace, and the view to Deganwy Castle (SM CN016; Grade II* LB3365) and the Vardre on the horizon will not be obstructed. The Proposed Development will occupy the space between clearly

visible areas of existing housing on three of its sides, and the presence of mature trees and a hedgerow on the eastern edge of the Proposed Development site will also have a screening effect. The essential character of the west facing views from the terraced walk is that of an interface between a modern, suburban landscape to the south, and a rural landscape to the north, and this will remain unchanged. Though it will be noticeable, the Proposed Development will be absorbed into these views with only a slight impact.

The Significant View from the terraced walk towards Conwy is not impacted by the Proposed Development (Plate 29; Plate 30). Views towards the Proposed Development from other assessed locations in the garden are obstructed by topography, garden features or deciduous trees which obscure views even in the winter months (Plate 31).

Twelve Listed Buildings are located within the Registered Historic Park and Garden at Bodysgallen (Figure 13). Two of these buildings have views towards the Proposed Development. The Proposed Development is visible from the upper storeys and roof of the central tower of Bodysgallen Hall (Grade I LB3334). The tower is thought to have been a thirteenth or fourteenth century watch tower for Conwy Castle and is the oldest part of the Hall. A glimpse of the eastern side of the Proposed Development can just be seen on the periphery of the south-west facing view from the upper storeys and roof of the tower when looking towards Conwy (Plate 32). Its marginal position in the view, together with its location between existing residential areas, suggests that the impact on this historically important view will be very slight. The Proposed Development is more prominent in the view from the north-west facing side of the tower when looking westwards towards Deganwy Castle (Plate 33). Though not an historically important view, the view towards Deganwy Castle from the tower is of aesthetic value. The Proposed Development occupies the low ground to the east of the Vardre on the edge of, and between, areas of existing housing. Its siting, together with the screening effect of deciduous trees, both in the foreground of the view and along the eastern boundary of the Proposed Development, means that its impact on views from the tower towards Deganwy Castle will be less than it might otherwise be and its impact is assessed as slight.

One other listed Building at Bodysgallen, the Barn & Granary (Grade II LB3333), also has views to the Proposed Development (Plate 34). The site is just visible from the steps on the south-western side of the barn. The location can just be seen

through existing deciduous trees in the foreground during the winter months though it is likely it would be completely screened by these trees when they are in leaf. Views to The Vardre and Deganwy from the barn are not interrupted, and the Proposed Development's impact on views from this location is assessed to be very slight.

Views from a significant viewpoint in the Bryn Pydew Landscape will also be indirectly visually impacted. A modern obelisk was built in 1993 to the south-east of Bodysgallen Hall (Figure 09; Figure 10). The obelisk is located at the head of a disused quarry, is accessible via public footpath and commands wide views of the surrounding landscape. The western side of the Proposed Development will be visible in the west facing view from the obelisk towards Deganwy Castle (Plate 35). The view is not historically significant however, and as with views towards Deganwy Castle from Bodysgallen Hall, the low elevation of the Proposed Development means the view would not be obstructed and the impact slight.

The three Listed Buildings at Marl Hall have no views of the scheme: Marl Hall (Grade II LB3318); the Warden's Residence at Marle Hall (Grade II LB3319); and the former tollgate at entrance to Marl Farmyard, Marl Lane (Grade II LB3320) (Figure 10).

.Indirect, Visual Impacts	Category and Score	Magnitude and Score
West facing views from the terraced walk at Bodysgallen Registered Historic Park and Garden (Grade I (PGd) 7 (CON)) impacted	A – 4	Slight – 2
West facing views from the tower at Bodysgallen Hall (Grade I LB LB3334) towards Deganwy Castle slightly affected	A – 4	Slight – 2
West facing views from the Barn and Granary at Bodysgallen Hall (Grade II LB3333) impacted	B – 3	Very Slight – 1
West facing view from Obelisk SE of Bodysgallen Hall impacted	C – 2	Slight – 2
Development form	3.25	Slight – 2
Development appearance	3.25	Slight – 2
Overall Magnitude of Indirect Impacts		
Score	Grading	
7	Slight	

Table A.6 Assessment of indirect, visual impacts and overall magnitude of indirect impacts on HLCA 2021 Bryn Pydew

A.6.8 Summary of Overall Magnitude of Indirect Impacts on Historic Landscape Character Areas

The following table is a summary of the overall magnitude of indirect impact scores and grading. The magnitude is based on the 28 point scale system used in stage 2 and stage 3 (see Table A.1)

Historic Landscape Character Area	Overall Magnitude (Score)
HLCA 2004 Deganwy/ Llandudno Junction	Slight – 7
HLCA 2005 Creuddyn	Moderate – 11
HLCA 2006 Conwy	Slight – 6
HLCA 2021 Bryn Pydew	Slight – 7
Average Overall Magnitude of Indirect Impacts	Slight – 8

Table A.7 ASIDOHL Stage 3: Summary of Overall Magnitude of Indirect Impacts on Historic Character Areas

A.7 ASIDOHL STAGE 4: EVALUATION OF RELATIVE IMPORTANCE

A.7.1 Introduction

The fourth stage of the ASIDOHL process and report evaluates the relative importance of the HLCA(s) (or part(s) thereof) directly or indirectly affected by development in relation to:

- (a) if relevant, the whole of the HLCA(s) or;
- (b) the whole of the Historic Landscape Area (HLA) on the Register,
followed by in each case;
- (c) an evaluation of the relative importance of the HLCA(s) concerned in the national context.

Which evaluation steps have to be done and how much input is required will depend on the scale of the development in relation to the nature and extent of the affected Historic Character Area(s) and the historic landscape area on the Register. For example, if a development directly affects an entire Historic Character Area, then only evaluation steps (b) and (c) need to be done. The complexity of the Historic Character Area(s) in terms of the variety of characteristics and numbers of elements affected will also influence the amount of input required.

In cases where both steps (a) and (b) have to be done, evaluating relative importance is necessary because it may well be that the relative importance of an element within the Historic Character Area differs from its relative importance within the overall historic landscape area on the Register. For example, a particular element could be abundant and fairly representative of the Historic Character Area as a whole, but might be quite rare in relation to the whole of the historic landscape area on the Register. Clearly, if an entire Historic Character Area is directly affected with the complete loss of all its constituent elements, then step (a) would not apply.

It is likely that evaluation scores could be influenced by a number of factors. The relative size and number of Historic Character Areas within the historic landscape area on the Register, and the number of Historic Character Areas affected in relation to the total number of Historic Character Areas within the

historic landscape area on the Register, could all have some bearing on the values determined.

With regard to evaluation step (c), 'national context' should be taken to refer to the historic landscape areas on the Register, not the whole of Wales. Although all historic landscapes on the Register are of national importance, being either of outstanding or of special historic interest, some component Historic Character Areas may be of even greater significance, because of the range or the quality of elements they contain, the presence of designated elements within them, their relationship with other Historic Character Areas, their status as a key component in the historic landscape area on the Register, or because of a combination of these factors' ("Guide to Good Practice" p23).

The criteria used to evaluate relative importance are the Secretary of State's Criteria for Scheduling Ancient Monuments (Welsh Office Circular 60/96, *Planning and the Historic Environment*, p.15, Annex 3), although depending on the individual circumstances and the characteristics of the HLCAs concerned, not all criteria will be universally applicable.

The selected criteria are scored on a scale of 1 to 5 (Very Low or Poor to Very High or Very Good) and in many cases, the scores will be the same for stages (a) and (b) where both are required. Scores for stage (c) however, will generally but not always, be graded lower than stages (a) and (b), because of the greater numbers and the wider ranges of element qualities to be found in the national context.

Scores are summarised as an overall percentage (out of a maximum possible score of all Very High grades) at the end of stages (a) and (b) and also (c) Stage 4 is then completed with a determination of, and a table showing, the average, overall value of all the HLCAs (or part(s) thereof) affected. The scoring system and calculations used can be seen in Appendix IV.

A.7.2 Relative Importance in relation to (a) the whole of the HLCA; and (b) the whole of the HLA

A.7.2.1 HLCA 2004 Deganwy/ Llandudno Junction

The Proposed Development will have an indirect, visual impact on the modern housing to the west, east and north of Proposed Development, the 20th century Listed Building at Park Lodge (Grade II LB87451) and the 17th / 18th century Bryn Gosol (Grade II LB3237), both of which located within 20th century suburban landscapes.

As multiple elements of the HLCA will be affected, an overall grading for the relative importance of the affected elements of the HLCA has been assessed using professional judgement. The key affected parts of the HLCA used to reach that overall grading are discussed below.

• Rarity

a) Low: The HLCA is attributed to the area for its urban development, including suburban housing stock, transport routes, and infrastructure. Despite the HLCA having some very highly rare elements such as the Telford road and Conwy bridge, the key historic characteristics of the affected parts of the HLCA are generally of low rarity because the HLCA boundary is confined to the urban setting.

b) Moderate: The key historic characteristics of the HLCA are as urban development with notable suburban housing, transport routes, and infrastructure is seen in parts of the HLCAs of Llandudno, Conwy and Penrhyn Bay, although the HLCA does have elements unique to it.

• Representativeness

a) Very High: The affected parts of the urban development of Deganwy / Llandudno Junction can be seen as being highly representative of the key historic features which constitute the HLCA, as the HLCA boundary is limited to the urban development..

b) Low: The affected parts of the HLCA are relatively unique to the HLA as the HLCAs are predominantly rural areas; however the parts of the HLCAs of towns of Llandudno, Conwy, Penrhyn Bay share key suburban urban characteristics.

- **Documentation**

a) Low: there is little documentation associated with the affected parts of the HLCA compared to other parts of the HLCA.

b) Low: there is little documentation associated with the affected parts of the HLCA compared to other landscapes within the wider HLA.

- **Group Value**

a) High: The urban development can be seen as an interlinked group of features including housing, commercial, and industry sites connected by a modern infrastructure network which includes the Telford road, the railway, the modern A55T, and the quays at Deganwy and by Conwy bridge.

b) Medium: The HLCA is connected to the other urban development HLCAs by rail, road, and sea infrastructure, and starkly contrasts with the walled town of Conwy, and with the Victorian seaside resort of Llandudno.

- **Survival**

a) Very Good: Large areas of twentieth century housing survive within the HLCA.

b) Very Good: The degree of survival of areas of twentieth century housing within other parts of the HLA, Llandudno, Conwy, Penrhyn Bay, is very good.

- **Condition**

a) Good: The affected parts of the HLCA survive in good condition for their class within the HLCA.

b) Good: The affected parts of the HLCA survive in good condition for their class within the wider HLA in parts of Llandudno, Conwy and Penrhyn Bay.

- **Coherence**

a) Very High. As an HLCA largely characterised by 20th century suburban development, the affected elements of the landscape retain much of their original historic function.

b) Moderate: The historic coherence of the HLCA pre nineteenth century has been mostly severed due to the growth of the urban development. However, the HLCA mostly applies to the nineteenth and twentieth century's urban growth around the

railway, and although the prominence of the rail for slate shipping is no longer prevalent, the railway itself, transport links, and housing still all retain a moderate level of coherence.

- **Integrity**

a) High: The elements in the area affected retain much of their original character and are visible and fairly easily understood compared to other parts of the HLCA.

b) High: The elements in the area affected retain much of their original character and are visible and fairly easily understood within the context of the wider HLA.

- **Potential**

a) Low. The affected parts of the HLCA have little scope for future historic landscape study and analysis compared to other parts of the HLCA.

b) Low: The affected parts of the HLCA have little scope for future historic landscape study and analysis compared to other parts of the wider HLA.

- **Amenity**

a) Very Low: There is very little scope to develop the affected parts of the HLCA as a public educational and recreational amenity compared to other parts of the HLCA

b) Very Low: There is very little scope to develop the affected parts of the HLCA as a public educational and recreational amenity compared to other parts of the HLA.

- **Associations**

a) None: The affected parts of the HLCA have no known historical associations.

b) None: The affected parts of the HLCA have no known historical associations.

VALUE:	V High/ V Good	High/ Good	Mod/ Med	Low	V Low/ Poor/ none	V high/ V Good	High/ Good	Mod/ med	Low	V Low/ Poor/ none
in relation to: CRITERION	(a) Whole of historic landscape character area					(b) Whole of historic landscape area on the Register				
Rarity				2				3		
Representativeness	5								2	
Documentation				2					2	
Group Value		4						3		
Survival	5					5				
Condition		4					4			
Coherence	5							3		
Integrity		4					4			
Potential				2					2	
Amenity					1					1
Associations					1					1

Table A.8 Evaluation of the relative importance of the part of HLCA 2004 Deganwy / Llandudno Junction directly and / or indirectly affected by the Proposed Development

Score for Stage (a) HLCA 2004 Deganwy / Llandudno Junction 35/55 = 63.6%

Score for Stage (b) HLCA 2004 Deganwy / Llandudno Junction 30/55 = 54.5%

A.7.2.2 HLCA 2005 Creuddyn

The Proposed Development will have an direct, physical impact upon the agricultural area within the footprint of the Proposed Development site and also an indirect, physical impact on the same land. It will also have an indirect visual impact upon views from: Deganwy Castle (SM CN016; Grade II* LB3365); Bryniau Tower (SM CN201; Grade II LB 5781); Gloddaeth Registered Historic Park and Garden (Grade I (PGd) 6 (CON)); Gloddaeth Hall (Grade I LB3411); the Statue of Hercules at Gloddaeth Hall (Grade II* LB5775) and a further 4 Grade II Listed Buildings at Gloddaeth Hall. Views from Obelisk to the south-east of Bodysgallen Hall will also be disrupted.

As multiple elements of the HLCA will be affected in different ways, an overall grading for the relative importance of the affected elements of the HLCA has been assessed using professional judgement. The key affected parts of the HLCA used to reach that overall grading are discussed below.

• Rarity

a) Very High: The rarity of the SMs, the Grade I Listed Building and Registered Historic Park and Garden at Gloddaeth is very high within the HLCA. The 19th century fields within the footprint of the proposed development are commonplace within the HLCA.

b) Very High: Other SM's are located within the HLA however they are very rare when considered in terms of their individual period and type. There are four other registered historic parks and gardens within the wider HLA but only 1 Grade I example at Bodysgallen. The 19th century fields within the footprint of the proposed development are commonplace within the wider HLA.

• Representativeness

a) High: The types of areas affected are representative of most of the characteristic landscape elements of the HLCA.

b) Moderate: The types of areas affected are around half of the elements that characterise the wider HLA.

• Documentation

a) High: There is a considerable quantity of highly important sources available for both Deganwy Castle and Gloddaeth Hall in comparison to many other parts of the HLCA.

b) High: There is a considerable quantity of highly important sources available for both Deganwy Castle and Gloddaeth Hall in comparison to many other parts of the HLA.

• Group Value

a) Very High: Deganwy Castle is located within an area of contemporary settlement and field systems to the north and south of the castle. It may also have had a functional relationship with Bryniau Tower if the tower is as early as some have suggested. The Listed Buildings at Gloddaeth have group value with the other listed buildings at the site and the Gloddaeth Registered Historic Park and Garden. Gloddaeth Hall was the centre of post-medieval economic social power in the HLCA and much of the surviving landscape reflects this, from the renovated Church of St Mary and 19th century Listed Buildings at Llanrhos to the large farms and field systems that still survive within the HLCA.

b) Very High: Deganwy Castle and its associated settlement is linked historically to the later Walled Town and Castle at Conwy, and Bryniau Tower may have had a functional relationship to Deganwy and/or Conwy Castle. Gloddaeth Hall is one of a number of post-medieval gentry' houses in the HLA which also includes Bodysgallen Hall (also once owned by the Mostyn family) and Marle Hall. The Mostyn family, occupants of Gloddaeth Hall were responsible for the building of the planned seaside resort at Llandudno HLCA 2001 in the 19th Century.

• Survival

a) Very Good: the entire original extent of Deganwy Castle appears to survive as archaeological remains and it was most likely the only medieval fortification and associated settlement within the HLCA. The survival of elements of Gloddaeth Hall and related sites is very good. It was the only gentry country house in the HLCA and the landscape character of the HLCA as a whole is still dominated by Gloddaeth Hall, its associated Registered Historic Park and Garden and farms and field systems.

b) Very Good: In terms of the whole HLA, Deganwy Castle and its associated field systems and settlement remains are a unique survival. The degree of survival of the Gloddaeth elements are very good when compared to other similar country houses, associated buildings and Registered Historic Parks and Gardens within the HLA.

• **Condition**

a) Very Good: As the only medieval fortification in the HLCA, the key archaeological elements of Deganwy Castle survive in very good condition for its class. As the only gentry house and associated park and garden in the HLCA, the elements of Gloddaeth Hall, its associated Listed Buildings and its Registered Historic Park and Garden, survive in very good condition for their class.

b) Good: The condition of Deganwy Castle SM is fair in comparison to the medieval fortification and walled town at Conwy which is a much better preserved example of a medieval fortification and associated settlement. The key elements of Gloddaeth Hall, and It's Registered Historic Park and Garden are in in very good condition in comparison to similar sites within the wider HLA.

