

Appendix B – Viewpoint Analysis

Table 1: Viewpoint Locations

Vp no	Location	Easting	Northing	Elevation (approx)	Distance to site boundary	Bearing to site (approx)	LANDMAP Area	Landscape Designations	Recreational and Transport Routes	Visual receptors
A	View south from near Dolywern (Sept & Jan views)	321775	337815	250m AOD	2.3km	SE	LCA 4	SLA	Local road	Motorists
B	View south from near to Erwallo-uchaf	322110	337545	210m AOD	1.9km	SE	LCA 4	SLA	Local road	Motorists
C	View from rear of Cae Mor Farmhouse	322775	335975	275m AOD	0.2km	S	LCA 4	SLA	Local road	Residents Motorists
D	View of front façade of Cae Mor Farmhouse	322845	335995	265m AOD	0.22km	S	LCA 4	SLA	Local road Public Right of Way	Residents, Motorists, Walkers
E	View east from B4579 near Cae Mor Ucha	322680	335860	300m AOD	0.18km	E	LCA 4	SLA	Local road	Motorists
F	View north from local footpath south of site	322810	335670	330m AOD	0.1km	N	LCA 4	SLA	Public Right of Way	Walkers
G	View west from B4579	323360	335545	335m AOD	0.55km	W	LCA 4	SLA	Local road	Motorists
H	View west from footpath Glyntraian 25	323320	335665	290m AOD	0.5km	W	LCA 4	SLA	Public Right of Way	Walkers

Vp no	Location	Easting	Northing	Elevation (approx)	Distance to site boundary	Bearing to site (approx)	LANDMAP Area	Landscape Designations	Recreational and Transport Routes	Visual receptors
I	View south from local road north of site	323125	336473	225m AOD	0.775km	S	LCA 4	SLA	Local road	Motorists
J	View southwest from byway east of site	323380	336030	260m AOD	0.6km	SW	LCA 4	SLA	Public Right of Way	Walkers, Horse riders
K	View west from byway and road junction near Pwll-hir	324400	335470	350m AOD	1.5km	W	LCA 4	SLA	Local road, Public Right of Way	Motorists, Walkers, Horse riders
L	View southwest from byway near Plas-onn	323890	335820	315m AOD	1.0km	SW	LCA 4	SLA	Public Right of Way	Walkers, Horse riders

Prediction Methodology

1. The following viewpoint analysis of Vps A, E, G, I, K and L has identified the visual receptor sensitivity and landscape sensitivity at each viewpoint location and combined these with the predicted magnitude of change in the view in order to determine the overall impact and whether or not this would be a significant change in the view for each visual receptor type and landscape character unit at each location.
2. However, as mentioned in paragraph 6 within the main LVIA report, the term 'significant' has been used to refer to effects which are material to the determination of the application. The term of significant used in this assessment is not used in relation to the EIA regulations.
3. In accordance with guidance provided within GLVIA3, the sensitivity of each visual receptor group at each location is a function of the susceptibility of visual receptors to change at that location and the value attached to these views.
4. All visual receptors are people and are assumed to be equally sensitive to change. However, the location and activities of visual receptors influence the way in which they currently experience the landscape and views, the extent to which views of the surrounding landscape may contribute to their existing visual amenity, the value they place on these views and their susceptibility to changes in these views. Accordingly, at any one location there may be different levels of sensitivity for the different receptor groups, the sensitivity may vary depending on the direction of the view, and any one receptor group may be accorded different levels of sensitivity at different locations.
5. Receptor susceptibility levels of very susceptible, susceptible, moderate susceptibility, slight susceptibility and negligible susceptibility are used taking into account the following factors:
 - Receptor location, occupation or activity,
 - Movement of receptor and duration and frequency of view experienced,
 - Focus of attention and interest.
6. The judgement of value is based on a five point scale – National value, County/Borough/District value, Community value, private value, unvalued. The value attached to a location or to a particular view at a location can influence the purpose and expectation of receptors at the location and the judgement of value takes into account:
 - Recognised value – for example by the presence of planning designations, protected views or designated heritage assets,
 - Indicators of value – to individuals, communities and society generally, such as the popularity of a location.
7. Accordingly, visual receptor sensitivity is determined in terms of the sensitivity of each location for each receptor type (rather than the sensitivity of the receptors *per se*), using a five point relative scale – high, high/medium, medium, medium/low and low.
8. In accordance with guidance provided in GLVIA3, the sensitivity of each landscape unit is judged on the basis of its value and its susceptibility to change arising from the specific type, scale and location of development proposed.
9. The susceptibility to change of a landscape unit is based on a five point scale (very susceptible, susceptible, moderate susceptibility, slight susceptibility and negligible susceptibility)and depends on:
 - The key characteristics of the landscape, and the clarity and robustness of these characteristics,
 - Nature of views (visual enclosure/openness of views and extent to which views contribute to landscape character),
 - Landscape planning policies and strategies for the landscape unit,

