
ASIDOHL: Pinewood, Conwy



ASIDOHL Assessment

GAT Project No. 2170

Report No. 925

February, 2011

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Prepared for
Tirlun Barr Associates
on behalf of
Beech Developments (NW) Ltd.

February 2011

By
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ASIDOHL 2 ASSESSMENT

Summary

Gwynedd Archaeological Trust has carried out an Assessment of the Significance of the Impact of Development On Historic Landscape Areas (ASIDOHL) for land to the west of the town of Conwy, in advance of a proposed development for a new housing estate. The area is located south of the Creuddyn and Conwy Historic Landscape Area (HLA), but lies within the Rolling Meadows West of Afon Conwy as defined in the Historic Landscape Character Area (HLCA). The direct physical impact upon this HLCA was assessed, as was the indirect physical and non-physical impacts of the proposed development upon four other HLCAs. The overall significance of impact of the proposed development was found to have a 'slight' impact upon the Deganwy/ Llandudno Urban Development and the Bryn Pydew HLCAs, a 'moderate' impact upon the Conwy and the Rolling Meadows HLCAs, and a fairly 'severe' impact upon the Unenclosed Mountain HLCA. A number of design factors help mitigate the impact, and it is also suggested that if the southern end is removed from the proposed development then the impact on three of the five areas will be considerably reduced.

SECTION A

A.1 Introduction (Fig.1)

Gwynedd Archaeological Trust has been asked by Tirlun Barr Associates on behalf of their clients Beech Developments (NW) Ltd. to undertake an Assessment of the Significance of the Impact of Development On Historic Landscape Areas (ASIDOHL) of land west of the town of Conwy centred on NGR SH77037716 (Fig. 1) (Plate. 1). This is in response to objections from The Countryside Council for Wales (CCW) to a housing estate development proposed by the client. The plot is currently undeveloped grazing land, flanked by a modern housing estate to the east, a small stream to the west, and the Sychnant Pass Road to the north.

A.2 Statutory and Non-Statutory Designations (Summary) (Fig.1)

An archaeological assessment was carried out by Gwynedd Archaeological Trust (*Pinewood housing, Conwy*: report 919, February 2011) which noted that the proposed development lies:

- (i) 18.0m south and within the buffer zone of the Snowdonia National Park (SNP)
- (ii) 270.0m south of a *Landscape of Outstanding Historic Interest*, namely the Creuddyn and Conwy Landscape of Outstanding Historic Interest (HLW (Gw) 5) identified on the *Register of Landscapes of Outstanding Historic Interest in Wales* (Cadw: Welsh Historic Monuments, 2001). However, the site does lie within the discreet Historic Landscape Character Area (HLCA) of the *Rolling Meadows West of Afon Conwy* (HLCA 16 (2015))
- (iii) 400.0m west of the *Essential Setting of Conwy Castle and Town Walls* (WHS 01122009 (ID3))
- (iv) 820.0m west of the *Conwy Conservation Area* (CCA 6)
- (v) 820.0m west of the *Conwy Castle and Town Walls World Heritage Site* (WHS 01122009 (ID3))
- (vi) 820.0m west of the *Conwy Town Walls Scheduled Ancient Monument* (Cadw CN014)
- (vii) 850.0m southeast of *Castell Caer Leion Scheduled Ancient Monument* (Cadw CN012)

- (viii) 1040.0m west of *Plas Mawr Scheduled Ancient Monument* (Cadw CN083)
- (ix) 1100.0m west of the *King's Hall and Wardrobe Scheduled Ancient Monument* (Cadw CN147)
- (x) 1260.0m west of *Conwy Castle Scheduled Ancient Monument* (Cadw CN004)
- (xi) 1500.0m northeast of *Gwern Engan hut circle settlement Scheduled Ancient Monument* (Cadw CN215)
- (xii) 1600.0m northeast of *Gwern Engan concentric enclosed hut circle Scheduled Ancient Monument* (Cadw CN299)

The town of Conwy has a plethora of listed buildings, however the closest to the proposed development site is *Bryngynog Farmhouse* Grade II Listed Building (Cadw 3290 (KH) 300.00m to the southeast, *Pinewood Towers Gateway and Archway* Grade II Listed Buildings (Cadw 3359, 3360) located 380.00m to the northwest, and *Bryn Corrach* Grade II Listed Building (Cadw 3362 (F) located 520.0m to the east of the site. However, the site is not visible from any of these listed buildings. Furthermore, the southern limit of the site lies within line of the *Significant View of Conwy Castle and Town Walls* (WHS 01122009 (ID3) but beyond its range.

The proposed development lies 270.0m south of a *Landscape of Outstanding Historic Interest*, namely the Creuddyn and Conwy Landscape of Outstanding Historic Interest (HLW (Gw) 5) identified on the *Register of Landscapes of Outstanding Historic Interest in Wales*, Cadw: Welsh Historic Monuments, 1998 (*Register*). The Register is a material consideration in the planning process as set out in *Planning Policy Wales*, March 2002 (*PPW*), paragraph 6.5.23, which states:

‘Information in the Register should also be taken into account by local planning authorities in preparing UDPs and emerging Local Development Plans, and in considering the implication of developments that are of such a scale that they would have more than local impact on an area on the Register’.

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.

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*, Unpublished GAT Report No. 318 (*GAT Report 318*). The descriptions of the HLCAs featured in this assessment are reproduced in section B, while the full report is available upon request from:

GAT@heneb.co.uk

The proposed development area is located outside of the *Creuddyn and Conwy Landscape of Outstanding Historic Interest* but within the discreet Historic Landscape Character Area (HLCA) of the *Rolling Meadows West of Afon Conwy* (HLCA 16 (2015)). This is accounted for in the *Guide to Good Practice on Using the Register of Landscapes of Historic Interest in*

Wales in the Planning and Development Process, revised (2nd) edition, Cadw, 2007 (“Guide to Good Practice” p13):

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

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

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

A.3 Summary of the impacts of the proposed development

The contents and significance of the Historic Landscape are summarised in the *Register* as:

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

The proposed development would have a direct (physical) impact upon the following HLCAs:

HLCA 15 (2014) Rolling Meadows, west of Afon Conwy

The proposed development would have indirect (mainly non-physical) impacts on the following HLCAs:

HLCA 5 (2004) Deganwy/ Llandudno Junction urban development
HLCA 7 (2006) Conwy
HLCA 15 (2014) Rolling Meadows, west of Afon Conwy
HLCA 22 (2021) Bryn Pydew

HLCA 24 (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

A.4.1 Summary description of development (reproduced from *Land at Sychnant Pass Road*. Barr.J. 2008)

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

Beech Developments (NW) Ltd. appointed Tirlun Barr Associates in autumn 2007 to undertake a preliminary landscape appraisal of the development proposals to ascertain any potential landscape and visual impact upon the surrounding area and to assimilate the proposals into the area with the minimum of adverse impact.

The proposed site comprises an area of circa 4ha. and is located approximately 1.1km west of Conwy within the county of Conwy, Conwy County and situated off Sychnant Pass Road. The site is presently open farmland used for seasonal grazing by horses, and comprises two open fields of grassland separated by a remnant hedge.

The site is bordered to the north by Sychnant Pass Road which is the former highway route which linked Conwy with towns to the west, prior to the construction of Telford's A55 in the late 1800's. Access into the site is via an existing field gate. To the west of the site the area is open farmland, comprising currently fallow land which provided a rotationally grown Maize crop in the summer months.

The land to the south of the site is open farmland comprising small fields bordered by hedges with field trees. The land directly to the east of the site comprises residential development of mixed single, double and three storey high houses, flats and bungalows built in circa 1970 and extending from Sychnant Pass Road southwards and forming the western edge of Conwy Town.

The site boundaries are varied, with a remnant hedge with trees and a stream forming the western edge, the mixed garden boundaries of hedging, timber fencing and wire fencing of the existing development along Parc Sychnant to the east, and hedges and fencing forming the south and northern boundaries.

To the east and west of the site the surrounding land rises gently to enclose the site by some 10 metres with the highest point of the site being circa 75m AOD along a ridge roughly centred upon the site and the lowest point located adjacent to Sychnant Pass Road and the site entrance at approximately 61m AOD.

To the north and south of the site the land gently falls northwards towards Mountain Road and Cadnant Park where the minor stream which forms the western site boundary joins Mountain Stream. To the south the land falls away from the high point within the site towards Hendre Road and another stream following this watershed falls from the western boundary southwards towards Gyffin Stream some 0.7km distant. To the west of the site the land rises from the site boundary westwards and beyond towards Oakwood Hall Park to a height of over 85m AOD, and to the east the existing housing estate rises eastwards to a high spot of 75m AOD which includes the built development and three story properties which command elevated and extensive views over the surrounding countryside.

The boundary of the Snowdonia National Park runs immediately to the north of the site on the northern edge of Sychnant Pass Road but the site is excluded from the National Park designation.

Conwy Mountain rises to approximately 244m AOD and is located to the north of the proposed site approximately 0.8km distant, and contains historic artefacts including the Iron Age Hill fort and the long distance North Wales Path providing commanding views over Conwy Bay to the north and the Conwy Valley to the south.

Vegetation in the area is largely confined to the hedges of the small field patterns and the riparian vegetation which presently exists to the west and south of the site, whilst to the north the landscape character is more open with few hedges and trees as the land rises towards Conwy Mountain and its rock outcrops. Vegetation to the east is restricted to gardens of the existing built development of Conwy along Sychnant Pass Road which continues to the town centre as continuous conurbation.

The layout concept has evolved following a number of meetings and sketch layouts to reflect the landform and relationship with the surrounding area in terms of the following:

- The presence of existing built development along the sites eastern edge
- The presence of the footpaths through, and along the western edge of the site
- The existing topography
- The strongly defined western boundary
- Views from within the site and of the site from surrounding areas
- The potential visual impact of the development in the landscape in terms of materials overall layout, house orientation etc
- The retention and reinforcement of existing features such as boundary hedgerows and hedgerow trees etc
- The retention of the ditch habitat forming the western site boundary.

The design incorporates 104 units of mixed type properties ranging from 2 bedroom apartments, 2 and 3 bedroom affordable houses to 4 bedroom split level houses.

Materials

The materials proposed for the development will include natural and vernacular materials and detailing such as local granite and dolerite, vernacular earth coloured rendered panels, timber and slate. It is intended that the selected colours reflect their immediate surroundings which will include red rustic browns, grey greens and flecks of dark Ochre, as well as limited highlights of black and white.

Layout

The layout has been developed to reflect the topography of the site, by avoiding development on the more sensitive and identified visually prominent areas of the site above the 74m contour and by restricting development to the lower areas which are shielded by either existing vegetation or adjacent built development.

The boundary ditch has been retained and will be maintained as a feature of biodiversity interest which links with the proposed site attenuation area fronting Sychnant Pass Road thereby increasing net Biodiversity gain through linkages to the wider hedgerow network that exists to the south and west of the site.

The frontage of the development with the Sychnant Pass Road has sought to regain the character of large Edwardian individual and distinctive properties set back from the road edge which exist east of the 1970s development known as Parc Sychnant which has diluted the character of the area with non vernacular house forms, materials and detailing.

The site layout has sought to reduce the potential built frontage with Sychnant Pass Road by limiting the number of buildings present and by the proposed location of the attenuation area, which will also serve to enhance net biodiversity gain. A separate report details the sites ecological potential.

The development seeks to readdress the visual quality of this introduction into Conwy and its location on the fringe of the town bordering the parkland landscape of Oakwood Park and the nearby national park, by bringing the built development form the ridgeline of the existing field to the low lying ditch line and original field boundary.

This will be achieved by the following measures:

- Providing a larger scale property fronting Sychnant Pass Road to mirror the scale and built form of other properties that presently exist
- Reducing the length of built frontage with Sychnant Pass Road
- Softening the incongruous boundary of built development which currently exists to reflect the grain of the landscape and overlying topography
- Providing pedestrian routes through development which respect the existing footpath network and provide links to the surrounding countryside
- The use of materials which are vernacular and have less visible influence over the wider landscape
- The use of building styles which are vernacular and have less visible influence over the wider landscape.
- A comprehensive soft landscape scheme which will help integrate the scheme into the landscape and which will seek to create a strong and permanent soft boundary to Conwy which reinforces the existing topography as a physical and visual barrier.

Policy context

The extant **Conwy and Llandudno District Plan (1982)** defines the area as a ‘Landscape Conservation Area ‘which is designated to provide landscape control, and where *‘the protection of the landscape will be the prime consideration in determining development proposals’*.

The plan refers to land on the western fringe of Conwy as being of *‘High Scenic Quality’* adjacent to the National Park’s upland landscape, and where *‘there will be a presumption against development which could prejudice the existing rural character of visual quality of the landscape’*.

