

LAND TO THE NORTH OF SYCHNANT PASS ROAD, CONWY

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



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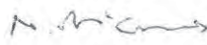


Cover photo: view over the proposed development site from the junction of Sychnant Pass Road and the lane to Pinewood Stables (archive number G2519_064.JPG).

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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 to the north of Sychnant Pass Road, Conwy, in advance of the proposed development of a new housing estate. The development area is located within the Creuddyn and Conwy Historic Landscape Area (HLA), and lies within the Rolling Meadows, West of Afon Conwy Historic Landscape Character Area (HLCA) and the Essential Setting of the Conwy Castle and Town Walls World Heritage Site. The assessment was commissioned by ACSCA Option Ltd.

*The direct physical impacts, the indirect physical impacts and the indirect visual impacts of the proposed development upon the Rolling Meadows, West of Afon Conwy HLCA were assessed, as were the indirect physical and indirect visual impacts of the proposed development upon five other HLCAs: Deganwy / Llandudno Junction HLCA; Creuddyn HLCA; Conwy HLCA; Bryn Pydew HLCA; and Unenclosed Mountain (North) HLCA. The overall significance of the impact of the proposed development was found to be **Moderate** on Rolling Meadows, West of Afon Conwy HLCA, Creuddyn HLCA, Conwy HLCA, Bryn Pydew HLCA and Unenclosed Mountain (North) 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, a carefully considered plot layout, the creation of a green buffer between the development site and the Sychnant Pass Road, 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 six affected HLCAs.

*With mitigation, the overall significance of the impact will still be **Moderate** on the five HLCA's Creuddyn, Conwy, Rolling Meadows, West of Afon Conwy, Bryn Pydew and Unenclosed Mountain (North). In the case of the Creuddyn, Conwy, Bryn Pydew and Unenclosed Mountain (North) HLCAs, this is primarily due to their very high or high values. In the case of Rolling Meadows, West of Afon Conwy HLCA, as with the Conwy HLCA, the indirect, physical impacts on the Essential Setting of the Conwy Castle and Town Walls World Heritage Site cannot be reduced by mitigation. With mitigation, the overall significance of impact of the*

*proposed development on the Deganwy / Llandudno Junction HLCA will remain as **Slight**.*

*The overall significance of impact on the Creuddyn and Conwy Landscape of Outstanding Historic Interest has been assessed to be **Moderate**, but the development will result in only a **Very Low** reduction in its value. With mitigation, the proposed development will have a negligible impact on our ability to understand and appreciate the historical meanings and significance of the affected HLA and HLCAs.*

A.1 INTRODUCTION

Gwynedd Archaeological Trust (GAT) has been asked by ACSCA Option Ltd to undertake an Assessment of the Significance of the Impact of Development on Historic Landscapes (ASIDOHL2) for a proposed residential housing development to the north of Sychnant Pass Road, Conwy (centred on NGR SH 7722377509; Figure 1). The Proposed Development plot covers an area of approximately 7.98ha within three fields currently in use as arable farmland. The details of the Proposed Development have not been finalised at the time of writing (April 2017), however it is envisaged that it will consist of up to 150 two storey residential dwelling units with associated access, parking and landscaping.

A.2 STATUTORY AND NON-STATURORY DESIGNATIONS

A number of statutorily and non-statutorily designated heritage assets have been identified within 5km of the Proposed Development. 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 2);
- within the Rolling Meadows, West Of Afon Conwy Historic Landscape Character Area (HLCA 2014) (Figure 3; Figure 4);
- within the Essential Setting of the Conwy Castle and Town Walls World Heritage Site (WHS) (Figure 6);
- immediately adjacent to the Conwy Historic Landscape Character Area (HLCA 2006) to the east and south (Figure 3; Figure 4);
- immediately adjacent to the Snowdonia National Park along its northern boundary (Figure 2);
- 80m to the south of the Unenclosed Mountain (North) Historic Landscape Character Area (HLCA 2023) (Figure 3);
- 370m to the west of the Conwy Conservation Area (CCA 6) (Figure 6);

- 390m to the west of the Conwy Castle and Town Walls World Heritage Site (WHS 01122009 (ID3)) (Figure 6);
- 390m to the west of the Conwy Town Walls Scheduled Monument (CN014) and Grade I Listed Building (LB3233) (Figure 7; Figure 8);
- 540m to the north west of the Grade I Listed Building the Church of St Benedict (LB3291) (Figure 7);
- 610m to the west of the Grade II* Listed Building the Old Cockpit, Conwy (LB3367) (Figure 7; Figure 8);
- 650m to the west of the Plas Mawr Scheduled Monument (CN083) and Grade I Listed Building (LB3634) (Figure 7; Figure 8);
- 710m to the west of the King's Hall and Wardrobe Scheduled Monument (CN147) (Figure 7; Figure 8);
- 710m to the west of the Grade I Listed Building the Church of St Mary at Conwy (LB3353) (Figure 7; Figure 8);
- 760m to the west of the Grade II* Listed Building Aberconwy House, Conwy (LB3262) (Figure 7; Figure 8);
- 790m to the west of the Grade II* Listed Building 11 Castle Street, Conwy (LB3256) (Figure 7; Figure 8);
- 810m to the north-west of the Grade II Registered Historic Park and Garden at Benarth Hall PGW ((Gd) 10 (CON)) (Figure 7);
- 850m to the west of the Conwy Castle Scheduled Monument (CN004) and Grade I Listed Building (LB3250) (Figure 7; Figure 8);
- 870m to the east of the Castell Caer Leion Scheduled Monument (CN012) (Figure 7);
- 960m to the north-west of the Essential Setting of the Grade II Registered Historic Park and Garden at Benarth Hall (PGW (Gd) 10 (CON)) (Figure 7);
- 1040m to the west of the Grade I Listed Building the Conwy Suspension Bridge (LB3234) (Figure 7; Figure 8);

- 1040m to the west of the Grade I Listed Building the Tubular Railway Bridge at Conwy (LB3236) (Figure 7; Figure 8);
- 1140m to the west of the Grade II* Listed Building the Toll house at Conwy Suspension Bridge (LB3235) (Figure 7; Figure 8);
- 1300m to the south-west of the Deganwy/ Llandudno Junction urban development Historic Landscape Character Area (HLCA 2004) (Figure 3; Figure 4);
- 1670m to the south-west of the Creuddyn Historic Landscape Character Area (HLCA 2005) (Figure 4);
- 1670m to the south-west of the Grade II* Listed Building the Church of All Saints, Deganwy (LB3635) (Figure 8);
- 1690m to the north-east of the Hut Circle Settlement at Gwern Engan Scheduled Monument (CN215) (Figure 7);
- 1740m to the north-east of the Gwern Engan Concentric Enclosed Hut Circle Scheduled Monument (CN219) (Figure 7);
- 1820m to the south-west of the Deganwy Castle Scheduled Monument (CN016) and Grade II* Listed Building (LB3365) (Figure 8);
- 2300m to the north-west of the Grade II* Listed Building Cymryd-Isaf (LB3159);
- 2640m to the south-west of the Bryn Pedw Historic Landscape Character Area (HLCA 2021) (Figure 4);
- 2680m to the south-west of the Essential Setting of the Grade I Registered Historic Park and Garden at Bodysgallen (PGW (Gd) 7 (CON)) (Figure 8);
- 2840m to the south-west of the Grade I Registered Historic Park and Garden at Bodysgallen (PGW (Gd) 7 (CON)) (Figure 8);
- 2860m to the north-east of Ring Cairn North-West of Llyn y Wrach Scheduled Monument (CN280);
- 2910m to the south-west of the Bryniau Tower Scheduled Monument (CN201) and Grade II Listed Building (LB5781) (Figure 8);

- 2910m to the west of the Essential Setting of the Grade II* Registered Historic Park and Garden at Bryn Eisteddfod (PGW (Gd) 8 (CON));
- 3000m to the north-east of the Cefn Llechen Stone Circle Scheduled Monument (CN124);
- 3030m to the west of the Grade II* Registered Historic Park and Garden at Bryn Eisteddfod (PGW (Gd) 8 (CON));
- 3070m to the south-west of the Grade I Listed Building Bodysgallen Hall (LB3334) (Figure 8);
- 3220m north-west of the Hendre-Waelod Burial Chamber Scheduled Monument (DE125);
- 3280m to the north-east of the Hafotty Standing Stone Scheduled Monument (CN116);
- 3310m to the south-west of the Grade II* Listed Building the Church of St Hilary, Llanrhos (LB5776);
- 3350m to the south-west of the Grade I Registered Historic Park and Garden at Gloddaeth (PGW (Gd) 6 (CON)) (Figure 8);
- 3460m to the north-east Cefn Llechen Cairns Scheduled Monument (CN353);
- 3590m to the north-east of Hut Groups North of Cerrig y Dinas Scheduled Monument (CN127);
- 3770m to the north-west of the Grade II* Listed Building the Former Oat Kiln at Felin Isaf (LB17042);
- 3790m to the north-west of the Grade II* Listed Building Clover Mill (LB17320);
- 3800m to the south-west of the Essential Setting of the Grade I Registered Historic Park and Garden at Gloddaeth (PGW (Gd) 6 (CON)) (Figure 7);
- 3800m to the north-west of the Grade II* Listed Building Felin Isaf Mill (LB3630);

- 4100m to the north-east of the Grade I Listed Building St Celynin's Old Church (LB3193);
- 4170m to the north-east of Round Hut 70m South of St Celynin's Church Scheduled Monument (CN128);
- 4180m to the south-west of the Grade II* Listed Building the Statue of Hercules and pedestal at Gloddaeth Hall (LB5775) (Figure 8);
- 4200m to the south-west of the Grade I Listed Building Gloddaeth Hall (LB3411) (Figure 8);
- 4280m to the south-west of the Grade II* Listed Building the Dovecote at Gloddaeth Hall (LB3415) (Figure 8);
- 4300m to the south-west of the Coed Gaer Hut Circle Scheduled Monument (CN257) (Figure 8);
- 4440m to the north-east of the Bryn Derwydd Stone Circle Scheduled Monument (CN339);
- 4600m to the north-east of the Maen Crwn Standing Stone Scheduled Monument (CN340);
- 4640m to the south of the Essential Setting of the Grade II Registered Historic Park and Garden at Haulfre Gardens, Llandudno (PGW (Gd) 11 (CON));
- 4680m to the south of the Grade II Registered Historic Park and Garden at Haulfre Gardens, Llandudno (PGW (Gd) 11 (CON));
- 4700m to the south-west of the Ogof Tan-y-Bryn Scheduled Monument (CN204);
- 4700m to the south-west of the Grade II* Listed Building the Grand Theatre, Llandudno (LB3633);
- 4900m to the north-east of the Cefn Maen Amor Cairn Scheduled Monument (CN354);
- 4900m to the north-east of the Cefn Maen Amor Stone Circle Scheduled Monument (CN355);

- 4900m to the north-east of the Maen Penddu standing stone Scheduled Monument (CN126); and
- 4900m to the north-west of the Grade II* Listed Building Plas Uchaf (LB220).

In addition to being located within the Essential Setting of the Conwy Castle and Town Walls World Heritage Site (WHS 01122009 (ID3)), the Proposed Development also potentially lies within the World Heritage Site's designated Significant Views and Arcs of View, in particular that from Tower 13, "The Watchtower" which is located at the western corner, and highest point, of the Town Wall (Figure 6). The Significant Views at the World Heritage Site are summarised as follows:

From the castle and town walls – The River Conwy, the bridges, the cob and Deganwy Castle, as well as the view towards the mountains to the west. The height of the castle towers and the extent of the town walls provide many viewpoints. Views from the westernmost tower of the town wall (the watchtower) are particularly extensive and provide 360° vistas.

Into the castle and town walls – many views from the River Conwy, Deganwy, including its castle and the mountains (Turner painted the view from Benarth foreshore), a fine view down the Gyffin Valley (painted by Paul Sandby) and a variety of views from within the walled town

(Cadw 2016, 19).

Along with Essential Setting and Significant Views, Sense of Arrival is the third element of the setting of the World Heritage Site that will be considered. The concept of a Sense of Arrival is defined as follows:

A sense of arrival is a distinct element in the setting of the World Heritage Site. It may be influenced by buildings, sites or landscape features that contribute to the Outstanding Universal Value of the World Heritage Site, or are part of the distinctive character of the place. These features may not be visible to or from the World Heritage Site but, may contribute to the sense of entering or arriving at the World Heritage Site. Current approaches to the site are particularly sensitive, but historic routes may also be relevant

(Cadw 2016, 19-20).

The Proposed Development is bounded on its southern side by the Sychnant Pass Road (GAT HER PRN 31880). The road is a contemporary and historic routeway that leads to the Upper Gate in the town walls, originally the primary landward entrance to the walled town (Ashbee 2007, 53).

In addition to the 11 Grade I and 15 Grade II* Listed Buildings identified above, a further 568 Grade II Listed Buildings are located within 5km of the Proposed Development, 274 of which lie within the Historic Landscape Character Areas (HLCAs) under assessment. The largest concentration of these, 181 in total, are within Conwy HLCA 2006, and 153 of those are within the Town Walls or on the Quayside at Conwy. Due to the quantity of Grade II Listed buildings within the affected HLCA's, only those in closest proximity to the Proposed Development are considered as part of this assessment. The Proposed Development lies:

- 70m to the north of the Grade II Listed Building Pant-y-graianog, Gorlan (LB3286) (Figure 7);
- 180m to the north-west of the Grade II Listed Building Bryn Corach (LB3362) (Figure 7);
- 190m to the north-west of the Grade II Listed Building Garden terrace walls and turrets on N and E sides of Bryn Corach (LB87426) (Figure 7);
- 190m to the west of the Grade II Listed Building Gate piers and walls of former back drive to Bryn Corach (LB3361) (Figure 7);
- 360m to the south east of the Grade II Listed Building Archway at entrance to garage of Pinewood Towers (LB3359) (Figure 7); and
- 370m to the south-east of the Grade II Listed Building Gateway at entrance to walled garden at Pinewood Towers (LB3360) (Figure 7).

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:

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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) Rolling Meadows, West of

Afon Conwy HLCA 2014 (Figure 2; Figure 3; Figure 4). It lies adjacent to Unenclosed Mountain (North) HLCA 2023 to its north, and Conwy HLCA 2006 to the east and south (Figure 3). Deganwy / Llandudno Junction HLCA 2004, Creuddyn HLCA 2005 and Bryn Pydew HLCA 2021 are located to the north-east on the opposite side of the Afon Conwy (Figure 4). Only a small part of the northern ends of Rolling Meadows, West of Afon Conwy HLCA 2014 and Unenclosed Mountain (North) HLCA 2023 falls within the bounds of the Creuddyn and Conwy LOHI HLW (Gw) 5. Similarly, large parts of Deganwy / Llandudno Junction HLCA 2004 and Creuddyn HLCA 2005 lie outside of HLW (Gw) 5. This discrepancy is accounted for in the *Guide to Good Practice* as follows:

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.

(Cadw 2007, 13)

A.3 SUMMARY OF THE IMPACTS OF THE PROPOSED DEVELOPMENT

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

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 six HLCAs which are component parts of the Creuddyn and Conwy Historic Landscape HLW (Gw) 5 (Figure 2; Figure 3; Figure 4).

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

- HLCA 2014 Rolling Meadows, West of Afon Conwy.

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

- HLCA 2006 Conwy.

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

- HLCA 2004 Deganwy/ Llandudno Junction;
- HLCA 2005 Creuddyn;
- HLCA 2021 Bryn Pydew; and

- HLCA 2023 Unenclosed Mountain (North).

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 Description of the Proposed Development

The Proposed Development

The Proposed Development plot covers an area of approximately 7.98ha within three fields currently in use as arable farmland (Figure 9). At the time of writing (April 2017), no final plans for the form and scale of the Proposed Development have been finalised. It is envisaged that it will consist of up to 150 two storey residential dwelling units with associated access, parking and landscaping. For the purposes of this study, it is assumed that the development will cover the entire footprint of the Proposed Development site and that the buildings will be 7.5m high, an approximation of the height of a generic two story dwelling.

The Existing Site and Landscape Context

The Proposed Development Site covers a total area of 7.98ha and is located on the western edge of the town of Conwy. The three fields that comprise the site are all under arable cultivation (Figure 9; Plate 01).

The site is bounded to the south by Sychnant Pass Road. Two parallel set post and chain-link fences mark this boundary for most of its length, constructed with concrete posts bordering the road, and wooden posts on the inner circuit (Plate 02; Plate 03). A mature managed hedgerow also marks the eastern part of the southern boundary of Field 2 and continues along the southern limit of Field 3 (Plate 04).

The western boundary of the site is formed by the stream which runs along the western side of Fields 1 and 2 with a wooden post and chain link fence along its western bank, separating the site from the fields of improved pasture that lie to the west. Sporadic grown out hedgerow shrubs are dotted along the length of the stream in Field 1 (Plate 05) whilst a maintained hedgerow bounds the western edge of field 2.