• **Coherence**

a) Moderate: The degree of coherence of Deganwy Castle and the remains of its surrounding settlement and field systems are low, it is now a ruin and the site is used for grazing. Though it is now in use as a school and no longer a country house, the key elements of Gloddaeth Hall and It's Registered Historic Park and Garden demonstrate a high articulation even though their original function has ceased.

b): Moderate: The degree of coherence of Deganwy Castle and the remains of its surrounding settlement and field systems are low, it is now a ruin and the site is used for grazing. Though it is now in use as a school and no longer a country house, the key elements of Gloddaeth Hall and It's Registered Historic Park and Garden demonstrate a high articulation even though their original function has ceased.

• **Integrity**

a) Moderate: The integrity of Deganwy Castle is low, elements are not readily visible and are difficult to understand. The integrity of Gloddaeth Hall and its

Registered Historic Park and Garden is very high; most of the elements of the Gloddaeth complex retain their original character, are highly visible and are easily understood.

b) Moderate: The integrity of Deganwy Castle is low, elements are not readily visible and difficult to understand compared to other elements of the wider HLA. The integrity of Gloddaeth Hall and its Registered Historic Park and Garden is very high; most of the elements of the Gloddaeth complex retain their original character, are highly visible and are easily understood compared to other similar elements within the wider HLA.

• **Potential**

a) Very High: The potential of Deganwy Castle is very high, the archaeology at the site is well preserved and retains considerable archaeological potential. Similarly, there is wide ranging scope for the future study and analysis of Gloddaeth Hall and its Registered Historic Park and Garden.

b) Very High: The potential of Deganwy Castle is very high, the archaeology at the site is well preserved and retains considerable archaeological potential. Similarly, there is wide ranging scope for the future study and analysis of the Gloddaeth complex compared to other similar elements in the wider HLA.

• **Amenity**

a) Moderate: The Castles of the Welsh Princes in North Wales have a very low public profile compared to their Edwardian counterparts. Deganwy Castle has very high amenity value; there is wide ranging scope to develop the site as a public educational and recreational amenity. Gloddaeth Hall and its Registered Historic Park and Garden have low amenity value, the site is currently the location of a school, and there is little scope for elements to be developed as a public recreational and educational amenity.

b) Moderate: The Castles of the Welsh Princes in North Wales have a very low public profile compared to their Edwardian counterparts such as Conwy. Deganwy Castle has very high amenity value; there is wide ranging scope to develop the site as a public educational and recreational amenity compared to other parts of the HLA. Gloddaeth Hall and its Registered Historic Park and Garden have low amenity value, the site is currently the location of a school, and there is little scope

for elements to be developed as a public recreational and recreational amenity in comparison with other parts of the wider HLA.

• **Associations**

a) Very High: both Deganwy Castle and Gloddaeth have significant, authentic, and nationally well-known historic associations compared to other elements of the HLCA.

b) Very High: both Deganwy Castle and Gloddaeth have significant, authentic, and nationally well-known historic associations compared to other elements of the wider HLA.

VALUE:	V High/ V Good	High/ Good	Mod/ Med	Low	V Low/ Poor/ None	V high/ V Good	High/ Good	Mod/ med	Low	V Low/ Poor/ None
in relation to: CRITERION	(a) Whole of historic landscape character area- Not Applicable					(b) Whole of historic landscape area on the Register				
Rarity	5					5				
Representativeness		4						3		
Documentation		4					4			
Group Value	5					5				
Survival	5					5				
Condition	5						4			
Coherence			3					3		
Integrity			3					3		
Potential	5					5				
Amenity			3					3		
Associations	5					5				

Table A.9 Evaluation of the relative importance of the parts of HLCA 2005 Creuddyn directly and / or indirectly affected by the Proposed Development

Score for Stage (a) HLCA 2005 Creuddyn 47/55 = 85.5%

Score for Stage (b) HLCA 2005 Creuddyn 45/55 = 81.8%

A7.2.3 HLCA 2006 Conwy

The proposed development will have an indirect visual impact on the following elements of HLCA 2006 Conwy: the Significant Arc of View from the Conwy Castle and Town Walls World Heritage Site; the views from Conwy Castle (SM CN004; Grade I LB3250); the views from Conwy Town Walls (SM CN014; Grade I LB3233); the views from Plas Mawr (SM CN083, Grade I LB3634); the views from Tower of Church of St Mary Conwy (Grade I LB3353); the views from 11 Castle Street (Grade II* LB3256); the views from 15 Grade II Listed Buildings on Berry Street and Castle Street, Conwy; the views from 11 Grade II Listed Buildings on Bridge Street and Rose Hill Street, Conwy; the views from 7 Grade II Listed Buildings at the Quayside, Conwy; the views from 4 Grade II Listed Buildings at Bodlondeb, Conwy; the views from Llys Llewelyn (Grade II LB3322); and views from the Castlebank Hotel (Grade II LB3323).

As multiple elements of the HLCA will be affected, an overall grading for the relative importance of the affected elements has been assessed using professional judgement. The key affected elements of the HLCA used to reach that overall grading are discussed below.

• Rarity

a) Very High: The World Heritage site of the medieval Conwy Castle and Town Walls is the sole site of its type in the HLCA.

b) Very High: The World Heritage site of the medieval Conwy Castle and Town Walls is the sole site of its type in the HLA.

• Representativeness

a) High: The various affected parts of the HLCA represent most of the key elements that characterise the HLCA.

b) None: The HLCAs key elements of a medieval castle and walled town with its medieval street pattern are not seen elsewhere in the HLA.

• **Documentation**

a) Very High: There is a lot of historical documentation regarding the creation of Conwy as a fortified town and the invasion of Wales by Edward I. Numerous archaeological investigations have also been conducted at the town. .

b) Very High: The level of surviving documentation is exceptionally high and important compared to that which exists for other elements of the wider HLA.

• **Group Value**

a) Very High: Some of the HLCA is covered by modern housing and the medieval street pattern, although authentic, possesses few of the original medieval buildings, the majority of the numerous Listed Buildings within the town walls date to the 19th century. Despite this, the group value of Conwy Castle and Town Walls, the SMS Plas Mawr and the King's hall and Wardrobe, and the numerous listed buildings within the walls, is very high.

b) Moderate: The medieval Conwy Castle and Town was intended to replace the medieval fortification and settlement at Deganwy as the seat of economic and social power in the area in the 13th century. The affected parts of the HLCA form an important part of the settings of areas of adjacent HLCA's within the wider HLA: for example, the Grade I Listed Bodysgallen Hall and its Grade I Registered Historic Park and Garden are situated to exploit views to the castle from the HLCA at Bryn Pydew on the other side of the river Conwy.

• **Survival**

a) Very Good: the survival of the key elements of the HLCA of Conwy Castle, the Town Walls, Plas Mawr and the numerous Listed Buildings is very good.

b) Very Good: the survival of the key elements of the HLCA of Conwy Castle, the Town Walls, Plas Mawr and the numerous Listed Buildings is very good compared to other parts of the HLA.

• **Condition**

a) Very Good: The key affected elements of the HLCA survive in very good condition for their class.

b) Very Good: The key affected elements of the HLCA survive in very good condition for their class compared to elsewhere within the HLA.

- **Coherence**

a) High: The affected parts of the HLCA retains much of their historic coherence as both a medieval castle and walled town with medieval street pattern and as a 19th century market town with an earlier medieval foundation.

b) High: The affected components of the HLCA are of high coherence compared to other areas elsewhere within the HLA.

- **Integrity**

a) Very High: This affected parts of the HLCA area retain their original character, and are highly visible and understood.

b) Very High: The integrity of the Castle and Walled Town is very high compared to other areas within the HLA.

- **Potential**

a) High: There is considerable scope for further study and analysis of the effected components of the HLCA.

b) High: There is considerable scope for further study and analysis of the effected components of the HLCA within the context of the wider HLA.

- **Amenity**

a) Very High: There is considerable scope for the affected elements of the HLCA to be further developed as public educational and recreational amenities.

b) Very High: There is considerable scope for the affected elements of the HLCA to be further developed as public educational and recreational amenities in comparison with other parts of the HLA.

- **Associations**

a) Very High: The affected parts of the HLCA have significant, authentic, and nationally well known historic associations with Llywelyn Fawr and King Edward I.

b) Very High: The affected parts of the HLCA have significant, authentic, and nationally well known historic associations compared to other parts of the HLA.

VALUE:	V High/ V Good	High/ Good	Mod/ Med	Low	V Low/ Poor/ None	V high/ V Good	High/ Good	Mod/ Med	Low	V Low/ Poor/ None
in relation to: CRITERION	(a) Whole of historic landscape character area					(b) Whole of historic landscape area on the Register				
Rarity	5					5				
Representativeness		4								1
Documentation	5					5				
Group Value	5							3		
Survival	5					5				
Condition	5					5				
Coherence		4					4			
Integrity	5					5				
Potential		4					4			
Amenity	5					5				
Associations	5					5				

Table A.10 Evaluation of the relative importance of the part of HLCA 2006 Conwy directly and/ or indirectly affected by the Proposed Development

Score for Stage (a) HLCA 2006 Conwy 52/55 = 94.5%

Score for Stage (b) HLCA 2006 Conwy 47/55 = 85.5%

A7.2.4 HLCA 2021 Bryn Pydew

The Proposed Development will have an indirect, visual impact on the following parts of the HLCA 2021 Bryn Pydew landscape: some of the views from Bodysgallen Registered Historic Park and Garden (Grade I (PGd) 7 (CON)); views from Bodysgallen Hall (Grade I LB LB3334) towards Deganwy Castle; views from the Barn and Granary at Bodysgallen Hall (Grade II LB3333); views from 3 Grade II Listed garden features at Bodysgallen Hall; and the view from the Obelisk SE of Bodysgallen Hall.

All of the affected parts of the HLCA lie at its western end around Bodysgallen Hall. As multiple elements of the HLCA will be affected, an overall grading for the relative importance of the affected elements of the HLCA has been assessed using professional judgement. The key affected parts of the HLCA used to reach that overall grading are discussed below.

• Rarity

a) Very High: The rarity of the Grade I Listed Building and the Grade I Registered Historic Park and Garden at Bodysgallen is very high within the HLCA.

b) High: There are four other registered historic parks and gardens within the wider HLA but only 1 Grade I example at Gloddaeth.

• Representativeness

a) High: The affected elements contain most of the range of key elements that characterise the HLCA.

b) Low: The affected parts of the HLCA contain a low proportion of the range of elements within the entire HLA.

• Documentation

a) High: The Bodysgallen Estate has a considerable quantity of surviving documentary sources relating to it.

b) Moderate: This is as compared to the entire HLA.

• Group Value

a) Very High: The affected Listed Buildings at Bodysgallen have group value with the other Listed Buildings at the site and the Bodysgallen Registered Historic Park

and Garden. Bodysgallen Hall was the focus of post-medieval economic social power in the HLCA and much of the surviving landscape surrounding the Hall reflects this.

b) Medium: Bodysgallen Hall is one of a number of post-medieval gentry' houses in the HLA which also includes Gloddaeth Hall (also once owned by the Mostyn family) and Marl Hall. The Hall and gardens were built to exploit the Significant View towards Conwy Castle and the Walled Town to the south-west.

• **Survival**

a) Very Good: The degree of survival of Bodysgallen Hall, its Registered Historic Park and Garden and related Listed Buildings is very good. The other former gentry country house and associated park and garden in the HLCA, Marl Hall, was substantially rebuilt as a nursing home in the early 20th century and little of its original fabric survives. Its park and garden is now an area of woodland known as Coed Marl Hall and, in stark contrast to Bodysgallen, very little of the formal garden survives.

b) Very Good: The degree of survival of the Bodysgallen Listed Buildings and Registered Historic Park and Garden is very good in relation to other similar country houses, associated buildings and Registered Historic Parks and Gardens within the HLA.

• **Condition**

a) Very Good: Bodysgallen Hall, its associated Listed Buildings and its Registered Historic Park and Garden survive in very good condition for their class, especially compared to Marl Hall.

b) Very Good: The key elements of Bodysgallen Hall, its Registered Historic Park and Garden and associated Listed Buildings are in in very good condition in comparison to similar sites within the wider HLA.

• **Coherence**

a) High: Bodysgallen Hall is now in use as a hotel and is no longer a domestic residence. The key elements of Bodysgallen Hall and Its Registered Historic Park and Garden constitute a landscape of high articulation even though their original function has ceased.

b) High: The key elements of Bodysgallen Hall and Its Registered Historic Park and Garden constitute a landscape of high articulation compared to other similar sites within the wider HLA

• **Integrity**

a) Very High: The integrity of Bodysgallen Hall and its Registered Historic Park and Garden is very high; most of the elements of the Bodysgallen complex retain their original character, are highly visible and are easily understood.

b) High: The integrity of Bodysgallen Hall and its Registered Historic Park and Garden is very high within the context of the wider HLA.

• **Potential**

a) High: there is wide ranging scope for the future study and analysis of Bodysgallen Hall and its Registered Historic Park and Garden.

b) High: The potential of Bodysgallen Hall and its Registered Historic Park and Garden is very high within the context of the wider HLA.

• **Amenity**

a) Moderate: There is some scope for the affected parts of the HLCA to be developed as a public educational and recreational amenity, Bodysgallen Hall is a National Trust owned hotel and as such, is already open to the paying public.

b) Moderate: The amenity value of the affected parts of the HLCA are moderate within the context of the wider HLA.

• **Associations**

a) High: The affected parts of the HLCA are associated with the Mostyn Family during the post-medieval period. Bodysgallen Hall was a dower house of the Mostyn's whose main residence was at Gloddaeth. Richard Pennant wrote of his visit to the house in 1782 and remarked on the views from the garden terraces towards Conwy Castle and Walled Town.

b) Moderate: A wider range of associations are evident for other areas within the wider HLA.

VALUE:	V High/ V Good	High/ Good	Mod/ Med	Low	V Low/ Poor/ None	V high/ V Good	High/ Good	Mod/ Med	Low	V Low/ Poor/ None
in relation to: CRITERION	(a) Whole of historic landscape character area					(b) Whole of historic landscape area on the Register				
Rarity	5						4			
Representativeness		4							2	
Documentation		4						3		
Group Value	5							3		
Survival	5					5				
Condition	5					5				
Coherence		4					4			
Integrity	5						4			
Potential		4					4			
Amenity			3					3		
Associations		4						3		

Table A.11 Evaluation of the relative importance of the part of HLCA 2021 Bryn Pydew directly and/ or indirectly affected by the Proposed Development.

Score for Stage (a) HLCA 2021 Bryn Pydew 48/55 = 87.3%

Score for Stage (b) HLCA 2021 Bryn Pydew 40/55 = 72.7%

A.7.3 Relative Importance in the National Context

A.7.3.1 HLCA 2004 Deganwy/ Llandudno Junction

- **Rarity**

Low: Many other 19th and 20th century urban developments have undergone HLC assessment.

- **Representativeness**

Moderate: Graded moderate with its range of representative elements considered in the national context.

- **Documentation**

High: A considerable quantity of documentary material relating to the HLCA survives enabling an understanding of the historical origins and growth of the area during the 19th and 20th centuries compared to other areas on the register.

- **Group Value**

Low: Graded as low in the national context.

- **Survival**

Very Good: The survival of elements that characterise the landscape is high in a national context.

- **Condition**

Very Good: The elements that constitute the urban landscape survive in very good condition for their class compared to other comparable HLCAs.

- **Coherence**

Moderate: The landscape retains much of its original function compared to others in a national context.

- **Integrity**

High: Retains its original character, is visible and easily understood compared to other HLCAs in a national context.

- **Potential**

Low: There is little scope for future landscape historic landscape analysis compared with other, less well understood HLCAs in the national context.

- **Amenity**

Low: As an urban development, there is little scope for the affected elements of the HLCA to be developed as a public recreational and educational amenity compared to other HLCAs in the national context.

- **Associations**

None: The affected parts of the HLCA have no nationally important associations.

A.7.3.2 HLCA 2005 Creuddyn

- **Rarity**

Moderate: Landscapes dominated by country house estates are fairly commonplace upon the register.

- **Representativeness**

Moderate: Overall, it contains many representative elements of such landscapes considered in the national context.

- **Documentation**

High: The quantity of historical documentation relating to both Gloddaeth and Deganwy castle, and archaeological documentation relating to the latter is high in a national context.

- **Group Value**

Medium: The landscape contains many linked elements or groups, and group value is graded medium in a national context.

- **Survival**

Very Good: Gloddaeth has a particularly wide range of surviving elements, as does Deganwy Castle and its associated field systems.

- **Condition**

Moderate: Overall, the affected parts of the HLCA survive in moderate condition for their class when viewed in the national context.