The area of the proposed site is defined within the Deposit **Unitary Development Plan** designates the area as *‘an area of Landscape Value’* Policy E6 where development will only be permitted where it:

-Does not have a material adverse effect upon the characteristics which justify the designation. Particular attention will be given to the cumulative effect of individual developments on local distinctiveness

- The design of all buildings and structures and the materials proposed closely reflect the built form of the locality
- In appropriate cases the proposed development is accompanied by a landscaping scheme which takes into account both the impact effect and view of the development

The areas designated as areas of landscape value are intended to replace the special landscape area in the adopted Colwyn Borough Local Plan, and the landscape conservation area in the adopted Llandudno-Conwy District Plan, and subsequent Aberconwy Draft Local Plan. This follows a detailed study in 1998-99 of the landscape in the Plan Area entitled Conwy County Borough Council 'Study to identify Areas of Landscape Value'.

The study focused on the total value or worth of different landscapes according to a range of factors, including scenic quality, historical interest, ecology and relationship with the main settlements, and several areas of landscape value were identified. The purpose of the designation is to ensure that the local character of the designated areas is not altered or compromised by inappropriate forms of development and that features which contribute to local distinctiveness are preserved.

The policy states that:

'Poor, unrelated development, in terms of built form or uses, will, therefore, be resisted. The design and materials used in the construction of that which is permitted should have regard to the local vernacular, and the siting and form of development should be such as to integrate with the landscape in a manner that is consistent with development which already exists'.

'The integration of development with the landscape should also have regard to landscape elements, such as walls, trees or hedgerows which are important to landscape character and should be retained. Development which is incapable of being sensitively and unobtrusively integrated into the landscape, and which would be detrimental to landscape character, will not be permitted. In certain cases, the proposed development may benefit from being landscaped, in a manner which is in keeping with the locality, to minimise its impact'.

The Conwy County Borough Council 'Study to identify Areas of Landscape Value' was undertaken to provide a landscape analysis and evaluation of the countryside where it attempted to assess landscape value as a combination of the intrinsic physical characteristics of the landscape, its historical interest and ecological value and its relationship with main urban areas and main villages.

The following criteria were used in evaluating the qualitative comparative assessment of the landscape zones identified:

- Sense of place
- Quality as example of landscape type
- Rarity
- Importance to settlement setting (when viewed from without)
- Views from the settlement
- Quality of geology and landforms
- Diversity of natural features/ecological value
- Historical interest
- Presence of noteworthy landscape features
- Accessibility

A.4.2 Context for ASIDOHL assessment

At the request of Tirlun Barr Associates, acting for the client, Beech Developments (NW) Ltd, the 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

As outlined in Section A.1 above, national planning policy in relation to historic landscapes requires information on the Register to be treated as a material consideration in the planning process. This is set out in PPW paragraph 6.5.23, with further, more detailed, information available in the Register Guide to Good Practice also noted in Section A.1.

PPW paragraph 6.5.22 states that WHSs (and their settings) are also “a material consideration to be taken into consideration by local planning authorities in the determination of planning applications, and by the Assembly in determining cases on appeal or following call-in.” It is understood that 'setting' as used in PPW paragraph 6.5.22 means WHS Buffer Zones.

The Conwy Unitary Development Plan 2001-2013 (unadopted), Policy BE 11 states that ‘Development which would have an unacceptable detrimental effect on the structure and/or character of registered landscapes, parks and gardens of special historic interest, including views into and out of such places, will not be permitted.’

A.4.5 Assessment constraints

The following constraints apply to the ASIDOHL2 assessment presented below.

Site visits to the proposed development site and to selected vantage points within the HLCAs upon which it was judged there would be discernible and measurable impacts, was undertaken on 26/01/11, in overcast but bright conditions. The time of year thus dictated that the vegetation cover was at its minimum, and so the inter-visibility between HLCA and proposed development site was at its maximum.

The limits of the Historic Landscape are taken to be those identified in GAT Report 919, which is shown by the solid blue line in Fig. 2. This is in line with the latest guidance on determining landscape edges provided in the Register *Guide to Good Practice*, sections 7.1 – 7.7 (p. 13).

A.4.6 Assessment methodology

The assessment follows the guidance for the ASIDOHL2 process set out in the Register Guide to Good Practice, and was undertaken by Richard Cooke BA MA, of The 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.

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

A.5.1 Introduction

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

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

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

The Historic Landscape description in the Register and the full HLCA descriptions in GAT Report 919 are included in Section C and should be consulted alongside the assessment below.

Table A.1 Overall magnitude of direct physical impacts

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

A.5.2 Historic Landscape Character Area 15 (2014) Rolling Meadows, West of Afon Conwy

(For a full description, see Section B.1.3. See fig. 2.)

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).

Impacts: The impact in terms of area is very slight. There are a number of archaeological features which will be partially or wholly destroyed by the proposed development.

Table A.2 Assessment of Direct, Physical impacts on Historic Landscape Character Area 15 (2014) Rolling Meadows, West of Afon Conwy

Absolute Impact (loss of area) 4.483 ha – 0.19%				
Magnitude and score Very Slight – 1				
Relative and landscape impacts (loss of known elements or characteristics) and scores				
Element / % loss	Status	Magnitude	Landscape value	Landscape value effect
Field boundary wall (feature 3) (20-30%)	D – 1 *a	Slight - 2	Low - 2	Slightly Reduced - 2
Field boundary (feature 5) (20%)	D -1	Slight -2	Very Low -1	V Slightly Reduced -1
Field-clearance cairn (feature 15) (100%)	D -1	Very Severe -6	Very Low -1	V Slightly Reduced -1
Hedgerow (feature 12) (100%)	D -1	Very Severe -6	Very Low -1	V Slightly Reduced -1
Stone-built Gate Pier (feature 17) (100%)	C -2	Very Severe -6	Low -2	Slightly Reduced -2
Buried Archaeology	U - 1	Severe – 5	Very Low - 1	V Slightly Reduced - 1
OVERALL DIRECT IMPACT	9- Moderate			

*a The archaeological features are identified as Sites 3, 5, 15, 12, 17 inc. in the GAT Report, section 4.4 and reproduced here in Fig. 3.

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.

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 Historic Landscape Character Area 5 (2004) Deganwy/Llandudno Junction urban development

(For a full description, see Section B.1.1. See fig. 4)

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 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 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 signalbox 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.

Impacts: There are no indirect, physical impacts on this HLCA, but there is an indirect, visual impact from the Llandudno Junction (2004) HLCA to the Rolling Meadows West of Afon Conwy (2014) HLCA, and the Unenclose Mountain (north) (2023) HLCA.

Table A.3 Assessment of Indirect, visual impacts on Historic Landscape Character Area 5 (2004) Deganwy/ Llandudno Junction urban development

Impacts	Category and Score	Magnitude and Score
View from Llandudno Jcn HLCA to Rolling Meadows West of Afon Conwy HLCA	B – 3	Very Slight - 1
View from Llandudno Jcn HLCA to the Unenclosed Mountain HLCA.	B - 3	Very Slight - 1
Development form	3	Very Slight - 1
Development appearance	3	Very Slight - 1
Overall Magnitude of Indirect Impacts	Score: 6	Grading: Slight

A.6.5 Historic Landscape Character Area 7 (2006) Conwy

(For a full description, see Section B.1.2. See fig. 5)

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.

Impacts: There are no indirect, physical impacts on this HLCA, but there is an indirect, visual impact from the Conwy (2006) HLCA to the Rolling Meadows West of Afon Conwy (2014) HLCA, and from the Conwy (2006) HLCA to the Unenclosed Mountain (north) (2023) HLCA. Furthermore, there is an indirect, visual impact from the Conwy and Town Walls World Heritage Site (WHS) and the south-eastern limit of the WHS Essential Setting boundary located around SH 7837706 to the Rolling Meadows West of Afon Conwy (2014) HLCA and the Unenclosed Mountain (north) (2023) HLCA (Plate. 2).

Despite there being a number of listed buildings and the SAMs of Conwy Town Walls (CN014), Plas Mawr (CN083), and the King’s Hall and Wardrobe (Cadw CN147) located within the town of Conwy, there is no visible line of site between them and the proposed development site. The site is however, visible from the SAM of Conwy Castle (CN004), and despite being a WHS, its status as a SAM will be considered separately.

The southern limit of the proposed development would be visible from the grounds of Benarth Hall listed on the Historic Parks and Gardens Register (PGW (gd) 10 (CON), and its view to the Unenclosed Mountain (north) HLCA and Castell Caer Leion SAM.

Table A.4 Assessment of Indirect, visual impacts on Historic Landscape Character 7 (2006) Conwy

Impacts	Category and Score	Magnitude and Score
View from Conwy HLCA to the Rolling Meadows West of Afon Conwy HLCA	B - 3	Slight - 2
View from Conwy (HLCA) to the Unenclosed Mountain (north) HLCA	B - 3	Very Slight - 1
View from WHS and Essential Setting to the Rolling Meadows West of Afon Conwy HLCA	A - 4	Very Slight - 1
View from WHS and Essential Setting to the Unenclosed Mountain (north) HLCA	A - 4	Very Slight - 1
View from Conwy Castle SAM to the Rolling Meadows West of Afon Conwy HLCA	A - 4	Very Slight - 1
View from Benarth Hall to the Rolling Meadows West of Afon Conwy HLCA	B - 3	Slight - 2
View from Benarth Hall to the Unenclosed Mountain (north) HLCA	B - 3	Very Slight - 1
View from Benarth Hall to Castell Caer Leion SAM	B - 3	Very Slight - 1
Development form	3.375	Very Slight - 1
Development appearance	3.375	Very Slight - 1
Overall Magnitude of Indirect Impacts	Score: 6	Grading: Slight

A.6.6 Historic Landscape Character Area 15 (2014) Rolling Meadows, West of Afon Conwy

(For a full description, see Section B.1.3.)

Key historic landscape characteristics: See A.5.2 for key characteristics.

Impacts: The alteration of land-use from agriculture to housing represents a cessation in the historic land-use of the area, and as such must be regarded as an indirect, physical impact. There is also an indirect, visual impact between the views across the Rolling Meadows West of Afon Conwy HLCA; as well as the views from the Rolling Meadows West of Afon Conwy HLCA to the Unenclosed Mountain (north) HLCA (including the SAM of Castell Caer Leion (CN012) (Plate. 3), to the Conwy HLCA (including the WHS and Essential Setting, and Conwy Castle SAM), to the Deganwy/ Llandudno Junction Urban Development HLCA, and to the Bryn Pydew HLCA (Plate. 4).

The view from the Rolling Meadows West of Afon Conwy HLCA to the grounds belonging to Benarth Hall (listed on the Historic Parks and Garden Register) would also be indirectly, visually impacted upon.

Table A.5 Assessment of Indirect, physical impacts on Historic Landscape Character 15 (2014) Rolling Meadows, West of Afon Conwy

Impacts	Category and Score	Magnitude and Score
Change in historic land-use	C – 2 *a	Very Slight – 1 *b

*a The change in historic land-use, although significant, has already been frustrated by the development of the housing estate to the immediate east of the proposed development area by severing the land from the former farm of Pant Graianog, thus placing the land out of context.

*b The magnitude of the historic land-use change is only very slight when (*a) is considered, and the proposed development area is seen as constituting only 0.19% of the Rolling Meadows West of Afon Conwy HLCA.

Table A.6 Assessment of Indirect, visual impacts on Historic Landscape Character 15 (2014) Rolling Meadows, West of Afon Conwy

Impacts	Category and Score	Magnitude and Score
Views across the Rolling Meadows, West of Afon Conwy HLCA	B - 3	Slight – 2 *a
Views across the Rolling Meadows West of Afon Conwy HLCA to the Unenclosed Mountain (north) HLCA	B – 3	Moderate – 3
Views across the Rolling Meadows West of Afon Conwy HLCA to Castell Caer leion SAM	A - 4	Moderate – 3
Views across the Rolling Meadows West of Afon Conwy HLCA to Conwy HLCA	B - 3	Very Slight – 1 *b
Views across the Rolling Meadows West of Afon Conwy HLCA to Conwy Castle SAM	A - 4	Very Slight – 1
View across the Rolling Meadows West of Afon Conwy HLCA to the Conwy WHS and Essential Setting	A - 4	Very Slight - 1
Views across the Rolling Meadows West of Afon Conwy HLCA to Llandudno Junction Urban Development HLCA	B - 3	Very Slight - 1
Views across the Rolling Meadows West of Afon Conwy HLCA to the Bryn Pydew HLCA	B - 3	Very Slight - 1
Views across the Rolling Meadows West of Afon Conwy HLCA to Benarth Hall (Historic Parks and Gardens)	C - 2	Slight - 2
Development form	3.2	Slight - 2
Development appearance	3.2	Slight - 2
Overall Magnitude of Indirect Impacts	Score: 11	Grading: Moderate

*a The impact is graded Slight because the proposed development, although visible from the higher ground to the north and south, constitutes only a tiny fraction of the land area of the HLCA, and is obscured from site by a large hill to the west and the natural topography of the proposed development area, which the development would nestle around.

