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Llandegla Forest Pods

Landscape and Visual Impact Assessment Technical Note



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01

Introduction

Introduction

This Technical Note has been written to support the outline planning application for Forest Pod accommodation. The purpose of the Note is to assess the likely effects on landscape and views.

Scope of Assessment

Introduction

The Note has assessed the proposals based on the Parameter Plan (**Figure 7 - 0002-MS-XX-XX-DR-L-003**). The Landscape General Arrangement plan is provided as an illustrative drawing (**Figure 8 - 0002-MS-XX-XX-DR-L-002**) and has been referenced to support the assessment.

Methodology

The assessment within this Technical Note has been carried out with reference to the **Guidelines for Landscape & Visual Impact Assessment** (GLVIA (2013) 3rd Edition, Landscape Institute, Institute of Environmental Management and Assessment) by Planit-IE Ltd, a registered practice of the Landscape Institute with considerable experience in landscape and visual assessment.

A two-stage assessment process has been adopted. Firstly, the nature of receptors (sensitivity) have been assessed, and secondly, the nature of effects (magnitude) likely to result from the proposed development have been determined.

Site Location

The proposed development site is located within Coed Llandegla Forest in Denbighshire, north-east Wales, approximately 7 miles from Wrexham and 14 miles from Chester. It is situated to the south-east of the village of Llandegla at the north-western edge of Ruabon Moors.

The Forest is plantation coniferous woodland, and covers 650 hectares. It was planted in 1972-73 and consists largely of Sitka Spruce with a smaller area of larch. The forest grows at a rate that allows the harvesting of 7,000 cubic metres of timber per year without affecting the total volume of timber in the forest. Pendinas

Reservoir is located in the middle of the forest.

The forest is used for a range of recreational activities including mountain-biking and walking. The Offa's Dyke Path, a long-distance footpath, passes through the forest. Fishing activity takes place at the reservoir.

The forest and adjacent moorland are important habitats for the Black Grouse which is declining in many parts of England and Wales. Approximately 50% of the Welsh black grouse population lives within one mile of the forest. The birds are increasing here due to a programme of special land management. A bird hide has been constructed to allow visitors to watch them.

Mountain biking trails are operated by Oneplanet Adventure. There are bike trails to suit all abilities, along with walking and running trails. A visitor centre hub building provides cycle hire, workshop, a cafe, shop and classroom facilities.

Summary of the Proposed Development

The proposed development will aim to balance encouraging tourism activities that benefit the existing business and local economy, whilst protecting the character of the countryside and surrounding landscape.

The intention is to provide prefabricated self-contained accommodation lodges comprising a mix of 2 person and 4 person units each with a secure bike store and external decking sitting area.

The development proposals include a lodge development zone, a green infrastructure zone and car parking/access areas. The proposals include a detailed application for a solar PV on the existing hub.

Document Structure

The Technical Note contains the following information:

1. Baseline evaluation
2. Proposed scheme description and location plan
3. Potential impacts
4. Mitigation measures
5. Residual impacts
6. Summary and conclusions.

Landscape Impacts to be Assessed

The Note assesses landscape character within the site and surrounding site context, including consideration of tree cover, landscape features, movement and access and ecology. An analysis of landscape character is provided in **Figure 5**.

Visual Impacts to be Assessed

The Note includes an assessment of the potential visual impacts of the proposed lodge development. Six viewpoint locations are proposed that represent potential sensitive visual receptors with views of the proposed development. The viewpoint locations were refined following consultation with the Local Planning Authority. The viewpoint locations are illustrated in **Figure 6**.

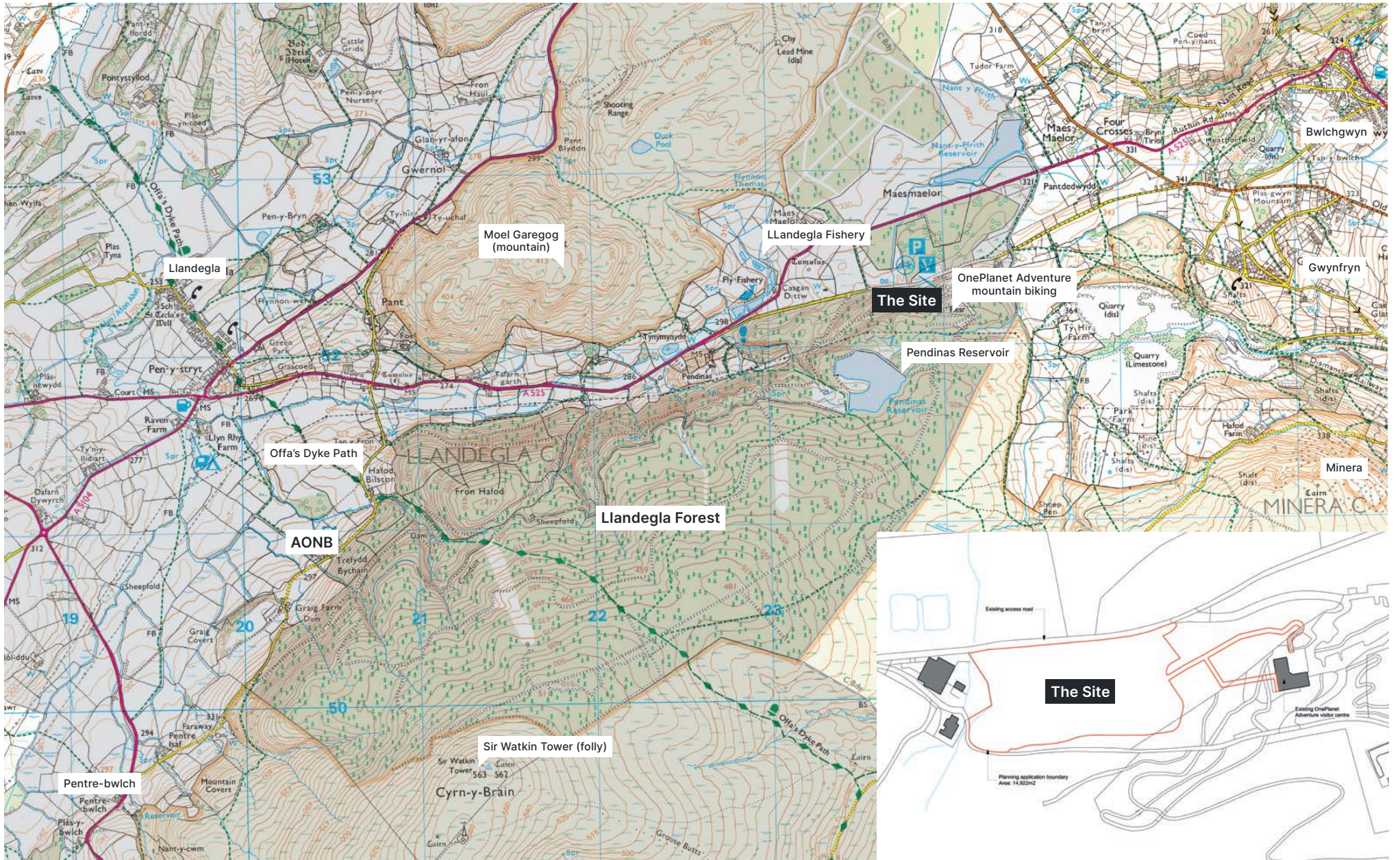


Figure 1 - Site Location



02

Baseline Evaluation

Baseline Evaluation

This section of the Note sets out the baseline landscape and visual conditions within the site and surrounding context, and forms the basis for the identification and description of the changes that will occur as a result of the proposed forest pod development.