- **Coherence**

Moderate: Overall, the landscape is moderately well articulated, though the landscape associated with Gloddaeth rates much higher than Deganwy in the national context.

- **Integrity**

Moderate: Overall, moderate, however the original character, visibility, and ease of understanding of the Gloddaeth elements rate higher than the Deganwy castle landscape in the national context.

- **Potential**

High: there is considerable scope for future historic landscape study and analysis compared to other HLCAs at a national level

- **Amenity**

Moderate: Graded moderate in the national context though Deganwy has more potential to be developed as a public educational and recreational amenity than Gloddaeth, currently the location of a school.

- **Associations**

High: Graded as high in the national context for the significant mythological and historical associations with Deganwy Castle and the historical association of the Gloddaeth estate with the Mostyn Family.

A.7.3.3 HLCA 2006 Conwy

- **Rarity**

Very High: Conwy is an exceptionally well preserved example of a medieval castle and fortified town. Other fortified towns are included on the register, however they are very rare overall.

- **Representativeness**

High: Contains many of the elements that characterise such landscapes compared with other similar sites at a national level.

- **Documentation**

High: The amount of relevant documentation, historical and archaeological, is high compared with other areas on the register.

- **Group Value**

Very High: Graded as Very High in the national context of Edward I fortifications in Wales.

- **Survival**

Very Good: Exceptionally well preserved with over 80% of the elements of the castle and town wall surviving.

- **Condition**

Very Good: Elements survive in very good condition for their class when considered in a national context.

- **Coherence**

High: The original function of the castle and town has ceased however the landscape is still highly articulated compared to other HLCAs in a national context.

- **Integrity**

Very High: Retains much of its original character, is highly visible and easily understood compared to other landscape character areas.

- **Potential**

High: There is still considerable scope for further future historic landscape study and analysis when compared with other HLCAs at a national scale.

- **Amenity**

Very High: Conwy has wide ranging scope to be further developed as a public recreational and educational amenity in comparison with other HLCAs at a national level.

- **Associations**

Very High: Nationally significant, authentic, and well known historical associations with both Edward I and Llywelyn Fawr.

A.7.3.4 HLCA 2021 Bryn Pydew

- **Rarity**

Low: Rural landscapes of small 19th century houses and field systems with older gentry' houses and parklands are relatively common in a national context.

- **Representativeness**

Moderate: Contains many elements that characterise such landscapes

- **Documentation**

Moderate: A moderate amount of documentation is available compared to other HLCAs in a national context.

- **Group Value**

Low: contains a small number of linked groups when considered on a national level.

- **Survival**

Very Good: The 19th century field, road and footpath pattern along with the primarily 18th and 19th century park and garden at Bodysgallen still characterise the appearance of the landscape.

- **Condition**

Very Good: Elements survive in very good condition for their class.

- **Coherence**

High: Dominant historic themes are present but the original function of large parts of the landscape, once socially dominated by the Marl and Bodysgallen houses and gardens, has ceased.

- **Integrity**

High: The various elements contain much of their historic character, are visible and easily understood.

- **Potential**

Moderate: there is some scope for future landscape analysis compared to other HLCAs in a national context.

- **Amenity**

Low: There is little scope for elements to be developed as public educational and recreational amenities beyond what has already been achieved when compared to other HLCAs in a national context.

- **Associations**

Moderate: The association of Bodysgallen Hall with the Mostyn Family and Richard Pennant are moderately important at a national level.

VALUE:	V High/ V Good	High/ Good	Mod/ Med	Low	V Low/ Poor/ None	V high/ V Good	High/ Good	Mod/ Med	Low	V Low/ Poor/ None
in relation to: CRITERION	HLCA 2004 Deganwy / Llandudno Junction					HLCA 2005 Creuddyn				
Rarity					1			3		
Representativeness			3					3		
Documentation		4					4			
Group Value				2				3		
Survival	5					5				
Condition	5							3		
Coherence			3					3		
Integrity		4						3		
Potential				2			4			
Amenity				2				3		
Associations				2			4			

Table A.12 Evaluation of the relative importance in the national context of HLCA 2004 and 2005 directly and/ or indirectly affected by the Proposed Development

Score for Stage (c) HLCA 2004 Deganwy / Llandudno Junction: $33/55 = 60.0\%$

Score for Stage (c) HLCA 2005 Creuddyn: $36/55 = 69.1\%$

VALUE:	V High/ V Good	High/ Good	Mod/ Med	Low	V Low/ Poor/ None	V high/ V Good	High/ Good	Mod/ Med	Low	V Low/ Poor/ None
in relation to: CRITERION	HLCA 2006 Conwy					HLCA 2021 Bryn Pydew				
Rarity	5								2	
Representativeness		4						3		
Documentation		4						3		
Group Value	5								2	
Survival	5					5				
Condition	5					5				
Coherence		4					4			
Integrity	5						4			
Potential		4						3		
Amenity	5								2	
Associations	5							3		

Table A.13 Evaluation of the relative importance in the national context of HLCAs 2006 and 2021 directly and/ or indirectly affected by development

Score for Stage (c) HLCA 2006 Conwy: 51/55 = 92.7%

Score for Stage (c) HLCA 2021 Bryn Pydew: 36/55 = 65.5%

A.7.4 Average overall value the HLCAs (or parts thereof) affected by the Proposed Development

Historic Landscape Character Area	Grading (average of (a)+(b)+(c))
HLCA 2004 Deganwy / Llandudno Junction	59 – Considerable (range 40-59)
HLCA 2005 Creuddyn	79 – High (range 60-79)
HLCA 2006 Conwy	91 – Very High (range 80-100)
HLCA 2021 Bryn Pydew	75 – High (range 60-79)
GRADE OF OVERALL VALUE	76 - High (range 60-79)

Table A.14 ASIDOHL Stage 4: Grade of overall value of relative importance of the HLCAs (or parts thereof) affected by the Proposed Development

A.8 ASIDOHL STAGE 5: ASSESSMENT OF OVERALL SIGNIFICANCE OF IMPACT OF DEVELOPMENT

A.8.1 Introduction

The final stage of the ASIDOHL process combines the results of Stages 2 – 4 in order to determine the overall significance of the impact of development on the HLA. This is determined by setting out and scoring the value of the HLCAs affected in relation to the effect caused by development, and the consequent change in the value of the HLA on the Register. This is presented in Table A.16 which is based on the framework, grades and scores set out in Table 13 of the Guide to Good Practice. The overall significance of impact for each HLCA is determined by adding together the scores in columns (a), (b), and (c) and grading them using the overall significance of impact table set out in Table 14 of the Guide to Good Practice, and reproduced here in Table A.19. The scoring system and calculations used can be seen in Appendix V.

Score	Grade
26-30	Very Severe
21-25	Severe
16-20	Fairly Severe
10-15	Moderate
4-9	Slight
0-3	Very Slight

Table A.15 Overall Significance of Impact

HISTORIC LANDSCAPE CHARACTER AREA	(a) VALUE OF HLCA based on Stage 4 (Table A.14)	(b) IMPACT OF DEVELOPMENT ON HLCA based on Stages 2-3	(c) REDUCTION OF VALUE OF HISTORIC LANDSCAPE AREA	OVERALL SIGNIFICANCE OF IMPACT (a)+(b)+(c)
HLCA 2004 Deganwy/ Llandudno Junction	Considerable - 6	Low - 2 (Slight indirect impact on views for a small part of the HLCA)	Very Low - 1	Slight - 9
HLCA 2005 Creuddyn	High - 8	Low - 3 (Moderate direct physical and very slight indirect physical impacts on very small part of the HLCA, slight visual impacts on views from locations in the northern part of the HLCA)	Very Low - 1	Moderate - 12
HLCA 2006 Conwy	Very High - 9	Very Low - 1 (Very Slight indirect impacts on views from elements of the HLCA)	Very Low - 1	Moderate - 11
HLCA 2021 Bryn Pydew	High - 8	Low - 2 (Slight indirect impacts on views from locations in the western part of the HLCA)	Very Low - 1	Moderate - 11
OVERALL SIGNIFICANCE OF IMPACT ON CREUDDYN AND CONWY HISTORIC LANDSCAPE AREA				
	High - 8	Low - 2	Very Low - 1	Moderate - 11

Table A.16 ASIDOHL Stage 5: Summary of the overall significance of impact of the Proposed Development on the Creuddyn and Conwy Landscape of Outstanding Historic Interest - HLW (Gw) 5

A.8.2 Mitigation

The Proposed Development has been assessed to have an overall moderate significance of impact on three of the HLCAs: HLCA 2005 Creuddyn; HLCA 2006 Conwy; and HLCA 2021 Bryn Pydew. The proposed development has been assessed to have an overall Slight significance of impact on HLCA 2004 Deganwy/ Llandudno Junction. In all cases, the visual impact of the Proposed Development can be reduced by retaining any existing hedgerows and trees and screening the development with locally common species of tree, both around the perimeter of the Proposed Development and within it. This will enable it to blend in with the existing landscape and reduce its visual impact on affected elements of HLCA's once the new trees establish in the medium to long term. The use of building materials and styles that reflect local vernacular styles will also help the development blend in with the surrounding suburban housing. It should be noted however that due to the magnitude of the high or very high value Creuddyn, Conwy and Bryn Pydew HLCA's, and in the case of the Creuddyn HLCA, the magnitude of the direct and indirect physical impacts which cannot be reduced, the reduction in visual impact on them brought about by the mitigation suggested will still result in an overall moderate significance of impact for each. Following mitigation, the overall significance of impact of the Proposed Development on the Deganwy / Llandudno Junction HLCA will remain as slight.

A.8.3 Concluding Statement

The impact of the Proposed Development on four of the twelve HLCA that make up the Creuddyn and Conwy Landscape of Outstanding Historic Interest has been assessed.

The Proposed Development is sited within the Creuddyn HLCA and the overall significance of its impact on the HLCA has been assessed as **moderate** as a result of direct physical, indirect physical and indirect visual impacts.

The direct physical impact of the Proposed Development upon the affected parts of Creuddyn HLCA is assessed as **moderate**. The physical footprint of the Proposed Development is however very small in relation to the total area of the Creuddyn HLCA and accounts for 0.58% of its area.

Two sites of archaeological interest are located within the footprint of the Proposed Development and will be directly physically impacted by it: the foundations of a post-medieval field boundary wall; and the potential archaeological remains of a small post-medieval structure identified from historic mapping. Both of these sites are of minor importance but of interest on a local level and preservation by record of both is recommended prior to commencement of groundworks in their vicinities.

The overall magnitude of indirect impacts of the Proposed Development on Creuddyn HLCA has been assessed as **Moderate**. The development site would occupy land that has been historic farmland, and thus an indirect physical impact of the Proposed Development would be the change in the historic land-use within the development footprint. The magnitude of this indirect physical impact is **very slight**. Historically the land was formerly part of the holdings of the farm at Bwlch to the west of the Proposed Development site and the functional connection between the land and the farm has already been severed with the construction of the modern houses that now lie to the west of the proposed development site.

The overall magnitude of the indirect visual impact on Creuddyn HLCA is assessed as **slight** but is combined with the very slight indirect physical impact to produce the overall moderate magnitude of indirect impacts. The Proposed Development is visible to varying degrees from the Scheduled Monuments at Deganwy Castle and Bryniau Tower, and the Grade I Listed Building Gloddaeth Hall and its Grade I Registered Historic Park and Garden and associated buildings. Key historic views from affected elements in the HLCA are not interrupted or obstructed.

The Proposed Development is surrounded on three sides by modern housing that is part of the Deganwy / Llandudno Junction HLCA. The overall significance of the magnitude of the impact of the Proposed Development on the affected parts of this HLCA has been assessed as **slight**. This is as a result of overall **slight** indirect, visual impacts on the views from elements of a considerable value HLCA. The affected elements of the HLCA are the modern houses that surround the site and the views from two Listed Buildings, Bryn Pydew and Bryn Gosol. The Proposed Development will not be visible from most of the area of the HLCA.

The overall significance of the impact of the Proposed Development on the Conwy HLCA has been assessed as **moderate**. Again, this is as a result of overall **slight** indirect visual impacts on a very high value HLCA. The affected parts of the HLCA include views from the World Heritage Site, notably a Significant Arc of View, and views from the Scheduled Monuments of Conwy Castle, the Town Walls, Plas Mawr and a number of Listed Buildings.

When viewed from affected parts of the Conwy HLCA, the location of the Proposed Development is partly masked by existing housing and a mixture of deciduous and coniferous trees adjacent to the southern boundary of the Proposed Development site which will not be affected by it. The distance of the Proposed Development from the Conwy HLCA and its scale and position on the edge of existing residential housing areas suggest that its visual impact will be absorbed into views of the existing urban landscape of Deganwy with very little impact on the views from affected elements of the HLCA.

The overall significance of the impact of the Proposed Development on the Bryn Pydew HLCA has been assessed as **moderate**. Again this is as a result of overall **slight** indirect, visual impacts on affected parts of a high value HLCA. The affected elements are all located at the western side of the HLCA and are all associated with the Grade I Listed Building Bodysgallen Hall and its Grade I Registered Historic Park and Garden. The Significant View towards Conwy from the Bodysgallen Registered Historic Park and Garden is not obstructed. The Proposed Development will become part of the west facing view towards Deganwy Castle from the terraced walk, the tower at Bodysgallen Hall, and from the modern Bodysgallen Obelisk. The low elevation of the Proposed Development compared to the affected parts the HLCA and Deganwy Castle means that the view would not be obstructed, and Deganwy Castle would still be clearly visible from any existing viewpoints within the HLCA. Additionally, the Proposed Development is located on

the edge of existing urban development, and existing housing already occupies some of the ground to the east of the Proposed Development site between it and Bodysgallen, partially screening the view. In light of this, the visual impact of the Proposed Development on the landscape here, and the views from the affected parts of the HLCA is less intrusive than it might be.

In all cases, the visual impact of the Proposed Development can be reduced by retaining existing hedgerows and trees and screening the development with locally common species of tree, both around the perimeter of the Proposed Development and within it. Sympathetic tree planting will enable it to blend in with the existing landscape and reduce its visual impact on views from affected parts of HLCA's once the trees establish in the medium to long term. Additionally, the use of building materials and styles that reflect local vernacular styles will also help the development blend in with the surrounding suburban housing.

Despite the reduction in visual impact these measures will bring, the overall significance of the impact of the Proposed Development will remain Moderate for Creuddyn, Conwy and Bryn Pydew HLCA's due to the magnitude of their high or very high values. Mitigation cannot reduce the overall significance of the impact of the Proposed Development on the Deganwy / Llandudno Junction HLCA, and this will remain as slight. With mitigation, the Proposed Development will have a negligible impact on our ability to understand and appreciate the affected HLCA's historical meanings and significance.

The impact of the Proposed Development on the wider Creuddyn and Conwy Landscape of Outstanding Historic Interest has been assessed to be **low**, with a **very low** reduction in its **high** value. This conclusion is based upon the assessment of moderate, localized direct and indirect physical impact on a small area of one HLCA, together with slight or very slight visual impacts to the same HLCA and three others. The magnitudes of these impacts mean that the value of the Creuddyn and Conwy Landscape of Outstanding Historic Interest will remain essentially unaltered.

The change in land use within the development footprint as a result of the Proposed Development means that the landscape character of the directly physically affected part of the Creuddyn HLCA will be more in keeping with that of the adjacent Deganwy / Llandudno Junction HLCA. Consequently, it may be appropriate to revise the boundaries of both HLCAs and incorporate the site of the Proposed Development into Deganwy / Llandudno Junction HLCA.

