

## **J      Landscape & Visual Impact Assessment**

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# East Rhyl Coastal Defences - Landscape & Visual Impact Assessment

**Final**

**18/10/2018**

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**Revision History**

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18/10/2018	Final Report	Tim Carter

**Contract**

This report describes work commissioned by Denbighshire County Council as part of the East Rhyl Coastal Defences project.

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## Executive summary

JBA Consulting was commissioned to undertake a Landscape and Visual Impact Assessment (LVIA) in relation to the preferred solution for enhancing the coastal defences in East Rhyl.

The current seawall is underperforming in protection against wave overtopping which put the area Between Garford Road and Rhyl Golf Links in danger of flooding, as was the case in December 2013.

In this document, the effects of the proposed coastal defence work on landscape character and visual amenity, have been assessed. Moderate-substantial or substantial effects, that may be material to the planning process are described as significant. No significant effects are expected for the proposals during the construction or operation phases. Moderate adverse construction effects, arise from the scale of activity within a site of valued character. However, in all cases these are temporary and not long-term.

The existing site is a popular wide, flat sandy beach at low-tide offering expansive views along the coast towards Rhos-on-Sea, Colwyn Bay, and Little Orme. A recreational route for pedestrians and cyclists alike, runs along the top of the sea wall on the southern edge of the beach. The Wales Coast Route and National Cycle Route NCR5 also pass the site along this sea wall. The area to the west of Splash Point is also known as Marine Parade.

The settlement edge of East Rhyl, is composed mainly of residential buildings. Along East Parade and Marine Drive, Victorian terraced townhouses form formal structured edge to the town which faces out onto the sea. This becomes increasingly modern, unstructured and suburban in scale and form, towards the east. Residential areas to the east of Splash Point, are generally inward looking with primary frontages facing away from the sea.

The approximate footprint of the development site is 25 hectares, of which the permanent interventions are 2 hectares. Two temporary site compounds will be set up. The primary compound will be situated off Marine Drive, opposite the Royal Alexandra Hospital. A second, smaller compound will be situated off Garford Rd. A temporary haul route from the primary compound along Marine Parade and access ramp down onto the beach will be constructed and used as the primary means of access on to the beach. Areas of the beach within the development site will be used for stockpiling and sorting of rock to aid construction of the rock armour revetment.

The site lies within National Landscape Character Area 8, North Wales Coast. This is a national level, strategic assessment and it is not considered that the proposals would have any appreciable effect on this broad character area.

The site is part of Marine Character Area Colwyn Bay and Rhyl Flats, and is also included within three Landmap local character 'visual and sensory' classifications; Coast West of Prestatyn, Clwyd Estuary and Prestatyn/Rhyl. These are character areas informed by naturally occurring coastal beach, and significant extents of imposing sea defences and built up areas. Rhyl is noted as being characterised by neglected built form which is currently experiencing some regeneration.

Landscape effects arise through the permanent change in scale from the existing sea defences to the proposed development, which has a larger footprint. However, the proposed development will be located within the close vicinity of the existing revetment and seawall. The proposals will result in loss of a relatively small proportion of beach area and the modified site character will be in the context of the existing beach and sea wall structures along the seafront. It is considered that the site is in a settlement fringe location, combined with a strong degree of visual containment from the landward side due to the intervening topography, the seawall

and other built form. This ensures that the effect of the proposals will be largely confined to the immediate site context and from the seaward side. The magnitude of change is locally medium but decreases rapidly with distance and limited to within 0.5km of the site and often much less due to screening offered by the built development. Furthermore, the effect of the proposals upon the wider landscape context is considered to be limited and minor, with the effect of the proposals confined to the localised context. The proposals will represent a discernible but largely minor change in the qualities and characteristics of the site. The inter-tidal nature of the site will result in a varying degree of effect which will be most apparent at low tide.

During construction Moderate adverse landscape effects arise from the scale of activity within a site of valued character, however these are temporary effects. During operation the effects are considered to be slight adverse.

Impacts on designated heritage assets will not occur with the exception of Royal Alexandra Hospital where a moderate effect will be experienced during construction phase reducing to negligible during operation.

Visual effects are largely limited to the promenade and from beach level, at low tide. Distant views from inland are restricted by topography, due specifically to the low-lying position of the site, and intervening built form.

Effects on residential receptors will be limited to construction phase and properties along Marine Drive/East Parade which face seawards.

Moderate adverse effects will arise for these residences during construction phase, reducing to negligible during operation. It is anticipated that Moderate adverse effects will also arise during the construction phase from Splash Point Apartments, Brynheddydd Bay, reducing to slight and negligible respectively during operation. Other nearby residential receptors are considered to be slight adverse during construction, reducing to negligible in operation.

The Wales Coast Path and National Cycle Route 5 are nationally important long-distance routes. However, the presence of locally detracting features in the landscape such as suburban development, caravan parks and existing sea defences result in a localised lower sensitivity than may otherwise be afforded. The effects are considered to be moderate adverse during construction, and slight-moderate during operation. Effects on nearby PROWs are considered to be slight adverse.

Receptors travelling along Marine Drive and East Parade will experience moderate medium-term effects during construction due to the presence of the primary site compound and construction access routes. These will reduce to slight during operation. Slight effects during construction are expected for several residential streets adjacent to the site; Tynewydd Road, Molineaux Road, Grosvenor Road and Old Golf Road. These will reduce to negligible during operation.

During construction the effects on nearby road receptors are considered to be slight at most and very localised. During operation this is considered to be negligible.

Slight-moderate effects will occur for the golf course during construction, reducing to negligible during operation. Given that the scheme includes the provision of rock armour to a performance specification that offers the required protection, opportunities for mitigation are limited to embedded design mitigation. Where views would be restricted by hoarding to site compounds, visually permeable hoarding could be used instead to allow views through to the seascape beyond.

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# 1 Introduction

## 1.1 Background

### 1.1.1 Scope of Appraisal

JBA Consulting Ltd is instructed by Balfour Beatty to prepare this Landscape and Visual Appraisal (LVIA) relating to the proposed solution for improving the coastal defences along the East Rhyl Coastline. Access down to the beach is possible at several locations along the promenade.

The site is popular with day trippers and holiday makers during the high season due to the wide expanse of clean sandy beach. (Refer to Appendix C, Figure 1- Site Location Plan and Viewpoints).

This Landscape and Visual Assessment (LVIA) provides an assessment of the effects of the proposed development, on the landscape of the site and its context and visual resource of the area. The design of the proposed development and the identification of mitigation measures incorporated within the design to minimise adverse effects is informed by the findings of the assessment. During the assessment, effects on features identified as important to the scenic quality, or effects on the landscape character of the site and its setting are assessed. Effects on peoples' views of the site and its setting, or visual amenity, are also assessed. The assessment has involved the following key stages:

- desk-based research to determine the scope of the study
- field work to capture viewpoints from pre-determined locations and ascertain how the landscape and visual resource would change
- desk-based research to establish the landscape and visual baseline and identify potential receptors
- assessment and reporting of potential effects

For the purposes of assessing the landscape and visual effects of this development proposal, study areas have been defined as shown in Appendix C Figure 3, Viewpoints.

The objectives of the appraisal are to:

- Describe and evaluate the landscape of the site and surrounding landscape context and visual amenity of the surrounding area, which might be affected by the proposed development;
- Examine the development proposals and analyse the potential effects on the landscape and visual amenity associated with the scheme's design or operation;
- Provide an assessment of the landscape and visual effects of the proposed development with integral mitigation measures in place.

Landscape & visual impact appraisal (LVIA) is an important part of the planning and design evolution process for a development. The LVIA provides a landscape and visual appraisal of the site, based on a desk-based review of relevant literature followed by ground truthing through field appraisals and analysis of views of the site.

This LVIA has been carried out using the recommendations in Guidelines for Landscape and Visual Appraisal 3rd Edition published by The Landscape Institute and the Institute of Environmental Management & Assessment in 2013 (GLVIA3).

## 1.2 Description of the proposed development

### 1.2.1 Purpose of development

The East Rhyl Coastal Defence project is a proposed flood defence scheme to be constructed to prevent coastal flood events, such as those experienced in 2013. The coastal defence scheme has been designed to protect East Rhyl primarily from flooding caused by wave overtopping of the existing seawall. The scheme is designed to protect the Garford Road area of East Rhyl, from Splash Point to the Rhyl Golf Course (Figure 1-1).

### 1.2.2 Rock armour

The 225 m by 15 m extent of existing rock armour revetment at Splash Point would be removed and reused within the new larger rock armour revetment proposals. The new rock armour would be approximately 600m in length and extend approximately 32m (34m at Splash Point) from the existing sea wall. The crest width of the rock armour would be 11.5m wide, which has been designed to achieve an optimal balance between wave overtopping protection, whilst minimising the mass of the revetment structure.

The rock armour has been designed to be an interlocking revetment. This will be formed of a double interlocking layer of 3-6 tonne rock armour, sloping from the crest for approximately 15m (17m at Splash Point) at a 1 in 3 gradient down to a 5.5m wide toe. The existing concrete stepped sea defences, would be retained and a rock filter layer will be provided as a foundation below the primary rock armour.

### 1.2.3 Seawall, Promenade & stepped access

Approximately 550m of the existing upstand part of the recurved sea wall on the promenade would be demolished and replaced with a recurved upstand sea wall. The replacement wall would be made of precast concrete units and is 500mm higher than the existing upstand. Tie-in works would be undertaken to the adjacent sea-defences. Where possible demolition material will be reused as infill below the rock armour.

In order not to obscure views out to Liverpool Bay from the promenade, the walkway would also be raised by 500mm.

Entry points would be provided through the upstand sea wall, with three sets of concrete access steps provided down through the rock armour revetment. One set will be opposite Tynweddd Road, one set will be at the end of Hilton Drive and one at the end of Garford Road. These will ensure that access to the beach will not be compromised by the proposed development. The access steps, like the new seawall, will be constructed of precast units.

## 1.3 Construction of the Scheme

Construction would temporarily occupy a maximum of 18.95 hectares of the beach for access, excavation works and bulk materials storage. Within this area 6 hectares of the Promenade and public gardens adjacent to the Pavilion Theatre off the B5118 (East Parade/Marine Drive) would be used for compounds including car parking, offices, welfare facilities and materials handling areas. This main materials compound would be used by the specialist construction staff and serve as an intermediate delivery area for rock into site. This will also be the main entrance onto site and there will be a small car park provided for the construction work force.

An area at the end of Garford Road would be a second compound used by office staff and will have a limited amount of car parking space. It is envisaged that the majority of the pre-cast elements would be delivered here.



Initial site mobilisation and commencement of enabling works would take place in May 2019 (planned start), with construction expected to be completed by June 2022 (planned completion).

Given the duration of the project (approximately 3 years construction period), the compounds will be sustained by mains power, sewage and water. For the duration of the construction works, it is also envisaged that public access would be restricted in these areas, including up to a 1.6km section of Marine Promenade. Consent applications for enabling works such as services would be made in advance of site mobilisation.

### 1.3.1 Site Location



Figure 1-1: Location map of East Rhyll

## 2 Planning Policy

### 2.1 National Planning Policy

#### 2.1.1 Planning Policy Wales 9<sup>th</sup> Edition (November 2016)

Planning Policy Wales (PPW) details the land use planning policies for Wales and is supported by Technical Advice Notes (TAN). It translates the Welsh Government's commitment to sustainable development into the planning system and notes that "The planning system manages the development and use of land in the public interest, contributing to improving the economic, social, environmental and cultural well-being of Wales...it should reconcile the needs of development and conservation, securing economy, efficiency and amenity in the use of land and protecting natural resources and the historic environment".

Chapter 5 outlines the objectives for *the natural heritage of Wales which is not confined to statutorily designated sites but extend across all of Wales – to urban areas, the countryside and the coast.*

Paragraph 5.6.3, **Managing the coast**, states that *Areas subject to constraints or considered unsuitable for development may include those where conservation or enhancement of the natural and historic environment requires development to be limited, where visual intrusion will need carefully to be considered and where there may be risks of erosion, flooding or land instability. In other areas the economic potential of the coast may be unlocked in a sustainable manner.*

Paragraph 5.8.4, **Development management and the coast** states that *In considering applications for planning permission for new coastal defence works, local planning authorities should take into account all potential environmental effects, both on and off-shore, and information contained in shoreline management plans.*

The key principles of the Landscape and Biodiversity policies contained within PPW 9 remain in the draft PPW 10 (issued for consultation in early 2018).

#### 2.1.2 Technical Advice Note 14: Coastal Planning (1988)

Provides advice about how the coastal zone is an area of land and adjacent sea that are considered to be mutually interdependent and is a complex and dynamic zone.

It also notes that for land-use planning purposes the seaward limit of the coastal zone is generally mean low water mark, but between high and low water mark the planning system usually needs to operate in tandem with a range of sectoral controls over coastal and marine development.

#### 2.1.3 Technical Advice Note 15: Development and Flood Risk (2004)

Paragraph 11.14 notes that Planning permission is required for new coast protection works and to improve existing works.

### 2.2 Local Planning Policy

The current Denbighshire County Council Local Development Plan (2013) was adopted in June 2013 which consists of the Denbighshire County Council Local Development Plan (2013), Supplementary Planning Guidance and Development Briefs. The plan sets out a strategy for development up to 2021.

#### 2.2.1 Local Development Plan (2013)

A number of policies have been 'saved' and continue to form the Local Development Plan, until they are replaced by the emerging New Local Plan in 2021.

The Proposals Map is included within the report.

The saved policies of relevance to the proposed development include:

**Policy RD1 - Sustainable development and good standard design**, which states:

"Development proposals will be supported within development boundaries provided that all the following criteria are met:

- Respects the site and surroundings in terms of the siting, layout, scale, form, character, design, materials, aspect, micro-climate and intensity of use of land/buildings and spaces around and between buildings; and
- Protects and where possible enhances the local natural and historic environment; and
- Does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; and
- Incorporates existing landscape or other features, takes account of site contours and changes in levels and prominent skylines; and
- Does not unacceptably affect the amenity of local residents, other land and property users or characteristics of the locality by virtue of increased activity, disturbance, noise, dust, fumes, litter, drainage, light pollution etc., and provides satisfactory amenity standards itself; and
- Provides safe and convenient access for disabled people, pedestrians, cyclists, vehicles and emergency vehicles together with adequate parking, services and manoeuvring space. Proposals should also consider impacts on the wider Rights of Way network surrounding the site; and
- Does not have an unacceptable effect on the local highway network as a result of congestion, danger and nuisance arising from traffic generated and incorporates traffic management/calming measures where necessary and appropriate. A transport assessment and travel plan will be required where appropriate; and
- Has regard to the adequacy of existing public facilities and services; and
- Does not prejudice land or buildings safeguarded for other uses, or impair the development and use of adjoining land; and
- Satisfies physical or natural environmental considerations relating to land stability, drainage and liability to flooding, water supply and water abstraction from natural watercourse; and
- Takes account of personal and community safety and security in the design and layout of development and public/private spaces and has regard to implications for crime and disorder; and
- Incorporates suitable landscaping measures, including where appropriate hard and soft landscaping treatment, the creation and/or protection of green and blue corridors, mature landscaping, and arrangements for subsequent maintenance. Landscaping should create a visually pleasant, sustainable and biodiversity rich environment that protects and enhances existing landscape features and also creates new features and areas of open space that reflect local character and sense of place; and

**Policy BSC 11 – Recreation and Open Space**, which states:

"Existing recreation, public open space, allotments and amenity greenspace will be protected and where possible enhanced.



Development that would result in the loss of public or private land with recreational and/or amenity value will only be permitted where alternative outdoor provision of equivalent or greater community benefit is provided.