The stream to the west of the site joins an east-west flowing stream that runs along the base of the valley and forms the northern boundary of the site with the

improved pasture fields and property enclosures to the north. Mature trees and grown out hedgerow shrubs are dotted along the banks of the stream in both Fields 2 and 3 (Plate 06) and a small area of mature woodland is located in the north eastern corner of Field 3 occupying ground that slopes too steeply to be easily cultivated (Plate 07).

The eastern boundary of the site consists of a post and wire fence with a mature hedgerow to the east separating it from the rectangular field of improved grassland known as 'land opposite Lark Hill' (Plate 08).

Field 1 is separated from Field 2 by a combination of wooden post and wire fencing and a remnant hedge set on a low bank (Plate 09). The boundary between Fields 2 and 3 consists of two wooden post and wire fences set either side of ditch approximately 1m wide and 0.5m deep with remnant hedgerow trees sporadically along its length (Plate 10). A public footpath, furnished with modern steel 'kissing gates' at either end, runs across the site along the eastern side of Field 2 from Sychnant Pass Road in the south-east to the north-west corner of the site where it crosses the stream at the base of the valley and begins to rise to join Mountain Road to the north.

The site generally slopes from south-east to north-west, with its highest point lying at approximately 66m AOD in the south-east corner of Field 3 (Plate 11). Its lowest elevations are in the north-western and north-eastern corners at approximately 40m AOD. The ground tends to fall more steeply in the areas in proximity to the streams that from the western and northern boundaries of the site, particularly so in the northern part of Field 3 which, as is noted above, causes the ground here to be too steeply sloping to be easily cultivated. The southern part of Field 3 is noticeably higher than Field 2 to the west, approximately 1.5m in places.

The immediate landscape area is varied in character, with extensive suburban development at Mount Pleasant on the opposite side of the Sychnant Pass Road to the south, with more suburban development to the east beyond the 'land opposite Lark Hill' pasture. These residential areas form the current western limits of the town of Conwy, whose historic core and Conwy Castle and Town Walls World Heritage Site lie just under 400m to the east.

To the north and north-west of the site, small enclosed fields of improved pasture and patches of deciduous woodland give way to the open unenclosed heathland and rocky outcrops as the ground rises steeply to Conwy mountain, which at 244m

AOD, dominates the landscape of the surrounding area (Plate 12). The remains of an Iron Age Hillfort, Castell Caer Leion (SM CN205) is located at the peak of the mountain which is crossed east-west by the long distance footpath the North Wales Path.

The land to the west of the Proposed Development, along the Sychnant Pass Road, rises to a height of approximately 91m AOD around 200m to the west of the of the Proposed Development before it falls again as it approaches Gwern Engan. The landscape either side of the road consists of small fields bounded by hedgerows, areas of deciduous woodland, dispersed farmsteads and large detached residential properties. These give way to extensive areas of open unenclosed uplands as the road approaches Gwern Engan and the Carneddau beyond.

A.4.2 Context for ASIDOHL assessment

At the request of ACSCA Option 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 Conwy Valley as a 'Special Landscape Area' (SLA). The Proposed development lies within the designated Conwy Valley SLA. The plan states in Section 4.6.5, Strategic Policy NTE/4 *The Landscape and Protecting Special Landscape Areas* 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. Development will only be permitted if it is shown to be capable of being satisfactorily integrated into the landscape.

The plan, also in Section 4.6.5 Strategic Policy NTE/4 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 in the **Conwy Local Development Plan 2007-2022 (Adopted October 2013)**. 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.

The Proposed Development will potentially impact a variety of heritage assets. In section 4.7.3, Strategic Policy CTH/2 *Development Affecting Heritage Assets* states:

Development proposals which affect a heritage asset listed below (a-f), and/or its setting, shall preserve or, where appropriate, enhance that asset. Development proposals will be considered in line with Policy DP/6, where applicable and Policy DP/3.

- a) Conservation Areas
- b) Conwy World Heritage Site
- c) Historic Landscapes, Parks and Gardens
- d) Listed Buildings

- e) *Scheduled Ancient Monuments*
- f) *Sites of archaeological importance*

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).

Thirty spot points distributed around the perimeter and across the extent of the footprint of the Proposed Development have been selected to produce a 5km radius multi-point Zone of Theoretical Visibility (ZTV) model for the Proposed Development (Figure 5). The ZTV model has been used to identify locations within the HLCAs under assessment that may be indirectly, visually impacted. Field visits to the site of the Proposed Development and potentially impacted locations identified in the ZTV analysis were conducted in overcast, generally dry conditions on Friday 21st April 2017 and Monday 24th April 2017.

A.4.6 Assessment constraints

The North Arllechwedd (HLW (Gw) 12) and the Lower Conwy Valley (HLW (Gw) 4) Registered Landscapes of Outstanding Historic Interest lie approximately 3 km to the south-west of the Proposed Development. The Proposed Development is

theoretically visible from a small number of locations within these two Registered Historic Landscapes. The scale of the visual impact of the Proposed Development on them is however extremely limited, and given the distance of the affected locations from the Proposed Development, its visual impact is assessed to be negligible. Following consultation with Gwynedd Archaeological Planning Service (GAPS), these two Registered Landscapes of Outstanding Historic Interest have been scoped out of this assessment, and only the impact of the proposed development on the Creuddyn and Conwy (HLW (Gw) 5) Registered Landscape of Outstanding Historic Interest is considered.

As has been mentioned above (see sec A.4.1) the precise layout and form of the Proposed Development is unknown at the time of writing, it is therefore assumed that the development will cover the entire footprint of the Proposed Development site. Given the importance of assessing the visual impact of a development up to its proposed maximum height, for the purposes of ZTV model the height of the buildings that will comprise the Proposed Development has been set as 7.5m, an estimate of the height of a typical modern two story residential building. Together with the assumption of 100% development covering the site footprint, this should in effect create a *worst case scenario* model for the visual impact of the Proposed Development.

Similarly, the assessment of physical impacts assumes a *worst case scenario* whereby the entire footprint of the Proposed Development site will be impacted and any heritage assets located within its footprint will be completely destroyed.

Unfortunately it was not possible to obtain permission to fully assess the indirect visual impact of the development from the Registered Historic Park and Garden at Gloddaeth or its associated Listed Buildings by field visit. Views from these sites have been assessed using the ZTV model, modern mapping and aerial photography. Similarly it was not possible to obtain permission to access the Registered Historic Park and Garden at Benarth Hall or some of the Grade II Listed Buildings in proximity to the Proposed Development. The indirect, visual impacts of the Proposed Development on these sites 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 affected 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 2014 Rolling Meadows, West of Afon Conwy (Figure 3; Figure 5)

(For a full description, see Appendix I)

Key characteristics: Area of ancient settlement, encompassing both 'villages' and scattered dwellings (mainly farms, but including other types), as well as terraced housing, which is increasingly favoured by the better-off (symbolised by the preponderance of horses in the fields and out-of-character housing developments).

Field pattern largely disintegrated as fields have been amalgamated: preponderance of post-and-wire fences.

Many types of routeways, from footpaths to major road running north-south (replacing earlier routes across the mountains from the valley which can still be traced running east-west).

Direct, physical impacts: The direct physical impact of the Proposed Development in terms of area is Very Slight; only 0.36% of the total area of the HLCA will be affected.

7 Heritage Assets have been identified which will be directly, physically affected by the Proposed Development, none of which are recorded on the Gwynedd HER. As the precise layout of buildings within the Proposed Development is unknown, it is assumed that any Heritage Assets located within its footprint will be completely destroyed.

Heritage Asset 01 (Figure 9; Plate 13) is the location of a small rectangular roofed building in the south-west corner of field 2 which appears on the 1900 2nd Edition 1:2500 OS County Series Caernarvonshire map. It is orientated east-west, parallel with the Sychnant Pass Road and measures approximately 10x5 m. Given its size, it is probably a field barn, and the fact that it doesn't appear on earlier mapping suggests it is probably late 19th century in date. It appears to have been demolished by the time the 1913 3rd Edition 1:2500 OS County Series Caernarvonshire map was published. No surviving above ground traces of the structure were identified during the walkover survey of the Proposed Development site.

Heritage Asset 02 (Figure 9; Plate 13) is a second small rectangular building of similar size to Heritage Asset 01 which is depicted 85m to the north of the location of Heritage Asset 01 in Field 2 on the 1913 3rd edition 1:2500 OS County Series Caernarvonshire map. It is orientated north-northwest-south-southeast, parallel

with and adjacent to the boundary with Field 1. It is most likely another field barn dating from the early years of the 20th century. No surviving above ground traces of Heritage Asset 02 were identified during the walkover survey of the Proposed Development site.

Heritage Asset 03 (Figure 9; Plate 14) is the low, earth and stone field boundary bank with intermittent hedgerow shrubs on the north and east sides of Field 1 identified during the walkover survey. It is 'L' shaped in plan and approximately 180m long. It first appears on the 1889 1st Edition 1:2500 OS County Series Caernarvonshire map, and is most likely late 19th century in date.

Heritage Asset 04 (Figure 9; Plate 10) is the ditched field boundary with an intermittent bank and hedgerow that divides Field 2 from Field 3. It runs across the Proposed Development site from south-east to north-west and is approximately 260m long. A boundary in this location is represented on the 1840s Conwy Parish Tithe map and it seems likely that it is at least early nineteenth century in date, and possibly the oldest field boundary on the Proposed Development site.

Heritage Asset 05 (Figure 9; Plate 08) is the south-east to north-west aligned 190m long hedgerow that runs along the eastern side of Field 3 and defines the eastern edge of the Proposed Development site. No boundary is represented here on the 1840's Conwy Tithe Map, but one is depicted on the 1889 1st Edition 1:2500 OS County Series Caernarvonshire map, it is therefore likely to date from the second half of the 19th century.

Heritage Asset 06 (Figure 9; Plate 15) is the managed hedgerow that runs along the southern edge of Field 3 and part of Field 2 that forms the boundary with the Sychnant Pass Road. Though this is not necessarily the same boundary, a boundary here is consistent with the representation of the field boundaries depicted on the 1840's Conwy Tithe Map.

The final Heritage Asset directly physically impacted by the Proposed Development is the 310m long public footpath that runs south-east to north-west across the Proposed Development site, Heritage Asset 07 (Figure 9; Plate 10). A public footpath is represented in this location on the 1889 1st Edition 1:2500 OS County Series Caernarvonshire map, and its location on the western side of what is most likely the oldest field boundary on the site (Heritage Asset 04) suggests that it is an historic public right of way of considerable age.

Absolute Impact (loss of area)		Magnitude and score		
7.98 ha, 0.36%		Very Slight – 1		
Relative and landscape impacts (loss of known elements or characteristics) and scores				
Element / % loss	Category	Magnitude	Landscape value	Landscape value effect
Buried Archaeological remains of a late 19 th century structure, possibly a field barn Heritage Asset 01 / 100%	U – 1	Very Severe – 6	Very Low – 1	V Slightly Reduced – 1
Buried Archaeological remains of an early twentieth century structure, possibly a field barn Heritage Asset 02 / 100%	U – 1	Very Severe – 6	Very Low – 1	V Slightly Reduced – 1
19 th century field boundaries, Heritage Assets 03 & 05 /100%	D – 1	Very Severe – 6	Very Low – 1	Slightly reduced – 2
Ditched field boundary Heritage Asset 04 /100%	C – 2	Very Severe – 6	Medium – 3	Slightly reduced – 2
Hedgerow along Sychnant Pass Road Heritage Asset 06 / 100%	D – 1	Very Severe – 6	Low – 2	Slightly reduced – 2
Historic public right of way Heritage Asset 07 / 100%	C – 2	Very Severe – 6	Medium – 3	Moderately reduced – 3
Overall Magnitude of Direct Physical Impacts				
Score		Grading		
(11+1) = 12		Moderate		

Table A.2 Assessment of direct, physical impacts on HLCA 2014 Rolling Meadows, West of Afon Conwy

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 4; Figure5)

(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: HLCA 2004 lies between 1300m and 3330m to the north-east of the Proposed Development and covers an area of 386.5ha on the opposite bank of the Afon Conwy. The ZTV model suggested that the Proposed Development will have an indirect visual impact on 86.8% of the HLCA (Figure 5).

The nature of the HLCA as a primarily residential area means that despite the ZTV results, views towards the Proposed Development are screened from most of the HLCA by other modern buildings within it. In assessed locations on the southern limit of the HLCA along the banks of the Afon Conwy with clear south-westerly views, for example Deganwy Marina and the land to the south of the A55 tunnel entrance (Plate 16), views of the Proposed Development are obscured by existing development on the western side of the Conwy WHS, mature trees and the wooded knoll at Bodlondeb Park on the opposite bank of the Afon Conwy. The

Proposed Development is not visible from the Grade II* Listed building The Church All Saints at Deganwy (LB3635) (Figure 8).

The eastern edge of the Proposed Development site can however be glimpsed in the distance between existing buildings from some of the more elevated positions in the northern part of HLCA 2004 (Plate 17). Any existing views towards the Conwy Castle and Town Walls WHS from within the HLCA will not be affected however and the magnitude of the impact on views towards Conwy Mountain and HLCA 2023 from affected locations is not significant. Where visible, the visual changes brought to the viewed landscape will be absorbed with little appreciable difference to the observer's experience of the HLCA or the visible landscapes and HLCAs to the south of the Afon Conwy. Any affected views are not historically significant and the indirect, visual impact of the Proposed Development on the affected parts of HLCA 2004 Deganwy/ Llandudno Junction is therefore assessed as Very Slight.

Indirect, Visual Impacts	Category and Score	Magnitude and Score
Views across the Afon Conwy from a small number of locations within HLCA 2004 Deganwy/ Llandudno Junction towards HLCA 2006 Conwy and HLCA 2023 Unenclosed Mountain (North)	D – 1	Very Slight – 1
Development form	1	Very Slight – 1
Development appearance	1	Very Slight – 1
Overall Magnitude of Indirect Impacts		
Score	Grading	
3	Very 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 4; Figure5)

(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: There are no indirect, physical impacts on HLCA 2005 Creuddyn.

Indirect, visual Impacts: HLCA 2005 Creuddyn lies between 1600m and 6000m to the north-east of the Proposed Development, encompassing an area of 789.7ha on the opposite bank of the Afon Conwy. At distances up to 5000m, the ZTV model suggested that the Proposed Development will have an indirect visual impact on 15.7% of HLCA 2005 (Figure 5). The ZTV indicated that the most seriously impacted parts of the HLCA will be the southern side of the Vardre, the location of the Scheduled Monument and Grade II* Listed Building Deganwy Castle (CN016; LB3365), the higher ground around the Grade I Registered Historic Park and Garden at Gloddaeth (PGd) 6 (CON) and the Grade I Listed Building Gloddaeth Hall (Grade I LB3411), and an area around Esgyryn to the south of the Bryn Pydew Ridge lying between HLCA 2021 Bryn Pydew and HLCA 2004 Deganwy Llandudno Junction (Figure 8).

The ZTV analysis shows that there are no views to the Proposed Development from the Scheduled Monument and Grade II Listed Building Bryniau Tower (CN201; LB5781), the Scheduled Monument the Coed Gaer Hut Circle (SM CN257) or the Grade II* Listed Building the Church of St Hilary (LB5776) (Figure 8). Though the area around Esgyryn returned positive ZTV results, site visits revealed that the Proposed Development is not visible from assessed locations in this area.

The Proposed Development site is visible in south-west facing views from the southern side of the Scheduled Monument and Grade II* Listed Building Deganwy Castle (CN016; LB3365) (Figure 8; Plate 19). The visible parts of the Proposed Development can be seen in the middle ground lying behind the wooded slopes of the western end of Conwy Mountain and HLCA 2023 and in front of the existing residential development along the southern side of the Sychnant Pass Road in HLCA 2006 Conwy. The historically important view from Deganwy Castle towards Conwy Castle, the Town Walls, and the WHS is not blocked or impeded by the Proposed Development. The presence of extensive areas of residential development to the west of the WHS, visible behind the wooded slopes of Bodlondeb Wood and Conwy Mountain in the existing views of the landscape, suggests that the Proposed Development will be absorbed into the view here with little impact on a visitor's experience, appreciation or understanding of Deganwy Castle or the surrounding landscape. The indirect, visual impact of the Proposed Development on the Scheduled Monument and Grade II* Listed Building Deganwy Castle (CN016; LB3365) is therefore assessed a Slight.

Though it was not possible to perform a full site visit and assessment, the ZTV suggests that locations within the Grade I Registered Historic Park and Garden at Gloddaeth (PGd) 6 (CON) may have south-west facing views towards the Proposed Development, particularly during the winter months when the leaves fall from deciduous trees (Figure 8). However, the garden is set on the south-east facing slope of a hill, and the Grade I Listed Building Gloddaeth Hall (LB3411) 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 4000m to the south-west of the Hall means it does not obstruct or interfere with the Significant Views.