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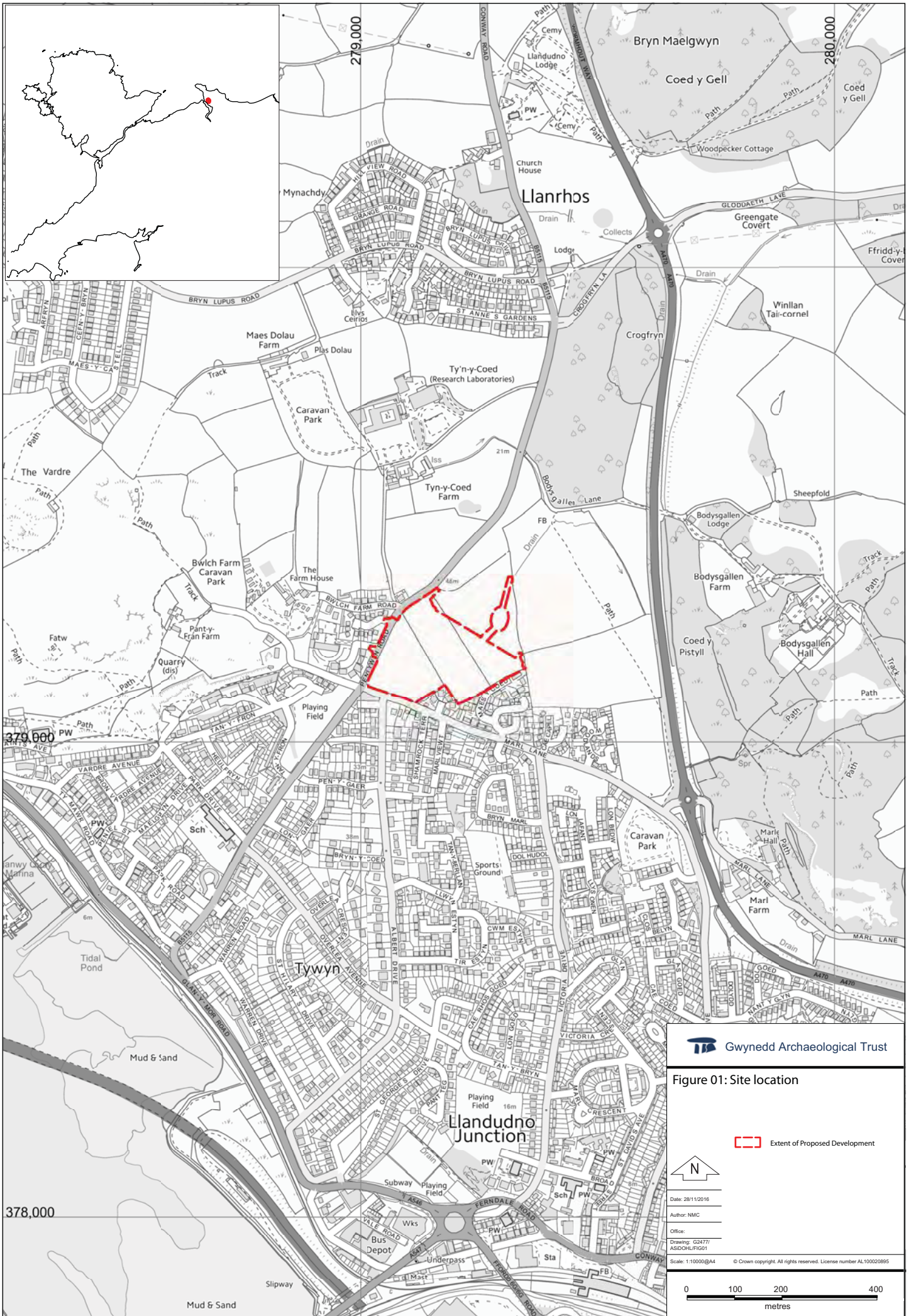
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Figure 01: Site location

 Extent of Proposed Development



Date: 28/11/2016

Author: NMC

Office:

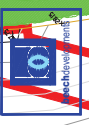
Drawing: G2477/ASIDOH/FIG01

Scale: 1:10000@A4

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PROJECT: CORNER OF PENTYWN ROAD & MARL LANE
 DEGANWY
 DRAWING: REGRADING LAYOUT
 DRAWN BY: BD/HP/KCI
 SCALE: 1:500 @ A1 / 1:1000 @ A3
 DATE: 31/05/2016
 REV: A



REV A - 28/07/16 - CIRC COMMENTS ADDED

KEY:	
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	PROPOSED SLAB LEVELS
	PROPOSED ROAD LEVELS
	EXISTING LEVELS

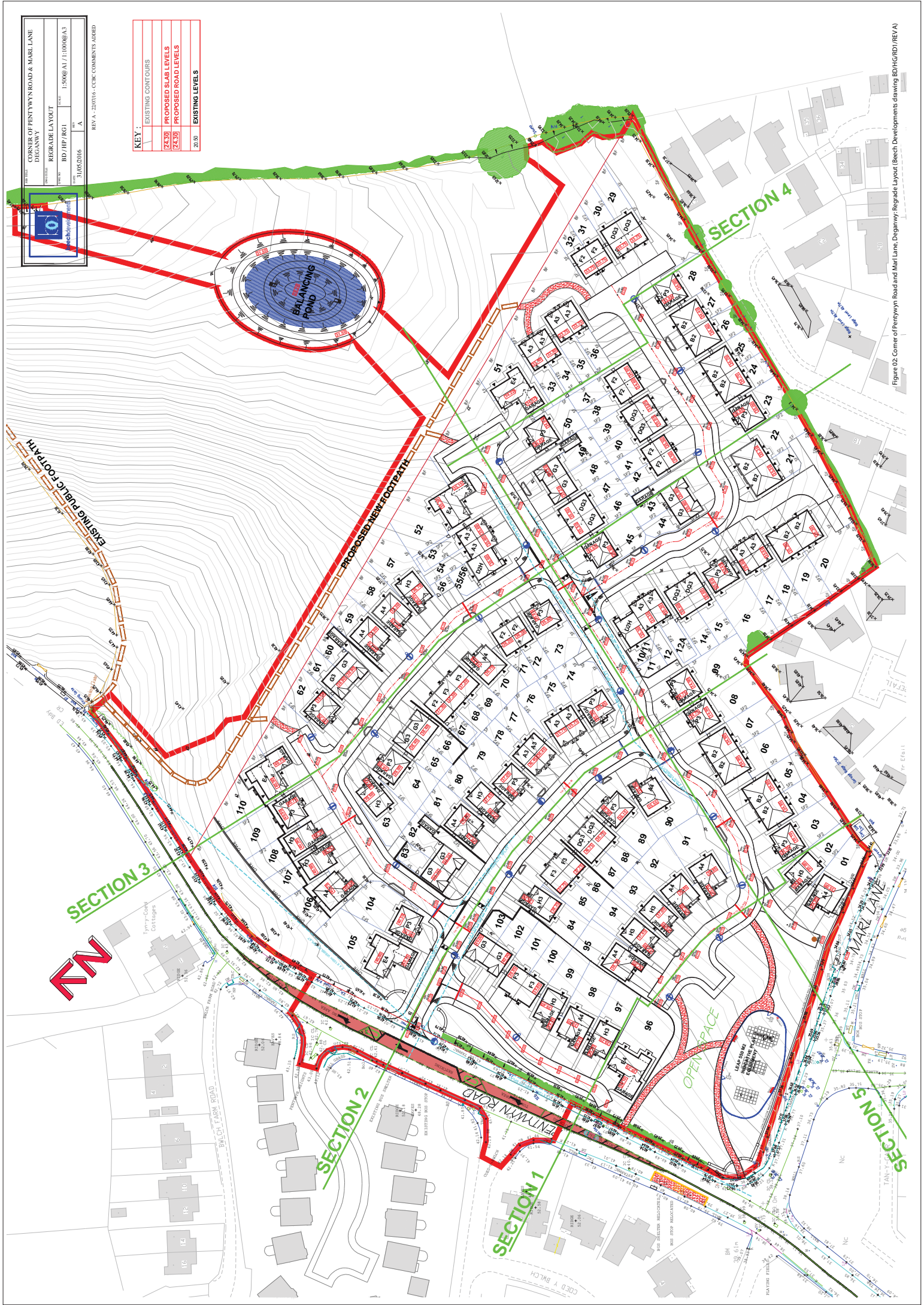
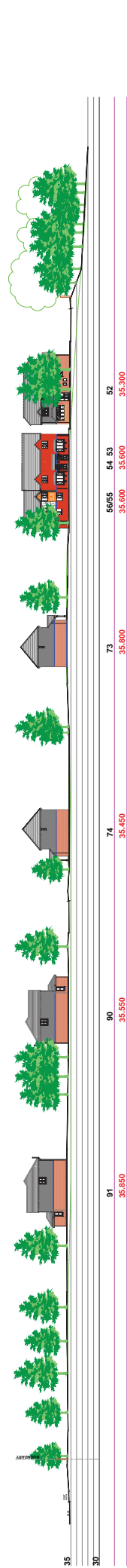
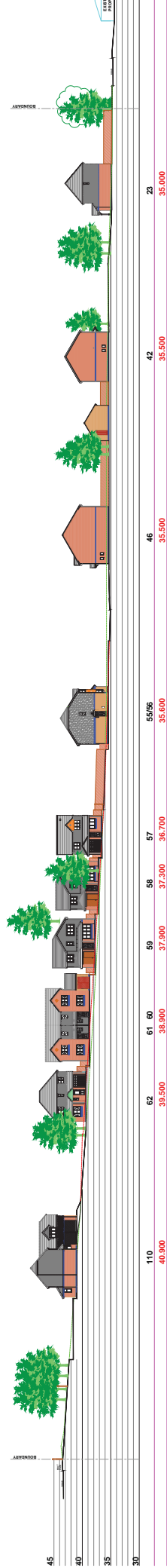
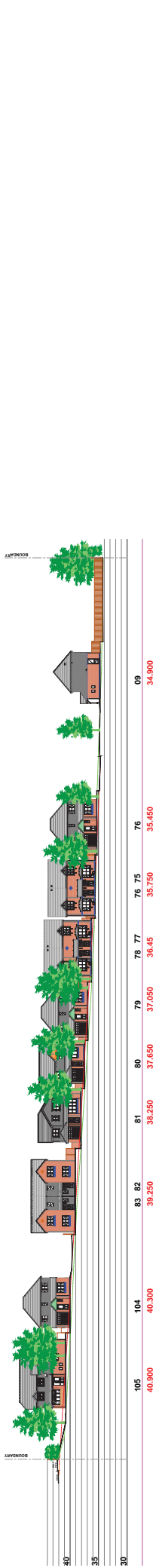
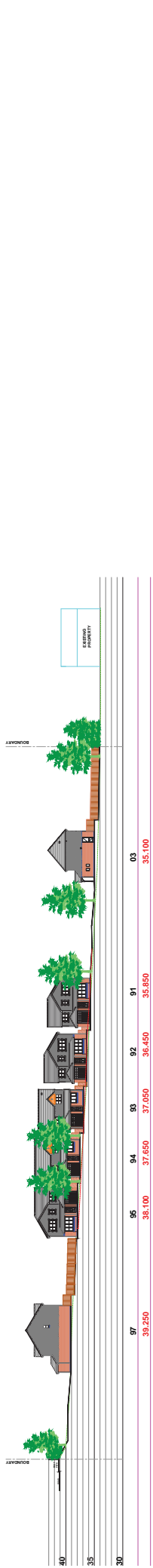


Figure 02: Corner of Pentwyn Road and Marl Lane, Degany: Regrading Layout (Beech Developments drawing BD/HGRD/REV A)



REV A - 22/07/16 - SECTION 6 ADDED

JOB TITLE			
CORNER OF PENTYWYN ROAD & MARL LANE, DEGANWY			
DRAWING TITLE			
SITE CROSS SECTIONS			
DRAWING NO	REVISION		
BD / HP / DSI	A		
JUNE 2016	Scale: 1:200 @ A2		



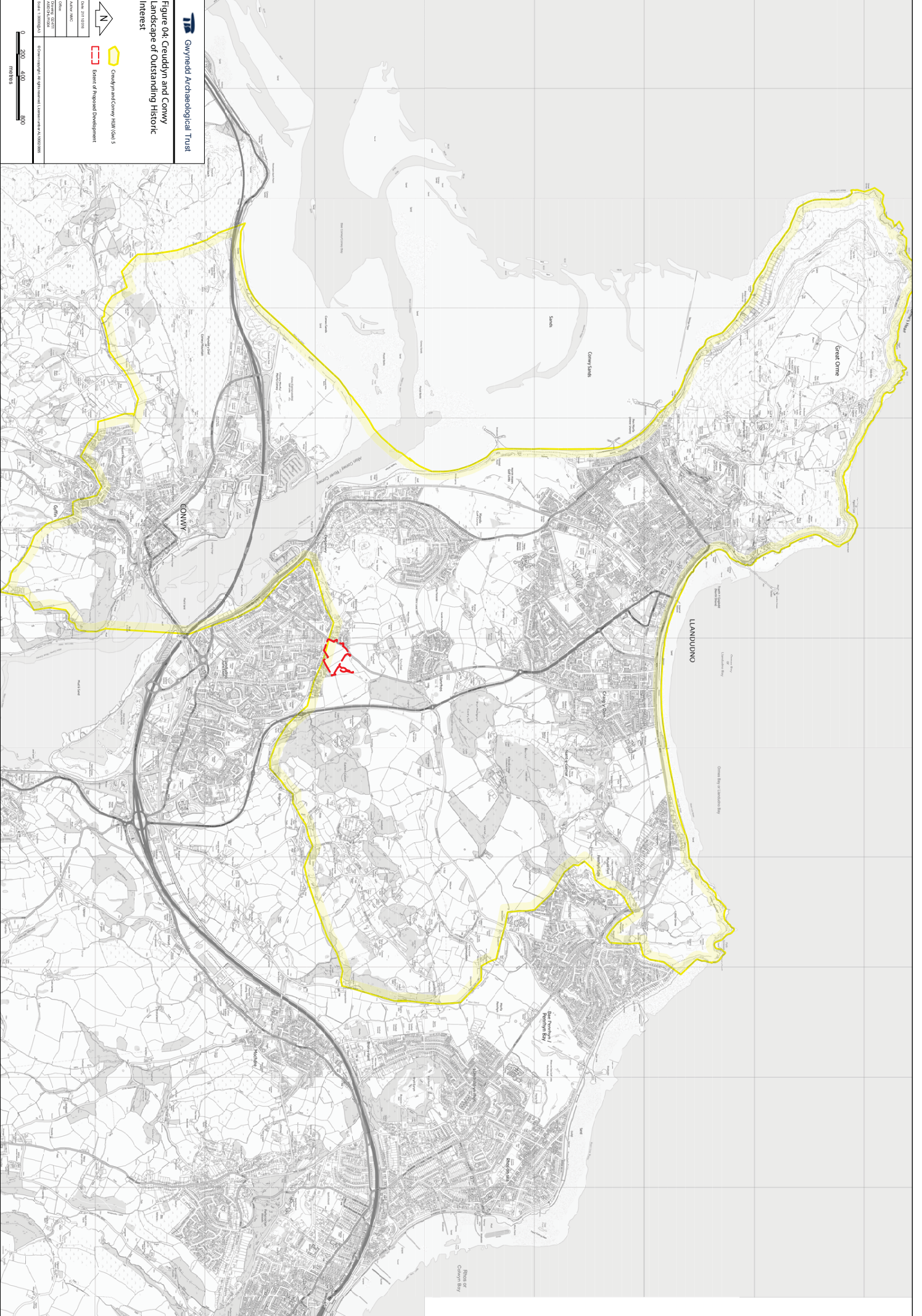
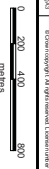
Figure 03: Corner of Pentwyn Road and Marl Lane, Deganyw: Site Cross Sections (Beech Developments drawing BD/HP/DSI/REV A)

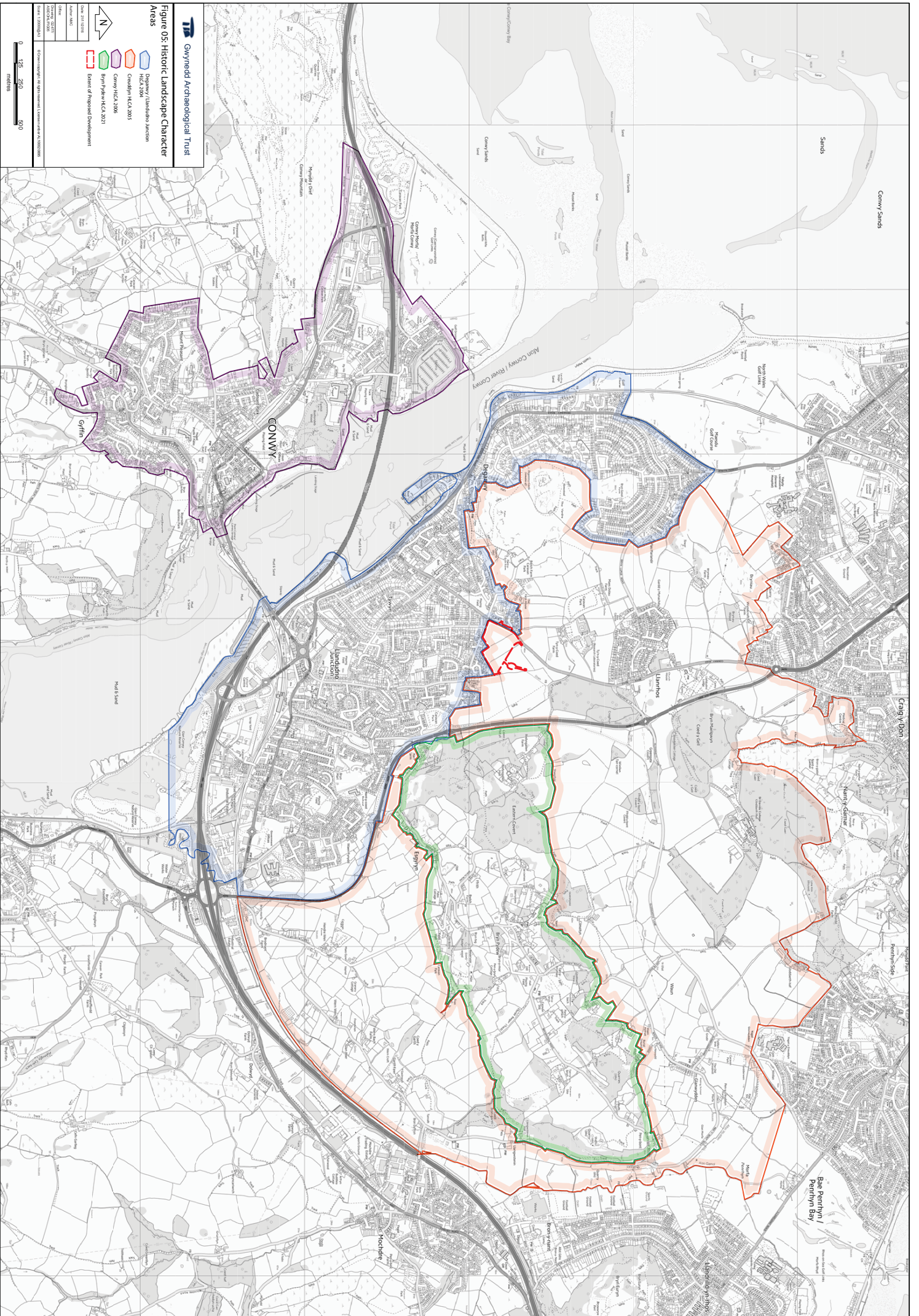
**Figure 04: Craydlyn and Conwy
Landscape of Outstanding Historic
Interest**

