

## Appendix 9.1 Visual Impact Assessment Table

(Refer to Figure 8 for Viewpoint Locations)

View	Description	Year	Receptor Sensitivity	Level of View's Importance				Degree of Visibility	Degree of Prominence	Confidence	Likely Magnitude	Impact Significance	Direction of Change	Comments
				N	R	D	L							
10	PENRHOS													
	View from The Battery, IOACP adjacent to the Penrhos site's north-western boundary. VERIFIED PHOTOMONTAGE VIEWPOINT	1 - 3	High	x				1	2	High	Medium	Moderate	Adverse	Positive - retention of agricultural land in foreground retains the character of the view. Viewers are likely to focus their views primarily away from the development, ie out to sea and along the Coastal Path. Sensitive layout, orientation and design of lodges embeds them into the landscape. Planting provides visual screening over time. Use of typical local species, stone walling and mounding contributes positively to landscape character.
		5 - 8						1	2	High	Medium	Minor	Adverse	Negative - The lodges will partially screen views of remnant buildings within former Penrhos Estate, and reduce the overall area of agricultural land.
		10+						1	2	High	Medium	Minor	Adverse	
10	View from The Battery, IOACP adjacent to the Penrhos site's north-western boundary. REVISED ASSESSMENT	1 - 3	High	x				1	2	High	Medium	Moderate	Adverse	Same assessment of impacts due to revised photomontages which show a reduced impact.
		5 - 8						1	2	High	Medium	Minor	Adverse	
		10+						1	2	High	Medium	Minor	Adverse	
11	View from the IOACP to the immediate north/north-east of the site boundary	1	High	x				1	2	Medium	Low	Minor	Adverse	Positive - retention of agricultural land in foreground and existing woodland retains the character of the view. Viewers are likely to focus their views primarily away from the development, ie out to sea and along the Coastal Path. Sensitive layout, orientation and design of lodges embeds them into the landscape. Planting provides visual screening over time. Use of typical local species, stone walling and mounding contributes positively to landscape character. Negative - The lodges will reduce the overall area of agricultural land.
11	View from the IOACP to the immediate north/north-east of the site boundary REVISED ASSESSMENT	1	High	x				1	2	Medium	Medium	Moderate	Adverse	Revised from Minor Adverse to Moderate Adverse due to magnitude of change and sensitivity of visual receptor.

12	View from the IOACP to the immediate north/north-east of the site boundary <b>PHOTOMONTAGE VIEWPOINT</b>	1 - 3	High	x				1	2	High	Medium	Moderate	Adverse	Positive - retention of agricultural land in foreground retains the character of the view. Viewers are likely to focus their views primarily away from the development, ie out to sea and along the Coastal Path. Sensitive layout, orientation and design of lodges embeds them into the landscape. Planting provides visual screening over time. Use of typical local species, stone walling and mounding contributes positively to landscape character. Negative - The lodges will reduce the overall area of agricultural land.
		5 - 8						1	2	High	Medium	Moderate	Adverse	
		10+						1	2	High	Medium	Minor	Adverse	
12	View from the IOACP to the immediate north/north-east of the site boundary <b>REVISED ASSESSMENT</b>	1 - 3	High	x				1	2	High	Medium	Moderate	Adverse	Revised lodge types to two rows of monopitch roofs to reduce impact.
		5 - 8						1	2	High	Medium	Moderate	Adverse	
		10+						1	2	High	Medium	Minor	Adverse	
13a	View from within the red line boundary, from Arthur's Seat looking west towards the headland towards Holyhead. <b>PHOTOMONTAGE VIEWPOINT</b>	1 - 3	High	x				1	1	High	High	Moderate	Adverse	Positive - Use of natural materials and appropriate scale of lodges is beneficial in reducing impact. The proposed new Bathing House forms a high quality element in the foreground of the view. Negative - Planting will have minimal effect over time to reduce overall impacts due to the slightly elevated viewpoint and angle of view. The visual benefit of the retained agricultural land around the headland edge cannot be appreciated from this location.
		5 - 8						1	1	High	High	Moderate	Adverse	
		10+						1	2	High	High	Moderate	Adverse	
13a	View from within the red line boundary, from Arthur's Seat looking west towards the headland towards Holyhead. <b>REVISED ASSESSMENT</b>	1 - 3	High	x				1	1	High	High	Major	Adverse	Revised from moderate adverse years 1-3 to major adverse, in order to acknowledge the significant impact and limited mitigation through visual screening from planting. As part of the detailed design process there is significant potential for this impact to be reduced through indepth consideration of layout, scale and massing of lodges.
		5 - 8						1	1	High	High	Moderate	Adverse	
		10+						1	2	High	High	Moderate	Adverse	
<b>KINGSLAND</b>														
5	View from Mill Road, to the north of the site, approximately 180 metres from the site boundary. <b>PHOTOMONTAGE VIEWPOINT</b>	1 - 3	High	x				3	3	High	Medium	Moderate	Adverse	Positive - High quality design and use of natural materials which reflect local character. Potential to further minimise impacts at the detailed design stage. A strong landscape framework will help to embed the development into the landscape. Negative - the character of the view will change from agricultural to more developed in nature, and long-range views will be blocked.
		5 - 8						3	3	High	Medium	Moderate	Adverse	
		10+						2	3	High	Medium	Minor	Adverse	

