

Eastern edge of settlement and
Conservation Area boundary

South east corner of proposed
development behind hedge at T44 & T45



Cedar of Lebanon (T48 on tree survey) on
site boundary only just glimpsed



VP1: View on approach to Saint Nicholas
along the A48 travelling west

Other viewpoints typically
screened by existing houses
fronting the A48

Views from A48

The easternmost extent of the development would be hidden behind this hedgerow

This field is outside and to the east of the proposed development

This field will form the northern part of the proposed development

St Nicholas Church Tower



VP2: View walking southwards to the A48 on Public Right of Way (Three Saints Trail)



VP3: Short duration glimpse of the distant northern boundary of the proposed development through well vegetated tree and hedgeline

Views from Public Rights of Way VP2 & VP3

Proposed development will be hidden from view behind existing trees and Ger y Llan

St Nicholas Church Tower



VP4: View walking southwards to St Nicholas on Public Right of Way

The white render of St Nicholas is just visible here

St Nicholas Church Tower forms a barely perceptible part of the view

This marks the easternmost extent of the proposed development



VP5: View walking north westwards to St Nicholas on Public Right of Way (Haunted Fields Walk)



VP5: View zoomed in for clarity

Views from Public Rights of Way VP4 & VP5



VP6: From the vicinity of the War Memorial, a glimpse through between existing houses on Well Lane towards the western boundary of the proposed development reveals only the roof top of Ger y Llan houses, so the development will not be seen from here



Views towards the development from the central core of the Conservation Area are blocked by houses along Well Lane, and Ger y Llan behind

Views from St Nicholas Conservation Area VP6