Landscape Designations

The site is located within the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB). The AONB was first designated in 1985, and was extended in 2011 to include the Dee Valley. The purpose of the designation is to conserve and enhance the natural beauty of the area. The management plan for the AONB follows an ecosystem approach, which is defined as, “a strategy for the integrated management of land, water and living resources that promotes conservation and sustainable use in an equitable way”. The special qualities of the AONB include:

- Landscape character and quality - tranquillity, remoteness and wildness and space and freedom;
- Habitats and wildlife - heather moorland and rolling ridges, broadleaved woodlands and veteran trees, river valleys and the River Dee, limestone grasslands, cliffs and screes;
- Historic environment - historic settlement and archaeology, industrial features (limestone quarrying and lead mining, slate quarries and associated tramways and workings) and the World Heritage Site, historic defence features (iron age hillforts, motte and bailey towers), small historic features (often unlisted and unscheduled), and traditional boundaries (drystone walls and hedges).
- Access, recreation and tourism - Iconic visitor and cultural activities (sites that have helped to shape the identity of the AONB as a visitor destination), and The Offa's Dyke National Trail and promoted routes.
- Culture and people - The built environment and people and communities.

An analysis of the extent to which the special qualities of the AONB are present within the site is provided below.

- **Landscape Character and quality.** The area around the site has limited development, with the nearest settlements being Llandegla approximately 2.8km to the west, and Gwynfryn approximately 1.8km to the east. The location of the site outside of a settlement, and off the main A525 Ruthin route creates a limited sense of tranquillity, remoteness, wildness, space and freedom. However, the location of the nearby Llandegla Fishery, Llandegla Laser Combat and the Oneplanet Adventures mountain biking, in conjunction with the on-site commercial forestry activities within Llandegla Forest significantly limit the sense of tranquillity, remoteness, space and freedom experienced within the site.
- **Habitats and wildlife.** The site is currently used for commercial forestry and therefore tree cover is a monoculture of coniferous Sitka spruce, with some more sparse areas and areas of felled woodland which consist of dense scrub. There is an area of tall ruderal vegetation and scattered scrub to the north east, and an area of dense scrub and semi-improved grassland to the north west. There are a series of dry ditches within the centre of the site. A small watercourse runs around the north western corner of the site. The site is not currently managed to prioritise habitat and biodiversity value, however some value will be provided by the tree cover, and the areas of fell and replanting will help to create a mosaic of habitats. Broadleaved woodland is limited to a small area of wet woodland to the north western corner, and tree groups along the southern site edge. There are no heather moorland, veteran trees, river valleys, limestone grassland, cliffs or screes within the site.

- **Historic environment.** There are no recorded designated heritage assets within the site. To the north, beyond the site boundary, there is the Designated Heritage Asset of Cas-Gan-Ditw Round Barrow, and immediately beyond the A525 is the Maes Maelor Round Barrow.
- **Access, recreation and tourism.** The site is not currently accessible as a tourist destination.

Landscape Character

The site is located within National Landscape Character Area NCLA12 - Clwydian Range (Natural Resources Wales). The Clwydian Range is an extensive upland areas which forms the broad ridge between the Vales of Clwyd and Llangollen, and the western (Deeside) part of the Cheshire plain. Key characteristics relevant to landscape and views include:

- Rounded, heather-clad open hills in two main groups;
- Narrow, minor river valleys dissect the hills;
- A gentle intervening vale;
- Well defined western and southern edges;
- Carboniferous limestone to the east;
- A series of minor rivers;
- Heaths;
- Hedgerows and numerous hedgerow trees;
- Quarries and mining heritage
- Archaeology;
- Historic parks, and;
- Sparse level of settlement.

The site does not currently contain any of the key characteristics which are considered to be typical of and valuable within the National Character Area. The study area which will be assessed for the purposes of this Technical Note includes the site and immediately surrounding context as illustrated in **Figure 5**.

LANDMAP

LANDMAP is a complete all-Wales GIS based landscape resource where landscape characteristics, qualities and influences on the landscape are recorded and evaluated into a nationally consistent data set. LANDMAP offers a mapped, contextual baseline of information about landscape character, qualities and values.

LANDMAP has assessed the site and wider Llandegla Forest as 'low' in terms of its visual and sensory qualities. The visual and sensory assessment describes the physical attributes of landform and land cover, it identifies distinctive elements and features and any visible patterns or interrelationships that can help us understand landscape variation. It describes how people perceive and experience landscape views and qualities like sense of place, light pollution and tranquillity. Settlement pattern, scale, diversity, sense of enclosure are also considered.

Llandegla Forest is assessed as a 'marked change from the surrounding area, and lacking definition in terms of character'. The assessment recommends; enhancing diversity of woodland species, opening up of glades, more broadleaf woodland and improved accessibility.

Existing Trees

The existing trees on site consist predominantly of

coniferous plantation woodland which is managed and harvested for timber. A small area of wet woodland is located to the north west within the site, within an area of damp, boggy ground.

Topography

The topography within the site is varied, with ground levels rising generally from north east to south west. Levels rise relative gradually from c.332m AOD in the north western corner, before steeply rising within the south eastern half of the site to reach c.361m AOD.

Visibility and Key Views

The existing tree cover within the site and wider Llandegla Forest provides significant visual screening. There are limited views into or out of the site. Key views are available from elevated ground to the north, the access route to the existing hub building, an existing footpath to the north, circulation routes within the site, and the main A525 road to the north.



View to site from north - entrance to Laser Combat



Commercial forestry



Long-range elevated view from public footpath to the north west.



