31st May 2024

Our Ref: 9134.03.003

Matthew Tume is dealing with this matter
Direct Dial: [redacted]
email: [redacted]

THE ENVIRONMENT PARTNERSHIP

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PLANNING I DESIGN I ENVIRONMENT

Wrexham County Borough Council,
Wrexham Library,
Rhosddu Road,
Wrexham,
LL11 1AU

SENT BY E-MAIL ONLY

Dear Wrexham County Borough Council,

NORTH BRYN LANE PIPELINE, WREXHAM - HEDGEROW REMOVAL

We are writing to inform you that, due to the relocation of a gas main on the land to the north of Bryn Lane, we are removing three 16m sections of hedgerow along the new pipeline route.

The three impacted hedgerows have previously been referred to as H1e, H8a and H12d in the Historic Hedgerow Impact Assessment (TEP Ref: 9134.02.005) report undertaken by TEP in June 2023. The full report has been appended to this letter for reference.

The stretches of hedgerow to be removed are illustrated in the Habitat Impact Plan (TEP Ref: 9134.03.004), which has also been supplied with this letter. The first section of hedgerow will be removed from H12d at grid reference SJ 38644 51419, the second section will be removed from H1e at SJ 38872 51232 and the third section will be removed from H8a at SJ 38874 51060. A maximum of 48m of hedgerow will be removed during the proposed works. The removed sections of hedgerow will be replanted following the completion of works.

I trust that these proposals meet with your approval. If you have any queries, please do not hesitate to contact me.