- The nature of the changes to landscape character and views that could be brought about by the type, scale and location of the proposed development and the compatibility of these with the above factors.
10. The same five point value scale is used for landscape units as for visual receptors. Judgements on landscape value are based on those given in published landscape character assessments (where given) and/or checked in the field from fieldwork observations.
 11. Accordingly, the assessment of landscape sensitivity for each landscape unit is derived from the judgement of value and combined with the judgement of susceptibility to give a level of landscape sensitivity as part of a five point scale – high, high/medium, medium, medium/low or low sensitivity.
 12. The magnitude of the change in the views from the six viewpoints has been assessed using a five point scale – very substantial, substantial, moderate, slight and negligible and also the intermediate categories of very substantial/substantial, substantial/moderate, moderate/slight and slight/negligible. This magnitude of change scale is a relative scale and is not an absolute scale. It is based on the assessor's interpretation of largely quantifiable parameters, including:
 - Distance and direction of the viewpoint from the development.
 - Extent of the development visible from the viewpoint.
 - Field of view occupied by the development (horizontal and vertical angles of view) and proportion of view (as a percentage of the panorama).
 - Context of the view and degree of contrast with the existing landscape and built elements (background, form, composition, pattern, scale and mass, line, movement, colour, texture, etc).
 - Scale of change with respect to the loss or addition of features in the view. For the addition of built form, this includes the relative scale of the development and whether the development would be overwhelming, overbearing, dominant, prominent, visible, noticeable, discernible or barely discernible.
 - Duration and nature of the effect, eg direct/ indirect, secondary, cumulative, temporary/ permanent, short term/ long term, intermittent/ continuous, reversible/ irreversible, etc (as related to the nature of the development).
 13. The sensitivity and magnitude of change have then been combined as per the matrix in **Table 2** below. Overall effects of major/moderate and above are considered significant and are shaded dark grey in **Table 2** below. Overall effects of moderate+ may be significant if experienced over a sustained length of a route or over most of a zone, area or location, and overall effects of moderate may contribute to significance if combined with greater changes at the same general location, whereas moderate/minor+ or lower changes are unlikely to result in significant changes to views or landscape character.

Table 2 – Assessment of Overall Impact and Significance

LOCATION SENSITIVITY	MAGNITUDE OF CHANGE								
	V sub	V sub/ sub	Sub	Sub/ mod	Mod	Mod/ slight	Slight	Slight/ neg	Neg
High	Major++	Major+	Major	Maj/ mod+	Maj/ mod	Mod+	Mod	Mod/ min+	Mod/ min
High/ medium	Major+	Major	Maj/ mod+	Maj/ mod	Mod+	Mod	Mod/ min+	Mod/ min	Minor+
Medium	Major	Maj/ mod+	Maj/ mod	Mod+	Mod	Mod/ min+	Mod/ min	Minor+	Minor
Medium/ low	Maj/ mod+	Maj/ mod	Mod+	Mod	Mod/ min+	Mod/ min	Minor+	Minor	Min/ neg+
Low	Maj/ mod	Mod+	Mod	Mod/ min+	Mod/ min	Minor+	Minor	Minor/ neg+	Min/ neg