Sixteen Listed Buildings are located within the Registered Historic Park and Garden at Gloddaeth, three of which are Grade I or Grade II* Listed. A limited site visit and analysis of modern mapping and aerial photographs suggests that the Grade II* Listed Building the Dovecote (LB3415) has south-west facing views towards the Proposed Development blocked by other buildings at the site and is not visually impacted by it. The Grade I Listed Building Gloddaeth Hall (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 Grade II* Listed Building the Statue of Hercules (LB5775) located in the centre of the garden to the south-east of the Hall, possibly also has views to Proposed Development to the south-west. However, the distance of the Proposed

Development suggests that any visible parts of it will represent a minor addition to existing south-west facing views that will be absorbed with little visual impact. The indirect, visual impact of the Proposed Development on the Grade I Registered Historic Park and Garden at Gloddaeth (PGd) 6 (CON), the Grade I Listed Building Gloddaeth Hall (LB3411) and the Grade II* Listed Building the Statue of Hercules (LB5775) is therefore assessed as Very Slight.

Indirect, Visual Impacts	Category and Score	Magnitude and Score
South-west facing views from Deganwy Castle (SM CN016; Grade II* LB3365) impacted	A – 4	Slight – 2
South-west facing views from locations within Gloddaeth Registered Historic Park and Garden (Grade I (PGd) 6 (CON)) impacted	A – 4	Very Slight – 1
South-west facing views from Gloddaeth Hall (Grade I LB3411) impacted	A – 4	Very Slight – 1
South-west facing views from the Statue of Hercules at Gloddaeth Hall (Grade II* LB5775) impacted	A – 4	Very Slight – 1
Development form	4	Very Slight – 1
Development appearance	4	Very Slight – 1
Overall Magnitude of Indirect Impacts		
Score	Grading	
7	Slight	

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

A.6.6 HLCA 2006 Conwy (Figure 3; Figure 4; Figure5)

(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 will have an indirect physical impact on part of the Essential Setting of the Conwy Castle and Town Walls World Heritage Site (Figure 6). Though the affected part of the Essential Setting lies within HLCA 2014 Rolling Meadows, West of Afon Conwy, the functional relationship of the Essential Setting as a management tool designed to protect the WHS and manage change within sensitive areas in proximity to it, means that the indirect, physical impacts of the Proposed Development on the Essential Setting will be considered both for HLCA 2006 Conwy and HLCA 2014 Rolling Meadows, West of Afon Conwy.

The Proposed Development will cause an alteration of land-use from agriculture to residential housing which represents a cessation in the historic land-use practices within the affected part of the Essential Setting. Together with the field to the east “land opposite Lark Hill”, the three fields that comprise the Proposed Development represent the only remaining agricultural land in the western part of the WHS Essential Setting, the rest is given predominately given over to residential development, commercial and public buildings and public open spaces. The Proposed Development site represents approximately 45% of the remaining agricultural land within the WHS Essential Setting, approximately 40% is located in fields around Benarth Woods, and approximately 15% in the “land opposite Lark Hill” land parcel to the east. Though agricultural land is not a defining characteristic of HLCA 2006 Conwy, the change of use still represents the continuing erosion of the once rural setting of the historic town, a process which has been underway since the town expanded beyond the confines of its walls in the 19th century. The

magnitude of this indirect, physical impact has been graded as Considerable in accordance with the recommended grades for the assessment of direct, physical impacts (Appendix II, Table 1).

Indirect, visual impacts: HLCA 2006 lies on the southern boundary of the Proposed Development, and extends to cover a 211.1ha area up to 1800m distant to its south, east and north. The ZTV model suggested that the Proposed Development will have an indirect visual impact on 44.8% of HLCA 2006, with the most affected areas being those to the south immediately adjacent to the Proposed Development site and areas on the higher ground around Bodlondeb (Figure 5). The ZTV also suggests that parts of Grade II Registered Historic Park and Garden at Benarth Hall PGW (PGd) 10 (CON) and its Essential Setting will be of moderately visually impacted. Benarth Hall is located within HLCA 2014 Rolling Meadows, West of Afon Conwy, however it also falls within the Essential Setting of the Conwy Castle and Town Walls WHS, the visual impact on it will therefore be considered for HLCA 2006 Conwy and HLCA 2014 Rolling Meadows, West of Afon Conwy.

Despite the positive ZTV results which suggested otherwise, in practice the location of the Proposed Development site is not visible from the Conwy Castle and Town Walls World Heritage Site (WHS 01122009 (ID3)) and it is not indirectly, visually impacted (Figure 6). The Significant Arc of View from the Watchtower, the highest point on the Scheduled Monument and Grade I Listed Building the Conwy Town Walls (CN014; I LB3233) and the closest part of the World Heritage Site to the Proposed Development, will not be impacted and views from here towards Conwy Mountain and HLCA 2023 are not affected (Figure 7). This is due to topography and the presence of the existing residential development at Cadnant Park to the west of the WHS (Plate 18).

Similarly, other designated Significant Views to and from the WHS including that along the Gyffin valley from the south-west tower of the Grade I Listed Building and Scheduled Monument Conwy Castle (LB3250; CN004) are not impacted (Plate 20; Plate 21; Plate 22; Figure 6; Figure 7).

None of the Listed Buildings or Scheduled Monuments within Conwy Town Walls are indirectly, visually impacted by the Proposed Development as the local topography, other nearby buildings in the town, the town walls and the residential development at Cadnant Park combine to varying degrees to block views towards the Proposed Development. These include: the King's Hall and Wardrobe

Scheduled Monument (CN147); the Grade I Listed Building and Scheduled Monument Plas Mawr (CN083; LB3634); the Grade I Listed Building the Church of St Mary (LB3353); and the Grade II* Listed Buildings 11 Castle Street (LB3262), the Old Cockpit (LB3367) and Aberconwy House (LB3262) (Figure 7; Figure 8).

The Proposed Development also has no indirect, visual impact on the Listed Buildings to the east of the World Heritage Site at Conwy: the Grade I Listed Buildings the Conwy Suspension Bridge (LB3234) and the Tubular Railway Bridge (LB3236); and the Grade II* Listed Building the Toll house at Conwy Suspension Bridge (LB3235) (Figure 7; Figure 8). Views of the Proposed Development from these buildings are blocked by the modern road bridge, Conwy Castle, and existing buildings within the town.

The Proposed Development has no indirect, visual impact on either the Grade I Listed Building the Church of St Benedict (LB3291) to its the south-west or on three of the four Grade II Listed Buildings within HLCA 2006 Conwy that lie in close proximity to the scheme (Figure 7). The closest of these, Pant-y-graianog (LB3286) has views blocked by existing deciduous trees and housing to the north, and a new residential development at Acrau Hirion immediately to the north-east. Views westwards towards the Proposed Development from the Gate piers and walls of former back drive to Bryn Corach (LB3361) are obscured by local topography, and the stone wall and a stand of mature deciduous trees that lie on the southern side of the Sychnant Pass Road immediately to the west (Plate 23). Views towards the Proposed Development from the Garden terrace walls and turrets on the north and east sides of Bryn Corach (LB87426) are obscured by deciduous trees and existing housing to the north-west.

Limited site visits suggest that the Proposed Development has no indirect, visual impact on the Grade II Registered Historic Park and Garden at Benarth Hall PGW (PGd) 10 (CON) or its Essential Setting (Figure 7). The ZTV suggested that western parts of the Benarth Hall Garden would be impacted, however the potentially affected areas consist of dense woodland, and like the potentially affected parts of its Essential Setting, views to the Proposed Development Site are obscured by existing development on the high ground at Mount Pleasant.

The ZTV indicated that the area of Bodlondeb Park, located to the north-west of the walled town, would be one of the most severely visually impacted parts of HLCA 2006 (Figure 5; Figure 7). Views towards the Proposed Development from open spaces within the park are obscured by the mature deciduous trees that line its

perimeter and the mature trees and residential buildings either side of the railway line to the south-west. The highest ground within the park is on the wooded knoll Bodlondeb Wood. The site is not visible from most parts of the woodland due to dense tree cover, including a designated viewpoint on the western side of the hill that looks towards Conwy Mountain and HLCA 2023. Glimpses of the eastern edge of the Proposed Development site can be seen through tree cover at occasional points along Twthill Lane on the south-western edge of the woodland, but its indirect, visual impact will be Very Slight (Plate 24).

It was not possible to gain access permissions to perform a full on-site assessment, it is possible that the Proposed Development will have an indirect visual impact on the Grade II Listed Building Bryn Corach (LB3362) (Figure 7). Bryn Corach was built in the 19th century as an hotel, and its location affords panoramic views over the surrounding landscape. Ground level views towards the Proposed Development from the building are certainly blocked by deciduous trees, existing residential buildings and the modern youth hostel that lie to the north and west of the building. It is possible however that the roofs of buildings in the south-eastern corner of the Proposed Development will be visible in views towards Conwy Mountain and HLCA 2023 from the upper storey of Bryn Corach. The view to the mountain will not be obstructed however, and any visible dwellings constructed in the south-eastern corner of the site will appear as a minor extension to the existing modern housing development along the southern side of Sychnant Pass Road. The indirect, visual impact of the Proposed Development on Bryn Corach is provisionally assessed as Very Slight.

As discussed above, though there is no impact to the Significant Views or Significant Arcs of View from the Conwy Castle and Town Walls WHS, the two other elements of the setting of the WHS, the Essential Setting and the Sense of Approach will both be indirectly, visually impacted by the Proposed Development.

The siting of the Proposed Development on agricultural land within the WHS Essential Setting will result in visual changes to 4.3% of the total area of the Essential Setting. As a residential development, the Proposed Development will however be in keeping with an existing characteristic of adjacent parts of both HLCA 2006 and the WHS Essential Setting. The magnitude of this visual change has been graded as Very Slight in accordance with the recommended grades for the assessment of direct, physical impacts (Appendix II, Table 1).

The Sense of Arrival to the World Heritage Site will also be subject to an indirect, visual impact. The Sychnant Pass Road (GAT HER PRN 31880) which bounds the site along its southern edge is probably one of the less well used of the approaches to the World Heritage Site, the main ones being the eastern approach over the Afon Conwy on the A547 from Llandudno Junction and the A55, and the north western approach on the A547 for travellers travelling along the A55 from the west. The Sychnant Pass Road is however an historic routeway that leads to the Upper Gate in the town walls, originally the primary landward entrance to the walled town (Ashbee 2007, 53).

The ZTV indicated that the Proposed Development site is sporadically visible at distances of up to 2km for travellers moving eastwards along the Sychnant Pass Road towards the World Heritage Site. In practice however, topography and vegetation mean that the first sight of the Proposed Development site is obtained as a traveller comes over the brow of the hill approximately 200m to the west of the Proposed Development (Plate 25).

Given the scale of the Proposed Development, it will represent a substantial visual change to the local landscape when viewed from this point, much greater than the impact of the indirect, visual impact it will bring to the Essential Setting as a whole that has been assessed above. However, in addition to its limited visual reach westwards along the road, its visual impact on the Sense of Arrival will be mitigated by the existing housing estates on the southern side of Sychnant Pass Road which become visible on the approach to the WHS at the same point on the road. Arguably, the existing housing developments to the south of the road already gives travellers a sense that they are leaving a rural landscape behind them to the east as they enter a modern suburban landscape at the limits of the town. A planned housing development with planning permission for 93 dwellings, in fields to the west of the current suburban limit on the southern side of the Sychnant Pass Road, will further reinforce the existing sense of transition.

The upper levels of the Watchtower on the Town Walls (SM CN014; Grade I LB3233), a traveller's first sight of the WHS, are first seen over the rooftops of existing houses at a point on Sychnant Pass Road to the south of Field 3 (Plate 26). This first view of the WHS will not be impacted. Similarly, nor will a traveller's first view of Conwy Castle (SM CN004; Grade I LB3250) which is first seen at a point on the road just to the west of the junction with Cadnant Park, approximately 180m east of the Proposed Development (Plate 27). In light of all of the discussed

factors, the indirect visual impact of the Proposed Development on the Sense of Arrival to Conwy Castle and Town Walls WHS is assessed as Moderate.

Views northwards and north-westwards towards Conwy Mountain and HLCA 2023 Unenclosed Mountain (North) from the modern houses that line the southern side of the Sychnant Pass Road adjacent to the Proposed Development will also be indirectly, visually impacted, in some cases possibly completely blocked. Similarly, views westwards from the rear of buildings at Cadnant Park across HLCA 2023 Rolling Meadows, West of Afon Conwy will also be indirectly, visually impacted, although to a lesser extent as they are further removed from the Proposed Development and only buildings on the eastern edge of the Proposed Development site will be visible. Though suburban extra-mural housing is a characteristic of HLCA 2006 Conwy, none of these affected views are historically significant and the effect is localised. The indirect, visual impact of the Proposed Development on the modern houses adjacent to the Proposed Development is assessed as Moderate.

Indirect, Physical Impacts	Category and Score	Magnitude and Score
Cessation of historic land-use practices within the Conwy Castle and Town Walls World Heritage Site Essential Setting, Considerable in respect to the total area of agricultural land within the WHS Essential Setting.	A – 4	Considerable – 4
Indirect Visual Impacts	Category and Score	Magnitude and Score
Visual changes to part of the Conwy Castle and Town Walls World Heritage Site Essential Setting	A – 4	Very Slight – 1
Visual changes to the Sense of Arrival at the Conwy Castle and Town Walls World Heritage Site	A – 4	Moderate – 3
North-west facing views from upper storey of Bryn Corach (Grade II LB3362) towards Conwy Mountain and HLCA 2023 potentially impacted	B – 3	Very Slight – 1
South-east facing views from Bodlondeb Wood towards HLCA 2023 Unenclosed Mountain (North) impacted	C – 2	Very Slight – 1
Views from modern houses adjacent to the Proposed Development towards HLCA 2023 Unenclosed Mountain (North) and HLCA 2014 Rolling Meadows, West of Afon Conwy impacted	D – 1	Moderate – 3
Development form	2.8	Slight – 2
Development appearance	2.8	Slight – 2
Overall Magnitude of Indirect Impacts		
Score	Grading	
18	Considerable	

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

A.6.7 HLCA 2014 Rolling Meadows, West of Afon Conwy (Figure 3; Figure5)

(For a full description, see Appendix I)

Key Characteristics: Area of ancient settlement, encompassing both 'villages' and scattered dwellings (mainly farms, but including other types), as well as terraced housing, which is increasingly favoured by the better-off (symbolised by the preponderance of horses in the fields and out-of-character housing developments). Field pattern largely disintegrated as fields have been amalgamated: preponderance of post-and-wire fences. Many types of routeways, from footpaths to major roads running north-south (replacing earlier routes across the mountains from the valley which can still be traced running east-west).

Indirect, physical impacts: The Proposed Development lies within HLCA 2014 Rolling Meadows, West of Afon Conwy and will have an indirect, physical impact on the part of HLCA 2014 within its footprint (Figure 3). The Proposed Development also lies within the Essential Setting of the Conwy Castle and Town Walls World Heritage Site (Figure 6) and will also have an indirect, physical impact on it. Given the functional relationship between the Essential Setting and the Conwy Castle and Town Walls WHS, its indirect, physical impact has also been assessed for HLCA 2006 Conwy (see sec A.6.6). Only part of the WHS essential setting lies within HLCA 2014, and the indirect, physical impact of the Proposed Development on HLCA 2014 will be considered in respect to the entire HLCA and separately for the part of the Conwy Castle and Town Walls WHS Essential Setting within HLCA 2014.

The Proposed Development will cause an alteration of land-use from agriculture to residential housing which represents a cessation in the historic land-use practices within the affected part of HLCA 2014. The area affected however is small compared to the total area of the HLCA, and the 7.98ha site constitutes 0.36% of the total area of the HLCA. The magnitude this indirect, physical impact on HLCA 2014 has been graded as Very Slight in accordance with the recommended grades for the assessment of direct, physical impacts (Appendix II, Table 1).

Planning permission has recently been granted for a development of 93 homes in 4ha of rural fields to the west of the current suburban limit of Conwy on the southern side of the Sychnant Pass Road, and adjacent to the south-western end of the Proposed Development. Taking into account the cumulative effect of planned development on the cessation of historic land-use practices in this part of HLCA

2014, the two sites together constitute approximately 12ha out of the approximately 2,243ha area of HLCA 2014, or 0.53% of the total. The magnitude of the cumulative effects of changes in historic land use in this part of HLCA 2014 has been graded as Very Slight in accordance with the recommended grades for the assessment of direct, physical impacts (Appendix II, Table 1).

The Proposed Development will also cause a cessation of historic land use practices within the affected part of the Conwy Castle and Town Walls WHS Essential setting that lies within HLCA 2014. All of the agricultural land within the WHS Essential Setting lies within HLCA 2014. The Proposed Development site represents approximately 45% of the remaining agricultural land within the WHS Essential Setting, approximately 40% is located in fields around Benarth Woods, and approximately 15% in the “land opposite Lark Hill’ land parcel to the east of the Proposed Development. The magnitude of the indirect, physical impact on the part of the Conwy Castle and Town Walls Essential Setting within HLCA 2014 has been graded as Considerable in accordance with the recommended grades for the assessment of direct, physical impacts (Appendix II, Table 1).