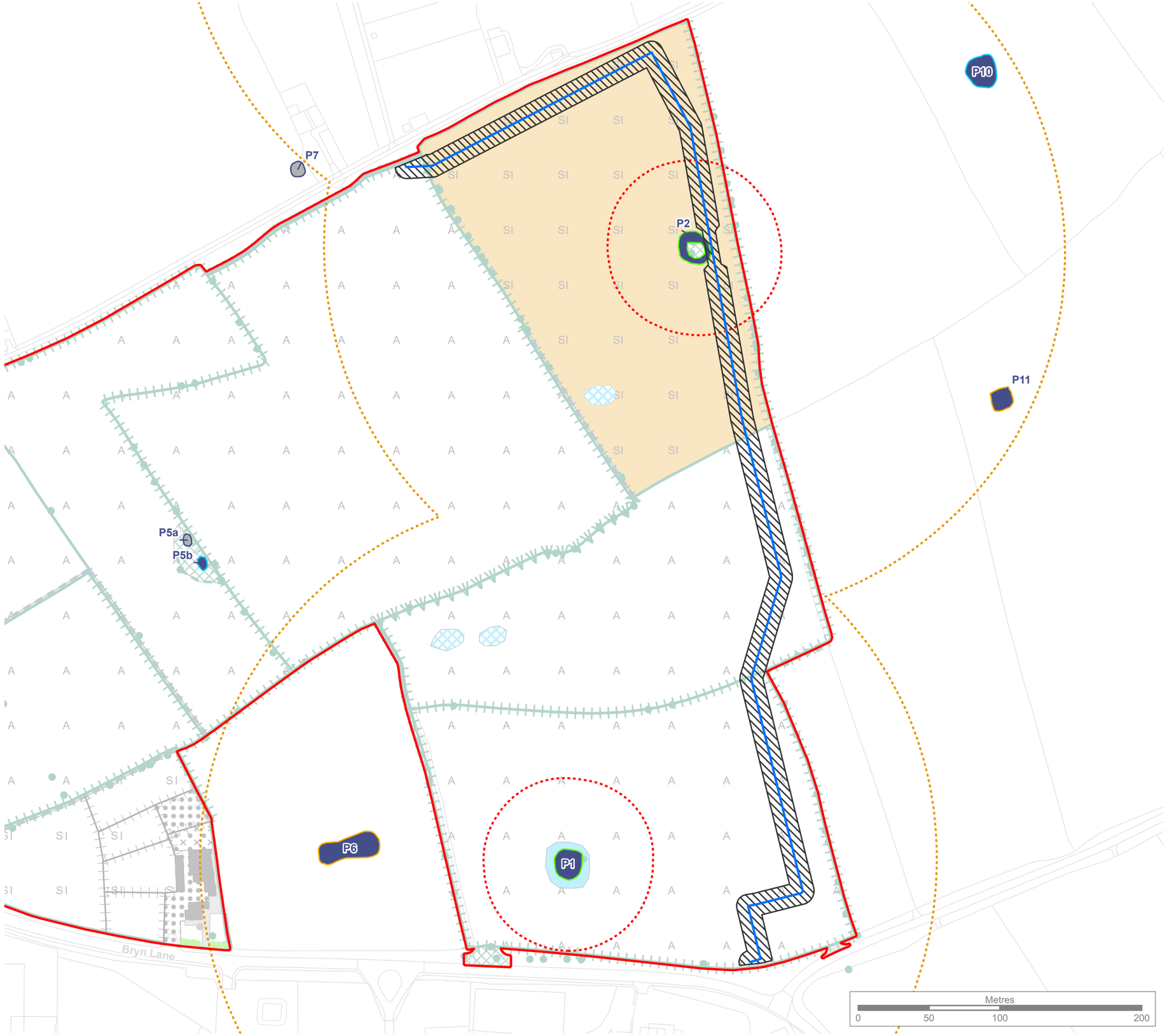
Yours faithfully,

[redacted]

Matthew Tume
Assistant Ecologist
TEP

Landscape Institute Registered Practice · RTPI Chartered Town Planners · CIfA Registered Organisation · IEMA · carbonclear · ISOQAR Registered · INVESTORS IN PEOPLE Gold

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KEY

- Site boundary
- Proposed gas main

Habitat Impact

- Temporary loss of habitat - all other habitat retained

Pond Survey

- Pond with negative eDNA result
- Pond with positive eDNA result
- Pond with indeterminate eDNA result
- Dry pond

Great Crested Newt Buffer Zones

- Core habitat (0-50m)
- Intermediate habitat (50-250m)

Terrestrial Habitats

- Scattered broad-leaved tree
- Scattered coniferous tree
- Scattered introduced shrub
- Species-poor intact hedge
- Species-poor intact hedge and ditch
- Species-poor intact hedge and dry ditch
- Species-poor defunct hedge
- Native species-rich hedge and trees
- Species-poor hedge and trees
- Species-poor defunct hedge and trees
- Species-poor hedge and trees with ditch
- Species-poor hedge and trees with dry ditch
- Fence
- Dense/continuous scrub
- Semi-improved neutral grassland
- Poor semi-improved grassland
- Tall ruderal
- Swamp
- Ephemeral pool
- Standing water
- Arable
- Bare ground with ephemeral/short perennial
- Building
- Bare ground
- Hardstanding

Note:
The locations of habitats and habitat features are indicative.

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Site Map



Rev	Description	Drawn	Approved	Date

TEP THE ENVIRONMENT PARTNERSHIP

Genesis Centre, Birchwood Science Park, Warrington WA3 7BH
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Land North of Bryn Lane Pipeline

Title
Habitat Impact Assessment

Drawing Number
G9134.03.004

Drawn	Checked	Approved	Scale	Date
ET	CW	MT	1:2,750 @ A3	31/05/2024

Land North of Bryn Lane, Wrexham -
Historic Hedgerow Impact Assessment

Project	Land North of Bryn Lane	**Author**	Amir Bassir BSc PGCert MCIfA
Date	07/06/2023	**Checked**	Franki Webb BA Hons, PGDip, MA MCIfA
Doc Ref	9134.02.005	**Approved**	Jason Clarke BSC (Hons) MA MCIfA
Version	1.1	**Purpose**	Addendum to heritage impact assessment

1.0 Introduction

1.1 This report comprises an addendum to a Heritage Impact Assessment (HIA) (TEP 2023[1]) and should be read in conjunction with that report. It provides an assessment of the importance of hedgerows based on heritage criteria within the application site 'Land North of Bryn Lane, Wrexham'. It identifies important hedgerows and provides an assessment of the anticipated impacts of development upon identified important hedgerows, as well as suggested mitigation and recommendations.

1.2 An initial HIA was submitted as part of the EIA scoping request and included an overview of the historic background of the proposed development site including a review of available cartographic evidence. Information derived through this process was used to assess the importance of identified hedgerows against the criteria defined under the Hedgerow Regulations 1997. This report provides a further and updated assessment of the hedgerows in accordance with the proposed development as well as statutory heritage consultee comments on the initial scoping report.