- The County minimum standard of 2.4 hectares per 1,000 population will be applied to all development sites.
- Open space should always be provided on site. Commuted sums will only be acceptable where it is demonstrated that development would not be financially viable should the full requirement for open space be provided on site or where it is impractical to provide the full requirement for open space on site.
- Where there is no identified shortfall of open space in the local area the Council will, where appropriate, expect developers to make a financial contribution by means of a commuted sum to mitigate the impact of increased usage on the existing open space and equipment in the area."
- Policy PSE 1 – North Wales Coast Strategic Regeneration Area, which states:
- "In the North Wales Coast Strategic Regeneration Area the Council will support proposals which:
  - retain and develop a mix of employment generating uses in town centres; or
  - provide new family residential accommodation; or
  - enable the retention, enhancement and development of tourism related facilities; or
  - address existing problems of deprivation in a manner which is consistent with the principles of sustainable development."

#### **A.1.1 Policy PSE 13 - Coastal tourism protection zones, which states:**

"Within the coastal tourism protection zones shown on the proposals maps proposals which would result in the loss of tourism facilities will not be supported."

### **2.3 Supplementary Planning Guidance (SPG)**

The SPG provides an opportunity for further detailed guidance on particular issues, even though the Council considers that the LDP has sufficient information and policies to assist with the determination of planning applications. An SPG may be taken into account as a material consideration.

The guidance with the most relevance to the proposal is:

**Recreational Open Space** – (Denbighshire County Council, March 2017)

The guidance states:

"Open space is defined in the Town and Country Planning Act 1990 as land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground. However, open space should be taken to mean all open space of public value, including, not just land, but also areas of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport and recreation and can also act as a visual amenity and may have conservation and biodiversity importance."

#### **2.3.1 Draft Welsh National Marine Plan (WNMP)**

The WNMP is the first marine plan for Wales and is currently in draft. The consultation exercise for the draft WNMP finished in March 2018.

The WNMP represents the start of a planning process of shaping the sea around Wales to support economic, social and environmental objectives.

The document contains general cross-cutting plan policies and sector specific plan policies and policy implementation guidance a number of which could be considered for the development.

**Policy SOC 02: Well-being of coastal communities'** states that proposals that contribute to the well-being of coastal communities are encouraged observing that the right development in the right place may aid adaptation or provide a regenerative boost.

**Policy SOC 07: Seascapes** requires proposals to demonstrate how potential impacts on seascapes have been taken into consideration at an early stage and should, in order of preference:

- a. avoid adverse impacts on seascapes; and/or
- b. minimise impacts where they cannot be avoided; and/or
- c. mitigate impacts where they cannot be minimised.

If significant adverse impacts cannot be adequately addressed, proposals should present a clear and convincing justification for proceeding. Opportunities to enhance seascapes are encouraged.

In the context of the plan, landscapes within coastal and marine areas are known as 'seascapes' and include "*landscapes with views of the coast or seas, and coasts and the adjacent marine environment with cultural, historical and archaeological links with each other*"

**Policy SOC 08: Resilience to coastal change and flooding** requires proposals to demonstrate how they are resilient to coastal change and flooding over their lifetime. Coastal change consists of physical changes to the shoreline, for example erosion, coastal landslip, permanent inundation and shoreline accretion.

**Policy SOC 09: Effects on coastal change and flooding** encourages proposals that:

- Demonstrate that they have no significant adverse impact upon coastal processes;
- Minimise the risk of coastal change and flooding; and
- Align with the relevant Shoreline Management Plan

**Policy T&R 02: Tourism and recreation (safeguarding)** requires proposals to demonstrate that they have taken appropriate measures to avoid, minimise or mitigate adverse effects on existing and known planned tourism and recreation activities. Proposals that would have a significant adverse effect on Welsh Government's recreation, sport and tourism objectives should not be authorised unless there are exceptional circumstances.

### 2.3.2 Shoreline Management Plan (SMP)

Shoreline Management Plans are developed by Coastal Groups with members mainly from local councils and Natural Resources Wales. They identify the most sustainable approach to managing the flood and coastal erosion risks to the coastline in the:

- short-term (0 to 20 years)
- medium term (20 to 50 years)
- long term (50 to 100 years)

SMP 21 St Ann's Head to Great Ormes Head, was published in November 2011.

### 3 Landscape and Visual Impact - baseline

This section provides a description of the baseline landscape character and visual amenity, along with an assessment of the potential effects of the proposed development.

Figure 2 included within Appendix C shows relevant landscape designations and viewpoints used for the assessment.

#### 3.1 Landscape character: baseline

The landscape character of the area under consideration can be assessed at a variety of different scales, from national to site-based. Desk-based and site-based studies considering these differing scales are outlined below. A number of existing published studies relate to the area under consideration and provide a basis for the assessment of the landscape character and impacts.

##### 3.1.1 National Landscape Character Areas (NLCA)

Wales has been divided into 48 National Landscape Character Areas (NLCAs) with descriptive profiles for the individual character areas, highlighting what distinguishes one from another similar landscape character. Each NLCA is accompanied by a character description explaining the influences and features which determine the character of the area.

The site lies within **NLCA 8, North Wales Coast**

The key characteristics of the area which are considered relevant to the proposals are as follows:

- The mouth of the Vale of Clwyd – a broad flat coastal plain centred on Rhyl, including the small estuary of the River Clwyd, including a network of medium scale pastoral fields of regular pattern, with ditches and, to a lesser extent mixed, managed hedgerow, and occasionally interspersed with small stands of mixed farm woodland.
- A generally man-made coastal edge – promenades, sea walls, groynes, rock armour and other forms of protecting the coastal edge run for most of the length of the coastline.
- Seaside resort towns - urban development and arterial road and railway routes along coast, constricted in places by topography and rising hills. Much 19th century development with more recent suburbia. Some caravan parks and holiday camps between Llanddulas to Prestatyn coalesce settlements.

NLCAs are high-level, strategic assessments which cover a comparatively wide area. They would not normally be assessed in relation to a proposal of this scale and it is considered unlikely that the proposed development will have an influence on landscape character at this level. The study therefore focuses on the local character assessment described below.

##### 3.1.2 Local Landscape Character: LANDMAP

LANDMAP (Landscape Assessment and Decision-Making Process) is a landscape assessment process developed by the Countryside Council for Wales (now Natural Resources Wales) to provide a system to cover the whole of Wales.

The site is included within the following LANDMAP character areas:

## Visual and Sensory

### *Coast West of Prestatyn (Lowland/Coastal/Intertidal - Level 3)*

A stretch of coastline with a sea wall and promenade which gives a formal and managed character to the area. Adjacent to the town of Prestatyn and Rhyl, it is a mostly naturally occurring coastal beach with a significant stretch of visually imposing sea wall, necessary for sea defence. There are attractive views looking out at large open expanses of often tempestuous seas. Less attractive views are mainly around the Rhyl seafront promenade, of neglected seafront buildings. The area is large and with a mixture of landcover types. It features an extensive coverage of shingle and sand beach that is a valuable resource with excellent public access, and basic amenities.

### *Prestatyn/Rhyl (Development/Built Land/Urban – Level 3)*

An area of continuous urban coastal development that has resulted in the merging of Prestatyn and Rhyl through coastal fringe tourist accommodation development. Prestatyn and Rhyl are two distinct settlement centres, with Prestatyn maintaining much of its original small coastal town character with a fine display of stone fronted buildings and less developed tourist influenced atmosphere. Rhyl is the focus on the north Wales coastline for budget holiday travel and has undergone rapid over development in the last 30-40 years. Economic decline of the tourist industry has led to deprivation and neglect within the town which is beginning to be counteracted through new economic input and regeneration.

### *Clwyd Estuary (Water/Coastal Waters/Estuary – Level 3)*

Consists of tidal mud banks, sand and remnant grazing marsh. It retains strong coastal features in spite of the proximity to urban development and provides some exceptional views. The tidal estuary gives the area an added value as the appearance changes throughout the day. It is a working coastal environment that is used by recreational vessels as well as working ships. The area includes the Fforyd Harbour and Marina at Rhyl and further downstream it is crossed by the Fforyd Harbour bridge and fronted on both sides with the settlement edges of western Rhyl (Marine Lake) and more densely at Kinnel Bay on the Conwy CBC side of the estuary.

## Land Map Character Areas – Historic

### *Rhyl-Prestatyn (Urban Settlement – Level 4)*

Rhyl is a mid-19th century resort which has adapted in the 20th century and which now faces challenges. The area is traditionally associated with Sunday School trips and seaside holidays. Chronological periods which are culturally dominant include; Post 1950, Inter War, Victorian and Edwardian. The area currently faces economic and cultural challenges and is vulnerable to further decline and sudden local social change.

### 3.1.3 Marine Character Areas (MCA)

Natural Resources Wales (NRW) were commissioned on behalf of Welsh Government to identify the character of Wales' seascapes at a broad scale. The inshore waters around Wales have been divided into 29 MCAs.

Rhyl is part of **Marine Character Area Colwyn Bay and Rhyl Flats**. Key characteristics relevant to the site are as follows:

- Low lying coastline backed by coastal levels associated with the broad mouth of the Vale of Clwyd to the eastern half of the area.
- Long sandy beaches and shingle storm beaches. All the soft coastline is protected by various coastal defences including groynes, rock armour, beach recharging, walls and traditional promenades.



- Extensive marine sediments of sand and gravel extending from the neighbouring Dee Estuary MCA and forming long, linear sandbanks running roughly parallel to the shore.
- Developed coastline with many seaside resort towns, notably Llandudno (and pier), Colwyn Bay (and pier), Rhyl and Prestatyn, the latter having many caravan and chalet parks on their fringe. The coast serves as a traditional holiday destination.
- and a popular cycleway run the length of the coastline. Collectively, the A55, A548 and main Holyhead to Chester railway line follow close to the coastline.
- Rhyl Flats Offshore Wind Farm forms a dominating offshore feature. The moving turbines are supplemented by further turbines beyond (in MCA 29).

The assessment also states that the extensive coastal defences form a protective barrier to the coast that in the case of Rhyl provides a visual separation between the foreshore and the development behind. The presence of tall structures which are visible from the sea over the top of coastal defences is noted, including aerial masts, and Rhyl's iconic 240 feet high Sky Tower.

The seasonality of the coastline, the contrast between the busy summer season and the relatively empty beaches of the winter months, is highlighted.

### 3.1.4 Landscape Designations, Landscape Policies and Heritage Designations

#### Area of Outstanding Natural Beauty (AONB)

The Clwydian Range and Dee Valley AONB is located more than 3km south-east of the development site. Given the distance from the site and the built-up area surrounding most of the site, is not considered to have an effect on the character or views to or from this landscape designation. The effect on the AONB is therefore not considered further.

#### Landscape Policies

Areas that are covered by landscape policies are present to the eastern end of the site and are shown on the Landscape Designations drawing. These policies are as follows:

**Policy RD 2 – Green Barriers** exists to “reinforce the separation of neighbouring settlements, and to preserve the character of historic towns”.

**Policy BSC11 – Recreation and Open Space** exists to protect public open space from development which would result in a loss of land recreation or amenity value.

#### Heritage Designations

Impacts on the views and setting of designated cultural heritage assets including Listed Buildings, Scheduled Monuments, Registered Parks and Gardens and Conservation Areas are covered within a separate Archaeological Desk Based Assessment. This report is not an assessment of effects on designated or non-designated heritage assets. It also does not include an assessment of the significance of such assets. However, these designations may inform landscape and visual sensitivity. The presence or otherwise of designations described below is noted where appropriate in the assessment of landscape and visual impacts elsewhere in this report. The development site itself is not within or directly adjacent to any Conservation Areas, however there are a few located in surrounding areas.

*Rhyl Central Conservation Area* is situated slightly west from the centre of the modern settlement of Rhyl. Located around a small headland in the direction of the River Clwyd from the development site, at around 1.3km to the south-west. It covers an



area of approximately 17ha and includes Parish Church of St Thomas 1861 (grade II\*), as well as other listed buildings and historic areas. There are no views of the development site from the conservation area. The effect of the scheme on the Conservation Area is therefore not considered further.

### 3.1.5 Site and Settlement Character – Baseline

The proposed development is located in the intertidal area to the immediate north of the existing seawall that runs in an east-west orientation along the coastline of Rhyl. The area is currently accessible to the public although only during low tide.

The proposal site consists of wide sandy beach set several metres below the seafront. Some areas of the beach around Splash Point already have stretches of rock armour to the seawall.

### 3.1.6 Heritage Designations - Baseline

The nearest Listed Building is Royal Alexandra Hospital which lies adjacent to the site. Other nearby listed buildings include the War Memorial (0.3km west) and Lookout tower in Boundary Wall (0.3km west). The nearest Scheduled Monuments are Prestatyn Roman Site (3.4km east), Rhuddlan Town Banks 3.8km Dysert Castle (4.0km east). Due to the intervening distance and the scale of the development within the wider view, the effect of the scheme on the setting of these sites is not considered further.

## 3.2 Visual Impact: baseline

This section provides a description of the baseline conditions for the key visual receptors identified, along with an assessment of the potential effects of the proposed development. Where visual receptors are expected to have "effects judged unlikely to occur or so insignificant that it is not essential to consider them further" (GLVIA3), these are 'scoped out' of the assessment with reasons given.

No ZTVs were carried out as part of this LVA as the extent of the proposed works are anticipated to be localised to the beach and adjacent areas. Views from further afield are deemed to be too distant to appreciate the change.

Visual receptors are people that may experience views of the landscape. These may include residents and visitors to settlements, roads, footpaths, promoted routes, visitor facilities or particular viewpoints. Desktop and site studies have been used to identify the key visual receptors likely to be affected by the proposal, to include the following:

- Public Rights of Way and other recreational receptors
- Roads
- Residential, individual properties and settlements

Observations made during the site visit coupled with the localised topography immediately around the proposed development site suggest it is highly unlikely any notable visual effects would occur outside the immediate vicinity of the site.

### 3.2.1 Visual Qualities of the Proposal Site

The proposed development site is visually contained at beach level, during low tide, with minimum visual intrusion from the promenade and revetment. There is no existing vegetation that may further filter the views to the east and naturally no vegetation along the shoreline. The most open views are from the beach itself, at low tide, looking west towards the main seafront at Rhyl or looking east towards Ffrith. Open views are experienced from the promenade adjacent to and looking over Rhyl Golf Links to the south and east. Marine Drive/East Parade also provides a long vista towards Rhyl town centre. Views into the town to the south are generally limited by

the settlement edge although some can be gained down residential streets such as Tynewydd Rd and Molineaux Road.

### 3.2.2 Recreational receptors and Public Rights of Way (PROW)

#### *Rhyl East Beach*

This is a locally valued with likely users including locals and visitors, but the beach is not a designated landscape and is unlikely to be as well used as the beach adjacent to Rhyl's main seafront. The value is considered medium. The existing imposing concrete sea defences and perpendicular timber groynes already strongly inform the character of the beach, therefore it is considered that the susceptibility is low and sensitivity is medium. Views from the beach along the coast and out to sea are panoramic and very wide ranging. Views inland are limited by the seawall.

#### *The Wales Coast Path*

This is an 882-mile long-distance footpath from Chepstow, Monmouthshire, all the way around the coast of Wales, including the Isle of Anglesey, finishing at Chester, Cheshire, England. It passes directly through the site, along the promenade, following an east-west route and diverting around Splash Point.

#### *National Cycle Network Route 5*

This long distance route runs for 372miles and connects Reading and Holyhead via Oxford, Stratford-upon-Avon, Bromsgrove Birmingham, Stoke-on-Trent, Chester, Colwyn Bay and Bangor. Where it passes through Rhyl it follows the same route as the Wales Coast Path.

