

Land south of Holt Road, Wrexham

Landscape and Visual Impact Assessment

Appendix B

Extracts from the Wrexham UDP

December 2018

Prepared for:



John Raymond Jones

Trustees of The Wrexham (Parochial) Education Foundation



3. Planning Strategy

Sustainable Development

3.1 The planning strategy applies the sustainable development principles contained in national planning policy guidance and which are summarised in Chapter 2. It seeks to integrate economic, social and environmental goals and accords with the Council's Local Agenda 21 action programme. Future land development land needs are satisfied in a controlled and incremental manner and new development is balanced against the interests of conservation and rehabilitation. Environmental and financial costs and dependence on long distance car journeys are minimised.

Countryside, Landscape and Biodiversity

3.2 In parallel with the need to provide for future built development, the strategy seeks to safeguard the County Borough's natural environment and particularly those landscapes, individual sites and habitats which have been identified as having specific visual or ecological importance. The strategy is therefore consistent with the aims of the Council's Biodiversity Action Plan (see Appendix III).

3.3 The County Borough contains extensive areas of high quality agricultural land. The strategy recognises the importance of maintaining the productive capacity of these areas and this is taken into account in the detailed land allocations and other proposals put forward in Part 2 of the Plan.

Settlement Growth

3.4 Large scale extensions of settlements which occurred in the past are no longer appropriate. The strategy therefore seeks to

safeguard the amenity of settlements and secure economy and efficiency in the use of land resources through the regeneration of built-up areas together with limited outward growth. The strategy is applied within three policy sub-areas as follows:-

a) Wrexham. This is the principal town in the County Borough. It is the hub of the local transport network and is where most of the main retailing, employment, leisure and public services are concentrated. It is therefore the location most suited to significant additional development. Nevertheless, growth in every direction is not appropriate. The town adjoins areas of high quality agricultural land; landscapes of historic and amenity importance including Erddig, the Clywedog Valley and Cefn Park; sites of nature conservation interest; and extensive sand and gravel deposits to the north and east. There is also a need to prevent coalescence of the town with nearby villages. The strategy takes these constraints into account, particularly in relation to the allocation of land for new development.

b) The Urban Villages. These comprise the larger settlements to the north, west and south of Wrexham Town. While their range of services is narrower than Wrexham, they are capable of supporting some additional growth, particularly on derelict or underused land. However, in some urban villages (including Gwersyllt, Penycae and Rhostyllen), recent developments have been rapid and extensive. As a result, environmental thresholds have been reached and services and facilities are under pressure. In addition, many of the urban villages are separated from each other by narrow areas of open countryside. The strategy aims to safeguard the individual

character of the villages by maintaining these open areas and this is reflected in the allocation of land for development. It is therefore considered inadvisable to promote further major development on the edge of the urban villages beyond existing commitments.

c) The Rural Villages. The range of services available in these settlements is generally confined to those meeting purely local needs. The settlements themselves are surrounded by attractive countryside and some are not conveniently accessible by public transport. New development is therefore restricted to small sites.

3.5 With the exception of the smallest hamlets, development boundaries have been defined for all settlements. These boundaries establish a clear limit beyond which new development will not be allowed. Inside settlement boundaries, development will normally be acceptable provided it accords with the built environment policies in Part 2 of the Plan and complies with the Council's

supplementary planning guidance and adopted standards listed in Appendix III.

3.6 The strategy reflects the potential which some settlements have for further development while recognising that, in others, development opportunities are severely constrained by the capacity infrastructure or services or by the need to safeguard the environment.

Housing

3.7 The housing element of the strategy reflects the overall approach towards settlement growth set out above. In essence, the aim is to allocate most new housing development to a range of sites within and adjacent to existing built up areas; to make optimum use of previously developed or vacant land; to make use of spare capacity in infrastructure and services; and to focus on locations with reasonable public transport, walking and cycling links.

Part 1: Strategic Policies

THE BROAD LOCATION OF DEVELOPMENT

Policy PS1 New development for housing, employment, and community services will be directed to within defined settlement limits/employment areas.

Policy PS2 Development must not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment.

Policy PS3 Development should use previously developed brownfield land comprising vacant, derelict or underused land in preference to the use of greenfield land, wherever possible, particularly so where greenfield land is of ecological, landscape or amenity value, or comprises agricultural land of grades 1, 2 or 3a quality.

Policy PS4 Development should maintain the existing settlement pattern and character and be integrated with the existing transport network to help reduce the overall need to travel and encourage the use of alternatives to the car.

HOUSING

Policy PS5 Provision will be made for the development of 5775 dwellings between 1996 and 2011.

EMPLOYMENT

Policy PS6 Approximately 300 hectares of employment land will be made available for development between 1996 and 2011.

SHOPPING

Policy PS7 The priority areas for new shopping and commercial office development will be the defined Wrexham Town Centre and district centre shopping areas.

TRANSPORT

Policy PS8 The transport network will be developed by providing an integrated range of travel options to and from principal residential, commercial, employment and education centres by making the best use of the existing road and rail network, including, where necessary, the provision of facilities for both passenger and freight interchange and by the encouragement of public transport, cycling and walking.

MINERALS

Policy PS9 Provision for minerals development will be made at a level that ensures a supply of minerals set in the context of regional land bank requirements, and that takes account of environmental protection policies and the potential for the use of rail freight transport.

WASTE

Policy PS10 Priority in waste management will be given to minimising the volume of waste generated, followed by maximising the re-use and recycling as much waste as possible. Energy recovery from waste will be favoured where re-use and recycling is not feasible, and waste will be managed at, or as near as practicable, to the location where it is initially produced.

BIODIVERSITY

Policy PS11 Encouragement will be given to proposals which improve the biodiversity value of sites and to the establishment of local nature reserves where the nature conservation and landscape interest of the land will be protected and enhanced.

RENEWABLE ENERGY

Policy PS12 Proposals for the generation of energy from renewable sources will be supported provided that the wider environmental benefits are not outweighed by any detrimental impacts of the proposed development (including any electricity transmission facilities needed) on the landscape, public safety, and the local environment.

5. Environment and Conservation

Background

5.1 The local environment is one of the County Borough's greatest resources, being an essential component in residents' quality of life and in the successful development of local industrial and tourism initiatives. Environmental quality is under threat from many directions, including intensive farming methods, the destruction of natural habitats, the use of countryside for development, and the redevelopment of historic areas in settlements. The County Borough contains several derelict and underused or neglected sites and hazardous industrial uses. The Council is committed to action to rectify the damage done in the past, to prevent further deterioration, and to conserve and enhance those landscape and townscape elements which form an important part of the local heritage and its residents' quality of life. Necessary changes should respect and complement the character of the environment.

Green Barriers

Policy EC1 Within Green Barriers, development will only be granted planning permission if it is for agriculture, forestry, essential facilities for outdoor sport and recreation, cemeteries and other uses of land which maintain the openness of the Green Barrier and do not conflict with the purpose of including land within it.

5.2 There are several instances where existing settlements come into close proximity and there is a need to maintain a belt of countryside free from development. The purposes of a Green Barrier include:

- i) to prevent the coalescence of urban areas and villages with other settlements;
- ii) to assist in safeguarding the countryside from encroachment;
- iii) to protect the setting of urban areas and villages;
- iv) to assist in urban regeneration by encouraging the recycling of derelict and other urban land.

In Wrexham, green barriers which possess the same characteristics and purposes of formal green belts, except in their long-term permanency, have coped with a wide variety of development pressures and successfully served their purposes. The designation of a green belt is therefore considered unnecessary. Mineral extraction and landfilling of wastes do not conflict with the purposes of the Green Barrier provided that the development does not detract from the open character of the area and includes high standards of restoration. Predominantly urban uses involving substantial built development or night-time lighting are not considered suitable uses in a green barrier.

Agricultural Land

Policy EC2 Development on agricultural land of grades 1, 2 or 3a will only be permitted if it does not lead to the irreversible loss of that land.

5.3 The County Borough contains large tracts of high quality agricultural land generally concentrated around Wrexham, Gresford/Marford, Rossett/Burton, Holt and along the River Dee flood plain. Generally, the incidence of high quality agricultural land coincides with locations where development pressures are greatest. High quality agricultural land cannot readily be replaced and should not be irreversibly built upon unless there is no other lower quality site available. In the local context, grade 3a quality land is considered to be amongst the best and most versatile land and is given the same protection as higher grade land. In considering development affecting agricultural land, the agricultural implications will be considered together with environmental and economic aspects. In exceptional circumstances, where high quality agricultural land has to be taken, development should if possible avoid using the best managed land and land which has been improved through capital investment. Development proposals on land of Grades 1, 2 and 3a quality will require a specialist evaluation of the economic and environmental impact of the permanent loss of the land. Policy MW8, which deals with the restoration of Mineral Working Sites, states that if a restoration scheme entails the return to agriculture of land which is classified as Grades 1, 2, or 3a, the site should be restored as closely as practicable to its original grade.

Agricultural Buildings

Policy EC3 The construction of new agricultural buildings will be permitted unless the development is materially detrimental in terms of its impact on the environment or surrounding landscape. The development should form part of an existing farm complex and take advantage of topography and other landscape features for screening. Isolated buildings will only be permitted in exceptional circumstances where there is an essential agricultural need, and no reasonable alternative location for the development.

5.4 The Council is aware of the need for continuing investment in modern farm buildings, slurry stores and equipment. Farm businesses need to change and grow in response to market forces and legislation if they are to survive. Problems can arise due to proposals which are unusually large or in sensitive locations. Where this is the case then planning conditions may be necessary to lessen the impact, although consideration will be given to functional requirements and cost implications. The farm complex is defined as the curtilage of the usable farm buildings usually centred around the farmhouse.

Hedgerows, Trees and Woodland

Policy EC4 Development proposals should provide for the conservation and management of hedgerows, trees, orchards, woodland, wildlife and other natural landscape and water features, and include new planting in order to enhance the character of the landscape and townscape. Development which results in the loss or significant damage to valuable trees, important hedgerows or ancient woodland sites will not be permitted.

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Appendix C

Extracts from the Emerging Wrexham Local Development Plan (Deposit Plan March 2018)

December 2018

Prepared for:



John Raymond Jones

Trustees of The Wrexham (Parochial) Education Foundation



Key Issues, Vision and Objectives 4

4 Key Issues, Vision and Objectives

Key Issues

4.1 This section provides a summary of the key issues that have informed the plan, further details of which can be found in the range of supporting pre deposit background materials as well as the SA Scoping Report⁽³⁰⁾.

4.2 The key social, economic, cultural and environmental issues are to:

- Strengthen Wrexham Town as a key settlement of national importance with a focus for investment in future employment, housing, retail, office, leisure and services,
- Make provision to increase housing delivery after a period of under-delivery and meet requirements for a 5 year land supply,
- Provide accessible housing to meet the identified needs of the local population including the needs of an ageing population, providing affordable and market housing and gypsy and traveller accommodation,
- There is a lack of brownfield capacity to accommodate projected household and economic growth in the County Borough,
- The County Borough is over-represented in declining sectors of the economy such as manufacturing and the quality and diversity of the employment offer needs improving;
- Population and household growth is predicted over the Plan period but the capacity of some settlements is constrained,
- There are transport infrastructure capacity constraints along the A483 trunk road which will require partnership working and funding to deliver improvements,
- Parts of the County Borough experience high levels of multiple deprivation with some areas amongst the highest 10% most deprived in Wales,
- Ill health and obesity are significant issues in the County Borough, promoting healthy lifestyles can help address this, and while changes to the environment alone are unlikely to solve problems of health and obesity, they are necessary as part of a holistic solution to the issue,
- There are education capacity constraints in many of the schools in the County Borough, particularly in Wrexham Town,
- Most of the settlements in the County Borough are surrounded Best and Most Versatile Agricultural Land (BMVL) as well as Mineral Resources of national and regional significance,
- Welsh language and Culture is a distinctive part of the fabric of some communities in the County Borough,
- Prioritise infrastructure delivery and investment to reflect variations in viability and to prioritise key infrastructure to enable development and to make a site acceptable in planning terms,
- Balance housing and economic development while maintaining and enhancing, local biodiversity /geodiversity, landscape and tree conservation interests,

30 Sustainability Appraisal Scoping Report (October 2014) http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd

Key Issues, Vision and Objectives 4

- Protect, conserve and enhance the County Borough's Area of Outstanding Natural Beauty (AONB), World Heritage Site (Pontcysyllte Aqueduct and Canal), other historic assets, protected species and international and local nature conservation interests,
- Identify, manage, expand and enhance the County Borough's Green Infrastructure network, including areas of public open space and recognise its importance in delivering local environmental, socio economic and health benefits,
- Dealing with the impact of climate change through adaptive planning e.g. locating new development away from areas of known flood risk,
- Redefining the role and purpose of Wrexham Town Centre to ensure its continued vitality and viability,
- There are opportunities to promote tourism, recreation and leisure related development but these need to be balanced against environmental and heritage constraints.