1.3 Supporting figures:

- G9134.02.007 – Important Hedgerows
- G9134.02.009 – Impacts on Important Hedgerows

[1] TEP 2023, *Land North of Bryn Lane, Wrexham, Clwyd, Heritage Impact Assessment*, The Environment Partnership (TEP) Ltd, 9134.02.003

2.0 Important Hedgerows

2.1 The archaeology and heritage criteria used to assess the importance of hedgerows are contained within Schedule 1, Part II of the 1997 Hedgerow Regulations[2]. For a hedgerow to be classified as "important" under these criteria it must have existed for 30 years or more and satisfy at least one of the criteria listed in paragraphs 1-5 as follows:

1. Any hedgerow that marks the boundary or part of the boundary, of at least one historic parish or township; and for this purpose "historic" means existing before 1850.
2. Any hedgerow that incorporates an archaeological feature which is:
    a) included in the schedule of monuments compiled by the Secretary of State under section 1 (schedule of monuments) of the Ancient Monuments and Archaeological Areas Act 1979; or
    b) recorded on or prior to the 24th March 1997 in a Sites and Monuments record.
3. The hedgerow:
    a) is situated wholly or partly within an archaeological site included or recorded as mentioned in paragraph 2, or on land adjacent to and associated with such a site; and
    b) is associated with any monument or features on that site.
4. The hedgerow:
    a) marks the boundary of a pre-1600 AD estate or manor recorded at the relevant date in a Sites and Monuments Record or in a document held at that date at a Record office; or
    b) is visibly related to any building or other feature of such an estate or manor.
5. The hedgerow:
    a) is recorded in a document held at a Record Office as an integral part of a field system pre-dating the Inclosure Acts; or
    b) is part of, or visibly related to, any building or other feature associated with such a system, and that system:
        i. is substantially complete; or
        ii. is of a pattern which is recorded in a document prepared before the relevant date by a local planning authority, within the meaning of the 1990 Act, for the purposes of development control within the authority's area, as a key landscape characteristic.

2.2 Application of Regulations provides criteria for determining whether a hedgerow falls within the Regulations including:

(3) These Regulations do not apply to any hedgerow within the curtilage of, or marking a boundary of the curtilage of, a dwelling-house.
(4) A hedgerow which meets (whether by intersection or junction) another hedgerow is to be treated as ending at the point of intersection or junction

2.3 Assessment under the archaeology and heritage criteria of the Hedgerow Regulations 1997 considers the significance of a hedgerow as a component of the historic landscape or as an archaeological feature and does not take into consideration the variety or quality of the living component or its habitat value which have been assessed in separate reports. No degree or scale of importance is provided under the Hedgerow Regulations. Where hedgerows are associated with a designated historic asset such as a Scheduled Monument or Registered Park and Garden then they are likely to be afforded statutory protection.

[2] The Hedgerows Regulations 1997 (legislation.gov.uk)

2.4 "Inclosure Acts" as referenced in paragraph 5 of the regulations has been interpreted as a collective title applied to a to a number of Acts of Parliament and is so named by the Short Titles Act of 1896 with the earliest Act known by this collective title dating to 1845.

2.5 This conclusion was confirmed by the outcome of a Judicial Review case, Flintshire County Council -v- NAW & Mr J T Morris (2002), following which, in May 2002, a guidance letter on the application of the Hedgerow Regulations 1997 was issued by Defra to the Chief Planning Officers in England[3].

2.6 It is therefore considered that for the purposes of assessment under criteria 5a, that if a hedgerow is shown on a tithe map or other map as predating 1845, regardless of the completeness of the field system, it will fulfil that criterion and be considered as 'Important'.

2.7 Consultation was received through an EIA scoping opinion request and was provided by the Senior Planning Archaeologist at Clwyd-Powys Archaeological Trust (CPAT). This highlighted that the removal of "Important" hedgerows was a key direct impact and every effort should be made to retain them within any future development. It was requested that the above-ground impacts to historic hedgerows must be scoped into the HIA. Mitigation must be stated where hedgerows may be impacted.

[3] Cane, Stephen, "*Guidance on the Application of The Hedgerow Regulations 1997: Criteria for Determining "Important" Hedgerows*", 23 May 2002, DEFRA, available at Tiff2PDF (publishing.service.gov.uk)

3.0 Identification of Important Hedgerows

3.1 The HIA has identified twelve hedgerows which form site boundaries and subdivide the current field system. These can be demonstrated from historic mapping to have been in place since at least 1843 and have been assessed as Important in accordance with criteria of the Hedgerow Regulations.

