6. Landscape and Visual

Introduction

6.1 This chapter assesses the effects of the Proposed Development on landscape character and visual amenity. In particular it identifies and assesses the anticipated effects of change resulting from the Proposed Development on the character and features of the landscape; and on people's views and visual amenity within the landscape and Visual Impact Assessment Study Area.

6.2 The chapter describes the methods used to assess the likely significant effects, the baseline conditions currently existing at the Site and surroundings, the potential direct, indirect and cumulative effects of the development, the mitigation measures required to prevent, reduce, or offset the identified significant effects and the residual effects. It has been written by Tyler Grange Group Limited.

6.3 This Chapter is supported by the following figures and appendices:

- Figure 6.1: Site Location;
- Figure 6.2: Site Context;
- Figure 6.3: Landscape Planning Policy;
- Figure 6.4: Landscape Character;
- Figure 6.5: Topography;
- Figure 6.6: Zone of Theoretical Visibility;
- Figure 6.7: Photoviewpoint Location Plan;
- Figure 6.8: Photosheets; and
- Figure 6.9: Landscape Strategy Plan

- Appendix 6.1: Parameter Plan
- Appendix 6.2: Phasing Plan
- Appendix 6.3: Illustrative Masterplan
- Appendix 6.4: National Planning Context
- Appendix 6.5: Special Landscape Areas Study (January 2017) extract
- Appendix 6.6: Wrexham Supplementary Planning Guidance: Landscape Character Area Guidance (Adopted March 2007) SPG
- Appendix 6.7: Planning Guidance Note 19 Wrexham Town's Character Areas map extract 98
- Appendix 6.8: Planning Guidance Note 34 Clwydian Range and Dee Valley Area of Outstanding Natural Beauty extract

6.4 This assessment has been informed by data from the following assessment chapters within the ES and other reports:

- Arboricultural Impact Assessment, produced by Tyler Grange dated March 2024; and
- Ecological Impact Assessment, produced by Tyler Grange dated March 2024

Assessment Methodology and Significance Criteria

6.5 The generic EIA methodology is detailed in Chapter 2: Approach of the ES. This section provides specific details of the landscape and visual methodology applied to the assessment of the Development and a summary of the general approach to provide appropriate context for the assessment that follows. The assessment methodology is based primarily upon the GLVIA 3 which is considered to be best practice guidance for undertaking landscape and visual assessments.

6.6 To assist the reader in understanding the purpose for undertaking landscape assessment work, the definition of 'landscape' as defined by the European Landscape Convention (ELC, 2000) is set out below.

6.7 "Landscape" means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors. This definition applies to all urban, peri-urban landscapes, towns, villages and rural areas. It applies to ordinary or degraded landscape as well as those that are outstanding or protected."

6.8 The methodology used to write this LVIA has been derived from GLVIA 3. This states that landscape and visual impact assessment relates to:

6.9 "...the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity"

6.10 In the context of this definition, the assessment process seeks to consider the effects in an objective and systematic manner whilst recognising the perceptual and therefore subjective response to the landscape. Whilst subjectivity can never be removed from the assessment process, by following a systematic and structured framework of assessment, a more robust assessment can be applied and justified, and transparent conclusions drawn.

6.11 Furthermore, the LVIA process deals with the separate but interlinked issues of:

- Landscape Character: The effects of the Development upon discrete character areas and /or character types comprising features possessing a particular quality or merit; and
- Visual Context: The effects of the Development on views experienced by visual receptors, and upon the amenity value of the views.

6.12 The effects of both aspects must be addressed in the assessment.

6.13 In summary, the assessment process involves the following steps:

- Baseline appraisal of landscape, visual and planning policy baseline;
- Identification of potential receptors to change and their sensitivity;

- Assessment of potential effects on identified receptors;
- Assessment of cumulative effects on identified receptors;
- Assessment of residual effects on identified receptors; and
- Proposed mitigation measures.

Identification of the Study Area

6.14 For the purposes of the LVIA, a Study area has been defined that extends to a distance of 2km from the Site boundary. The Study area has been informed by an understanding of landform and built form, and through the use of Zone of Theoretical Visibility (ZTV) mapping, which demonstrates the worst-case scenario in terms of visibility of the Site. Further details of the production of the ZTV are set out under the 'Establishing Baseline Conditions' section.

Desk-based Data

6.15 The landscape baseline was established through gathering data from published assessments on the landscape character and how this varies within the Study area, together with its geographic extent and how it is experienced and valued.

6.16 The visual baseline establishes the areas from where the new components of the Development can be seen, who can see them, the places where those who see them will be affected and the nature of views and visual amenity. This was informed through the use of aerial imagery from Google Earth and Bing mapping, Ordnance Survey (OS) mapping and the calculation of a ZTV of the Development.

6.17 The ZTV mapping exercise was conducted using QGIS software and based upon OS Terrain 5 data. The model does not take into account built form or vegetation, i.e., is a bare-earth model, and thus shows the worst-case scenario for the potential visibility of a building of up to 12m to account for the maximum proposed building height. The ZTV was used as a first sieve exercise to scope down the areas to assess for potential views towards the Site. From this exercise, a series of viewpoints were identified which were then shared for agreement with WCBC (see Table 6.9).

6.18 Together, the established baseline scenario provides an understanding of the components of the landscape and visual receptors that may be affected by the Development, and includes the identification of key receptors and viewpoints which represent such receptors. The baseline is of sufficient detail to enable a well-informed assessment of the likely significant effects of the Development during the construction and operations phases.

- The desk-based assessment has involved the following key activities:
- Familiarisation with the landscape and visual resources of the area within which the Development will be located;
- Review of legislation, policy and guidance including published landscape character assessments of the area and its wider context and publicly available datasets from Natural Resources Wales (NRW) and Cadw;
- Identification of landscape and visual receptors likely to be significantly affected by the Development;

- Preparation of ZTV maps;
- Identification of the location of viewpoints, informed by the ZTV, that were used to inform the assessment of effects of both landscape and visual receptors; and
- Identification of suitable study areas for the impact assessment stage of the LVIA.

6.19 This process defined a 2km Study area from Site boundary that has formed the basis of LVIA fieldwork.

Identification of Sensitive Receptors

6.20 In order to focus on the significant effects, visual receptors identified through ZTV analysis and reviewed during site visits have been scoped out of the visual assessment where no views of the Development were identified.

6.21 The landscape and visual assessment comprises the assessment of the following construction and operation scenarios that encompass the Development as a whole:

- Baseline – existing conditions at the time of time of the survey (i.e. 2024);
- Construction / Site mobilisation – Q1/Q2 2026
- Future Baseline (without Development) – 2026;
- Completed Development (year 1) – 2035; and
- Completed Development (year 15) – 2050.

Site Survey

6.22 The landscape and visual baseline conditions were established by undertaking a detailed desk study, fieldwork conducted on 12th January 2024 and 13th February 2024 to ground truth the findings of the desk study and capture photographs from the photoviewpoints assessed as part of the LVIA, and analysis of findings. These activities were undertaken in line with GLVIA 3 to create a detailed understanding of the existing landscape and visual context of both the Site and surrounding landscape within the Study area.

Characterisation of Effect

Identifying Likely Significant Effects

6.23 The assessment criteria used for this LVIA includes consideration of value and susceptibility in determining receptor sensitivity; and consideration of the scale, extent and duration of the effect in determining magnitude. The value and susceptibility of a receptor are both considered in understanding and forming a judgment regarding its overall sensitivity. These criteria are outlined later in this section, with further detail on how these criteria are applied and combined to form judgements of sensitivity, magnitude and significance provided within Appendix 6.3.

6.24 Changes to the landscape character can arise as a result of:

- Changes to the fabric of the landscape including either through the loss of key elements or the introduction of new features which alter the distinct character of the landscape; and
- Changes which alter the way in which the landscape is perceived or appreciated.
- Changes to views will occur where there is:
- Alteration of the view in terms of elements present and the overall composition;
- A change to the skyline; and / or
- There is a change to the distribution or dominance of features.

Construction

6.25 Construction stage landscape and visual impacts are anticipated to arise from earthworks and site regrading, building works and construction activity (including the temporary impact of tower cranes). Construction phase effects are considered to be 'short-term and temporary' in duration due to the anticipated length of the proposed construction phase.

6.26 The assessment of the potential for likely significant construction stage effects has been carried out using professional judgement and experience of assessing similar developments, without reference to illustrative material such as Accurate Visual Representations (AVRs).

Completed Development

6.27 The Development will lead to a direct and permanent change in landscape character on and in proximity of the Site, and an introduction of new built form in views.

6.28 The viewpoint locations are as agreed with WCBC through the scoping process, allowing the LVIA to focus on the likely significant effects resulting from the Development. The selection of viewpoint locations takes account of the outline application applicable to the Site.

Cumulative Effects

6.29 The assessment of cumulative landscape and visual effects considers the potential effects of the Development interacting with other identified cumulative schemes.

6.30 GLVIA3 defines cumulative landscape and visual effects as those that:

6.31 "result from additional changes to the landscape or visual amenity caused by the Development in conjunction with other developments (associated with or separate to it), or actions that occurred in the past, present or are likely to occur in the foreseeable future."

6.32 It is important to note that GLVIA3 advocates that;

6.33 'the emphasis on EIA is on likely significant effects rather than on comprehensively cataloguing of every conceivable effect that might occur'.

6.34 As such, the assessment should be reasonable and proportional, with a focus on likely significant effects.

6.35 As set out in Chapter 2: Approach, one cumulative scheme has been considered for cumulative assessment within this EIA. It is not considered that the KSS2 North scheme would be visible in views towards the Development and therefore does not have the potential to result in cumulative landscape or visual effects with the Development. Given the intervening built form and landscape features, KSS2 is not considered to have any invisibility with the Development proposals and is scoped out of the cumulative assessment. This is reinforced by the lack of any intervisibility identified within the LVIA submitted for the KSS2 North application (Ref: P/2021/0436).

Determining Effect Significance

6.36 The process of forming a judgement as to the degree of significance of the effect is based upon the assessments of magnitude of impact and sensitivity of the receptor.

Sensitivity of Receptor

6.37 The desktop and on-site appraisals are used to identify potential receptors to change. Landscape receptors may be individual landscape elements, such as trees and hedgerows, or landscape character. Visual receptors are always people. Receptors that are identified but then deemed to not be affected by the Development are scoped out of the assessment in accordance with the GLVIA3.

6.38 The sensitivity of receptors is assessed by combining the considerations of:

- Susceptibility: the ability of a landscape or visual receptor to accommodate the Development "without undue consequences for the maintenance of the baseline situation and / or the achievement of landscape planning policies and strategies." (GLVIA3, para. 5.40).
- Value: "the relative value that is attached to different landscapes or views by society" (GLVIA3, pages 114 and 157).

6.39 In order to assist in understanding the application of sensitivity to landscape and visual receptors, Appendix 6.3 sets out a number of assessment criteria which are summarised below. These allow for the separate consideration of both value and susceptibility factors in order to establish a balanced assessment.

Susceptibility

6.40 Susceptibility indicates the ability of a landscape or visual receptor to accommodate change "without undue consequences for the maintenance of the baseline situation and / or the achievement of landscape planning policies and strategies." (GLVIA, 3rd edition, para. 5.40).

Table 6.1: Receptor Susceptibility Descriptors

Susceptibility	Description
High	Undue consequences are likely to arise from the Development.
Medium	Undue consequences may arise from the Development.
Low	Undue consequences are unlikely to arise from the Development.

6.41 Susceptibility of landscape character areas / types is influenced by their characteristics and is frequently considered (though often recorded as 'sensitivity' rather than susceptibility) within documented landscape character assessments and capacity studies.

6.42 Susceptibility of designated landscapes is influenced by the nature of the special qualities and purposes of designation and / or the valued elements, qualities or characteristics, indicating the degree to which these may be unduly affected by the development proposed.

6.43 Susceptibility of accessible or recreational landscapes is influenced by the nature of the landscape involved; the likely activities and expectations of people within that landscape and the degree to which those activities and expectations may be unduly affected by the development proposed.