Viewpoint Analysis

14. The findings of the viewpoint analysis are provided in **Table 3** below. The viewpoint findings below do not consider the proposed landscaping scheme or any potential screening that it may provide, although this is discussed in more detail within the main assessment. The below viewpoint analysis considers the screening effects of intervening topography, existing vegetation and built form and assumes excellent visibility conditions.
15. This analysis was undertaken in the field. It is illustrated by the images in **Viewpoints A to L, although only Viewpoints A, E, G, I, K and L** have been assessed in detail below. The viewpoints show the existing views in the direction of the proposed development from each of these locations. In these figures, photographs illustrate the existing views from each viewpoint and have been stitched together to form panoramic views, each with a different horizontal field of view. These viewpoint panoramas are then labelled to indicate the approximate location and/or extent of the proposed development.
16. As each viewpoint panorama includes a different horizontal field of view, there is no set viewing distance for these images and they are provided simply as a tool for illustrative purposes. A Canon EOS 6D camera with a 50mm lens was used when photographing these panoramas.
17. Photomontages have also been produced for **Viewpoints A and H** and should be viewed at the viewing distance indicated on each. None of the viewpoints

Table 3: Viewpoint Analysis

Vp A: View south from near Dolywern (September and January views)					
Distance from proposed development	NGR	Elevation (mAOD)	Landscape designation	Recreational area or route	Existing View
0.25km	321775 337815	250mAOD	SLA	Local road	Located on a local road with intermittent out to the south across the Ceiriog Valley.
Assessment of Effects on Landscape Character					
LANDMAP	Value Susceptibility	Sensitivity	Magnitude	Individual effects	Assessment
LCA 4	County Susceptible	High/medium	Slight/negligible adverse	Moderate/minor adverse	A locally designated landscape of county value that could have susceptibility with a high/medium sensitivity to the type, scale and location of development proposed. The proposed development may become a characteristic of the landscape, would contrast with the existing landscape context and would be a discernible additional feature. This would result in a slight/negligible adverse magnitude of change and a moderate/minor adverse effect on landscape character at this location. This indicates no significant effect on landscape character at this viewpoint.

Assessment of Effects on Views					
Receptor	Value Susceptibility	Sensitivity	Magnitude	Individual effects	Assessment
Motorists	Community Moderate susceptibility	Medium	Slight/ negligible	Minor+	A local road with community value, along which receptors would be moving steadily, could use the route frequently, with views varying between open and enclosed, and so would be moderately susceptible and with a medium sensitivity to changes in the view. The proposed development would be to the side of the direction of travel and would be visible as built form in the distance, partially screened by existing vegetation both in summer and winter months. This would result in a slight/ negligible magnitude of change and a minor+ effect on the visual amenity of motorists and passengers at this point. This indicates no significant effect on visual amenity at this viewpoint.

Vp E: View east from B4579 near Cae Mor Ucha					
Distance from proposed development	NGR	Elevation (mAOD)	Landscape designation	Recreational area or route	Existing View
0.18km	322680 335860	300mAOD	SLA	Local road	Located on a rural B road looking east across surrounding farmland, with longer distance views to the north.