View along site's northern edge



Existing Oneplanet Adventure visitor hub building

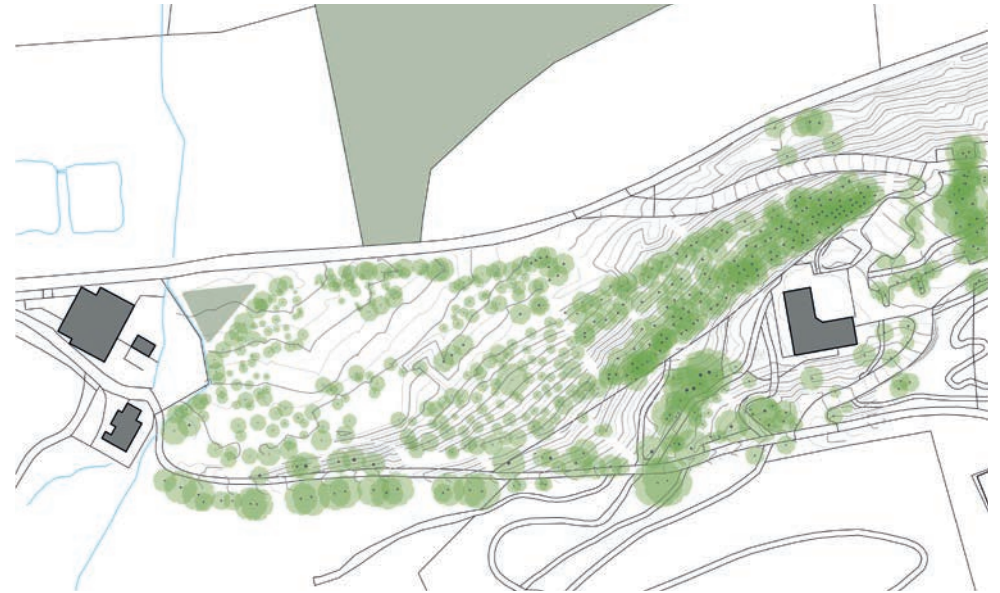


Figure 2 - Existing Trees

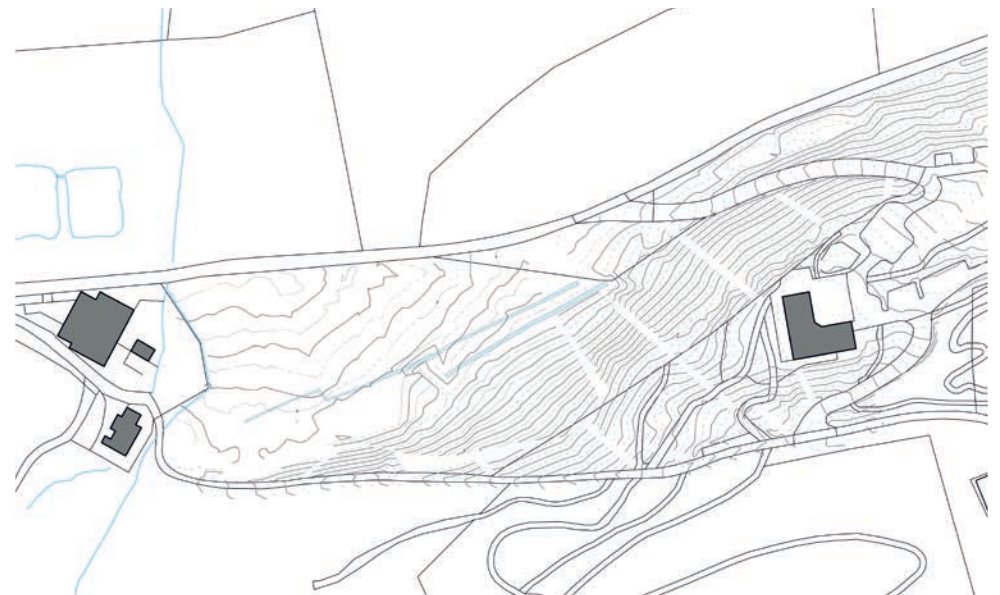


Figure 3 - Topography

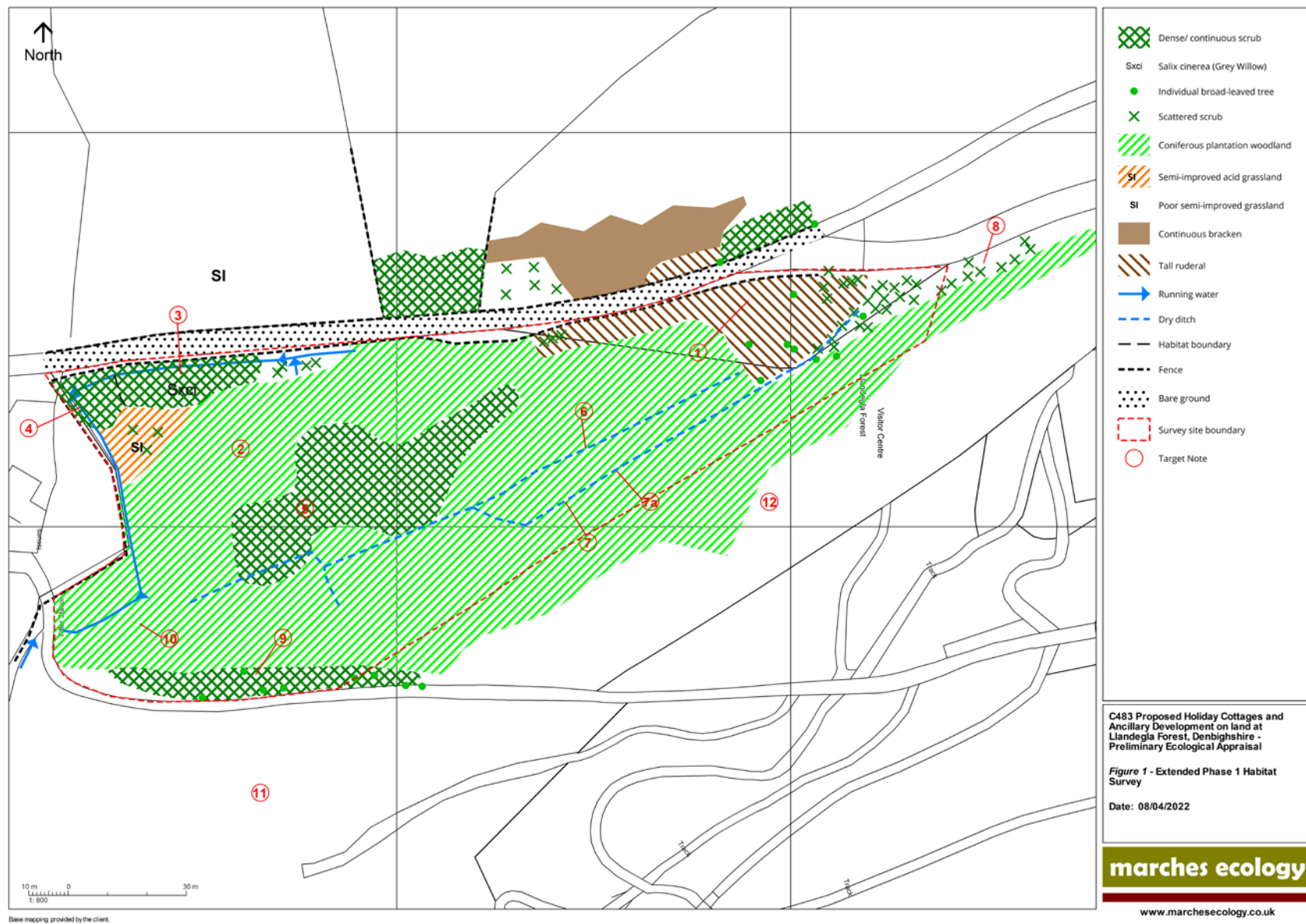


Figure 4 - Ecology



Figure 5 - Landscape Character/AONB

Landscape Receptor	Baseline Description	Landscape Value	Susceptibility to Change	Overall Sensitivity of Receptor
Landscape Character - National Landscape Character Area NCLA12 - Clwydian Range (Natural Resources Wales)	The site and immediate surrounding Llandegla Forest does not currently contain any of the key characteristics which are considered to be typical of and valuable within the National Character Area.	Low - Very limited contribution to AONB designation due to lack of special qualities. Few landscape features of value due to current use. Lack features representative of landscape character as defined at the national level. Not valued for scenic, perceptual or recreational value.	Low - Substantial ability to accommodate the proposed development without undue harm.	Low (local/site level) - lack of features typical of the wider landscape character.