6.44 Susceptibility of visual receptors is primarily a function of the expectations and occupation or activity of the receptors (GLVIA3, para 6.32).

Value

6.45 Landscape value is the relative value that is attached to different landscapes by society. As a general rule, those landscape resources which make a notable contribution to the character and cannot be replaced or substituted, or where the type of Development is inconsistent with the baseline situation will be of a high sensitivity. Those resources which are replaceable or contribute little to the overall character of the landscape, and where the type of proposals complement the baseline situation will be of low sensitivity.

6.46 Value can apply both to areas as a whole, or the individual elements, features and aesthetic or perceptual dimensions that contribute to the character of the landscape.

6.47 For visual receptors, susceptibility and value are closely linked – the most valued views are also likely to be those where viewer's expectations will be highest. Visual receptor value relates to the value of the view, e.g. a National Trail is nationally valued for access, not necessarily for the available views.

6.48 Receptor value is defined in **Table 6.2**.

Table 6.2: Receptor Value Descriptors

Value	Descriptor
High	Designated landscapes which are nationally or internationally designated for their landscape value.
Medium	Locally or regionally designated landscapes; also areas which documentary evidence and / or site observation indicates as being more valued than the surrounding area.
Low	Everyday landscape which is appreciated by the local community but has little or no wider recognition of its value.
Limited	Despoiled or degraded landscape with little or no evidence of being valued by the community.

6.49 As set out above, sensitivity is assessed through the application of professional judgement, based on a combination of the considerations of susceptibility and value and is not reliant on a formulaic interpretation of the tabulated criteria. **Table 6.3** below provides an overview of how sensitivity is derived.

Table 6.3: Sensitivity of Landscape and Visual Receptors

Value	Susceptibility		
	High	Medium	Low
High	High	High-Medium	Medium
Medium	High-Medium	Medium	Medium-Low
Low	Medium	Medium-Low	Low
Limited	Low	Low-Negligible	Negligible

6.50 The sensitivity of landscape receptors arising from the Development will be dependent on:

- Its characteristics of and contribution to a sense of place;
- The ability to recreate or replace the feature or characteristic; and
- Whether the Development is compatible with the baseline situation.

6.51 Those receptors that are classified as being high sensitivity to change may include nationally designated or iconic, unspoiled landscape with few, if any degrading elements, those of low sensitivity to change may include damaged or substantially modified landscapes capable of absorbing major change.

6.52 The sensitivity of people (visual receptors) who may experience a change to views and visual amenity arising from the Development, with reference to the representative viewpoints, in terms of their sensitivity to change will be dependent on:

- The location and context of the viewpoint;
- The expectations and occupation or activity of the receptors; and
- The importance of the view.

6.53 Those receptors that are classified as being of high sensitivity to change may include users of public rights of way or nearby residents, those of low sensitivity to change may include people in their place of work or travelling through the landscape in cars, trains or other modes of transport.

Magnitude of Impact

6.54 The magnitude of impact considers the size or scale of the Development, along with the geographical extent of the area influenced and its duration, as set out in the GLVIA3 (para. 3.26).

6.55 The scale of impact is assessed for all landscape and visual receptors and identifies the degree of change which would arise from the Development. The criteria for the assessment of the scale of impacts are set out in **Table 6.4.**

Table 6.4: Scale of Impact

Scale	Descriptor
High	Total or major alteration to key elements, features, qualities or characteristics, such that the baseline will be fundamentally changed following development.
Medium	Partial alteration to key elements, features, qualities or characteristics, such that the baseline will be noticeably changed following development.
Low	Minor alteration to key elements, features, qualities or characteristics, such that post development the baseline will be largely unchanged despite discernible differences.
Negligible	Very minor alteration to key elements, features, qualities or characteristics, such that the baseline will be fundamentally unchanged following development with barely perceptible differences.

6.56 Duration of impact is assessed for all landscape and visual receptors and identifies the time period over which the change to the receptor as a result of the Development

would arise. The criteria for the assessment of duration of impact are set out in **Table 6.5**.

Table 6.5: Duration of Impact

Duration	Descriptor
Permanent	The change is expected to be permanent and there is no intention for it to be reversed. Or occurring for a period longer than 25 years.
Long term	The change is expected to be in place for 10–25 years and will be reversed, fully mitigated or no longer occurring beyond that timeframe.
Medium term	The change is expected to be in place for 2–10 years and will be reversed, fully mitigated or no longer occurring beyond that timeframe.
Short term	The change is expected to be in place for 0–2 years and will be reversed, fully mitigated or no longer occurring beyond that timeframe.

6.57 Extent of impacts is assessed for all receptors and indicates the geographic area over which the impacts will be felt, as set out in **Table 6.6.**

Table 6.6: Extent of Impact

Extent	Descriptor
Extensive	Extensive affecting the majority or all the receptor area (e.g. character area or field of view).
Intermediate	Affecting around half of receptor area.
Localised	Site and surroundings or part of the receptor area.
Limited	Affecting the site and immediate setting only.

6.58 The magnitude of impact is assessed through the application of professional judgement, based on a combination of the scale, duration and extent of effect (**Tables 6.5 – 6.7**), with descriptions set out in **Table 6.8**.

Table 6.7: Magnitude of Impact Description

Magnitude of Impact	Descriptor
High	A large extent of a receptor will be lost or changed or there will be the additional of significant new features that alter their character or composition.
Medium	A medium extent of a receptor will be lost or changed or there will be the additional of significant new features that alter their character or composition.
Low	A small extent of a receptor will be lost or changed or there will be the additional of significant new features that alter their character or composition.
Negligible	A barely perceptible extent of a receptor will be lost or changed or there will be the additional of significant new features that alter their character or composition.

Assessing Significance

6.59 The significance of identified landscape and visual effects are assessed through the application of professional judgement and is not reliant on the formulaic interpretation of the tabulated criteria, combining the sensitivity of the landscape / visual receptor, the magnitude of the change and whether the change is likely to be temporary or permanent, long or short term. The assessment identifies which effects are considered to be significant as well as whether they are adverse or beneficial.

6.60 The matrix shown in **Table 6.8** illustrates how the sensitivity of the landscape and visual receptors (**Table 6.4**) and the magnitude of impact **(Table 6.7**) can be combined to provide an assessment of the significance of effect.

Table 6.8: Landscape and Visual Significance Matrix

Value		Sensitivity			
		High	Medium	Low	Negligible
Magnitude	High	Major	Major-Moderate	Moderate	Negligible
	Medium	Major–Moderate	Moderate	Moderate-minor	Negligible
	Low	Moderate	Moderate-minor	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

6.61 Effects are defined as adverse, neutral or positive. Neutral effects are those which overall are neither adverse nor positive but may incorporate a combination of both.

6.62 Where intermediate ratings are given, e.g. "Moderate-Minor", this indicates an effect that is both less than Moderate and more than Minor, rather than one which varies across the range. In such cases, the higher rating will always be given first. This does not mean that the impact is closer to that higher rating but is done to facilitate the identification of the more significant effects within tables. Intermediate judgements may also be used for judgements of magnitude.

6.63 It is considered that major–moderate or major effects are considered to be significant and effects of moderate or less are "of lesser concern" (as defined by GLVIA3, para. 3.35) and not significant.

6.64 However, it is important to note that this is a quantitative approach, which the GLVIA3 strives to avoid, stating that:

6.65 "There should be more emphasis on narrative text describing the landscape and visual effects and the judgements made about their significance" and that "Tables and matrices should be used to support and summarise description text, not replace it.".

6.66 Therefore, professional judgement is applied where appropriate. It should also be noted that whilst an effect may be significant, that does not necessarily mean that such an impact would be unacceptable or should necessarily be regarded as an "undue consequence" (GLVIA3, para 5.40).

Assumptions and Limitations

6.67 The following assumptions have been made in this assessment:

6.68 The assessment of effects arising from Build Zones on the Parameters Plan (drawing B024030.23.P04) assumes structures / buildings could occupy the full extent of the identified development parcels.

- Proposed tree and hedgerow planting at the time of opening would consist of the following sizes:

- Specimen trees: Heavy standard (height range 3.6 – 4.2m);
- Native hedgerow: Whip (height range 1.2 – 1.8m);
- Wet woodland / scrub: Whip (height range 1.2 – 1.8m);
- Semi-natural woodland: Whip (height range 1.2 – 1.8m); and
- Planting growth is assessed on the basis of an average of 1m in 3 years for trees, although this will vary due to species and specific soil conditions, as well as maintenance and management;

6.69 Maximum building heights are derived from Parameter Plan (B024030.23.P04). The following limitations have been identified:

- The assessment is based on the parameter plans for permanent structures limiting the degree of accuracy and detail;
- The ZTV model does not take into account the reducing scale of objects in the view over long distances or the reduction in contrast caused by atmospheric conditions. Given the local landform, surrounding land use and vegetation, the ZTV indicates a considerably greater area than in reality. The influence of vegetation will serve to limit inter-visibility of the Site.

Consultation

Table 6.9 – Consultation Table

Consultation	Date and Time	Comments	Actions
Wrexham County Borough Council Scoping Opinion	23/02/2024	"*The site is not located within any statutory or local landscape designations. The proposed development would have a significant urbanising effect. However when considered in the context of its edge of urban location, the effect n the wider locality is not considered to be significant in EIA terms. Whilst a formal application would need to be accompanied by a Landscape and Visual Impact Assessment, this is not a matter that needs to be included within the scope of the Environmental Statement."*	A LVIA has been carried out in accordance with the 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA) Third Edition as prepared by the Landscape Institute (LI) and Institute of Environmental Management and Assessment (IEMA) in addition to An Approach to Landscape Character Assessment' (2014) as prepared by Natural England. This has incorporated the receptors and viewpoints as noted within the Scoping Opinion, along with a cumulative assessment. Although WCBC have not requested an LVIA within the ES, its inclusion is considered to be a robust approach to assess the potential for significant effects, given the scale of the proposed development.

Planning and Evidence Base

National Planning Context

Planning Policy Wales (Edition 12, February 2024) ('PPW')

6.70 This document sets out the land use planning policies of the Welsh Government which are supplemented by a series of Technical Advice Notes (TANs), Welsh Government Circulars and policy clarification letters. Together with the Minerals TANs, these documents comprise national planning policy. A summary of the planning provisions relevant to landscape and visual matters provided within PPW is provided in Appendix 5.

Technical Advice Notes

6.71 Each (TAN) provides detailed planning advice on a different subject. TAN12 'Design' (2016) is of relevance to this assessment.

6.72 The purpose of TAN12 Design (2016) is to provide advice to all involved in the design of development in the facilitation of 'promoting sustainability through good design' and 'planning for sustainable buildings.' Those sections containing advice of particular relevance to landscape and visual issues and considerations on the design process are identified in Appendix 5.

Future Wales – the National Plan 2040 (2021)

6.73 Future Wales is the highest tier of development plan within Wales and contains strategic priorities and policies. Policies relevant to landscape and visual matters are:

- Policy 2: Shaping Urban Growth and Regeneration – Strategic Placemaking: This policy states that development should integrate GI and be informed GI Assessments.
- Policy 9: Resilient Ecological Networks and Green Infrastructure: Decision makers will expect GI assets be secured where practical to secure resilient and multi-functional benefits.
- Policy 15: National Forest – The Welsh government targets to increase woodland cover to include community woodland. Woodland creation can contribute towards this policy.

Statutory Development Plan Policy

Local Planning Policy

6.74 The Site lies within the administrative area of Wrexham County Borough Council. The current adopted Development Plan relevant to the Site is the Wrexham Local Development Plan (LDP) 2013 - 2028 (Adopted 20th December 2023) . This section should be read in conjunction with Figure 6.3.