*b The view across the Rolling Meadows West of Afon Conwy HLCA to Conwy HLCA would only be slightly affected by the proposed development, as they would only be visible when viewing from fields to the immediate west of the site. This area is limited due to the rise of high ground obscured by trees to the west.

A.6.7 Historic Landscape Character Area 22 (2021) Bryn Pydew

(For a full description, see Section B.1.4. See Fig. 7)

Key Characteristics: Bryn Pydew is shown on the title 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.

Impacts: There are no indirect, physical impacts on this HLCA, but there is an indirect, visual impact from the Bryn Pydew HLCA to the Rolling Meadows West of Afon Conwy HLCA, and to the Unenclosed Mountain (north) HLCA (including Castell Caer Leion SAM) (Plate. 5).

Table A.7 Assessment of Indirect, visual impacts on Historic Landscape Character Area 22 (2021) Bryn Pydew

Impacts	Category and Score	Magnitude and Score
View from Bryn Pydew HLCA to the Rolling Meadows West of Afon Conwy HLCA	B – 3	Very Slight - 1
View from Bryn Pydew HLCA to the Unenclosed Mountain (north) HLCA	B - 3	Very Slight - 1
View from Bryn Pydew HLCA to Castell Caer Leion SAM	A - 4	Very Slight - 1
Development form	4.3	Very Slight - 1
Development appearance	4.3	Very Slight - 1
Overall Magnitude of Indirect Impacts	Score: 7	Grading: Slight

A.6.8 Historic Landscape Character Area 24 (2023) Unenclosed mountain (north)

(For a full description, see Section B.1.5. See Fig. 8)

Key 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.

Impacts: There are no indirect, physical impacts on this HLCA, but there is an indirect, visual impact on distant views towards the proposed development site from the crests and environs of the Snowdonia National Park. Moreover, there is an indirect, visual impact from the Unenclosed Mountain HLCA (including Castell Caer Leion SAM) to the distant views of the Rolling Meadows West of Afon Conwy HLCA, the Conwy HLCA, the SAMs of Conwy Castle and Town Walls, the WHS and Essential Setting of Conwy Castle and Town Walls, the Conwy Conservation Area, Benarth Hall (Historic Parks and Gardens), Bryn Pydew HLCA, and Deganwy/ Llandudno Urban Development HLCA (Plates 6 and 7).

Table A.8 Assessment of Indirect, visual impacts on Historic Landscape Character 24 (2023) Unenclosed Mountain (north)

Impacts	Category and Score	Magnitude and Score
Views of proposed development from the Snowdonia National Park	A - 4	Considerable - 4
View from Unenclosed Mountain (north) HLCA to the Rolling Meadows West of Afon Conwy HLCA	B - 3	Considerable - 4
View from Unenclosed Mountain (north) HLCA to Conwy HLCA	B - 3	Moderate - 3 *a
View from Unenclosed Mountain (north) HLCA to Conwy Castle SAM	A - 4	Considerable - 4
View from Unenclosed Mountain (north) HLCA to Conwy Town Walls SAM and WHS	A - 4	Slight - 2 *b
View from Unenclosed Mountain (north) HLCA to Conwy Castle and Town Walls WHS and Essential Setting	A - 4	Considerable - 4
View from Unenclosed Mountain (north) HLCA to the Conwy Conservation Area	B - 3	Considerable - 4
View from Unenclosed Mountain (north) HLCA to Benarth Hall (Historic Parks and Gardens)	B - 3	Considerable - 4
View from Unenclosed Mountain (north) HLCA to Bryn Pydew HLCA	B - 3	Moderate - 3
View from Unenclosed Mountain (north) HLCA to Deganwy/ Llandudno Urban Development HLCA	B - 3	Moderate - 3
View from Castell Caer Leion SAM to the Rolling Meadows West of Afon Conwy HLCA	A - 4	Considerable - 4
View from Castell Caer Leion SAM to Conwy HLCA	A - 4	Moderate - 3
View from Castell Caer Leion SAM to Conwy Castle SAM	A - 4	Moderate - 3
View from Castell Caer Leion SAM to Conwy Town Walls SAM	A - 4	Moderate - 3
View from Castell Caer Leion SAM to Conwy Castle and Town Walls WHS and Essential Setting	A - 4	Moderate - 3
View from Castell Caer Leion	B - 3	Moderate - 3

SAM to the Conwy Conservation Area		
View from Castell Caer Leion SAM to Benarth Hall (Historic Parks and Gardens)	B – 3	Considerable - 4
View from Castell Caer Leion SAM to Bryn Pydew HLCA	A – 4	Slight - 2
View from Castell Caer Leion SAM to Deganwy/ Llandudno Urban Development HLCA	A – 4	Slight - 2
Development form	6.84	Slight - 2
Development appearance	6.84	Slight - 2
Overall Magnitude of Indirect Impacts	Score: 10	Grading: Moderate

* a Although the proposed development would clearly detract from the view between the Unenclosed Mountain HLCA and the Conwy HLCA, the magnitude is considered to be Moderate due to the fact that the development would be a continuation of the urban setting of the HLCA.

*b Although the proposed development would be highly visible when viewing Conwy from the Unenclosed Mountain (north) HLCA, the Conwy Town Walls SAM and WHS are not highly visible due to the existing urban development of Conwy, thus the magnitude of impact is considered Slight.

Table A.9 ASIDOHL Stage 3: Summary of Overall Magnitude of Indirect Impacts on Historic 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 5 (2004) Deganwy/ Llandudno Junction urban development	Slight - 6
HLCA 7 (2006) Conwy	Slight – 6
HLCA 15 (2014) Rolling Meadows, west of Afon Conwy	Moderate – 11
HLCA 22 (2021) Bryn Pydew	Slight – 7
HLCA 24 (2023) Unenclosed mountain (north)	Moderate - 10
Average Overall Magnitude	Slight - 8

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.

A.7.2 Relative Importance in relation to (A) The Whole of the HLCA; (B) The Whole of the HLA

Historic Landscape Character Area 5 (2004) Deganwy/ Llandudno Junction urban development

- **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 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 of an urban development with notable suburban housing, transport routes, and infrastructure is seen in the HLCAs of Llandudno, Conwy, Penmaenmawr/ Dwygyfylchi, and Llanfairfechan, although the HLCA does have elements unique to it.

- **Representativeness**

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

b) **Low:** The HLCA is relatively unique to the HLA as the HLCAs are predominantly rural areas, however the towns of Llandudno, Conwy, Penmaenmawr/ Dwygyfylchi, and Llanfairfechan all share key urban historic characteristics.

- **Documentation (not assessed)**

- **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:** The HLCA is characterised by its transport network, shops, chapels, and its 19th and 20th century houses. As such the HLCA is in very good condition as it has retained the majority of these elements.

b) **Very Good.**

- **Condition**

a) **Good / b) Good:** The area survives in a good or above average condition for its class.

- **Coherence**

a) Moderate/ 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 / b) High: The elements in the area affected retain much of their original character and are visible and fairly easily understood.

- Potential

a) Low/ b) Low: There is little scope for future historic landscape study and analysis.

- Amenity

a) Moderate / b) Moderate: Some scope to develop the interpretation of the area within its historic nineteenth and twentieth century context.

- Associations

a) Moderate / b) Moderate: Deganwy/ Llandudno Junction urban development has authentic, locally well-known associations with the Cistercian monastery at Aberconwy, and historic route connections with Marl and the ferry.

Table A.10 Evaluation of the relative importance of the part of HLCA 5 (2004) Deganwy/ Llandudno Junction Urban Development Directly and/or Indirectly affected by Development

VALUE:	V high/good	high/good	Mod/mod	low	Poor/none	V high/good	high/good	Mod/mod	low	Poor/none
in relation to: CRITERION	(a) Whole of historic landscape character area					(b) Whole of historic landscape area on the Register				
Rarity				x				x		
Representativeness	x								x	
Group Value		x						x		
Survival	x					x				
Condition		x					x			
Coherence			x					x		
Integrity		x					x			
Potential				x					x	
Amenity			x					x		
Associations			x					x		

Score for Stage (a) 35/50 = 70%

Score for Stage (b) 32/50 = 64%

Historic Landscape Character Area 7 (2006) Conwy

• Rarity

a) High: The castle and parts of the town walls effected constitute a high rarity within the HLCA.

b) Very High: The HLCA is the only example of its kind within the HLA.

• Representativeness

a) Moderate: The key characteristics of the HLCA is only moderately representative of the whole HLCA.

b) None: The HLCAs key elements of a walled and planned medieval town, street pattern, and extra-mural suburban housing are not seen elsewhere in the HLA.

• Documentation

- a) Very High: There is a lot of documentation regarding the creation of Conwy as a fortified town and the invasion of Wales by Edward I.
- b) Moderate: There is some relevant documentary evidence linking the fortified town of Conwy to the rest of the 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. Despite this, the group value of the castle, town walls, plas mawr, and king's hall and wardrobe are of very high group value.
- b) Low: The diversity of the walled town of Conwy to that of nearby Llandudno Junction urban development and the Victorian seaside resort of Llandudno are striking, however little group value can be attributed to the rest of the HLA.

- Survival

- a) Good: The survival of the castle, walls, and other SAMs are very high, but the lack of other medieval buildings reduces the survival level slightly.
- b) Moderate: Many of the field systems remain across the landscape.

- Condition

- a) Very Good: This area is in very good condition.
- b) – ditto – compared to elsewhere within the HLA.

- Coherence

- a) High: This area retains much of its original historic coherence as a walled, market town.
- b) Low: This is in comparison to other areas elsewhere within the HLA.

- Integrity

- a) Very High: This area retains its original character, and is highly visible and understood.
- b) Moderate: The castle and walled town retain much of their original setting within the HLA.

- Potential

- a) High/ b) High: There exists a high potential for further study both within the HLCA and HLA.

- Amenity

- a) Low: there is little further potential to develop the amenity value beyond that of the current visitor attractions.
- b) Very Low within the context of the entire HLA.

- Associations

- a) Very High: The area is associated with Llywelyn Fawr and King Edward I. The town also has links to Thomas Telford by way of his Telford road bridge, and to Robert Stephenson by way of the Stephenson railway bridge.
- b) Low: The associations between the HLCA and other areas in the HLA are limited.

Table A.11 Evaluation of the relative importance of the part of HLCA 7 (2006) Conwy Directly and/or Indirectly affected by Development

VALUE	V high/g ood	high/go od	Mod/m ed	low	Poor/n one	V high/go od	high/go od	Mod/m ed	low	Poor /non e
in relation to: CRITERION	(a) Whole of historic landscape character area					(b) Whole of historic landscape area on the Register				
Rarity		x				x				
Representativeness			x							x
Documentation	x							x		
Group Value	x								x	
Survival		x						x		
Condition	x					x				
Coherence		x							x	
Integrity	x							x		
Potential		x					x			
Amenity				x						x
Associations	x								x	

Score for Stage (a) $46/55 = 83.64\%$

Score for Stage (b) $31/55 = 56.36\%$

Historic Landscape Character Area 15 (2014) Rolling Meadows, west of Afon Conwy

• **Rarity**

a) Low: The HLCA is very large and dominated by degraded fields, scattered settlements, villages, and routeways.

b) High: Very few examples of the key historic landscape characteristics are found 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: Sole example of the element and therefore not representative of the entire HLA.

• **Documentation**

a) Low: Little relevant material remains, except for title maps.

b) Low: There is little relevant documentary evidence linking the effected 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.

- Condition
 - a) Good: the key elements are in Good condition overall.
 - b) Fair: The condition of the site is generally Fair.

- Coherence
 - a) High: Much of the original historic landuse has retained, but there has been some encroachment by urban sprawl.
 - b) Very High: The historic meaning and significance of the site is clearly articulated.

- 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 within the context of the HLA.

- Potential
 - a) Very Low: There is little scope for further study within the concerned HLCA.
 - b) Very Low: There is little scope for further study 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
 - b) None

Table A.12 Evaluation of the relative importance of the part of HLCA 15 (2014) Rolling Meadows, West of Afon Conwy Directly and/or Indirectly affected by Development

VALUE	V high/g ood	high/go od	Mod/m ed	low	Poor/n one	V high/go od	high/go od	Mod/m ed	low	Poor /non e
in relation to: CRITERION	(a) Whole of historic landscape character area – Not Applicable					(b) Whole of historic landscape area on the Register				
Rarity				x			x			
Representativeness			x							x
Documentation				x					x	
Group Value			x						x	
Survival			x						x	
Condition		x							x	
Coherence		x				x				
Integrity			x						x	
Potential					x					x
Amenity			x				x			
Associations					x					x

Score for Stage (a) $29/55 = 52.73\%$

Score for Stage (b) $26/55 = 47.27\%$

Historic Landscape Character Area 22 (2021) Bryn Pydew

• **Rarity**

a) Low: This is a fairly typical part of the HLCA.

b) Moderate: This is not as typical of the entire HLA.