Sensitivity is considered to be medium.

Public Rights of Way within the locality of the site are limited. There are five footpaths within 2km of the site. These are located to the east of the site beyond Rhyl Golf Links, clustered around the western end of Victoria Road West. The nearest footpath is 0.7km from the edge of the site. It is considered that the sensitivity is medium.

#### *Rhyl Golf Links*

The golf course lies adjacent to the south of the site.

### 3.2.3 Road and rail routes

Rhyl is served by a railway station on the Crewe to Holyhead North Wales Coast Line. At its closest the railway runs within 0.5km of the site. Due to the low-lying nature of the topography and the presence of an uninterrupted band of development between the track and the site, visual effects are not anticipated by passengers and occupants of vehicles.

The local transport network comprises a mixture of A and B roads that run through Rhyl and link it to other nearby settlements. A grid pattern of largely residential streets lies adjacent to the south. The western half of the site is bounded to the south by Marine Drive and East Parade and a number of short perpendicular residential streets.

Towards the eastern end of the site, several residential streets, Tynewydd Road, Molineaux Road and Garford Road, run north to south and terminate at the southern boundary.

### 3.2.4 Selection of viewpoints

Potential viewpoints have been selected through desk and field-based research. Seven of these views are represented as part of this report with descriptions and illustrated extents of the development, shown in Appendix C, Figures 3a-3g.

Name of Viewpoint	Distance and direction from proposed development	Reason for inclusion	Viewpoint and figure number
1: Marine Drive Viewing Platform	VP is within site boundary. Proposals will affect beach immediately to the north, east and west.	Specific Viewpoint – View is from a prominent viewing area with seating, with panoramic views over the beach to the east and west.	Viewpoint 1 – Figure 3a
2: Molineaux Road	Immediately to south of site boundary. 0.01Km from site boundary.	Representative Viewpoint – representative of views from residences along north end of Molineaux Road, north side of Eaton Road and east end of Hilton Drive.	Viewpoint 2 – Figure 3b
3: Coast Path by Splash Point Apartments	VP is within site boundary. Proposals will affect seawall and beach immediately to the north, east and west.	Representative Viewpoint – representative of views gained by walkers along Wales coast path and by residents at Splash Point Apartments	Viewpoint 3 – Figure 3c
4: Beach near to third groyne	Within site boundary. Rock revetment would be constructed nearby to the south.	Representative viewpoint – representative of views gained by visitors to the beach from the beach looking towards the seawall	Viewpoint 4 – Figure 3d
5: Coast path by beach access ramp	Within site boundary. Changes to path and seawall would occur at this location.	Representative viewpoint – Representative of views gained by visitors at the beach access point and walkers along the section of coast path to the east of site	Viewpoint 5 – Figure 3e
6: Rhyl Coast Road nr golf course	0.4km south-east of proposals	Viewpoint – Showing visibility from close to key recreational receptor and illustrative of general lack of visibility of proposals from landward side.	Viewpoint 6 – Figure 3f
7: Coast path by Pavillion Theatre	Within site near western boundary	Representative viewpoint – Representative of views gained by walkers along a section of the Coastal path from the west adjacent to main site compound.	Viewpoint 7 – Figure 3g

## 4 Mitigation

The revetments and rock armour are visible from certain locations along the promenade as well as from the beach itself during low tide, however the proposed development will introduce additional rock armour. It will not be possible to introduce any form of vegetation to screen the view as this would be more incongruous than the development itself, particularly as the views across the bay form a large part of the appeal of Rhyl's seafront.

New concrete beach access steps will be constructed to extend from the existing seafront promenade/coastal path and through the new rock armour revetment.

To mitigate against visual effects on Marine Drive/East Parade and adjacent receptors, visually permeable construction site hoarding will be considered in key locations to prevent screening of sea-views.

## 5 Landscape and Visual Impact - Assessment of Effects

The proposed changes to the landscape have been outlined in Sections 1.2 and 1.3. These changes have the potential to impact the landscape fabric through the introduction of large granite rocks onto the beach and against the existing sea defence, and a change in height and alignment of the seawall. The placement of rock armour onto the beach will increase the overall extent of the sea defences and result in a loss of accessible beach area. The imposing stepped concrete seawalls will be largely covered by the rock armour. There will be a visible change from an extensive engineered manmade structure to one composed largely of natural rock material.

The new site character will be in the context of a sandy beach with existing large sea-defences and timber groynes within a wider built up context, noted in the local landscape character assessments. Susceptibility is considered to be low. Value is considered to be medium to account for the amenity and recreational value of the beach and seafront. Overall, sensitivity is considered to be **medium**.

Due to the localised topography and the height of the seawall and adjacent path, the influence of the development on the surrounding landscape is limited.

Greater effects on landscape character will occur during construction due to the presence of plant, vehicular traffic, material stockpiling and other associated activities. Access onto the site area which includes a substantial area of beach will be restricted during work hours, although connectivity between the promenade and lower areas of beach will be maintained by access points. The setting of the Royal Alexandra Hospital will be affected during construction by the presence of the main construction compound. The effect on landscape character is considered to be **moderate** during construction and localised to the beach, seafront and immediate surroundings.

Landscape effects arise through the permanent change in the scale of and removal or change in landscape features. The proposals will represent a discernible but largely minor change in the qualities and characteristics of the site. The intertidal nature of the site means that changes will be most apparent at low tide. The magnitude of change is **medium** at a local scale, decreasing rapidly with distance (limited to around 0.5km of the site and often much less due to screening by built up areas).

Overall, the effect of the completed scheme on local landscape character is considered to be **slight adverse**.

### 5.1.1 Heritage Designations - Assessment of Effects

The susceptibility to change for the Royal Alexandra Hospital is considered to be high and the value medium. Sensitivity is considered to be medium. The setting of the hospital will be affected temporarily during construction by the establishment of the main construction compound. Due to the distance from the scheme the construction works further to the east will barely be perceivable, and the effect will be **negligible** in the long-term.

### 5.1.2 Landscape Policies - Assessment of Effects

The effect of the scheme on areas covered by landscape policies are described below:



**Policy RD 2 – Green Barriers** As the proposals will not have an impact on the openness of this designation it is considered that the impact will be **negligible**.

**Policy BSC11 – Recreation and Open Space** There are likely to be short-medium term impacts from closure of the promenade affecting access to the northern edge of the designation. Alternative access will be available to the southern boundary as well as across the site and normal functioning of the majority of the site will be maintained. In the long-term proposals will not reduce the extent or negatively affect the function of this designation. Views from the designation may be subject to minor changes. Overall the impact is considered to be **moderate** in the short term and medium term and **negligible to slight** adverse at most in the long-term.

## 5.2 Visual Impact: Assessment of effects

This section provides an assessment of the potential effects of the proposed development.

### 5.2.1 Recreational receptors and Public Rights of Way (PROW)

#### *Rhyl East Beach*

The presence of construction operations on the beach will result in restricted access during working hours. There will be an effect during construction from the presence of plant, vehicular traffic and material stockpiling and other associated activities. The hours of construction will however be limited due to tides and so will the visibility of stockpiled materials. During operation the proposals will represent a medium change from a concrete seawall to a bank of rock armour. Views along the coast will be affected to a lesser degree and views out to sea will be not be affected. The visual effect is considered to be **moderate** adverse during construction and **slight-moderate** adverse during operation.

#### *The Wales Coast Path*

The development will be more visible at low tide although some of the rock armour is likely to be visible at high tide when the sea state is calm. Users will be slow moving through this section of footpath and will experience sequential views of the proposals. Locally, during operation, the magnitude of change is considered to be low due to variable visibility linked to the tide times as well as the relatively small extent of the route from which views are experienced.

Effects during construction will be caused through construction access and operations leading to temporary diversion of the route along the promenade. Hoarding to construction boundaries may screen views of the beach in the short- term. Overall the effect during construction is **moderate adverse**. The effect during operation is considered to be **slight-moderate** adverse although localised.

#### *National Cycle Network Route 5*

The effect will be largely temporary to medium-term at most. In the short- term the magnitude of change will be medium due to diversions of routes away from the seafront and presence of construction works. Overall the effect during construction is **moderate adverse**. The effect during operation is **slight-moderate adverse** although localised.

#### *Public Rights of Way*

The replacement seawall parapet will be visible from some parts of footpaths in the area, but due to distance this will be a barely imperceptible change from the existing structure. The most extensive elements of the interventions will be hidden by landform. The effect is considered therefore to be **slight adverse**.

### *Rhyl Golf Links*

The golf course lies adjacent to the south of the site. The proposals represent a minor change in the views through changes to the seawall and coastal path to the west which will both be raised and slightly changed in alignment. Views of the beach and the majority of the proposals will not be a visible due to landform and the seawall. The course is located in a relatively built up area and is not reliant on borrowed views out from the course. The magnitude of change is considered to be low and the effect **slight** adverse during construction reducing to **negligible** during operation.

## 5.2.2 Road and rail routes

Due to the low-lying nature of the topography and the presence of an uninterrupted band of development between the track and the site, visual effects are not anticipated by passengers and occupants of vehicles.

The A548 Rhyl Coast Road passes east-west approximately 200m from the site boundary at the nearest point. Where the road passes Rhyl Golf Links, views of the proposals would be experienced but limited to small changes to the seawall. These would be small changes seen at distance and would constitute a small proportion of the overall view. Elsewhere the road is screened by built form. The overall effect is considered to be locally **slight** adverse reducing to **negligible**.

### *East Parade/Marine Drive*

The main site compound (compound 1) will be immediately adjacent to the north. Views of the compound are partially screened by a hedge along the northern side of the road. Views of the promenade and beach are limited by topography, including a low berm to the southern edge of the promenade. The lower extents of the beach are visible at low tide. Users are likely to include cyclists, motor traffic and pedestrians using the pavements possibly for recreational reasons.

Sensitivity to construction elements is considered to be to be medium. The majority of the proposals will be screened by landform. The presence of the compound area will result in a medium-term change to the views, primarily from the presence of hoarding and construction access routes. Impermeable hoarding will further screen views of the beach. This will be a medium magnitude of change. The effect is considered to be **moderate adverse** during construction.

During Operation, changes to the view will consist of changes to the seawall parapet with limited visibility of the rock armour. The magnitude of change will be low and the sensitivity to change will be low. During operation, the effect will be **slight adverse**.

### *Tynewydd Road, Molineaux Road, and Garford Road*

These will experience limited views of the seawall parapet close to where they join the site boundary. Brynhedydd Bay and Garford Road will have views of the secondary compound hoarding during construction. Effects on Garford Road will be experienced during construction through a limited increase in activity on the road. The effect of these changes during construction are considered to be slight adverse but these will be medium-term and temporary. Overall views will be constrained and focused by adjacent housing and the raised sea defences. Built form is of medium-low quality with existing structures such as flood gates and ramps detracting from the visual qualities of the views. The sensitivity is low and the magnitude of change low. The effect is considered to be **slight adverse** during the construction phase and **negligible** during operation.

*Beechwood Road, Alexandra Road, Grosvenor Road and Old Golf Road*

These will experience medium-term views of the main site compound for the duration of the construction phase. It is expected that the long-term proposals will not be visible due to landform screening and distance. The sensitivity is low and the magnitude of change is low. The effect is considered to be **slight** adverse during the construction phase and **negligible** during operation.

Other streets in the area are expected to be sufficiently screened by built form to not experience visual effects.

### 5.2.3 Residential receptors and settlements

The following assessment provides an indication of potential visibility from residential properties only. It is not intended as a Residential Amenity Assessment. Assessments were made from publicly accessible locations and aerial mapping. Given that these were not from private properties or garden areas, it is not possible to ascertain the exact nature or use of a room, nor the value attributed to a view.

Property addresses are based on those indicated on opensource data; accuracy cannot be guaranteed. Distances are approximate and given from the edge of the property (or nearest property for groups) to the site boundary.

Residential receptors along East Parade and Marine Drive are orientated with their primary facades facing seaward. The primary living spaces of these buildings are likely to be on the ground floor facing the site. Existing sea views will be screened by the hoarding of the primary site compound during the construction phase only. Long term the views will remain unaffected by the proposal. The effect is considered to be **moderate adverse** in the short to medium-term and **negligible** in the long term.

Receptors along Eaton Avenue and Hilton Drive, the north end of Molineaux Road and Garford Road, may experience views of the proposals. These properties generally face away from the sea view and the site and are low lying bungalows with infrequent second story extensions. Primary frontages face the streets rather than the seafront. Clear views of the proposals are unlikely due to the presence of intervening built form, and where present will be seen in the context of nearby buildings and will be suburban in character. Views of changes to the seawall are likely to be visible however views of the beach interventions are not expected. Effects will arise from the placement of the secondary construction compound off Garford Road for those properties at the northern end of the road. These effects will be temporary and short to medium-term. The impact is considered to be **slight-moderate** adverse at most during construction and **negligible** during operation.

Residences to the north of Brynheddydd Bay are likely to experience views of the secondary construction compound. The permanent proposals will represent a small change in the views. The impact during construction is likely to be **moderate** adverse at most, and **negligible** during operation.

Views of the proposals will be experienced from Splash Point Apartments. Views of the rock revetment are likely to be primarily experienced from first floor windows and balconies on north and east facing facades, with some oblique views perhaps being present from other facades. Views from ground floor windows are likely to be limited to views of realigned sea wall and top of rock revetment with the majority of the proposals screened by topography and the seawall. Where the greatest changes in the views are experienced these will be seen in the context of panoramic views over the seascape, built up areas and coastline with associated defences. The permanent proposals will represent a relatively small change in the views when seen in this context, and the magnitude of change is small. Views may be obstructed or adversely impacted during construction due to close proximity of the works and associated

traffic, hoarding etc. As residences with moderately scenic views the sensitivity is considered medium. The effect is considered to be **moderate** adverse during construction reducing to **slight** adverse during operation.

### 5.2.4 Viewpoints

The impact on receptors at specific viewpoints are summarised below – full details and descriptions are provided in the LVIA viewpoint analysis in Appendix C, Figure 3a-3g.

Name of Viewpoint	Distance and direction from proposed development	Reason for inclusion	Viewpoint and figure number	Assessment of Effect
1: Marine Drive Viewing Platform	VP is within site boundary. Proposals will affect beach immediately to the north, east and west.	Specific Viewpoint – View is from a prominent viewing area with seating, with panoramic views over the beach to the east and west.	Viewpoint 1 – Figure 3a	Impact on landscape character: <b>Moderate</b> Adverse Impact on views: <b>Slight/ Moderate</b> Adverse
2: Molineaux Road	Immediately to south of site boundary. 0.01Km from site boundary.	Representative Viewpoint – representative of views from residences along north end of Molineaux Road, north side of Eaton Road and east end of Hilton Drive.	Viewpoint 2 – Figure 3b	Impact on landscape character: <b>Slight</b> Adverse Impact on views: <b>Not significant</b>
3: Coast Path by Splash Point Apartments	VP is within site boundary. Proposals will affect seawall and beach immediately to the north, east and west.	Representative Viewpoint – representative of views gained by walkers along Wales coast path and by residents at Splash Point Apartments	Viewpoint 3 – Figure 3c	Impact on landscape character: <b>Moderate</b> Adverse Impact on views: <b>Slight/ moderate</b> Adverse
4: Beach near to third groyne	Within site boundary. Rock revetment would be constructed nearby to the south.	Representative viewpoint – representative of views gained by visitors to the beach from the beach looking towards the seawall	Viewpoint 4 – Figure 3d	Impact on landscape character: <b>Moderate</b> Adverse Impact on views: <b>Slight/ moderate</b> Adverse
5: Coast path by beach access ramp	Within site boundary. Changes to path and seawall would occur at this location.	Representative viewpoint – Representative of views gained by visitors at the beach access point and walkers along the section of coast path to the east of site	Viewpoint 5 – Figure 3e	Impact on landscape character: <b>Not significant</b> (during operation)



				Impact on views: <b>moderate adverse</b>
6: Rhyl Coast Road nr golf course	0.4km south-east of proposals	Viewpoint – Showing visibility from close to key recreational receptor and illustrative of general lack of visibility of proposals from landward side.	Viewpoint 6 – Figure 3f	Impact on landscape <b>character:</b> Moderate Adverse Impact on views: <b>Slight/moderate Adverse</b>
7: Coast path by Pavillion Theatre	Within site near western boundary	Representative viewpoint – Representative of views gained by walkers along a section of the Coastal path from the west adjacent to main site compound.	Viewpoint 7 – Figure 3g	Impact on landscape character: <b>Slight</b> Adverse (during construction only) Impact on views: <b>Not significant</b>

## Appendices

### A Methodology

#### A.1 Introduction

This study aims to assess the effects of the proposal on the landscape and visual resource of the area. It forms part of an Environment Impact Assessment (EIA). In line with current industry guidance for EIA developments, effects that may be important in the planning process are identified and described as significant.