6.75 Adopted policies relevant to landscape and visual matters are:

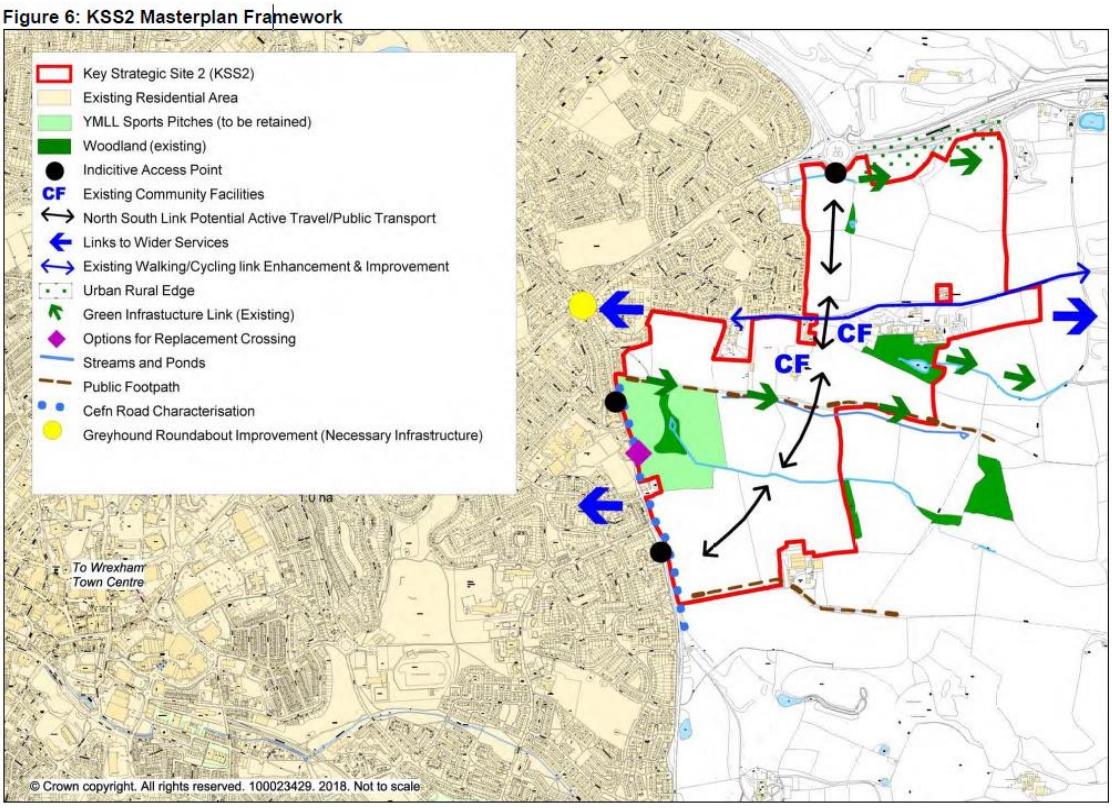
- Policy SP4: KSS2: Land East of Cefn Road, Wrexham:

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.*

Figure 6: KSS2 Masterplan Framework



- Policy SP6: Green Wedge

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

  Wrexham and Wrexham Industrial Estate […]

- *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.*

It is noted that the Green Wedge boundary has been amended as part of the adopted LDP2 to take account of the KSS2 allocation. The Site boundary lies outside of the Green Wedge policy area, ensuring there is no harm to openness and coalescence.

- Policy SP11: Transport and Accessibility

  This policy has been developed to improve Wrexham's transport network, including the development of coverage of the active Travel Network across Wrexham to promote increased use of walking and cycling as safe, viable and sustainable alternatives to the car.

- Policy SP12: 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 complying with the masterplanning framework SPG 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.

- Policy SP14: Natural Environment

  Development will only be permitted where it seeks to protect, conserve and enhance the natural environment including:

  - *Special Areas of Conservation, Special Protection Areas, and Ramsar Sites;*
  - *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*
  - *Local Wildlife Sites;*
  - *Local Nature Reserves;*
  - *Special Landscape Areas;*
  - *Natural landscape features and Green Infrastructure such as trees, hedges and woodland 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, soundscape, air and soils; and*
- *Habitats and species of principal importance to Wales.*

- Policy SP19: 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 the extent, quality and connectivity of multifunctional green infrastructure on or near a site, and, where appropriate to enhance it by:

  i. Creating new interconnected areas of green infrastructure between the proposed site and the existing network;

  ii. Filling gaps in the existing network to improve connectivity;

  iii. Protecting 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 on a site-specific basis.

- 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.

  Development affecting all existing and new proposed woodlands should:

  i. Support proposals which assist in the respectful and appropriate use and protection of woodlands and boundary edges;

  ii. Promote sustainable management to deliver multiple benefits; and

  iii. Support the relevant aims and objectives of the Wrexham Tree & Woodland Strategy 2016-2026 and all subsequent amendments.

  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.

- Policy NE4: Area of Outstanding Natural Beauty

  Within the Area of Outstanding Natural Beauty (AONB), development will only be permitted where it conserves or enhances the natural beauty of the area and its setting. Development proposals that are outside, but closely interlinked with the AONB must not have an adverse impact on the natural beauty of the AONB.

- Policy CF1: Protection of Existing Open Space, Sport and Recreation Facilities

Development will be expected to protect, manage and enhance the existing network of open spaces and to provide alternative provision to offset loss.

- Policy CF2: Provision of New Open Space –

  The Proposed Development will be expected to provide public open space in accordance with the standards set out in the most up to date open space study.

- Policy T2: Active Travel

  The purpose of this policy is to improve the current Active Travel Network and increase opportunities to improve levels of walking and cycling by ensuring new developments contribute to the advancement of the network and include design features and facilities that help to promote Active Travel as a viable alternative to the private car. This policy should be read in conjunction with the masterplanning framework and KSS schematic plans.

SPG, Planning Guidance Notes and Evidence Base

6.76 The Wrexham Unitary Development Plan 1996-2011 was supported by Supplementary Planning Guidance (SPGs) and planning guidance notes. Following the adoption of the LDP2 (which supersedes the UDP), the Council reviewed the SPG notes against the LDP. Those that remain in general conformance with the LDP2 will be given reasonable weight. In due course, the SPGs will be updated to reflect the adopted LDP. Those of relevance are listed below:

- LANDMAP: Landscape Character Area Guidance (Adopted March 2007) LCA 8: Gwersyllt, Llay, Gresford, Borras – considered further in Section 5 of this assessment.
- Wrexham SPG: The Tree and Woodland Strategy (January 2005) – This document includes and outline of the purpose of the Council's strategy and details the objectives and planning policies of relevance. The retention and protection of existing tree cover is encouraged alongside measures to increase tree and woodland cover.
- 07 Landscape and Development: This leaflet details landscape related considerations that the Council expects developments to take into account. This LVIA demonstrates consideration of landscape matters as part of the design process. The leaflet also recommends the provision of locally native species for countryside boundaries and large scale planting.
- 17 Trees and Development: This leaflet is applicable to trees, hedgerows and 'large significant shrubs'. The value of trees to the amenity of landscape and streetscenes is recognised for example by breaking up view lines and screening buildings. The Council will expect tree planting along principal frontages and access routes alongside avenue planting on internal roads where practical. Guidance is provided on species selection.
- 30 Design: This document provides guidance to inform the design process including checklists on site layout, building form and landscape proposals.

- 34 Clwydian Range and Dee Valley Area of Outstanding Natural Beauty – this document is targeted partly at new developments. The 'special qualities' that define the character of the AONB are:

1. Landscape character and quality
2. Habitats and Wildlife
3. Historic Environment
4. Access Recreation and Tourism
5. Culture and People

6.77 With regard to landscape character, this document states *'It is important to define what makes up landscape character to ensure new development maintains and enhances this character'* and references LANDMAP as an evidence base to supplement site evaluation. Considerations should include key views, visual character and natural heritage features.

6.78 The document defines and describes the Landscape Types of the AONB and identifies the pressures that new development can place upon the AONBs special qualities. Key design considerations are provided to guide developers for example with regard to siting, scale, design, materials, setting and landscaping.

6.79 The LDP2 2013-2028 is informed by a number of evidence base documents. Those of relevance to this assessment are summarised below:

- Topic Paper 6 – Natural Environment – this paper identifies the boroughs key natural assets which includes the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty and tree cover. The paper also details issues and drivers that should be taken into account not limited to: (i) Maintain and expand the network of high quality and accessible GI and (ii) Increase tree canopy cover in line with WCBC Tree Strategy.
- Special Landscape Areas Study (January 2017) – This paper provides a reminder on the requirement to minimise visual impact upon SLAs from both nearby and distant views and provides reference to landscape character. This study surveyed and assessment the borough to review the SLA designations and define those to be taken forward within the LDP2 2013-2028. Seven SLA are identified as illustrated in Appendix 6.5x.
- LSP Masterplanning Framework SPG (2018) – This document has been prepared to inform the masterplanning process for each of the three KSS identified within the LDP2 2013-2028. General principals to inform the design of sustainable places are provided in addition to site-specific considerations. The Site forms part of 'Site B: KSS 2 Holt Road'. Of relevance to this assessment, this document recommends that the masterplan take into account the following landscape considerations:
    - *'The rural integration of all new urban edges would require very careful consideration given the site's topography;*

- *Major hedgerows and trees (and their development exclusion zones) are important to retain for their landscape integration, visual amenity and biodiversity functions;*
- *Green Infrastructure including open space provision, community links, swales and water storage lagoons as part of a SuDs scheme should be utilised as important design features;*
- *Cefn Road is characterised by mature trees, hedgerows and sections of stone wall. Further south beyond site edge there is a strong parkland character associated with the Cefn Park Estate. This needs to be reflected in boundary treatments and design along Cefn Road.'*

Baseline Conditions

6.80 This section identifies the landscape and visual receptors and sets out the existing landscape and visual context of the Site and Study Area in terms of:

- The landscape features and character of the Site;
- The landscape character of the Study area;
- The nature and extent of the Site's visibility for visual receptors; and
- The sensitivity of the identified landscape and visual receptors to the change proposed.

6.81 The location of the Site and full extent of the Study area is shown on Figure 6.1. The local context of the Site is illustrated on Figure 6.2. Its topographical setting is illustrated on Figure 6.5.

Landscape Character

6.82 The published landscape character areas of relevance to the Site and their extents are illustrated on Figure 6.4 which should be reviewed in conjunction with this section.

6.83 TG have been involved with the potential development of the Site since 2020, when an initial Site visit and high-level desktop study was undertaken to inform the emerging proposals. For the purposes of this report, TG conducted fieldwork on the 12th January 2024 and 13th February 2024 to analyse the landscape character of the Site. Access to the Site itself was constrained to Public Rights of Way routes.

6.84 The following published landscape character types/areas (LCT/LCA) of relevance to the Site and the Study Area:

- National level: National Landscape Character Area 13: Deeside and Wrexham (NCLA13);
- Regional level: Terrace North & East of Wrexham (Area ID: WRXHMVS057) Visual and Sensory;
- Regional level: Llay grasslands (Area ID: WRXHMLH041) Landscape Habitats;
- Regional level: Terrace North & East of Wrexham (Area ID: WRXHMCLS126) Cultural Landscape;
- Regional level: Borras (Area ID: WRXHMGL080) Geological Landscape;

- Regional level: Llan-y-pwll (Area ID:WRXHMHL016) Historic Landscape;
- Local level: LCA 8: Gwersyllt, Llay, Gresford, Borras

National Landscape Character

6.85 National Landscape Character Area 13: Deeside and Wrexham (NCLA13)

6.86 The Site is wholly located within the Deeside and Wrexham NCLA which comprises a border area, extending from the mouth of the Dee along the coast as far as Point of Ayr, and inland as far south as the Ceiriog Valley. It includes several settlements and centres of population, the principal being the towns of Chirk, Wrexham and its main satellite towns.