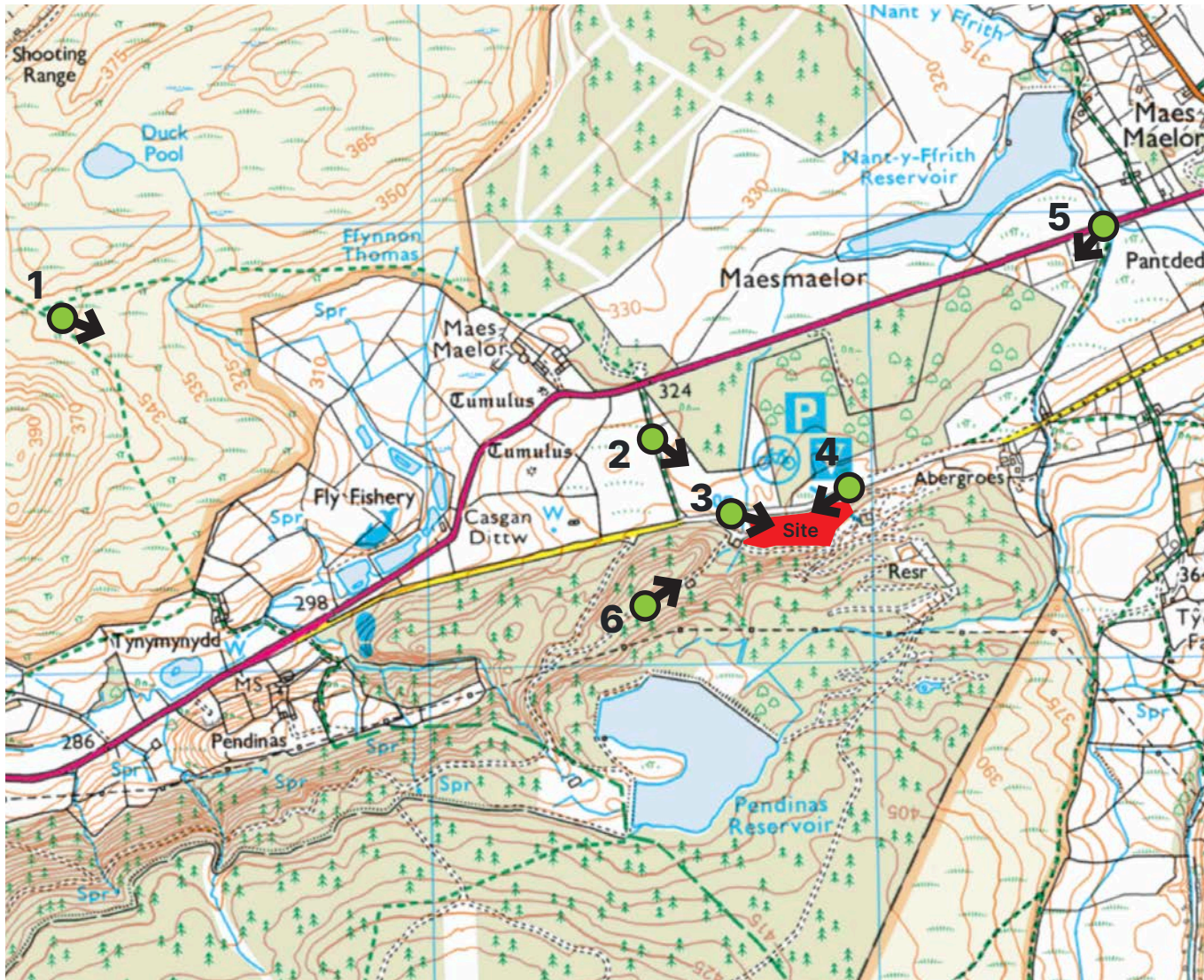


Figure 6 - Viewpoint location plan



View into the Site



View of surrounding landscape context and views



View of site from western footpath

Viewpoint 1: View far north west from site



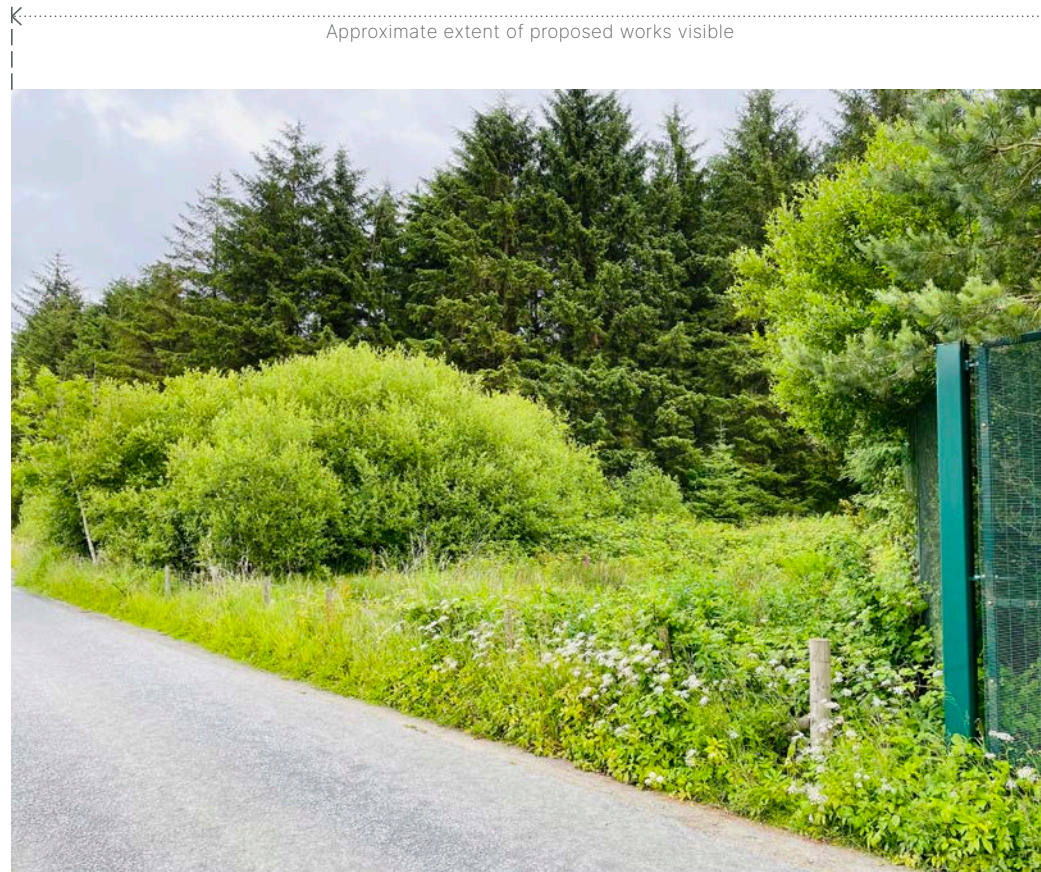
Viewpoint No. and Location	Designation and Approx. Distance to Site Boundary	Description of Baseline View	Type of View and Number of Users	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
Viewpoint 1. View north west. Refer to Figure 6.	Viewpoint within AONB situated at conjunction of Public Rights of Way close to the summit of Moel Garegog. Approx. 1.62Km	The view is dominated by moorland grassland in the foreground of the view, and the contrasting Llandegla Forest forms the backdrop to the view. The viewpoint allows open, elevated views towards the site.	Open view. Low number of viewers.	Medium - view from landscape of regional importance where the view forms part of the experience	High - users of public right of way whose attention is likely to be focused on the landscape.	High/ medium