Landscape and visual effects, whilst interrelated, will be considered separately in the assessment.

##### A.1.1 Outline of assessment process

The assessment of landscape and visual effects has been prepared with reference to Guidelines for Landscape and Visual Impact Assessment, 3rd edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment in 2013.

The assessment has involved the following key stages:

- desk-based research to determine the scope of the study
- desk-based research to establish the landscape and visual baseline and identify potential receptors
- field work to verify the baseline studies and ascertain how the landscape and visual resource will change
- assessment and reporting of potential effects

The process is supported by the use of viewpoints to illustrate and evaluate effects at key sites relevant to the proposal, but the assessment of effects is not confined to these key viewpoints.

##### A.1.2 Best practice guidance

GLVIA3 (as noted above) is the principle guidance document, but other reports are also referenced and may be used to inform the methodology if appropriate. Whilst these may relate to larger or smaller scale developments than that covered by this assessment, the principles and guidance may be of relevance. These include:

- National Planning Policy Framework (2012), Department for Communities and Local Government
- Use of photography and photomontage in landscape and visual assessment (2011), Landscape Institute
- Landscape Character Assessment – Guidance for England and Scotland (2002), Scottish Natural Heritage and The Countryside Agency

##### A.1.3 Assessment terminology

Where such effects are considered to be of relevance or importance within the planning process, these are described as significant.

In order to determine the scale of effects, two key aspects should be established. These are nature of the landscape or visual receptor likely to be affected, often referred to as its sensitivity and the nature of the effect likely to occur, which is often referred to as the magnitude of the likely change. These two results are combined to

form a judgement of the scale of the effect. Consideration of the scale of the effect then enables a judgement to be made as to whether the effect is significant. This process is further described in Section 2.7.

#### **A.1.4 Professional judgement**

GLVIA3 recognises that professional judgement is an important concept within LVIA. Whilst there is scope for quantitative measurements of some factors, in many situations the assessment must rely on qualitative judgements that are based on reasoned and informed justifications.

#### **A.1.5 Limitation of the assessment**

The assessment and the prediction of effects during the life-span of the development are based on the available background information and supplied drawings of the proposal and involve a degree of informed professional judgement.

#### **A.1.6 Assessment of residential receptors**

The assessment of visual effects on residential receptors is an outline assessment only, it is not a detailed Residential Amenity Assessment. This is further detailed in Section 6.5.

#### **A.1.7 Timing of surveys**

The site visit was carried out in February 2018.

#### **A.1.8 Glossary**

Some of the terms used within the assessment have a specific meaning. A glossary of these terms is provided in Appendix B. The definitions are based on those provided within GLVIA 3.

### **A.2 Determining the scope of the study**

The scope of the LVIA was defined through desk-based research. Key matters reviewed in determining the scope were:

- The extent of the study area.
- Sources of relevant landscape and visual information.
- The nature of the possible landscape and visual effects.
- The main receptors and any specific viewpoints.
- The extent and appropriate level of detail for the baseline studies to be proportionate to the scale and type of development proposed.
- Methods to be used in determining the significance of effects.
- Methods to be used for the production and presentation of photomontages.

### **A.3 Viewpoints**

A viewpoint is a location from where a view of the proposal may be gained; a number of viewpoints have been chosen in order to support the assessment of landscape and visual effects and illustrate effects at key locations.

The viewpoints are carefully selected to be either:

- Representative viewpoints: those selected to represent the experience of different types of visual receptors, where a large number of viewpoints cannot all be included individually and where significant effects are unlikely to differ. For example, viewpoints may be chosen to represent views of users of a number of

footpaths or bridleways. Viewpoints may also be selected to reflect visual elements that inform the landscape resource.

- Specific viewpoints: important key viewpoints within the landscape. Examples of these may include local visitor attractions, settlements, routes valued for their scenic amenity, or places with cultural landscape associations.
- Illustrative viewpoints: those chosen specifically to demonstrate a particular effect or specific issues, e.g. restricted visibility at certain locations.

Viewpoints are initially selected as those places from where a proposed development is likely to be visible and would result in significant effects on the view and the receptors. This is informed by maps, fieldwork observations and information on other relevant issues such as access, landscape character and popular vantage points.

A range of views and viewers are represented through the choice of viewpoints. Factors which were considered in selecting the final viewpoints to be used for the assessment include:

- Landscape character type (separate and combinations of type).
- The presence of nationally designated landscapes and/or Areas of High Landscape Value within local planning policy, recreational routes, local amenity spaces.
- Visual composition, for example focused or panoramic views, simple or complex landscape pattern, vistas or glimpses.
- Distance from the proposed development (short, medium and long range views).
- Aspect and elevation.
- Viewer type.
- Activities of the receptors, for example those at home, work, travelling in various modes or carrying out recreation.
- Modes of movement, for example those moving through the landscape or stationary.

For this study a series of viewpoints have been identified to aid the assessment of effects. Four of these have been selected and illustrated to show the site location and surrounding features within the view to give a more realistic illustration of the visibility of the proposal.

For all viewpoints, photographs were taken with a digital SLR camera with a 50mm equivalent lens. The camera was tripod mounted in a portrait orientation to minimise distortion and enable an accurate location to be determined. A series of images suitable to stitch together to form a panoramic image was taken in accordance with the SNH guidance and the following information was recorded and is supplied:

- Precise location 12 figure OS grid reference.
- Viewpoint altitude in metres Above Ordnance Datum (m AOD) interpolated from DTM/OS mapping.
- Viewing height in metres.
- Horizontal field of view (in degrees).
- Distance to development.
- Date of assessment.
- Weather conditions and visual range.
- The following information is described in the assessment:

- Description of location (receptor).
- Description of nature of existing view and likely change during development life-span.
- Description of magnitude of impact and sensitivity of visual receptors.
- Summary of the significance of the potential impact.

Each viewpoint is displayed on one page and illustrated by three images: the first or top image is a panorama containing the extent of the proposal, the second or middle image is the same panorama with corresponding wireframe featuring 9m markers at corners of the proposal site, and the third or bottom image is the panorama, wireframe and additional markers to highlight both horizontal and vertical extents of the proposal.

## **A.4 Baseline studies: landscape**

### **A.4.1 Introduction**

For the purposes of LVIA, the landscape is considered to be a resource in its own right, The European Landscape Convention (2000)—which is noted in GLVIA3—provides the following definition of landscape:

Landscape means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.

The assessment of landscape effects considers the effects the proposed development or change will have on this landscape resource.

Landscape effects that may arise include a change, loss or addition of elements; features, aesthetic or perceptual aspects that contribute to the distinctiveness or character of the landscape.

### **A.4.2 Establishing the landscape baseline**

To enable the assessment of the effects of a proposed development or change, the landscape baseline, or starting point must be established. This enables the identification of landscape receptors and the effects of the proposed changes on these landscape receptors can then be considered. In this study the landscape baseline studies consider the following:

**Landscape character** - the distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape and how this is perceived by people. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement but also encompasses its perceptual and aesthetic qualities. It creates the particular sense of place of different areas of the landscape. Assessment of the effect of the development on landscape character is a crucial element of the landscape assessment.

**Landscape designations** - sites with landscape designations are considered in addition to the overall landscape character areas, to enable site specific judgements of effects on particularly valued sites.

These studies can then be considered in conjunction with the desk based research, to enable a list of potential landscape receptors to be compiled.

### **A.4.3 Determining landscape sensitivity**

The next stage is to determine the sensitivity of the landscape receptors to the type and scale of development proposed. In order to do this, the susceptibility and value of the receptor are considered, although within the assessment these may not always



be explicitly noted. In many cases, it is considered sufficient to describe only the sensitivity, which is informed by an overall professional judgement.

**Susceptibility** is the ability of the landscape receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline and/or the achievement of planning policies and strategies (GLVIA3).

Where noted, susceptibility is described as follows:

**High** – where undue negative consequences are expected to arise from the proposal.

**Medium** – where undue negative consequences may arise from the proposal.

**Low** – where undue negative consequences are unlikely to arise from the proposal.

**Susceptibility** may be informed by existing Landscape Character Assessments, which often note sensitivity. However, this is frequently 'intrinsic' or 'inherent' sensitivity, which may not directly relate to the type of development proposed. In such cases, a judgement must be made as to how this sensitivity might relate to the development in question.

The **value** of a landscape receptor is informed by designations, planning policy and documents, the contribution of special (cultural, historic or conservation) contributors or associations, scenic quality, rarity, recreational value and aesthetic, perceptual and experiential qualities. These are again reinforced by judgements, particularly where no designations are established. Conversely, care should be taken not to rely on designations as the sole indicator of value; this should be reinforced by rationale where necessary. Where noted, value is described as follows:

**High** – landscapes with national or international designations on account of landscape value, such as National Parks, Areas of Outstanding Natural Beauty, Heritage Coasts or World Heritage Sites.

**Medium** – landscapes of local value, subject to additional policy protection (such as Areas of High Landscape Value), or where it is considered that particular features or appreciation of the landscape is of greater value than other nearby areas.

**Low** – landscapes that are not subject to designation but may be valued at a community or local level.

**Minimal** – landscapes that are degraded or exhibit little or no community or local value.

**Sensitivity** combines the judgements made for susceptibility and value, as described above. Three levels of sensitivity are recorded:

**High** sensitivity – a landscape of high value and a particularly distinctive character that is susceptible to relatively small changes of the type proposed;

**Medium** sensitivity – a landscape of valued characteristics reasonably tolerant of change of the type proposed; and

**Low** sensitivity – a landscape of relatively low value or importance which is potentially tolerant of substantial change of the type proposed.

Within the assessment, an overall assessment of sensitivity is only provided, through professional judgement, where this is considered sufficient to allow an informed assessment of the receptor.

#### A.4.4 Other landscape considerations

The considerations noted above are further informed by general observations regarding the condition and quality of the landscape. These support the overall narrative and judgement of sensitivity. Landscape quality or condition may relate to the level of management, distinctiveness, number of detracting features, pattern, unity, structure, sense of place, function, definition and aesthetic value.

Areas of landscape quality may not necessarily correlate directly with landscape character areas or designated sites as defined by statutory agencies or local planning authorities. Where it is considered that this is the case, mention is made within the description and sensitivity evaluation.

#### A.4.5 Magnitude of landscape change

Effects on landscape receptors are assessed in terms of their magnitude of change. This is a combination of the size or scale, geographic extent of the area influenced and the duration and reversibility of the impact. Within the assessment, size and scale or extent may not always be noted. In many cases, it is considered sufficient to describe only the magnitude of change, which is informed by an overall professional judgement.

Size and scale concerns the amount of existing landscape elements that will be lost, the extent to which these represent or contribute to the character of the landscape. It also relates to the degree to which aesthetic or perceptual aspects of the landscape are altered through removal or addition of new features, such as hedge loss or introduction of tall features on skylines.

**Size and scale**, where noted, may be rated as follows:

**Large** – major change to the existing landscape including key elements, characteristics and qualities.

**Medium** – partial or noticeable change to key elements, characteristics and qualities.

**Small** – some discernible but largely minor change to key elements, characteristics and qualities.

**Negligible** – very minor or virtually imperceptible change to key elements, characteristics and qualities.

The **geographical extent** over which landscape effects are felt is distinct from the size or scale. For example, large scale effects may be limited to the immediate site area. Again, extent is subject to a degree of professional judgement, but where noted these may be rated as follows:

**Wide** – influencing several landscape types or areas, beyond around 5km.

**Medium** – generally within the local character area or up between 1 and 5km.

**Local** – the site and immediate surrounds, up to around 0.75 to 1km.

**Site** – within around 0.75km of the site.

The **duration** of the effect relates to the time period during which the changes to the landscape will occur. This is rated as follows:

**Long-term** – beyond 10 years.

**Medium-term** – 2 to 10 years.

**Short-term** – up to 2 years.

The **magnitude** of change is a product of the size/scale, extent and duration of the impacts. This is judged as a four-point scale:

**High** – significant and long term change in landscape characteristics over an extensive ranging to a very intensive, long term change over a more limited area.

**Medium** – moderate, short term change over a large area or moderate long term change in localised area.

**Low** – slight long term or moderate short term change in landscape components.

**No change/negligible** – no discernible/virtually imperceptible change to the landscape's resources.

Within the assessment, size and scale or extent may not always be noted. In many cases, it is considered sufficient to describe only the magnitude of change, which is informed by an overall professional judgement.

## **A.5 Baseline studies: visual**

### **A.5.1 Introduction**

Visual effects relate to how the development may affect the views available to people and their visual amenity. Visual amenity is the visual quality of a site or area as experienced by residents, workers or visitors. Visual receptors are people that experience the view. Development can change people's direct experience and perception of the view depending on existing context, the scale, form, colour and texture of the proposals, the nature of the activity associated with the development, and the distance and angle of view. Visual effects can be experienced through development intruding into existing views experienced by residents and day to day users of the area, and the views of tourists and visitors passing through or visiting the area.

### **A.5.2 Establishing the visual baseline**

Identification of potential visual receptors is informed by desk and field studies in conjunction with consideration of the ZTVs for the proposed development, to identify places where people might be expected to receive a view of the proposed development. Once receptors have been identified, it is necessary to document the following information, though the degree of detail required will vary depending on the nature of the receptor and the view experienced:

Type, relative numbers and activities of potential receptors.

The nature, composition and characteristics of the existing views, for example the nature and extent of the skyline, aspects of vertical scale and proportion, key foci, and elements which interrupt, filter or otherwise influence the view.

### **A.5.3 Determining visual receptor sensitivity**

In order to determine the scale of visual effects, it is necessary, as with the assessment of landscape effects, to determine the sensitivity of the receptor. This is achieved through the consideration of the susceptibility of the receptor and the value of the view. Within the assessment, susceptibility and value may not always be noted. In many cases, it is considered sufficient to describe only the sensitivity, which is informed by an overall professional judgement.

Visual receptor susceptibility is a function of receptor type, location and activity. In assessing visual receptor susceptibility, factors such as the following have been accounted for with a degree of professional judgement:

Receptor activities – for example, relaxing at home, undertaking leisure, recreational and sporting activities, at work.

Movement/duration – whether receptors are likely to be stationary or moving, which influences how long they will be exposed to the change.

Orientation – of receptors in relation to the development.

Purpose/expectation – of receptors at that location.

Context – the quality of the landscape.

Importance of the view/location – popularity of location as indicated by existence of designations or local value.



The **value** of the view that is experienced may relate to associated landscape or planning designations, cultural references or the presence of facilities (car parking, interpretation boards, signage) that may emphasise importance.