3.2 In accordance with guidance provided in the Hedgerow Regulations Act 1997, 'Application of Regulations' the hedgerows have been numbered to provide subdivisions where hedgerows meet at intersections. None of the hedgerows are recorded within the Historic Environment Record.

Hedgerow number	Description	Assessment of Importance
H1a, H1b, H1c, H1d, H1e	These five lengths of hedgerow form a continuous boundary that divides the site from east to west. The boundary serves as a parliamentary boundary between the townships of Holt and Ridley within the parish of Gresford. It consists predominantly of regularly spaced and closely cropped hawthorn with occasional outgrown oak hedgerow trees. The ditch base is either generally flat or consists of a shallow ditch. Occasional gaps are present for field gates.	The hedgerows are visible on 1843 Tithe Maps and form part of a Parliamentary Parish boundary. The hedgerows are Important in accordance with criteria 1 and 5a
H2	The west end of H2 has been truncated very recently in association with nearby residential development. A large pond interrupts the line of the hedge. It is comprised predominantly of hawthorn with occasional larger oaks and sits within a shallow ditch	The hedgerow is visible on 1843 Tithe Maps and is Important in accordance with criteria 5a.
H3a, H3b	Closely spaced hawthorn with large outgrown oak hedgerow trees. It includes a shallow ditch forming the hedge base.	The hedgerows are visible on 1843 Tithe Maps and are Important in accordance with criteria 5a.
H4	Closely spaced hawthorn with large outgrown oak hedgerow trees and a shallow ditch forming the hedge base. The western end of the ditch was truncated to create a larger field.	The hedgerow is visible on 1843 Tithe Maps and is Important in accordance with criteria 5a.
H5	Closely spaced hawthorn with large outgrown oak hedgerow trees and a shallow ditch forming the hedge base.	The hedgerow is visible on 1843 Tithe Maps and is Important in accordance with criteria 5a.

H6	Closely spaced hawthorn with large outgrown oak hedgerow trees and a shallow ditch forming the hedge base. The hedgerow defines the western side of an area of ridge and furrow.	The hedgerow is visible on 1843 Tithe Maps and is Important in accordance with criteria 5a.
H7a, H7b	Hawthorn hedge with outgrown oak hedgerow trees. Some of the areas of the hawthorn have been removed, exposing the cut of a ditch in which the hedgerow was planted. Where visible, the ditch was between 1.2m-2m in width and c0.5m to 1m in depth. The hedgerows define the eastern extent of an area of ridge and furrow.	The hedgerows are visible on 1843 Tithe Maps and are Important in accordance with criteria 5a.
H8a, H8b	Hawthorn hedgerow with occasional oaks. The base of the hedgerow is a shallow depression reduced to flat in areas. The hedgerow separates areas of ridge and furrow.	The hedgerows are visible on 1843 Tithe Maps and are Important in accordance with criteria 5a.
H9	Hawthorn hedgerow with occasional oaks. The base of the hedgerow is a shallow depression reduced to flat in areas. The hedgerow separates areas of ridge and furrow.	The hedgerow is visible on 1843 Tithe Maps and is Important in accordance with criteria 5a.
H10a, H10b	Hawthorn hedgerow with occasional oaks. The base of the hedgerow is a shallow depression reduced to flat in areas. The hedgerow separates areas of ridge and furrow.	The hedgerows are visible on 1843 Tithe Maps and are Important in accordance with criteria 5a.
H11	Hawthorn hedgerow with occasional oaks. The base of the hedgerow is a shallow depression reduced to flat in areas. The hedgerow forms the eastern boundary of a modern equestrian centre, stables and paddocks.	The hedgerow is visible on 1843 Tithe Maps and is Important in accordance with criteria 5a.
H12a, H12b, H12c, H12d	This is the northern boundary of the Site, forming the southern side of Francis Lane. Some minor alterations to the hedgerows include road expansion to create vehicle passing places.	The hedgerows are visible on 1843 Tithe Maps and are Important in accordance with criteria 5a.

3.3 The Hedgerows labelled H1 to H12 can be demonstrated from cartographic evidence to have been in place since at least 1843 and H1 is also part of a Parliamentary boundary. These hedgerows have been assessed as Important in accordance with the criteria in Schedule 1, Part II of the Hedgerow Regulations Act 1997.

4.0 Assessment of Impact

4.1 The proposed development will include the demolition of existing buildings, site clearance and preparation works including removal of vegetation and reprofiling of topsoil. The site preparation and construction phase of the proposed development is anticipated to result in the total loss of several hedgerows which have been assessed as important.