Vision and Strategic Objectives

4.3 A vision and set of strategic objectives have been formulated to ensure the Plan addresses the key issues identified above. Informed by the pre deposit participation stages, the vision sets out how the County Borough is expected to change and the type of place Wrexham will become by the end of the Plan period. The overall vision translates into 12 more detailed strategic objectives, which set out what the Plan is trying to achieve. Each objective is supplemented with commentary in relation to spatial elements which help to articulate the overall vision of the Plan.

4.4 There will inevitably be some degree of conflict between the Objectives, as the LDP preparation process involves balancing competing aims, such as protecting high quality agricultural land and providing development opportunities beyond established settlement boundaries. The SA/SEA process⁽³¹⁾ has highlighted these potential areas of conflict and sought to reduce their prevalence as far as possible.

Vision

By 2028, Wrexham will be an attractive, distinctive and accessible place where people will want to live, visit and invest. Our economy will be strong, resilient and responsive to our gateway location within Wales. Wrexham County Borough will be a sustainable place where everyone feels safe and included and a place that enhances the quality and distinctiveness of our natural, built heritage and unique culture.

Strategic Objectives

Objective SO1: Ensuring that the role of Wrexham Town as a key settlement of national importance in the Wales Spatial Plan Wrexham – Deeside – Chester hub is strengthened.

31 Sustainability Appraisal (SA)/Strategic Environmental Assessment (SEA) March (2018)
http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd

4 Key Issues, Vision and Objectives

4.5 This objective will be achieved by:

- Identifying Wrexham Town as the Primary Key Settlement within the County Borough which has a critical role to play in the success of the region,
- Making provision for new homes in the Primary Key Settlement of Wrexham Town through Key Strategic Site allocations in close proximity to the County's strategic Employment Area at Wrexham Industrial Estate,
- Maximising the economic potential of Wrexham, Wrexham Town Centre and Wrexham Industrial Estate,
- Work in partnership to deliver enabling infrastructure to support a sustainable transport network for the benefit of the region and local area.

Objective SO2: *Support a vibrant, diverse and competitive local economy that provides a range of job opportunities to enable new and existing businesses to grow in Wrexham County Borough with strategic growth in Wrexham Town and Wrexham Industrial Estate.*

4.6 This objective will be achieved by:

- Protecting a range and choice of existing employment land and business premises at sustainable locations across the County Borough,
- Allocating a Key Strategic Site for employment at Wrexham Industrial Estate,
- Promoting the continued vitality, viability and accessibility of our retail and commercial centres,
- Improving the economy in rural areas by supporting the development of rural enterprise, diversification of the rural economy, sustainable tourism, broadband connectivity, and rural enterprises,
- Ensuring infrastructure is provided at the appropriate time to enable the delivery of development,
- Recognising the contribution that the County Borough's Green Infrastructure and built and cultural heritage assets make in supporting economic development and wellbeing,
- Support the important role mineral extraction and waste handling can make to the economy.

Objective SO3: *Regenerate Wrexham Town as a multi-functional destination to include retail, education, civic, amenity, employment, leisure and residential uses.*

4.7 This objective will be achieved by:

- Enhancing the vitality, attractiveness and viability of the Town Centre as a major destination to shop, visit and live by placing Wrexham Town Centre at the top of the retail hierarchy,

Key Issues, Vision and Objectives 4

- Putting in place the Wrexham Town Centre Masterplan framework to develop an environment that is attractive, distinctive and resilient, and
- Prioritising access for all to the Town Centre by a range of transport modes prioritising active travel and public transport.

Objective SO4: *Promote active travel and use of public transport by locating new development in the most accessible and sustainable locations; and seek to alleviate known highway infrastructure capacity constraints on the road network within the County Borough.*

4.8 This objective will be achieved by:

- Put in place a sustainable settlement hierarchy to ensure new development is located in the most suitable locations,
- Ensuring new development sites are located to maximise active travel and integrate with public transport opportunities,
- Ensure transport infrastructure is provided in a timely manner to enable and facilitate development and any subsequent phases, and
- Continued partnership working between the Council and key stakeholders to deliver enabling infrastructure.

Objective SO5: *Facilitate mixed diverse communities by delivering housing, including affordable homes to meet the needs of the County Borough.*

4.9 This objective will be achieved by:

- Providing new homes in sustainable locations to support a growing economy and population,
- Ensuring a range and choice of tenures and house types that meet specific needs such as the provision of affordable housing, family accommodation, housing for the elderly, the disabled, students and pitches for the gypsy and traveller community;
- Putting in place a masterplanning framework to improve the quality and design of new housing, recognising the role this plays in creating places that are resilient to the impact of climate change and which contribute to people's health and wellbeing.
- Ensure new housing responds to the local character and context of the site contributing to the local distinctiveness of the area,

Objective SO6: *Promote and encourage a healthy, active and safe lifestyle.*

4 Key Issues, Vision and Objectives

4.10 This objective will be achieved by:

- Locating new developments in places where people can to walk and cycle to a range and choice of facilities,
- Creating accessible, permeable, connected and legible places and reduce predominantly car-based developments to encourage active travel and more people friendly spaces, and
- Providing high quality green infrastructure including open space, and protecting cultural, recreational, leisure and sports facilities.

Objective SO7: *Conserve, enhance and promote the local culture, character and distinctiveness of Wrexham including the Welsh Language.*

4.11 This objective will be achieved by:

- Respecting the character and distinctiveness of places, buildings and landscapes through the careful design and siting of development,
- Maintaining and enhancing the character and separate identities of the Borough's towns and villages by designating Green Wedge boundaries that take into account the need to promote sustainable patterns of development and identifying landscapes of local value;
- Protecting, promoting and enhancing the Welsh language.

Objective SO8: *Ensure all development is supported by the necessary provision of, or improvements to infrastructure, services and facilities in an effective and timely manner to make development sustainable and minimise its effect upon existing communities.*

4.12 This objective will be achieved by:

- Working in partnership with key stakeholders to ensure infrastructure is provided and funded in a timely manner to enable and support development;
- Producing an infrastructure plan which sets out the phasing, timing and delivery of infrastructure to support the delivery of growth in the County,
- Ensure that development contributes fairly and reasonably in scale and kind to the provision of infrastructure where this is required to make development acceptable in planning terms and is directly related to the development.

Objective SO9: *Protect, manage and enhance the natural and historic environment and landscapes.*

Strategy and Strategic Policies 5

Policy SP3: Key Strategic Housing Sites

Key strategic greenfield sites are allocated in the following locations as shown on the proposals map to help deliver the identified housing requirement over the plan period:

- KSS1: Land at Lower Berse Farm, Ruthin Road, Wrexham,
- KSS2: Land East of Cefn Road, Wrexham.

Key Strategic Housing Sites

5.28 Strategic sites are defined as sites of 500 homes or more which have the potential to help deliver the identified housing requirement over the plan period (policy SP1). The purpose of this policy is to bring forward appropriate land in the most sustainable locations in the County Borough in order to deliver significant improvements in infrastructure, housing, education and other associated community facilities including open space. These sites have been chosen based on their sustainability merits and recognise the diminishing supply of deliverable brownfield land within existing settlement limits within the County.

5.29 The SA/ SEA identifies that these KSS will impact on Best and Most Versatile agricultural land and minerals of national importance, however the need to provide housing, infrastructure and other community facilities in sustainable locations outweighs the need to protect these resources in this instance. Agricultural land classification surveys have been undertaken for both sites and minerals impacts have been assessed on a strategic level. In order to minimise the loss of mineral, a Prior Extraction Assessment will be sought in accordance with Policy MW1 as it is considered that any opportunities to recover mineral prior to housing development should be sought on both sites.

5.30 Further detail in relation to each individual site is provided in policy SP4 and SP5 which should be cross referenced with the Infrastructure Plan (IP), a living document that sits alongside the LDP. Future updates to the IP will allow information to be regularly updated to show further detail when it is known.

Question 6

Policy SP3: Key Strategic Housing Sites

5 Strategy and Strategic Policies

Policy SP5: KSS2: Land east of Cefn Road, Wrexham

Land is allocated east of Cefn Road, Wrexham as shown on the proposals map to deliver a residential led mixed use scheme with a minimum of 1680 new homes, 1580 of which will be delivered within the plan period. Development will include an element of affordable housing and associated community uses, along with necessary infrastructure which will be delivered in a phased manner with specific details tied into planning consents:

Necessary Infrastructure:

- Highway improvements to address known infrastructure capacity constraints at the Greyhound roundabout
- Ensuring connectivity between the land north and south of Bryn Estyn Road
- Education: on site provision of a 420 place primary school, contributions towards secondary provision in the vicinity of the site and the retention of existing (65,393 m²) of playing fields for Ysgol Morgan Llwyd,
- Public open space,
- Community and leisure facilities, including the retention of the Erlas Victorian Walled Garden,
- Active Travel, and
- Public transport

KSS2: Land east of Cefn Road, Wrexham

5.34 The purpose of this policy is to set out the site specific requirements associated with the delivery of KSS2, linked to the accompanying Infrastructure Plan (IP) and housing trajectory⁽⁶⁹⁾. The necessary infrastructure (i.e. infrastructure that is necessary to make the site acceptable in planning terms, such as open space and education provision for example) is set out in the policy. Setting out these parameters in a strategic policy clearly identifies the long term vision and expectation for these sites, which is outlined further in the accompanying site schematic as shown in Figure 6 below and the accompanying masterplanning framework Supplementary Planning Guidance (SPG). Further details as they merge will be incorporated into the infrastructure Plan as it is updated in future years as part of the formal LDP monitoring process.

5.35 KSS2 is one of 3 KSS identified in the Plan; their delivery plays a crucial role in the implementation of the Plans strategy. This site is a large greenfield site on the edge of Wrexham Town, the Primary Key Settlement within the County Borough which sits at the top of the sustainable settlement hierarchy. The land is in multiple ownerships with large parcels benefitting from development options with national housebuilders to bring the site forward.

5.36 The site lies in close proximity to the County's Key Business Sector Area and is accessible by a range of means of transport, including walking and cycling to the estate and into Wrexham Town. The residential area of Caia Park lies directly to the west of the site, as does Ysgol Morgan

69 Background Paper 8: Housing Supply and Deliverability (January 2018)
http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd

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Llwyd, the playing fields for which are currently located on part of the allocation. Due to recent expansions at the school, there is limited space within the curtilage to relocate the school playing fields which will need to be retained and integrated into the future masterplanning of the site.