• **Representativeness**

a) High: This area contains most of the range of elements within the HLCA.

b) Low: This area contains a low proportion of the range of elements within the entire HLA.

- Documentation

a) High: This is on the undoubted assumption that the area will have a wide range of surviving documentary sources relating to it.

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

- Group Value

a) High: Some key elements such as winding lanes and irregular nineteenth century settlements are interlinked, as are the hillside quarries.

b) Moderate: The area retains transport links to other parts of the HLA, and group value with land ownership and quarrying.

- Survival

a) Good: A very high proportion of the elements representing the principal historic interests of the HLCA survive.

b) Good: The same distinction applies when considered in relation to the entire HLA.

- Condition

a) Moderate: The condition of most elements in the area is generally good, some quarry buildings are becoming overgrown.

b) Moderate: Compared to the entire HLA, the condition of most elements in the area is still considered generally moderate.

- Coherence

a) Moderate: Some original functions have ceased, but historic farming practice has generally remained.

b) Moderate: The same applies to the area considered in relation to the remainder of the HLA.

- Integrity

a) High: The survival of the area's original character and form is high and the landscape is highly visible and legible.

b) High: The same grade applies to the area considered in the context of the entire HLA.

- Potential

a) Moderate: there is some scope for future historic analysis, especially concerning quarrying on the ridge.

b) Moderate: Potential is graded the same in the context of the entire HLA.

- Amenity

a) Moderate: There is some scope for developing educational and recreational amenity, however some important areas such as Bodysgallen Hall are already in the possession of the National Trust and as such are open to the public.

b) Moderate: The amenity is graded the same in the context of the entire HLA.

- Associations

a) High: The area has a significant range of associations, including Cadwallon Lawhir King of Gwynedd.

b) High: The same grade applies in the context of the entire HLA, the area served as a defensive lookout to Conwy castle.

Table A.13 Evaluation of the relative importance of the part of HLCA 22 (2021) Bryn Pydew Directly and/or Indirectly affected by Development

VALUE	V high/g ood	high/go od	Mod/m ed	low	Poor/n one	V high/go od	high/go od	Mod/m ed	low	Poor /non e
in relation to: CRITERION	(a) Whole of historic landscape character area					(b) Whole of historic landscape area on the Register				
Rarity				x				x		
Representativeness		x							x	
Documentation		x						x		
Group Value		x						x		
Survival		x					x			
Condition			x					x		
Coherence			x					x		
Integrity		x					x			
Potential			x					x		
Amenity			x					x		
Associations		x					x			

Score for Stage (a) $38/55 = 69.09\%$

Score for Stage (b) $35/55 = 63.64\%$

Historic Landscape Character Area 24 (2023) Unenclosed mountain (north)

• **Rarity**

a) High: The area affected is generally typical of the HLCA, however it encompasses the SAM of Castell Caer Leion Iron Age hillfort making it unique.

b) Moderate: It is not quite as commonplace in the wider context of the entire HLA.

• **Representativeness**

a) High: The area contains most of the features common to the HLCA.

b) Low: The area contains proportionately fewer of the elements that characterise the entire HLA.

- Documentation

a) Low: Documentary evidence is limited to tithe maps and parish records.

b) Low: Little documentary evidence links the HLCA to the wider HLA.

- Group Value

a) Very High: The HLCA maintains 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 b) Very Good: Most elements have survived.

- Condition

a) Good / b) Good: The area survives in a good or above average condition for its class.

- Coherence

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

- Integrity

a) High/ b) High: The elements in the area affected retain much of their original character and are visible and fairly easily understood.

- Potential

a) Moderate: The SAM of Castell Caer Leion has been extensively excavated, however there exists a moderate potential for studying relict archaeology in the vicinity.

b) High: As discoveries are made elsewhere within the HLA, the potential for re-studying the area is high.

- Amenity

a) Moderate / b) Moderate: There is some scope to provide access and interpretation to the SAM of Castell Caer Leion.

• Associations

a) High: The area has numerous associations between prehistoric sites.

b) High: The area has associations with access between the Afon Ddu valley in the west to the Conwy valley in the east. As well as prehistoric associations between Aber and the Conwy valley via Bwlch y Ddeufaen. The Bwlch y Ddeufaen routeway was in use in Roman times, and very likely links the area to Chester.

Table A.14 Evaluation of the relative importance of the part of HLCA 24 (2023) Unenclosed Mountain (north) Directly and/or Indirectly affected by Development

VALUE	V high/g ood	high/go od	Mod/m ed	low	Poor/n one	V high/go od	high/go od	Mod/m ed	low	Poor /non e
in relation to: CRITERION	(a) Whole of historic landscape character area					(b) Whole of historic landscape area on the Register				
Rarity		x					x			
Representativeness		x							x	
Documentation				x					x	
Group Value	x						x			
Survival	x					x				
Condition		x					x			
Coherence		x					x			
Integrity		x					x			
Potential			x				x			
Amenity			x					x		
Associations		x					x			

Score for Stage (a) $42/55 = 76.36\%$

Score for Stage (b) $40/55 = 72.73\%$

A.7.3 Relative Importance in the National Context

Historic Landscape Character Area 5 (2004) Deganwy/ Llandudno Junction Urban Development

- Rarity

Low: Several other urban developments are listed on the register.

- Representativeness

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

- Documentation

High: The amount of relevant documentation is high compared with most sites on the register.

- Group Value

Low: Graded Low in the national context.

- Survival

Very Good: graded as Very Good survival in the national context.

- Condition

Very Good: graded equally as Very Good in the national context.

- Coherence

-Moderate: graded Moderate in the national context.

- Integrity

High: graded as High in the national context.

- Potential

Low: graded Low in the national context.

- Amenity

Low: graded equally as Low in the national context.

- Associations

Low: graded as Low in the national context .

Historic Landscape Character Area 7 (2006) Conwy

- Rarity

Moderate: Several other medieval fortified towns are included on the register.

- Representativeness

Low: Graded Low with its narrow range of representative elements considered in the national context.

- Documentation

High: The amount of relevant documentation is high compared with most sites on the register.

- Group Value

Very High: graded equally as Very High in the national context of Edward I fortifications.

- Survival

High: graded equally as High in the national context.

- Condition

Very High: graded equally as Very High in the national context.

- Coherence

Very High: graded higher as Very High in the national context.

- Integrity

Very High: graded Very High in the national context.

- Potential

High: graded High in the national context.

- Amenity

Low: graded equally as Low in the national context.

- Associations

High: graded lower as High in the national context .

Historic Landscape Character Area 15 (2014) Rolling Meadows, west of Afon Conwy

- Rarity

Low : Its character is fairly commonplace upon the register.

- Representativeness

Low: It contains a few representative elements considered in the national context.

- Documentation

Low: Very little documentation is relevant on a national scale.

- Group Value

Low: Contains few linked elements upon the register.

- Survival

Moderate: Graded Moderate in the national context.

- Condition

Fair: Graded Fair in the national context.

- Coherence

Very Low: Graded Very Low in the national context.

- Integrity

Low: Graded Low in the national context.

- Potential

Very Low: Graded Very Low in the national context.

- Amenity

Low: Graded Low in the national context.

- Associations

Very Low: Graded as Very Low in the national context.

Historic Landscape Character Area 22 (2021) **Bryn Pydew**

- Rarity

Low: There are several of its key historical elements seen elsewhere on the register.

- Representativeness

Moderate: A combination of infrastructure, housing, and industry is moderately representative of the register as a whole.

- Documentation

Moderate: A moderate amount of documentation is available when seen in a national context.

- Group Value

Low: A Low group value when considered on a national level.

- Survival

Moderate: Graded Moderate in the national context.

- Condition

Moderate: graded Moderate in the national context.

- Coherence

Low: graded Low in the national context.

- Integrity

Low: graded Low in the national context.

- Potential

Moderate: Graded Moderate compared to other sites in the national context.

- Amenity

Moderate: Graded Moderate compared to other sites in the national context.

- Associations

Moderate: graded Moderate in the national context.

Historic Landscape Character Area 24 (2023) Unenclosed mountain (north)

- Rarity

Low: There are several key historic elements, mainly prehistoric, listed on the register.

- Representativeness

High: The prehistoric archaeology is highly representative of other areas on the register.

- Documentation

Very Low: Graded Very Low in the national context.

- Group Value

Very High: As part of a prehistoric landscape.

- Survival

Low: graded Low in the national context.

- Condition

Moderate: graded Moderate in the national context.

- Coherence

High: graded High in the national context.

- Integrity

High: Graded as High in the national context.

- Potential

High: Graded equally as High in the national context.

- Amenity

Very High: graded Very High in the national context.

- Associations

High: graded High in the national context.

Table A.15 Evaluation of the relative importance in the national context of HLCAs 5 & 7 Directly and/or Indirectly affected by Development

VALUE	V high/g ood	high/go od	Mod/m ed	low	Poor/n one	V high/go od	high/go od	Mod/m ed	low	Poor /non e
in relation to:	HLCA 5 (2004) Llandudno					HLCA 7 (2006) Conwy				
CRITERION										
Rarity				X				X		
Representativeness			X						X	
Documentation		X					X			
Group Value				X		X				
Survival	X						X			
Condition	X					X				
Coherence			X			X				
Integrity		X				X				
Potential				X			X			
Amenity				X					X	
Associations				X			X			
SCORE				34/55	High				43/55	High

Table A.16 Evaluation of the relative importance in the national context of HLCAs 15 & 22 Directly and/or Indirectly affected by Development

VALUE	V high/g ood	high/go od	Mod/m ed	low	Poor/n one	V high/g ood	high/go od	Mod/m ed	low	Poor /non e
in relation to:	HLCA 15 (2014) Rolling Meadows					HLCA 22 (2021) Bryn Pydew				
CRITERION										
Rarity				X					X	
Representativeness				X				X		
Documentation				X				X		
Group Value				X					X	
Survival			X					X		
Condition				X				X		
Coherence					X				X	
Integrity				X					X	
Potential					X			X		
Amenity				X				X		
Associations					x			x		
SCORE				20/55	Mod- erate				29/55	Cons ider able

Table A.17 Evaluation of the relative importance in the national context of HLCAs 24 Directly and/or Indirectly affected by Development

VALUE	V	high/go	Mod/m	low	Poor/no
in relation to:	high/g	ood	ed		ne
CRITERION	HLCA 24 (2023) Unenclosed Mountain				
Rarity				X	
Representativeness		X			
Documentation					X
Group Value	X				
Survival				X	
Condition			X		
Coherence		X			
Integrity		X			
Potential		X			
Amenity	X				
Associations		X			
SCORE				38/55	High

Table A.18 ASIDOHL Stage 4: Grade of overall value of relative importance of the HLCAs (or parts thereof) affected by development

Historic Landscape Character Area	Grading (average of (a)+(b)+(c))
HLCA 5 (2004) Deganwy/ Llandudno Urban Develop	65 – High (range 60-79)
HLCA 7 (2006) Conwy	73 - High (range 60-79)
HLCA 15 (2014) Rolling Meadows	45 - Considerable (range 40-59)
HLCA 22 (2021) Bryn Pydew	62 – High (range 60-79)
HLCA 24 (2023) Unenclosed Mountain	73 – High (range 60-79)
GRADE OF OVERALL VALUE	64 - High (range 60-79)

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.20 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.

Table A.19 Overall Significance of Impact

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.20 ASIDOHL Stage 5: Summary of the overall significance of impact of the proposed development at Pinewood, Sychnant Pass Road, Conwy, on the *Creuddyn and Conwy landscape of outstanding historic interest* - HLW (Gw) 5 (Based on Guide to Good Practice, Table 13, p.29)

HISTORIC LANDSCAPE CHARACTER AREA	(a) VALUE OF HLCA based on Stage 4 (Table A.17)	(b) IMPACT OF DEVELOPMENT ON HLCA based on Stages 2-3	(c) IMPACT ON HISTORIC LANDSCAPE	OVERALL SIGNIFICANCE OF IMPACT (a)+(b)+ c)
HLCA 5 (2004) Deganwy/ Llandudno Urban Development	High 7	No Direct / Slight Indirect impacts 1	Very Low 1	Slight 9
HLCA 7 (2006) Conwy	High 8	No Direct / Low Indirect impacts 3	Low 2	Moderate 13
HLCA 15 (2014) Rolling Meadows	Medium 5	Moderate direct and indirect physical and visual impacts 5	Low 2	Moderate 12
HLCA 22 (2021) Bryn Pydew	Medium 6	No Direct / Slight Indirect impacts 1	Low 2	Slight 9
HLCA 24 (2023) Unenclosed Mountain	High 8	No Direct / Moderate Indirect visual impact 6	Medium 5	Fairly Severe 19

A.8.2 Concluding Statement and Mitigation Statement

The proposed development would impact to a greater or lesser extent on five of the twenty-four HLCAs that make up the Creuddyn and Conwy landscape of outstanding historic interest. The physical footprint of the development is however relatively very small in relation to the area of the Rolling Meadows West of Afon Conwy HLCA in which it would be sited, and it is arguably not of a scale or form greatly different to that of a number of other, relatively recent developments situated to the immediate east and in the neighbouring Conwy HLCA.