Legend

-  Craydlyn and Conwy, H101 (GN 1)
-  Extent of Proposed Development

DATE: 2018	SCALE: 1:50000
AUTHOR: GAT	PROJECT: H101
DATE: 2018	SCALE: 1:50000



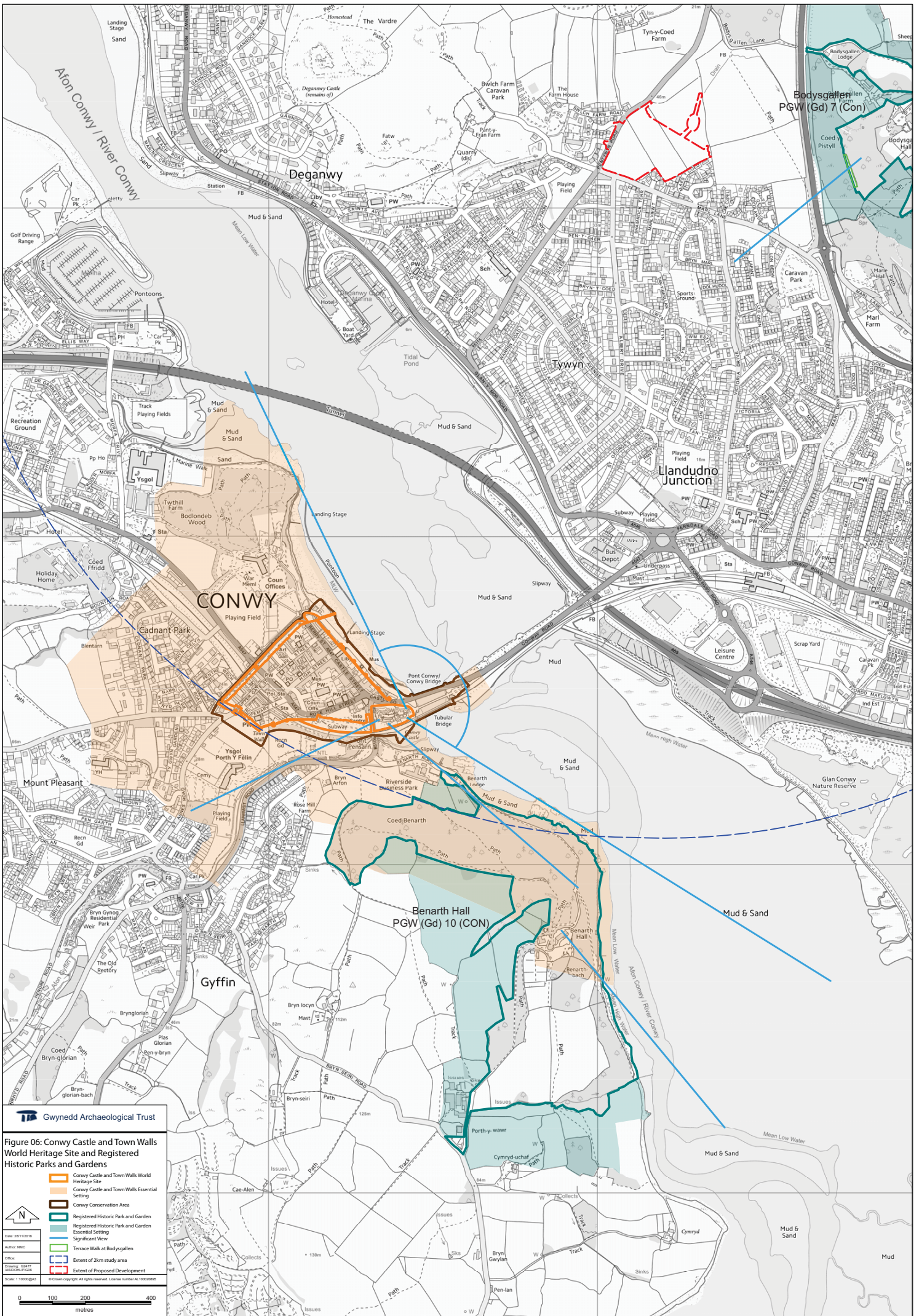


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Figure 05: Historic Landscape Character Areas

- Disbury / Llandudno Junction
- Conwy HCA 2005
- Conwy HCA 2006
- Bryn Pwll HCA 2021
- Extent of Proposed Development

Scale: 1:50,000
 0 125 250 500 meters



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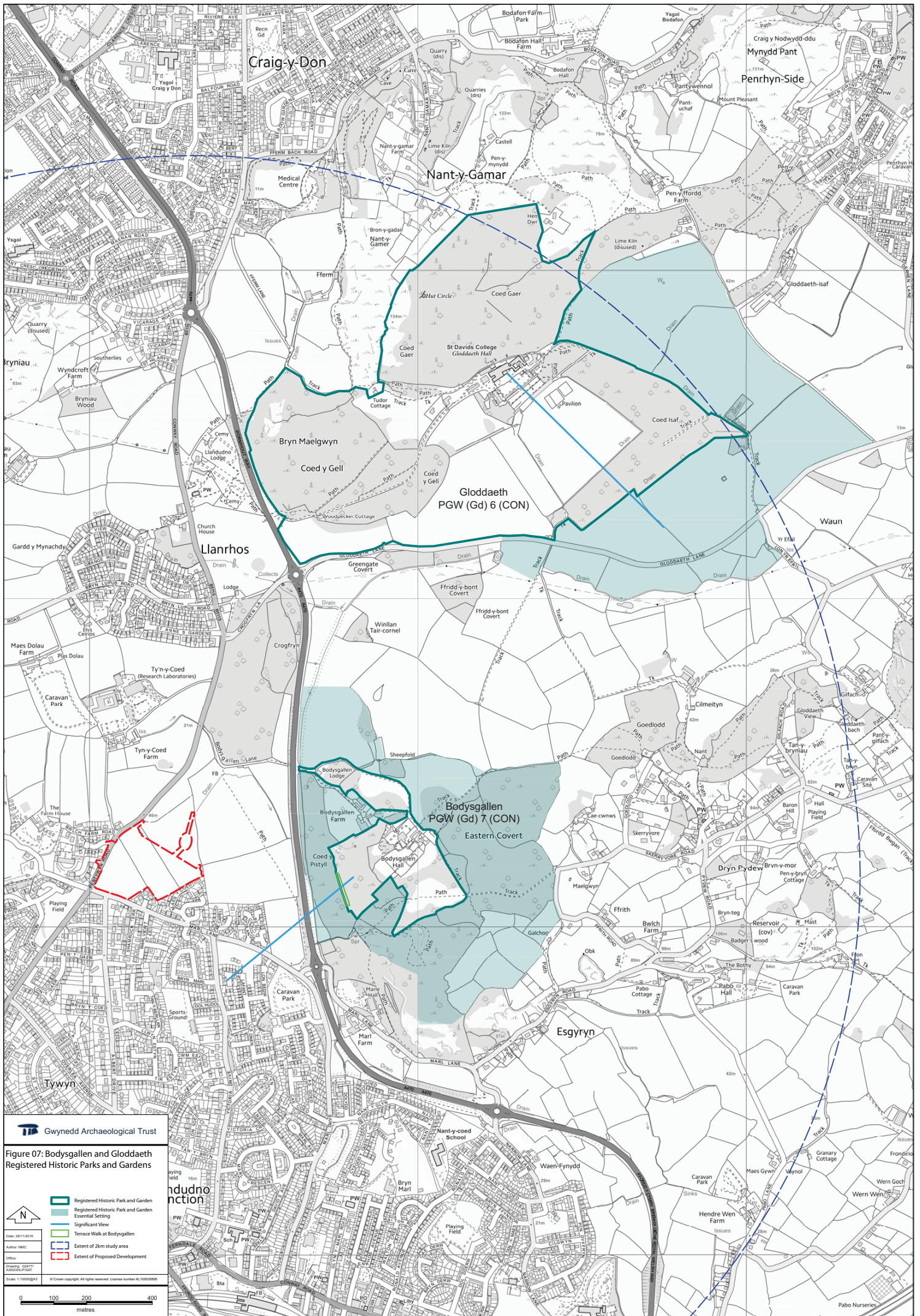
Figure 06: Conwy Castle and Town Walls World Heritage Site and Registered Historic Parks and Gardens

- Conwy Castle and Town Walls World Heritage Site
- Conwy Castle and Town Walls Essential Setting
- Conwy Conservation Area
- Registered Historic Park and Garden
- Registered Historic Park and Garden Essential Setting
- Significant View
- Terrace Walk at Bodysgallen
- Extent of 2km study area
- Extent of Proposed Development

Date: 2011/02/16
 Author: NAC
 Client:
 Drawing: 04/07
 Associated Files:
 Scale: 1:1000000

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0 100 200 400 metres



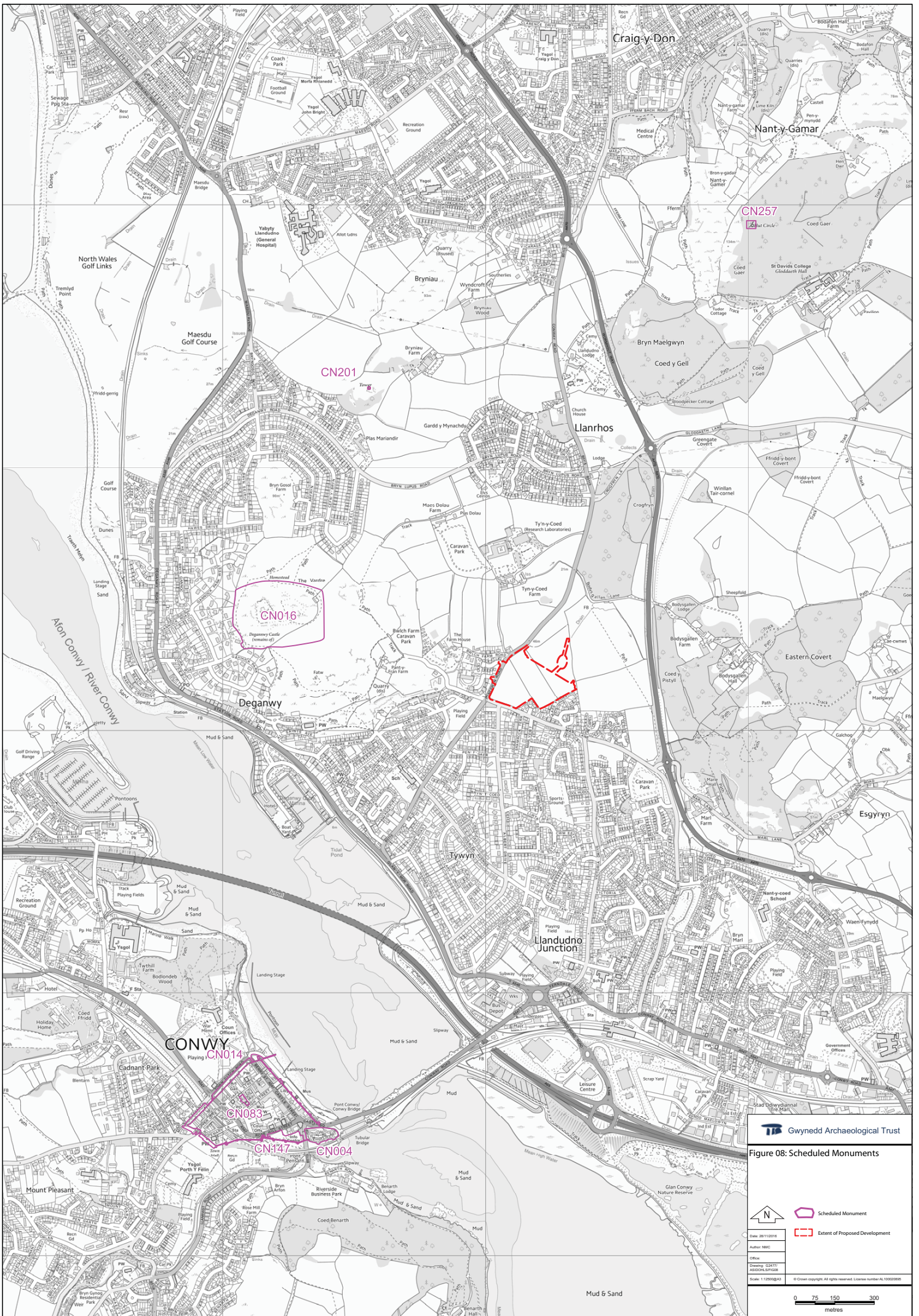
Gwynedd Archaeological Trust

Figure 07: Bodysgallen and Gloddaeth Registered Historic Parks and Gardens

- Registered Historic Park and Garden
- Registered Historic Park and Garden Essential Setting
- Significant View
- Terrace Walk at Bodysgallen
- Extent of 2km study area
- Extent of Proposed Development

Date: 28/11/2016
 Author: NAC
 Client:
 Drawing: 04/17
 Associated with:
 Scale: 1:1000@A3

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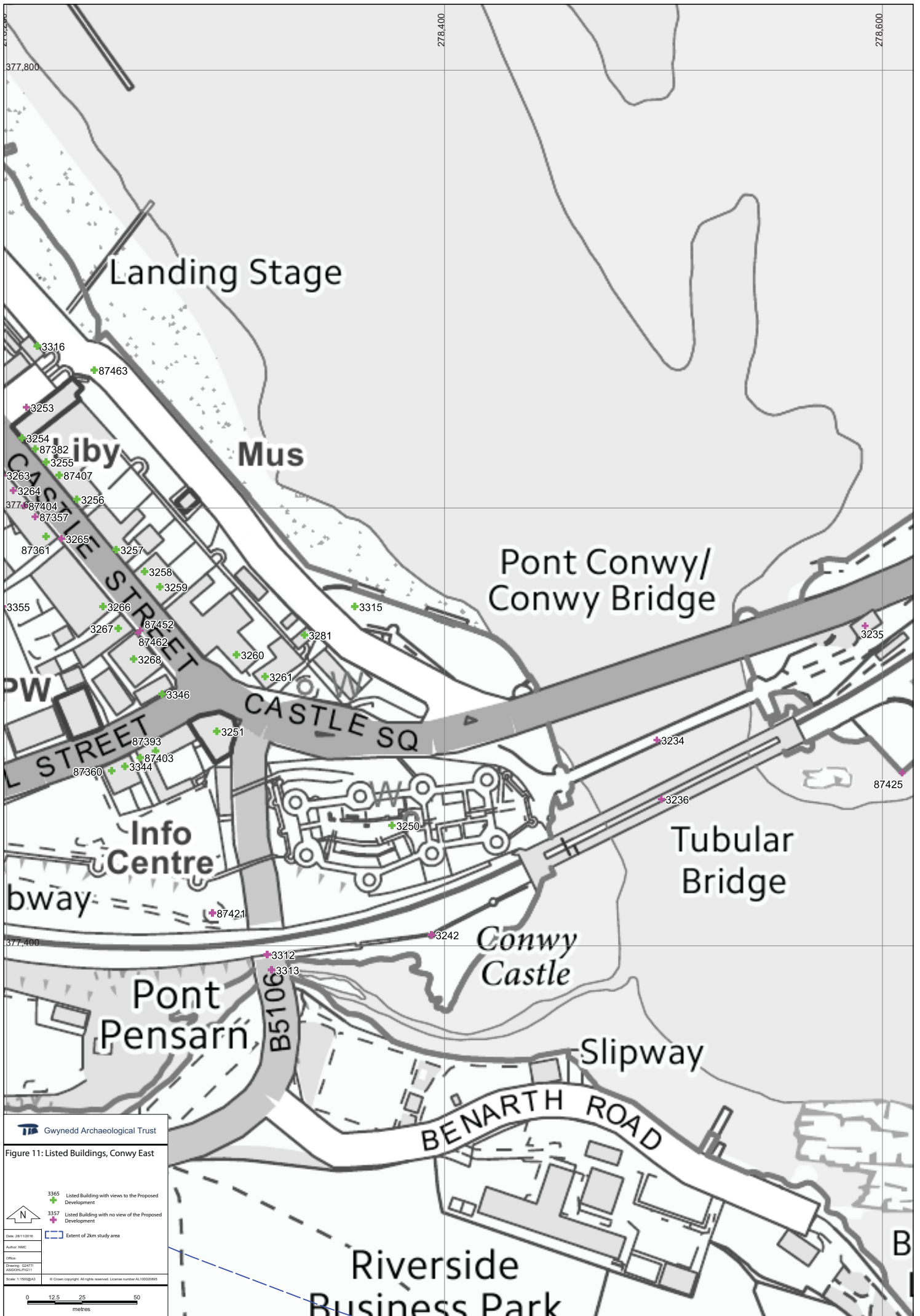
Gwynedd Archaeological Trust