5	View from Mill Road, to the north of the site, approximately 180 metres from the site boundary. <b>REVISED ASSESSMENT</b>	1 - 3	High	x	3	3	High	Medium	Major	Adverse	Revised from moderate adverse years 1-3 to major adverse, in order to acknowledge the significant impact. As part of the detailed design process there is significant potential for this impact to be reduced through indepth consideration of layout, scale and massing of the houses.
		5 - 8			3	3	High	Medium	Moderate	Adverse	
		10+			2	3	High	Medium	Minor	Adverse	
6	View from Mill Road, to the north of the site, at the junction with the public footpath, approximately 50 metres from the site boundary. <b>PHOTOMONTAGE VIEWPOINT</b>	1 - 3	High	x	1	1	Medium	High	Moderate	Adverse	Positive - Careful consideration of the edge of the proposed housing, and incorporation of green space and houses more rural in character help to minimise potential impacts. A strong landscape framework will help to embed the development into the landscape. Negative - the character of the view will change from agricultural to more developed in nature, and long-range views will be blocked.
		5 - 8			1	1	Medium	High	Moderate	Adverse	
		10+			1	1	Medium	High	Moderate	Adverse	
6	View from Mill Road, to the north of the site, at the junction with the public footpath, approximately 50 metres from the site boundary. <b>REVISED ASSESSMENT</b>	1 - 3	High	x	1	1	Medium	High	Major	Adverse	Revised from moderate adverse to major adverse, in order to acknowledge the significant impact. As part of the detailed design process there is significant potential for this impact to be reduced through indepth consideration of layout, scale, massing and design of the houses.
		5 - 8			1	1	Medium	High	Major	Adverse	
		10+			1	1	Medium	High	Major	Adverse	
7	View from the public footpath which cuts across the western half of the site on a roughly on a roughly north-south axis. View looking north from within the site boundary. <b>PHOTOMONTAGE VIEWPOINT</b>	1 - 3	High	x	1	1	High	Medium	Moderate	Adverse	Positive - Careful consideration of the edge of the proposed housing, and incorporation of a green buffer and houses more rural in character help to minimise potential impacts. A strong landscape framework will help to embed the development into the landscape and will reduce impacts over time. Views of the poor quality leisure centre will be screened.
		5 - 8			1	1	High	Medium	Minor	Adverse	
		10+			1	1	High	Medium	Minor	Adverse	
7	View from the public footpath which cuts across the western half of the site on a roughly on a roughly north-south axis. View looking north from within the	1 - 3	High	x	1	1	High	Medium	Moderate	Adverse	Revised from minor adverse years 5-8 to moderate adverse, in order to acknowledge the significant impact. As part of the detailed design process there is significant potential for this impact to be reduced through indepth consideration of layout, scale, massing and design of the houses.
		5 - 8			1	1	High	Medium	Moderate	Adverse	
		10+			1	1	High	Medium	Minor	Adverse	