The development site would occupy land that has been historic farmland and open countryside on the approaches to Conwy, and would thus involve a change in the historic land-use of the area. However, the land was traditionally tenanted by the former nearby farm of Pant Graianog, and as such the relationship between farm and land has already been frustrated and essentially severed by the construction of a housing estate between the two and the demolition of the farmhouse and buildings.

Furthermore, the western edge of the current existing housing estate is located within a former field between two historic field boundaries, and thus the proposed development would, to an extent, reinstate the traditional historic field boundary. This would be supplemented with the planting of trees, whilst relating to a strong and natural topographical boundary further strengthened by the stream to the west of the site and the receding landform.

The direct physical impact of the development upon the Rolling Meadows West of Afon Conwy HLCA is *Moderate*. The topography of the site and the height of the adjacent existing buildings would largely hide the proposed development from the Conwy HLCA, Deganwy/Llandudno Junction Urban Development HLCA, and Bryn Pydew HLCA; indeed only the southern part of the development would be visible (approximately thirteen houses, being partially visible). This visual impact could be minimised further by the planting of trees along the south-eastern border of the development which would reduce the overall visual impact score of the development upon the concerned HLCAs. However, this reduction would not lower the overall impact grade assigned in table A18, primarily because of the *high* and *medium* value/importance of the HLCAs in question.

The indirect impact will be lessened by careful design layout, the targeted planting of trees and use of earth colours (see A.4.1 above). These factors are not easily reflected within the scoring system, and need to be taken into consideration when examining impact on views, particularly those views that sweep over the development area to more dominant landscapes beyond.

The proposed development would be visible from the Snowdonia National Park both to the north and west due to its elevated nature (including the Unenclosed Mountain (north) HLCA), as well as from Castell Caer Leion Scheduled Ancient Monument (SAM), and the overall significance of impact of this is regarded as *Fairly Severe*. This is because of the high value of the HLCA and the intrusion of the development into sight lines when viewing from the Unenclosed Mountain HLCA / Castell Caer Leion SAM to the Conwy; Llandudno Urban Development; and Bryn Pydew HLCAs. Of particular importance here are the views of the Castle and Town Walls World Heritage Site at Conwy which are clearly visible from the Unenclosed Mountain HLCA across the area of proposed development. This visual impact would be mitigated partially by the proposed planting of trees across the site, particularly on the western and northern limit of the area, but would not succeed in obscuring the majority of the development due to the high relief of the eastern Snowdonia mountain range.

However the intended location of the proposed development immediately alongside an existing development located within the Conwy HLCA, further reduces the visual impact, as the eye tends to sweep over the area of nucleated development to the focal points of the castle and river beyond.

The significance of impact of the proposed development would be *moderate* on views from the Rolling Meadows West of Afon Conwy HLCA which lies immediately south of the development area. Due to the low and high relief of this area, the proposed development would be visible and detract from the view both across the HLCA and to the Unenclosed Mountain HLCA/ Castell Caer Leion SAM. The design considered for planning depicts the planting of trees on the southern border, which would help to mitigate this impact.

If the site design layout was refined further and the southern part of the proposed development was removed and a buff of natural amenity woodland planted, then it would be possible to almost entirely mitigate the non-physical indirect impacts upon three of the five HLCA's, namely the Conwy HLCA, Rolling Meadows West of Afon Conwy HLCA, and Bryn Pydew HLCA.

A slight impact on the views to these HLCA's from the Unenclosed Mountain HLCA would remain, however it would considerably reduce the overall significance of impact upon the HLCAs concerned and therefore on the overall impact of the development.

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APPENDIX I

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

B.1.1 HLCA 5 (2004) Deganwy/ Llandudno Junction Urban Development

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 (2023). 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 signalbox 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.

B.1.2 HLCA 7 (2006) Conwy

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.

B.1.3 HLCA 15 (2014) The Rolling Meadows, West of Afon Conwy

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.¹

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 Pwlllycochion 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

¹ C. Gresham, 'The Commotal Centre of Arllechwedd Isaf' *TCHS* 40 (1979), pp. 11-16.

of its sort in Wales.² It closed in 1920, and reopened in 1948, only to be finally abandoned after exploration in the lower levels in 1956.³ 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).

B.1.4 HLCA 22 (2021) Bryn Pydew

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

² W.J. Lewis, *Lead Mining in Wales* (UWP Cardiff, 1967), pp. 238-40.

³ C.J. Williams, *Metal Mines of North Wales* (Rhuddlan, 1980).

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 appears 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.

The grade I register park and garden of Bodysgallen (with exceptional terraced gardens, chiefly eighteenth and nineteenth century with an earlier core, remarked on Pennant) falls within the area, as does the significant post-medieval house and land of Marl. The obelisk on Bodysgallen land is a significant landscape marker.

B.1.5 HLCA 24 (2023) Unenclosed Mountain (north)

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 Lleion on Conwy Mountain.

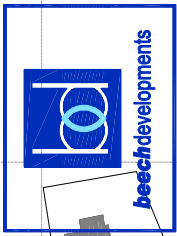
Upland land use in the Medieval and Modern periods is associated with the seasonal movement of stock from the lowlands in winter to the higher pastures in summer. There is also evidence for peat-extraction, and small-scale quarrying of dyorite, as at Penmaenbach from c. 1873 until the 1940s, millstone 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.



DEVELOPMENT CONCEPT IN LINE WITH
 1. ANNUAL PARK STREETS 11 WITH CIRCULAR
 ROAD SYSTEM AND USE OF DESIGN CONCEPTS
 FORMING FORMAL AND INFORMAL SPACES
 PROGRESSIVE TO DEVELOPMENT. WITH LINKS ALSO
 TO OPEN SPACES AND COURTYARDS
 DEVELOPMENT TO FORM INTEGRATED HOUSE STYLES
 AND ACCOMMODATION TYPES WITH MIX OF
 THE DEVELOPMENT.
 OVERALL PROPOSALS TO FORM VILLAGE FORAM
 WITH SPACES FOR INTERPLAY OF RESIDENTS



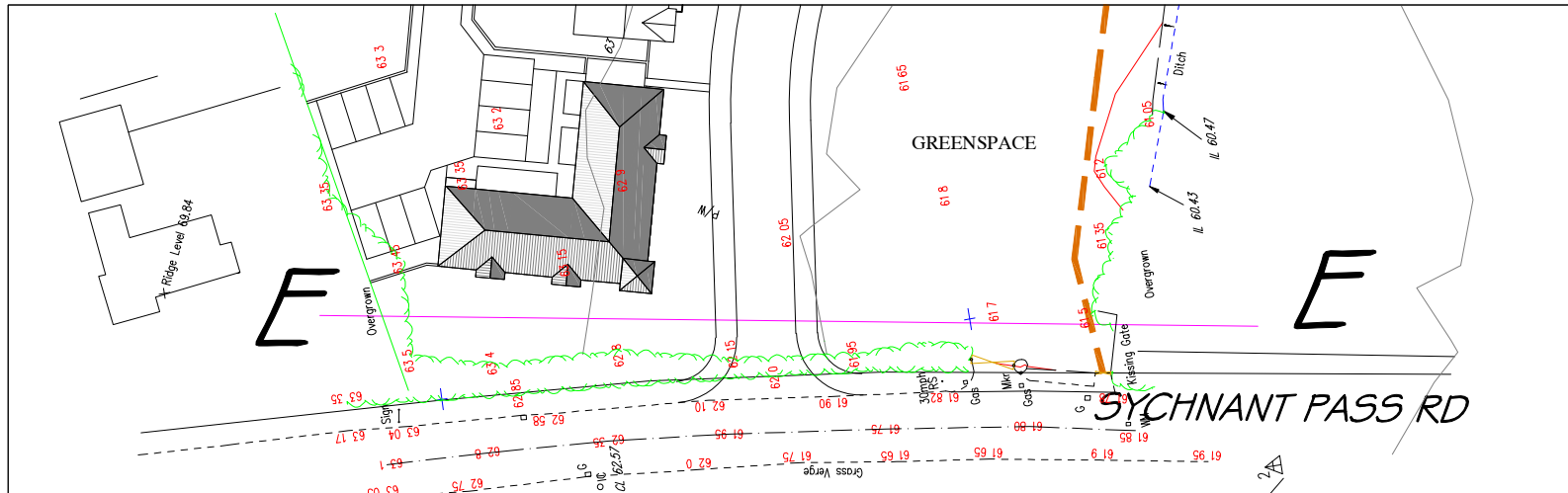
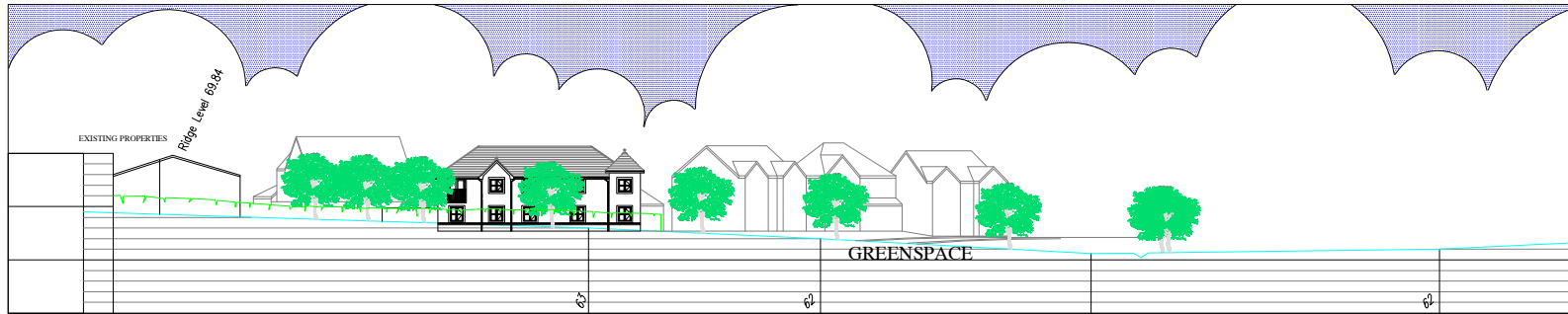
PINWOOD SYCHNANT PASS ROAD CONWY	
SCALE: 1:1000 @ A3	DATE: 10/11/2017
CONCEPT LAYOUT 1:	
DRAWN: M.A.S.	ISSUED: P.
REV: 01	BY: M.A.S.