Viewpoint 2: View north west from site, south of the A525



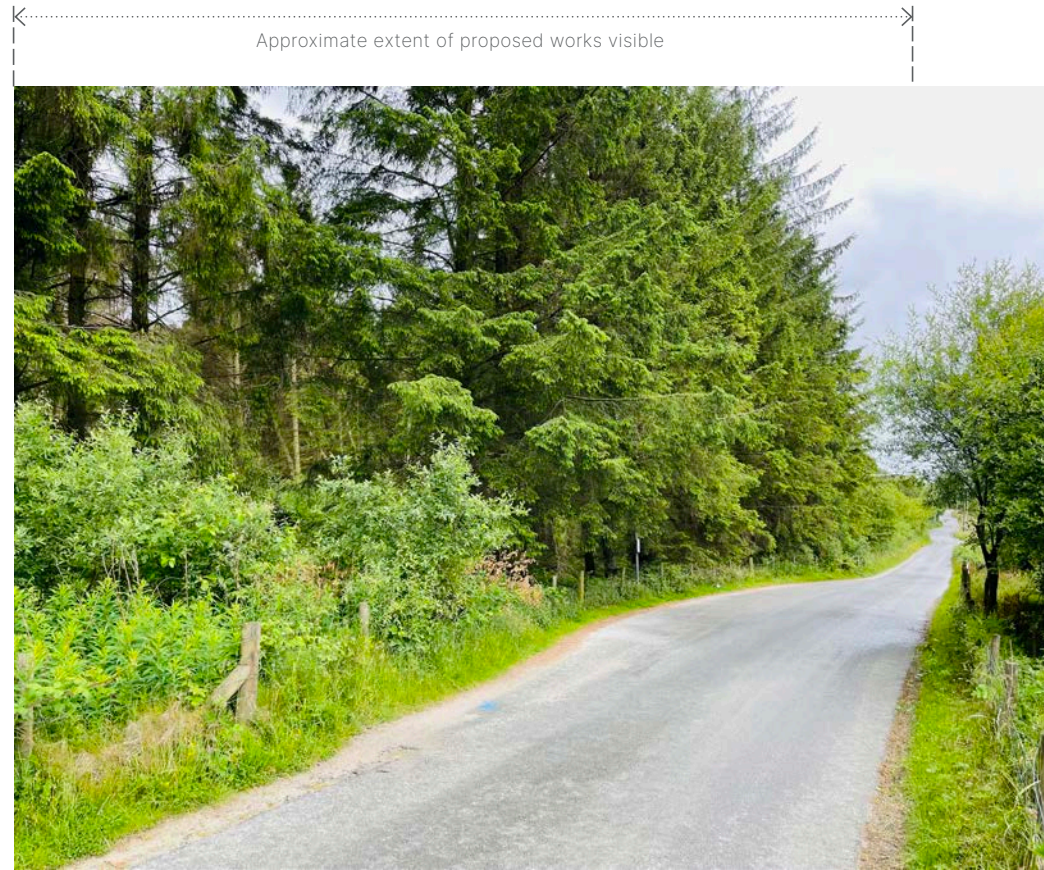
Viewpoint No. and Location	Designation and Approx. Distance to Site Boundary	Description of Baseline View	Type of View and Number of Users	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
Viewpoint 2. View north west. Refer to Figure 6.	Viewpoint situated along a Public Right of Way on the eastern fringes of the AONB. Approx. 0.29Km	The view is dominated by grassland in the foreground of the view, and strong belts of conifer plantation woodland which visually contain internal views into the site, even in winter. The formal PRoW footpath route is along a minor road and appears well maintained with well maintained fencing.	Open view. Medium number of viewers.	Medium/low - not particularly popular as a viewpoint and with no cultural associations	Medium - users of PRoW where the view is moderately important to the quality of the journey.	Medium

Viewpoint 3: View north west on the edge of the site boundary



Viewpoint No. and Location	Designation and Approx. Distance to Site Boundary	Description of Baseline View	Type of View and Number of Users	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
Viewpoint 3. View north west, on the edge of the site boundary. Refer to Figure 6.	Adjacent to site's northern boundary on the fringes of the AONB. Approx. 0.02Km	The view is dominated by tall ruderal vegetation and scattered scrub. A strong belt of conifer woodland along the site's northern site edge forms the backdrop to the view, and prevents views into the site even in winter. A low timber post and metal wire fence subtly marks the site boundary along the roadside edge. The route is well used by visitors to the existing mountain biking facilities.	Enclosed view. High/medium number of viewers.	Medium - no designations, not particularly popular as a viewpoint and with minimal or no cultural associations	Low - travellers on road, rail or other transport routes, where the view is fleeting and incidental to the journey	Medium/low

Viewpoint 4: View north east, on the edge of the site boundary



Viewpoint No. and Location	Designation and Approx. Distance to Site Boundary	Description of Baseline View	Type of View and Number of Users	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
Viewpoint 4. View north east, on the edge of the site boundary. Refer to Figure 6.	View along the AONB edge. Adjacent to site's northern boundary. Approx. 0.02Km	The view is dominated by scattered shrubs and coniferous plantation woodland. The woodland visually contains the view, even in winter. A low timber post and metal wire fence marks the site boundary along the roadside edge. The route is well used by visitors to the existing mountain biking facilities.	Enclosed view. High/medium number of viewers.	Medium - on the fringe of the AONB designation, not particularly popular as a viewpoint and with minimal or no cultural associations	Low - travellers on road, rail or other transport routes, where the view is fleeting and incidental to the journey	Medium/low

Viewpoint 5: View north east of the site, along the A525, south of Nant-y-Ffrith Reservoir and by a PRow



Viewpoint No. and Location	Designation and Approx. Distance to Site Boundary	Description of Baseline View	Type of View and Number of Users	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
Viewpoint 5. View north east, along the A525. Refer to Figure 6.	No designations. Viewpoint situated at a Public Right of Way footpath access, beside the A525 Approx. 0.9Km	The view is dominated by rough grassland in the foreground of the view, with strong belts of conifer woodland which visually contain views, even in winter, in the background. The Forest containing the site appears on higher ground and forms the back drop to the view.	Open view. High number of viewers.	Low - no designations, not particularly popular as a viewpoint, no local cultural associations	Low - travellers on road where the view is fleeting and incidental to the journey	Low

Viewpoint 6: View south west of the site boundary



Viewpoint No. and Location	Designation and Approx. Distance to Site Boundary	Description of Baseline View	Type of View and Number of Users	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
Viewpoint 6. View south west. Refer to Figure 6.	No designations. Viewpoint situated at informal footpath, south west of the site. Approx. 0.2Km	The view is dominated by grassland and felled wood in the foreground of the view, a strong belt of conifer woodland which visually contains the view, even in winter is in the background.	Enclosed view. Low number of viewers.	Low - no designations, not particularly popular as a viewpoint and with no cultural associations	Medium/low - users of footpath where the view is part of the wider experience of the place	Medium/low



03

Design Proposals

Design Proposals

This section of the document sets out a brief description of the development parameters and the illustrative design proposals.

Vision

'The creation of a sensitive and sustainable holiday accommodation destination to supplement the existing mountain bike trails located at OnePlanet Adventure at Llandegla Forest.

Pods inspired by Shepherds huts located in an ecologically rich broadleaf woodland. A quiet and tranquil destination where you can be surrounded by nature and enjoy the special qualities of the local landscape.

By day enjoy walking, cycling and running in the forest and local hills, by night enjoy the sounds of the forest and the brightness of the stars in the night sky.'