LDP Integrated Objectives	SO1, SO2, SO3, SO5, SO6 & SO8						
Evidence Base (Policy SP3, SP4 and SP5)	• Background Paper 2: Settlement Hierarchy and Development Potential • Background Paper:8: Housing Supply and Deliverability (January 2018) • Infrastructure Plan (March 2018) • Mersey Dee Growth Prospectus – Unlocking Our True Potential • Background Paper 11: Minerals						
National Planning Policy (Policy SP4 and SP5)	• Planning Policy Wales, Chapters 4 and 9; • TAN12: Design (2016) • Site and Context Analysis Guide: Capturing the Value of a Site (March 2016) • Practice Guidance: Planning for Sustainable Buildings (July 2014)						
SPG	• Masterplanning Framework SPG (New)						
Relevant Monitoring Indicators							
Policy SP4	MI3, MI19						
Policy SP5	MI5,						
Wellbeing Goals	A prosperous Wales	A resilient Wales	A healthier Wales	A more equal Wales	A Wales of cohesive communities	A wales of vibrant culture and thriving	A globally responsible Wales
	x	x		x	x		x

Picture 5.3

5 Strategy and Strategic Policies

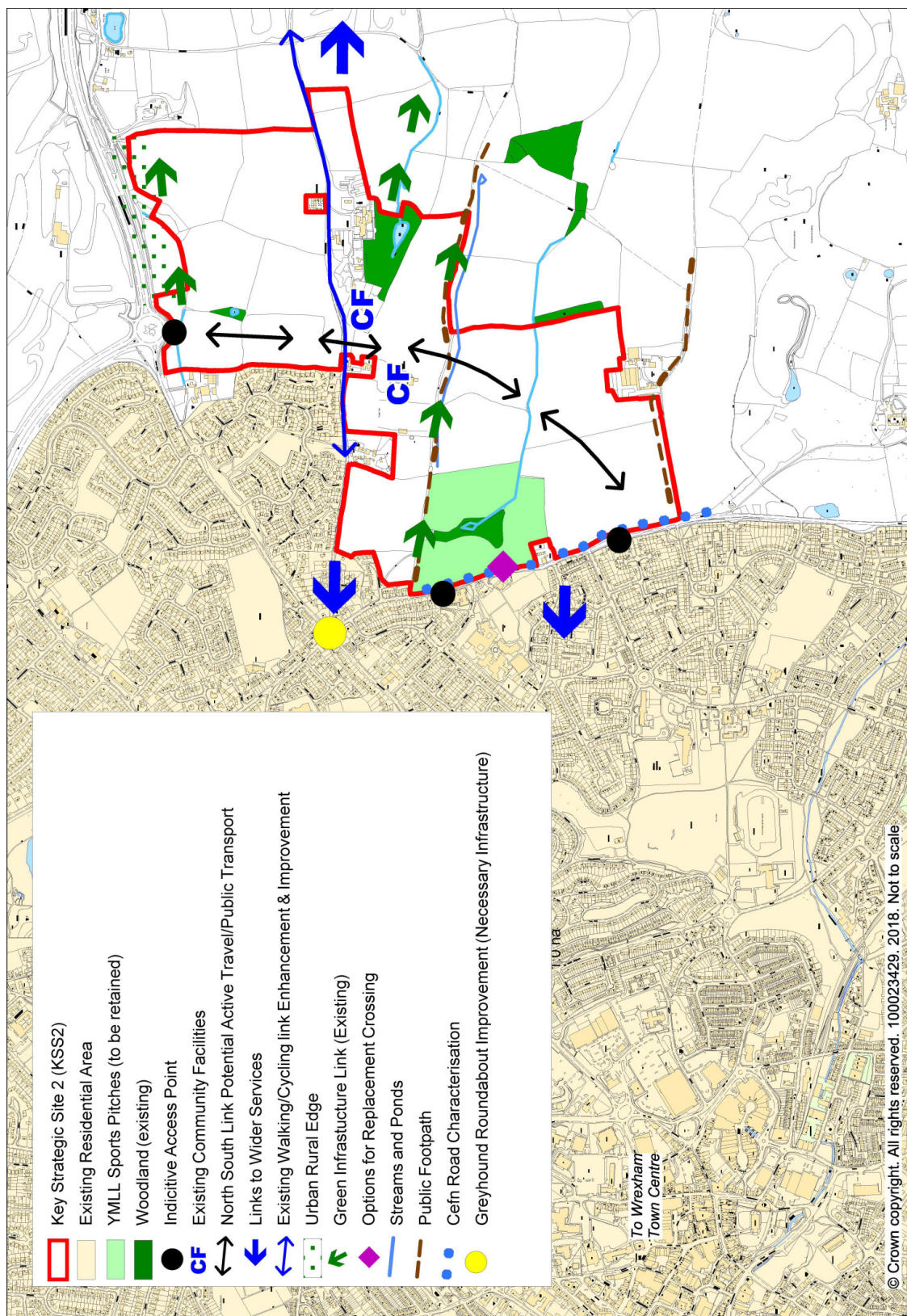


Figure 6 KSS2 Masterplan Framework

5 Strategy and Strategic Policies

Policy SP7: Green Wedge

Green Wedges are designated between the following settlements as shown on the proposals map:

- i. Rossett and Pulford
- ii. Rossett and Marford
- iii. Gresford and Wrexham
- iv. Wrexham and Wrexham Industrial Estate
- v. Bradley, Rhosrobin, Gwersyllt, Broughton, and Wrexham
- vi. Brymbo, Broughton, and Southsea
- vii. Wrexham, Bersham, and Rhostyllen
- viii. Coedpoeth, Minera, Bwlchgywn
- ix. Rhostyllen and Johnstown
- x. Penrycae, Rhosllanerchrugog, Ruabon
- xi. Ruabon and Plas Madoc
- xii. Acrefair, Trevor, Cefn Mawr, and Froncysyllte

Within the designated green wedge areas development will only be permitted which accords with national planning policy

Green Wedge

5.41 Green wedge designations will ensure protection of the openness of the land only for the Plan period and will be reappraised as part of future Plan reviews. In this way the green wedge designations will work with the settlement boundaries (policy SP2) to allow for appropriate spatial growth in the long term.

5.42 The green wedge designations have been identified, through the Strategic Green Wedge Review (2016), only on those parts of the countryside that are considered to act as buffers between settlements to prevent settlement coalescence in areas under pressure for development. The boundaries have been carefully set to ensure that only those areas that require extra protection to prevent settlement coalescence are included. They work in conjunction with the settlement boundaries to strategically manage built form and settlement edges, assist in safeguarding the countryside from encroachment, protect the setting for the urban area and assist in urban regeneration by encouraging the reuse of derelict and other urban land.

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5.43 The Plan allows for the controlled expansion on the edge of Wrexham, by virtue of the allocated Key Strategic Sites. An assessment that examined the need for green wedge identified the need to include green wedge on the edge of these sites (identified as the area between Wrexham, Bersham, and Rhostyllen, and Wrexham and Wrexham Industrial Estate).

5.44 Whilst there are other policies in the Plan to control development in the countryside, it is considered important to give extra protection to the green wedge designated areas. The specific areas of countryside identified as green wedge are considered strategically important at preventing settlement coalescence and merit specific protection for this purpose. This is in line with National Planning Policy and Guidance⁽⁷¹⁾.

5.45 Planning Policy Wales⁽⁷²⁾ provides specific guidance on the consideration of planning applications within green wedge designated areas. It emphasises the importance of maintaining the openness of the land, provides a presumption against inappropriate development and outlines the very exceptional circumstances when other considerations outweigh the importance of protecting the openness of the land.

5.46 In order to be acceptable, extension to or replacement of an existing dwelling in the green wedge should be limited⁽⁷³⁾ in scale and should not undermine the function of the green wedge, in particular in relation to the openness of the area.

LDP Objectives	SO7, SO9						
Evidence Base	Strategic Green Wedge Review (2016)						
National Policy	Planning Policy Wales, Chapter 4 (section 4.8)						
SPG	N/A						
Monitoring Indicator	MI10						
Wellbeing Goals	A prosperous Wales	A resilient Wales	A healthier Wales	A more equal Wales	A Wales of cohesive communities	A Wales of vibrant culture and heritage	A globally responsible Wales
		x				x	x

Picture 5.5

Question 10

Policy SP7: Green Wedge

71 Planning Policy Wales Edition 9 – November 2016 – para 4.8.3

72 Planning Policy Wales Edition 9 – November 2016 – para 4.8.6

73 Planning Policy Wales Edition 9 – November 2016 – para 4.8.16

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Policy SP13: Design Principles & Masterplanning Framework

All development will be required to be of a high quality, sustainable design which makes a positive contribution to the creation of locally distinctive places by ensuring compliance with the masterplanning framework and KSS schematics. Proposals must demonstrate how they have taken account of the local characteristics of surrounding areas and how innovative design solutions will enhance the quality of the built and natural environment.

Design Principles & Masterplanning Framework

5.73 This strategic policy sets the expectation for all development proposals to demonstrate how they have taken account of local characteristics in order to create high quality, sustainably designed places as part of all developments. Supported by the master-planning framework, which advocates a master-planning approach to all residential allocations identified in the plan (policy SP3, SP4, SP5, SP11 and H1) and the site specific schematics identified for each of the KSS's, the policy seeks to ensure that good design is embedded in the process of delivering new growth.

5.74 High quality, sustainable design makes a significant contribution to the built and natural environment reinforcing local distinctiveness and character. The varied landscape and townscape make the County Borough distinct and strengthen the cultural identity of Wrexham, including the Welsh language. Additionally buildings and structures, through their materials, positioning, design, function and landscape setting can evoke strong feelings of identity, pride and culture for residents and visitors enhancing the sense of place and visual quality of Wrexham.

5.75 Good design can ensure the protection and enhancement of the local environment and local distinctiveness. The use of multifunctional buildings and spaces can help to mitigate against the effects of climate change, promote social inclusion, improve health and wellbeing and attract investment, business and visitors.

5.76 The policy approach reflects national planning policy, the objectives of good design and seeks to ensure the future wellbeing of residents within the County Borough.

5.77 This policy, along with the master-planning framework provides a mechanism for retaining the areas distinctiveness, by maintaining and enhancing landscape and townscape character through conservation, enhancement and high quality, sustainable design.

5 Strategy and Strategic Policies

LDP Integrated Objectives	SO3, SO4, SO5, SO6, SO7, SO8, SO9, SO10						
Evidence Base	N/A						
National Planning Policy	- Planning Policy Wales: Chapter 4 and 7 - TAN12: Design (2016) - Site and Context Analysis Guide: Capturing the Value of a Site (March 2016) - Practice Guidance: Planning for Sustainable Buildings (July 2014)						
SPG	Masterplanning Framework (March 2018)						
Relevant Monitoring Indicators	MI32						
Wellbeing Goals	A prosperous Wales	A resilient Wales	A healthier Wales	A more equal Wales	A Wales of cohesive communities	A Wales of vibrant culture and thriving	A globally responsible Wales
		x	x		x	x	x

Picture 5.9

Question 16

Policy SP13: Design Principles & Masterplanning Framework

Strategy and Strategic Policies 5

Policy SP15: Natural Environment

Development will only be supported where it protects conserves and enhances the natural environment including:

- Internationally protected Special Areas of Conservation, Special Protection Areas, and Ramsar Sites,
- Nationally protected Sites of Special Scientific Interest and National Nature Reserves;
- Protected Species and their habitat;
- The Clwydian Range and Dee Valley Area of Outstanding Natural Beauty including recognising the importance it has in contributing to the Outstanding Universal Value and setting of the Pontcysyllte Aqueduct and Canal World Heritage Site;
- Local Wildlife Sites including the strategic ecological network on Wrexham Industrial Estate and Regionally Important Geological Sites;
- Local Nature Reserves;
- Special Landscape Areas recognised for their outstanding local landscape character;
- Natural landscape features such as trees, hedges and woodland and the green networks between them which contribute to the quality and diversity of the natural environment and play an important role in mitigating the impact of climate change;
- The quality of natural services including water, air and soils
- Developing and maintaining Green Infrastructure links; and
- Habitats and species of principal importance to Wales.

Natural Environment

5.82 The natural environment is one of Wrexham County Borough's greatest resources. However, increasing populations, the need to supply additional housing, provide employment sites, changing rural practices and economies, and climate change are all placing significant pressure on the County Borough's natural environment. The policy approach recognises the potential conflict in accommodating growth and protecting natural assets and seeks to balance this conflict by identifying and protecting the designations and assets which are of most significance to the County Borough, according to their statutory significance, i.e. that more weight will be given to statutory designations in decision making compared to local assets.