6.87 Characteristics of relevance include:

- Lowland, foothills and levels - sloping down to the lower Dee and Dee Estuary. Carboniferous Coal Measures interspersed with outcrops of Millstone Grit, Holywell shales and Cefn-y-Fedw sandstones. Glacial till, fluvio-glacial and river terrace drift overlay in parts of the valley floor, giving rise to localised gentle land form variation.
- A single large river, the Dee, traverses the area. The Dee opens out into a broad estuary with tidal sand and mud flats. A number of minor rivers dissect the landscape, for example, the Alyn and Eitha, and associated streams.
- A broad flat flood plain adjacent to the Dee Estuary – with wide open views to Wirral
- Narrow, incised, wooded tributary valleys – many running down from the west.
- Mixed pasture and some arable - and farm woodland cover
- Archaeology - variety of historic sites indicate the former strategic importance of the coastal route and the turbulent history of the Marchlands, including Offa's Dyke and Wat's Dyke. Late Medieval parklands and ecclesiastical / funerary sites.
- Urban settlements - a strongly settled character is apparent in the central and southern parts of the area, with the relatively large, almost linked settlements of Holywell-Connah's Quay-Mold-Wrexham-Ruabon.
- An industrial character - evident in the line of coalesced settlements at Connah's Quay and Holywell, associated both with the Chester to Holyhead railway line, mining and large scale power generation and industrial plants. Include landmark scale structures such as Broughton aircraft factory, Shotton Steel works and Connah's Quay power station. Industry tends to dwarf historic settlement and features e.g. Flint and it's castle.
- Small settlements – outside urban areas, compact villages associated with landed estates and isolated farmsteads, or coalesced ribbon developments and encroachment upon commons, which are the legacy of the former coal and lead mining industries.
- Culturally many connections to Chester and Merseyside

LANDMAP

6.88 LANDMAP provides 'Overall Evaluation scores' for each of the regional aspect areas which are (i) Outstanding: of National Importance; (ii) High: of Regional or County Importance; (iii) Moderate: of Local Importance; and (iv) Low: of little of no importance. These are:

- Terrace North & East of Wrexham (Area ID: WRXHMVS057) Visual and Sensory – Moderate.
- Llay grasslands (Area ID: WRXHMLH041) Landscape Habitats – High – The justification for this score is an ecology matter and considered outside the remit of this assessment.
- Terrace North & East of Wrexham (Area ID: WRXHMCLS126) Cultural Landscape – No score given
- Borras (Area ID: WRXHMGL080) Geological Landscape – Outstanding - The justification for this score is a geology matter and considered outside the remit of this assessment.
- Llan-y-pwll (Area ID:WRXHMHL016) Historic Landscape – Moderate - The justification for this score is a heritage matter and considered outside the remit of this assessment.

6.89 Wrexham Supplementary Planning Guidance: Landscape Character Area Guidance (Adopted March 2007) describes the sensitivity of LCA 8 as 'under very high pressure' to further development in areas of high quality arable land. A copy of this SPG is provided in Appendix 8.

Clwydian Range and Dee Valley AONB Character

6.90 The Site has intervisibility with the Clwydian Range and Dee Valley AONB. Planning Guidance Note 34 Clwydian Range and Dee Valley Area of Outstanding Natural Beauty defines and describes the Landscape Types found within the AONB. Those with intervisibility with the Site are (i) Hill slopes and (ii) Upland areas. Extracts for each of these Landscape Types is provided in Appendix 10 to provide context for the character of views in and out of the Site.

Guidance

LANDMAP

6.91 Relevant guidance and management remarks provided in relation to the LANDMAP aspect areas applicable to the Site are summarised as:

- 'Woodland and hedgerow vegetation appear managed but declining in quality
- Conserve and where possible enhance existing boundary hedgerow features and woodland blocks with a view to improving age range and species diversity (with emphasis on British Native stock). Restore habitats where possible with a view to promoting biodiversity objectives. Improve links into the countryside from adjacent settlements and limit development and extension of industrial areas without satisfactory restoration and mitigation plans being in place that take account of the landscape structure and aim to improve and enhance it.
- Ensure phased replacement of maturing vegetation especially hedgerow trees and woodlands.
- Manage planting on restored landfill and new roads and their earthworks to ensure they are fully integrated into the landscape.
- Define the key qualities that should be enhanced: Field boundaries and margins
- Define the key elements that should be conserved: Field boundaries and general vegetation pattern

- Enhance connectivity throughout the area by replanting gappy hedges and plant additional woodland.
- Plant additional woodland areas to maintain connectivity.
- Retain potential green networks and develop green networks.
- Ensure that no significant geological or geomorphological features are lost or damaged (e.g. due to development, forestry, etc'.

6.92 Wrexham Supplementary Planning Guidance: Landscape Character Area Guidance (Adopted March 2007) LCA 8: Gwersyllt, Llay, Gresford, Borras.

6.93 Relevant guidance and management remarks provided of relevance to the Site are:

- 'Maintain continuity and integrity of exposures and landforms
- Plant new hedgerow trees, particularly oaks to replace overmature trees
- Refer to Green Network Strategy due March 2007 and implement new links'

Description of the Study Area

6.94 The Site comprises fields used for either agricultural (arable) purpose or recreational purposes, the latter by Wrexham Rugby Club. The Site adjoins the settlement of Wrexham with the predominantly residential ward of Catrefle to the west and Rhosnesni to the north.

6.95 The Site is bound to the west mainly by Cefn Road but also Oakhurst (road) and the curtilages of residential dwellings off Cefn Road and Thornleigh (road). The Site is bound to the north by Bryn Estyn Road. The Site is bound to the east by the curtilage associated with Old Bungalow Garage (business) and smallholding and by the wider KSS2 (south) allocation, which comprises further agricultural and recreational land uses. The access track to Cefn Park Farm (farmstead) and Cefn Park Container Storage (business) bounds to the southern boundary of the Site.

Description of the Site and its Immediate Landscape Context

6.96 The valued attributes, elements and features of the Site which describe its landscape character are considered to be:

- Sloping topography towards the River Dee floodplain to the east;
- Sense of exposure on the top of the hill with long distance views eastwards towards Cheshire to the east and the Clwydian Hills to the west;
- Sense of settlement from the top of the hill as a result of the adjoining settlement edge and presence of Wrexham Industrial Estate in views across the countryside to the east of the Site;
- Hedgerows and Hedgerow Trees providing definition to the irregular landscape pattern; and
- Tree cover comprising Hedgerow Trees and the adjoining small woodland contributing to a sense of layering within the landscape.

Site Boundaries

6.97 Site boundaries are comprised predominantly of well maintained Hawthorn hedgerows, with post and wire fencing also present in places.

Land use and Pattern

6.98 The Site is located beyond the existing settlement limit of Wrexham which extends to the north and east of the Site and, as such, the Site comprises greenfield land. Wrexham Rugby Club utilises the southern end of the northern parcel of the Site for recreational purposes and utilise land within the wider KSS2 (south) allocation to the east of the Site. The remainder of the Site and wider KSS2 (south) allocation is in agricultural use and connects with wider farmland in the countryside to the east of Wrexham.

Public Rights of Way

6.99 The Site is traversed by PRoW Footpaths 'Abenbury 1' and 'Abenbury 2' which connect with Footpath 'Abenbury 3' to the east of the Site. PRoW Footpath 'Abenbury 20' also traverses the Site connecting the junction of Thornleigh and Oakhurst with Footpath 'Abenbury 1'. PRoW Bridleway 'Abenbury 11' runs adjacent to the southern boundary of the Site. The above PRoW connect to the wider PRoW network which traverses the countryside to the east and south of the Site and extends across the Dee Valley Floodplain. Comparatively shorter sections of PRoW are also present within the adjoining settlement including PRoW Footpath 'Bieston 1' which links with Bryn Estyn Road to the north of the Site.

6.100 A network of Public Rights of Way is also found to the west of Wrexham extending into the Clwydian Hills and The Clwydian Range and Dee Valley AONB therein.

6.101 The Site is directly accessible via gated entrances off the access track to Cefn Park Farm (farmstead) and Cefn Park Container Storage (business), off Cefn Road and Thornleugh (road).

Topography and Drainage

6.102 The Site extends onto the top and along the upper east-facing slope of a hill between a height between c.77 and 85 metres Above Ordnance Datum (AOD). The land falls towards Wrexham Industrial Estate and the Dee Valley floodplain beyond in the east. To the west of Cefn Road, the topography falls towards the River Clywedog in a valley between the settlement and the rising slopes of the Clwydian Hills. The topography of the Site's context is shown on Figure 6.5.

6.103 The River Dee flows through the valley to the east whilst the River Clywedog flows through the valley to the west of Wrexham. A number of smaller watercourses within the countryside form part of their tributaries. There are no watercourse or ponds within the Site however there are a number of ponds within the countryside surrounding Wrexham included within the woodland adjoining the Site.

Vegetation and Field Pattern

6.104 The Site largely comprises arable fields which forms a component of the farmland to the east of Wrexham. A network of hedgerows with hedgerow trees define the field pattern and connect to parcels of woodland thereby creating linkages within the wider green infrastructure (GI) network. A small woodland containing a pond adjoins the Site. The hedgerow network within the wider landscape is gappy and appears denuded in places. Stretches of hedgerow are also replaced by fencing.

6.105 An area of ancient woodland adjoins the northern boundary of the wider KSS2 (south) allocation within the grounds of the Erlas Centre.

6.106 Historic ordnance survey mapping indicates that the field pattern of the Site has been disturbed to the north and south of the Site to create larger parcels. The layout of the fields overall reflects the irregular pattern of the wider landscape.

Buildings Within the Site and its Surroundings

6.107 Built form adjoining the Site includes Hullah Farm and associated outbuildings and comprise mainly two storey residential dwellings with predominantly brick and rendered facades reflecting the appearance of dwellings within the wider settlement (Photograph 2). Bungalows and detached properties are present along Bryn Estyn Road to the north of the Site (Photograph 3).



Photograph 2. Taken from Hullah Lane c.0.15km west of the Site looking east.



Photograph 3. Taken from Dean Road c.0.22km west of the Site looking south-east

6.108 Erlas Centre is present to the north-east within wooded grounds adjoining the wider KSS2 (south) allocation, which are partly identified as ancient woodland. The curtilage contains the Erlas Victorian Walled Garden. The built form of the complex includes a Tudor style building and more modern additions (Photograph 4).



Photograph 4. Taken from Bryn Estyn Road looking south towards Erlas Centre complex.

6.109 The countryside surrounding the Site includes scattered farmsteads and businesses traditionally brick built (Photograph 5).



Photograph 5. Taken from Public Rights of Way Footpath 'Abenbury 12' looking north-east towards Cefn Park Farm (farmstead) and Cefn Park Container Storage (business) adjoining the Site.

6.110 Wrexham Industrial Estate located 1.52km east of the Site comprises mainly box warehouses and is located within the countryside to the east of the Site beyond which the farmland extends to include the River Dee corridor and beyond into the English county of Cheshire (Photograph 6).



Photograph 6. Taken from the Site looking east towards Wrexham Industrial Estate.

6.111 The characteristics of the Site that reflect the key characteristics of the above published LCT/LCAs are provided in **Table 6.10**.

Table 6.10: Site-Specific Character and the character of the Site in relation to published LCA/LANDMAP Aspect Areas

Characteristic	Description of the Character of The Site	Deeside and Wrexham (NCLA13)	Regional: LANDMAP Aspect Areas					LCA 8: Gwersyllt, Llay, Gresford, Borras
			Terrace North & East of Wrexham (Area ID: WRXHMVS057) Visual and Sensory	Llay grasslands (Area ID: WRXHMLH041) Landscape Habitats	Terrace North & East of Wrexham (Area ID: WRXHMCLS126) Cultural Landscape	Borras (Area ID: WRXHMGL080) Geological Landscape	Llan-y-pwll (Area ID:WRXHMHL016) Historic Landscape	
Topography	The Site extends onto the top and along the upper east-facing slope of a hill between a height of c.77 and 85 metres Above Ordnance Datum (AOD).	The Site is located on a slope towards the River Dee and exhibits localised variation. The Site is characteristic of NCLA13 in this aspect. The Site is not associated with the flat floodplain.	The undulating farmland is characteristic of this aspect area and is located on a slope.	The Site does not contain kettle hole features and the topography does not appear to be influenced by old sand and quarry workings.	Not relevant to the published character of this aspect area	The Site lies within an aspect area forming part of the glacial and fluvioglacial 'Wrexham Delta Terrace' complex but does not does not contain kettle holes and the topography does not appear to be influenced by old sand and quarry workings.	The Site does not appear to be influenced by old sand and quarry workings.	The Site forms part of an undulating lowland plateau. The Site does not contain kettle hole features
Green Infrastructure	The Site largely comprises arable farmland and amenity grassland in addition to scattered areas of scrub. The fields are partly defined by hedgerows and hedgerow trees. The Site adjoins a small woodland containing a pond.	The Site does not form part of an incised wooded valley,	The fields are bound by hedgerows with hedgerow trees. The Site lacks woodland cover as is characteristic of this aspect area.	The Site does not contain woodland but adjoins a small woodland parcel. Small woodlands are characteristic of this aspect area.	Not relevant to the published character of this aspect area	The Site does not contain any ponds.	The Site does not contain any lakes or pools which characterise this aspect area.	The Site adjoins an area of woodland but does not contain this habitat type nor open water or mossland.