Indirect, visual Impacts: The Proposed Development lies within the northern end of HLCA 2014, an expansive HLCA which extends up to 9700m to the south and covers an area of 2242.5ha. At distances up to 5000m, the ZTV model suggested that the Proposed Development will have an indirect visual impact on 28.1% of HLCA 2014 (Figure 5). The ZTV suggests that the visual impact will be most intense in affected areas in the northern part of HLCA 2014, particularly those on the southern side of Conwy Mountain, and to the immediate west and south-west of the Proposed Development. The ZTF also suggests that locations on the higher ground on the eastern side of the Gyffin Valley, particularly the western side of the Grade II Registered Historic Park and Garden at Benarth Hall PGW (PGd) 10 (CON), will be adversely indirectly, visually impacted.

The ZTV Model demonstrated that there are no views towards the Proposed Development from the Grade II* Listed Building Cymryd (LB3159). Site visits revealed that the proposed location is not visible from assessed locations on higher ground on the eastern side of the Gyffin Valley, the Proposed Development site is obscured in north-west facing views by existing development on the high ground at Mount Pleasant (Plate 28). Limited site visits also suggest that the Proposed Development has no indirect, visual impact on the Grade II Registered Historic

Park and Garden at Benarth Hall PGW (PGd) 10 (CON), its Essential Setting or its south-east facing Significant View (Figure 7). The ZTV suggested that western parts of the Benarth Hall Garden would be impacted, however the potentially affected areas consist of dense woodland, and like the potentially affected parts of its Essential Setting, views of the Proposed Development site are again obscured by existing development on the high ground at Mount Pleasant.

The siting of the Proposed Development on agricultural land within the WHS Essential Setting will result in visual changes to 17% of the 46.2ha total area of the Essential Setting contained within HLCA 2014. The magnitude of this visual change has been graded as Moderate in accordance with the recommended grades for the assessment of direct, physical impacts (Appendix II, Table 1).

The Proposed Development will possibly have an indirect, visual impact on two Grade II Listed Buildings within HLCA 2014 to the west of the Proposed Development, the Archway at the entrance to the garage of Pinewood Towers (LB3359) and the Gateway at the entrance to the walled garden at Pinewood Towers (LB3360) (Figure 7). Both are located in close proximity to each other on the opposite side of the valley from the Proposed Development. They sit on the lower slopes of Conwy Mountain, and approximately 350m to the north-west of the western edge of the Proposed Development. Unfortunately it was not possible to gain access permission to perform an on-site assessment. Analysis of aerial photographs shows that views to most the Proposed Development from the Archway (LB3359) are blocked by the house at Pinewood Towers, and only the south-western corner of the Proposed Development site is potentially visible. However, the higher ground to the east of Pinewood Stables that lies between Pinewood Towers and the Proposed Development means that it is most likely only the roofs of buildings in the south-west corner of the Proposed Development site that may be visible behind the hill.

The same aerial photographs show that Pinewood Towers also partially blocks views of the Proposed Development from the Gateway at the walled garden (LB3360), however to a much lesser extent and only the north-eastern corner of the Proposed Development is potentially obscured by the building. Views from the Proposed Development site towards Pinewood Towers demonstrate the screening effect provided by deciduous tree cover, both immediately to the south of both Listed Buildings, and along the banks of the stream to the south (Plate 29). The tree cover most likely obscures potential ground level views towards the Proposed

Development from both Listed Buildings, however it is possible that limited views may still be had during the winter months. In light of these factors, the indirect, visual impact of the Proposed Development on the two Grade II Listed Buildings the Archway at the entrance to the garage of Pinewood Towers (LB3359) and the Gateway at the entrance to the walled garden at Pinewood Towers (LB3360), has been provisionally assessed as Slight.

The Proposed Development will also have an indirect, visual impact on views from parts of HLCA 2014 to the west and south-west of the Proposed Development towards HLCA 2006 Conwy. This impact will be most noticeable in land in close proximity to the site, particularly the area around Pinewood Stables (Plate 01). In views from the area around Oakwood Park Hall, the Proposed Development is largely screened by intervening hedgerows, deciduous trees the houses at the current western limit of suburban Conwy. The Conwy Castle and Town Walls WHS is not visible in views from any of these locations, the effect is localised and none of the affected views are historically significant. Though the impact to current views from the area around Pinewood Stables is Considerable, the overall indirect, visual impact of the Proposed Development on views from these locations towards HLCA 2006 Conwy is assessed to be slight.

Indirect, Physical Impacts	Category and Score	Magnitude and Score
Cessation of historic land-use practices within the Conwy Castle and Town Walls World Heritage Site Essential Setting, Considerable in respect to the total area of agricultural land within the WHS Essential Setting that lies within HLCA 2014.	A – 4	Considerable – 4
Change in historic land-use within HLCA 2014, Very Slight in respect to the area of the entire HLCA.	C – 2	Very Slight – 1
Cumulative impact of cessation of historic land-use practices within HLCA 2014 due to nearby planned developments, Very Slight in respect to the area of the entire HLCA.	C – 2	Very Slight – 1
Indirect Visual Impacts	Category and Score	Magnitude and Score
Visual changes to part of the Conwy Castle and Town Walls World Heritage Site Essential Setting, Moderate in respect to the total area of land within the WHS Essential Setting that lies within HLCA 2014.	A – 4	Moderate – 3
Views from Grade II Listed Buildings at Pinewood Towers, Archway at entrance to the garage (LB3359) and Gateway at entrance to the walled garden (LB3360), potentially impacted.	B – 3	Slight – 2
Views from parts of HLCA 2014 west and south-west of the Proposed Development towards HLCA 2006 Conwy.	C – 2	Slight – 2
Development form	3	Moderate – 3
Development appearance	3	Moderate – 3
Overall Magnitude of Indirect Impacts		
Score	Grading	
14	Considerable	

Table A.6 Assessment of indirect, physical impacts and indirect, visual impacts and overall magnitude of indirect impacts on HLCA 2014 Rolling Meadows, West of Afon Conwy

A.6.8 HLCA 2021 Bryn Pydew (Figure 4; Figure 5)

(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: HLCA 2021 lies between 2600m and 5500m to the north-east of the Proposed Development, on the opposite bank of the Afon Conwy and covers an area of 227ha. At distances of up to 5000m, the ZTV model suggested that the Proposed Development will have an indirect visual impact on 28.1% of HLCA 2021, particularly in areas towards the western end of the character area in the vicinity of the Grade I Listed Building Bodysgallen Hall (LB3334) and its Registered Historic Park and Garden (Grade I (PGd) 7 (CON)) (Figure 5; Figure 8). The Historic Park and Garden at Bodysgallen contains a further 11 Grade II Listed Buildings associated with the Grade I Hall.

Site visits established that ground level views towards the Proposed Development are obscured by topography, woodland, hedgerows or nearby buildings for most of the assessed locations with positive ZTV results within the HLCA. These include views from the Bodysgallen Obelisk, a significant viewpoint in the Bryn Pydew landscape (Figure 8). Ground level views to the south-west from the Obelisk, situated at 118m AOD, are obscured by woodland at Marle Woods, part of the Essential Setting of the Historic Park and Garden at Bodysgallen (Plate 30) .

There are no ground level views of the Proposed Development from the Grade I Listed Building Bodysgallen Hall (LB3334) or any of the associated Grade II Listed Buildings at Bodysgallen. Views in the direction of the Proposed Development are obscured by woodland and garden features (Figure 8). The Proposed Development is however just visible from the upper storeys and the roof of the central tower of the Hall (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. The historically important view from the tower towards Conwy is not obstructed by the Proposed Development, though the highest part of the site, the eastern edge of Field 3, is just visible on the periphery of it (Plate 31). Given the distance of the Proposed Development and its low degree of visibility from an extremely limited number of locations within the Hall, the indirect visual impact is assessed as Very Slight.

Despite the positive ZTV results, the Proposed Development is not visible from most of Bodysgallen Garden ((PGd) 7 (CON)) (Figure 8). It is however just visible from the terrace walk at Bodysgallen, the location of the designated Significant View. The highest, eastern most, part of the site is visible intermittently through tree cover at points along the terrace walk within the Significant View towards Conwy (Plate 32). It does not interfere with or block the view however and the Proposed Development will be barely noticeable from this location even during the winter months. In light of this, the Proposed Development will be absorbed into the Significant View from Bodysgallen Garden with only a Very Slight negative visual impact on it.

.Indirect, Visual Impacts	Category and Score	Magnitude and Score
South-west facing Significant View from the terraced walk at Bodysgallen Registered Historic Park and Garden (Grade I (PGd) 7 (CON)) very slightly impacted.	A – 4	Very Slight – 1
South-west facing historically important view from the tower at Bodysgallen Hall (Grade I LB LB3334) towards Conwy very slightly affected.	A – 4	Very Slight – 1
Development form	4	Very Slight – 1
Development appearance	4	Very Slight – 1
Overall Magnitude of Indirect Impacts		
Score	Grading	
7	Slight	

Table A.7 Assessment of indirect, visual impacts and overall magnitude of indirect impacts on HLCA 2021 Bryn Pydew

A.6.9 HLCA 2023 Unenclosed Mountain (North) (Figure 3; Figure5)

(For a full description, see Appendix I)

Key Characteristics: A ridge of upland that extends from Conwy Mountain (Mynydd y Dref) in the north-east to the uplands around Bwlch y Ddeufaen in the south-west. This area shows evidence of human settlement from the Bronze Age to the twentieth century. An area of unenclosed upland given over within the medieval and modern periods to a pastoral economy and to small-scale mineral extraction. It also constitutes an extremely rich relict archaeological landscape of prehistory.

Indirect, physical impacts: The Proposed Development has no indirect, physical impacts on HLCA 2023 Unenclosed Mountain (North).

Indirect, visual Impacts: The Proposed Development lays just to the south of the northern end of HLCA 2023 Unenclosed Mountain (North), an extensive tract of uplands which extends up to 1100m to the south-west and covers an area of over 2500ha. At distances up to 5000m, the ZTV model suggested that the Proposed Development will have an indirect visual impact on 7.1% of HLCA 2023 (Figure 5). Potentially, the most impacted parts of the HLCA are the south facing slopes of Conwy Mountain to the west of the Proposed Development and the high ground around Gwern Engan, 1200m to the south-west.

The ZTV model suggest that due to topographic factors, the Proposed Development will have no indirect, visual impact upon the following Scheduled Monuments in HLCA 2023 within 5km of the Proposed Development: the Enclosed Hut Circle at Gwern Engan (CN299) (Figure 7); the Ring Cairn North-West of Llyn y Wrach (CN260), the Cefn Llechen Stone Circle (CN124); the Cefn Llechen Cairns (CN353); the Bryn Derwydd Stone Circle (CN339); the Maen Crwn Standing Stone (CN340); Cefn Maen Amor Cairn Scheduled Monument (CN354); the Cefn Maen Amor Stone Circle (CN355); and the Maen Penddu standing stone (CN126).

The Proposed Development will have an indirect, visual impact on the Castell Caer Leion Scheduled Monument (CN012) (Figure 7). The site is the remains of an Iron Age Hillfort located on the top of Conwy Mountain. Conwy Mountain and Castell Caer Leion undoubtedly have the clearest views of the Proposed Development of any of the locations within the Creuddyn and Conwy Landscape of Outstanding Historic Interest (HLW (Gw) 5) (Plate 34). The entire footprint of Proposed Development will appear in the middle ground in views to the east from the

southern half of the monument towards HLCA 2006 Conwy, the Conwy Castle and Town Walls World Heritage Site, HLCA 2004 Deganwy / Llandudno Junction, HLCA 2014 Rolling Meadows, West of Afon Conwy, and HLCA 2021 Bryn Pydew.

Currently the three fields that form the Proposed Development site represent the majority of the green space lying between the south-western and western extents of suburban Conwy and the current eastwards view from Castell Caer Leion is that of an interface between rural and suburban landscapes in the foreground and middle ground, with the historic Conwy Castle and Town Walls, the Afon Conwy, the modern A547 road bridge, and the extensive Deganwy / Llandudno Junction urban area and Bryn Pydew beyond. The nature of the Proposed Development as a residential development will be in keeping with the character of adjacent parts of HLCA 2006 Conwy, and though the Proposed Development will detract from the current view by removing a substantial amount of aesthetically pleasing green space on the periphery of the existing Conwy suburban area, the green space in the foreground of the views from here will be unaffected by the Proposed Development. Views of the Conwy Castle and Town Walls World Heritage Site, HLCA 2006 Conwy, HLCA 2004 Deganwy / Llandudno Junction, HLCA 2014 Rolling Meadows, West of Afon Conwy and HLCA 2021 Bryn Pydew will not be obstructed by the Proposed Development and the essential character of the eastwards view will remain unchanged. The indirect, visual impact of the Proposed Development on the Scheduled Monument Castell Caer Leion (CN012) is therefore assessed to be Moderate.

The Proposed Development will also have an indirect, visual impact on the views from the Scheduled Monument the Hut Circle Settlement at Gwern Engan (CN215) (Figure 7). The Hut Circle Settlement at Gwern Engan is a prehistoric settlement consisting of at least six, possibly seven hut circles with associated terraces and enclosures overlooking a boggy lake to the north. The ZTV suggested that the majority of the Proposed Development will be visible from the most of the scheduled area of the monument, and this was confirmed by site visit (Plate 33). The Proposed Development site is clearly visible in north-east facing views towards the Conwy Castle and Town Walls World Heritage Site, HLCA 2006 Conwy, HLCA 2005 Creuddyn, HLCA 2004 Deganwy / Llandudno Junction, HLCA 2014 Rolling Meadows, West of Afon Conwy and HLCA 2021 Bryn Pydew.

Though visible, the Proposed Development does not obstruct or interfere with the views to the Conwy Castle and Town walls WHS, the Castell Caer Leion

Scheduled Monument (CN012) or any of the HLCA's listed above. It will appear as a residential extension on the edge of existing residential development from HLCA 2006. It can be absorbed into the view with little impact on the overall character of a view that already contains a significant middle ground contribution from areas with a suburban / urban character. The indirect, visual impact of the Proposed Development on the Hut Circle Settlement at Gwern Engan (CN215) is therefore assessed to be Slight.

Indirect, Visual Impacts	Category and Score	Magnitude and Score
East facing views from Conwy Mountain and the Castell Caer Leion Scheduled Monument (CN012) impacted.	A – 4	Moderate – 3
North-east facing views from facing view from the Hut Circle Settlement at Gwern Engan Scheduled Monument (CN215) impacted	A – 4	Slight – 2
Development form	4	Slight – 2
Development appearance	4	Slight – 2
Overall Magnitude of Indirect Impacts		
Score	Grading	
9	Moderate	

Table A.8 Assessment of indirect, visual impacts and overall magnitude of indirect impacts on HLCA 2023 Unenclosed Mountain (North)

A.6.10 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	Very Slight – 3
HLCA 2005 Creuddyn	Slight – 7
HLCA 2006 Conwy	Considerable –18
HLCA 2014 Rolling Meadows, West of Afon Conwy	Considerable – 14
HLCA 2021 Bryn Pydew	Slight – 7
HLCA 2023 Unenclosed Mountain (North)	Moderate - 9
Average Overall Magnitude of Indirect Impacts	Moderate – 10

Table A.9 ASIDOHL Stage 3: Summary of Overall Magnitude of Indirect Impacts on Historic Landscape 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 HLCAs (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 some views from modern housing in the Northern part of the HLCA.

• 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, and 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.10 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 indirect visual impact upon views from: Deganwy Castle (SM CN016; Grade II* LB3365); Gloddaeth Registered Historic Park and Garden (Grade I (PGd) 6 (CON)); Gloddaeth Hall (Grade I LB3411) and the Statue of Hercules at Gloddaeth Hall (Grade II* LB5775).

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.

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.

• Representativeness

a) High: The types of areas affected are representative of most of the characteristic landscape elements off 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 are linked historically to the later Walled Town and Castle at Conwy. 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					(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.11 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%

A.7.2.3 HLCA 2006 Conwy

The Proposed Development will have an indirect, physical impact upon the Essential Setting of the Conwy Castle and Town Walls World Heritage Site. The Proposed Development will also have an indirect, visual impact on the following elements of HLCA 2006 Conwy: the Essential Setting of the Conwy Castle and Town Walls World Heritage Site; the Sense of Arrival at the Conwy Castle and Town Walls World Heritage Site; views from Bryn Corach (Grade II LB3362); views from Bodlondeb Wood; and views from modern houses adjacent to the Proposed Development.

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 retain 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: The affected parts of the HLCA 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.12 Evaluation of the relative importance of the parts 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%

A.7.2.4 HLCA 2014 Rolling Meadows, West of Afon Conwy

The Proposed Development is located within HLCA2014 and it will have both a direct, physical impact, and an indirect, physical impact on the agricultural fields within the footprint of the Proposed Development site. The Proposed Development is also located within the Essential Setting of the Conwy Castle and Town Walls World Heritage Site, and will have an indirect, physical impact on the part the Essential Setting that lies within HLCA 2014. The Proposed Development will also have an indirect, visual impact on the following within HLCA 2014: views from the Archway at the entrance to the garage of Pinewood Towers (Grade II LB3359); views from the Gateway at the entrance to the walled garden at Pinewood Towers (Grade II LB3360); and views towards HLCA 2006 Conwy from areas to the west and south-west of the Proposed Development site.