5.83 Protection, conservation and enhancement of the natural environment will allow for appropriate development in line with the principles of sustainability and wellbeing - to balance environmental, economic, cultural and social needs. Appropriate development will need to conserve and enhance valued countryside, landscapes, wildlife and significant geological sites, minimise harmful impacts on biodiversity and landscape character and identify and provide, where possible, mitigation and compensation for environmental losses.

5 Strategy and Strategic Policies

5.84 The policy identifies those international, national and local designations which are identified as making an important contribution to the environmental quality of the County Borough. Development should seek to conserve and enhance those areas of designation. It is recognised that the Plan should have regard to the relative significance of international, national and local designations in considering the weight to be attached to nature conservation interests and should take care to avoid placing unnecessary constraints on development.

5.85 Welsh Ministers have prepared a list of species and habitats for the purpose of maintaining and enhancing biodiversity in Wales, this is contained in section 7 of the Environment (Wales) Act 2016.

5.86 Developers should consider the natural environment at the pre application stage and must seek to avoid impacting on wildlife features in line with the relevant statutory and non-statutory provisions. Developments should also seek to provide biodiversity enhancement, whatever the current level.

5.87 Detailed policies on the protection of international, national and locally important natural environment features can be found in policies NE1 – NE6.

Strategy and Strategic Policies 5

LDP Integrated Objectives	SO6, SO7, SO9, SO10						
Evidence Base	- Local Wildlife Sites Review (2015) - Special Landscape Area Review (January 2017); - Habitat Regulations Assessment (January 2018) ; - Sustainability Appraisal (January 2018) - The Nature Recovery Plan for Wales – Setting the course for 2020 and beyond (Part 1 2015) - Wrexham Tree and Woodland Strategy 2016 – 2026 - Green Infrastructure Framework for North-East Wales, Cheshire & Wirral – March 2011. Mersey Dee Alliance, - Clwydian Range and Dee Valley AONB: Management Plan 2014-2019						
National Planning Policy	- Planning Policy Wales Chapter 5 - Technical Advice Note 5, Nature Conservation and Planning (2009) - TAN 6 – Planning for Sustainable Rural Communities - TAN 16 – Sport, Recreation and Open Space - LANDMAP Guidance Note 1 – Special Landscape Areas 2016 – Natural Resources Wales						
SPG	- Biodiversity and Development - Great Crested Newt Mitigation Requirements: Johnstown Newt Site and the wider Countryside (New). - Wrexham Industrial Estate: Strategic Green Network (New, post LDP adoption) - Trees and Development - Draft Clwydian Range and Dee Valley AONB (November 2017) - Special Landscape Area (New, Post LDP adoption)						
Relevant Monitoring Indicators	MI38, MI39, MI40, MI41, MI42, MI43, MI44						
Wellbeing Goals	A prosperous Wales	A resilient Wales	A healthier Wales	A more equal Wales	A Wales of cohesive communities	A Wales of vibrant culture and thriving Welsh language	A globally responsible Wales
		X				X	X

Picture 5.11

Question 18

Policy SP15: Natural Environment

Strategy and Strategic Policies 5

Policy SP20: Green Infrastructure

Wrexham's distinctive natural heritage provides a network of green and blue infrastructure. Protection, conservation and enhancement of natural heritage networks needs to be reconciled with the benefits of development.

Development will be required to maintain or enhance the extent, quality and connectivity of the County Borough's multi-functional green infrastructure network, and, where appropriate:

- i. Create new interconnected areas of green infrastructure between the proposed site and the existing network,
- ii. Fill gaps in the existing network to improve connectivity,
- iii. Protect the features most valuable for both nature and people, and
- iv. In instances where loss of green infrastructure is unavoidable, provide mitigation and compensation for the lost assets.

Green Infrastructure

5.121 This policy aims to ensure that the County Borough's new green and blue infrastructure assets are strategically planned and delivered through a high quality and locally distinct infrastructure network, and that existing green infrastructure assets are protected and enhanced.

5.122 Green Infrastructure (GI) is a strategically planned and delivered network comprising the broadest range of high quality green spaces and other environmental and ecological features. It should be designed and managed as a multifunctional resource capable of delivering those ecological services and quality of life benefits required by the communities it serves and is needed to underpin sustainability. Its design and management should also respect and enhance the character and distinctiveness of an area with regard to the habitat types and landscape present. Green Infrastructure includes established green spaces and naturally occurring habitats and new sites and should thread through and surround the built environment and connect the developed area to its wider rural hinterland. Consequently it needs to be delivered at all spatial scales from sub-regional to local neighbourhood levels, accommodating both accessible natural green spaces and semi wild habitats within local communities and often much larger sites in the developed fringe and wider countryside.

5.123 Proposed development should therefore demonstrate how the services provided by green infrastructure have been considered and integrated into the proposals at the design stage.

5.124 The importance of green infrastructure (GI) is established within Natural Resources Wales State of Natural Resources Report (SoNRR)⁽⁹³⁾ and within Welsh Government's National Natural Resources Policies⁽⁹⁴⁾.

93 <https://naturalresources.wales/evidence-and-data/research-and-policy/state-of-natural-resources-report/assessment-of-the-sustainable-management-of-natural-resources/?lang=en>

94 <https://naturalresources.wales/evidence-and-data/research-and-policy/state-of-natural-resources-report/assessment-of-the-sustainable-management-of-natural-resources/?lang=en>

5 Strategy and Strategic Policies

5.125 A GI approach to land-use planning, design and management enables us to demand and deliver more from the land in a sustainable way. By considering the widest range of functions an asset can perform simultaneously, GI can enhance the primary use of the land and unlock the greatest number of services and benefits to the wider community.

5.126 The GI approach is useful at multiple levels, from the national to the neighbourhood, as the benefits and functions it provides are applicable at all geographical scales. The 'Green Infrastructure Framework' for North East Wales, Cheshire and Wirral⁽⁹⁵⁾ - identifies the strategic links across the sub-region, whilst the Action Plans identified under this process, as well as the Council's Open Space Audit and Assessments of Need, Survey of Local Wildlife Sites, Wrexham Public Rights of Way Improvement Plan, add further detail at a local level.

5.127 Green Infrastructure includes:

- i. Undeveloped countryside (SP15, NE1, NE2);
- ii. Landscape, geological and heritage features which contribute to the County Borough's setting (SP15, NE4, NE5, BE1);
- iii. River valleys and floodplains;
- iv. Biodiversity interests including designated sites and the connectivity of priority habitats and species (SP15, NE1, NE2);
- v. Trees (including Highway trees), woodlands, residential and agricultural hedgerows (NE3);
- vi. Strategic recreational routes, cycleways and the public rights of way network (T2, T4);
- vii. Parks, playing fields, green play areas and open spaces (CF1, CF2);
- viii. Growing spaces including allotments, community orchards and larger gardens (CF1, CF2); and
- ix. Blue Infrastructure, holistic integrated surface water management systems such as Sustainable Urban Drainage, Water Sensitive Urban Design and rainwater harvesting systems (SP19, DM1).

5.128 The level of growth proposed in this plan provides an opportunity to create a strengthened GI network serving the needs of both rural and urban communities and deepening the links between them. The master planning exercise associated with the key strategic sites creates an opportunity to place green infrastructure at the centre of the design process. (SP4, SP5, SP11)

5.129 Where development is permitted, planning conditions and/or obligations will be used to protect or enhance the GI in the long-term. New developments should incorporate new and / or enhanced GI of an appropriate size, type and to ensure no fragmentation or loss of connectivity. Development should ensure that the protection of existing GI and the provision of proposed GI is clearly demonstrated at the design stage, being integrated alongside proposed grey infrastructure with due consideration regarding appropriate allocation of space thus reducing risk of future conflict between green and grey services built structures.

95 http://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/green_infrastructure_framework.aspx

Strategy and Strategic Policies 5

5.130 Development proposals should be designed, and will be assessed, to take into account all simultaneously occurring ecosystem services. For example, whilst an open greenspace may provide a space for children to play, space may also be allocated for the provision of important ecological habitat and contributions towards SUDs and other Water Sensitive Design features.

5.131 By adopting the green infrastructure approach, development schemes may be adapted or designed to provide improved connectivity through footpaths and cycle routes; space for nature that contributes to the local or sub-regional pattern of connected habitat, and imaginative recreational facilities that give educational and physical health benefits to local people. The GI approach will therefore be used in the context of providing new outdoor recreation facilities, as required by Policy CF2 and the implementation of various recreation proposals for new playing fields, public open space, accessible natural greenspace, allotments etc. Further guidance on this will be issued in the form of a Supplementary Planning Guidance (SPG).

LDP Objectives	SO4, SO6, SO7, SO8, SO9, SO10
Evidence Base	- Green Infrastructure Framework for North East Wales, Cheshire & Wirral – March 2011. Mersey Dee Alliance. - Wrexham Green Network Strategy, WCBC, 2008 - Wrexham Open Space Audit and Assessment of Need, WCBC, 2016 - Wrexham Tree and Woodland Strategy 2016-2026 - Wrexham Industrial Estate – Towards a Living Landscape (North Wales Wildlife Trust) - Survey of Local Wildlife Sites (2015) - State of Natural Resources Report: An assessment of the sustainable management of natural resources (2016) - Spatial Action Plan for Great Crested Newts in Wrexham - A Manual for Achieving Favourable Conservation Status. NRW (2017) - Planning for a healthy environment – Good Practice guidance for Green Infrastructure and Biodiversity – Town & Country Planning. Asc July 2012 - The SUDS Manual – CIRIA 2015 - Water Sensitive Urban Design in the UK. Ideas for built environment practitioners – CIRIA 2013 - State of Natural Resources Report: An assessment of the sustainable management of natural resources (2016) - The Nature Recovery Plan for Wales Setting the course for 2020 and beyond (2015)

Picture 5.16

Question 23

Policy SP20: Green Infrastructure

Topic, Criteria and Area Based Policies 6

Policy NE3 Trees, Woodlands and Hedgerows

Development will only be permitted where it does not cause unacceptable harm to trees, woodlands and hedgerows of significant public amenity, natural or cultural heritage value or those that provide important ecosystem services including mitigating the effects of climate change.

Development affecting all existing and new proposed woodlands should:

- Support proposals which assist in the respectful and appropriate use and protection of woodlands and boundary edges,
- Promote sustainable management to deliver multiple benefits, and
- Support the relevant aims and objectives of the Wrexham Tree & Woodland Strategy 2016-2026 and all subsequent amendments.

Avoiding adverse or detrimental impact on trees, woodlands and hedgerows should be the primary objective of any proposal however, where adverse effects cannot justifiably be avoided and sustainable integration is not possible then adequate mitigation will be required. In such cases development should include proposals for the planting of new trees, woodlands, and hedgerows within the site, ensuring connectivity between proposed and existing green infrastructure.

Trees, Woodlands and Hedgerows

6.18 Strategic Policies SP5 and SP20 supports the creation, enhancement, protection and management of a network of green infrastructure and states that one of the ways that this will be achieved is by increased planting of trees and woodland. This policy is required to provide detailed guidance on considering proposals which have the potential to affect existing trees, woodland and hedgerows and to guide the integration of planting within new development. The purpose of the policy is to protect trees, woodlands and hedgerows with natural heritage, amenity value, or that provide important ecosystem services. It supports the aims and objectives of the Wrexham Tree and Woodland Strategy 2016 – 2016.

6.19 In accordance with the aims and objectives of the Wrexham Tree & Woodland Strategy, new development should ensure that existing trees, woodlands, traditional orchards and hedgerows of recognised value are conserved, enhanced and managed accordingly. The Council will expect that significant trees, woodlands, traditional orchards and hedgerows be retained, protected and alongside development proposals and accordingly are afforded appropriate allocation of space to promote and allow characteristic and unhindered natural development. Where possible, amenity trees and trees of large stature should be retained and incorporated within public open space.

6.20 Further guidance will be contained within SPG relating to ‘Trees and Development’ or ‘Trees, Woodlands and Hedgerows’.

6.21 Ancient woodlands are irreplaceable habitats of high biodiversity value, providing historical and cultural links as well as recreational and educational benefits and, as such will be protected from development and associated impacts that would have a detrimental impact upon the values and services provided.