PINWOOD SYCHNANT PASS ROAD CONWY		Total
House Type Mix		104 Units
5 BHK	2 NO	2 NO
4 BHK	2 NO	2 NO
3 BHK	2 NO	2 NO
2 BHK	2 NO	2 NO
1 BHK	2 NO	2 NO
0 BHK	2 NO	2 NO
5 BHK	2 NO	2 NO
4 BHK	2 NO	2 NO
3 BHK	2 NO	2 NO
2 BHK	2 NO	2 NO
1 BHK	2 NO	2 NO
0 BHK	2 NO	2 NO

SITE CONCEPT PLAN
PINEWOOD SYCHNANT PASS ROAD CONWY

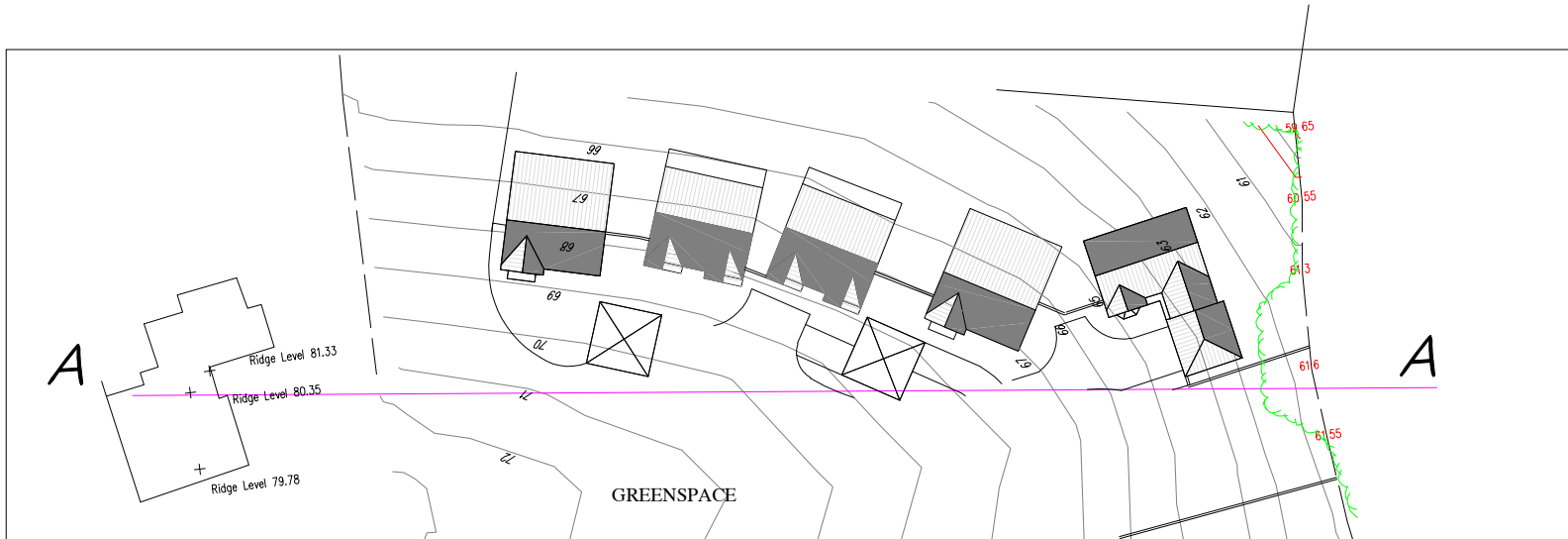
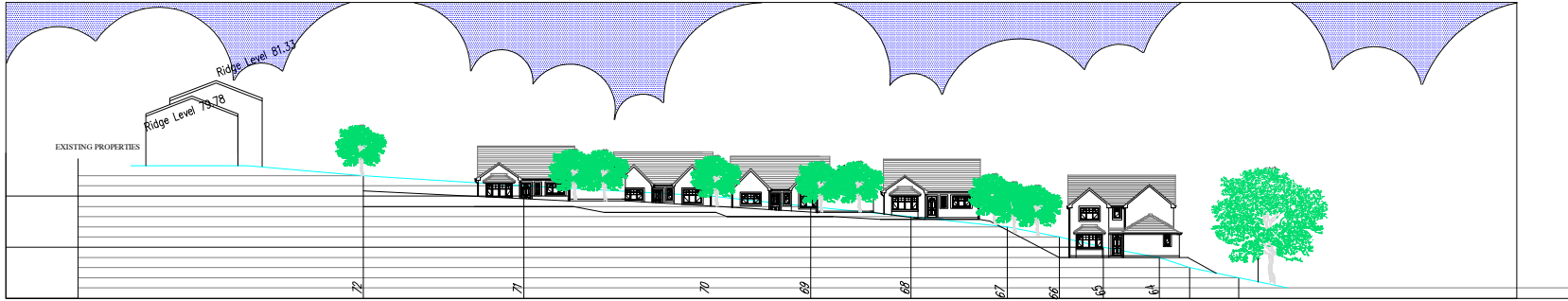
F. GREENWAY TO WEST - SOUTH BOUNDARIES WIDENED TO COMMENTS WITH LAYOUT ADJUSTMENTS 04 SEPT 08



SITE SECTION EE

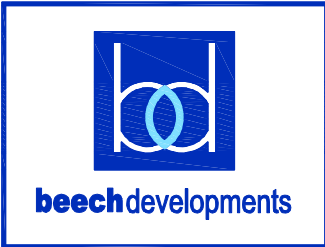
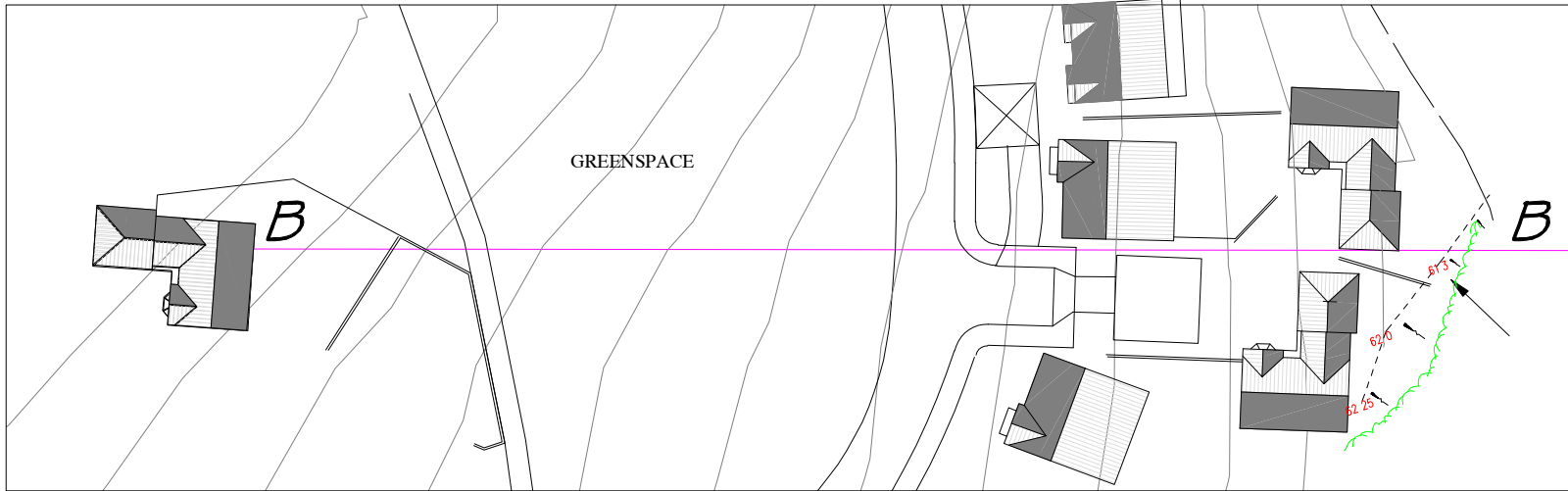
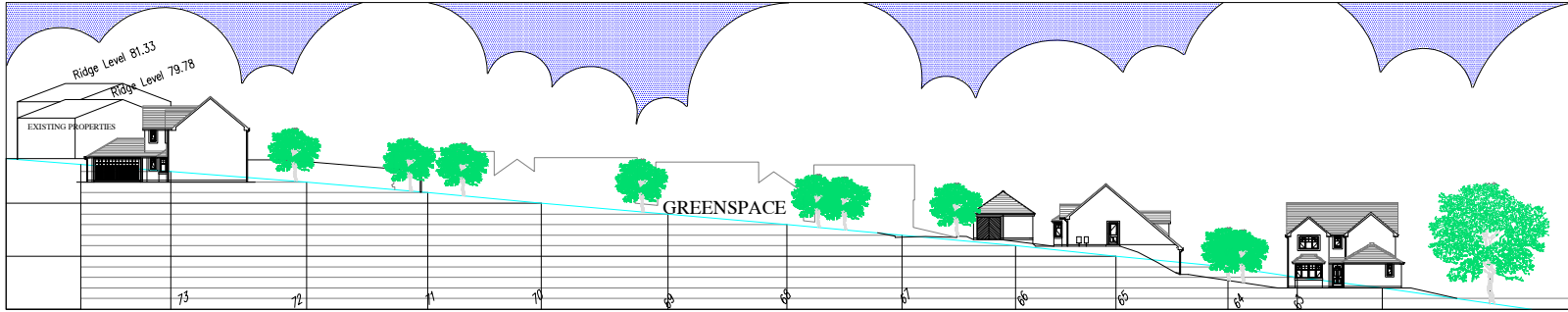
PINEWOOD SYCHNANT PASS ROAD CONWY

		JOB TITLE PINEWOOD SYCHNANT PASS ROAD CONWY	
SCALE	1:500 @ A3	DRAWING TITLE SECTION EE	
DATE	NOV 2007	DRAWING NO BDL / SPRC / SECE	
DRAWN	MLALld	REVISION -	



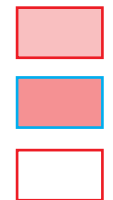
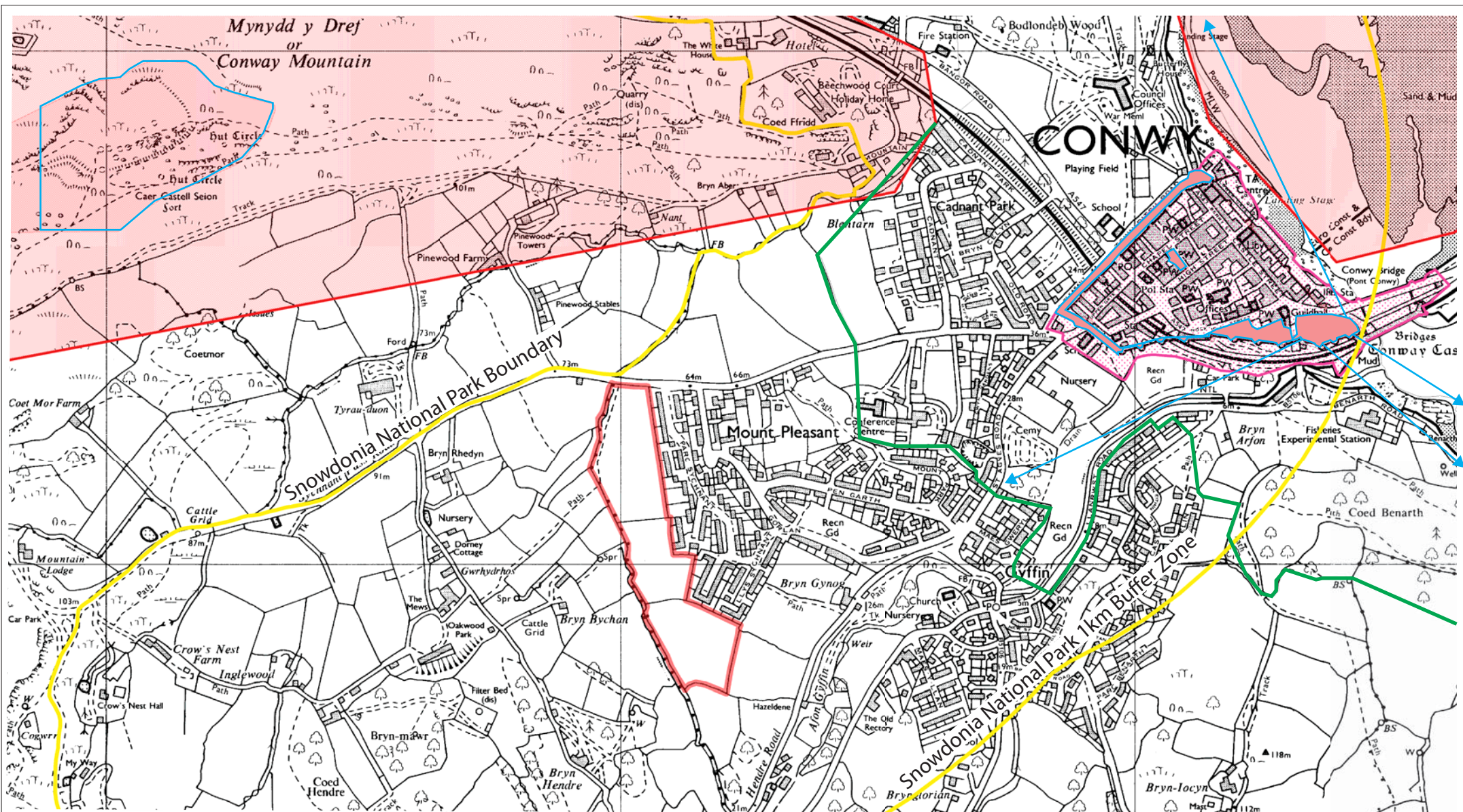
SITE SECTION AA
PINEWOOD SYCHNANT PASS ROAD CONWY

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SCALE 1:500 @ A3		DRAWING TITLE SECTION AA	
DATE NOV 2007		DRAWING NO	
DRAWN MLAlld		BDL / SPRC / SEC A	REVISION -



SITE SECTION BB
PINEWOOD SYCHNANT PASS ROAD CONWY

		JOB TITLE PINEWOOD SYCHNANT PASS ROAD CONWY	
SCALE	1:500 @ A3	DRAWING TITLE SECTION BB	
DATE	NOV 2007	DRAWING NO	REVISION
DRAWN	MLALld	BDL / SPRC / SEC B	-