Blue Infrastructure / Drainage	The Site does not contain any water features. The Site appears to drain naturally.	The Site has intervisibility with and appears to form part of the catchment of the River Dee and associated streams.	The Site lacks ditches and in-field ponds.	The Site is not associated with the River Alyn which influences the character of this aspect area.	Not relevant to the published character of this aspect area	The Site does not contain any ponds.	The Site does not contain any lakes or pools which characterise this aspect area.	The Site is not associated with the River Alyn valley and does not contain any ponds. This LCA is characterised by few ponds.
Tree cover	The Site contains hedgerow trees and adjoins a small area of woodland.	The Site does not form part of an incised wooded valley,	The hedgerows are tree lined as typical of this aspect area. The Site also lacks woodland cover.	The Site adjoins a small woodland.	Not relevant to the published character of this aspect area	Not relevant to the published character of this aspect area	Not relevant to the published character of this aspect area	The Site adjoins a woodland but does not contain this habitat. Woodland cover is a characteristic of the Site's rural setting.
Landuse, landscape pattern and boundary treatments	The Site comprises greenfield land in agricultural and recreational use. The field boundaries are reflect the landscape pattern and are defined by hedgerow and fencing.	The Site is characteristic of the wider land uses of mixed pasture and arable.	The Site is dominated by arable farmland and has a generally well defined field pattern.	The Site is dominated by arable farmland but is not associated with parkland, golf courses or a county park.	Not relevant to the published character of this aspect area	Not relevant to the published character of this aspect area	The irregular pattern of the landscape is legible within the Site however the field pattern is disturbed. The field pattern is largely defined by hedgerows with hedgerow trees as characteristic of this aspect area. The Site does not appear to be influenced by old sand and quarry workings. The Site is not	The Site is not associated with sand and gravel quarries and does not comprise restored land. The Site does lie within a landscape characterised in part however by mixed industrial development. The irregular pattern of the landscape is perceptible within the Site.

							associated with a golf course.	
Settlement and road pattern	The Site adjoins the settlement of Wrexham and the northern and eastern boundaries are defined in part by Bryn Estyn Road and Cefn Road.	The Site adjoins the settlement edge of Wrexham which provides a settled context to the Site.	Bryn Estyn Road to the north of the Site is narrow and reflects the character or rural roads within this aspect area.	The Site is located on the edge of Wrexham.	The Site adjoins the settlement edge of Wrexham which influences the night-time pollution at the Site.	The Site is located on the edge of Wrxham which provides an urban context.	Not relevant to the published character of this aspect area	Not relevant to the published character of this LCA
Rights of Way / Recreation	The Site is traversed by PRoW Footpaths 'Abenbury 1' and 'Abenbury 2' and is adjacent to PRoW Bridleway 'Abenbury 11'.	Not relevant to NCLA13's published character	Not relevant to the published character of this aspect area.	Not relevant to the published character of this aspect area	Not relevant to the published character of this aspect area	Not relevant to the published character of this aspect area	Not relevant to the published character of this aspect area	Not relevant to the published character of this LCA
Time-depth	The historic landscape pattern is disturbed but remains legible.	The Site does not reflect the archaeological time depth of other Sites within NCLA13.	The Site is not associated with former estate parkland.	The Site is not associated with former estate parkland	Not relevant to the published character of this aspect area	Not relevant to the published character of this aspect area	The Site is not associated with minor country houses or parkland but does comprise farmland associated with nearby farmsteads.	The Site is not associated with Wat's Dyke.
Views	The Site benefits from intervisibility with the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty to the west and across the Dee floodplain towards the mid-Cheshire ridge to the west. The visual	The Site possesses wide open views but given the orientation of the Site these do not extend to the Wirral.	The Site possesses a sense of height due to its elevated position and panoramic views. Views in and out of the Site are considered to be generally attractive although the settlement edge and industrial	Not relevant to the published character of this aspect area	The Site possesses attractive views both in and out.	Not relevant to the published character of this aspect area	Not relevant to the published character of this aspect area	The Site has intervisibility with the adjoining urban area and industrial development.

	envelope to the north and south is restricted by topography, built form and tree cover.		estate have a detracting influence.					
Perceptual qualities	The Site has a soft scenic quality as a result of the as a result of the extent of GI within the visual envelope but has a settled context as a result of the adjoining settlement edge.	The Site's intervisibility with settlement edge Wrexham Industrial Estate character provides a perception of a strongly settled character and industrial character as expected within parts of NCLA13.	Whilst Wrexham Industrial Estate does not notably influence the tranquility of the Site, it does create an industrial influence upon perceptions of the landscape. The adjoining settlement edge has a greater influence upon perceptions of 'tranquility' and 'peacefulness'. The industrious and settled character of this aspect area is therefore apparent with associated impact on night time pollution.	Not relevant to the published character of this aspect area	The settled context of the Site generates night-time pollution which adversely influences the Site's sense of wildness and seclusion.	The Site has intervisibility with the settlement of Wrexham and Wrexham Industrial Estate to reflect the urban / industrial characteristic of this aspect area.	Not relevant to the published character of this aspect area	Not relevant to the published character of this LCA

Key

The Site is truly characteristic of a description of the published character area/aspect area with regard to the defined characteristic

The Site is characteristic of a description of the published character area/aspect area to a certain degree with regard to the defined characteristic

N/A The Site does not possess characteristics reflective of the published landscape character area/aspect area, or the published character area/aspect area does not include t defined characteristic as part of its description.

Landscape Value within the Study Area

6.112 Having 'value' and being a 'valued landscape' are not inter-changeable terms. A landscape may have a degree of value but that does not equate to possessing value sufficient to reach and surpass the necessary threshold to be valued by a particular community at either a local or national scale.

6.113 The Landscape Institute Technical Guidance Note 'Assessing Landscape Value Outside National Designations' (TGN 02/21) provides information and guidance to landscape professionals and others who need to make judgments about the value of a landscape (outside national landscape designations) in the context of the UK Town and Country Planning system. It is also intended to be of assistance to those who review these judgements, so that there is a common understanding of the approach. Section 2.3 of this TGN relates to assessing landscape value of a site in its context, as part of development management (i.e. LVIA). Table 1 of the Technical Guidance Note sets out a range of factors that can be considered when identifying landscape value and it also includes examples of potential indicators of value.

6.114 The Site is not the subject of any statutory landscape designation. In order to ascertain whether the landscape of the site is valued, the 'TGN 02/21 Table 1' approach has been adopted within this LVIA. A summary of the value assessment for the Site and the surrounding landscape (study area) is set out below in **Table 6.11.**

Table 6.11. TG Landscape Value Analysis

Criteria	Observations/Comments
Natural heritage	The habitats with wildlife value within the Site are characteristic of the published landscape character areas and contribute positively to landscape character and form part of the wider GI network. The landform of the Site is also recognised within the published landscape character studies. The Site is judged as 'Medium' in its natural heritage.
Cultural heritage	The Site does not contain any designated heritage or cultural assets, however the historic field pattern remains legible in part and the PRoW traversing the Site provides time depth of the recreational value of the Site. The visual envelope of the Site which include the Clwydian Hills and panoramic views across the Dee floodplain contributes to a sense of place and cultural identity. The Archaeological and Heritage Desk-Based Assessment (Ref: B024030 V0) identified that the Site is located within an archaeological landscape and that it has moderate potential for previously unrecorded archaeological remain and deposits. The Site is judged as 'Medium' in its cultural heritage.
Landscape condition	The landscape pattern is defined by hedgerows and fencing. The hedgerows are gappy in places and therefore show signs of deterioration. Furthermore, some fields have been combined to create larger parcels although the irregular field pattern remains locally characteristic. The Site is judged as 'Medium' in its landscape condition.
Associations	At the time of writing this report, there are no known associations between the landscape of the Site and notable people, events or arts. The Site is judged as 'Low' in its landscape condition.
Distinctiveness	The Site extends along the top and slope of a hill, which although not pronounced, does afford panoramic views towards Cheshire and elevated views towards the Clywdian Hills across Wrexham. This topography of the Site is therefore distinctive and contributes positives to the landscape character of the Site and its sense of place. The remaining landscape features/elements are not rare or unusual, but do contribute to landscape character overall. The Site is judged as 'Medium' in its distinctiveness.
Recreational	The Site contains recreational land used by Wrexham Rugby Club providing opportunity for outdoor recreation.

	PRoW Footpaths 'Abenbury 1' and 'Abenbury 2' traverse the Site and connects to PRoW Footpath 'Abenbury 3'. Footpath 'Abenbury 20' also traverses the Site. PRoW Bridleway 'Abenbury 11' runs adjacent to the southern boundary of the Site. The above PRoW connect to the wider PRoW network within the wider countryside to the east and south of the Site. These footpaths provide opportunities to obtain views towards Cheshire and the Clywdian Hills. The Site is judged as 'High' with regard to recreation.
Perceptual (scenic)	The western parts of the Site benefit from distinctive views towards Cheshire and the Clywdian Hills. Views within and out of the Site predominantly have natural skylines and contain natural lines for example from the undulating topography, hedgerows and layers of tree cover within the landscape. As such the Site predominantly has a soft scenic quality that will contain changing colours and textures through the seasons. The Site is judged as 'Medium' in its scenic value.
Perceptual (wildness and tranquillity)	The urban and industrial characteristics of the surrounding area creates a settled influence upon the Site which reduces its sense of wildness. Glimpses and views towards built form in the wider area strengthens the settled quality of the surrounding area. The Site is judged as 'Low' in its wildness and tranquility.
Functional	The Site likely forms part of the River Dee catchment with regard to surface water drainage. The boundary hedgerows and trees form part of the wider GI network and connect to woodland habitats in the surrounding countryside. The Site is judged as 'Medium' with regard to its functional value.

6.115 Having considered the principal elements related to "value" as set out in the table above, together with the lack of any local, regional or national landscape designations covering the Site that would make it valuable in a statutory manner, it is considered that the Site itself does not possess qualities or characteristics which would indicate that it is of more than Medium Value / local importance.

Views, Visibility and Visual Character

Visual Context of the Site

6.116 In order to establish the degree of any change that may arise from future redevelopment of the Site and the extent to which such changes will affect identified local receptors, it is important to understand the existing situation in terms of visual amenity alongside the availability and context of views associated with the local area. Chapter 6 of the GLVIA3 sets out how the visual baseline is established. The baseline should establish the area in which the proposed development may be visible, those people who may experience views of the development, the key viewpoints representative of affected views and the nature of the views at the viewpoints.

6.117 Judgements regarding visibility of the Site considers representative views towards it from the surrounding area. This is based on the findings of topographical mapping providing in Figure 6.5 and Geographic Information System (GIS) first sieve analysis mapping provided on Figure 6.6, which has been refined and verified through field surveys undertaken on the 12th January and 13th February 2024 to take into account any significant vegetation, topography or built form which further restricts or limits the extent of visibility. The Field Verified Visual Envelope is indicated on Figure 6.7. Access to the Site itself comprised the Public Rights of Way routes.