• Rarity

- a) Low: The HLCA is very large and dominated by degraded fields, scattered settlements, villages, and routeways.
- b) Low: improved field systems are relatively common across the HLA.

• Representativeness

- a) Moderate: The area affected has degraded fields and routeways, accounting for about half of the key historic landscape elements.
- b) None: contains none of the distinctive elements that characterise the HLA.

• Documentation

- a) Low: Little relevant material remains, except for tithe maps.
- b) Low: There is little relevant documentary evidence linking the affected part of the HLCA with the rest of the HLA.

• Group Value

- a) Medium: The affected area contains linked routeways and field systems.
- b) Low: The affected area has routeways which are linked with HLCAs to the north and east.

• Survival

a) Medium: The routeways and field systems survive, but many have altered boundary types.

b) Fair: The survival of the constituent elements is Fair in the context of the wider HLA.

• **Condition**

a) Good: the key elements are in Good condition for their class overall.

b) Fair: The condition of the site is generally Fair in the context of the wider HLA.

• **Coherence**

a) High: Much of the original historic land use has been retained, but there has been some encroachment by urban sprawl.

b) Moderate: The historic meaning and significance of the site is moderately well compared to other areas in the HLA.

• **Integrity**

a) Moderate: Some elements are retaining their original character and are visible but not easily understood.

b) Low: Elements are not readily visible and understood compared to other landscape types within the HLA.

• **Potential**

a) Very Low: There is little scope for future landscape study and analysis of the affected part of the HLCA compared to other areas within the HLCA.

b) Very Low: There is little scope for future landscape study and analysis compared to other areas within the HLA.

• **Amenity**

a) Moderate: There exists the high potential for developing access to the area for recreational use. however this is lowered by problems arising from private land ownership.

b) High: The area has a high amenity value and is a popular walker's destination and could be amalgamated into an experience of the wider landscape.

• **Associations**

a) None: No known historic associations.

b) None: No known historic 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					2	
Representativeness			3							1
Documentation				2					2	
Group Value			3						2	
Survival			3						2	
Condition		4							2	
Coherence		4						3		
Integrity			3						2	
Potential					1					1
Amenity			3				4			
Associations					1					1

Table A.13 Evaluation of the relative importance of the part of HLCA 2014 Rolling Meadows, West of Afon Conwy directly and/ or indirectly affected by development

Score for Stage (a) HLCA 2014 Rolling Meadows 29/55 = 52.7%

Score for Stage (b) HLCA 2014 Rolling Meadows 22/55 = 40.0%

A.7.2.5 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)); and views from the upper storeys of Bodysgallen Hall (Grade I LB LB3334) towards Conwy

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: Bodysgallen Hall has group value with other the Bodysgallen Registered Historic Park and Garden and the associated Grade II Listed Buildings within it. 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 and its Registered Historic Park and Garden 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 Bodysgallen Hall 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 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 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) High: Bodysgallen Hall is now in use as a hotel and is no longer a domestic residence. The key elements of Bodysgallen Hall and It's 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 It's 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.14 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%

A7.2.6 HLCA 2023 Unenclosed Mountain (North)

The Proposed Development will have an indirect, visual impact on views from the following parts of HLCA 2023: Conwy Mountain and Castell Caer Leion Scheduled Monument (SM CN012); and the high ground around Gwern Engan and The Hut Circle Settlement at Gwern Engan Scheduled Monument (CN215).

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: Castell Caer Leion is the only Iron hillfort in the HLCA making it a unique survival.
- b) High: Pen Dinas, a second Iron Age hillfort is also located within the HLA.

• Representativeness

- a) High: The area contains most of the features that characterise the HLCA.
- b) Low: Evidence for prehistoric settlements are some of the characteristics of the entire HLA.

• Documentation

- a) High: Excavations have been carried out at Castell Caer Leion and the site has a considerable amount of documentary material available compared to other prehistoric settlement sites in the HLCA. The Hut Circle Settlement at Gwern Engan is less well understood however but is one of the relatively few comparable sites that have been subject to albeit limited archaeological excavation.
- b) Low: There is little documentary evidence for the affected parts of the HLCA compared to other parts of the wider HLA.

• Group Value

- a) Very High: The affected parts of the HLCA maintain a very high group value when considered as part of a prehistoric landscape.

b) High: The HLCA is linked to other parts of the HLA by routeways, recreation and other prehistoric landscapes.

• **Survival**

a) Very Good: the entire extent of the Castell Caer Leion hillfort appears to survive as archaeological remains along with the remains of over 50 roundhouses in its interior.

b) Very Good: Most elements have survived.

• **Condition**

a) Very Good: As the only surviving Iron Age hillfort in the HLCA, Castell Caer Leion survives in very good condition for its class.

b) Very Good: Castell Caer Leion survives in better condition than Pen Dinas, the other Iron Age Hillfort in the HLA.

• **Coherence**

a) High: The area contains fragments of an essentially unchanged prehistoric landscape, the meaning and significance of which is highly articulated.

b) High: The area contains fragments of an essentially unchanged prehistoric landscape, the meaning and significance of which is highly articulated in comparison to other parts of the HLA.

• **Integrity**

a) Moderate: The surviving elements of surviving the Castell Caer Leion hillfort are visible but not easily understood.

b) Moderate: The surviving elements of surviving the Castell Caer Leion Hillfort are visible but not easily understood compared to other sites in the wider HLA.

• **Potential**

a) Very High: Castell Caer Leion is of national importance for its potential to enhance our knowledge of prehistoric settlement and defence. It retains significant archaeological potential, with a strong probability of the presence of associated archaeological features and deposits.

b) High: The potential of Castell Caer Leion rates highly in the context of the wider HLA.

• **Amenity**

a) Moderate: The Wales Coast Path, a popular walking route, runs along Conwy Mountain and there is scope to improve access and interpretation of the Castell Caer Leion Hillfort and further develop its educational and recreational amenity compared to other sites within the wider HLCA.

b) Low: The uplands are less accessible than other locations within the wider HLA.

• **Associations**

a) Very High: Castell Caer Leion Hillfort is traditionally associated with Maelgwn, a 6th century King of Gwynedd.

b) High: The historic associations of Castell Caer Leion Hillfort are high compared to other locations within the wider HLA.

VALUE:	V high/ good	High/ good	Mod/ med	Low	Poor/ none	V high/ good	High/ good	Mod/ med	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							2	
Group Value	5						4			
Survival	5					5				
Condition	5					5				
Coherence		4					4			
Integrity			3					3		
Potential	5						4			
Amenity			3						2	
Associations	5						4			

Table A.15 Evaluation of the relative importance of the part of HLCA 2023 Unenclosed Mountain (North) directly and/ or indirectly affected by development

Score for Stage (a) HLCA 2023 Unenclosed Mountain (North) 48/55 = 87.3%

Score for Stage (b) HLCA 2023 Unenclosed Mountain (North) 39/55 = 70.9%

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 a 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 2014 Rolling Meadows, West of Afon Conwy

- **Rarity**

Low: Landscapes characterised by improved field systems and scattered settlements are relatively common.

- **Representativeness**

Low: Graded Low as it has few representative elements considered in a national context.

- **Documentation**

Low: Little documentation is available compared to other HLCA's in a national context.

- **Group Value**

Low: Contains very few linked groups compared to other HLCA's in a national context.

- **Survival**

Low: An area of ancient settlement, though little evidence survives in the landscape which largely consists of amalgamated fields dating from the post-medieval period.

- **Condition**

Fair: The elements that comprise this largely agricultural landscape survive in Fair condition for their class.

- **Coherence**

Low: A landscape of low articulation compared to other HLCA's in a national context.

- **Integrity**

Moderate: A largely 19th century agricultural landscape with highly visible elements but whose earlier character is not as easily understood.

- **Potential**

Low: The HLCA has low potential for future landscape study and analysis compared to other HLCAs in a national context.

- **Amenity**

Moderate: Graded Moderate in as there is some scope to further develop elements of the historic landscape as a public educational and recreational amenity compared to other HLCAs in a national context.

- **Associations**

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

A.7.3.5 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.

A.7.3.6 HLCA 2023 Unenclosed Mountain (North)

- **Rarity**

Low: Upland landscapes with a similar range of elements are relatively common in a national context.

- **Representativeness**

High: Contains many prehistoric elements that characterise such upland landscapes.

- **Documentation**

Low: Limited archaeological and historical documentary evidence available compared with other HLCAs.

- **Group Value**

Very High: As part of a relict prehistoric landscape.

- **Survival**

Medium: Graded Medium overall compared to other HLCAs in a national context.

- **Condition**

Moderate: Condition is average for the landscape type in a national context.

- **Coherence**

Moderate: Of Moderate coherence compared to other HLCAs in a national context.

- **Integrity**

Moderate: Similar to other upland HLCAs.

- **Potential**

High: Graded High for its considerable scope potential for future landscape study and analysis compared to other HLCAs in a national context.

- **Amenity**

Low: Relatively inaccessible compared to other HLCAs in a national context.

- **Associations**

High: Historical association with Maelgwn of Gwynedd is significant compared to those of other HLCAs in a national context.

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.16 Evaluation of the relative importance in the national context of HLCA 2004 and 2005 directly and/ or indirectly affected by 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 2014 Rolling Meadows, West of Conwy					
Rarity	5								2	
Representativeness		4							2	
Documentation		4							2	
Group Value	5								2	
Survival	5								2	
Condition	5								2	
Coherence		4							2	
Integrity	5							3		
Potential		4							2	
Amenity	5							3		
Associations	5									1

Table A.17 Evaluation of the relative importance in the national context of HLCAs 2006 and 2014 directly and/ or indirectly affected by development

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

Score for Stage (c) HLCA 2014 Rolling Meadows: $23/55 = 41.8\%$

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 2021 Bryn Pydew					HLCA 2023 Unenclosed Mountain (North)				
Rarity				2					2	
Representativeness			3				4			
Documentation			3						2	
Group Value				2		5				
Survival	5							3		
Condition	5							3		
Coherence		4						3		
Integrity		4						3		
Potential			3				4			
Amenity				2					2	
Associations			3				4			

Table A.18 Evaluation of the relative importance in the national context of HLCA 2021 and 2023 directly and/or indirectly affected by development

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

Score for Stage (c) HLCA 2023 Unenclosed Mountain (North): 35/55 = 63.6%

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 2014 Rolling Meadows, West of Afon Conwy	45 – Considerable (range 40-59)
HLCA 2021 Bryn Pydew	75 – High (range 60-79)
HLCA 2023 Unenclosed Mountain (North)	74 – High (range 60-79)
GRADE OF OVERALL VALUE	71 - High (range 60-79)

Table A.19 ASIDOHL Stage 4: Grade of overall value of relative importance of the HLCAs (or parts thereof) affected by 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.19)	(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	Medium – 6	Very Low – 1 (Very slight indirect impact on views for a small part of the HLCA)	Very Low – 1	Slight – 8
HLCA 2005 Creuddyn	High – 8	Low – 2 (Slight indirect impact on views from Deganwy Castle and Gloddaeth Hall and Garden)	Very Low – 1	Moderate – 11
HLCA 2006 Conwy	Very High – 9	Medium – 5 (Considerable indirect, physical impact on Conwy WHS Essential Setting, moderate indirect, visual impact on Sense of Arrival at the WHS, and a slight, indirect, visual impact on other elements of the HLCA)	Very Low – 1	Moderate – 15
HLCA 2014 Rolling Meadows, West of Afon Conwy	Medium – 5	Medium – 5 Moderate direct physical impact on HLCA, considerable indirect, physical impact on Conwy WHS Essential setting, very slight indirect physical impact on HLCA, moderate indirect, visual impact on Conwy WHS, slight indirect, visual impact on other elements of the HLCA)	Very Low – 1	Moderate – 11
HLCA 2021 Bryn Pydw	High – 8	Low – 2 (Slight indirect, visual impact on views from Bodysgallen Hall and Garden)	Very Low – 1	Moderate – 11

HISTORIC LANDSCAPE CHARACTER AREA	(a) VALUE OF HLCA based on Stage 4 (Table A.19)	(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 2023 Unenclosed Mountain (North)	High – 7	Medium – 4 (Moderate indirect, visual impact on views from Castell Caer Leion and Hut Circle Settlement at Gwern Engan)	Very Low – 1	Moderate – 12
OVERALL SIGNIFICANCE OF IMPACT ON CREUDDYN AND CONWY HISTORIC LANDSCAPE AREA				
	High – 7	Low – 3	Very Low – 1	Moderate – 11

Table A.20 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 five of the HLCAs: HLCA 2005 Creuddyn; HLCA 2006 Conwy; HCLA 2014 Rolling Meadows, West of Afon Conwy; HLCA 2021 Bryn Pydew and HLCA 2023 Unenclosed Mountain (North). The Proposed Development has been assessed to have an overall Slight significance of impact on HLCA 2004 Deganwy/ Llandudno Junction.

The exact form and layout of the Proposed Development is not known and this assessment has presented a 'worst case scenario' model for the impact of the development on the Historic Landscape. The indirect, visual impact of the Proposed Development on all six affected HLCA's can be reduced by ensuring that existing hedgerows and trees are retained as much as is practically possible, thus preserving the existing field pattern and some of the character of the existing landscape, and minimizing the direct physical impact of the Proposed Development. The retention of the footpath that runs across the site from the Sychnant Pass Road will also serve to reduce the direct physical impact of the Proposed Development.

Existing trees and hedgerows can be combined with new plantings of locally common species of tree, set both around the perimeter of the Proposed Development site and within it. These measures would serve to screen the Proposed Development and give it a less visually intrusive, more rural character as the new trees establish in the medium to long term, as would the provision of generous plot sizes and a carefully considered organic plot layout. The use of building materials and styles that reflect local vernacular styles will also help the development harmoniously blend in with the surrounding suburban housing to the south and east of the site.

The creation and maintenance of a managed green buffer between the Proposed Development site and the Sychnant Pass Road will further reduce the visual impact of the development, both for local residents and for visitors to the Conwy Castle and Town Walls World Heritage Site, thus also reducing the visual impact of the Proposed Development on the Sense of Arrival at the World Heritage Site.

It should be noted however that due to the magnitude of the high or very high value Conwy, Creuddyn, Unenclosed Mountain (North) and Bryn Pydew HLCA's, and in the case of the Rolling Meadows and Conwy HLCAs, the siting of the Proposed

Development within the Essential Setting of the Conwy Castle and Town Walls World Heritage Site and the resultant magnitude of the direct and indirect physical impacts on it 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 six of the twelve HLCA's that make up the Creuddyn and Conwy Landscape of Outstanding Historic Interest has been assessed.

The Proposed Development is sited within the Rolling Meadows, West of Afon Conwy 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 on a **Medium** value HLCA.

The direct physical impact of the Proposed Development upon the affected parts of Rolling Meadows, West of Afon Conwy HLCA is assessed as **Moderate**. The physical footprint of the Proposed Development is however very small in relation to the total area of the Rolling Meadows, West of Afon Conwy HLCA and accounts for 0.36% of its area.

Seven heritage assets are located within the footprint of the Proposed Development, and if the entire footprint of the site is to be developed, will be directly physically impacted by it: the potential archaeological remains of a late 19th century structure and an early 20th century structure identified from historic mapping; two nineteenth century field boundaries; an earlier ditched field boundary; the hedgerow along Sychnant Pass Road; and an historic right of way that crosses the site. These sites are of minor archaeological importance but of interest on a local level and preservation by record of the structures and boundary features is recommended prior to commencement of groundworks in their vicinities.

The overall magnitude of indirect impacts of the Proposed Development on Rolling Meadows, West of Afon Conwy HLCA has been assessed as **Considerable**. 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** in terms of the area of the entire HLCA. The Proposed Development is also located within the Essential Setting of the Conwy Castle and Town Walls World Heritage site, the change in the historic land-use represents a **Considerable** impact in terms of the area of remaining farmland contained within the Essential Setting. The cumulative impact of the cessation of historic land-use practices within the HLCA due to nearby planned developments has been assessed as **Very Slight** in terms of the area of the entire HLCA.

The overall magnitude of the indirect visual impact on Rolling Meadows, West of Afon Conwy HLCA is assessed as **Slight** but is combined with the indirect physical impacts to produce the overall Considerable magnitude of indirect impacts. The Proposed Development will cause visual changes to the Essential Setting of the Conwy Castle and Town Walls World Heritage site and is visible to varying degrees from areas to the west and south-west of the proposed development including from the Grade II Listed Buildings the Gateway to the walled garden and the Archway at the entrance to the garage at Pinewood Towers. No historic views from affected elements in the HLCA are interrupted or obstructed.