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Land south of Holt Road, Wrexham

Landscape and Visual Impact Assessment

Appendix D

Extracts from the Emerging Wrexham Local Development Plan – Green Wedge Review

December 2018

Prepared for:



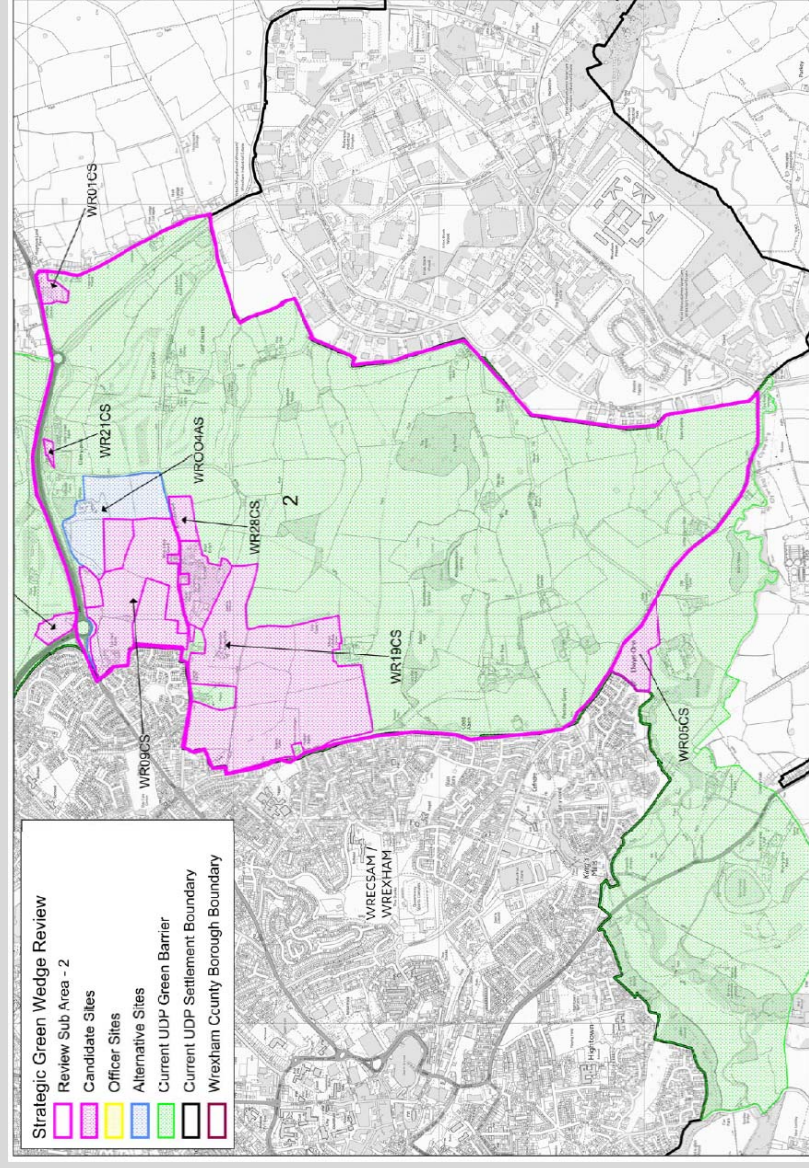
John Raymond Jones

Trustees of The Wrexham (Parochial) Education Foundation



Area 2: Wrexham East

Area 2: Wrexham east (incorporating proposed Key Strategic Site 2 Land surrounding Wrexham Rugby Club, Bryn Estyn Lane, Review Area)



Description	The area is bounded by Cefn Road to the south, the urban edge of Wrexham town to the west, the A534 to the north. To the east it is partly bounded by Wrexham Industrial Estate in the south and partly by Hugmore Lane in the north. The area is characterised by a mixture of undulating farm land, sports pitches (including Wrexham Rugby Club), and a golf course. Built development comprises a mixture of farm complexes and residential properties. There is concentration of development along Bryn Estyn Road which includes Council Offices at Erlas Centre, the Erlas Victorian Walled Garden, and Wrexham Rugby Club.
Planning Policy Wales Purpose	Green Wedge Characteristics of the Area
Prevent the coalescence of large towns and cities with other settlements	Barriers The area is bounded by Cefn Road to the south, the urban edge of Wrexham town to the west (which also follows Cefn Road), the A534 to the north. To the east it is partly bounded by Wrexham Industrial Estate in the south and partly by Hugmore Lane in the north. The eastern boundary with Wrexham Industrial Estate partly follows hedgerows, and partly follows Erlas Lane. The boundaries of the green wedge are formed along defensible boundaries, comprising largely of roads. Apart from parts of the eastern boundary which follows hedgerows. Physical Connection of Settlements Road Linkages – The area of Green Wedge is bounded by a number of roads (see above). The area is crossed by a number of smaller lanes, including Redwither Lane in the south. In the north Bryn Estyn runs east to west, however it is only partly accessible by car, Erlas Lane runs north to south. In the north east corner of the area the Industrial Estate Road (built circa 2012) cuts across part of the Green Wedge designation. The designation sits between Wrexham town and the Wrexham Industrial Estate.
	Existing Development Urban Elements - Built development comprises a mixture of farm complexes and residential properties. There is concentration of development along Bryn Estyn Road which includes Council Offices at Erlas Centre, the Erlas Victorian Walled Garden, and Wrexham Rugby Club. There is an element of built development associated with Clays Golf Club.
	Topography The topography of the area tends to be undulating, there are a series of hills that form a low ridge running north

	to south in the central area of the green wedge, which results in WIA not being visible when viewed from the western parts of the area, and vice versa
	Openness Whilst the topography is undulating, there are wide views across large parts of the area when viewed from the public right of way (PROW) that cross the area. The topography does however provide a degree of visual separation between certain elements of development. For example WIE is not highly visible from many points in the area as it sits lower down in the landscape and is partly screened by existing hedgerows and mature trees. Candidate Sites The area includes the proposed Key Strategic Site 2. Whilst development of the site would not result in the coalescence of two settlements, it does contribute to the functioning of the green wedge by means of controlling urban form, and development of the site would undermine existing defensible boundaries resulting in encroachment into the countryside. Therefore the site serves a localised purpose in the overall function of the green wedge.
Conclusion The area contains characteristics which serve the purpose of avoiding coalescence, including the presence of favourable topography and the existing green wedge being designated along defensible boundaries. Wrexham town to the west is a large urban area, and the Wrexham Industrial Estate to the east also comprises a large area of development. There are areas within the designation which include development, namely along Erlas Road. Elsewhere there is sporadic residential and agricultural development. Nevertheless, given the distance between the two settlements, the nature of the topography, and the fact that development in this location would be controlled by the presence of a settlement limit along with national (and if needed) local policies presuming against development in the open countryside, there appears to be little justification to retain a green wedge in this location based on this purpose in its current guise (the proposed Key Strategic site would significantly alter the urban form in this area).	Manage urban form through controlled expansion of urban areas Ribbon development There is development strung along Erlas Road in the form of ribbon development. Provide a good existing barrier The designation is set along defensible boundaries, and serves as a barrier to control development.
Conclusion The designation is set along a defensible boundary which serves to manage the urban form of the area. There is an area of ribbon development along Erlas Road. The designation serves a purpose to control the urban form between Wrexham town and Wrexham Industrial Estate.	

Assist in safeguarding the countryside from encroachment	Defensible Boundary The current designation is set along strong defensible boundaries.
	Other countryside characteristics Local Wildlife Area (Cefn Park) located in the south of current designation, comprising of woodland.
Conclusion The designation does assist in the safeguarding of the countryside from encroachment. The key characteristic that achieves this purpose is the defensible boundary along which the designation is set.	
Protect the setting of an urban area	Proximity to Area of Built Heritage The area contains Cefn Park (Grade 2 listed) and Llwyn Onn Hall (Grade 2 listed).
Conclusion The area contains Cefn Park (Grade 2 listed) and Llwyn Onn Hall (Grade 2 listed). The green Wedge would play a localised role in protecting the setting of the listed buildings. It also acts to separate the urban form of Wrexham town and Wrexham Industrial Estate.	
Assist in urban regeneration by encouraging the recycling of derelict and other urban land. Settlement Limits - This is controlled by settlement limits and the principles of PPW in relation to the preference for the reuse of land.	
N/A	Other Designations or Relevant Planning History Part of the designation in the south also includes the East of Wrexham Town Special Landscape Area. The Special Landscape Area designations will be reviewed as part of the LDP process. An application for the installation of a solar farm was submitted but withdrawn (P/2015/0640 – land west of Erlas Hall).

Overall Conclusion: Area 2 – Wrexham East

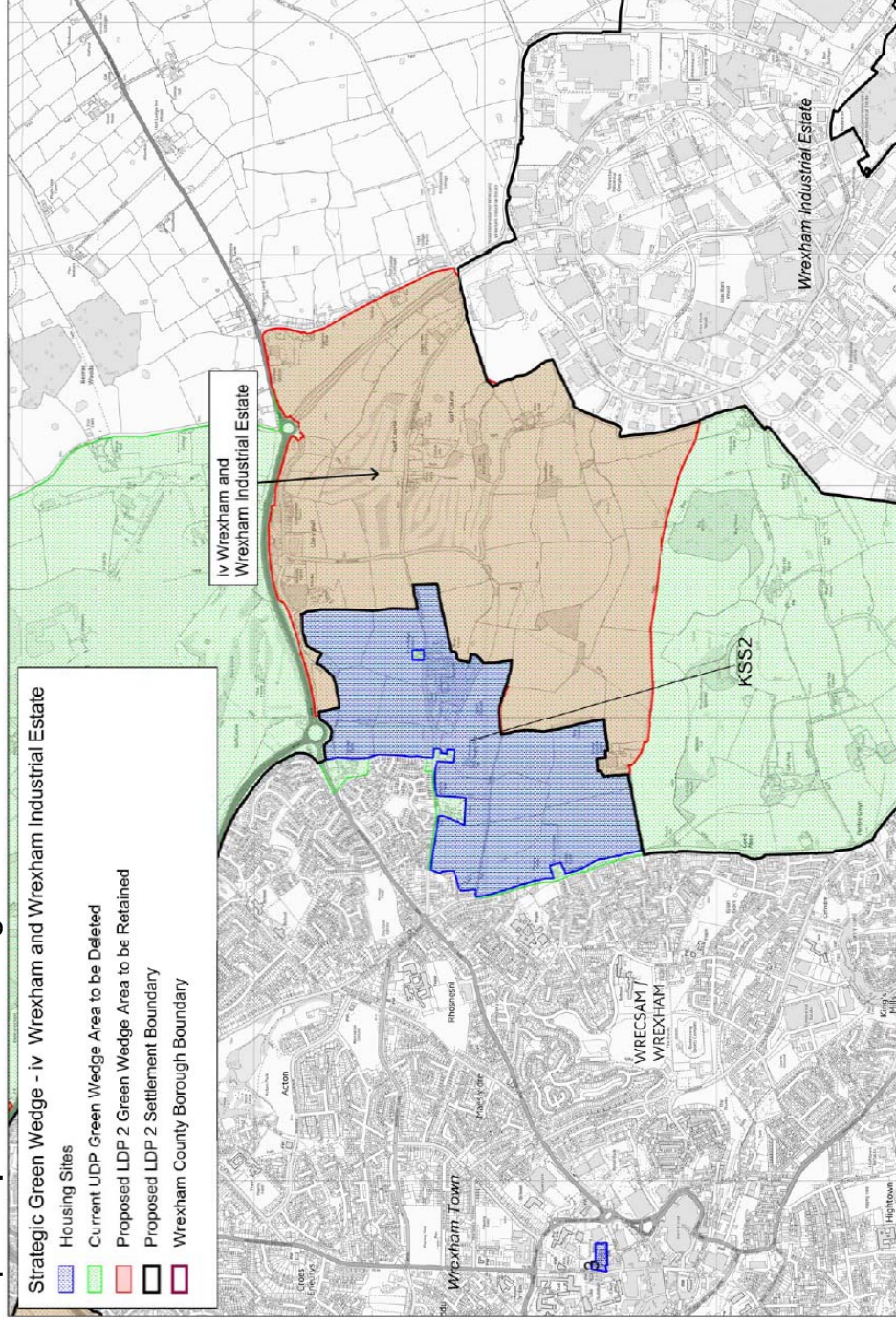
With regards to the prevention of coalescence, the distance between Wrexham town and Wrexham Industrial Estate, the nature of the topography, and the fact that development in this location could be controlled by the presence of a settlement limit along with national (and if needed) local policies presuming against development in the open countryside, there appears to be little justification to retain a green wedge in this location based on this purpose in its current guise (the proposed Key Strategic Site will significantly alter the urban form in this area). The designation does serve a localised function in relation to the management of urban form in

areas along Bryn Estyn Road, and the defensible boundaries along which the existing designation is set act to avoid encroachment into the countryside. The designation also plays a localised role in the protection of the setting of listed buildings (although it is noted that separate legislation serves to do this also).