- Creuddyn and Conwy Historic Landscape Area
- Scheduled Ancient Monuments
- Proposed Development Site
- Significant View from Conwy Castle



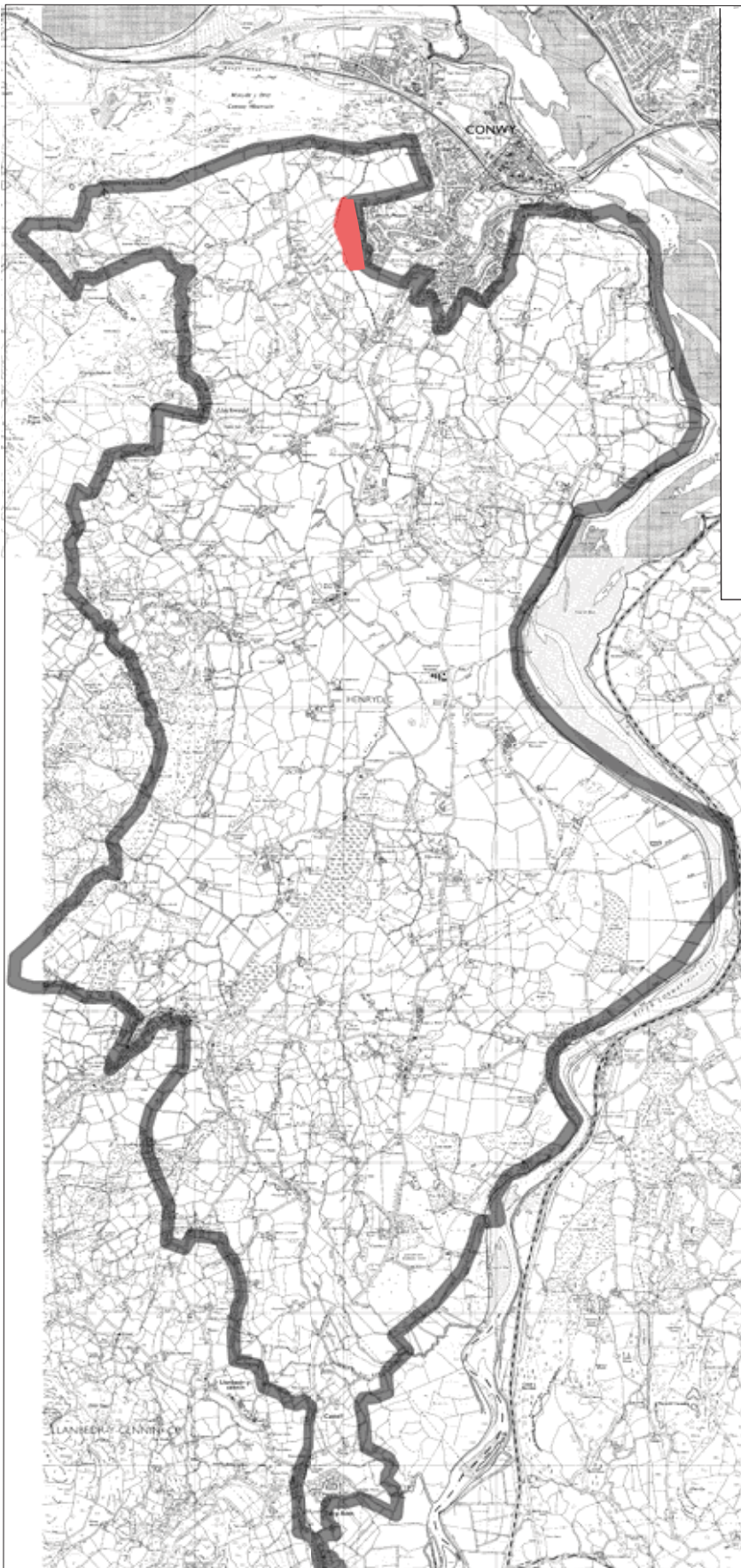
- Conwy Conservation Area and World Heritage Site
- Conwy Essential Setting

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 ARCHAEOLÓGOL
 GWYBODAETH

GWYNEDD
 ARCHAEOLÓGOL
 TRYST

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 Ffôn: 01248 352535. Ffacs: 01248 370925. e-mail: gatl@hmcw.co.uk

Figure 1: Statutory and non-statutory designations



Site location

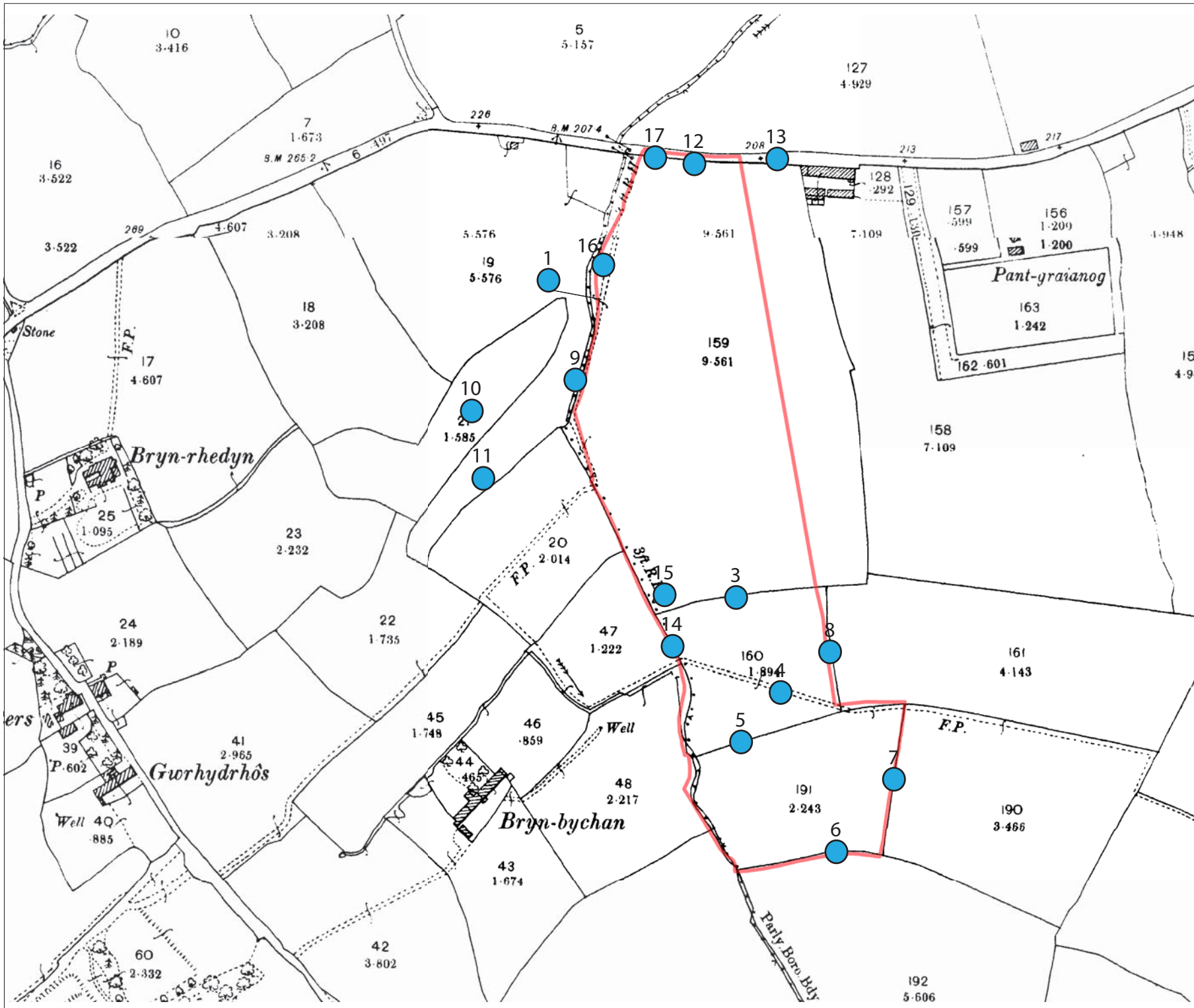


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Figure 2: Map of Rolling Meadows HLCA



3 Archaeological Features

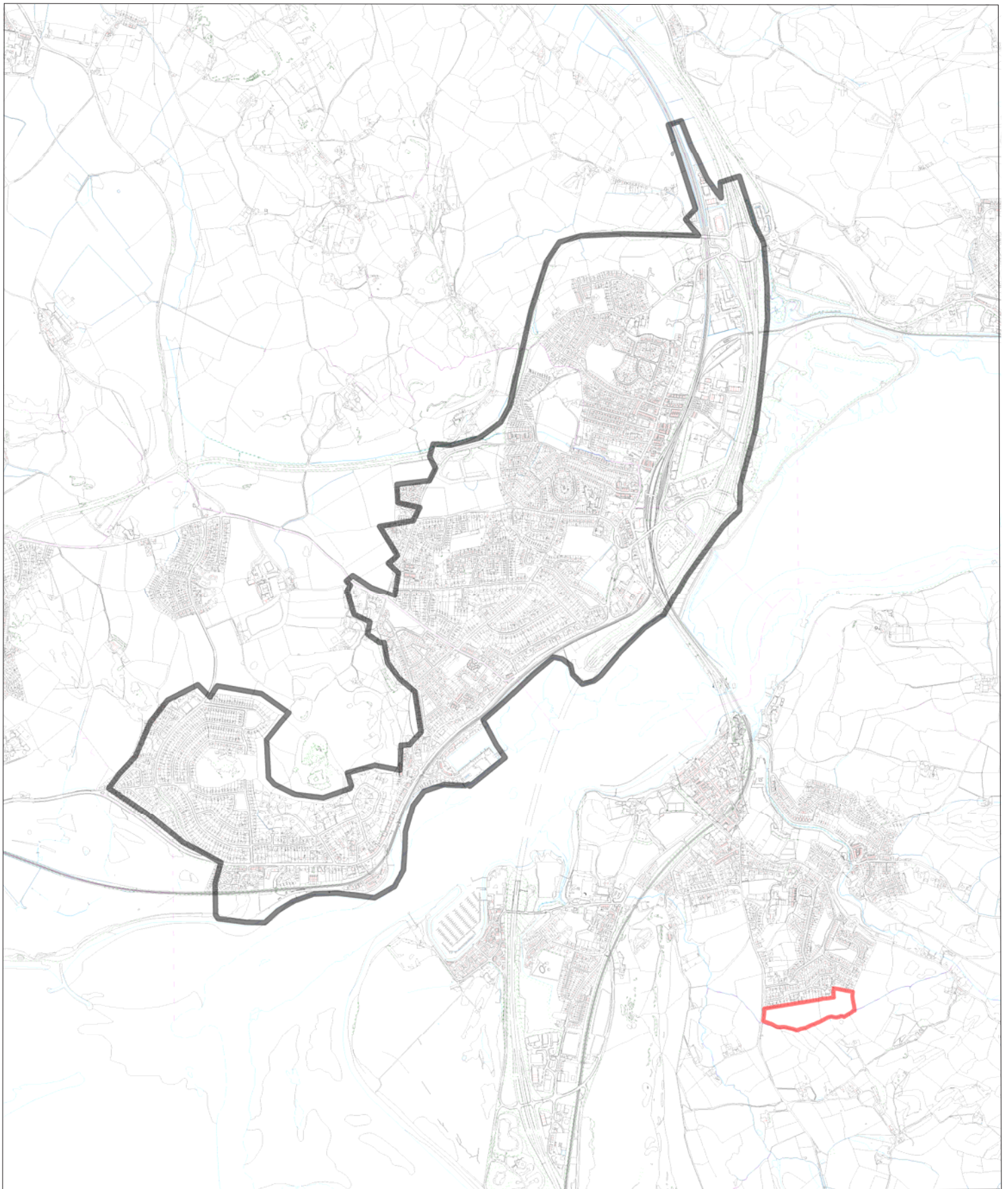



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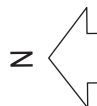
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Ffôn: 01248 32535. Ffacs: 01248 370925. email: gati@hameb.co.uk