Figure 08: Scheduled Monuments

N
 Scheduled Monument
 Extent of Proposed Development

Date: 28/11/2016
 Author: NMC
 Office:
 Drawing: G24711
 Address: Llanrhos
 Scale: 1:25000(A3)
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0 75 150 300 metres



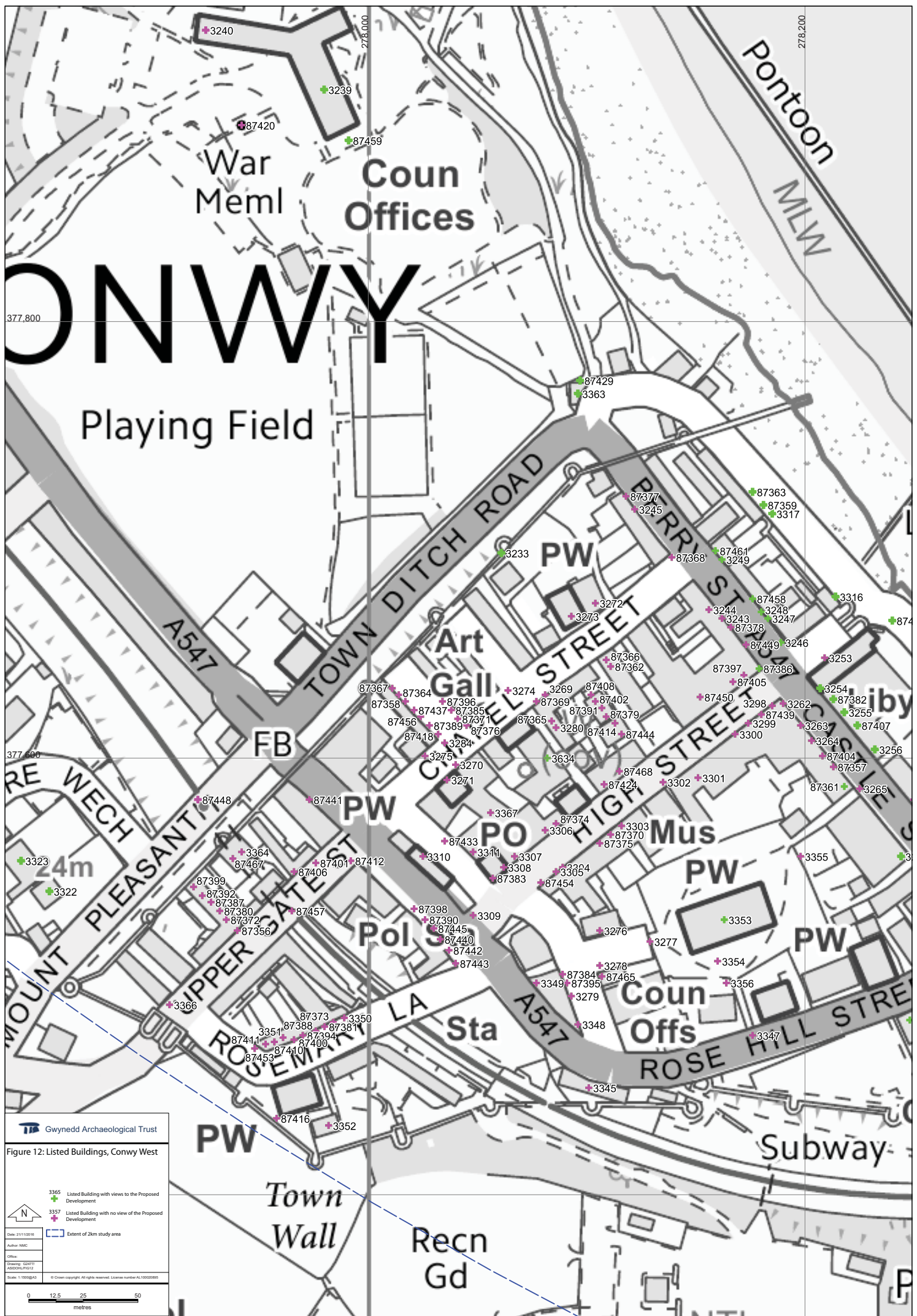
Gwynedd Archaeological Trust

Figure 11: Listed Buildings, Conwy East

- 3365 Listed Building with views to the Proposed Development
- 3357 Listed Building with no view of the Proposed Development
- Extent of 2km study area

Date: 28/11/2016
 Author: NMC
 Office:
 Drawing: 02477
 ASD/06/16/21
 Scale: 1:10000A2
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0 12.5 25 50 metres



Gwynedd Archaeological Trust

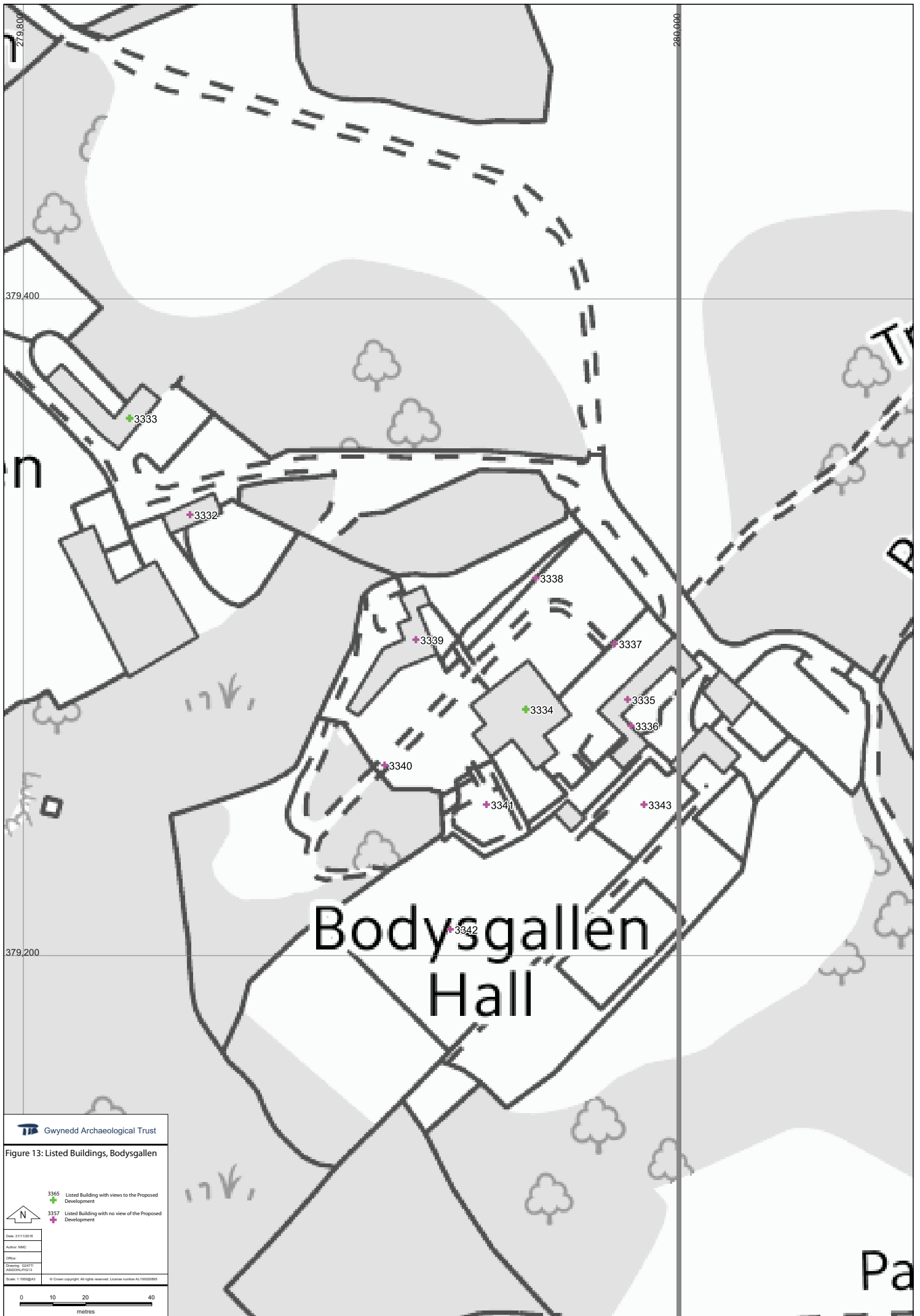
Figure 12: Listed Buildings, Conwy West

+ 3365 Listed Building with views to the Proposed Development
+ 3357 Listed Building with no view of the Proposed Development

Extent of 2km study area

Date: 21/11/2016
 Author: NMC
 Office:
 Drawing: 02477
 ASD/06/16/012
 Scale: 1:10000/42
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0 12.5 25 50 metres



Gwynedd Archaeological Trust

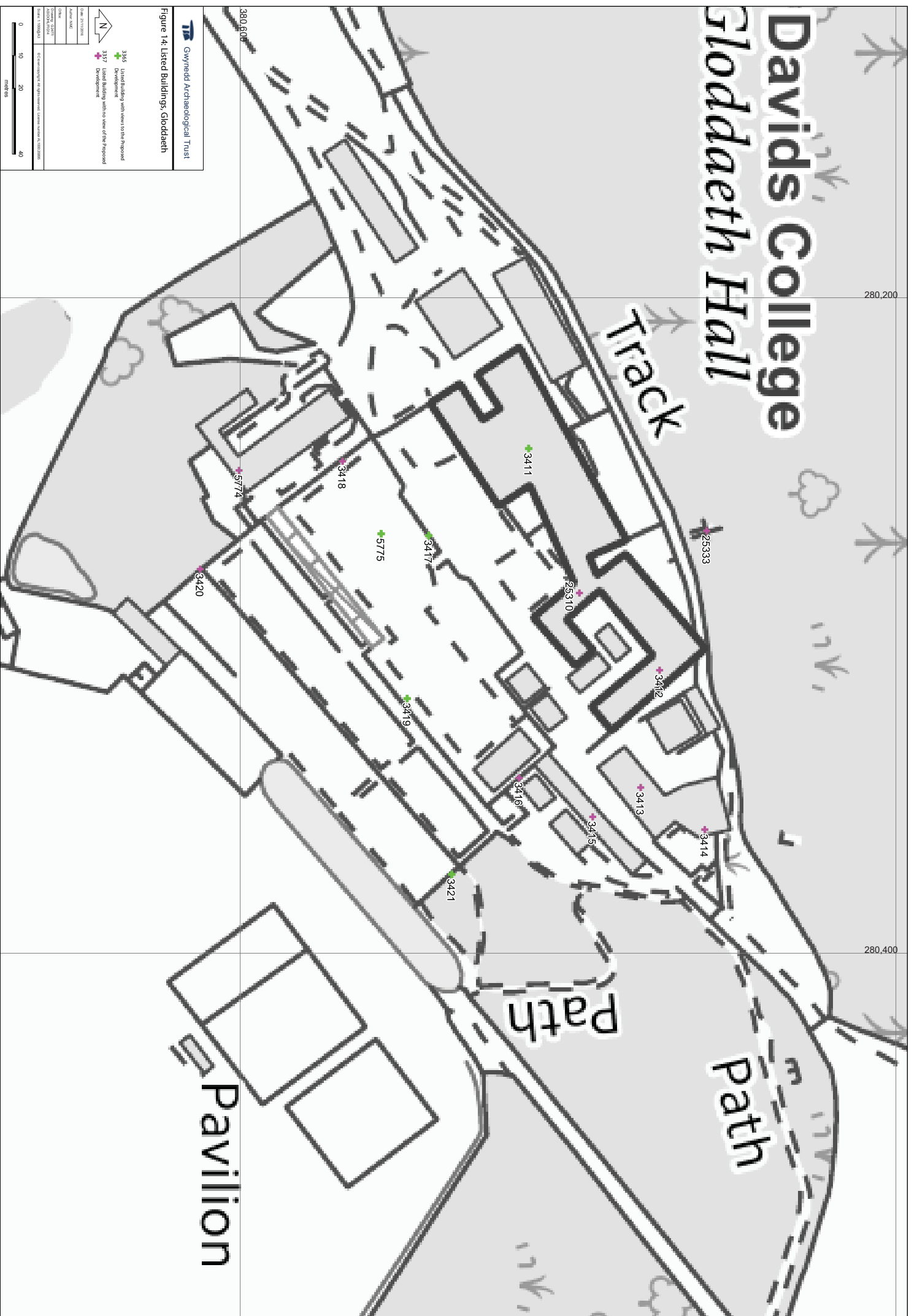
Figure 13: Listed Buildings, Bodysgallen

- 3365 Listed Building with views to the Proposed Development
- 3357 Listed Building with no view of the Proposed Development

Date: 21/11/2016
 Author: NMC
 Office:
 Drawing: 02479
 ASD/09/16/13
 Scale: 1:1000@A3 © Crown copyright. All rights reserved. License number AL10020385

0 10 20 40
metres

David's College Gloddath Hall

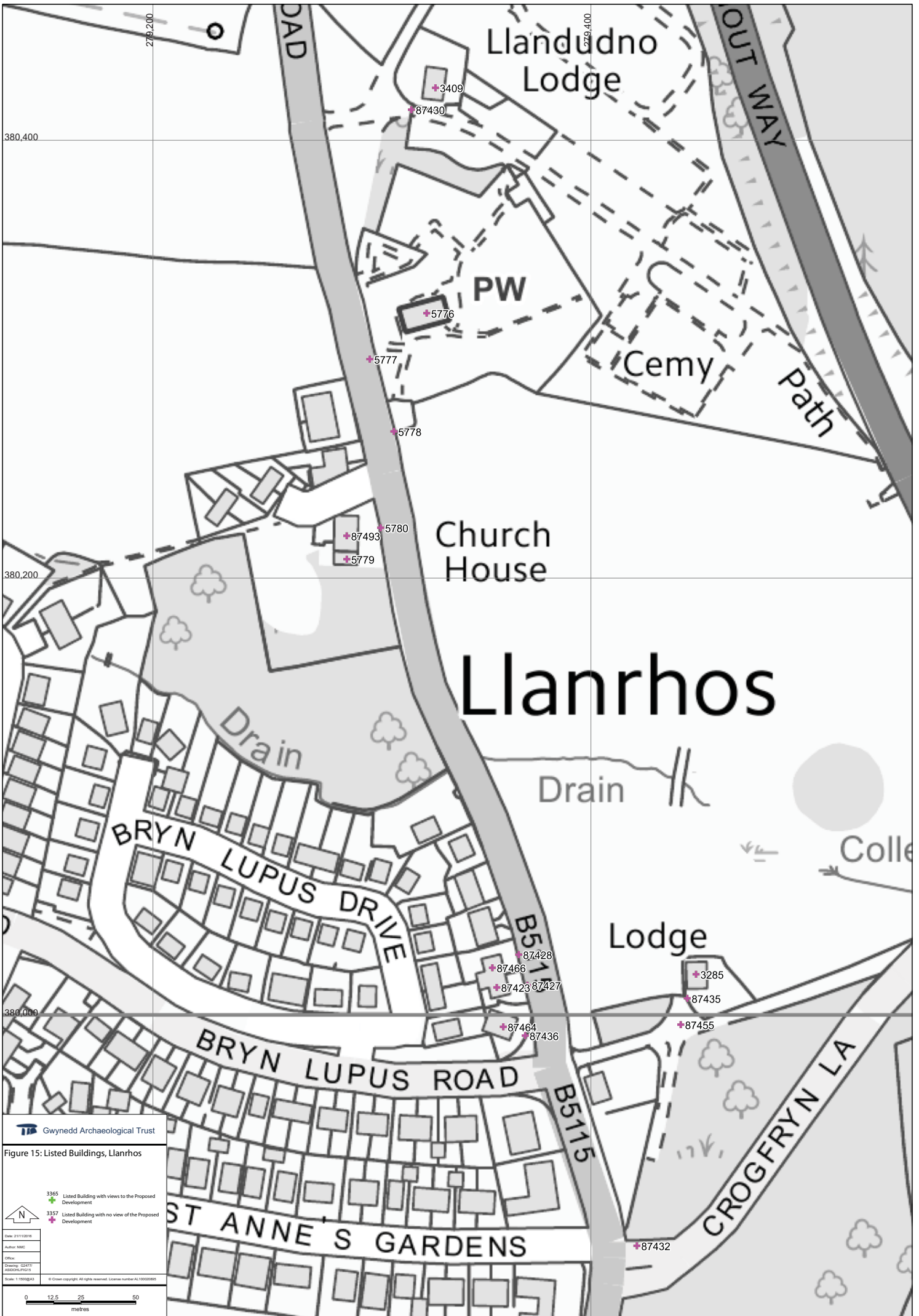


Gwynedd Archaeological Trust
Figure 14: Listed Buildings, Gloddath

- 3366 Listed Building with views to the Proposed Development
- 3357 Listed Building with no views to the Proposed Development

NAME: 3357
 ADDRESS: 3357
 TYPE: 3357
 STATUS: 3357
 SCALE: 1:100000
 SCHEMATIC OF DEVELOPMENT: L1000000

0 10 20 40
Meters

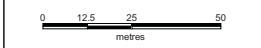


Gwynedd Archaeological Trust

Figure 15: Listed Buildings, Llanrhos

- 3365 Listed Building with views to the Proposed Development
- 3357 Listed Building with no view of the Proposed Development

Date: 21/11/2016
 Author: NMC
 Office:
 Drawing: 02471
 Associated: 02472
 Scale: 1:1000@A3
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Gwynedd Archaeological Trust

Figure 16: Heritage assets directly physically impacted by the Proposed Development

- 100 Heritage asset location and number
- Extent of Proposed Development

Date: 21/11/2016
 Author: NMC
 Office:
 Drawing: G2477/ASIDOH/FIG16
 Scale: 1:2500@A4

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N

0 25 50 100 metres



Plate 01: View north over the Proposed Development site from Marl Lane, viewed from the south.