In this assessment, sensitivity is judged as a combination of susceptibility and value and is ranked as follows:

**High** – visitors to promoted or valued viewpoints especially those with panoramic views; visitors to heritage or tourism sites where views are important; viewpoints noted within planning guidance or policy; receptors to public rights of way particularly those receiving high numbers of visitors or signposted trails; receptors in residential properties.

**Medium** – receptors travelling along cycle routes or local roads particularly those in rural areas where speeds are slower.

**Low** – receptors that are fast-moving (due to speed on roads and motorways) or because they are engaged in an activity not concerned with the landscape or view (such as work or sport).

As with all aspects of the methodology, these definitions are not rigid; where professional judgement has been applied, this would be noted in the narrative.

#### A.5.4 Visual receptor magnitude of change

The assessment of the magnitude of change on visual receptors follows similar principles to landscape assessment in terms of size or scale, the geographic extent of the area influenced and its duration and reversibility. Within the assessment, size and scale or extent may not always be noted. In many cases, it is considered sufficient to describe only the magnitude of change, which is informed by an overall professional judgement.

Size and scale concerns the relative change in the elements, features, qualities and characteristics that make up the view.

**Size and scale**, where noted, are rated as follows:

**Large** – major change to the existing view including key elements, characteristics and qualities.

**Medium** – partial or noticeable change to elements, characteristics and qualities within the view.

**Small** – some discernible but largely minor change to key elements, characteristics and qualities within the view.

**Negligible** – very minor or virtually imperceptible change to key elements, characteristics and qualities such that the view essentially remains unchanged.

Where specifically noted, the **geographical extent** over which visual effects is described as follows:

**Wide** – influencing most of a view or receptor (over half).

**Medium** – generally between one quarter or one half of a view or receptor.

**Small** – generally less than one quarter of a view or receptor.

**Limited** – generally affecting only a small part of the receptor.

The **duration** of the effect relates to the time period during which the changes to the landscape will occur. This is rated as follows:

**Long-term** – beyond 10 years.

**Medium-term** – 2 to 10 years.

**Short-term** – up to 2 years.

The **magnitude of change** is a product of the size/scale, extent and duration of the impacts. These are judged as a four-point scale:

**High** – where the development causes a very significant change in the existing view for a sensitive receptor.

**Medium** – where the development would cause a very noticeable change in the existing view.

**Low** – where the development would cause a noticeable change in the existing view.

**Negligible/no change** – where the development would cause a barely perceptible change in the existing view.

## A.6 Assessment of effects

The next step is to determine the scale of effects. This is evaluated by combining the sensitivity (or nature) of the landscape or visual receptor and the magnitude (or nature) of change. The following matrix provides an objective rationale for determining the scale of effects, in order to provide consistency and transparency to the process; however, a degree of professional judgement is a key element of the evaluation.

**Table 1 – Scale of Effects Matrix**

		Sensitivity to change (nature of receptors)		
		<i>Low</i>	<i>Medium</i>	<i>High</i>
Magnitude of Change resulting from impacts identified	No Change/ Negligible	Negligible	Negligible	Negligible
	<i>Low</i>	Slight	Slight - Moderate	Moderate
	<i>Medium</i>	Slight - Moderate	Moderate	Moderate - Substantial
	<i>High</i>	Moderate	Moderate - Substantial	Substantial

The scale of effects detailed above can be classed as Beneficial, Neutral or Adverse

### A.6.1 Classification of landscape effects

Adverse landscape effects occur when features or key landscape characteristics such as established planting, old buildings or structures which—when considered singularly or collectively—help to define the character of an area are lost, or where new structures out of scale or character with the surroundings are introduced.

**Substantial adverse** landscape effects occur where the proposals are at considerable variance with the landform, scale and pattern of the landscape and would be a dominant feature, resulting in considerable reduction in scenic quality and large scale change to the intrinsic landscape character of the area.

**Moderate adverse** landscape effects occur where proposals are out of scale with the landscape, or inconsistent with the local pattern and landform and may be locally dominant and/or result in a noticeable reduction in scenic quality and a degree of change to the intrinsic landscape character of the area.

**Slight adverse** landscape effects occur where the proposals do not quite fit with the scale, landform or local pattern of the landscape and may be locally intrusive but would result in a minor reduction in scenic quality or change to the intrinsic landscape character of the area.

**Neutral** landscape effects arise when the change proposed results in no discernible improvement or deterioration to the landscape resource. The proposals sit well within the scale, landform and pattern of the landscape and / or would not result in any discernible reduction in scenic quality or change to the intrinsic landscape character of the area.

**Beneficial** landscape effects occur where derelict buildings, land or poorly maintained landscape features are repaired, replaced and maintained or where new features are introduced such as new tree planting which helps to define landscape structure where none currently exists. Beneficial landscape effects can be slight, moderate or substantial.

#### A.6.2 Classification of visual effects

**Adverse Visual Effects** occur when the proposed development will introduce new, non-characteristic, discordant or intrusive element/s into views.

**Substantial adverse** visual effects occur where the proposed development would cause a considerable deterioration in the existing view or visual amenity.

**Moderate adverse** visual effects occur where the proposed development would cause a noticeable deterioration in the existing view or visual amenity.

**Slight adverse** visual effects occur where the proposed development would cause a barely perceptible deterioration in the existing view or visual amenity.

**Neutral** visual effects occur where the change proposed results in no discernible improvement or deterioration to views or visual amenity.

**Beneficial** visual effects occur when the proposed development would enhance the quality of the receptor's view e.g. by creating a new focal point in a degraded landscape that includes a range of existing detractors. Beneficial visual effects can be slight, moderate or substantial.

The scale indicates the importance of the effect, taking into account the sensitivity (or nature) of the receptor and the magnitude (or nature) of the effect. It is usually rated on the following scale of effects:

**Substantial** indicates an effect that is very important in the planning decision making process.

**Moderate - substantial** indicates an effect that is, in itself, material in the planning decision making process.

**Moderate** indicates a noticeable effect that is not, in itself, material in the planning decision making process.

**Slight** indicates an effect that is trivial in the planning decision making process.

**Negligible/No Change** indicates an effect that is akin to no change and is thus not relevant to the planning decision making process.

#### A.6.3 Overall importance of the effects

The final step is to judge the overall importance of the effects. Effects may be described as significant in projects that are subject to EIA. Significant effects are defined as those that are moderate-substantial or substantial. However whilst an effect may be significant, it does not necessarily mean that such an effect would be unacceptable. Account is taken of the effect that any mitigation measures—for example planting or landform—may have in terms of minimising potentially detrimental effects or improving the landscape composition of the area.



## B Glossary

### **Impact**

The action being taken - e.g. the felling of trees or the construction of the development

### **Effect**

The result of an action being taken or the change within an existing view or landscape resulting from the impact e.g. the construction of a development forming a new and dominant element within a view.

### **Direct Effect**

An effect that is directly attributable to the proposed development.

### **Indirect Effect**

Effects that result indirectly from the proposed project as a consequence of the direct effects, often occurring away from the site, or as a result of a sequence of interrelationships or a complex pathway. They may be separated by distance or time from the source of the effects.

### **Notable Effects**

Effects which are considered material or very important within the planning decision making process.

### **Landscape**

'Landscape is an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors' (Council of Europe, 2000)

This definition was adopted by European Landscape Convention and is within GLVIA3 guidance.

### **Landscape Character**

A distinct, recognisable and consistent pattern of elements in the landscape that make one landscape different from another, rather than better or worse.

### **Landscape Effects**

Effects on the landscape as a resource in its own right

### **Landscape Quality (Condition)**

A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.

### **Landscape Receptors**

Defined aspects of the landscape resource that have the potential to be affected by a proposal.

### **Landscape Value**

The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.

### **Magnitude or nature (of effect)**

A term that combines judgments about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.

### **Sensitivity or nature (of receptor)**

A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.



**Susceptibility**

The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences.

**Visual Amenity**

The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working recreating, visiting or travelling through an area.

**Visual Effects**

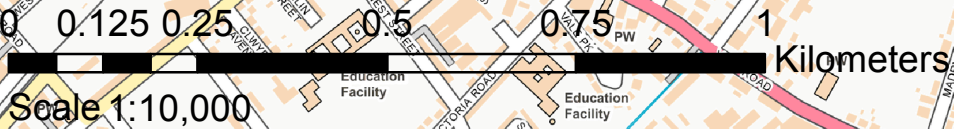
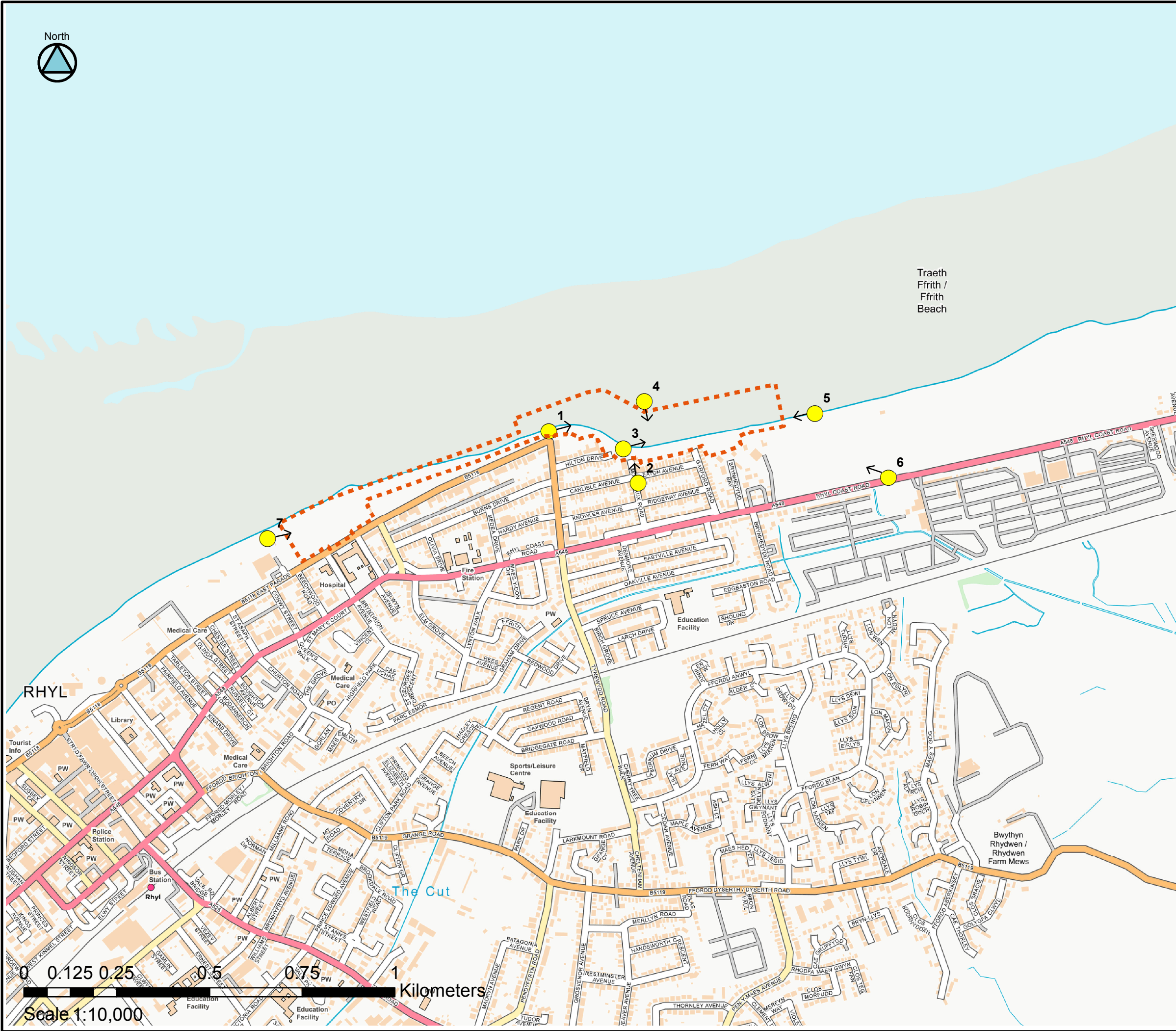
How the surroundings of individuals and groups of people may be specifically affected by changes in the content and character of views as a result of the change, loss or addition of elements

**Visual Receptors**

Individuals and/or defined groups of people who have the potential to be affected by a proposal.

## **Appendices**

### **C      Figures 1 - 3**



KEYPLAN Scale 1:125000



LEGEND

- Viewpoints
- Construction Site Extent

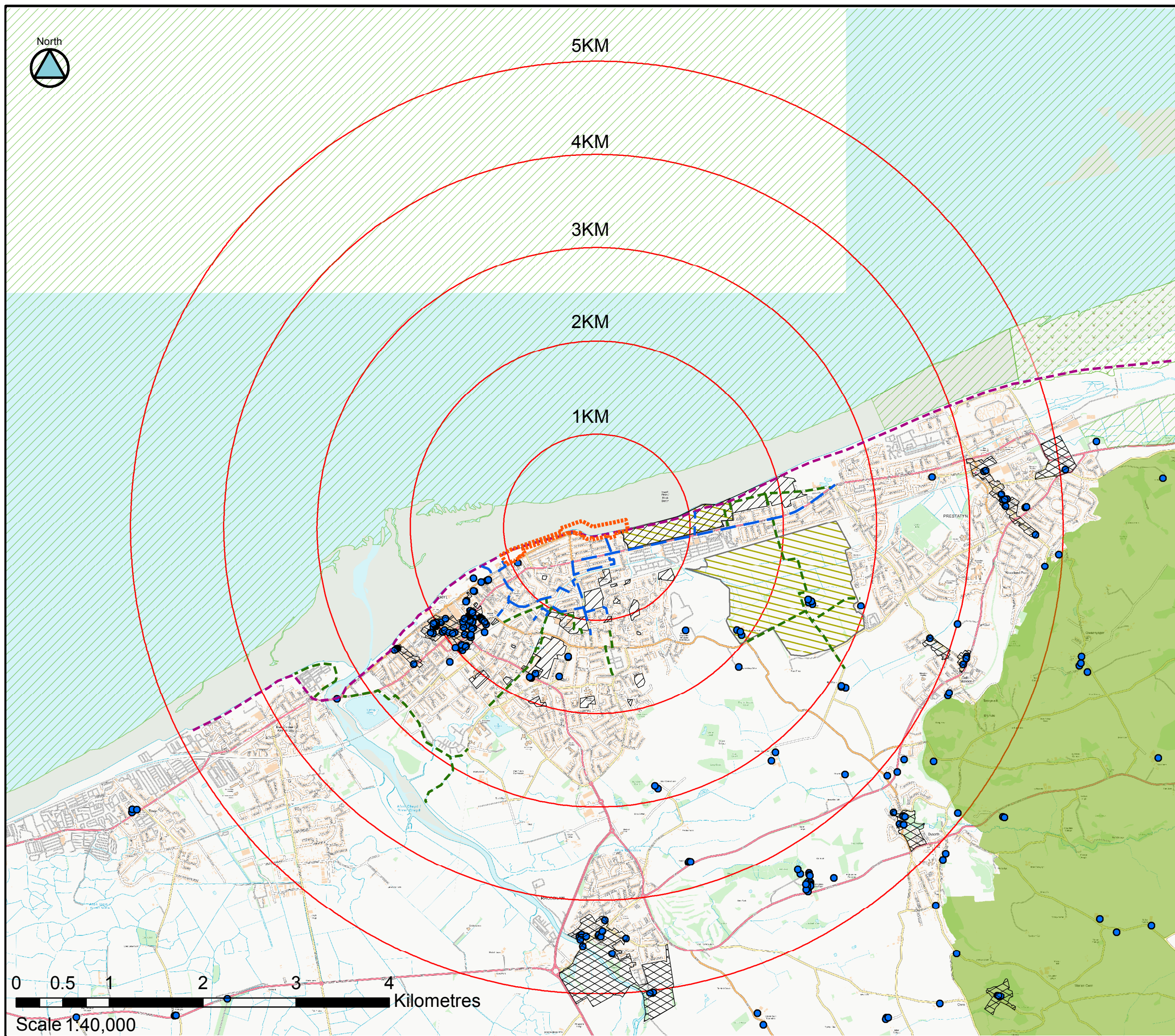
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2016s5126

FIGURE 1 - Viewpoints Plan  
East Rhyl Coastal Defence Scheme





KEYPLAN Scale 1:125000



## LEGEND

- Construction Site Extent
- Local Cycle Routes
- North Wales Coast Path & Sustrans Long Distance Route 5
- PROWs
- Recreation & Open Space
- Special Protection Area
- Special Area Of Conservation
- Listed Buildings
- Clwydian Range AONB
- Green Barriers

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FIGURE 2 - Landscape Designations  
East Rhyl Coastal Defence Scheme



Images for landscape assessment

The images contained on this page are not representative of scale and distance from the actual viewpoint and show the proposed development in its wider landscape context only for landscape assessment.