Assessment of Effects on Landscape Character					
LANDMAP	Value Susceptibility	Sensitivity	Magnitude	Individual effects	Assessment
LCA 4	County Susceptible	High/medium	Moderate adverse	Moderate+ adverse	A locally designated landscape of county value that could have susceptibility with a high/medium sensitivity to the type, scale and location of development proposed. The proposed development would become a characteristic of the landscape at this close proximity, would contrast with the existing landscape context and would be a visible additional feature. This would result in a moderate adverse magnitude of change and a moderate+ adverse effect on landscape character at this location. This indicates no significant effect on landscape character at this viewpoint, although if combined with greater changes in the same general location, a significant effect on landscape character may occur. This is discussed in more detail later within the assessment.
Assessment of Effects on Views					
Receptor	Value Susceptibility	Sensitivity	Magnitude	Individual effects	Assessment
Motorists	Community Moderate susceptibility	Medium	Moderate	Moderate	A local road with community value, along which receptors would be moving steadily, could use the route frequently, with views enclosed to the south, and so would be moderately susceptible and with a medium sensitivity to changes in the view. The proposed development would be to the front-side of the direction of travel for those travelling eastbound and a small part of the proposed building would be visible above intervening vegetation. This would result in a moderate magnitude of change and a moderate effect on the visual amenity of motorists and passengers at this point. This indicates that these predicted effects may be significant if experienced over a sustained length of this route. This is discussed later in the assessment in more detail in relation to motorists.

Vp G: View west from B4579					
Distance from proposed development	NGR	Elevation (mAOD)	Landscape designation	Recreational area or route	Existing View
0.55km	323360 335545	335mAOD	SLA	Local road	Located on the B road to the south of the site, looking west towards nearby agricultural land and across the Ceiriog Valley.
Assessment of Effects on Landscape Character					
LANDMAP	Value Susceptibility	Sensitivity	Magnitude	Individual effects	Assessment
LCA 4	County Susceptible	High/medium	Moderate/ slight adverse	Moderate adverse	A locally designated landscape of county value that could have susceptibility with a high/ medium sensitivity to the type, scale and location of development proposed. The proposed development would become a characteristic of the landscape, would contrast with the existing landscape context and would be a visible/ noticeable additional feature. This would result in a moderate/ slight adverse magnitude of change and a moderate adverse effect on landscape character at this location. This indicates no significant effect on landscape character at this viewpoint, although if combined with greater changes in the same general location, a significant effect on landscape character may occur. This is discussed in more detail later within the assessment.
Assessment of Effects on Views					
Receptor	Value Susceptibility	Sensitivity	Magnitude	Individual effects	Assessment
Motorists	Community Moderate susceptibility	Medium	Moderate/ slight	Moderate/ minor+	A local road with community value, along which receptors would be moving steadily, could use the route frequently, with views enclosed to the south, and so would be moderately susceptible and with a medium sensitivity to changes in the view. The proposed development would be to the front-side of the direction of travel for those travelling westbound and a limited part of the proposed building would be visible above intervening vegetation as part of wide views at this point. Part of the access track and turning circle would also be visible. This would result in a moderate/ slight magnitude of change and a moderate/ minor+ effect on the visual amenity of motorists and passengers at this point. This indicates no significant effect on visual amenity.

Vp I: View south from local road north of site					
Distance from proposed development	NGR	Elevation (mAOD)	Landscape designation	Recreational area or route	Existing View
0.775km	323125 336473	225mAOD	SLA	Local road	Located on a rural local road looking south across surrounding farmland.
Assessment of Effects on Landscape Character					
LANDMAP	Value Susceptibility	Sensitivity	Magnitude	Individual effects	Assessment
LCA 4	County Susceptible	High/medium	Slight adverse	Moderate/minor+ adverse	A locally designated landscape of county value that could have susceptibility with a high/medium sensitivity to the type, scale and location of development proposed. The proposed development may contrast with the existing landscape context and would be seen as a discernible additional feature, although partially screened by existing hedgerows, even in winter months. This would result in a slight adverse magnitude of change and a moderate/minor+ adverse effect on landscape character at this location. This indicates no significant effect on landscape character at this viewpoint.
Assessment of Effects on Views					
Receptor	Value Susceptibility	Sensitivity	Magnitude	Individual effects	Assessment
Motorists	Community Moderate susceptibility	Medium	Slight	Moderate/minor	A local road with community value, along which receptors would be moving steadily, could use the route frequently, with views fairly open, and so would be moderately susceptible and with a medium sensitivity to changes in the view. The proposed development would be partially visible above intervening vegetation, to the side of the direction of travel within a wide view containing other built form nearby. This would result in a slight magnitude of change and a moderate/minor effect on the visual amenity of motorists and their passengers at this point. This indicates no significant effect on the visual amenity of motorists at this viewpoint.