Hedgerows anticipated to be retained

4.2 It is anticipated that the hedgerows forming the north and eastern application site boundaries, as well as existing hedgerows enclosing a southern field, would be retained within the proposed development to provide residential buffers and screening. A central hedgerow would also be retained to serve as an ecological corridor. These hedgerows include the following which are assessed as Important:

- H1b, H1c
- H5
- H7a, H7b
- H8b
- H9
- H10a, H10b
- H12a, H12b, H12c, H12d

Hedgerows anticipated to be removed

4.3 The construction of Unit 2 and associated hardstanding areas and Zone B of the outline part of the hybrid application will result in complete removal of hedgerows H4, H6 and H8a.

4.4 The construction of Units 3, 4, 5 and associated hardstanding and access will result in the complete removal of hedgerows H3a and H3b.

4.5 The construction of Units 6 and 7 and development at the western extent of the application site (Zone A2 of the outline part of the hybrid application) will result in the complete removal of hedgerow H2.

4.6 Hedgerow H1a will be removed to allow development in the south-west of the application site (Zone A1 of the outline part of the hybrid application). A small section of this hedgerow, forming its eastern end, would be retained. Hedgerows H1d and H1e will be removed to accommodate the construction of an access road and pedestrian routes.

- H1a, H1d, H1e
- H2
- H3a, H3b
- H4
- H6
- H8a

5.0 Mitigation and Recommendations

5.1 Through design development the Important hedgerows have been recognised and the need to minimise their loss has been a determining factor in the resulting design. Important hedgerows have been retained where possible including along the application site boundaries and through the creation of an ecological corridor.

5.2 Following this design exercise, the loss of Important hedgerows will be mitigated by preservation through record in the form of a targeted archaeological survey to record the hedgerow profiles, associated earthworks and stratigraphic makeup, as well as to enable finds recovery which would help understand the historic development of the application site. The scope of the survey should be commensurate with the scale of the impact of development and the methodology should be set out in a Written Scheme of Investigation to be approved by CPAT as archaeological advisors to the local authority. The results of the work should be made publicly available and submitted to the Historic Environment Record. This work can be secured as a Condition of a planning consent.

5.3 It is strongly recommended that the mitigation and recommendations proposed in this report be agreed with CPAT.

338000 338500 339000

351500 351000

KEY

- Site boundary
- Historic hedgerows
- Location of former hedegrows
- Ridge and furrow direction

Hugmore Lane

Francis Lane

Industrial Estate Road

Bryn Lane

Wrexham Industrial Estate

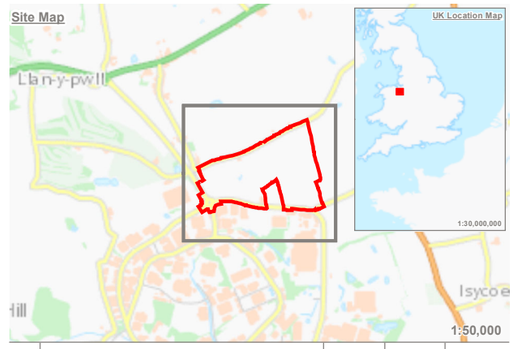
H12a H12b H12c H12d H2 H3a H3b H4 H5 H6 H7a H7b H1a H1b H1c H1d H1e H10a H10b H8a H8b H9 H11