The Proposed Development is located to the north and west of the Conwy HLCA. The overall significance of the impact of the Proposed Development on the Conwy HLCA has been assessed as **Moderate** on a **Very High** value HLCA. This results from a combination of an indirect, physical impact and indirect, visual impacts; the overall magnitude of which have been assessed as **Considerable**. The Proposed Development is located within the Essential Setting of the Conwy Castle and Town Walls World Heritage site, and the change in the historic land-use represents a **Considerable** impact in terms of the area of remaining farmland contained within the Essential Setting.

The overall magnitude of the indirect, visual impact of the Proposed Development on Conwy HLCA has been assessed as **Slight**, but combines with the indirect, physical impact to produce the considerable overall magnitude of indirect impacts. This is as a result of: a **Very Slight** visual change to the Conwy Castle and Town Walls World Heritage Site Essential Setting when considered in terms of the area of the whole Essential Setting; a **Moderate** indirect, visual impact on the Sense of Arrival at the World Heritage site for travellers heading to Conwy along the Sychnant Pass Road; **Very Slight** indirect, visual impacts on views from Bodlondeb Wood and the Grade II Listed Building Bryn Corach; and an overall **Moderate** indirect, visual impact on views from the modern houses adjacent to the site.

The visual impact on the Sense of Arrival is mitigated by existing residential development to the south of the Sychnant Pass Road opposite the Proposed Development which already gives the impression that the traveller is entering the suburban edge of the historic town. The first glimpses of the World Heritage Site for travellers on the road are not affected. The Proposed Development will not be visible from the Conwy Castle and Town Walls World Heritage Site and none of the

Significant Views or Significant Arcs of View from the World Heritage Site are affected.

The Proposed Development is located to the south and east of the Unenclosed Mountain (North) 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 **Moderate** on a **High** value HLCA. This is as a result of overall **Moderate** indirect, visual impacts on the views towards Conwy from Conwy Mountain and the Scheduled Monument Castell Caer Leion, and Gwern Engan and the Scheduled Monument the Hut Circle Settlement at Gwern Engan. The essential character of the affected parts of landscape in these views is that of an interface between a suburban and rural landscape, this will not change as a result of the Proposed Development. The Proposed Development will not be visible from most of the area of the HLCA.

The Proposed Development lies on the opposite side of the Afon Conwy to 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** on a **Medium** value HLCA. This is as a result of overall **Very Slight** indirect, visual impacts on glimpsed views towards the Proposed Development from areas of modern housing in the northern part of the HLCA. 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 Creuddyn HLCA has been assessed as **Moderate** on a **High** value HLCA. This is as a result overall **Slight** indirect, visual impacts on views from the Scheduled Monument Deganwy Castle, the Grade I Listed Building Gloddaeth Hall and its Grade I Registered Historic Park and Garden, and the Grade II* Listed Building the Statue of Hercules at Gloddaeth Hall. Key historic views from affected elements in the HLCA are not interrupted or obstructed.

The overall significance of the impact of the Proposed Development on the Bryn Pydew HLCA has been assessed as **Moderate** on a **High** value HLCA. This is as a result of overall **Very Slight** indirect, visual impacts on views from the Grade I Listed Building Bodysgallen Hall and its Grade I Registered Historic Park and Garden. The eastern edge of the Proposed Development is just visible in the periphery of the Significant View towards Conwy from the terraced walk in Bodysgallen Garden and in views towards Conwy from the upper stories of the Tower at Bodysgallen Hall. Given the distance of the Proposed Development, its

low degree of visibility from an extremely limited number of locations, and its peripheral location in affected views, its visual impact is considered to be minimal.

As the exact form and layout of the Proposed Development is not known, this assessment has presented a 'worst case scenario' model for the impact of the Proposed Development on the Historic Landscape. 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. The retention of existing boundaries, sympathetic tree planting, a carefully considered plot layout and the use of building materials and styles that reflect local vernacular styles 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. Maintaining a 'green buffer' between the site and the Sychnant Pass Road will also reduce the visual impact of the Development for local residents and on the Sense of Arrival for visitors to the World Heritage Site.

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, Unenclosed Mountain (North) and Bryn Pydew HLCA's due to the magnitude of their high or very high values. The siting of the Proposed Development within the Essential Setting of the Conwy Castle and Town Walls World Heritage Site and the resultant magnitude of the indirect, physical impacts which will not be reduced by mitigation means that the overall significance of the impact of the Proposed Development on the medium value Rolling Meadows, West of Afon Conwy HLCA and the very high value Conwy HLCA, will remain moderate. 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 and a **moderate** overall significance of impact. This conclusion is based upon the assessment of a moderate, localized direct and considerable indirect, physical impact on a small area of one HLCA, a considerable indirect, physical impact on a second HLCA, and either, moderate, slight or very

slight visual impacts to six HLCAs. The magnitudes of these impacts mean that the value of the Creuddyn and Conwy Landscape of Outstanding Historic Interest will remain essentially unaltered.

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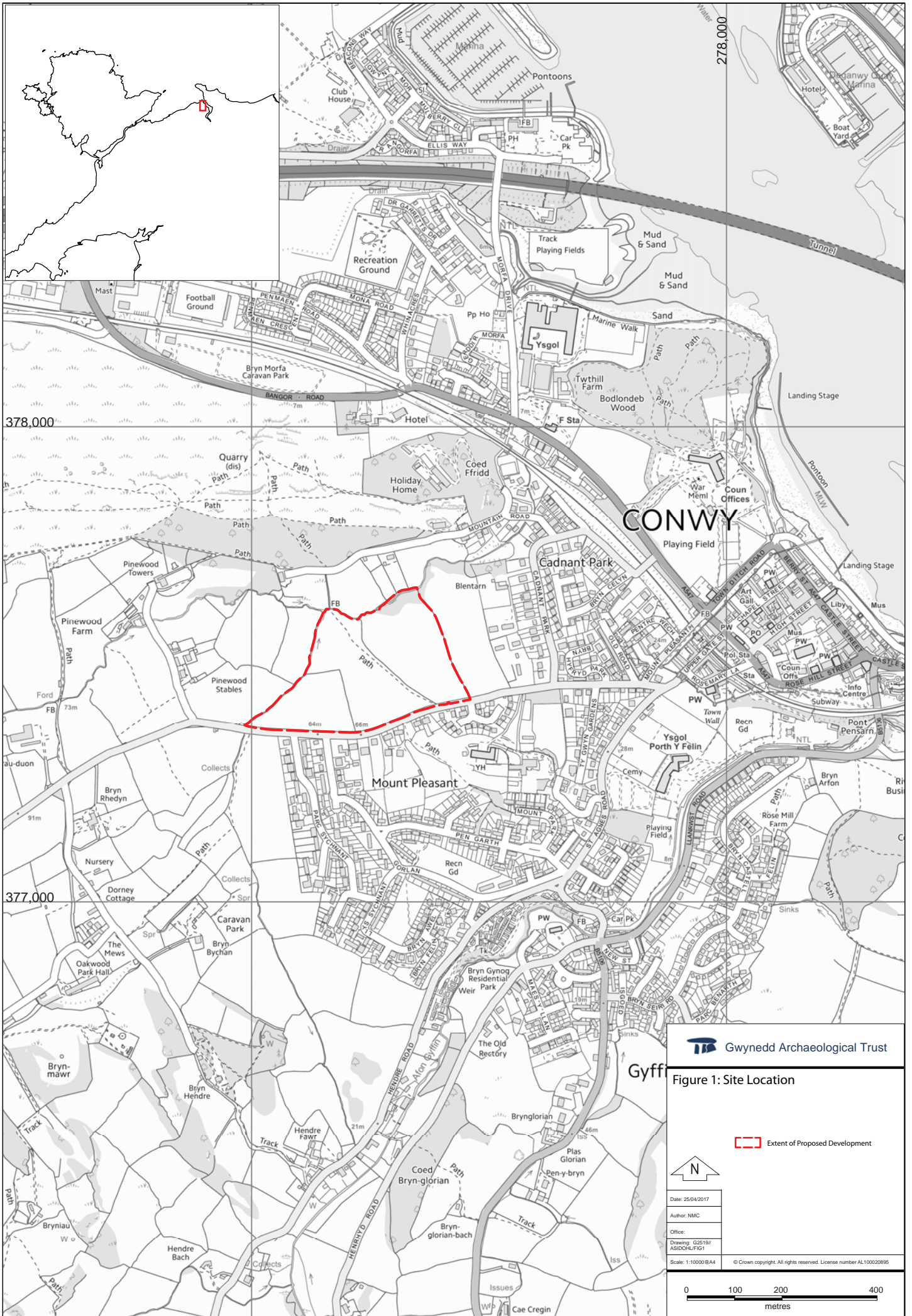
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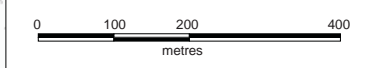
Figure 1: Site Location

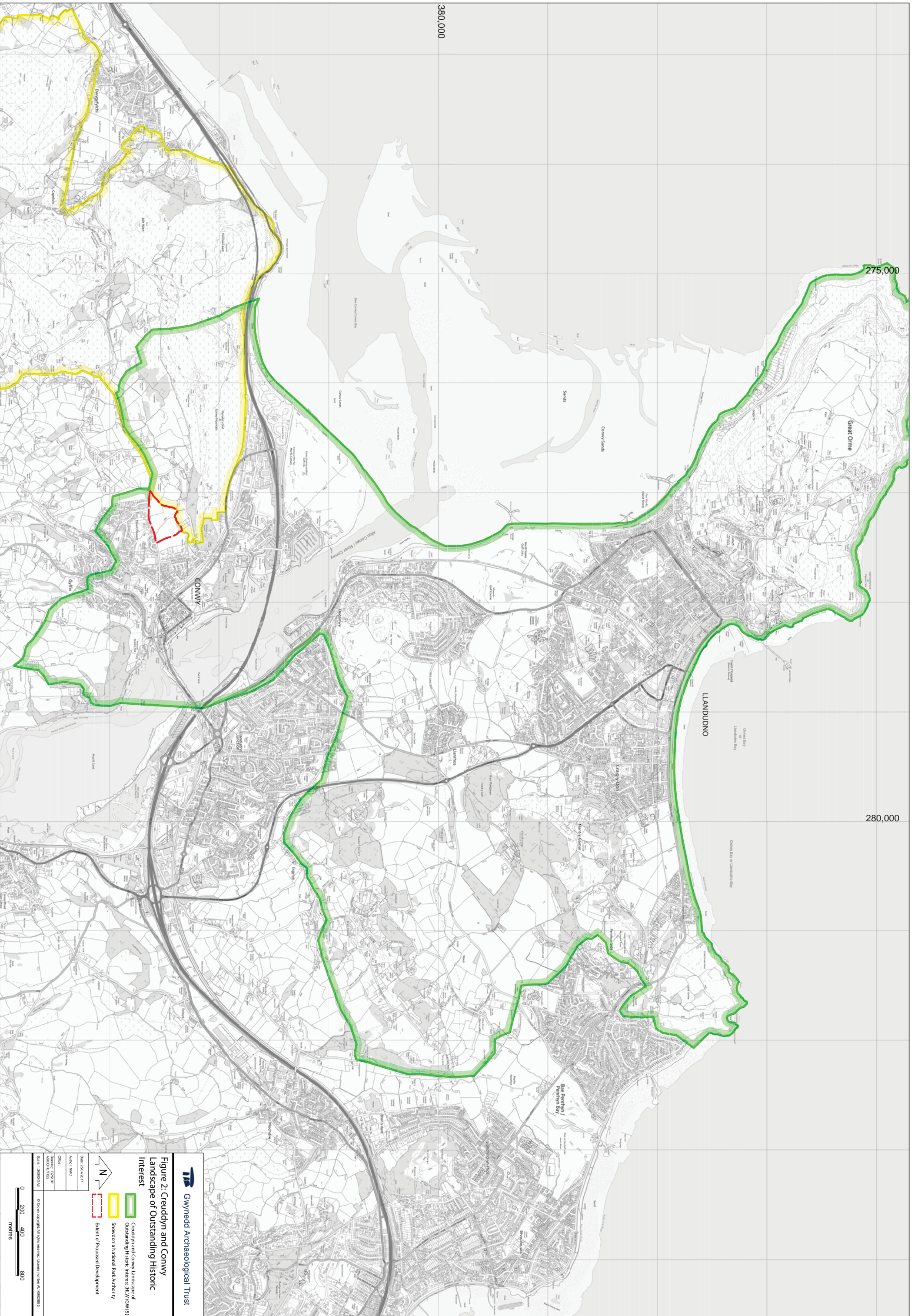
 Extent of Proposed Development



Date: 25/04/2017
 Author: NMC
 Office:
 Drawing: G2519/
 ASID04L/FIG1

Scale: 1:10000 @A4 © Crown copyright. All rights reserved. License number AL100020895





380,000

275,000

280,000

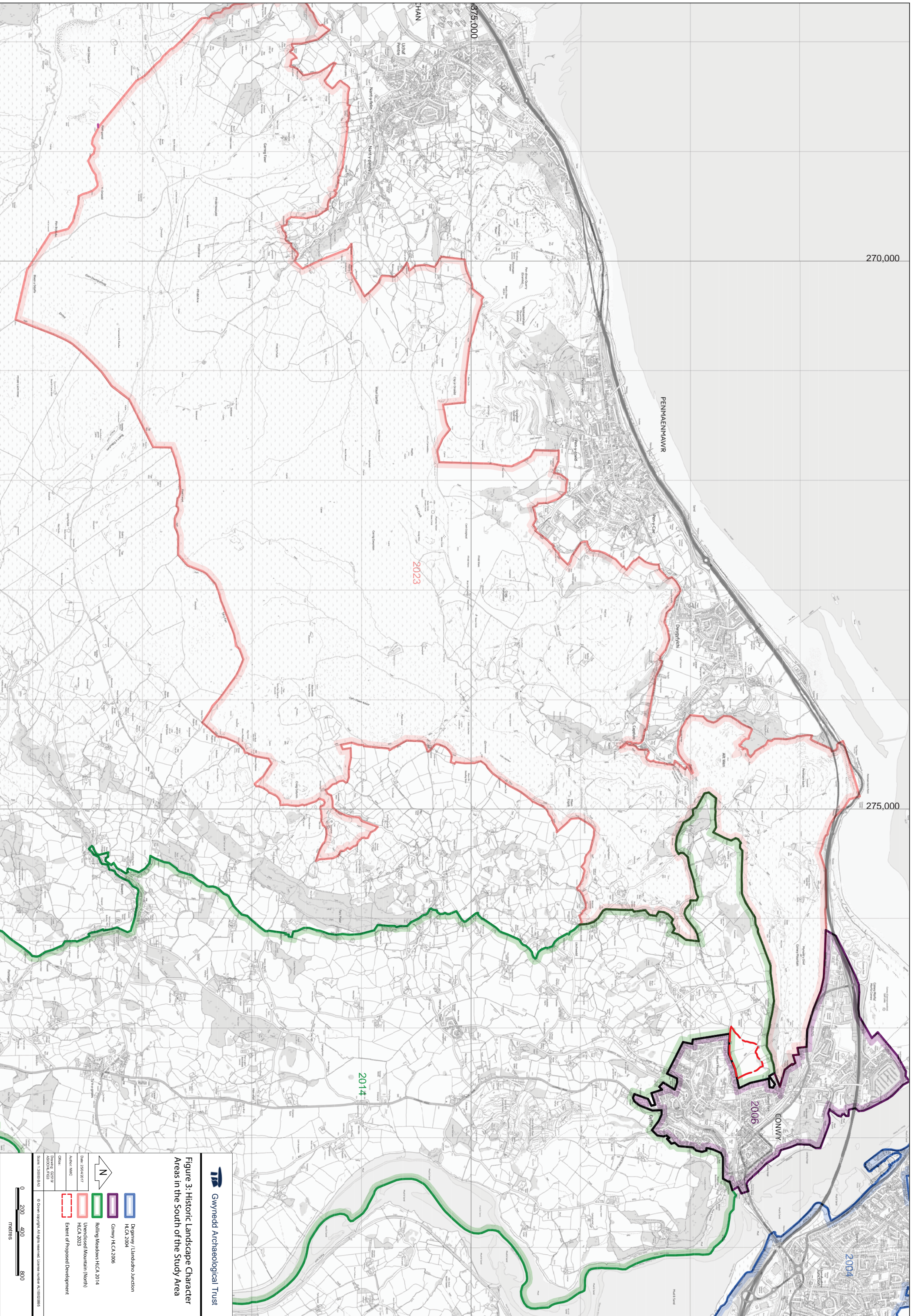
Gwynedd Archaeological Trust

Figure 2: Creuddyn and Conwy Landscape of Outstanding Historic Interest

- █ Creuddyn and Conwy Landscape of Outstanding Historic Interest (LWI) (GW/5)
- █ Swansea National Park Authority
- █ Extent of Proposed Development

Date: 23/04/2017
 Author: NAC
 Other:
 Drawing: 02/13/18
 Scale: 1:50,000 (NAS)
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0 200 400 800
 metres



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Figure 3: Historic Landscape Character Areas in the South of the Study Area