6.118 Survey conditions during both field visits were dry with a gentle breeze and moderate cloud cover. A number of representative viewpoints have been included that

illustrate the approximate extent of areas from which the Site is visible and the receptors that will be affected. In accordance with GLVIA3, the visual analysis is based on views from external spaces within the public domain excluding barely discernible views and excluding potential views from inside buildings or private spaces. However, where notable views from private properties are possible, these have been considered where relevant through commentary. Photographic records were obtained during winter for the worst-case scenario in terms of site visibility owing to leaf fall / dormant tree cover.

6.119 Photographs were taken from selected viewpoints with a digital camera with a fixed 50mm focal length lens at eye level (approximately 1600mm above ground). A total of 20 representative viewpoints have been chosen from locations surrounding the Site to enable the effects of the development to be assessed from all directions. The baseline photography is provided on Figure 6.8: Photosheets. These viewpoint locations are illustrated as non-survey verified visualisations on Figure 6.7.

6.120 Whilst the views are chosen to be representative of the area, they cannot provide continuous coverage of all potential locations within the vicinity of the development. Often, views will occur as a sequence within the surrounding environment, with the most significant views assessed further within this report. Likewise, where transient or fleeting views are possible, these will also be assessed as part of the report.

Published / Promoted Views

6.121 Local Planning Guidance Note 34. Clwydian Range and Dee Valley AONB Local Planning Guidance Note was not available at the time of writing this assessment.

6.122 The ordnance survey map purchased to provide a basemap for the plan suite accompanying this report does not contain any promoted 'Viewpoints'.

6.123 The Planning Guidance Notes available at the time of writing this report do not identify any published/promoted views.

Field Verified Visual Envelope

6.124 Short (<500m, medium (500m-2km and long (>2km) distance intervisibility exists with the Site. An overview of the field verified visual envelope recorded is described below:

6.125 To the north, the visual envelope comprises mostly short distance intervisibility which extends approximately 200m for the most part. Medium intervisibility also exists with a small number of residential dwellings including Firgrove Corner on elevated land within the settlement area to the north of the Site.

6.126 To the west, the visual envelope comprises short and long distance intervisibility. The visual envelope extends into the settlement but is constrained by the topography which slopes eastwards and by built form. Long distance intervisibility is afforded with elevated land beyond Wrexham on the slopes up to The Clwydian Range and Dee Valley AONB.

6.127 To the south, the visual envelope comprises short and medium distance intervisibility and extends across the adjoining farmland. Medium distance

intervisibility potentially exists between the Site and Cefn Park Lodge which is constructed on a localised high point. FV

6.128 To the east, the visual envelope comprises short, medium and long distance intervisibility which extends over the fields adjoining the Site across the Dee floodplain towards the mid-Cheshire ridge.

6.129 Public accessible locations are present within The Clwydian Range and Dee Valley AONB which extends into the visual envelope. Photoviewpoint 20 was taken from a public-accessible location approximately 8.65km west of the Site within the AONB and is considered to represent the Site's context in views from the designation.

Representative Viewpoints

6.130 Representative Photoviewpoints are included in Figure 6.8, with the locations shown on Figure 6.7 in Appendix 6.1. The existing view and the value of each of the identified groups of visual receptors who may experience changes in their visual amenity as a result of the Proposed Development is summarised in **Table 6.12.**

Table 6.12: Visual Receptors and Viewpoints

Photoviewpoint No.	Description of Receptor	Description of existing view towards Site	Approx Distance from Site boundary	Value of View	Susceptibility to Change	Sensitivity
1	Road users on Cefn Road	Views look from the residential context of the western side of Cefn Road, looking across towards the mature hawthorn hedgerow that bounds the eastern side of Cefn Road, and forms the western boundary to the Site. Intermittent trees are visible along the boundary, with rooftops visible through the tree line along the northern boundary of the Site.	5m west	Low	Low	Low
2	Road users on Cefn Road and Hullah Lane	Views look from the residential context of the western side of Cefn Road, looking across towards the mature hawthorn hedgerow that bounds the eastern side of Cefn Road, and forms the western boundary to the Site. Although the Cefn Road hedgerow limits the majority of viewing opportunities beyond to the east, the tops of trees within the Site are visible beyond the hedgerow.	20m west	Low	Low	Low
3	Road users on Kingsley Circle	Views towards the Site from this location are channelled by existing built form along the rising route of Churchill Drive, towards the hedgerow along Cefn Road and the western boundary of the Site. This limits any views beyond and into the Site.	400m west	Low	Low	Low

4	Footpath users on Footpath Ref: WX/Abenbury/9	Views from this location look across a field gate towards the flat and open agricultural extents of the Site. The mature and well managed hawthorn hedgerow along the western boundary with Cefn Road is visible, along with the hedgerow and mature trees along and beyond the northern boundary Views of the residential context beyond t the west and north are also visible.	On Site boundary	Medium	Low	Medium
5	Road users and residents on Cefn Road	Views look from the residential context of the western side of Cefn Road, looking across towards the mature hawthorn hedgerow that bounds the eastern side of Cefn Road, and forms the western boundary to the Site. Although the Cefn Road hedgerow limits the majority of viewing opportunities beyond to the east, the tops of trees within the Site are visible beyond the hedgerow.	100m south	Low	Low	Low
6	Footpath users on Footpath Ref: WX/Abenbury/12	Views towards the Site from this footpath are available, however heavily filtered by intervening vegetation associated with the boundary to Cefn Park. Lower level views towards the Site are further limited by the intervening field boundary hedgerows.	220m south	Medium	Low	Medium
7	Footpath users on Footpath Ref: WX/Abenbury/8	Views look across an undulating landscape, with more distant views of rising elevations associated with the Clwydian Range and Dee Valley AONB. The fore to middle ground is comprised entirely of medium scale arable field parcels, with boundaries defined by hedgerows, and post and wire fencing. Numerous tree	625m south east	Medium	Low	Medium

		groups are present throughout the landscape. In the middle distance, the farmhouse and associated farm buildings at Llwyn Knottia Farm are visible.				
8	Footpath users on Footpath Ref: WX/Abenbury/12	Views towards the Site look across an undulating agricultural landscape. The majority of views from this location are limited to short distance as a result of the Fox Covert, which screens views beyond. However, to either side of Fox Covert, medium distance views towards the rooftops of residential dwellings along Cefn Road and towards Wrexham Rugby Club (trees along boundary) are possible.	On Site Boundary (east)	Medium	Low	Medium
9	Footpath users on Footpath Ref: WX/Abenbury/12	Views towards the Site look across an undulating agricultural landscape. The majority of views from this location are limited to short distance as a result of the Fox Covert, which screens views beyond. However, to either side of Fox Covert, medium distance views towards the rooftops of residential dwellings along Cefn Road and towards Wrexham Rugby Club (trees along boundary) are possible.	105m east	Medium	Low	Medium
10	Road users on Erlas Lane	Views towards the Site look along Erlas Lane, which is bound on both sides by mature hedgerows with intermittent mature trees. Land beyond the road is undulating and agricultural in nature and well vegetated with hedgerow field boundaries and numerous blocks of woodland. Distant views of the rising topography associated with the Clwydian Range and Dee Valley AONB are possible.	995m east	Low	Low	Low

11	Footpath users on Footpath Ref: WX/Abenbury/3	Views towards the Site look along Footpath 'Abenbury 3', which is aligned along a field side edge. Land beyond the footpath is undulating and agricultural in nature and well vegetated with hedgerow field boundaries and numerous blocks of woodland. Distant views of the rising topography associated with the Clwydian Range and Dee Valley AONB are possible.	175m east	Medium	Low	Medium
12	Footpath users on Footpath Ref: WX/Abenbury/3	Views towards the Site look along Footpath 'Abenbury 3', which is aligned along a field side edge. Land beyond the footpath is undulating and agricultural in nature and well vegetated with hedgerow field boundaries and numerous blocks of woodland. Distant views of the rising topography associated with the Clwydian Range and Dee Valley AONB are possible.	On Site boundary (north)	Low	Low	Low
13	Visitors to Wrexham Rugby Club	Views towards the Site look across flat and open playing fields in the foreground, where views are foreshortened by mature boundary vegetation in the middle ground, along the route of Footpath WX/Abenbury/3. Heavily filtered views of the agricultural fields beyond are possible in the winter months.	65m north	Low	Low	Low
14	Footpath users on Footpath Ref: WX/Abenbury/3	Views towards the Site look along Footpath 'Abenbury 3', which is aligned along a field side edge. Land beyond the footpath is undulating and agricultural in nature and well vegetated with hedgerow field boundaries and numerous blocks of woodland. Distant views of the rising topography associated with the Clwydian Range and Dee Valley AONB are possible.	On Site boundary (north)	Low	Low	Low

15	Footpath users on Footpath Ref: WX/Abenbury/1	Views from Footpath Ref 'Abenbury 1', which is bound on both sides by a combination of scrub and intermittent trees, which filter views towards the northernmost extents of the Site. Where views are possible, they look across a medium scale arable field parcel, beyond which are residential dwellings along Thornleigh Road, Gleneagles Road, Bryn Estyn Road and Hawkstone Way.	Within Site boundary	Low	Low	Low
16	Footpath users on Footpath Ref: WX/Abenbury/1	Views from Footpath Ref 'Abenbury 1' which looks across the playing fields adjacent to Cefn Road. Views are contained by the woodland block which sits within the playing field. Views of the residential development which	Within Site boundary	Low	Low	Low
17	Road users and residents on Cefn Road and Thornleigh	View looking across Cefn Road towards Thornleigh Road, which is set within a residential context. Views are contained as a result of the intervening built form, however channelled views towards a short extent of the boundary of the northern extents of the Site are possible.	55m west	Low	Low	Low
18	Road users and residents on Carden Park Way	View looking along Carden Park Way, which is set within a residential context. Views are contained as a result of the intervening built form, however channelled views towards a short extent of the boundary of the northern extents of the Site are possible.	88m north	Low	Low	Low
19	Road users on Flennens Brook Road	This view is slightly elevated when compared to the Site and allows long distance panoramic views across the built form of Wrexham in the	7.6km east	Low	Low	Low

		middle distance and beyond, to the Clwydian Range and Dee Valley AONB.				
20	Footpath users on Footpath ref: VWX/Esclusham Above/17A	This view is elevated when compared to the Site and allows long distance panoramic views from the Clwydian Range and Dee Valley AONB, towards the built form of Wrexham in the middle distance.	8.6km west	High	Low	Medium

Visual Receptors and Views of the Site

6.131 The photographs included within this report are representative of individuals/groups of people likely to experience visual change. The identified receptors and their representative photoviewpoints are detailed in **Table 6.13**.

Table 6.13. Visual Receptors

Visual Receptor Type	Visual Receptor Name	Representative Viewpoint Number
Recreation	Users of PRoWs 'Abenbury 1' and 'Abenbury 2' within the Site	Photoviewpoints 15 and 16
Recreation	Users of PRoW 'Abenbury 20' within the Site	Photoviewpoint 16
Recreation	Users of PRoW within countryside to the south and east of the Site including PRoW Bridleways 'Abenbury 10' and 'Abenbury 11' and Footpaths 'Abenbury 3', 'Abenbury 9', 'Abenbury 12'.	Photoviewpoints 4, 6, 7, 8, 9, 11, 12, 13, 14, 15 and 16
Recreation	Users of Wrexham Rugby Club facilities	Photoviewpoint 13
Recreation	Visitors to Clwydian Range and Dee Valley AONB	Photoviewpoint 20
Recreation	Visitors to Erlas Centre / Erlas Walled Garden	N/A
Residential	Residents to the north and west of the Site within the settlement	Photoviewpoints 1, 2, 3, 17 and 18
Residential	Residents within the countryside to the east and south of the Site including at Llwyn Knottia Farm	Photoviewpoints 6, 8 and 10
Residential	Residents within the Clwydian Hills / Clwydian Range and Dee Valley AONB	Photoviewpoint 20
Transient	Users of transport routes within Wrexham settlement	Photoviewpoints 1,2, 3, 5, 17 and 18
Transient	Users of transport routes within the Clwydian Hills / Clwydian Range and Dee Valley AONB	Photoviewpoint 20
Transient	Users of transport routes in the countryside to the east of the Site	Photoviewpoints 10 and 19
Education	Students and employees at Ysgol Morgan Llwyd (school)	Photoviewpoint 1
Business	Employees at Wrexham Industrial Estate	Photoviewpoint 10

The Proposals, Mitigation Measures and Enhancements

Scheme Description

6.132 The proposed development is described as:

> "
>
> *"Outline Planning Application for Residential development for the construction of up to 900 residential dwellings with associated infrastructure (playing fields, open space and SUDs attenuation) with all matters reserved except for detailed means of primary highway access"*

6.133

6.134 The application will implement a phasing strategy which will be divided into 2 phases.

- Phase 1 – up to 600 units (pre link road)
- Phase 2 – full development up to 900 units with link road (this includes everything in Phase 1 & 1b also)

- The Parameters Plan is provided in Appendix 6.1, the Illustrative Masterplan is provided in Appendix 6.3. The Illustrative Masterplan indicating the Future Phase of the development is provided in Appendix 6.3 to provide the proposed future context for the Site. This LVIA has based the assessment of landscape and visual effects upon 900 units as a worst case scenario.