Figure 3. 1900 OS Map
1:3000 at A4



 Site location



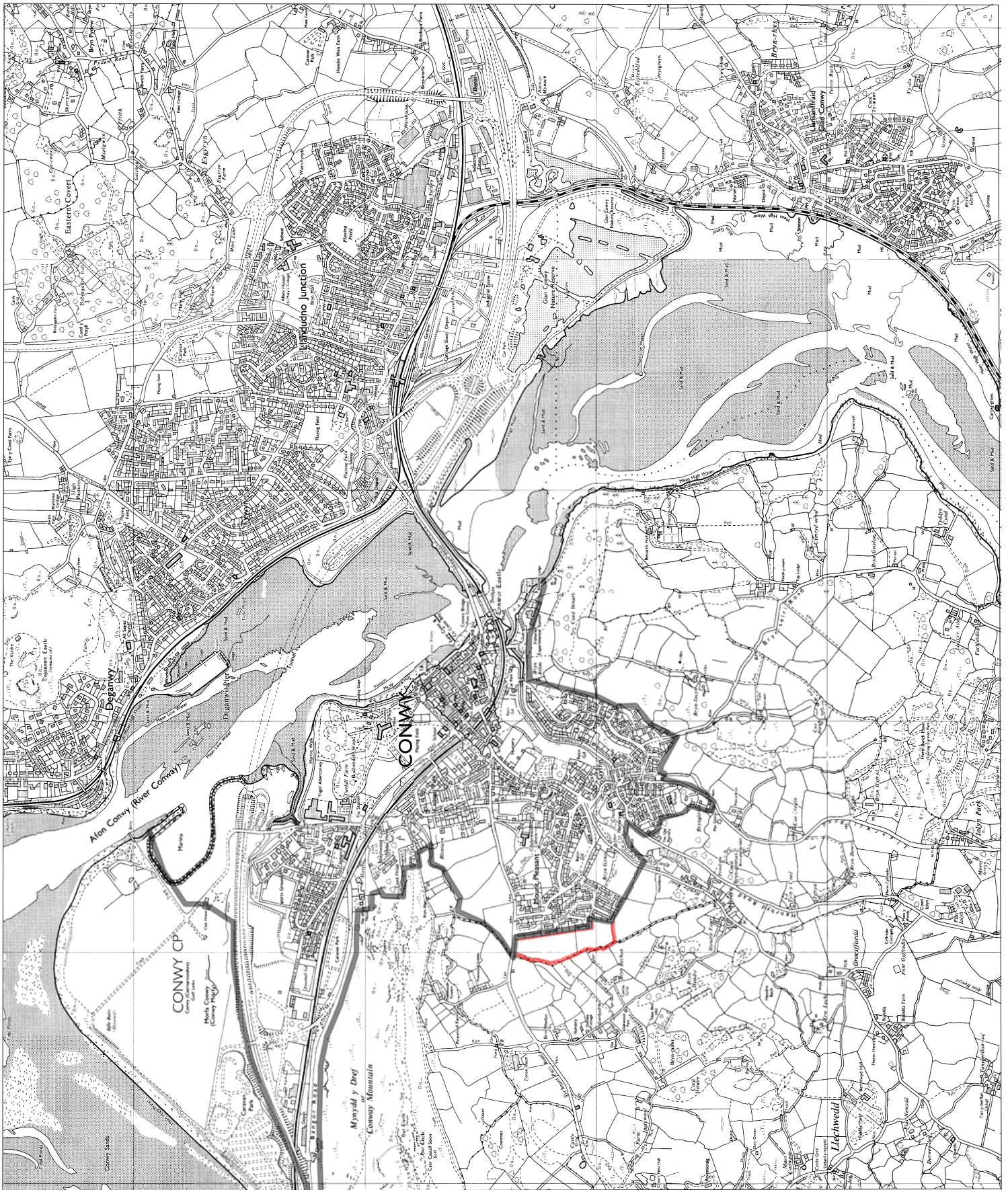
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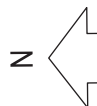
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**Figure 4: Map of Llandudno
Urban HLCA**



 Site location



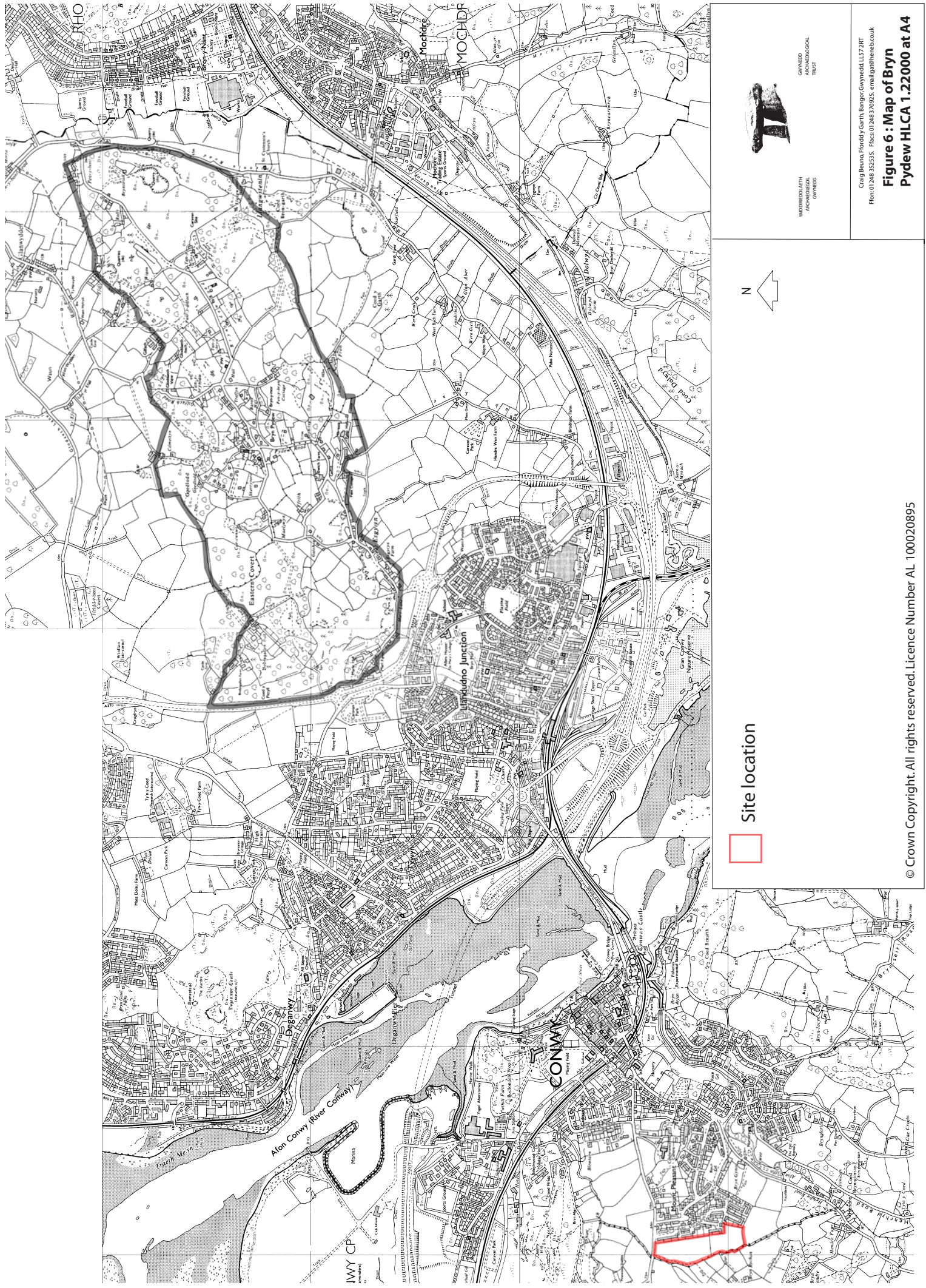
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**Figure 5: Map of Conwy
HLCA 1.22000 at A4**



Site location

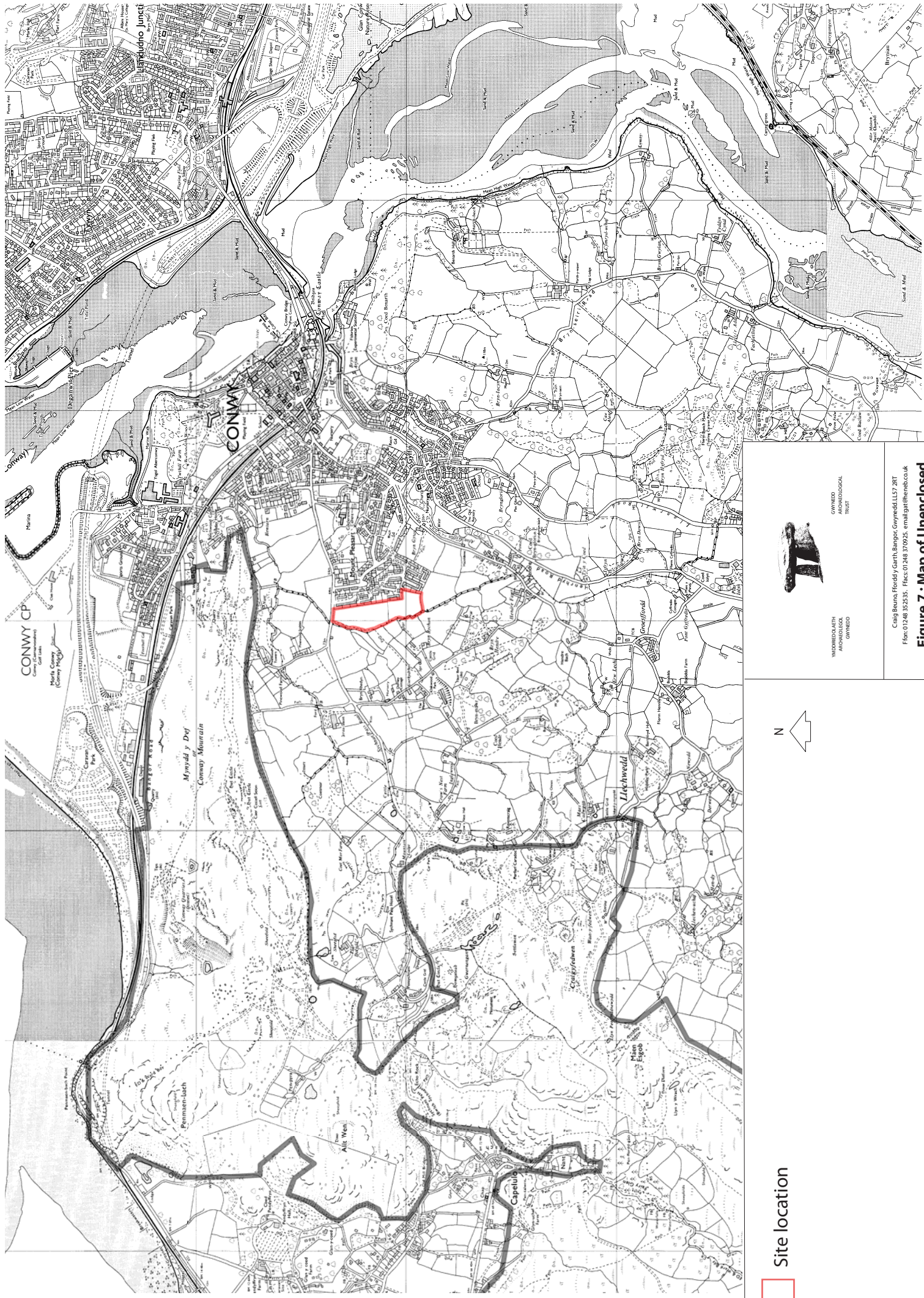


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**Figure 6 : Map of Bryn
 Pydew HLCA 1-22000 at A4**



Site location



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Figure 7 : Map of Unenclosed Mtn HLCA 1.22000 at A4



Plate 1: Proposed development area from the north (Nikon D40. f/4. 18mm)



Plate 2: Proposed development area (marked in red) from Conwy Castle SAM, WHS, and HLCA from the southeast (Nikon D40. f/5.6. 55mm) .



Plate 3: View from Rolling Meadows HLCA to Unenclosed Mtn HLCA/ Castell Caer Leion SAM, from the southeast (Nikon D40. f/9. 42mm) .



Plate 4. View from Rolling Meadows HLCA to Conwy, Llandudno, and Bryn Pydew HLCAs (Nikon D40. f/9. 28mm) .



Plate 5: View from Bryn Pydew HLCA to Conwy, Rolling Meadows, and Unenclosed Mtn HLCAs, Conwy Castle SAM and WHS, and Castell Caer Leion SAM, from the east (Nikon D40. f/8. 55mm) .



Plate 6. View from Unenclosed Mtn HLCA/ Castell Caer Leion SAM to Conwy and Rolling Meadows HLCAs, from the northeast (Nikon D40. f/6.3 50mm) .



Plate 7: View from Unenclosed Mtn HLCA/ Snowdonia National Park to Rolling Meadows, Conwy, Llandudno, and Bryn Pydew HCAs, as well as Conwy Castle WHS, SAM and Essential Setting from the west (Nikon D40. f/7.5 51mm) .



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