The intention is to provide prefabricated self-contained accommodation lodges comprising a mix of 2 person and 4 person units each with a secure bike store and external decking sitting area.

The development proposals include a lodge development zone, a green infrastructure zone and car parking/access areas. The proposals include a detailed application for a solar PV on the existing hub.

Design Proposals

The parameter plan has been used as the basis for this assessment. It proposes a lodge development zone set within a strong landscape setting. Key principles embedded within the parameter plan include:

- Minimum of 5 metre buffer zone of vegetation between development and all site boundaries.
- All lodges single storey in height and a maximum of 5.5 metres above existing ground level.
- Green infrastructure will embed the development within the landscape.

- Vehicular access and a car park will be provided off the existing access route along the northern site edge.
- A pedestrian and cycle connection to the existing hub building, which will be fitted with photovoltaic panels.

The Landscape General Arrangement plan sets out how the development proposals could come forward in accordance with the parameters, and contains the following key principles:

- **Retention of existing wet woodland to the north western corner of the site.**
- **Proposed additional wet woodland with pond linked to existing ditch to provide habitat and biodiversity potential.**
- **Surface water attenuation pond with 2 water treatment tanks located to the north western corner.**
- **Proposed shale surfacing to pedestrian/cycle path network and site access route using compacted stone that has been reclaimed from the site.**
- **Brush habitat piles/screening features created using site-won material.**
- 20 car parking spaces with 1 accessible space.
- Landform bund created using excavated material to provide additional screening of the car park.
- Broadleaf plantation woodland along the site's southern edge.
- Existing vegetation retained along the southern boundary.
- Proposed boardwalk crossings over existing ditches and streams.
- Natural regeneration of broadleaf woodland.
- Existing pedestrian/cycle connection to visitor centre through existing woodland retained.
- Existing tall ruderal vegetation retained.
- Scrub vegetation to site boundary.

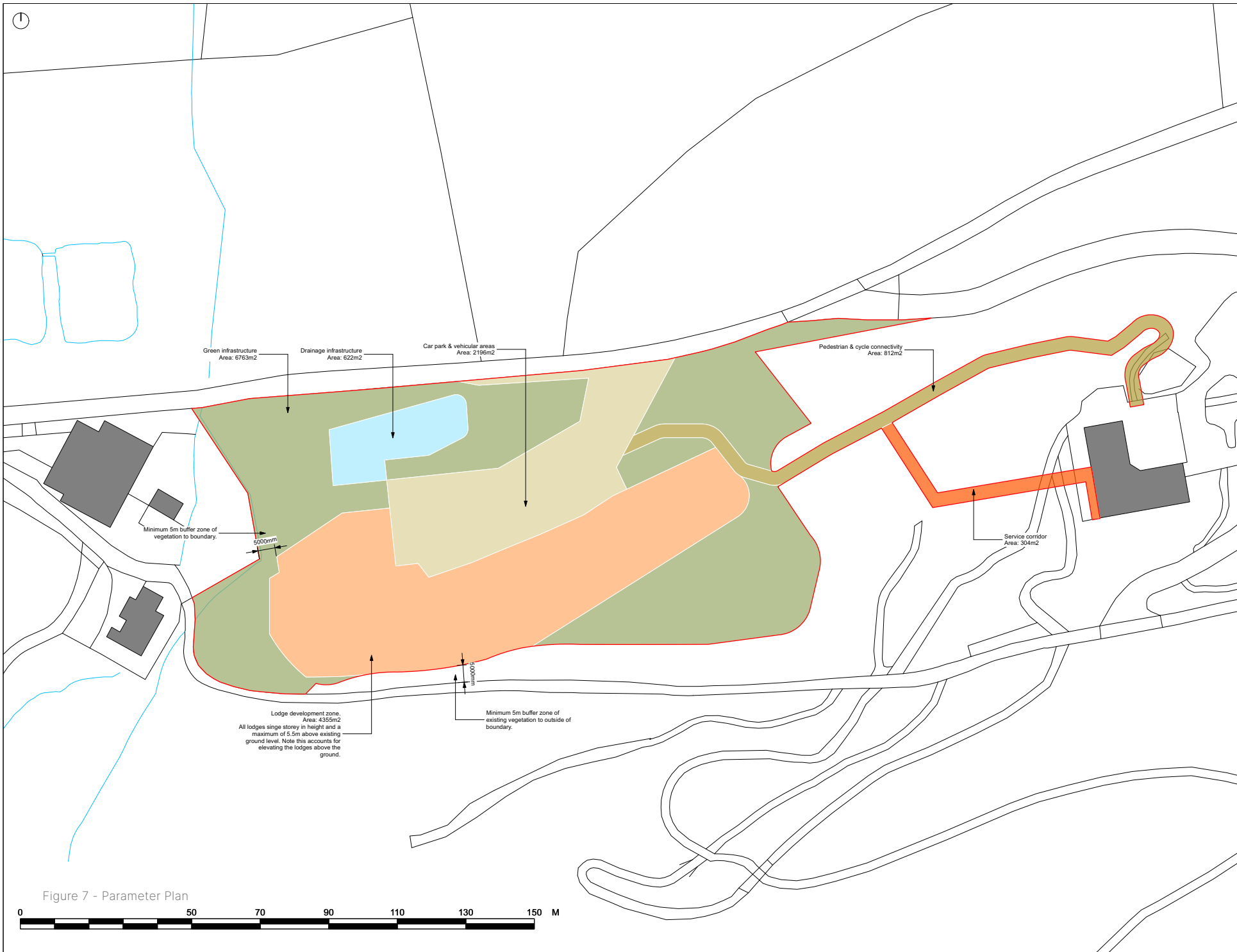


Figure 7 - Parameter Plan



Notes

Date	By	Rev	Description	Drawn by	Checked by
10/01/22	ET	001	Client brief to consultant	ET/ET	ET/ET
20/01/22	ET	002	Client brief to consultant	ET/ET	ET/ET
28/01/22	ET	003	Issue for Permits	ET/ET	ET/ET
04/02/22	ET	004	Issue for Permits	ET/ET	ET/ET

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Project:
 Llandegla Forest Pods

Drawing size	Drawing scale	Workstage
A1	1:500	Stage 3

Drawing title:
 Parameters Plan

Drawing number	Subsidiary	Rev
0002-MS-XX-XX-DR-L-0003	S1	P04



Notes

Date	By	Description	Checked	Approved
03/07/20	BT	02/07/20 Rev 1	02/07/20	02/07/20
03/07/20	BT	03/07/20 Rev 2	03/07/20	03/07/20
03/07/20	BT	03/07/20 Rev 3	03/07/20	03/07/20
03/07/20	BT	03/07/20 Rev 4	03/07/20	03/07/20

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Project:
 Llandegla Forest Pods

Drawing scale	Drawing scale	Workstage
A1	1:500	Stage 3

Drawing title:
 Landscape General Arrangement

Drawing number	Subsidiary	Rev
0002-MS-XX-GR-L-0002	S1	P04

Figure 8 - Landscape General Arrangement



Restoring Broadleaf Woodland

The majority of the site at present is plantation coniferous woodland, planted by people as a crop to harvest timber.

The woodland block that occupies most of the development site is in relatively poor condition with a large number of windblown trees. Given that the trees are planted in a dense stand, when some trees are removed or blow over others inevitably follow, as they have lost the shelter provided by other trees that they have grown with.