Mitigation and Design

6.135 Mitigation measures are those which are designed to prevent, reduce, offset or remedy any likely effects caused by a development. In accordance with GLVIA3, mitigation measures have been considered as part of the iterative design process to successfully integrate the development within the landscape and adjoining townscape as part of the landscape strategy. Mitigation measures can be either primary, those incorporated into the masterplan parameters and design, such as building height and layout, or secondary, those which are not incorporated into the main design, such as planting.

6.136 Landscape and Visual effects caused by the Proposed Development are assessed at Year 1, when no planting has become established, and based on the masterplan or parameters as shown and incorporating primary mitigation measures, and at Year 15, when planting has become established. This demonstrates the potential best- and worst-case scenario for development effects.

6.137 Enhancement measures are those which do not mitigate potential effects, but which elevate the Site above the current baseline. Examples may include increases in tree cover or the planting of hedgerows above and beyond the existing baseline situation.

Embedded Mitigation

6.138 A number of primary and tertiary mitigation measures have been identified through the iterative EIA process and have been incorporated into the design and construction planning of the Development. These are summarised in this section as relevant to the landscape and visual impact assessment.

6.139 Offset of built form from the boundaries of the Site to enable retention and enhancement of existing vegetated boundaries. The introduction of further trees

and shrubs to create a more robust boundary which will serve to screen and soften views of the development.

6.140 Creation of a spacious interior to the scheme, with high levels of tree and shrub planting will serve to further soften views of the scheme while also creating a sense of identify and safety for users of the Site.

6.141 The careful placement of the entrance road which will enable the retention of existing quality tree specimens within the scheme.

Enabling and Construction Phase

6.142 There is no embedded mitigation proposed for the enabling and construction phase.

The Completed and Operational Development

6.143 The Illustrative Masterplan (Appendix 6.3) demonstrates how Phase 1 of the Proposed Development could be laid out. It illustrates the extension of the existing settlement pattern and the following embedded mitigation measures for the Phase 1 area:

- Existing hedgerows, trees and woodland within and adjacent to the Site will be retained where practical to maintain the pattern of the landscape and habitat structure. These habitats provide wildlife and amenity benefits and will provide visual benefits from Year 1 whilst the new planting established;
- The existing woodland and pond will be retained;
- The topography of the Site will be protected where practical to maintain a perception a sloping Site and of local undulations providing scenic interest;
- Existing PRoW Footpaths traversing the Phase 1 areas will be incorporated within GI corridors. ProW 'Abenbury 1' will be retained and existing whereas PRoWs 'Abenbury 2' will be diverted around the southern edge of the northern parcel of the Site and PRoW 'Abenbury 20' will be diverted around the eastern and south edge of the proposed development parcel in the north-west corner of the Site. The connection between the junction of Thornleigh and Oakhurst with Footpath 'Abenbury 1' will be maintained in relation to PRoW 'Abenbury 20';
- New pedestrian and cyclist access points will be created to connect to an internal pedestrian and cycling network which will be linked to the existing PRoW network where practical. The pedestrian and cyclist route will also be strategically designed to integrate with retained GI corridors;
- A set-back will be established along the western boundary of the Site and planted with scattered trees. The introduction of a trees along this transport route will contribute to greening the urban area and enhancing the townscape of Wrexham;
- A landscape buffer will be established from the southern boundary of the Site to enable new woodland and tree planting to be undertaken. This will soften intervisibility with Cefn Park to the south of the Site and screen the Proposed Development from the adjoining countryside; and
- Streets are orientated to create new opportunities for the public to obtain views towards Cheshire in the east and the Clwydian Hills in the west. These views contribute to a sense of place.

6.144 Assumptions made for the Phase 1 areas are:

- The landscaped buffer will be created along the western boundary adjoining Cefn Road will be planted with trees;
- A landscaped buffer will be created along the eastern boundary of the Site adjoining the surrounding countryside. Tree planting will be undertaken behind the hedgerow along the southern boundary of the Site to soften intervisibility with Cefn Park.
- The boundary hedgerows will be maintained as locally characteristic features;
- Tree planting will be undertaken behind the hedgerow along the southern boundary of the Site to soften intervisibility with Cefn Park;
- The topography of the Site will be protected where practicable to maintain the perception of a sloping Site and of local undulations providing scenic interest; and
- New lighting columns will be hooded to direct light spill downwards and minimise perceptions of light pollution in long distance views towards the Site.

Phase 1 Secondary Mitigation Measures

Enabling and Construction Phase

6.145 Measures will be undertaken during the construction phase in order to minimise disruption and manage the impacts of the Development and set out in an Outline CEMP (anticipated to be secured by condition). Methods to reduce effects during construction include:

- Controlling the working hours of construction activities.
- Protecting existing trees and hedgerows (retained as part of the Development) from damage during construction to maintain screening of lower level views of construction from the north, west and south. Further details of tree and hedgerow protection is included in the Arboriculture Impact Assessment that accompanies this application.
- Contractors will seek to avoid unnecessary tree and vegetation removal.
- Trees within or adjacent to the Site boundary which are to be retained, will be protected in line with the recommendations in BS 5837 and BS5839: Trees in Relation to Design, Demolition and Construction. Works relating to the protection of retained trees and trees subject to works will be overseen by a qualified arboricultural consultant.
- The supply, storage, handling, planting and maintenance of new planting will be undertaken in accordance with appropriate British Standards.
- The design of hoardings around construction activities shall include consideration of the character of the surrounding landscape. Fencing and hoarding shall be kept well maintained throughout construction.
- Creating temporary earth bunds and acoustic fencing / construction hoarding to provide visual containment of lower level construction activity and vehicle movements.
- Temporary stockpiles will be located in defined storage areas, away from sensitive visual receptors.
- Temporary lighting will be selected and sited so to minimise visual intrusion to residents, whilst maintaining the safe and efficient operation of the work site. At night and during periods of darkness, directional security lighting will be used where required.

Landscape Strategy

6.146 The Landscape Strategy Plan for the Site is provided in Figure 6.8 and will incorporate the following secondary mitigation measures to minimise potential adverse landscape and visual effects across the Phase 1 area:

- Existing woodland, trees and hedgerows will be enhanced where practical;
- New streets will be lined with avenue trees where practical;
- Tree planting will be undertaken to create a net gain in the Site's tree cover. This will be achieved by expanding existing woodland cover, planting street trees, introducing trees to the landscape buffer off Cefn Road and by the enhancement of existing woody habitats with new hedgerow trees and canopy/understorey planting;
- The planting palette will comprise native species of local provenance where practical to integrate the Site with the wider landscape through visual unity. Native species also provide proven wildlife benefits and will be suited to local ground conditions;
- New PRoW routes will be created to link the proposed pedestrian/cycle access points and to connect with existing routes that traverse and adjoin the Site. The new PRoW routes will be associated with GI corridors where practical; and
- GI corridors will be strategically located to connect existing GI assets and provide visual amenity benefits i.e. screening of the new houses and streets where practical.

Enhancement

6.147 The following measures would enhance the GI quality of the Site but is not required to mitigate the effects of Phase 1 of the Proposed Development:

- The Sustainable Drainage basin(s) will be permanently wet where practical and will be enhanced with marginal, emergent and submerged vegetation selected to deliver visual amenity and wildlife benefits. This will also enhance the Site's contribution to the local GI network.

Assessment of Likely Significant Effects

Enabling and Construction Phase

6.148 The Development will necessitate (when considering a worst case scenario) limited sectional losses of Category C hedgerows in order to accommodate new vehicular and pedestrian connections within and around the illustrative layout. The extent None of the trees on Site are covered by a Tree Preservation Order (TPO). General construction activities, such as the storage of materials and the movement and activity of plant, will introduce further incongruent features. However, once the construction elements are removed, the temporary disturbance caused by construction activity would cease.

6.149 During the construction period, changes may be experienced in views towards the Site experienced by the visual receptors. This will principally be due to changes in land use and the introduction of temporary elements such as material stockpiles, site compounds, lighting, cranes and hoarding. In addition, there will be increased movement of plant and vehicles on local roads serving the Site.

6.150 The construction period for the Development is approximately 9 years . As such, the effects listed below are considered to be temporary.

Landscape Receptors

6.151 **Table 6.14** provides analysis of the predicted effects on landscape receptors during Construction.

Table 6.14: Landscape Effects and Evaluation of Significance –Construction

Landscape Receptor	Sensitivity	Description of Change	Magnitude of Impact	Nature of Change	Significance of Effect
Site-specific character and landscape features	Medium	Removal of sections of Grade C hawthorn hedgerow. The regrading of existing topography to create development platforms for the application areas. General construction activities such as the storage of materials, the movement of plant and areas of spoil will introduce further incongruent features.	Medium, short term and localised	Direct, temporary	**Moderate / minor adverse**
Regional Landscape Character	Medium		Small, short term and localised	Direct, temporary	**Minor adverse**
LCA 8: Gwersyllt, Llay, Gresford, Borras	Medium		Small, short term and localised	Direct, temporary	**Minor adverse**
Wrexham town	Low		Negligible, short term and localised	Direct, temporary	**Negligible, neutral**

Visual Receptors

6.152 **Table 6.15** provides analysis of the predicted effects on visual receptors during Construction.