Viewpoint location plan



OS Grid Reference: 302025, 382427

Distance to site: 0.01 km

Camera direction: E

Viewpoint elevation: 6m AOD

Camera model: Nikon D7000

Date of Photography: 01/10/2017

Camera lens: 50mm fixed lens

Crop factor: 1x

35mm equivalent: 50mm fixed lens

Horizontal field of view: 65.5°

Height of Camera above ground: 1.65m

Weather Conditions: Dry and bright

East Rhyl Coastal Defences:  
Landscape and Visual Impact Assessment  
Project: 2016s5126

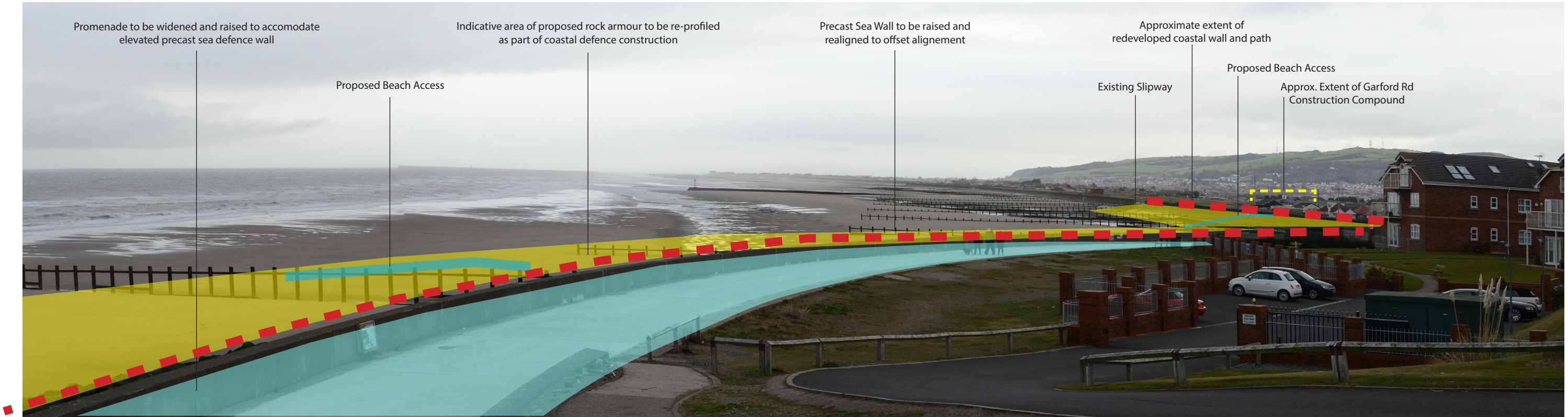
Figure 3a:  
**Viewpoint 1:**  
**Marine Drive Viewing Platform**



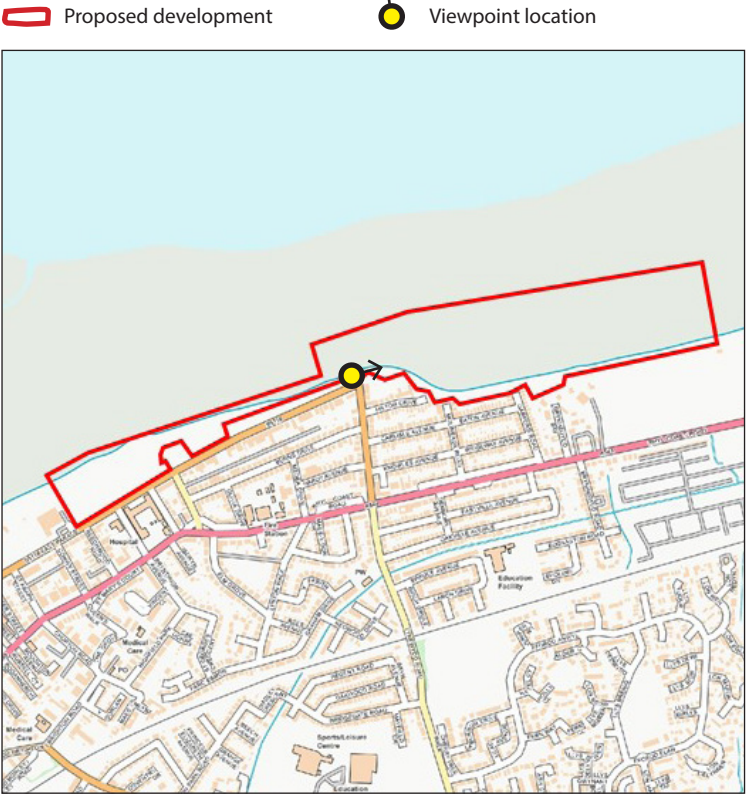


Images for landscape assessment

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Viewpoint location plan



This view looks east from the viewpoint overlooking Splash Point, at the eastern end of the B5118 East Parade and captures a wide sweep of the Rhyl Flats with the water at low tide revealing a significant expanse of flat sandy beach accessed by the stepped concrete revetment that separates the beach from the promenade. The beach and shoreline occupy the centre of the view, with some of the existing rock armour visible in the foreground.

The promenade is similar to many British coastal resorts with it's extensive hard surface, safety wall, access steps, urban furniture and lighting columns and is popular with both pedestrians and cyclists as it is part of the Wales Coast Path and Sustrans route 5. The open and flat beach is popular with locals enjoying the shorefront and clear views out to the horizon.

Receptors will be mainly local residents and tourists including cyclists and walkers passing through as part of the network of wider paths and routes. The site is likely to be valued both locally and by visitors as part of the beach experience, value is **high**. Susceptibility is **medium low** due to the context of development of often poor aesthetic quality as well as other existing nearby sea defence structures. Sensitivity is

**medium.**  
In this view, the wider rock armour profile would be noticeable in the foreground, as rock will be same level as wave wall.

Effects during construction will be caused through construction access and operations leading to temporary diversion the route along the promenade. Hoarding to construction compounds may screen views of the beach in the short- term. Overall the effect during construction is considered to be **moderate adverse**.

The magnitude of change within this field of view during operation is **low** due to variable visibility linked to the tide times as well as the relatively small extent of the route from which views are experienced and the visual effect is considered to be **slight moderate adverse**.

OS Grid Reference: 302025, 382427

Distance to site: 0.01 km

Camera direction: E

Viewpoint elevation: 6m AOD

Camera model: Nikon D7000

Date of Photography: 01/10/2017

Camera lens: 50mm fixed lens

Crop factor: 1x

35mm equivalent: 50mm fixed lens

Horizontal field of view: 65.5°

Height of Camera above ground: 1.65m

Weather Conditions: Dry and bright

East Rhyl Coastal Defences:  
Landscape and Visual Impact Assessment  
Project: 2016s5126

Figure 3a:  
**Viewpoint 1:**  
**Marine Drive Viewing Platform**



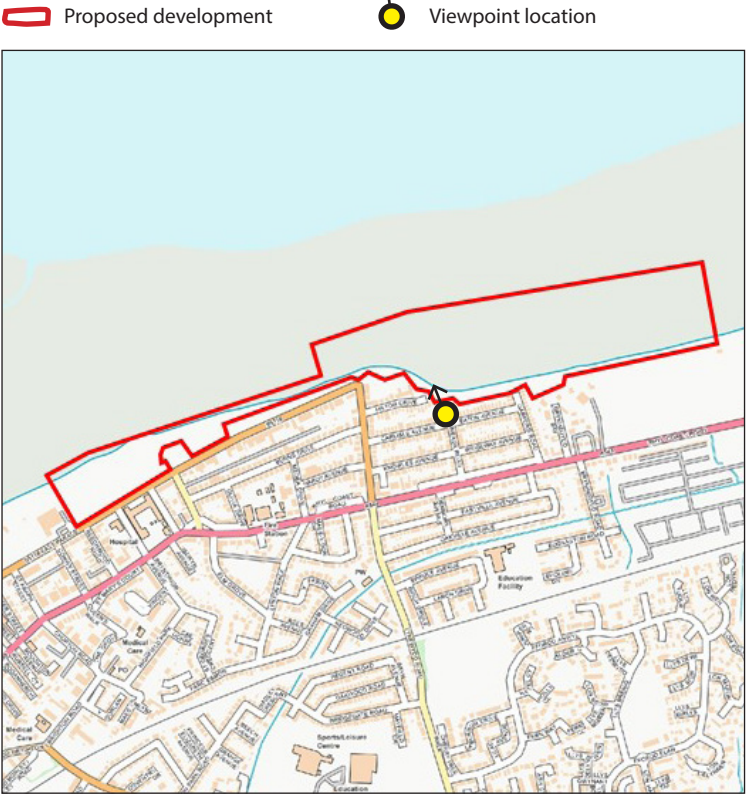


Images for landscape assessment

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Viewpoint location plan



OS Grid Reference: 302247, 382357

Distance to site: 0.01 km

Camera direction: N

Viewpoint elevation: 6m AOD

Camera model: Nikon D7000

Date of Photography: 01/10/2017

Camera lens: 50mm fixed lens

Crop factor: 1x

35mm equivalent: 50mm fixed lens

Horizontal field of view: 65.5°

Height of Camera above ground: 1.65m

Weather Conditions: Dry and bright

East Rhyl Coastal Defences:  
Landscape and Visual Impact Assessment  
Project: 2016s5126

Figure 3b:  
**Viewpoint 2:**  
**Molineaux Road**  
Page 1 of 2

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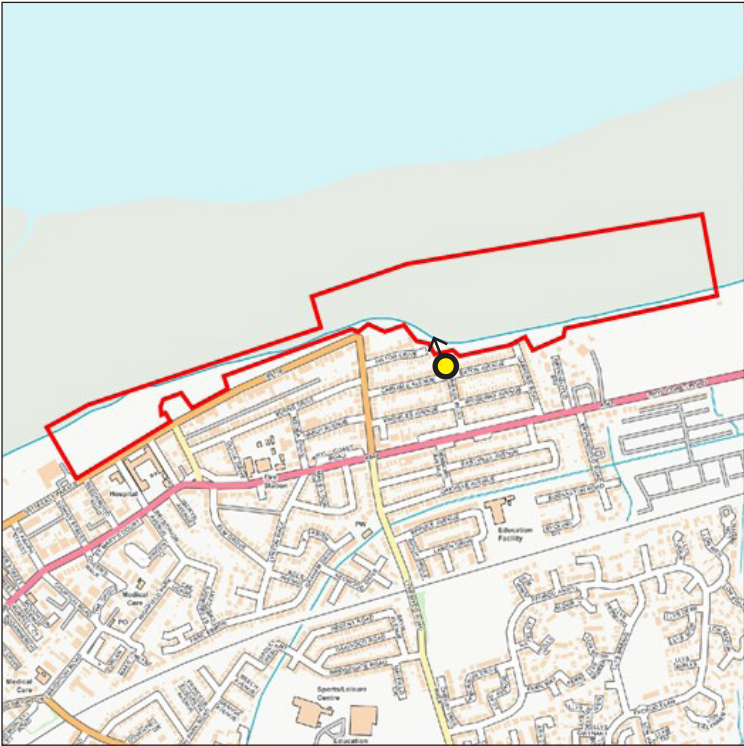
Images for landscape assessment

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Viewpoint location plan

 Proposed development  Viewpoint location



This view looks North from the end of Molineaux Road and captures the view available from the road frontage of existing properties. The view is quite enclosed and restricted by the existing sea wall and promenade, with in the foreground the bund and access ramp over the existing flood defence to the area. Currently there is no view of the sea or the horizon, as the existing sea wall and promenade provide a solid barrier.

Receptors will be mainly local residents and teh odd walker passing through. The site is likely to be valued as it is part of the overall beach experience but as it offers no open views its value is likely to be low. Susceptibility is medium due to the dominance of existing flood defence and sea wall within the view. Sensitivity is low.

The view will undergo two transitions as part of the coastal defence proposals with the first being the construction of site hoarding and a temporary haul route utilising the existing promenade required for plant access from the compound on Garford Road and the delivery of precast seawall elements.

During this construction phase, the increase in activity, as well as loss of access, will have a **slight adverse** effect on the area.

The second transition will be the construction of a raised permanent concrete promenade, seawall and the re-profiling of the existing foreground. In an initial phase post-completion, an extent of rock armour will be visible beyond the proposed sea wall, however this is likely to subside over the years due to natural settlement.

The new raised Promenade , Seawall and associated rock armour will alter the view, however it will not be significantly different from the existing view and changes are considered **negligible**.

There is no proposed mitigation that can effectively screen the works however improvements to the flood storage area to the left of the view could raise the profile of the surrounding amenity.