Field 1 Field 2 Field 3 Field 4 Field 5 Field 6 Field 7 Field 8

Metres
0 50 100 200

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Site Map



Rev	Description	Drawn	Approved	Date

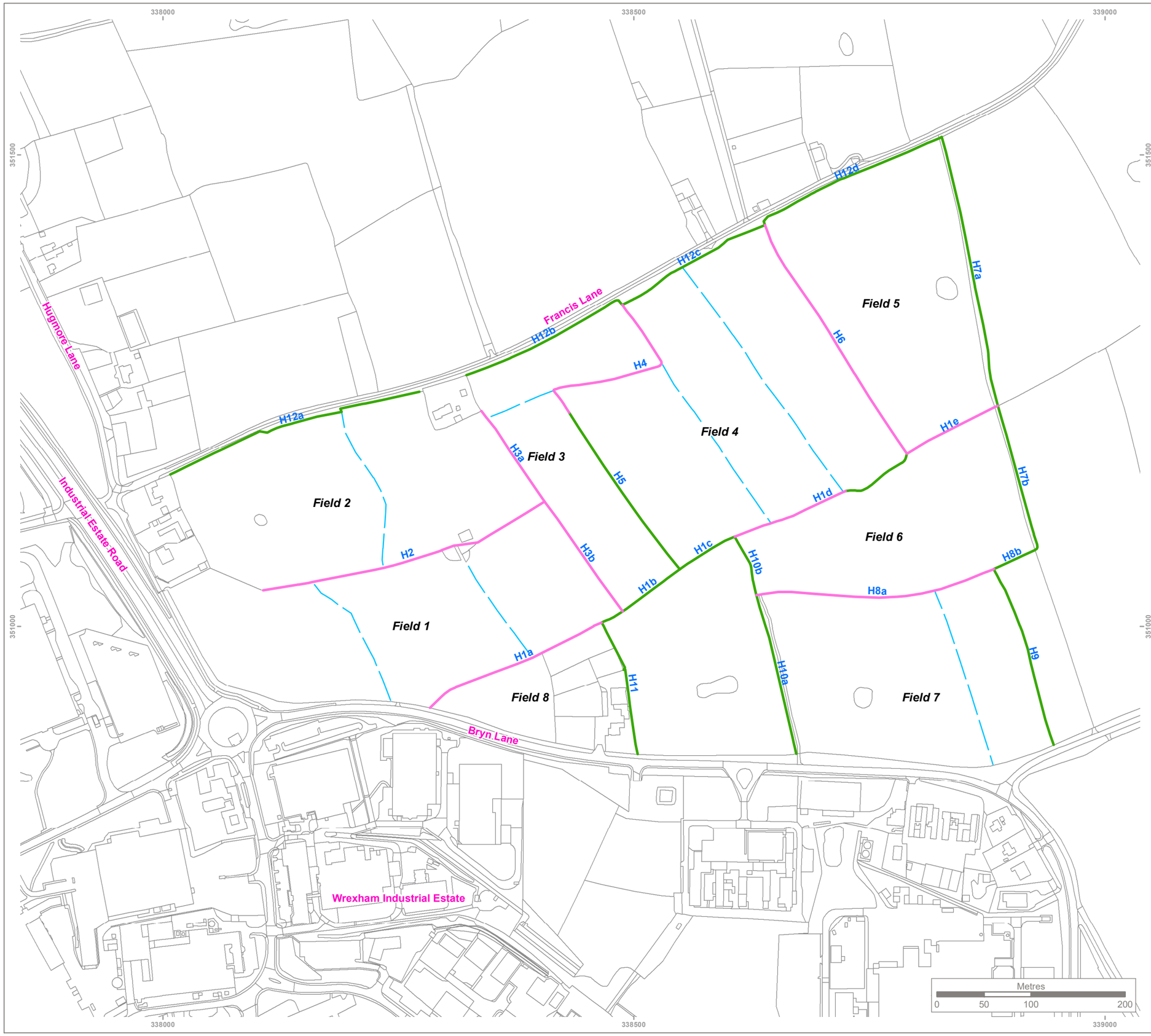
TEP THE ENVIRONMENT PARTNERSHIP
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Project
Land North of Bryn Lane

Title
G9134.02.007

Drawing Number
Important Hedgerows

Drawn	Checked	Approved	Scale	Date
AB	SW	JC	1:4,000 @ A3	27/04/2023

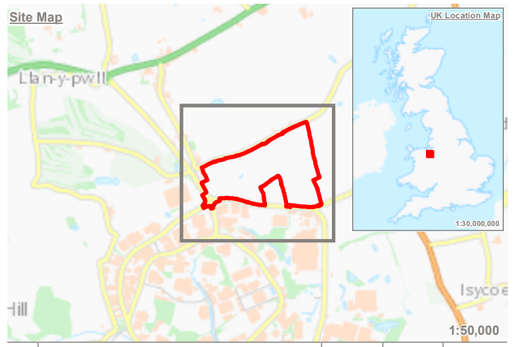


KEY

- Hedgerows anticipated to be retained
- Hedgerows anticipated to be removed
- Location of former hedegrows

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Site Map



Rev	Description	Drawn	Approved	Date

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Project
Land North of Bryn Lane

Title
G9134.02.009

Drawing Number
Impacts on Important Hedgerows

Drawn	Checked	Approved	Scale	Date
AB	SP	JC	1:4,000 @ A3	28/04/2023