The intention therefore is to harvest the crop of coniferous trees, and through replanting and vegetation management, restored broad leaf woodland which pre-dates the coniferous plantation woodland. This will create a far more ecologically rich site than seen at present.

A sustainably managed broad leaf woodland will create an attractive green backdrop to the development that is rich in wildlife to create a place where people want to come and stay.



Short term 1-5 years

Select areas planted with whips to kick start regeneration and allow for the introduction of select tree species.

Some areas left to regenerate naturally from the seed bank in the soil, with species that are well fitted to the locale and of local provenance.

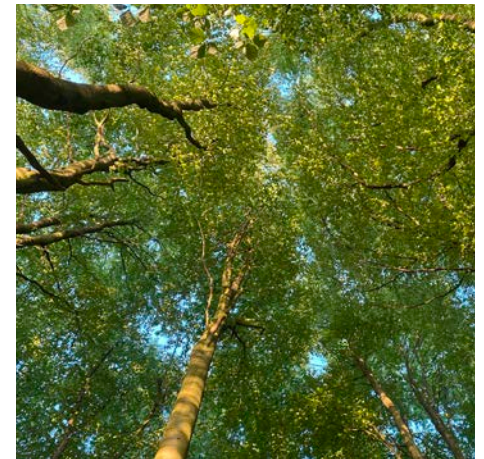
Areas of scrub / heathy woodland established through the sowing of locally collected seed.



Medium term 5-15 years

Young trees, particularly pioneer species become well established.

Species mix carefully managed. Thinning required to achieve the desired spacing.



Long term 15+ years

Further thinning and species selection required.

A mix of species left to include some pioneer species but also to allow climax species such as Oak to fully develop.

Figure 9 - Illustrative Vegetation Strategy



04

Potential Impacts

Potential Effects

The potential impacts of the proposed development on landscape and views, taking into account the embedded mitigation, are set out below. The potential impacts have been considered at both construction stage and during operation for the proposed development.

Potential Construction Phase Impacts

Potential construction phase effects include:

- Site setup and site compound (visual effects).
- Site/boundary fencing (visual effects).
- Construction of site access and deliveries (movement and linkages).
- Removal and disposal of trees as defined within the proposals (landscape and visual effects).
- Contractor parking, plant and equipment (visual effects).
- Works associated with services (visual effects).
- Ground Works (landscape and visual effects).
- Earthworks to incorporate new circulation routes (landscape and visual effects).
- Construction works associated with placing of forest pods and construction works for new vehicular access, car park pedestrian and cycle routes, drainage, external communal spaces.
- Installation of new solar PV on existing hub.
- Construction works to implement landscape strategy.

Potential Operational Phase Impacts

Potential operational phase effects include:

- Removal of existing coniferous trees (required due to lack of stability predicted if partially removed) (landscape and visual effects).
- Natural regeneration of broadleaf woodland (landscape and visual effects).
- New lodges single storey lodges set within the lodge development zone (landscape and visual effects)..

- Pedestrian and cycle link to existing hub buildings (landscape and visual effects).
- New access and car park for 20 cars and 1 accessible space (landscape and visual effects).
- Photovoltaic panels to existing hub building (visual effects).



05

Mitigation Measures

Mitigation Measures

Mitigation measures are proposed to prevent/avoid, reduce and where possible offset or remedy any significant adverse landscape and visual effects.

Embedded Mitigation

Primary mitigation measures are those that are developed through an iterative design process, and are embedded into the design proposals. Mitigation measures embedded into the design proposals of relevance to landscape and views include:

Response to landscape character

- Parameter plan
 - Substantial green infrastructure around the site edges with a minimum of 5m depth. This will allow valuable broadleaved woodland along the site's southern edge, and scrub/wet woodland to the north eastern corner to be retained, which contribute positively to landscape character.
 - Removal of coniferous tree cover will allow for the development of a more naturalistic landscape with habitat and biodiversity potential, which will contribute positively to landscape character.
- Landscape General Arrangement
 - Retention of existing watercourse and enhancement to potential biodiversity and habitat value through planting of additional wet woodland.
 - Retention of existing landscape features of value, including broadleaved and wet woodland.
 - Comprehensive landscape strategy which will create variety and create potential for enhanced diversity of species and habitats in comparison to the areas of existing coniferous monoculture.
 - Allowance within the landscape proposals for natural regeneration of vegetation and woodland.
 - Use of site-won compacted stone for surfacing.

Response to AONB Designation. Special qualities of the AONB are highlighted in **bold**.

- Parameter plan
 - Substantial green infrastructure around the site edges along with small-scale development, generous spacing and single storey lodges will allow a **sense of tranquillity, remoteness, wildness, space and freedom**.
 - Orientation of lodges to work with existing site contours will minimise the need for ground modelling, in order to retain the existing unique character of the site.
 - The proposed development will consolidate the wider **recreation and tourism** uses associated with the OnePlanet Adventure mountain biking.
 - The PV panels installed on the existing hub building contribute positively to the need to consider renewable energy production within the AONB.
- Landscape General Arrangement
 - Creation of a mosaic of landscape types and brash habitat piles will provide a range of **habitats for wildlife**.
 - Integration of covered gathering spaces with picnic tables will contribute positively to defining and reinforcing the wider **recreation and tourism** use.
 - Potential boardwalk crossing over existing ditches and watercourses will contribute positively to **access and movement** within the site.
 - Use of site-won compacted stone for surfacing will contribute positively to a 'sense of place', and reference the limestone quarrying typical within the AONB.
 - Allowance for natural regeneration of broadleaved woodland and moorland

Response to site visibility and key views

- Parameter plan
 - Extensive landscape infrastructure including new woodland will provide an increasing degree of visual screening over time. A minimum of a 5m buffer will minimise potential for views through from existing development to the west of the site boundary.
 - Single storey lodges with a maximum height of 5.5m above ground level will minimise potential views of new lodge development.
- Landscape General Arrangement
 - Creation of a landform bund to northern site entrance to provide additional visual screening of car.
 - Brash habitat piles to the western side of the site will also have a visual screening function, helping to screen potential views of lodges.
 - **Additional mitigation**

Secondary mitigation includes standard construction and operational management practices for avoiding and reducing environmental effects.

It has been assumed for the purposes of this assessment that standard secondary mitigation measures will be will be incorporated into the construction process, and will include:

- Hoarding to provide visual screening of construction activities.
- Careful siting of compound, machinery and materials storage to minimise visual impacts and potential impacts on trees.
- Where reasonably practicable, material will be retained and reused on site.

Secondary mitigation measures are designed to address any residual adverse effects remaining after primary measures and standard construction practices have been incorporated into the scheme. There are no secondary mitigation measures proposed to address any issues relating to landscape and views.



06

Residual Impacts

Residual Impacts

This section summarises the residual landscape and visual effects, which are those that remain after all proposed mitigation measures are implemented.

Residual Construction Phase Effects

The assessment has identified the following construction phase effects:

- A small, temporary adverse effect on landscape character due to removal of existing plantation trees and general construction works.
- A negligible, temporary adverse effect on viewpoints 1 and 5 due to the substantial distance between the viewpoint and the site.
- A small, temporary adverse effect on viewpoints 2 and 6 due to the views of tree clearance. Clearance of plantation woodland is not uncharacteristic within the existing view.
- A medium, temporary adverse effect on viewpoints 3 and 4 due to the close proximity of the views to areas of proposed plantation woodland clearance.
- There are not predicted to be any construction phase landscape or visual effects from the installation of solar pv panels on the existing hub building.