OS Grid Reference: 302247, 382357

Distance to site: 0.01 km

Camera direction: N

Viewpoint elevation: 6m AOD

Camera model: Nikon D7000

Date of Photography: 01/10/2017

Camera lens: 50mm fixed lens

Crop factor: 1x

35mm equivalent: 50mm fixed lens

Horizontal field of view: 65.5°

Height of Camera above ground: 1.65m

Weather Conditions: Dry and bright

East Rhyl Coastal Defences:  
Landscape and Visual Impact Assessment  
Project: 2016s5126

Figure 3b:  
**Viewpoint 2:**  
**Molineaux Road**  
Page 2 of 2

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Viewpoint location plan

Proposed development      Viewpoint location



OS Grid Reference: 302172, 382422

Distance to site: 0.0 km

Camera direction: E

Viewpoint elevation: 6m AOD

Camera model: Nikon D7000

Date of Photography: 01/10/2017

Camera lens: 50mm fixed lens

Crop factor: 1x

35mm equivalent: 50mm fixed lens

Horizontal field of view: 65.5°

Height of Camera above ground: 1.65m

Weather Conditions: Dry and bright

East Rhyl Coastal Defences:  
Landscape and Visual Impact Assessment  
Project: 2016s5126

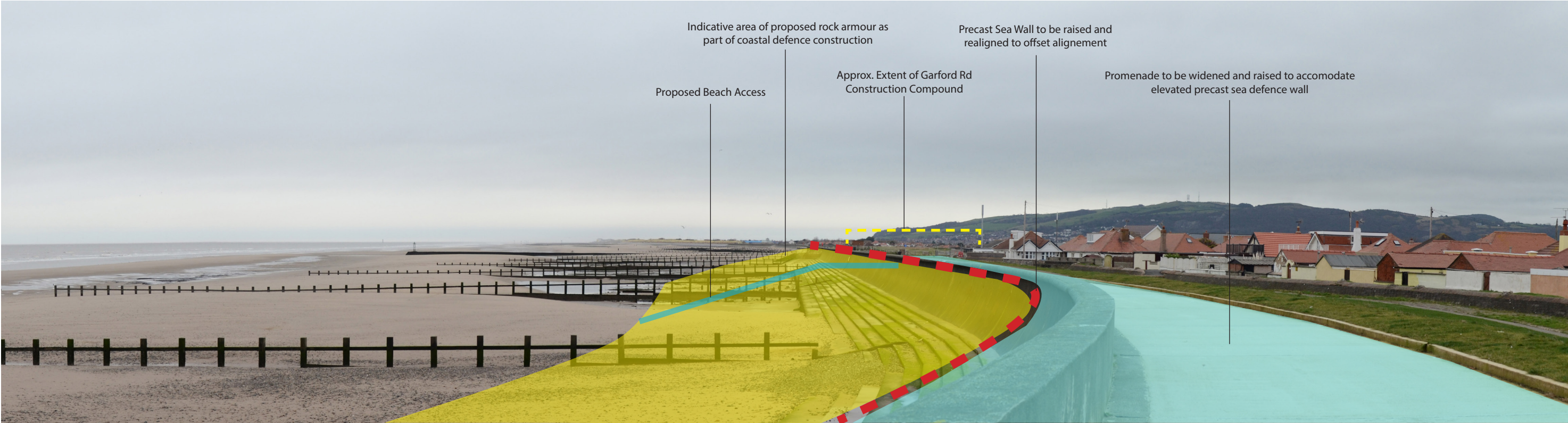
Figure 3c:  
**Viewpoint 3:**  
**Coast Path at Splash Point**



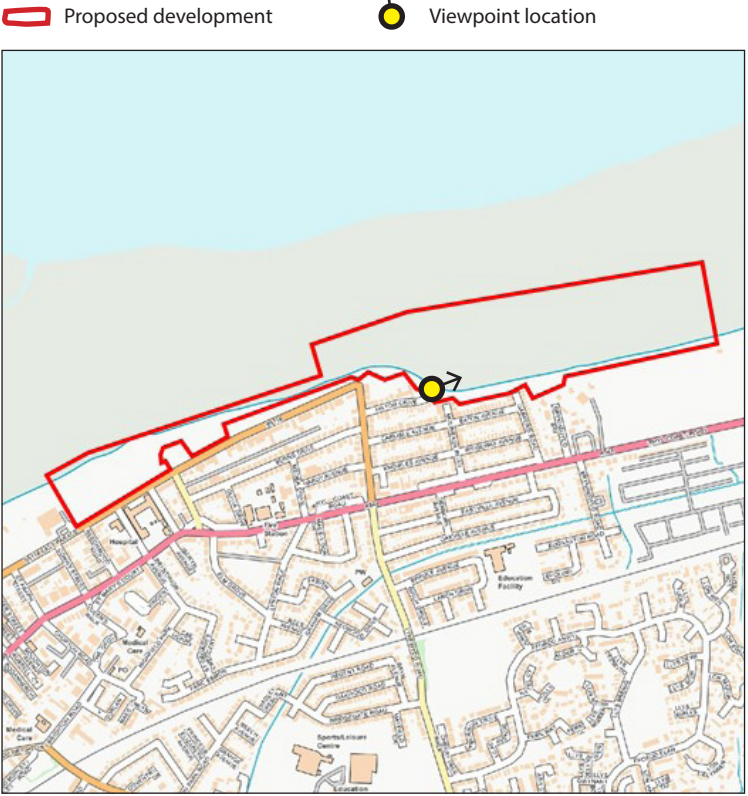


Images for landscape assessment

The images contained on this page are not representative of scale and distance from the actual viewpoint and show the proposed development in its wider landscape context only for landscape assessment.



Viewpoint location plan



This view looks ast from the promenade near Splash Point which runs adjacent to Rhyl beach. The view captures a wide sweep of the Rhyl Flats with the water at low tide revealing a significant expanse of flat sandy beach, rows of timber groynes and the stepped revetement and existing sea wall, rising up to the promenade. Located to the south are predominatly bungalow type housing, arranged in a suburban setting, beyond which can be seen the beginning of the Clwydian Range AONB.

The promenade is similar to many other British Coastal towns with its hard surfacing and upstand seawall and is popular with both pedestrians and cyclists as it is part of the Wales Coast Path and Sustrans route 5. The open and flat beach is popular with locals enjoying the shorefront and clear views out to the horizon.

Receptors will mainly be residents and visitors, including cyclists and walkers passing through as part of the network of wider paths and routes. The site is likely to be valued both locally and by visitors as part of the beach experience, value is **high**. Susceptibility is **medium low** due to the context of development of often poor aesthetic quality as well as other existing nearby sea defence structures. Sensitivity is **medium**.

The view will undergo two transitions as part of the coastal defence proposals with the first being the

construction of the construction compound on Garford Road and a temporary haul route utilising the existing promenade required for plant access from the compound and the delivery of precast seawall elements along the beachfront. Effects during construction will be caused through construction access and operations leading to temporary diversion of the route along the promenade. Overall the effect during construction is considered to be **moderate adverse**.

Long-term changes to the view will consist of changes to the seawall parapet with visibility of the rock armour. The magnitude of change will be low. Long term the effect will be **slight-moderate adverse**.

OS Grid Reference:	302172, 382422
Distance to site:	0.0 km
Camera direction:	E
Viewpoint elevation:	6m AOD
Camera model:	Nikon D7000
Date of Photography:	01/10/2017

Camera lens:	50mm fixed lens
Crop factor:	1x
35mm equivalent:	50mm fixed lens
Horizontal field of view:	65.5°
Height of Camera above ground:	1.65m
Weather Conditions:	Dry and bright

East Rhyl Coastal Defences:  
Landscape and Visual Impact Assessment  
Project: 2016s5126

Figure 3c:  
**Viewpoint 3:**  
**Coast Path at Splash Point**





Images for landscape assessment

The images contained on this page are not representative of scale and distance from the actual viewpoint and show the proposed development in its wider landscape context only for landscape assessment.



Viewpoint location plan



OS Grid Reference: 302292, 382638

Distance to site: 0.0km

Camera direction: S

Viewpoint elevation: 0m AOD

Camera model: Nikon D7000

Date of Photography: 01/10/2017

Camera lens: 50mm fixed lens

Crop factor: 1x

35mm equivalent: 50mm fixed lens

Horizontal field of view: 65.5°

Height of Camera above ground: 1.65m

Weather Conditions: Dry and bright

East Rhyl Coastal Defences:  
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Project: 2016s5126

Figure 3d:  
**Viewpoint 4:**  
**Beach near to third Groyne**  
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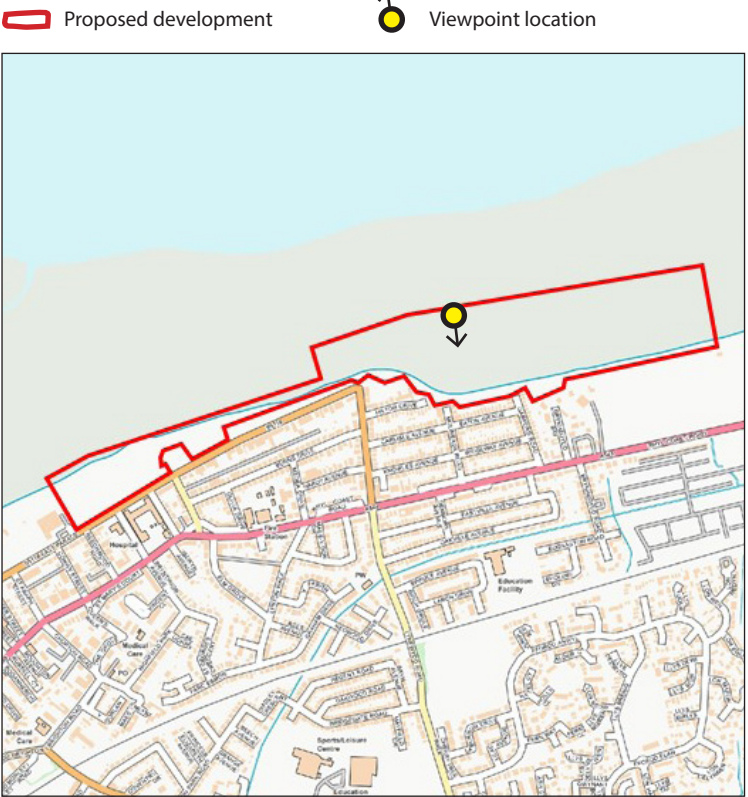


Images for landscape assessment

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Viewpoint location plan



Taken from the beach, this view looks south towards the existing sea wall. The view is dominated by the beach and the revetment with roof tops as well as the odd dormer window peaking out over the horizon. Views from the beach along the coast and out to sea are panoramic and very wide ranging. Views inland are limited by the seawall.

This is a locally valued with likely user including locals and tourists, but the beach is not a designated landscape and is likely not as well used as the beach adjacent to Rhyl's main seafront. The value is considered medium. The existing imposing concrete sea defences and perpendicular timber groynes already strongly inform the character of the beach, therefore it is considered that the susceptibility is low and sensitivity is **medium**

Operations during construction will consist of localised beach closures, movement of construction plant and storage, sorting and placing of rock armour. Activities will be limited to tidal changes, with material visible in stockpiled areas. Changes are considered medium with visual effects considered **moderate adverse**.

These changes are likely to reduce to low, decreasing the visual effects to **slight-moderate adverse**.

Although no mitigation can be offered in the current situation, over time, the proposed rock armour will likely weather in to its location and integrate into its marine surroundings.

OS Grid Reference:	302292, 382638
Distance to site:	0.0km
Camera direction:	S
Viewpoint elevation:	0m AOD
Camera model:	Nikon D7000
Date of Photography:	01/10/2017

Camera lens:	50mm fixed lens
Crop factor:	1x
35mm equivalent:	50mm fixed lens
Horizontal field of view:	65.5°
Height of Camera above ground:	1.65m
Weather Conditions:	Dry and bright

East Rhyl Coastal Defences:  
Landscape and Visual Impact Assessment  
Project: 2016s5126

Figure 3d:  
**Viewpoint 4:**  
**Beach near to third Groyne**





Images for landscape assessment

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Viewpoint location plan



OS Grid Reference: 302593, 382448

Distance to site: 0.0 km

Camera direction: W

Viewpoint elevation: 6m AOD

Camera model: Nikon 7000

Date of Photography: 01/10/2017

Camera lens: 50mm fixed lens

Crop factor: 1x

35mm equivalent: 50mm fixed lens

Horizontal field of view: 65.5°

Height of Camera above ground: 1.65m

Weather Conditions: Dry and bright

East Rhyl Coastal Defences:  
Landscape and Visual Impact Assessment  
Project: 2016s5126

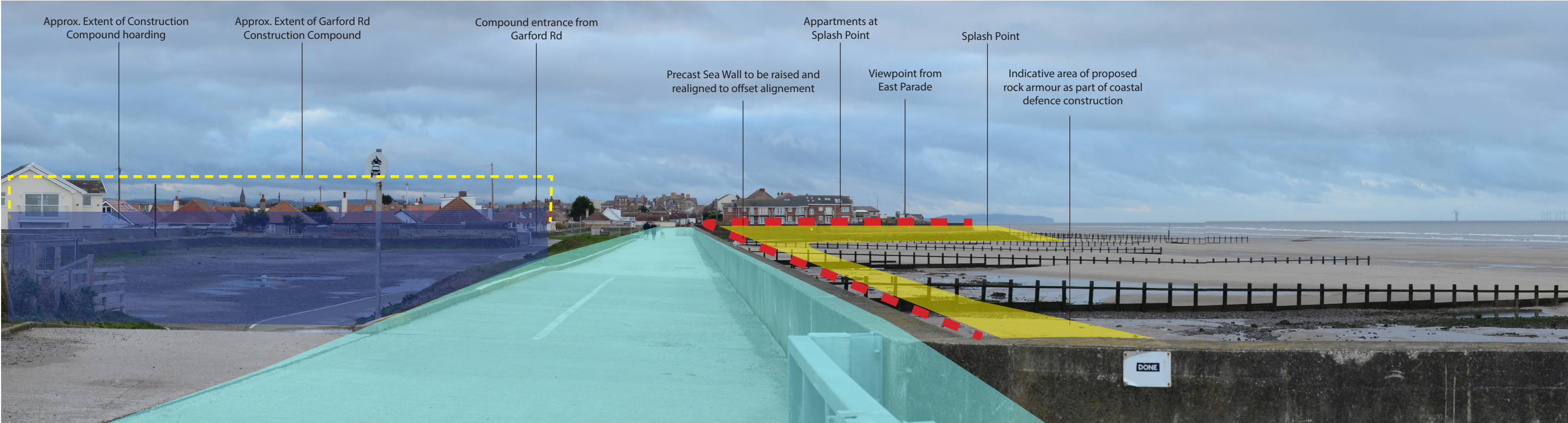
Figure 3e:  
**Viewpoint 5:**  
**Coast Path by Beach Access Ramp**





Images for landscape assessment

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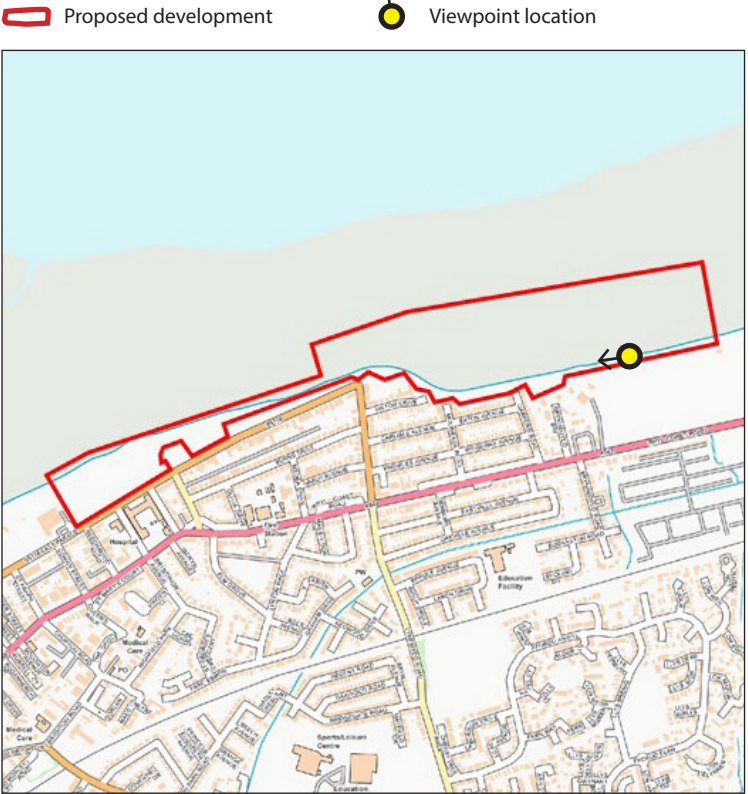


This view looks west along the promenade, towards the appartments of Splash point within centre view. The view opens up towards the North in a wide expanse of sandy beach, intersected with groynes running in a northerly direction. To the South in the immediate foreground, lies the flood storage area and bund, beyond which lie residential properties of East Rhyl.

Long-term changes to the view will consist of a slightly elevated viewpoint with slight changes to the seawall parapetand its alignment. Rock armour will also be visible . The magnitude of change will be low. Long term the effect will be **slight-moderate adverse**.

Although no mitigation can be offered in the current situation, over time, the proposed rock armour will likely weather in to its location and integrate into its marine surroundings.