Notwithstanding the above, wider consideration must be given to the need to ensure that a sufficient range of development land is available which is suitably located in relation to the existing urban edge and any proposed green wedge designations in the deposit LDP. Wrexham town is identified as a tier 1 settlement in the settlement hierarchy (See Background Paper 2: Settlement Hierarchy and Development Potential <http://wrexhamldp.wrexham.gov.uk/>).

The area covered by the proposed Key Strategic Site could be developed without resulting in the coalescence of the two areas. Inclusion of the KSS will change the overall character of the area and the built form will be altered. In light of the proposed KSS allocation, it is recommended that the green wedge designation be amended to create a wedge in order to manage the urban form through controlled expansion in the area, and avoid any further coalescence between Wrexham town and Wrexham Industrial Estate.

Map 2 Proposed Green Wedge: Wrexham and Wrexham Industrial Estate





View north along Cefn Road from bridal path leading to Llwyn Knottia Farm



School playing field off Cefn Road



View south from PROW crossing the area.



View towards Erlas Lane and Wrexham Industrial Estate



View of development on eastern edge of Wrexham



Clays Golf Club

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Landscape and Visual Impact Assessment

Appendix E

Extract from LANDMAP Character Assessment

December 2018

Prepared for:



John Raymond Jones

Trustees of The Wrexham (Parochial) Education Foundation



RURAL/URBAN VILLAGES

Wrexham urban villages are associated with past coal mining, and located on the edge of the uplands and to the north of Wrexham town. The villages are set among farmland, wooded valleys and regenerating or restored landscapes. This complex character area contains main roads, railways and canal, as well as Offa's Dyke and prehistoric hill forts, reflecting Wrexham's history on the border between Wales and England, upland and lowland.

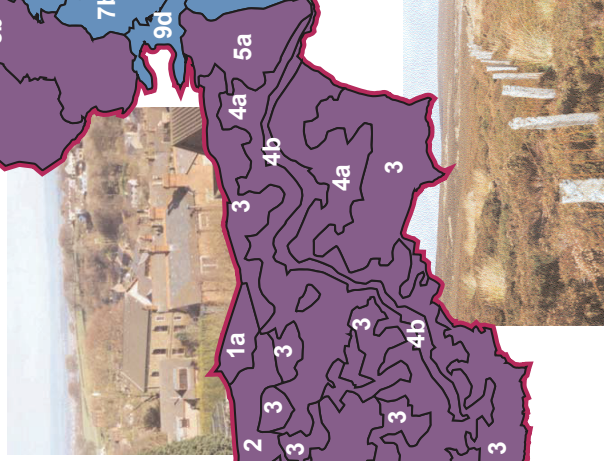
Detailed Character Areas

- 7a Chirk
- 7b Cefn Mawr
- 7c Rhoslanerchrugog, Rhostyllen, Ruabon, Pen y Cae
- 7d West Wrexham Ridges and Valleys
- 8 Gwersyllt, Llay, Gresford, Borras
- 9a Clywedog Valley
- 9b River Alyn Valley
- 9c Frith Valley
- 9d Froncysyllte to Newbridge

LANDMAP Character Areas

Rural/Urban Villages : Key Landscape Issues

- The future of 'urban fringe' landscapes
- The potential for urban forestry
- Impact of new housing on traditional community identity
- Maintenance of local distinctiveness
- The future of Bersham tip
- The need for footpath and cycle links
- The long-term impact of sand and clay quarries and landfill
- Preservation of local history and industrial archaeology



UPLANDS

Ruabon/Esclusham Mountain is an open moorland plateau with remnants of former quarrying and mining. Much of the area is uninhabited, but there are scattered farmsteads on the eastern slopes, and to the north, the highest village in Wales - Bwlchgwyn.

Ceiriog Valley/Berwyn Mountain is a rural upland area consisting of the enclosed River Ceiriog Valley, and surrounding hills. The higher hills are open moorland, and the lower areas contain a mixture of small farms and woodlands, with villages along the valley floor.

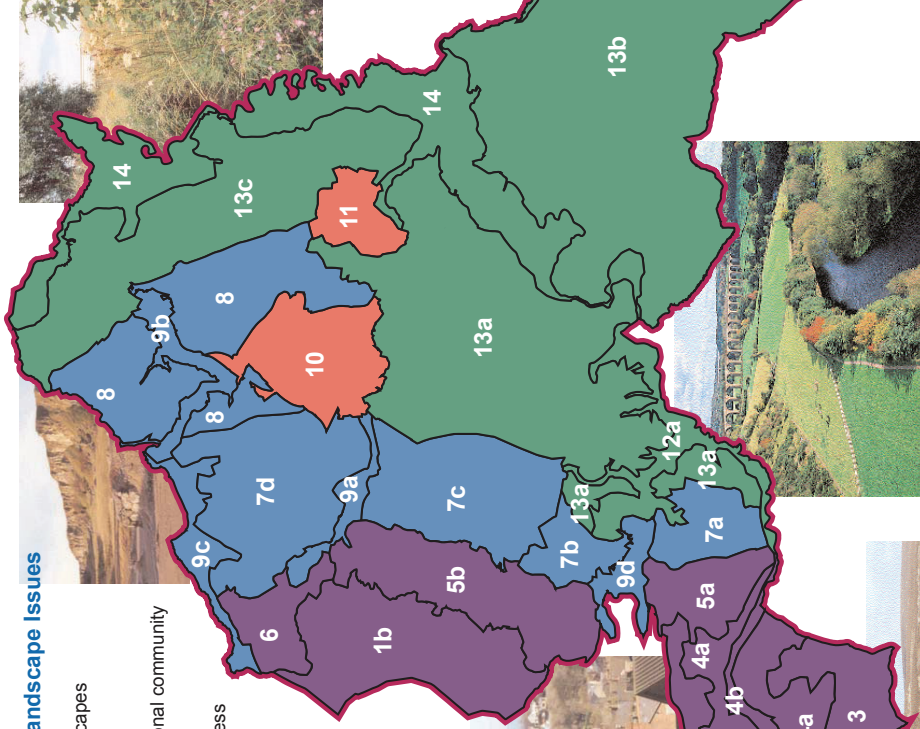
Detailed Character Areas

- 1a Berwyn Mountain
- 1b Ruabon/Esclusham Mountain
- 2 Ceiriog Forest
- 3 Berwyn Foothills
- 4a Ceiriog Valley Slopes
- 4b Ceiriog Valley Corridor
- 5a Chirk Estate and above Froncysyllte
- 5b Eastern slopes of Ruabon Mountain
- 6 Minera, Gwynfryn, Bwlchgwyn



Upland : Key Landscape Issues

- Impact of development in remote and wild areas
- Effects on agricultural land use of economic changes and conservation constraints
- Impact on cultural identity of rural villages and farms of commuters and incomers
- Landscape protection - potential Area of Outstanding Natural Beauty designation
- Management of tourism and recreation



Rural Lowlands : Key Landscape Issues

- Impact on rural character of commuter pressure
- Conservation and management of historic parks, gardens and boundary walls
- Hedgerow and hedgerow tree conservation and restoration
- Impact of flooding defence measures
- Impact on historic landscape features of agricultural changes
- Effects of economic diversification and recreation in the countryside
- Footpath and cycle links between town and country
- Impact on landscape and wildlife by farm building conversions to housing

RURAL LOWLANDS

The Eastern lowland areas of Wrexham are largely rural and agricultural and share many characteristics of the neighbouring Cheshire and North Shropshire landscape. The general area also includes the River Dee floodplain and flat river terraces, and Fenn's Moss, an extensive area of heathland and bog. There are scattered farmsteadings, attractive small villages, and historic landscape features including medieval ridge and furrow and moated sites.

Detailed Character Areas

- 12a Deer/Ceiriog Wooded Valley
- 12b Wych Valley
- 13a Welsh Maelor
- 13b English Maelor
- 13c Dee Terraces
- 14 Dee Floodplain
- 15 Fenn's Moss



URBAN

Wrexham town is the main residential, commercial and social centre, and is of regional importance, performing many of the functions of a city in North Wales. The Wrexham Industrial Estate is a very large employment area of national importance, set within open countryside and containing many habitats and species of high biodiversity value.

Landscape Character Area

- 10 Wrexham Town
- 11 Wrexham Industrial Estate



Urban : Key Landscape Issues

- Impact of cumulative development on wildlife and green space within urban areas
- Impact of long term expansion of urban areas into surrounding countryside
- Protection and enhancement of urban character areas



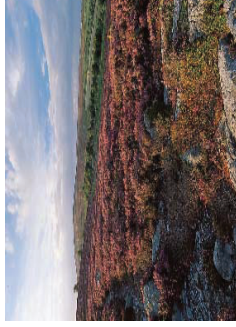
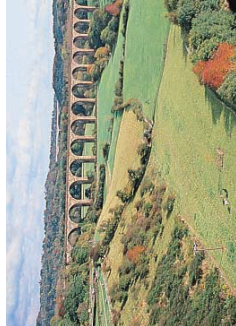
Wrexham LANDMAP

Supplementary Planning Guidance

Summary Document

Wrexham has a diverse and varied landscape

Landscape, whether rural or urban contributes greatly to our every day experience of where we live and work, and influences our perception of an area, sense of identity and well being. The LANDMAP study has been undertaken to identify the key elements and features which make up the landscape within the Wrexham Borough. It is clear from the study that the landscapes of Wrexham are diverse and varied, as demonstrated by the identification of 27 different Landscape Character Areas.



Introduction

This Supplementary Planning Guidance (SPG) is one of a series of guidance notes which support the policies of the adopted Unitary Development Plan. The UDP seeks the conservation and enhancement of the landscape and its natural and built features of significance and planning applications need to demonstrate how they have achieved this. This guidance forms a material consideration in the determination of all planning applications which could affect the form, appearance and setting of the built and natural landscape and its features.

Information is presented in the following format

Map of LANDMAP Character Areas

The centre spread map provides an introduction and overview to the landscapes of Wrexham and:

- Categorises and groups areas within 4 common broad landscape types (i.e. areas with broadly similar features such as settlement or landform) into Rural/Urban villages, Uplands, Urban, and Rural lowlands
- Sub-divides the area further into 27 detailed landscape character areas
- Introduces Key Landscape Issues for each landscape type

Separate sheets are available for each of the 27 landscape character areas. These sheets present concise information for Visual, Geology, Ecology, History, and Cultural aspects within each character area. The format of information provides:

- Maps indicating the location of the character area within the authority and the character area boundary

A brief statement of:

- Landscape Character - a mental image of the landscape, its landform, features, openness or enclosure

- Area summary - indication of important qualities or attributes
- Landscape context - location within the authority, relationship with other landscape types both within the authority and beyond
- Key characteristics of Visual, Geology, Ecology, History, and Cultural character
- Landscape sensitivity - the pressures and threats upon landscape
- Management Guidance - aims and guidelines to achieve the management strategy for the area

Glossary & Bibliography

Provides clarification of the technical terms used and information resource referred to

Background

The LANDMAP summary document SPG has been produced to provide a consolidated and simplified version of the Wrexham LANDMAP - Technical Appendices adopted in November 2004. The Technical Appendices should be referred to where information about the assessment methodology and assessment valuations for each aspect is required.