Residual Operational Phase Effects

The assessment has identified the following operational phase effects:

- A small, permanent beneficial effect on local landscape character, with potential to increase to medium over time as the new landscape matures if developed in accordance with the illustrative landscape general arrangement.
- A negligible, permanent beneficial effect on viewpoints 1, 5 and 6, with potential to increase to medium (views 5 and 6) over time as the new landscape matures if developed in accordance with the illustrative landscape general arrangement.

- A small, permanent beneficial effect on viewpoints 2, 3 and 4 with potential to increase to medium over time as the new landscape matures if developed in accordance with the illustrative landscape general arrangement.
- There are not predicted to be any operational phase landscape or visual effects from the installation of solar pv panels on the existing hub building.

Receptor	Description of Change	Mitigation (embedded)	Sensitivity	Magnitude of Change	Direction of Change
Landscape Character	Construction Phase: Removal of existing coniferous plantation woodland. Areas of fell not inconsistent with the existing character of the view. Construction of car park, access route and lodge development zone. Installation of photovoltaic panels to the existing hub building.	Retention of existing watercourse and enhancement to potential biodiversity and habitat value through planting of additional wet woodland. Retention of existing landscape features of value, including broadleaved and wet woodland.	Low	Small	Adverse
	Operational Phase: Lodge development zone, new landscape structure including areas of enhanced/extended wet woodland, broadleaved woodland, heathland and areas of self-regeneration.	Comprehensive landscape strategy which will enhance the landscape character of the site. These benefits will increase over time and with management as a result of areas of self-regeneration becoming established. The resultant landscape will contribute positively to landscape character as defined at the national level, the special qualities of the AONB, and the ecological value of the site.		Small (becoming 'medium' in the long-term).	Beneficial
Viewpoint 1: View far north west from site	Construction Phase: Potential long-range views of works to remove coniferous plantation woodland. Construction activities set within the context of the wider forest.	Landscape buffer zone (minimum 5m) retained to provide screening of construction works.	High/medium	Negligible	Adverse
	Operational Phase: Lodge development zone screened within existing Forest. Potential long-range views of broadleaf woodland.	Single storey lodges visually screened by surrounding tree cover and retained trees within site. New landscape will provide increased variety over time as it matures, and contribute positively to landscape character and the special qualities of the AONB..		Negligible (increasing to 'small' over time)	Beneficial
Viewpoint 2: View north west from site south of A525.	Construction Phase: Medium/short-range views towards the site. Potential views of works to remove existing coniferous woodland plantation, construction traffic and creation of new site entrance. Tree clearance is not uncharacteristic within the existing view. Trees beyond those removed will remain, and retain the existing character of the view.	Retention of existing scattered scrub and wet woodland to the site's north western corner.	Medium	Small	Adverse
	Operational Phase: Potential glimpsed views of single storey lodges set within a landscape framework.	Single storey lodges visually screened by surrounding tree cover and retained trees within site. New landscape will provide increased variety over time as it matures.		Small (medium/high over time as the new landscape matures).	Beneficial

Viewpoint 3: View north west on the edge of the site boundary.	Construction Phase: Close-range views of coniferous plantation woodland removal. Potential views of construction works to lodge development zone and drainage infrastructure zone. Potential views of existing trees beyond those removed which will retain existing character of the view. Potential views of works to create new green infrastructure.	Retention of scattered scrub and wet woodland to north western site edge will create a visual 'buffer' to tree removal works.	Medium/low	Medium	Adverse
	Operational Phase: Views of retained and enhanced green infrastructure along the site's northern edge. Potential views of new access to car park.	Substantial green infrastructure along northern site edge. The green infrastructure has potential to contribute positively to defining and reinforcing landscape character and the special qualities of the AONB.		Small (increasing to medium over time as landscape matures)	Beneficial
Viewpoint 4: View north east on the edge of the site boundary.	Construction Phase: Close-range views of coniferous plantation woodland removal. Views of construction works to create new access and car park. Potential views of construction works to lodge development zone. Views of works to create new green infrastructure.	Substantial green infrastructure along northern site edge. The green infrastructure has potential to contribute positively to defining and reinforcing landscape character and the special qualities of the AONB.	Medium/low	Medium	Adverse
	Operational Phase: Views of green infrastructure along northern site edge. Potential views of site entrance.	Substantial green infrastructure along northern site edge. The green infrastructure has potential to contribute positively to defining and reinforcing landscape character and the special qualities of the AONB.		Small (increasing to medium over time as landscape matures)	Beneficial
Viewpoint 5: View north east of the site, along the A525, south of Nant-y-Ffrith Reservoir and by a PRoW	Construction Phase: Potential long-range views of works to remove coniferous plantation woodland. Tree clearance is not uncharacteristic within the existing view.	Landscape buffer zone (minimum 5m) retained to provide screening of construction works.	Low	Negligible	Adverse
	Operational Phase: Lodge development zone screened within existing Forest. Potential long-range views of broadleaf woodland.	Single storey lodges visually screened by surrounding tree cover and retained trees within site. New landscape will provide increased variety over time as it matures, and contribute positively to landscape character and the special qualities of the AONB.		Negligible	Beneficial
Viewpoint 6: View south west of the site boundary	Construction Phase: Views of works to remove coniferous plantation woodland. Tree clearance is not uncharacteristic within the existing view.	Landscape buffer zone (minimum 5m) retained to provide screening of construction works.	Low	Small	Adverse
	Operational Phase: Lodge development zone set within existing and proposed landscape. Potential for 'high' beneficial effects over time if developed in accordance with illustrative masterplan through sensitive placing of lodges, generous spacing, sympathetic materials and appropriate landscape setting.	Single storey lodges visually screened by surrounding tree cover.		Negligible (increasing to medium over time as landscape matures)	Beneficial



07

Summary and Conclusions

Summary and Conclusions

This technical note has assessed the likely effects on landscape character and 6 key viewpoints during the construction and operational stages of the proposed forest pod development at Llandegla.

The assessment was carried out in accordance with the Guidelines for Landscape and Visual Impact Assessment a (GLVIA (2013) 3rd Edition, Landscape Institute, Institute of Environmental Management and Assessment).

Reference has been made to LANDMAP (National Resources Wales), the National Landscape Character Areas of Wales (National Resources Wales) and The Guidelines for Landscape and Visual Impact Assessment (3rd Edition, Landscape Institute and Institute of Environmental Management, 2013).

The assessment has concluded that there will be adverse effects ranging from negligible to medium adverse in magnitude on landscape character and views during the construction phase. However, construction phase effects are temporary throughout the construction phase. The adverse effects are largely due to works to remove existing coniferous woodland plantation. However, tree clearance is not uncharacteristic within the existing landscape due to the current use as plantation woodland. Due to the nature of the woodland as plantation, it is not possible for partial clearance of existing trees due to the likely instability of any remaining trees.

There are predicted to be permanent beneficial effects on landscape character and viewpoint 1-6 as a result of the proposed development, ranging from negligible to medium beneficial. Short-term adverse effects from tree clearance will allow for more appropriate landscape to be created around the proposed lodges in the longer-term, which will contribute positively to landscape character, respond to the recommendations set out in the LANDMAP assessment, contribute positively to the special qualities of the AONB, and create potential habitat and biodiversity benefits.

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