Deganyw / Llandudno Junction
H.C.A. 2004

Conwy
H.C.A. 2006

Rolling Meadows
H.C.A. 2014

Unpopulated Mountain (North)
H.C.A. 2023

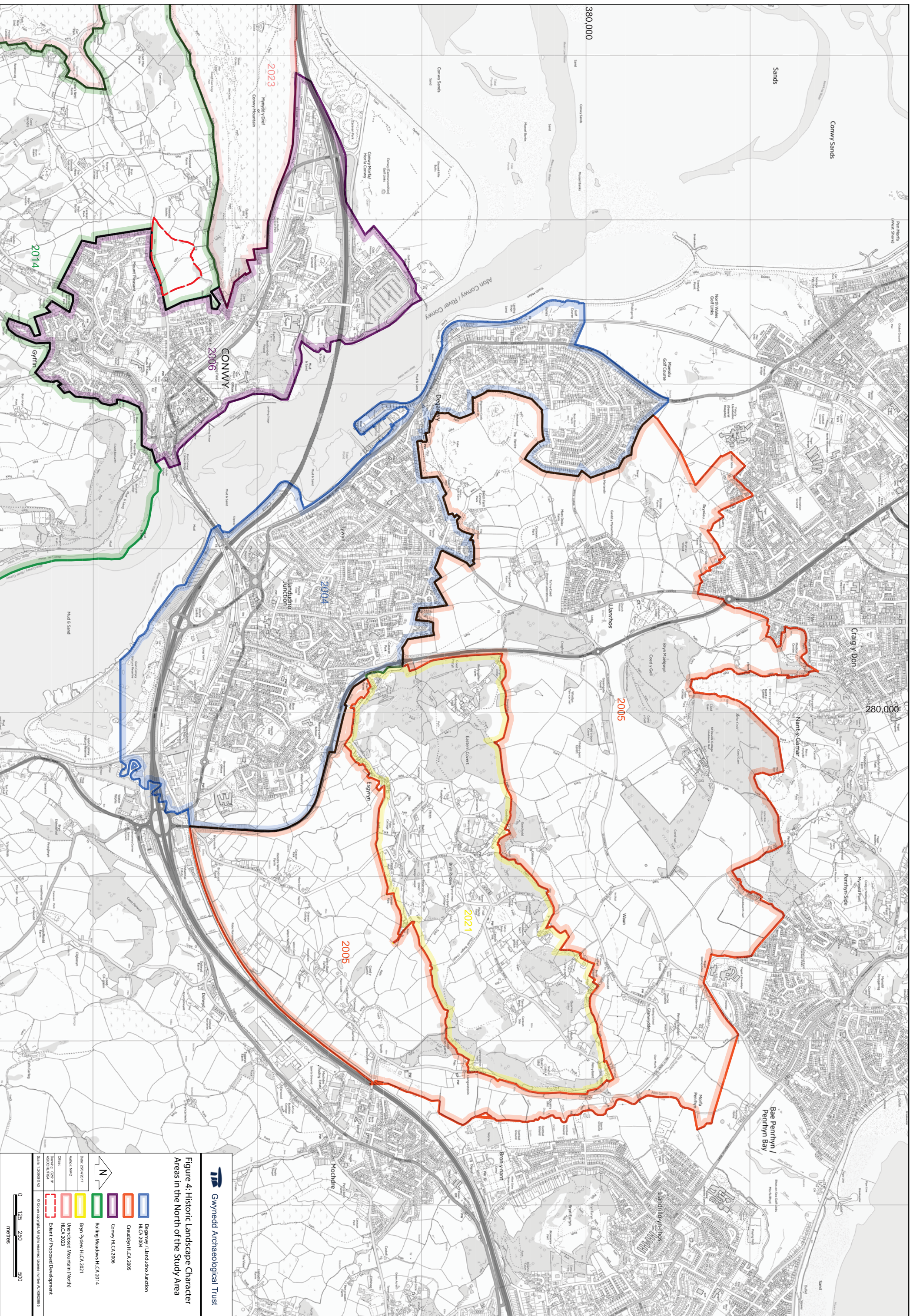
Extent of Proposed Development

Other

Date: 23/04/2017
Author: MJC
Drawing: 02/17
Scale: 1:50,000 (A3)

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metres

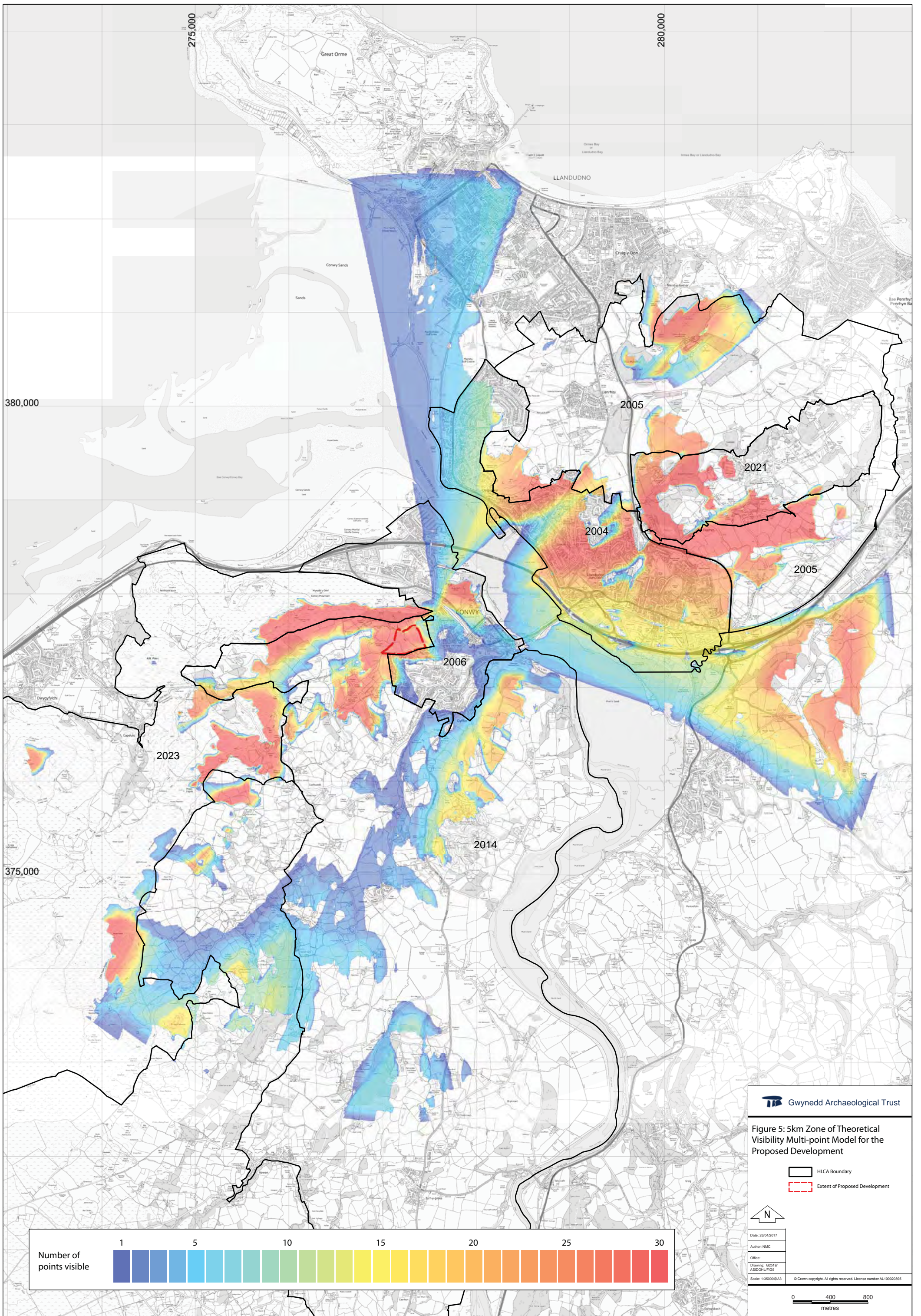


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Figure 4: Historic Landscape Character Areas in the North of the Study Area



- █ Deganwy / Llandudno Junction H.L.C.A. 2004
- █ Greaddlyn H.L.C.A. 2005
- █ Conwy H.L.C.A. 2006
- █ Rolling Meadows H.L.C.A. 2014
- █ Bryn Pydew H.L.C.A. 2021
- █ Underused Mountain (North) H.L.C.A. 2023
- █ Extent of Proposed Development

0 125 250 500 METRES



Gwynedd Archaeological Trust

Figure 5: 5km Zone of Theoretical Visibility Multi-point Model for the Proposed Development

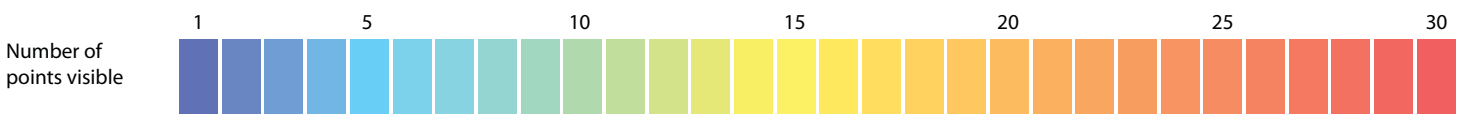
-  HLCA Boundary
-  Extent of Proposed Development



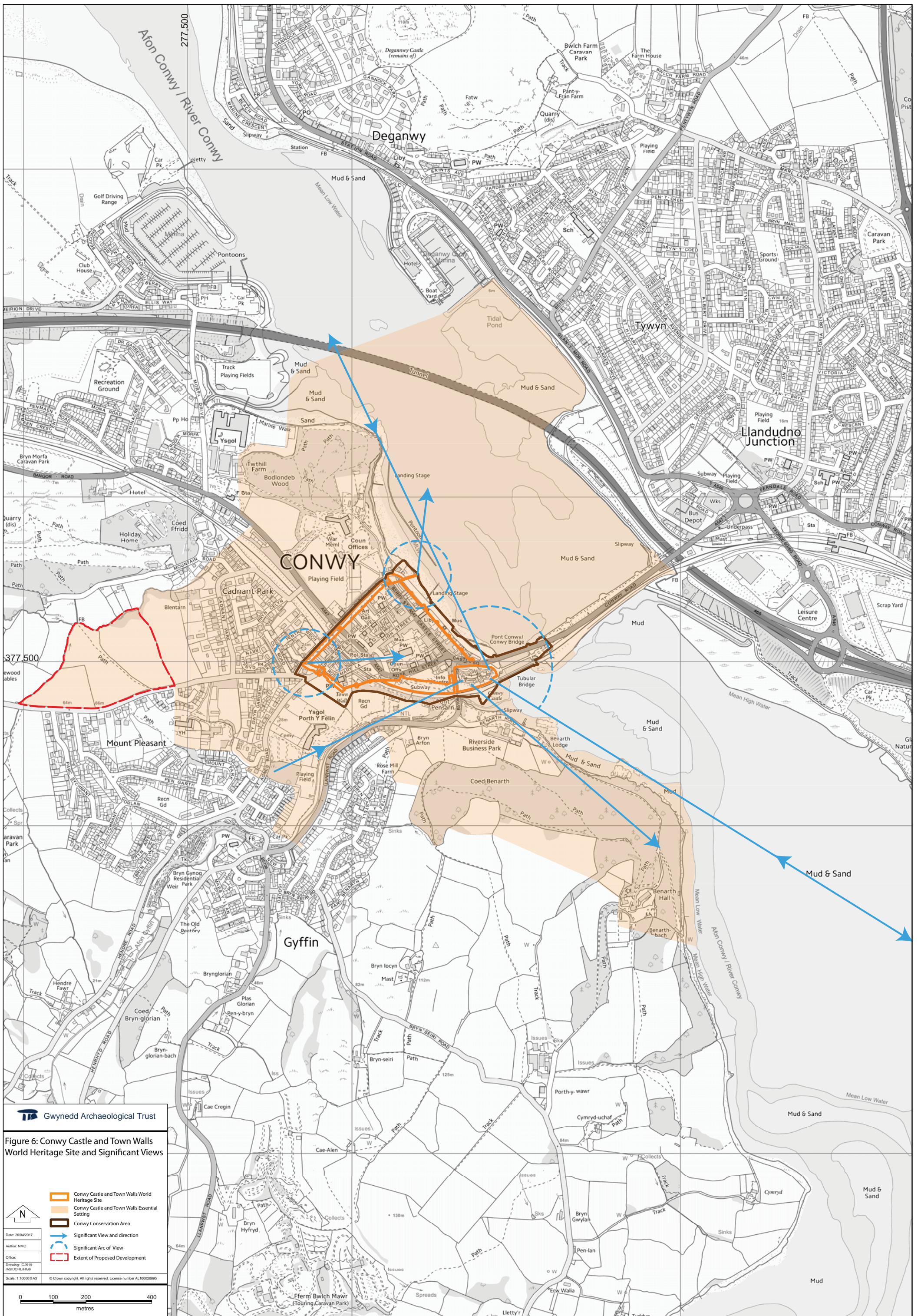
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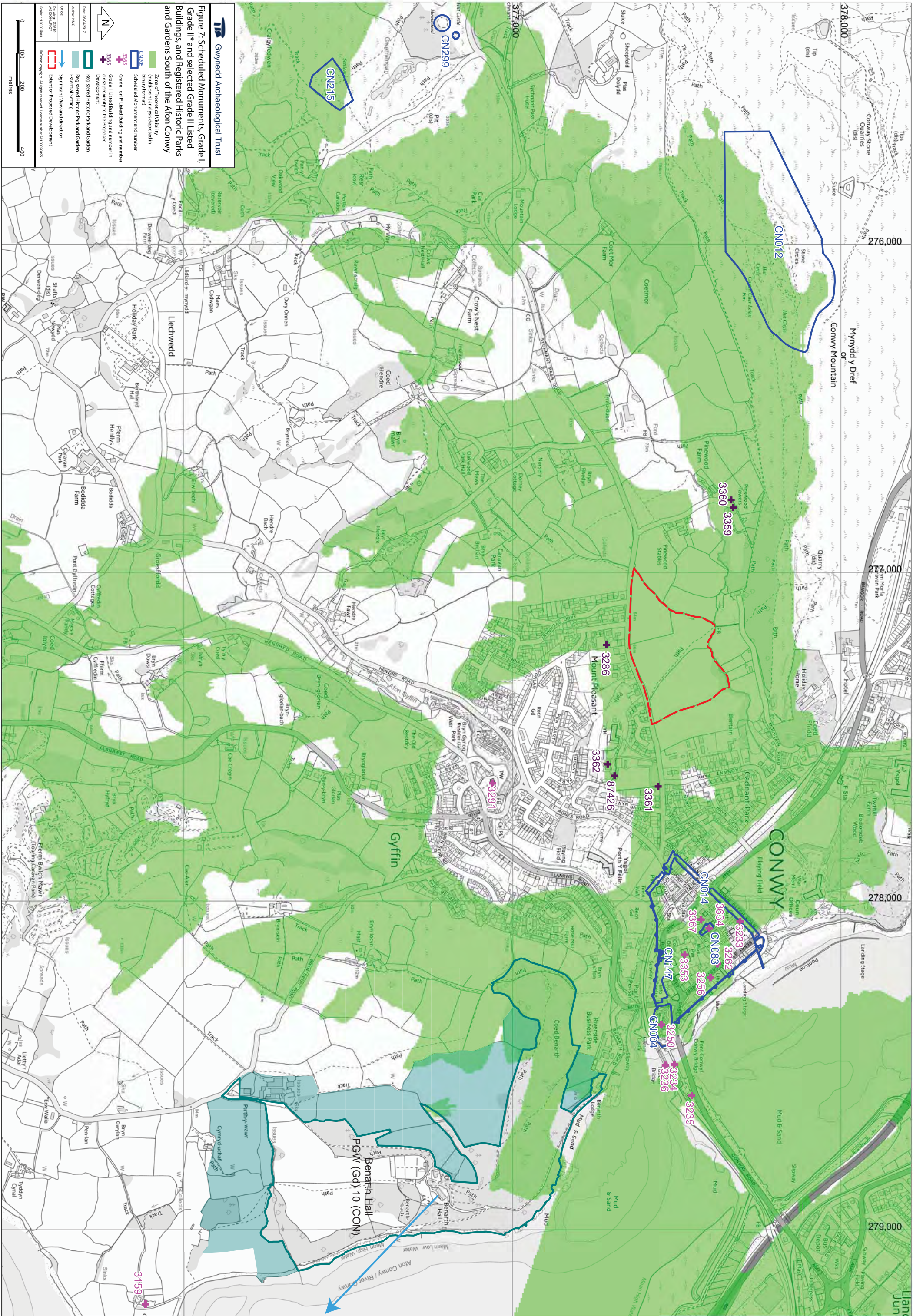
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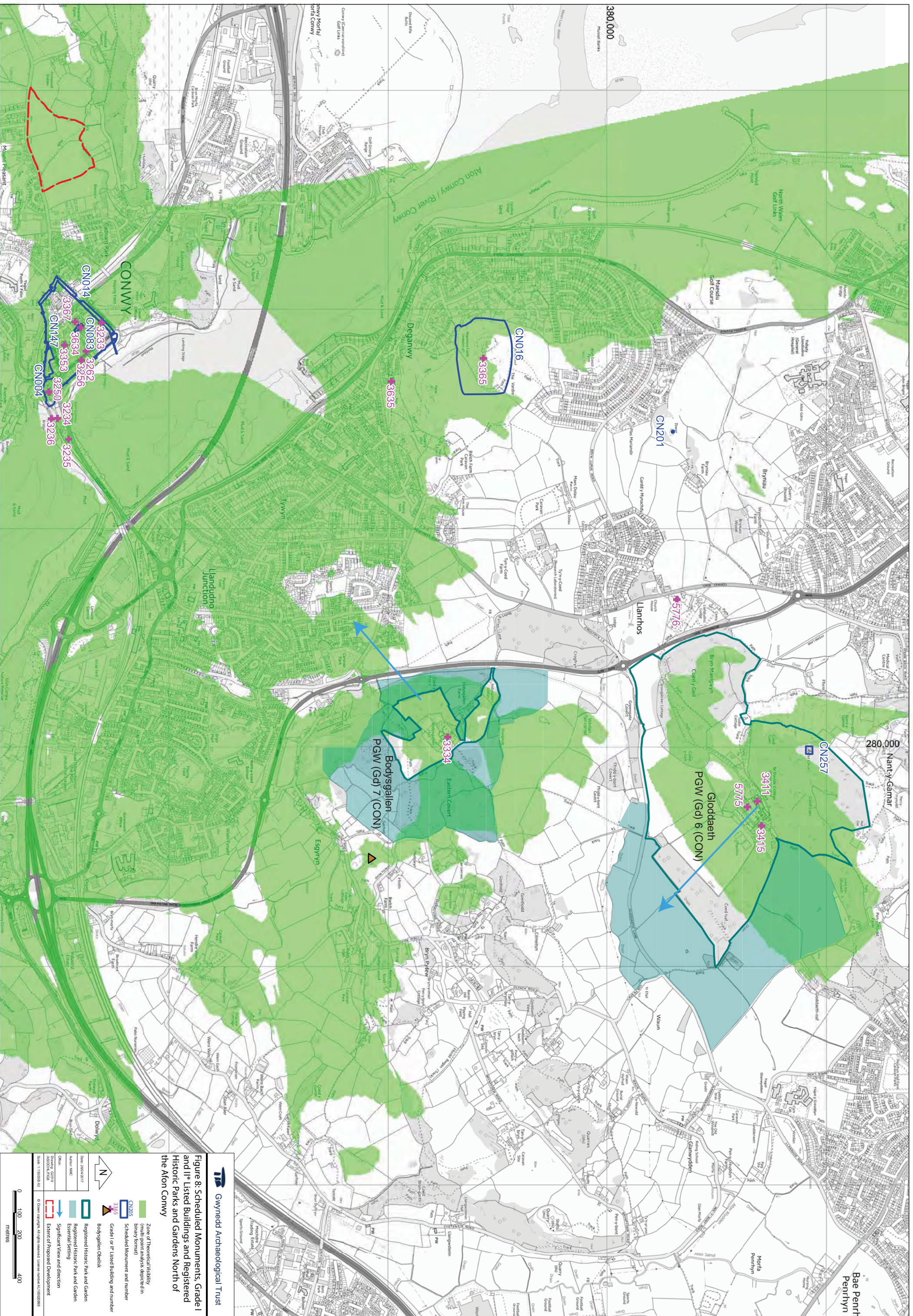
0 400 800 metres