Vp K: View west from byway and road junction near Pwll-hir					
Distance from proposed development	NGR	Elevation (mAOD)	Landscape designation	Recreational area or route	Existing View
1.5km	324400 335470	350mAOD	SLA	Local road, PRow	Located at the junction of a rural local road and a byway, looking west across surrounding farmland.
Assessment of Effects on Landscape Character					
LANDMAP	Value Susceptibility	Sensitivity	Magnitude	Individual effects	Assessment
LCA 4	County Susceptible	High/medium	Slight/negligible adverse	Moderate/minor adverse	A locally designated landscape of county value that could have susceptibility with a high/medium sensitivity to the type, scale and location of development proposed. The proposed development would become a characteristic of the landscape, may contrast with the existing landscape context and would be a discernible additional feature, although partially screened by intervening vegetation. This would result in a slight/negligible adverse magnitude of change and a moderate/minor adverse effect on landscape character at this location. This indicates no significant effect on landscape character at this viewpoint.
Assessment of Effects on Views					
Receptor	Value Susceptibility	Sensitivity	Magnitude	Individual effects	Assessment
Walkers and horse riders	Community Susceptible	High/medium	Slight/negligible	Moderate/minor	A byway with community value, along which receptors would be moving slowly and with enclosed views along some sections of the route, and so would be susceptible and with a high/medium sensitivity to changes in the view. The proposed development would be discernible in the distance, as part of wide and detailed views, partly screened by intervening vegetation. This would result in a slight/negligible magnitude of change and a moderate/minor effect on the visual amenity of walkers and riders with this view. This indicates no significant effect on visual amenity at this viewpoint.

Motorists	Community Moderate susceptibility	Medium	Slight/ negligible	Minor+	A local road with community value, along which receptors would be moving steadily, could use the route frequently, with views generally open, and so would be moderately susceptible and with a medium sensitivity to changes in the view. The proposed development would be seen to the side of the direction of travel and as part of wide and detailed views. This would result in a slight/ negligible magnitude of change and a minor+ effect on the visual amenity of motorists and passengers at this point. This indicates no significant effect on visual amenity at this viewpoint.
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Vp L: View southwest from byway near Plas-onn					
Distance from proposed development	NGR	Elevation (mAOD)	Landscape designation	Recreational area or route	Existing View
1.0km	323890 335820	315mAOD	SLA	PRoW	Located on a local byway bounded by hedgerows of varying heights. Views of surrounding farmland are recurrently available.
Assessment of Effects on Landscape Character					
LANDMAP	Value Susceptibility	Sensitivity	Magnitude	Individual effects	Assessment
LCA 4	County Susceptible	High/ medium	Slight adverse	Moderate/ minor+ adverse	A locally designated landscape of county value that could have susceptibility with a high/ medium sensitivity to the type, scale and location of development proposed. The proposed development would become a characteristic of the landscape, would contrast with the existing landscape context and would be a noticeable additional feature, although partially screened by existing vegetation. This would result in a slight adverse magnitude of change and a moderate/ minor+ adverse effect on landscape character at this location. This indicates no significant effect on landscape character at this viewpoint.

Assessment of Effects on Views					
Receptor	Value Susceptibility	Sensitivity	Magnitude	Individual effects	Assessment
Walkers and horse riders	Community Susceptible	High/medium	Slight	Moderate/minor+	A byway with community value, along which receptors would be moving slowly and with enclosed views along some sections of the route, open views in other sections and so would be susceptible and with a high/medium sensitivity to changes in the view. The proposed development would be visible in the distance, as part of wide and detailed views, partly screened by intervening vegetation. This would result in a slight magnitude of change and a moderate/minor+ effect on the visual amenity of walkers and riders with this view. This indicates no significant effect on visual amenity at this viewpoint.