Methodology and Status

This document has been prepared using the LANDMAP methodology devised by the Countryside Council for Wales (CCW) to describe and evaluate the Visual, Geology, Ecology, History, and Cultural aspects of the landscape and provide a basis for a consistent Wales-wide approach to landscape assessment.

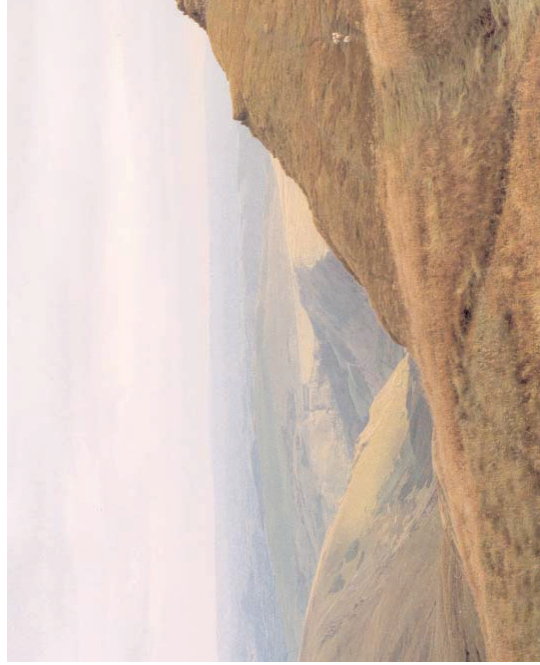
The Welsh Assembly Government's Planning Policy Wales March 2002 recognises that LANDMAP 'is an important information resource upon which local planning authorities can draw in making landscape assessments needed to inform local policy, guidance and decision making in this field.'



Further Information

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Gwersyllt, Llay, Gresford, Borrass

8

This is one of a series of Local Planning Guidance Notes based on Wrexham LANDMAP (adopted November 2004), setting out recommendations for each Landscape Character area.



Gwersyllt, Llay, Gresford, Borrass summary

- Gently undulating lowland plateau formed by glacial sands and gravels
- Prominent escarpment at Marford
- Fast-changing area with active sand and gravel quarries and large areas of restored land
- Unusual and distinctive landscape of kettle holes of glacial origin south of Gresford
- East and west areas separated by River Alyn valley
- Good well-drained agricultural land - few ponds and ditches
- Growing commuter villages, originally mining communities
- Border area - crossed by Wat's Dyke

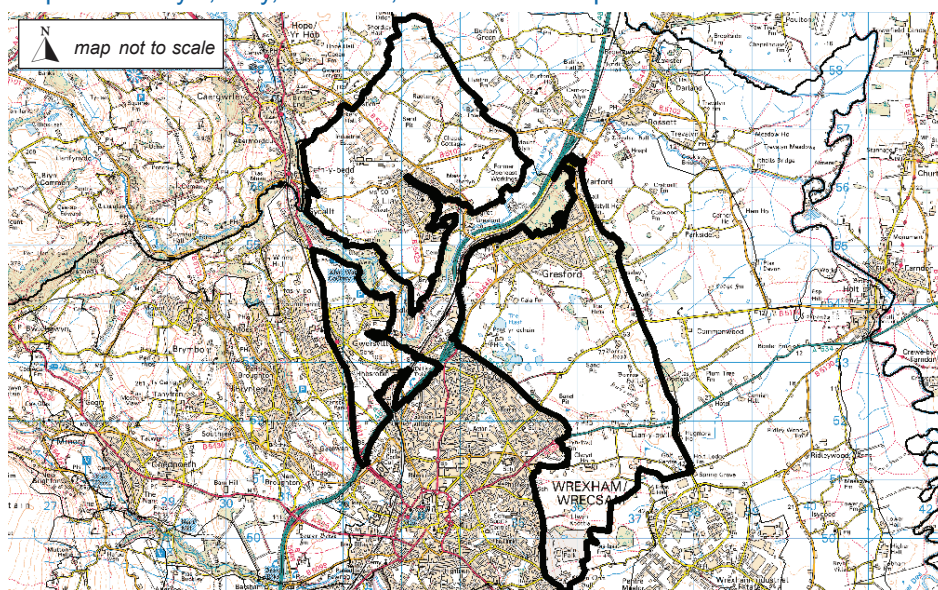


A valuable lowland plateau of well-drained agricultural land, sand and gravel extraction, and commuter villages with a mining history, which surrounds Wrexham to the north and east.

Landscape context

This character area is a centrally situated lowland terrace which has historically been a favourable area for settlement and farming. Its extent and character are threatened by urban growth, road corridors and sand and gravel quarrying.

Map of Gwersyllt, Llay, Gresford, Borrass Landscape Character Area



Character Area boundaries should be considered transitional rather than precise
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Key characteristics

Visual character:

- Generally undulating open arable farmland affected by proximity to urban areas
- Large visible sand quarry at Ballswood to west of A483. Other quarries are extensive but less widely visible
- Very distinctive kettle hole landscape to the east of Wrexham, including open farmland dimpled with hollows and attractive landscapes with open water, mosses and woodland
- Mixed industrial development and locally prominent coal tips at Llay and Gresford
- Villages are semi-rural with extensive suburban development

Geological character:

- Part of the plateau known as the Wrexham Delta Terrace with deep deposits of fluvio-glacial sands and gravels
- Much has been quarried in the past and there are large areas of artificial restored landforms
- Noticeable escarpment to east and north, steepest near Marford
- Wet and dry kettle holes, depending on depth of water table. Vicarage Moss and the former Singret Quarry have glacial features of particular interest
- The Grade 1 and 2 soils of the area are derived from the well-drained sands and gravels

Ecological character:

- Most farmland is improved
- Sand quarries provide disturbed land and areas of natural regeneration of value for wildlife
- Important basin mires at Vicarage Moss (SSSI) and Llay Bog
Small areas of semi-natural woodland

Historical character:

- Remnants of ridge and furrow, regular and irregular fields
- Wat's Dyke is a prehistoric military feature on a former political boundary
- Kettle holes are valuable for the potential archaeological record they may hold
- Gresford, Marford and Llay are of medieval origin, while Gwersyllt and Bradley are of 19th and 20th century origin
- Remnants of Y Gaer prehistoric military enclosure at Llay
- Designed landscapes at Cefn Park and the former Horsely Hall

Cultural character:

- Major transport routes make the area very accessible to commuters
- Llay is a good example of a planned radial colliery community, with a prominent Miner's Institute
- Alyn Waters Country Park on reclaimed land is a popular centre for informal recreation
- Strong sense of place at Bryn Alyn hillfort overlooking Alyn Valley

Overall management strategy:

Conservation, Mitigation, Restoration, Enhancement.

Management guidance

Aims	Guidelines
Conserve special features and visual qualities	● Restrict and mitigate environmental impact from quarrying ● Retain and protect landscape with distinctive kettle hole topography ● Protect physical and visual integrity of scarps from inappropriate development
Conserve geological features	● Maintain continuity and integrity of exposures and landforms ● Maintain integrity of glacial landforms, kettle holes and fluvial landforms
Conserve and extend habitats for wildlife	● Promote agri-environment agreements, encourage sustainable farming on high quality farmland ● Plant new hedgerow trees, particularly oaks to replace overmature trees ● Protect raised bogs
Preserve known archaeological sites	● Preserve in situ any surviving banks and ditches of Y Gaer Hillfort in Llay ● Evaluate industrial sites before development, preserve disused railway and tram lines ● Development which adversely affected the site or setting of Wat's Dyke would not be permitted - contact CADW
Preserve historic landscape features and survey / assess the historic resource	● Avoid draining and improvement of kettle hole bogs, carry out archaeo-environmental study ● Carry out further field assessment of Gresford and Marford and surrounding fieldscape ● Evaluate moat site at Horsely Hall ● Preserve important elements of designed landscapes, and seek to reinstate original design intent, where in decline or degraded
Develop recreational potential of area	● Continue existing management of Alyn Waters country park and consider links with area of former Llay Hall colliery and Bryn Alyn area ● Refer to Green Network Strategy due March 2007 and implement new links
Strengthen cultural heritage of area	● Preserve sense of community and industrial history in former mining villages

Landscape sensitivity:

The landscape is under very high pressure. It is highly vulnerable to further sand and gravel quarrying - irreversible loss of character would result from any major schemes. High quality arable land is vulnerable to future residential, recreational highway, and commercial development.



For further information contact:

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Land south of Holt Road, Wrexham

Landscape and Visual Impact Assessment

Appendix F

Visual Tables

December 2018

Prepared for:



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Project/ doc reference	FINAL
Document date	2018-12-19
Author	JF
Checker	SB
QM Status	Checked
Product Status	Issue

RECEPTOR/ REPRESENTATIVE PHOTOGRAPH	APPROX DISTANCES (M)	DESCRIPTION OF EXISTING VIEW	SENSITIVITY ASSESSMENT	COMPLETION CHANGE IN VIEW	15 YEARS POST COMPLETION CHANGE IN VIEW
A534 (including the roundabout) Motorists, cyclists and pedestrians Representative photographs 1.1 – 1.5 (Figures 10-12)	Approximate length of the route from which the site is visible – 800m Abuts the site at the roundabout and runs alongside the northern boundary, up to 250m away from it	Photographs 1.1 and 1.2 are taken near the roundabout where the land falls away and there are some long views across the undulating farmland. Tyn-twill Farm and the housing along the western boundary of the site are partially visible although tree planting provides some screening. The tree groups are prominent and important features in the views. Photograph 1.3 shows how the land slopes down from the southern parts of the site so that Bryn Estyn Court is visible on the horizon. The existing vegetation around the Elias Centre forms a backdrop and breaks up the longer views. Photograph 1.4 and Photograph 1.5 illustrate the views looking east along the road corridor. They show the steep slope vegetated with gorse and scrub and field 4 which forms a plateau of higher land at top of the slope. Field 4 is quite a prominent feature and as photograph 1.5 demonstrates it is seen on the horizon from certain positions along the road.	Value of the view - Medium No recognised value attached to the views in relation to heritage assets or through planning designation. Views along the highway corridor. It is a pleasant but unremarkable landscape which is not considered to be a popular visitor attraction. Susceptibility Motorists – Medium-low Primarily using route for access rather than focusing on the views. Taking in to account the speed of travel and the fleeting views. Pedestrians/cyclists – Medium Pedestrian/cycle route is not through open countryside but adjacent to the highway providing convenient access rather than an attractive route.	Size and scale of changes - Near to the roundabout, views in a south-westerly direction would include proposed fronts of housing behind a landscape buffer around 80m wide. The proposed access would be visible. There would be some loss of open longer views, but existing housing is part of the view when approaching Wrexham. The retention of existing trees would provide a mature setting and help assimilate the built form in to its surroundings. Further east G9 group of trees would partially screen housing. Field 4 would be left undeveloped so that views eastwards which includes the plateau of higher land would remain largely unchanged. Geographical extent – Medium Views would be transitory and motorists would be focused on the road corridor. The site is generally peripheral in the view, aside from at the roundabout. Changes in the view would be perceived for around 500m as the route approaches Wrexham. Pedestrians would have time to take in more of the views. Duration of effect – Medium term	Size and scale of changes Near to the roundabout, planting within the open space would have matured to provide a landscape setting for the housing. Further east proposed tree planting would have joined with the existing tree group (G9) to provide a mature tree belt which would provide screening of the central and eastern parts of the development. Field 4 would be left undeveloped so that views eastwards which includes the plateau of higher land would remain largely unchanged. Geographical extent – Motorists would be focused on the road corridor and the site is peripheral in the view. Travelling west, there would be minor changes in the view due to the addition of built form seen in the context of the existing urban edge. Travelling east there would be a loss of some longer peripheral views across fields and glimpses of built form, with proposed tree planting providing screening and enclosure Pedestrians would have time to take in more of the views. Duration of effect – Long term/permanent
OVERALL JUDGEMENTS IN RESPECT OF SENSITIVITY AND MAGNITUDE			Sensitivity Motorists – Medium-low Pedestrians/cyclists – Medium	Magnitude Motorists - Medium adverse- Ped/cyclists – Medium adverse	Magnitude Motorists - Low adverse Pedestrians/cyclists – Low adverse
OVERALL JUDGEMENTS IN RESPECT OF SIGNIFICANCE OF EFFECT- Sensitivity and magnitude combined in a considered way				Effects on Motorists – Moderate- minor adverse/medium term Effects on Ped/cyclists – Moderate adverse/medium term	Effects on Motorists – Minor adverse/permanent Effects on Ped/cyclists – Minor adverse/ permanent