Viewpoint location plan



Receptors will mainly be residents and visitors, including cyclists and walkers passing through as part of the network of wider paths and routes. The site is likely to be valued both locally and by visitors as part of the beach experience, value is **high**. Susceptibility is **medium low** due to the context of development of often poor aesthetic quality as well as other existing nearby sea defence structures. Sensitivity is **medium**.

During the construction the compound at Garford road being situated within the flood defence area, only the compounds will be screened by 2m high solid walled hoarding. A temporary haul route utilising the existing promenade will be required for plant access from the compound and the delivery of precast seawall elements along the beachfront. Effects during construction will be caused through, loss of visibility due to ompound hoarding, construction access and operations leading to temporary diversion of the route along the promenade. Overall the effect during construction is considered to be **moderate adverse**.

OS Grid Reference:	302593, 382448
Distance to site:	0.0 km
Camera direction:	W
Viewpoint elevation:	6m AOD
Camera model:	Nikon 7000
Date of Photography:	01/10/2017

Camera lens:	50mm fixed lens
Crop factor:	1x
35mm equivalent:	50mm fixed lens
Horizontal field of view:	65.5°
Height of Camera above ground:	1.65m
Weather Conditions:	Dry and bright

East Rhyl Coastal Defences:  
Landscape and Visual Impact Assessment  
Project: 2016s5126

Figure 3e:  
**Viewpoint 5:**  
**Coast Path by Beach Access Ramp**

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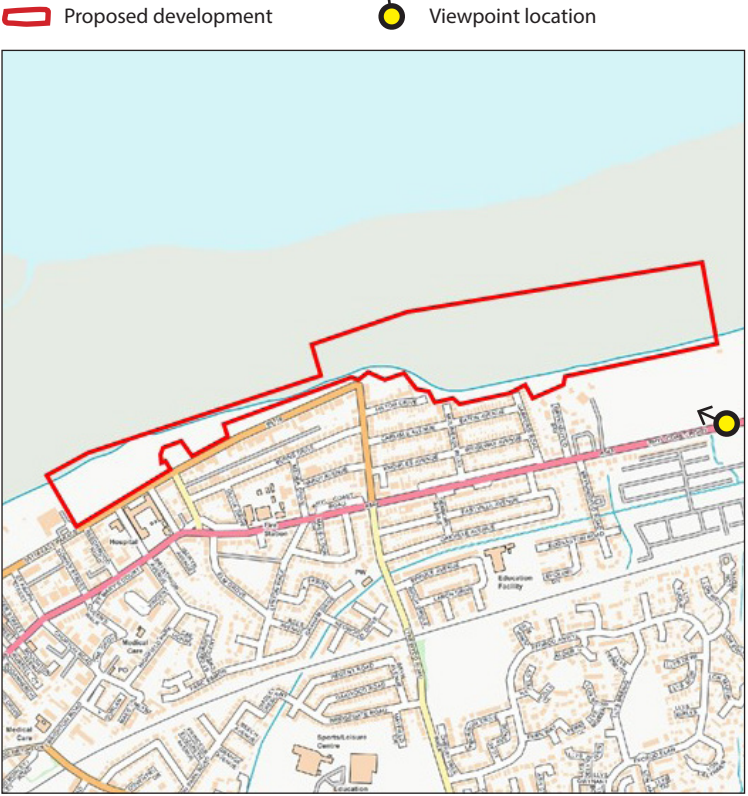


Images for landscape assessment

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Viewpoint location plan



OS Grid Reference: 303061, 382342

Distance to site: 0.2 km

Camera direction: NW

Viewpoint elevation: 6m AOD

Camera model: Nikon D7000

Date of Photography: 01/10/2017

Camera lens: 50mm fixed lens

Crop factor: 1x

35mm equivalent: 50mm fixed lens

Horizontal field of view: 65.5°

Height of Camera above ground: 1.65m

Weather Conditions: Dry and bright

East Rhyl Coastal Defences:  
Landscape and Visual Impact Assessment  
Project: 2016s5126

Figure 3f:  
**Viewpoint 6:**  
**Rhyl Coast Road near Golf Course**





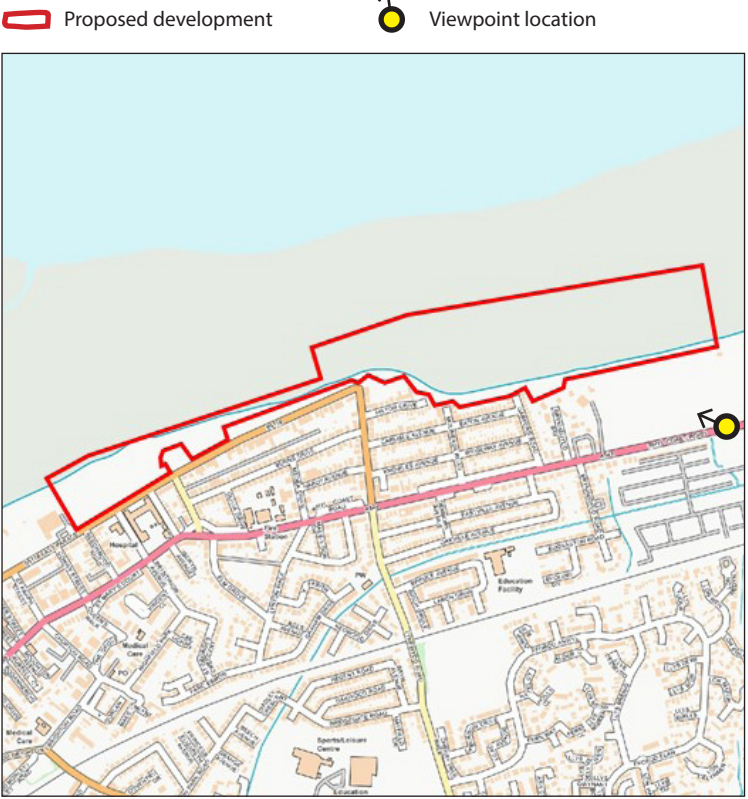
The images contained on this page are not representative of scale and distance from the actual viewpoint and show the proposed development in its wider landscape context only for landscape assessment.



View from Rhyl Coast Road, overlooking Rhyl Golf Club, towards Splash Point. The Golf Club compound forms the backdrop of the eastern part of the view, before sweeping Eastwards, overlooking the golfcourse in the foreground and the promenade on the horizon. From this vantage point, no views are visible of the beach or the seaside.

Receptors will be predominatly Road users and pedestrian, as well as golfers, they would experience medium-term filtered views of the main site compound for the duration of the construction phase. It is expected that the long-term proposals will not be visible due to landform screening and distance. The sensitivity is low and the magnitude of change is low. The effect is considered to be **slight adverse** during the construction phase and negligible during operation.

Viewpoint location plan



OS Grid Reference: 303061, 382342

Distance to site: 0.2 km

Camera direction: NW

Viewpoint elevation: 6m AOD

Camera model: Nikon D7000

Date of Photography: 01/10/2017

Camera lens: 50mm fixed lens

Crop factor: 1x

35mm equivalent: 50mm fixed lens

Horizontal field of view: 65.5°

Height of Camera above ground: 1.65m

Weather Conditions: Dry and bright

East Rhyl Coastal Defences:  
Landscape and Visual Impact Assessment  
Project: 2016s5126

Figure 3f:  
**Viewpoint 6:**  
**Rhyl Coast Road near Golf Course**

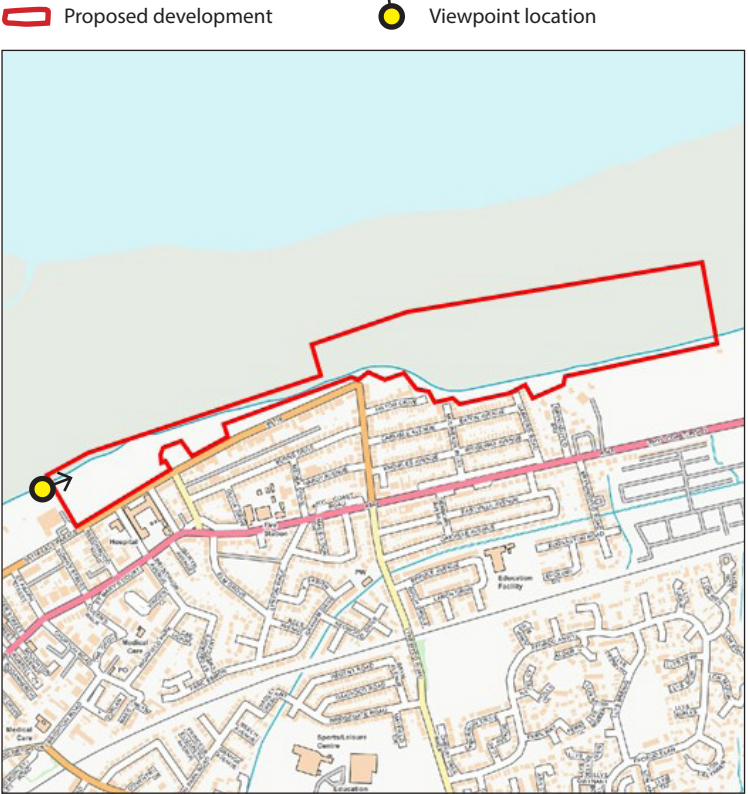


Images for landscape assessment

The images contained on this page are not representative of scale and distance from the actual viewpoint and show the proposed development in its wider landscape context only for landscape assessment.



Viewpoint location plan



OS Grid Reference: 301380, 382205

Distance to site: 0.0 km

Camera direction: E

Viewpoint elevation: 6m AOD

Camera model: Nikon D7000

Date of Photography: 01/10/2017

Camera lens: 50mm fixed lens

Crop factor: 1x

35mm equivalent: 50mm fixed lens

Horizontal field of view: 65.5°

Height of Camera above ground: 1.65m

Weather Conditions: Dry and bright

East Rhyl Coastal Defences:  
Landscape and Visual Impact Assessment  
Project: 2016s5126

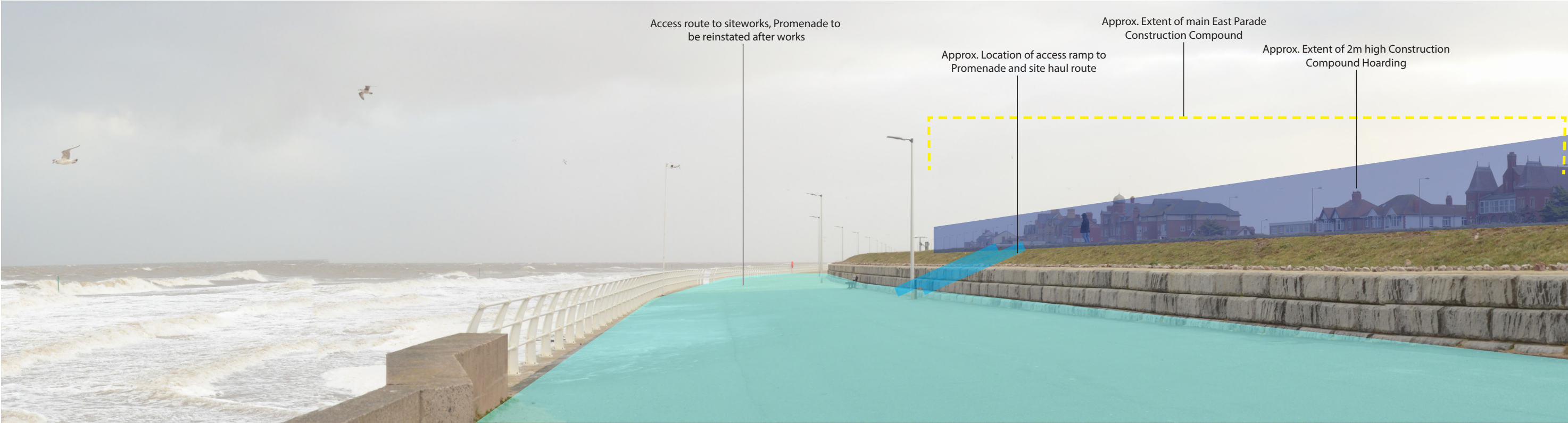
Figure 3g:  
**Viewpoint 7:**  
**Coast Path by Pavillion Theater**





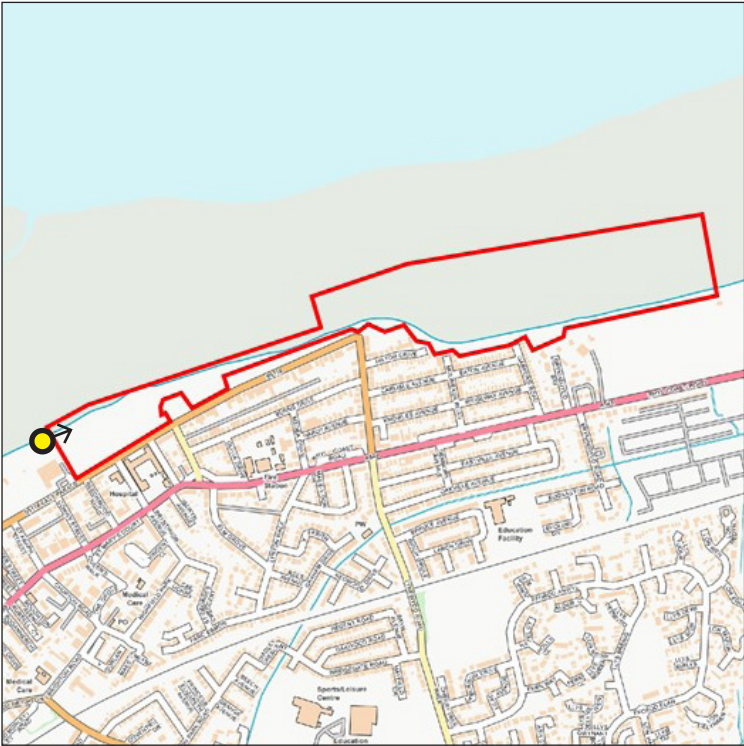
Images for landscape assessment

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Viewpoint location plan

Proposed development Viewpoint location



View looking East from Pavillion towards Spalsh point, along promenade. The promenade is set lower in elevation to the road, stepping up by approx 1.2 m wall and embankment. To the east rising beyond the topography, are the residential properties along Marine Drive and Alexeandra Hospital. At high tide, as illustrated in the photo, little is visible from the sandy beach and Rhyl Flats, although the beach is an important recreational resource in the area.

Receptors will mainly be residents and visitors, including cyclists and walkers passing through as part of the network of wider paths and routes. The site is likely to be valued both locally and by visitors as part of the beach experience, value is **high**. Susceptibility is **medium low** due to the context of development of often poor aesthetic quality as well as other existing nearby sea defence structures. Sensitivity is **medium**.

The area will undergo most change during the construction phase and will be reinstated thereafter, resulting in the operation effects being **negligible**.

The changes, during construction will predominantly result in a loss of access, with an increase in

construction related movement. Views will also be restricted due to the use of solid hoardig at the construction compound site and diversions. The effects are considered **moderate adverse** in the medium term.

OS Grid Reference: 301380, 382205  
Distance to site: 0.0 km  
Camera direction: E  
Viewpoint elevation: 6m AOD  
Camera model: Nikon D7000  
Date of Photography: 01/10/2017

Camera lens: 50mm fixed lens  
Crop factor: 1x  
35mm equivalent: 50mm fixed lens  
Horizontal field of view: 65.5°  
Height of Camera above ground: 1.65m  
Weather Conditions: Dry and bright

East Rhyl Coastal Defences:  
Landscape and Visual Impact Assessment  
Project: 2016s5126

Figure 3g:  
**Viewpoint 7:**  
**Coast Path by Pavillion Theater**

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