Plate 02: View over the Proposed Development site from the junction of Marl Lane and Pentwyn Road, viewed from the south-west.



Plate 03: View across the southern part of the Proposed Development site towards Bryn Pedw, Bodysgallen Hall and the Bodysgallen Obelisk, viewed from the west.



Plate 04: View towards Conwy from the north-western corner of the Proposed Development, viewed from the north north-east.



Plate 05: View along overgrown field boundary wall Asset 163, viewed from the south-east.



Plate 06: Overgrown field boundary wall Asset 163, viewed from the north-west.



Plate 07: View over the location of Asset 160, viewed from the south south-east.



Plate 08: View from Mansell's Tower, Deganwy Castle, towards Conwy, viewed from the north.



Plate 09: East facing view from Mansell's Tower, Deganwy. The visible part of the footprint of the Proposed Development is highlighted in red.



Plate 10: View towards the Proposed Development (direction indicated by red arrow) from Bryniau Tower, viewed from the north-west.



Plate 11: View towards the Proposed Development (direction indicated by red arrow) from King's Tower, Conwy Castle. Viewed from the south-west.



Plate 12: Significant Arc of View taken from Chapel Tower, Conwy Castle. The location of the Proposed Development is indicated by the red arrow.



Plate 13: View towards the Proposed Development (direction indicated by red arrow) from above the Upper Gate, Conwy Town Wall. Viewed from the south-west.



Plate 14: View towards the Proposed Development (direction indicated by red arrow) from the Watchtower, Conwy Town Wall, viewed from the south-west.



Plate 15: View towards the Proposed Development (direction indicated by red arrow) from the Town Wall over Berry Street entrance, viewed from the south-west.



Plate 16: View towards the Proposed Development (direction indicated by red arrow) from the Quayside end of the Town Wall, viewed from the south-west.



Plate 17: View towards the Proposed Development (direction indicated by red arrow) from tower window, Plas Mawr, viewed from the south-west.



Plate 18: View towards the Proposed Development (direction indicated by red arrow) from northern entrance to Benarth Hall, viewed from the south south-west.



Plate 19: View towards the Proposed Development (direction indicated by red arrow) from LB3281 the Harbour Master's Office, viewed from the south west.



Plate 20: View towards the Proposed Development (direction indicated by red arrow) from the front of LB87363, 12 Lower Gate Street, viewed from the south-west.



Plate 21: View towards the Proposed Development (direction indicated by red arrow) from the front of LB3317, The Smallest House, 10 Lower Gate Street, viewed from the south-west.



Plate 22: View towards the Proposed Development (direction indicated by red arrow) from the front of LB3316, The Liverpool Arms, Lower Gate Street, viewed from the south-west.



Plate 23: View towards the Proposed Development (direction indicated by red arrow) from the front of LB3315, The Quay, viewed from the south-west.



Plate 24: View towards the Proposed Development (direction indicated by red arrow) from LB3363 Bodlondeb Lodge and LB87429 gate piers, gates and walls at entrance to Bodlondeb, viewed from the south-west.



Plate 25: View towards the Proposed Development (direction indicated by red arrow) from south-east of LB3239 Bodlondeb and immediately south-east of LB87459, Sundial in grounds of Bodlondeb. Viewed from the south-west.



Plate 26: View towards the Proposed Development from the southern end of the terraced walk at Bodysgallen Garden (PGd) 7 (CON). The visible part of the footprint of the Proposed Development is highlighted in red. Viewed from the east.



Plate 27: View towards the Proposed Development from the central part of the terraced walk at Bodysgallen Garden (PGd) 7 (CON). The visible part of the footprint of the Proposed Development is highlighted in red. Viewed from the east.



Plate 28: View towards the Proposed Development from the northern end of the terraced walk at Bodysgallen Garden (PGd) 7 (CON). The visible part of the footprint of the Proposed Development is highlighted in red. Viewed from the east.



Plate 29: Significant View towards Conwy (castle location indicated by red arrow) from the northern part of the terraced walk at Bodysgallen Garden (PGd) 7 (CON). Viewed from the north-east.



Plate 30: Significant View towards Conwy (castle location indicated by red arrow) from the central part of the terraced walk at Bodysgallen Garden (PGd) 7 (CON). Viewed from the north-east.



Plate 31: View towards the Proposed Development and Deganwy Castle from the terrace adjacent to the Water Garden, Bodysgallen Garden (PGd) 7 (CON). The approximate extent of the footprint of the Proposed Development is highlighted in red. Viewed from the east.



Plate 32: South-west facing view towards Conwy (castle location indicated by red arrow) from the roof of the central tower, Bodysgallen Hall LB3334. The visible part of the footprint of the Proposed Development is highlighted in red on the right of the shot. Viewed from the north-east.



Plate 33: West facing view towards the Proposed Development and Deganwy Castle SM CN016 LB3365 (castle location indicated by red arrow) from the north-west side of the roof of the central tower, Bodysgallen Hall LB3334. The visible part of the footprint of the Proposed Development is highlighted in red. Viewed from the east.



Plate 34: View towards the Proposed Development from the steps on the south-west side of the Barn LB3333 at Bodysgallen. The approximate extent of the footprint of the Proposed Development is highlighted in red. Viewed from the east.



Plate 35: View towards the Proposed Development and Deganwy Castle SM CN016 LB3365 (castle location indicated by red arrow) from the Bodysgallen Obelisk. The visible part of the footprint of the Proposed Development is highlighted in red. Viewed from the east.

APPENDIX I: Historic Landscape Characterisation Report – Summaries of the HLCAs included in the ASIDOHL assessment.

Deganwy/ Llandudno Junction (HLCA 2004)

19th and 20th century houses, shops, chapels, and transport routes.

Historic background

A low-lying area which in its present form is largely a creation of the growth of the railway network. The area in the south-western part of the Creuddyn peninsula which is now covered by the nineteenth and twentieth century dwellings of Deganwy and Llandudno Junction is known to have been granted to the Cistercian monastery of Aberconwy by Llywelyn. The monastic presence is recorded in the name Sarn y Mynach, by which the A47 is known at the point where it crosses the main line railway and the Afon Ganol. Another axis which predates the Modern period is the north-south road through Llandudno Junction known as Marl Lane which formerly connected the dwelling Marl (2021) with the ferry. The Telford post road passes through the character area, which includes the embankment over the Conwy on which the Telford suspension bridge and the Stephenson tubular bridge are built.

The main-line railway from Chester to Bangor was opened in 1848, and the branch to Llandudno in 1858; Llandudno Junction station was opened in 1860, and was upgraded several times, including the construction of a locomotive shed in the 1880s. The construction of the branch-line railway to Llandudno, opened in 1858, made possible the development of a resort on the western-facing shores of the peninsula at Deganwy; a station was opened in 1866. After the opening of the branch line railway to Blaenau Ffestiniog in 1879, the railway company also began the construction of a wharf to ship the slate at Deganwy in 1882, using spoil from the Belmont tunnel in Bangor. This saw comparatively little use, and now services pleasure craft.

The settlements have continued to grow into the twentieth century. Whereas Deganwy has been largely a holiday and retirement area, Llandudno Junction was also the home to a considerable number of railway employees and more recently to workers in the Hotpoint factory. The North Wales Weekly News building is also a prominent local landmark.

Key historic landscape characteristics

The area is characterised by suburban housing stock which dates almost entirely from the late nineteenth or twentieth centuries, and is constructed largely of brick. Roofing materials are a mixture of tiles and slates. A distinctive feature is the row of houses built by the Llanfairfechan architect North at SH 781 804, which makes distinctive use of rustic slates, some of them from the Tal y Fan quarry. Here and there earlier houses or chapels built out of local limestone and roofed with more common commercially available slates are evident. The shops on the front at Deganwy incorporate an attractive cast-iron canopy over the pavement.

The area is also characterised by the transport routes which pass through it - the Telford road, the railway, the modern A55T, which passes under the Conwy in a tunnel, and the quays at Deganwy and by Conwy Bridge. As well as the two bridges over the Conwy, there are a number of other items of transport infrastructure, such as the signal box at Deganwy, the locomotive sheds at the Junction, and in various bridges. Llandudno Junction station is an unusual example for the area of a Victorian station-building with Modernist accretions, and the Modernist style is also evident in the extensive Hotpoint factory at SH 803 777, now disused.

Creuddyn (HLCA 2005)

Parkland, gentry houses, substantial farmsteads, limestone walls.

Historic background

An extensive area dominated by parkland and pasture, defined to the west by the urban areas of Deganwy and Llandudno Junction (2004), to the north by the urban development of Llandudno (2001), and the higher ground of the Little Orme and Nant y Gamar (2002), to the east by Penrhyn Bay (2022). The Bryn Pydew ridge (2021) intrudes into the area.

An area rich in mythological associations, particularly the story of Taliesin and Maelgwn Gwynedd, who are traditionally connected with the Roman and post-Roman at Deganwy, consisting of two precipitous hillocks and the saddle between them. This formed the site of Deganwy castle, built by Robert of Rhuddlan c. 1080. The hill was held alternately by the Welsh and the Anglo-Normans until 1263, and part was granted to the Cistercians of Aberconwy.

From the late Medieval period, the area was dominated by the Mostyn family, whose seat lay at Gloddaeth, which lies within the area. The Mostyn's also owned Bodysgallen and they were to be instrumental in the development of Llandudno in the nineteenth century. Lesser families included the recusant Pughs of Penrhyn Creuddyn, who sheltered missionary priests. Gloddaeth dates in part from the sixteenth century, and is now a boarding school.

There was some shale quarrying at Pabo from 1911 to 1932.

Key historic landscape characteristics

The area is dominated by Gloddaeth, formerly the seat of the Mostyns, now a boarding school, and the substantial farms associated with it. Though Gloddaeth is the only landed seat within the area, Bodysgallen, Penrhyn and Marl are all within a mile of it. The churches of Eglwys Rhos and Llangystennin are both ancient foundations.

A marked feature of the landscape is the stone-built watch-tower, believed to date from the seventeenth century, at Bryniau. The only pre-twentieth century nucleated community is at Glanwydden, which consists of a public house and a cluster of houses around a cross-roads. The nearby windmill dates from 1704.

Conwy (HLCA 2006)

Walled and planned medieval town, street pattern, extra-mural suburban housing.

Historic background

The site of the present town of Conwy was granted in 1186 by Llywelyn Fawr to the Cistercian Order for the establishment of a community; as a remote headland, it suited the Cistercian emphasis on manual labour and detachment from the world, ideals which did not survive the growing political and economic might of the abbey under the Princes.

After the conquest the monks were relocated to a new site at Maenan, on the east bank of the Conwy, seven miles upstream, and the former Abbey became the site of the new borough town and castle, designed to guard the estuary and to introduce a money economy and civil order to Arllechwedd. Its charter was granted in 1284, and the commotal centre of Arllechwedd Isaf, thought previously to have been established at Tal y Cafn, moved there.

The Conwy River remained a transport artery in its own right into the nineteenth, shipping lead, slate and timber from the Conwy valley, reflected in the construction of a new quarry by William Provis, Telford's assistant, in 1823. The river, however, constituted a serious obstacle to east-west traffic until the ferry was finally replaced by a bridge connecting the spit of land on the eastern bank of the river with the spur of rock on which the castle is built. This, the Telford road bridge, was completed in 1826, a suspension bridge in which two solid ashlar towers support the chains. The Stephenson railway bridge was opened for traffic in 1848, and consists of two parallel rectangular-section wrought-iron tubes, built ashore and floated into position. Like its predecessor, it represented a considerable advance in bridge-building capability.

The arrival of the railway led to the expansion of Conwy beyond its Medieval limits, and the town continued to expand into the 1960s.

Key historic landscape characteristics

The town itself remains an outstanding example of a pre-modern planned community, though no buildings remain from earlier than the fifteenth century other than the castle itself and the town walls. Aberconwy House and Plas Mawr are buildings of exceptional historic and architectural interest in their own right, but a

number of other buildings from the sixteenth century survive, such as Hen Goleg, and others which have more modern exteriors. Conwy preserves the original grid-pattern of streets and forms a contrast with the nineteenth-century planned town of Llandudno. It preserves outstanding examples of historic transport facilities

Bryn Pydew (HLCA 2021)

Small, irregular nineteenth century enclosures and a settlement, winding lanes, hillside quarries, and Bodysgallen gardens.

Historic background

This east-west limestone ridge includes the houses Marl and Bodysgallen, and a letter small nucleated settlement on its summit. It is characterised by winding lanes and small fields, and there has been some quarrying.

Key historic landscape characteristics

Bryn Pydew is shown on the tithe map as a distinctive area of relatively small, irregular enclosures each with its individual house set around winding lanes within the heart of an area of common. This pattern underlies the current appearance of the landscape of this area, although all the surrounding land is now enclosed. The fields, which are now mainly down to pasture (horses rather than sheep), are characteristically bounded by hedges (some with trees), although there are some coursed limestone walls. There are areas of old woodland, especially on the north-western slopes.

The settlement pattern is chiefly nineteenth century cottages, with some nucleation around the central 'village green' where there is a chapel among the houses, although no shop or other 'services'. Modern in-filling has distorted the original pattern of scattered cottages, and altered much of the vernacular appearance of the area.

There are no known sites of relict archaeological interest in the area.

There are a number of quarries dotted along the sides of the limestone ridge, many overgrown but still significant features. Their historical significance lies in the fact that they provided stone for Telford's bridge across the Conwy.

The patterns of winding lanes and footpaths appear to follow those established by the mid-nineteenth century: there are no recent roads or realignments. There is a single World War II pillbox in the area, looking down the Conwy Valley.

The grade I register park and garden of Bodysgallen (with exceptional terraced gardens, chiefly eighteenth and nineteenth century with an earlier core, remarked

on Pennant) falls within the area, as does the significant post-medieval house and land of Marl. The obelisk on Bodysgallen land is a significant landscape marker.

APPENDIX II: Assessment of Direct, Physical Impacts of Development (Stage 2): Scoring System and Calculations

Absolute Impact (Loss of Area): Percentage of area to be directly affected by the development. Grading shown in Table 1.

Relative Impact (Loss of Element/ Feature/ Area): Percentage of element/ feature/ area which will be lost or removed by the development. Grading shown in Table 1.

Percentage or Area	Grade	Sensitivity Score
75-100%	Very Severe	6
50-74%	Severe	5
30-49%	Considerable	4
15-29%	Moderate	3
5-14%	Slight	2
0-4%	Very Slight	1

Table 1: Grades of Direct Physical Impacts

Site Status: The importance or status of each element/ feature/ area affected is divided up into five categories. See Table 2.