Number of points visible







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Figure 8: Scheduled Monuments, Grade I and II* Listed Buildings and Registered Historic Parks and Gardens North of the Afon Conwy

Zone of Theoretical Visibility (multi-point analysis) depicted in binary format

CN255 Scheduled Monument and number

3385 Grade I or II* Listed Building and number

3385 Registered Historic Park and Garden

3385 Registered Historic Park and Garden Essential Setting

3385 Significant View and Direction

3385 Extent of Proposed Development

3385 Bodygallen Obelisk

3385 Date: 28/04/2017

3385 Author: NAC

3385 Drawn: 02/18

3385 Date: 11/04/18

3385 Scale: 1:150000 NS

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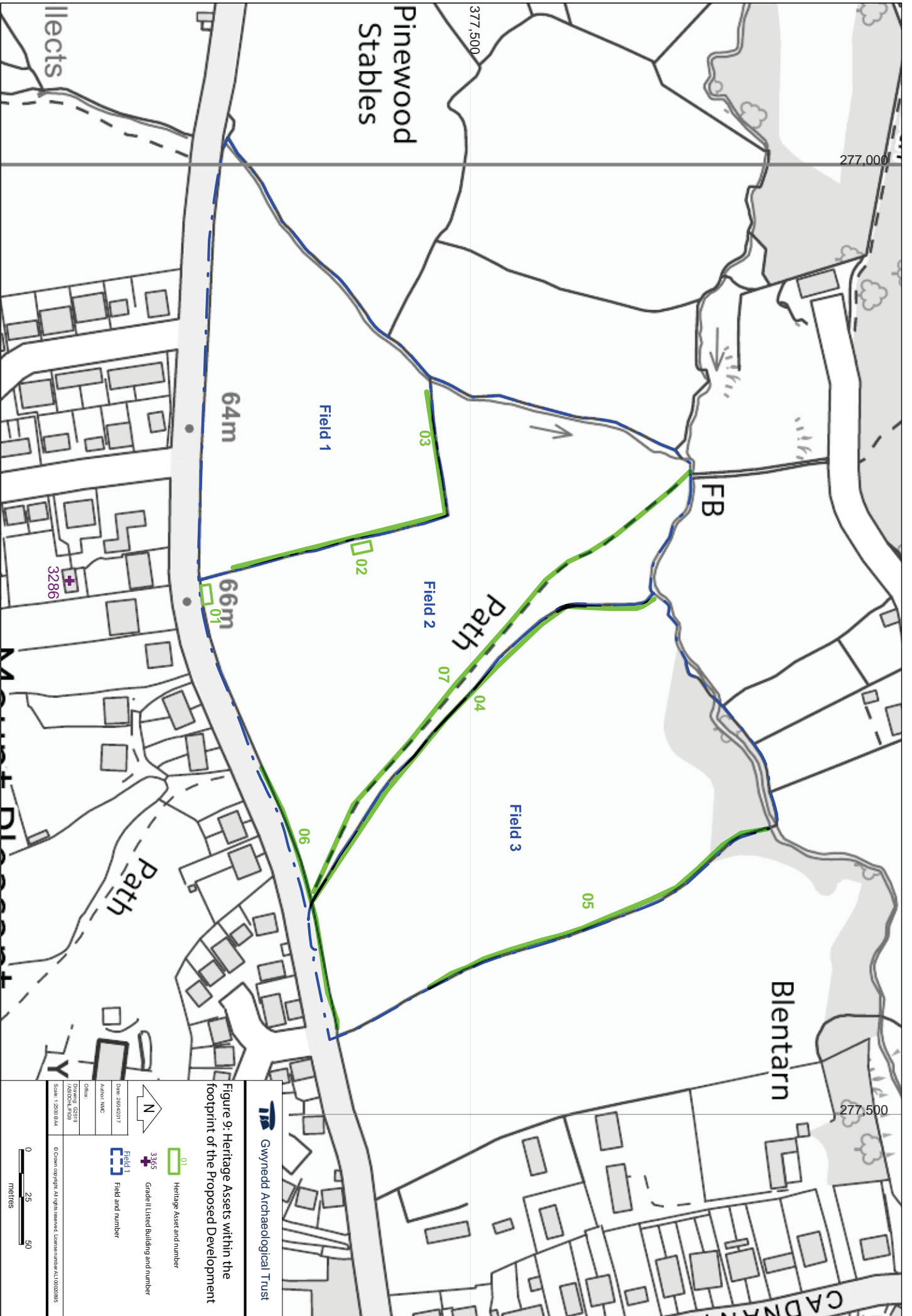


Figure 9: Heritage Assets within the footprint of the Proposed Development

Gwynedd Archaeological Trust

	Date: 28/02/2017
	Author: SAC
	Drawing: G219
	WABOOL.F129
	Scale: 1:25000 S44

0 25 50 metres

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Plate 01: View of the Proposed Development from the junction of Sychnant Pass Road and the lane to Pinewood Stables. The approximate extent of the footprint of the Proposed Development is highlighted in red. Viewed from the west.



Plate 02: View over the Proposed Development site from the south-western corner of Field 1, viewed from the south-west.



Plate 03: View across Field 2 and Field 3 from the roadside at the south-western corner of Field 2, viewed from the south-west.



Plate 04: View along southern field boundary of Field 3 from its south eastern corner, viewed from the east.



Plate 05: View along the western boundary of Field 1, viewed from the south-west.



Plate 06: View along northern boundary of Field 2 from its north-eastern corner, viewed from the east.



Plate 07: View along the northern boundary of Field 3 from its north western corner, viewed from the south-west.



Plate 08: View along the eastern boundary of Field 3 Heritage Asset 05 from its north eastern corner, viewed from the north.



Plate 09: View along the northern boundary of Field 1 from its western end, viewed from the west.



Plate 10: View along the eastern boundary of Field 2 from its south-eastern corner, showing ditch Heritage Asset 04 and footpath Heritage Asset 07. Viewed from the south.



Plate 11: View of the highest point of the Proposed Development site in the south-eastern corner of Field 3. Viewed from the south-west from the gateway on Sychnant Pass Road.



Plate 12: View across Field 3 towards Conwy Mountain and the Castell Caer Leion Scheduled Monument. Viewed from the east from the gateway on Sychnant Pass Road.



Plate 13: View along the boundary between Field 1 and Field 2 showing the locations of Heritage Assets 01 and 02. Viewed from the south at the south-west corner of Field 2.



Plate 14: View across Field 2 towards Deganwy Castle showing Heritage Asset 03 in the foreground, viewed from the south-west.



Plate 15: View along Sychnant Pass Road showing hedgerow Heritage Asset 06, viewed from the west.



Plate 16: View towards the Proposed Development (direction indicated by red arrow) from land to the south of the A55 tunnel entrance, viewed from the north-east.



Plate 17: View towards the Proposed Development from land to the south of All Saints Church, Deganwy. The approximate extent of the footprint of the Proposed Development is highlighted in red. Viewed from the north-east



Plate 18: View towards the Proposed Development (direction indicated by red arrow) from the Watchtower, Conwy Town Walls. Viewed from the east.



Plate 19: South-west facing panoramic view from the western hill at Deganwy Castle showing the Proposed Development and Conwy (the approximate extent of the footprint of the Proposed Development is highlighted in red). Viewed from the north-east.



Plate 20: Significant View from the South West Tower Conwy Castle along the Gyffin Valley, viewed from the north-east.



Plate 21: View towards the Proposed Development (direction indicated by red arrow) from the South West Tower, Conwy Castle. Viewed from the east.



Plate 22: View towards the Proposed Development (direction indicated by red arrow) from the Chapel Tower, Conwy Castle. Viewed from the east.



Plate 23: View towards the Proposed Development from the gate piers and walls at the former back drive to Bryn Corach LB3361, viewed from the east.



Plate 24: View towards the Proposed Development from Twrthill Lane, Bodlondeb Woods (the approximate visible extent of the footprint of the Proposed Development is highlighted in red). Viewed from the north-east.



Plate 25: View over the Proposed Development from the point on the Sychnant Pass Road that it becomes visible for travellers heading westwards towards Conwy (the approximate visible extent of the footprint of the Proposed Development is highlighted in red). Viewed from the west.



Plate 26: View towards the Watchtower, Conwy Town Walls from Sychnant Pass Road at the point at which it first becomes visible (location indicated by red arrow). Viewed from the west.



Plate 27: View towards Conwy Castle from Sychnant Pass Road at the point at which it first becomes visible, viewed from the west.



Plate 28: View towards the Proposed Development from field to the west of public footpath off Bryn Seiri Road (location indicated by red arrow). Viewed from the south-east.



Plate 29: View across the Proposed Development towards Pinewood Towers (location indicated by red arrow) from the south-eastern corner of Field 2. Viewed from the south-east.



Plate 30: View towards the Proposed Development from the Bodysgallen Obelisk (direction indicated by red arrow), viewed from the north-east.



Plate 31: View towards the Proposed Development from the roof of the Tower at Bodysgallen Hall (the approximate visible extent of the footprint of the Proposed Development is highlighted in red). Viewed from the north-east.



Plate 32: View towards the Proposed Development (direction indicated by red arrow) from the terrace walk at Bodysgallen Registered Historic Park and Garden. Viewed from the north-east.



Plate 33: View towards the Proposed Development from the Hut Circle Settlement at Gwern Engan (the approximate visible extent of the footprint of the Proposed Development is highlighted in red). Viewed from the south-west.



Plate 34: East facing panoramic view from the Castell Caer Leion Hillfort on Conwy Mountain (the approximate extent of the footprint of the Proposed Development is highlighted in red). Viewed from the west.

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.

Rolling Meadows, West of Afon Conwy (HLCA 2014)

Degraded fields, scattered settlement, villages, routeways.

Historic background

Much of the area south of Conwy is characterised by rolling improved pasture and corn-fields, containing a number of small nucleated communities, such as Ro Wen and Henryd, and substantial farms. This area formed the location of many of the Medieval townships of Arllechwedd Isaf, and it is probable that the commotal centre was at one time established within this area, at Tal y Cafn.

The importance of corn-growing and the flow of the rivers which cross this area has also meant that there is a long tradition of milling, represented in the surviving buildings at Melin Bulkeley, Melin Gwenddar and Melin Pont Wgan, all of which are in re-use as dwellings. Lead mining was also carried out, at Trecastell. These workings may be medieval or even prehistoric in origin, but as the Pwlycochion mine these workings had functioned on a small scale in the early nineteenth century. Work began again in 1892, and the mine produced 6,425 tons of lead ore and 12,554 of blende by 1913, making it one of the most profitable concerns of its sort in Wales. It closed in 1920, and reopened in 1948, only to be finally abandoned after exploration in the lower levels in 1956. The site has been extensively landscaped but a smelter flue and a square-plan chimney survive, probably dating from between 1913 and 1920, together with three levels immediately to the south.

Key historic landscape characteristics

Area of ancient settlement, encompassing both 'villages' and scattered dwellings (mainly farms, but including other types), as well as terraced housing, which is increasingly favoured by the better-off (symbolised by the preponderance of horses in the fields and out-of-character housing developments).

Field pattern largely disintegrated as fields have been amalgamated: preponderance of post-and-wire fences.

Many types of routeways, from footpaths to major road running north-south (replacing earlier routes across the mountains from the valley which can still be traced running east-west).

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 Registered 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.

Unenclosed Mountains (north) (HLA 2023)

Relict archaeology, communication routes.

Historic background

A ridge of upland that extends from Conwy Mountain (Mynydd y Dref) in the north-east to the uplands around Bwlch y Ddeufaen in the south-west. This area shows evidence of human settlement from the Bronze Age to the twentieth century.

Immediately to the south east of the Penmaenmawr outcrop lies a tight knot of ritual/ceremonial monuments with the embanked stone circle of the Druid's Circle as their centrepiece. The monuments lie near a purported Bronze Age trackway that traverses the plateau from the Afon Ddu valley in the west to the Conwy Valley in the east. Immediately below the plateau, the trackway bisects a small cemetery of ruined barrows. A second Bronze Age trackway links Aber and the Conwy Valley via Bwlch y Ddeufaen. The two trackways are further conjoined by at least two north/south cross-routes. The most westerly cross-route flanks the cairn field of Bryniau Bugeilydd, a group of low stone and turf covered sepulchral mounds. Within the same area there are numerous unenclosed and enclosed hut groups of round houses in association with lynchet boundaries and field systems which may be pre-Iron Age. The road through Bwlch y Ddeufaen was in use in Roman times, and was still a through route until the late eighteenth century.

The Iron Age is represented by the hillfort at Castell Caer Leion on Conwy Mountain.

Upland land use in the Medieval and Modern periods is associated with the seasonal movement of stock from the lowlands in winter to the higher pastures in summer. There is also evidence for peat-extraction, and small-scale quarrying of dyorite, as at Penmaenbach from c. 1873 until the 1940s, millstone on Mynydd y Dref during the Napoleonic wars, and slate at Tal y Fan, a remote site of possibly Medieval origin which limped on until 1914 mainly because of H.L. North's use of its distinctive green-brown roofing slates for his buildings.

Key historic landscape characteristics

An area of unenclosed upland given over within the medieval and modern periods to a pastoral economy and to small-scale mineral extraction. It also constitutes an extremely rich relict archaeological landscape of prehistory.

**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).

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:

- (i) Visual impacts on elements from which a development can be seen (considered up to its maximum height). The impact might be on 'views to' or 'views from' these elements and it should be assessed with reference to key historic viewpoints and essential settings. These should be considered in

relation to a site's original character and function, as well as to 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>



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