RECEPTOR/ REPRESENTATIVE PHOTOGRAPH	APPROX DISTANCES (M)	DESCRIPTION OF EXISTING VIEW	SENSITIVITY ASSESSMENT	COMPLETION CHANGE IN VIEW	15 YEARS POST COMPLETION CHANGE IN VIEW
A5156 Motorists Representative photograph 2.1	Approximate length of the route from which the site is visible - 450m 90m – 450m away from the northern site boundary	From a short section of the road, as it approaches Wrexham, there are some long views down the road corridor towards the roundabout with the site beyond. The tree groups, G7 and G8, are prominent in the view and field 2 can be seen as a narrow sliver of land in the distance. The backs of existing housing located on the north side of Stryt Holt Road are very noticeable in the view.	Value of the view - Medium No recognised value attached to the views in relation to heritage assets or through planning designation. Views along the highway corridor. It is a pleasant but unremarkable landscape which is not considered to be a popular visitor attraction. Susceptibility – Medium-low Primarily using route for access rather than focusing on the views. Taking in to account the speed of travel and the fleeting views.	Size and scale of changes - Travelling south there would be long views down the road corridor in which proposed housing would be partially seen beyond the roundabout. The tree groups, G7 and G8 would partially screen built form and would provide a mature setting. There would be some loss of views of open land, but the backs of existing housing located on the north side of Stryt Holt Road are very noticeable in the existing view. Geographical extent – Views of the development would be directly in front of motorists travelling south but would be perceived over a short distance leading up to the roundabout. Housing would be set back from the roundabout by a landscape buffer around 80m wide. The view would be transitory and fleeting. Duration of effect - Medium term	Size and scale of changes Planting within the open space at the frontage with the roundabout would have matured to provide a landscape setting for the housing seen from the short section of the A5156 as it approaches Wrexham. There would be some loss of views of open land, but the backs of existing housing located on the north side of Stryt Holt Road are very noticeable in the existing view. Geographical extent- Views of the development would be directly in front of motorists travelling south but would be perceived over a short distance leading up to the roundabout. Housing would be set back from the roundabout. The view would be transitory and fleeting Duration of effect- Long term/permanent
OVERALL JUDGEMENTS IN RESPECT OF SENSITIVITY AND MAGNITUDE		Sensitivity – Medium-low		Magnitude – Medium-low adverse	Magnitude - Low adverse
OVERALL JUDGEMENTS IN RESPECT OF SIGNIFICANCE OF EFFECT- Sensitivity and magnitude combined in a considered way				Significance of Effect – Moderate- Minor adverse/ medium term	Significance of Effect –Minor adverse/long term/permanent

RECEPTOR/ REPRESENTATIVE PHOTOGRAPH	APPROX DISTANCES (M)	DESCRIPTION OF EXISTING VIEW	SENSITIVITY ASSESSMENT	COMPLETION CHANGE IN VIEW	15 YEARS POST COMPLETION CHANGE IN VIEW
Bryn Estyn Road Motorists, cyclists and pedestrians Representative photographs 3.1-3.3	Runs alongside the southern site boundary - approximately 650m	Whilst there may be some glimpsed views of the site from gateways and gaps in existing boundary vegetation, generally the road is a narrow country lane which is well enclosed by existing hedgerows and trees. The buildings at the Erlas Centre and Bryn Estyn Court are noticeable features in views from the road. The section of the route east of Bryn Estyn Court is closed to traffic and therefore forms a pedestrian only route.	Value of the view - Medium No recognised value attached to the views in relation to heritage assets or through planning designation. Views along the country lane. It is a pleasant but unremarkable landscape which is not considered to be a popular visitor attraction. Susceptibility – Medium Motorists are primarily using the route for access rather than focusing on the views. Pedestrian/cycle route is not through open countryside but along a country lane.	Size and scale of changes - Generally, the road is enclosed by hedgerows with trees and is at a slightly lower elevation than the site. Where there are gaps in the hedgerows and at the proposed site entrance there would be fleeting, glimpsed views of proposed houses. The houses would be set back behind a landscape buffer of between 20- 60m width. There would be an increase in the amount of visible development, although some existing housing located at Bryn Estyn Court and to the west of the site is partially visible. Geographical extent– Views of the access to the site would be seen within close proximity. There would be fleeting, oblique views of the built form within the southern parts of the site seen at distances of 15-50m away. Duration of effect - Medium term	Size and scale of changes Proposed tree planting around the site entrance and along the southern boundary of the site would have matured to integrate with the existing hedgerows along the boundary to provide enclosure and screening of the proposed housing. The character of the route would remain relatively rural and enclosed. Changes to the view would be minor given that existing housing located at Bryn Estyn Court and to the west of the site is partially visible. Geographical extent – fleeting views in to the site at the proposed access and partial, oblique views of some proposed housing set back behind a landscape buffer. Duration of effect - Long term/permanent
OVERALL JUDGEMENTS IN RESPECT OF SENSITIVITY AND MAGNITUDE			Sensitivity - Medium	Magnitude – Medium adverse	Magnitude – Low adverse
OVERALL JUDGEMENTS IN RESPECT OF SIGNIFICANCE OF EFFECT- Sensitivity and magnitude combined in a considered way				Significance of Effect – Moderate adverse/ medium term/temporary	Significance of Effect – Minor adverse/long term/permanent

RECEPTOR/ REPRESENTATIVE PHOTOGRAPH	APPROX DISTANCES (M)	DESCRIPTION OF EXISTING VIEW	SENSITIVITY ASSESSMENT	COMPLETION CHANGE IN VIEW	15 YEARS POST COMPLETION CHANGE IN VIEW
Sandy Lane Pedestrians and motorists Representative photographs 4.1-4.2	Distance from the site 230m – 900m	Photograph 4.1 illustrates that generally the route is well enclosed by vegetation which screens views west towards the site. Photograph 4.2 is the view from the corner of Sandy Lane and Bryn Estyn Road looking northwest. Both roads are well enclosed by hedgerows but from field gates there are some views into the field which lies to the east of the site. The fields within the site are not visible.	Value of the view - Medium No recognised value attached to the views in relation to heritage assets or through planning designation. Views along the country lane. It is a pleasant but unremarkable landscape which is not considered to be a popular visitor attraction. Susceptibility – Medium Motorists are primarily using the route for access rather than focusing on the views. Pedestrian route is not through open countryside but along a country lane.	Size and scale of changes - Views are well enclosed by existing hedgerows and trees, and the site itself is not visible. Proposed housing within the site would be screened by existing intervening vegetation and by mature proposed vegetation along the eastern site boundary. Geographical extent – The country lane is set back from the site boundary by over 230m and no changes to the existing enclosed views are expected. Duration of effect - Long term/permanent	Size and scale of changes Views are well enclosed by existing hedgerows and trees and the site itself is not visible. Proposed housing within the site would be screened by existing intervening vegetation and by mature proposed vegetation along the eastern site boundary. Geographical extent – The country lane is set back from the site boundary by over 230m and no changes to the existing enclosed views are expected. Duration of effect - Long term/permanent
OVERALL JUDGEMENTS IN RESPECT OF SENSITIVITY AND MAGNITUDE			Sensitivity - Medium	Magnitude – Negligible	Magnitude – Negligible
OVERALL JUDGEMENTS IN RESPECT OF SIGNIFICANCE OF EFFECT- Sensitivity and magnitude combined in a considered way				Significance of Effect – Negligible/ medium term	Significance of Effect – Negligible adverse/long term

RECEPTOR/ REPRESENTATIVE PHOTOGRAPH	APPROX DISTANCES (M)	DESCRIPTION OF EXISTING VIEW	SENSITIVITY ASSESSMENT	COMPLETION CHANGE IN VIEW	15 YEARS POST COMPLETION CHANGE IN VIEW
PRoW BIE/4 Pedestrians Representative photograph 5.1	Approximate length of the route – 500m Approximate distance from the site boundary 750m	Photograph 5.1, Figure 15 (Appendix A) is the view looking west from Sandy Lane, near to PRoW BIE/4 which crosses Clays Golf Course. The photograph shows the cluster of built development located around Llan-pwll Farm. It is not possible to see the site due to the intervening vegetation. The PRoW follows a route through the Golf Course at a lower elevation than the land to the west. The site is not visible due to the topography and the screening effects of the existing vegetation.	Value of the view - Medium No recognised value attached to the views in relation to heritage assets or through planning designation. Views across a pleasant but unremarkable landscape which is not considered to be a popular visitor attraction. Susceptibility – High Viewers are expected to be focused on enjoying the landscape and are therefore highly susceptible to change.	Size and scale of changes - The proposed development would be screened from the PRoW by existing vegetation and the cluster of built development located around Llan- pwll Farm. Geographical extent – The PRoW is over 750m away from the site and no changes to the existing views are expected. Duration of effect- Medium term	Size and scale of changes The proposed development would be screened from the PRoW by existing vegetation and the cluster of built development located around Llan- pwll Farm. Geographical extent- The PRoW is over 750m away from the site and no changes to the existing views are expected. Duration of effect - Long term/permanent
OVERALL JUDGEMENTS IN RESPECT OF SENSITIVITY AND MAGNITUDE			Sensitivity – High-medium	Magnitude – Negligible	Magnitude - Negligible
OVERALL JUDGEMENTS IN RESPECT OF SIGNIFICANCE OF EFFECT- Sensitivity and magnitude combined in a considered way				Significance of Effect – Negligible/ medium term	Significance of Effect – Negligible/long term/permanent

RECEPTOR/ REPRESENTATIVE PHOTOGRAPH	APPROX DISTANCES (M)	DESCRIPTION OF EXISTING VIEW	SENSITIVITY ASSESSMENT	COMPLETION CHANGE IN VIEW	15 YEARS POST COMPLETION CHANGE IN VIEW
PRoW BIE/2 Pedestrians Representative photograph 6.1	Approximate distance from the site – 200- 500m	Photograph 6.1, Figure 15 (Appendix A) is the view from PRoW BIE/2 as it cuts through a field adjacent to the A5156. Views of the site are partially obscured by the roadside vegetation, however the tree groups G7 and G8 are visible and the fields within the site are partially visible as thin slivers of open grassland. Existing views south westwards include the urban edge of Wrexham.	Value of the view - Medium No recognised value attached to the views in relation to heritage assets or through planning designation. Views across a pleasant but unremarkable landscape which is not considered to be a popular visitor attraction. Susceptibility – High Viewers are expected to be focused on enjoying the landscape and are therefore highly susceptible to change.	Size and scale of changes - Views of the proposed housing within the site would be partially obscured by the existing roadside vegetation. The existing tree groups, G7 and G8, would provide a mature landscape setting and provide some screening of development. There are partial views of the existing urban edge of Wrexham. Geographical extent – Partial views looking south from distances of between 200-500m away. Duration of effect- Long term/permanent	Size and scale of changes Upon maturity the proposed vegetation around the site entrance would partially screen proposed housing and together with the existing tree groups would help assimilate the proposals in to the surrounding landscape. Geographical extent – Partial views looking south from distances of between 200-500m away. Duration of effect- Long term/permanent
OVERALL JUDGEMENTS IN RESPECT OF SENSITIVITY AND MAGNITUDE			Sensitivity – High-medium	Magnitude – low adverse	Magnitude– low adverse - negligible
OVERALL JUDGEMENTS IN RESPECT OF SIGNIFICANCE OF EFFECT- Sensitivity and magnitude combined in a considered way				Significance of Effect – Minor adverse/ medium term	Significance of Effect – Minor adverse-negligible/long term/permanent

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