Category	Description	Sensitivity Score
A	Sites and Monuments of National Importance	4
B	Sites and Monuments of Regional Importance	3
C	Sites/ Features of Local Importance	2
D	Minor and Damaged Sites/ Features	1
U	Sites/ Features Needing Further Investigation	1

Table 2: Site Category

Landscape Value: The extrinsic importance of elements or characteristics within the landscape. This reflects the contribution an individual element or characteristic makes to the overall value of the area. Grading shown in Table 3.

Impact/ Grade	Sensitivity Score
Very High	6
High	5
Considerable	4
Medium	3
Low	2
Very Low	1

Table 3: Landscape Value Grading

Landscape Value Effect: The effect the development will have on the extrinsic importance of the element or characteristic as a whole. Grading shown in Table 4.

Impact/ Grade	Sensitivity Score
Lost	6
Substantially Reduced	5
Considerably Reduced	4
Moderately Reduced	3
Slightly Reduced	2
Very Slightly Reduced	1

Table 4: Landscape Value Effect Grading

Overall Magnitude of Direct Physical Impacts: To calculate the overall magnitude the scores for each element are added up to produce a combined total: (Status [Category] + Magnitude + Landscape Value + Landscape Value Effect = Total X). This total is then divided by the number of elements identified, in order to obtain an average figure. This average figure is then added to the score for the Absolute Impact, and rounded off to the nearest whole number.

On a 28 point scale, which is the maximum possible, this figure provides a measure of the overall magnitude of direct physical impact. Grading shown in Table 5.

Score	Grading
24-28	Very Severe
19-23	Severe
14-18	Considerable
9-13	Moderate
4-8	Slight
0-3	Very Slight

Table 5: Grading for Overall Magnitude of Direct Physical Impacts

APPENDIX III: Assessment of Indirect Impacts of Development (Stage 3): Scoring System and Calculations

Indirect, Physical Impacts:

The principal types of indirect physical impacts include, but are not confined to:

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

For each category of indirect, physical impact identified an assessment of its severity (impact magnitude), based on professional judgement, should be made. This should be graded as shown in Table 1. The element sensitivity (its intrinsic importance or status) for each category should also be scored and categorised, using the grades and scores shown in Table 2.

Grade	Sensitivity Score
Very Severe	6
Severe	5
Considerable	4
Moderate	3

Slight	2
Very Slight	1

Table 1: Grades of Impact Magnitudes

Category	Description	Sensitivity Score
A	Sites and Monuments of National Importance	4
B	Sites and Monuments of Regional Importance	3
C	Sites/ Features of Local Importance	2
D	Minor and Damaged Sites/ Features	1
U	Sites/ Features Needing Further Investigation	1

Table 2: Site Category

The scores for each element are added together to produce a total per element (impact magnitude + status), and these totals are added together to produce a combined total. This figure is then divided by the number of elements identified, in order to obtain an average figure. This figure is used along with the indirect non-physical impact average to obtain the overall magnitude of indirect impacts (see below).

relation to a site's original character and function, as well as to vantage points and visual experience of a visitor today.

- (ii) Impact on the visual connections between related elements, by occlusion, obstruction etc., for example, an essential line of sight between historically linked defensive sites will become blocked or impaired by an intervening development.
- (iii) Conversely, the creation of inappropriate visual connections between elements not intended to be inter-visible originally, by the removal of intervening structures, barriers, shelters, screening or ground.
- (iv) the visual impact of the development itself in relation to the existing character of the HLCA considering:
 - its form – the scale, number, density, massing distribution etc. of its constituent features;
 - its appearance – the size, shape, colour fabric etc., of its constituent features.

Assessment should be generally confined to the key elements identified during characterisation within the affected area(s). For example, Category A and B sites; and closely linked, or groups of, Category C sites, and these categories should be graded as shown in Table 2.

The element sensitivity (its intrinsic importance or status) for each category should also be scored and categorised, based on professional judgement, and using the grades and scores shown in Table 1. Development form and appearance should be similarly graded in relation to the average value of the element sensitivity.

The scores for each element, as well as the development form and appearance, are added together to produce a total (category + impact magnitude), and these totals are added together to produce a combined total. This figure is then divided by the number of elements identified, including the development form and appearance, in order to obtain an average figure.

This figure is then added to the score for the indirect, physical impacts (see above). This figure will be on a scale of 1-20, which is made up of the 10 maximum possible average scores for indirect, physical impacts, and the 10 maximum possible average scores for indirect, visual impacts. To create a 28-point scale (as

is used for scaling the direct, physical impacts (Appendix II)), the average score is multiplied by 28 and then divided by 20, with the number rounded off to the nearest whole number.

This score provides a measure of the overall magnitude of indirect (physical and visual) impacts, which is then graded according to Table 3.

Score	Grading
24-28	Very Severe
19-23	Severe
14-18	Considerable
9-13	Moderate
4-8	Slight
0-3	Very Slight

Table 3: Grading for Overall Magnitude of Indirect Impacts

APPENDIX IV: Evaluation of Relative Importance (Stage 4): Scoring System and Calculations

Evaluation of the relative importance of the Historic Character Area(s) (or part(s) thereof) directly and/ or indirectly affected by development in relation to:

- (a) the whole of the Historic Character Area(s) concerned, and/ or
- (b) the whole of the historic landscape area on the Register; followed by
- (c) an evaluation of the relative importance of the Historic Character Area(s) concerned in the national context.

The following is a list of criteria that may be applied in evaluations steps (a)-(c) (see above), although depending on individual circumstances, not all criteria will be universally applicable.

Rarity: In terms of period or date, and as a component of the landscape. This should be assessed in relation to what survives today, since elements of a once common type of landscape may now be rare.

Grading	Description
Very High	Sole survivor of its type in the landscape
High	Only two or three similar historic elements in the landscape
Moderate	Fewer than five broadly similar elements in the landscape
Low	More than five broadly similar elements in the landscape
None	Commonplace throughout the landscape

Table 1: Grading of Rarity

Representativeness: Should be considered in that an example of a landscape that is common can still be of national importance if, in light of other criteria, it contains a particularly representative range of elements.

Grading	Description
Very High	Contains all the elements that characterise the landscape
High	Contains most of the elements that characterise the landscape
Moderate	Contains about half of the elements that characterise the

	landscape
Low	Contains some of the elements that characterise the landscape
None	Sole example of the element and, therefore, not representative

Table 2: Grading of Representativeness

Documentation: The survival of documentation that increases our understanding of a landscape will raise its importance, though this is difficult to quantify owing to the extremely varied nature of documentary material. Therefore, a professional judgement is given based on the actual amount or importance of material and its academic value.

Grading	Description
Very High	Complete documentary record, or exceptionally important sources available
High	A considerable quantity of relevant material, or highly important sources available
Moderate	Some relevant material, or moderately important sources available
Low	Little relevant material, or only modestly important sources available
None	No relevant material available

Table 3: Grading of Documentation

Group Values: Relates to the diversity (or similarity) of elements including their structural and functional coherence. To some extent, the group value of individual elements will have been taken into account in Stage 2. At Stage 4, the group value relationship is usually wider and more likely to be between whole groups of related elements. Clearly, there will be instances within Historic Character Areas in which elements or groups are linked to others not directly affected by development, or situated in adjoining Historic Character Areas. *Group Value* is also likely to be more applicable to areas identified under the Register's first and second selection criteria, namely, *intensively developed or extensively remodelled* or *Period* landscapes.

Grading	Description
Very High	Contains six or more linked elements or groups
High	Contains four or five linked elements or groups
Medium	Contains three or four linked elements or groups
Low	Contains two or three linked elements or groups
None	A single or any number of unlinked elements or groups

Table 4: Grading of Group Values

Survival: Relates to the degree of survival of elements in the landscape. In instances where the original extent or numbers are known, it may be possible to measure this quantitatively.

Grading	Description
Very Good	More than 80% of elements surviving
Good	Between 60% and 79% of elements surviving
Moderate	Between 40% and 59% of elements surviving
Fair	Between 20% and 39% of elements surviving
Poor	Under 20% of elements surviving

Table 5: Grading of Survival

Condition: Relates to the condition of elements in the landscape.

Grading	Description
Very Good	Elements surviving in very good condition for their class
Good	Elements surviving in good or above average condition for their class
Moderate	Elements surviving in moderate or average condition for their class
Fair	Elements surviving in fair or below average condition for their class
Poor	Elements surviving in poor condition for their class

Table 6: Grading of Condition

Coherence: Relates to how well the historic meaning and significance of the landscape is articulated by the historic themes, that is the historical processes and

patterns that have created the individual elements within it. It may well be that historical processes and patterns have been maintained, or continue, so that the landscape retains much of its original function, thus enhancing its coherence. Clearly discernible or dominant themes can increase the coherence and importance of a landscape.

Grading	Description
Very High	Dominant historic theme(s) present – landscape retaining its original function
High	Dominant historic theme(s) present – landscape of high articulation, but original function has ceased
Moderate	Historic theme(s) present – landscape of moderate articulation
Low	Historic theme(s) present, but weak – landscape of low articulation
Very Low	Historic theme(s) suppressed by later changes

Table 7: Grading of Coherence

Integrity: The importance of a landscape may be enhanced by its integrity that relates to the survival of its original character or form. The resulting visibility and legibility of the landscape’s component elements will enhance its amenity value. Greater visibility and legibility generally increase the potential for historic landscape to be easily understood by the non-specialist.

Grading	Description
Very High	Elements retaining their original character, highly visible and easily understood
High	Elements retaining much of their original character, visible and fairly easily understood
Moderate	Elements retaining some of their original character, visible but not easily understood
Low	Elements not readily visible and difficult to understand
Very Low	Elements hardly visible and very difficult to understand

Table 8: Grading of Integrity

Potential: Relates to the potential within the landscape for future historic landscape study and analysis.

Grading	Description
Very High	Wide-ranging scope for future historic landscape study and analysis
High	Considerable scope for future historic landscape study and analysis
Moderate	Some scope for future historic landscape study and analysis
Low	Little scope for future historic landscape study and analysis
Very Low	Very little scope for future historic landscape study and analysis

Table 9: Grading of Potential

Amenity: Relates to the potential value of elements to be developed as a public educational and recreational amenity.

Grading	Description
Very High	Wide-ranging scope for elements to be developed as a public educational and recreational amenity
High	Considerable scope for elements to be developed as a public educational and recreational amenity
Moderate	Some scope for elements to be developed as a public educational and recreational amenity
Low	Little scope for elements to be developed as a public educational and recreational amenity
None	Very little scope for elements to be developed as a public educational and recreational amenity

Table 10: Grading of Amenity

Associations: A landscape or an area or element within it might have important historic associations with, for example, particular institutions, cultural figures, movements, or events, etc. Often, however, there are no physical remains, or it may be difficult to tie an association to a particular place, feature, or element, with only documentary or oral sources available. Owing to the complex nature of associations, therefore, they are impossible to quantify, so an assessment is made based upon professional judgement.

Grading	Description
Very High	A highly significant, authentic and nationally well-known association(s)
High	A significant, authentic and regionally well-known association(s)
Moderate	An authentic, but less significant, perhaps locally well-known association(s)
Low	Unauthenticated or a little known association(s)
None	No known association(s)

Table 11: Grading of Associations

The criteria values in steps (a), (b), and (c), are scored as shown in Table 12.

Criterion Value	Score
Very High / Good	5
High / Good	4
Moderate / Medium	3
Low	2
Very Low / Poor	1

Table 12: Evaluation Scores

The relative importance at steps (a), (b), and (c), of the Historic Character Area(s) is calculated by the adding together of the evaluation scores. This will give a total out of a maximum of 55 if eleven criteria were applied; 50 if ten criteria were applied; 45 if nine criteria, and so on.

The average, overall value of all the Historic Character Areas (or part(s) thereof) affected is determined by combining the scores of steps (a), (b), and (c) together (or just (b) and (c) if (a) has not been applied). However, because of the disparity between score ranges that can result from different numbers of criteria being applied, the scores have to be converted to a scale of 1-100. This is done by dividing the relative importance score by the maximum score and then multiplying by 100. This is done for each step and area, and the scores are then added together and divided by the number of steps and areas, with the number rounded off to the nearest whole number. This average, overall value, or combined evaluation figure for Stage 4 would be graded as shown in Table 13.

Overall Value	Grade
80-100	Very High
60-79	High
40-59	Considerable
20-39	Moderate
5-19	Low
0-4	Very Low

Table 13: Grades of Overall Value

APPENDIX V: Assessment of Overall Significance of Impact: Scoring System and Calculations

The overall significance of impact is determined by separately setting out and scoring the value of each of the Historic Character Areas affected in relation to the effect caused by the development and the consequent reduction in value of the historic landscape area on the register, using the model shown in Table 1.

The score for the overall significance of impact of development on the historic landscape area, as calculated for each Historic Character Area using the model shown in Table 1, is graded as shown in Table 2.

Score	Grade
26-30	Very Severe
21-25	Severe
16-20	Fairly Severe
10-15	Moderate
4-9	Slight
0-3	Very Slight

Table 2: Grades of Overall Significance of Impact

Table 1: Stage 5: Scoring Model

Value of Historic Character Area (Based on Stage 4 Results)	Impact of Development (Based on Stages 2 and 3 Results)	Reduction of Value of the Historic Landscape Area on Register
<p>Very High</p> <p>Key elements of very high intrinsic importance and/ or condition and/ or group value, and/ or not found elsewhere in this or other historic landscape areas on the Register.</p> <p>Score: 9 or 10</p>	<p>Very High</p> <p>Critical land loss and consequent fragmentation and/ or visual intrusion causing key elements to be removed or so changed that detailed descriptions no longer apply, and/ or amenity value is totally lost.</p> <p>Score: 9 or 10</p>	<p>Very High</p> <p>Development impact on key elements is such that the overall value of the historic landscape on the Register is diminished to the point that its future inclusion on the Register may need to be reviewed.</p> <p>Score: 9 or 10</p>
<p>High</p> <p>Key elements of high intrinsic importance and/ or condition and/ or group value, and/ or uncommon elsewhere in this or other historic landscape areas on the Register.</p> <p>Score: 7 or 8</p>	<p>High</p> <p>Substantial land loss and consequent fragmentation and/ or visual intrusion causing key elements to be removed or changed so that group value and/ or coherence and/ or integrity are significantly diminished, and/ or amenity value greatly reduced.</p> <p>Score: 7 or 8</p>	<p>High</p> <p>Development impact on key elements is such that the overall value of the historic landscape on the Register is significantly reduced.</p> <p>Score: 7 or 8</p>
<p>Medium</p> <p>Key elements of varying intrinsic importance and/ or condition and/ or group value, and/ or generally typical of this or other historic landscape areas on the Register.</p> <p>Score 4, 5, or 6</p>	<p>Medium</p> <p>Moderate land loss and consequent fragmentation and/ or visual intrusion causing some key elements to be removed or changed so that group value and/ or coherence and/ or integrity are diminished, and/ or amenity value reduced.</p> <p>Score 4, 5, or 6</p>	<p>Medium</p> <p>Development impact on key elements is such that there is some, but still appreciable, reduction in the overall value of the historic landscape on the Register.</p> <p>Score 4, 5, or 6</p>
<p>Low</p> <p>Key elements of low to moderate importance and/ or condition and/ or group value, and/ or generally low significance in this or other historic landscape areas on the Register.</p> <p>Score: 2 or 3</p>	<p>Low</p> <p>Slight land loss and consequent fragmentation and/ or visual intrusion causing limited numbers of key elements to be removed or changed so that group value and/ or coherence and/ or integrity are slightly diminished, and/ or amenity value slightly reduced.</p> <p>Score: 2 or 3</p>	<p>Low</p> <p>Development impact on key elements is such that there is slight reduction in the overall value of the historic landscape on the Register.</p> <p>Score: 2 or 3</p>

Value of Historic Character Area (Based on Stage 4 Results)	Impact of Development (Based on Stages 2 and 3 Results)	Reduction of Value of the Historic Landscape Area on Register
<p>Very Low</p> <p>Elements untypical of the historic landscape areas on the Register and/ or changed through modern development.</p> <p>Score: 1</p>	<p>Very Low</p> <p>Marginal land loss and consequent fragmentation and/ or visual intrusion causing negligible changes to elements and their values.</p> <p>Score: 1</p>	<p>Very Low</p> <p>Development impact on key elements is such that the value of the historic landscape on the Register remains essentially unchanged.</p> <p>Score: 1</p>



Gwynedd Archaeological Trust
Ymddiriedolaeth Archaeolegol Gwynedd

Craig Beuno, Ffordd y Garth, Bangor, Gwynedd. LL57 2RT
Ffon: 01248 352535. Ffacs: 01248 370925. email: gat@heneb.co.uk