Table 6.15: Visual Effects and Evaluation of Significance –Construction

Visual Receptor	Sensitivity	Description of Change	Magnitude of Impact	Nature of Change	Significance of Effect
Recreation					
Users of PRoW Footpaths 'Abenbury 1' and 'Abenbury 2' within the Site	Medium	Views of the northern extents of the parcel (phase 1) will be available, although filtered in places due to intervening vegetation along the field boundaries and footpath routes. Where evident views will be limited to cranes and higher level construction activity where they would appear above the construction hoarding and intervening trees and hedgerows	Medium, short term and localised	Direct, temporary	**Moderate adverse**

Users of PRoW 'Abenbury 20' within the Site	Medium	Views of the northern extents of the parcel (phase 1) will be available, although filtered in places due to intervening vegetation along the field boundaries and footpath routes. Where evident views will be limited to cranes and higher level construction where they would appear above the construction hoarding and intervening trees and hedgerows	Medium, short term and localised	Direct, temporary	**Moderate adverse**
Users of PRoW within countryside to the south and east of the Site including PRoW Bridleways 'Abenbury 10' and 'Abenbury 11' and Footpaths 'Abenbury 3', 'Abenbury 9', 'Abenbury 12'.	Medium	Views of the southern extents of the parcel (phase 1) will be available, although filtered in places due to intervening vegetation along the field boundaries and footpath routes. Latterly, views of Phase 2 will be visible, particularly from footpaths to the east of the Site. Where evident views will be limited to cranes and higher level construction where they would appear above the construction hoarding and intervening trees and hedgerows	Medium, short term and localised	Direct, temporary	**Moderate adverse**
Users of Wrexham Rugby Club facilities	Low	Intervening tree and hedgerows will limit views of construction activity associated with Phase 2 even during the winter months for receptors. Where evident views will be limited to cranes and higher level construction activity where they would appear above the hedgerows and tree cover in the intervening landscape.	Low, short term and localised	Direct, temporary	**Minor adverse**
Visitors to Clwydian Range and	High	Intervening tree and hedgerows will limit views of construction	Negligible	Negligible	**Negligible**

Dee Valley AONB		activity even during the winter months for receptors. Where evident views will form a very small element within the wider view such that it would be barely noticeable and be limited to cranes and higher level construction where they would appear above the hedgerows and tree cover in the intervening landscape.			
Visitors to Erlas Centre / Erlas Walled Garden	Low to Medium	Intervening tree and hedgerows will screen any views of construction activity even during the winter months for receptors.	Negligible	Negligible	**Negligible**
Residential					
Residents to the north and west of the Site within the settlement	High	Intervening trees and hedgerows will limit views of lower elements of construction activity within Phase 1 even during the winter months for receptors. Phase 2 is not anticipated to be visible beyond Phase 1 for these receptors. Where evident views will be limited to cranes and higher level construction where they would appear above the hedgerows and tree cover in the intervening landscape.	Medium, short term and localised	Direct, temporary	**Moderate adverse**
Residents within the countryside to the east and south of the Site including at Llwyn Knottia Farm	High	Intervening trees and hedgerows will limit views of construction activity even during the winter months for receptors. Where evident views will be limited to cranes and higher level construction where they would appear above the hedgerows and tree cover in the intervening landscape.	Low, short term and localised	Direct, temporary	**Moderate / minor adverse**

Residents within the Clwydian Hills	High	Intervening trees and hedgerows will limit views of construction activity even during the winter months for receptors. Where evident views will be limited to cranes and higher level construction where they would appear above the hedgerows and tree cover in the intervening landscape.	Negligible, short term and localised	Direct, temporary	**Negligible**
Transient					
Users of transport routes within Wrexham settlement	Low	Intervening trees and hedgerows will limit views of construction activity within Phase 1 even during the winter months for receptors. Phase 2 is not anticipated to be visible beyond the Phase 1 development. Where evident views of Phase 1 will be limited to cranes and higher level construction where they would appear above the hedgerows and tree cover in the intervening landscape.	Low, short term and localised	Direct, temporary	**Minor adverse**
Users of transport routes within the Clwydian Hills	Low to Medium	Intervening trees and hedgerows will limit views of construction activity even during the winter months for receptors. Where evident views will be limited to cranes and higher level construction where they would appear above the hedgerows and tree cover in the intervening landscape.	Negligible, short term and localised	Direct, temporary	**Negligible**
Users of transport routes in the countryside to the east of the Site	Low to Medium	Intervening trees and hedgerows will limit views of construction activity even during the winter months for receptors. Where evident views will be limited to cranes and higher level construction where they	Negligible, short term and localised	Direct, temporary	**Negligible**

		would appear above the hedgerows and tree cover in the intervening landscape.			
Education					
Students and employees at Ysgol Morgan Llwyd (school)	Low	Intervening trees and hedgerows will limit views of construction activity even during the winter months for receptors. Where evident views will be limited to cranes and higher level construction where they would appear above the hedgerows and tree cover in the intervening landscape.	Negligible, short term and localised	Direct, temporary	**Negligible**
Business					
Employees of Wexham Industrial Estate	Low	Intervening trees and hedgerows will limit views of construction activity even during the winter months for receptors. Where evident views will be limited to cranes and higher level construction where they would appear above the hedgerows and tree cover in the intervening landscape.	Negligible, short term and localised	Direct, temporary	**Negligible**

Mitigation, Monitoring and Residual Effects (Construction phase)

6.153 No significant effects were identified during the construction phase for the Development due to the temporary nature of changes and the at worst medium magnitude of change. No further mitigation is deemed necessary to measures set out in Section 6.5: Scheme Design and Management of this chapter and, as such, the residual effects remain as set out under the 'Assessment' section above.

The Completed and Operational Development

6.154 This section presents the findings of the landscape and visual impact assessment for the operation of the Development and identifies any likely significant effects that are predicted to occur. Where relevant, a distinction is made between the period immediately after proposed planting (Year 1), and following establishment and initial maturation of proposed planting (Year 15) in order to capture the effects on visual screening / filtering.

Landscape Receptors

6.155 **Table 6.16** provides analysis of the predicted effects on landscape receptors for the completed and operational Development. The assessment considered the potential for significant effects due to the change to the fabric and features of landscape character types and areas resulting from the Development.

Table 6.16: Landscape Effects and Evaluation of Significance –Completed Development

Landscape Resource	Sensitivity of the Receptor	Year 1		Year 15	
		Magnitude of Change	**Significance of Effect**	**Magnitude of Change**	***Significance of Effect***
Character of the Site	**Medium** Refer to Table 6.11 for detailed commentary relating the judgement of the Site's value. The Character of the Site is considered to have Medium Susceptibility to the Proposed Development. The features/elements of the Site contributing to landscape character will be predominantly retained and protected however the proposed development will introduce elements that are at odds with the currently character of the Site e.g. residential development and associated infrastructure.	**Medium, long term and localised**	**Moderate Adverse**	**Medium, long term and localised**	**Moderate Adverse**
		The Proposed Development will introduce noticeable change within the Site which will dominate the character of the Site however the existing landscape features will be mostly retained and protected. As such the scale of the changes will be of a partial alteration to overall character. The changes will be localised to the Site and boundaries adjoining the surrounding countryside but will be permanent. As the landscaping associated with the proposed development matures and establishes, this will strengthen the characteristic features of the Site, however the magnitude of change will remain unchanged.			
Regional Landscape Character	**Medium** Refer to Table 6.10 for overall evaluations of the aspect areas contributing to regional landscape character. The Regional Landscape Character is considered to have Medium Susceptibility to the Proposed Development considering the characteristics of the five aspect areas. The	**Small, long term and localised**	**Minor Adverse**	**Small, long term and localised**	**Minor Adverse**
		The Proposed Development will introduce noticeable changes to some characteristics of the published LANDMAP aspect areas applicable to Site for instance views both in and out, the land use and traditional boundary types. The effect of the proposed development on views in and out will be mitigated as structural planting matures to soften views and reduce the perceived scale of development. The changes will be permanent and range in geographic extent from the immediate setting only to a proportion of the wider aspect areas.			

	features/elements of the Site contributing to the aspect areas forming this receptor will be predominantly retained and protected although the development will be at odds with the published visual and sensory characteristics of the area and will increase the urbanising influences of existing settlement upon the Site.				
LCA 8: Gwersyllt, Llay, Gresford, Borras	**Medium** LCA 8 is considered to have medium value. This character area incorporates the extents of SLA designations in the landscape surrounding the Site and contains elements, features and characteristics than contribute positively to landscape character. The landscape also demonstrates regogniseable structure and characteristic patterns.	**Small, long term and localised**	**Minor adverse**	**Small, long term and localised**	**Minor adverse**
		The Proposed Development will introduce built form into this LCA which is already characterised as having a visual relationship with urban areas. As such the Proposed Development will introduce a minor change to the qualities and characteristics of this LCA. In addition the elements and features that contribute to the character of the LCA will largely be retained and protected. The changes will be localised and affect a small portion of the LCA but will be permanent. The mitigation planting will introduce tree cover to enhance the character of the LCA and integrate the development into the landscape.			
Wrexham town	**Low** The townscape of Wrexham within the visual envelope of the Site is considered to have Low value. There are no designations present such as Conservation Areas and the townscape mostly comprises post WW2 housing lacking traditional detailing or	**Medium, long term and localised**	**Minor Adverse**	**Medium, long term and localised**	**Minor adverse**
		The proposed development will affect the setting of this receptor by introducing development into a greenfield Site. This will be highly noticeable from the edges of Wrexham Town closest to the Site. The changes will be permanent but appear reduced in scale as the mitigation planting around the edges of the Site matures, in particular along the buffer off Cefn Road.			

	distinctive vernacular. The urban area to the immediate north of the Site demonstrates improved street scenes. The susceptibility of Wrexham town to the proposed development is low. The development will comprise new housing and associated infrastructure that is consistent with the character of this receptor relating to grain, land use, scale and massing.	

Visual Receptors

6.156 **Table 6.17** provides analysis of the predicted effects on visual receptors once the development is complete.

Table 6.17: Visual Effects and Evaluation of Significance –Completed Development

Visual Resource	Representative Viewpoint	Sensitivity of the Receptor	Year 1		Year 15	
			Magnitude of Change	Significance of Effect	Magnitude of Change	Significance of Effect
Users of PRoW Footpaths 'Abenbury 1' and 'Abenbury 2' within the Site	15 and 16	**Medium** PRoW routes are recognised on the borough's definitive map and often form established routes demonstrating time-depth. People using PRoWs 'Abenbury 1' and 'Abenbury 2' will be buffered from the settlement edge by the greenfield character of the Site and will have intermittent focus on the scenic qualities of the Site as part of their journey. The visual experience of the route therefore contributes towards the visual amenity of this footpath and people's enjoyment of using it.	**Medium Adverse**	**Moderate Adverse**	**Low Adverse**	**Minor Adverse**
			The Proposed Development will introduce noticeable alterations to the baseline view by bringing the extent of built form closer to these routes. The changes will appear at close proximity and will be largely unscreened at Year 1. The changes will be permanent. The magnitude of change will be reduced and the changes will appear softened as the mitigation planting matures within the GI corridor to be maintained and enhanced on either side of the footpath.			
Users of PRoW 'Abenbury 20' within the Site	16	**Medium** As described for 'Users of PRoW Footpaths 'Abenbury 1' and 'Abenbury 2' within the Site	**Medium Adverse**	**Moderate Adverse**	**Low Adverse**	**Minor Adverse**
			The Proposed Development will introduce noticeable alterations to the baseline view by bringing the extent of built form closer to this route which is to be diverted around the edge of a proposed development parcel. The changes will appear at close proximity and will be largely unscreened at Year 1. The changes will be permanent. The magnitude of change will be reduced and the changes will appear softened as the mitigation planting matures within the GI corridor to be established on either side of the footpath.			
Users of PRoW within countryside to the south and east of the Site including PRoW Bridleways	4, 6, 7, 8, 9, 11, 12, 13, 14, 15 and 16	**Medium** PRoW routes are recognised on the borough's definitive map and often form established routes demonstrating time-depth. The PRoW to the south and east of the Site and located within the countryside and as such the visual experience of these route therefore contributes	**Low Adverse**	**Minor Adverse**	**Negligible to Low Adverse**	**Negligible to Minor Adverse**
			The Proposed Development will introduce change that is noticeable within the views from these routes. This is largely a result of the low level of intervening tree cover which is characteristic of the rural landscape and the elevated nature of the Site which increases the visual prominence of the Site. The changes will appear extensive due to the extent of the Site but			

'Abenbury 10' and 'Abenbury 11' and Footpaths 'Abenbury 3', 'Abenbury 9', 'Abenbury 12'.		towards the visual amenity and people's enjoyment of using them/	mostly at medium distance and will be greatest for those PRoWs closest to the Site. Intervening hedgerow and tree cover will also contribute to some filtering of the views.			
Users of Wrexham Rugby Club facilities	13	**Low** The grounds of the rugby club comprise recreational resources. The focus of people at the rugby club will be predominantly upon the recreational activities being undertaken however the greenfield nature of the Site will likely be appreciated for providing a scenic backdrop to the surrounding views.	**Low Adverse**	**Minor Adverse**	**Negligible to Low Adverse**	***Negligible to Minor Adverse***
			As described for 'Users of PRoW within countryside to the south and east of the Site' noting however that the majority of people at the club will be buffered from the changes by intervening and retained greenfield land and GI.			
Visitors to Clwydian Range and Dee Valley AONB	20	**High** These people are located within a national designation valued in part for its scenic qualities. The views from the AONB contribute to people's enjoyment of the designation and the view will often form the focus of attention.	**Negligible**	**Negligible**	**Negligible**	***Negligible***
			The Proposed Development will introduce changes that are barely perceptible due to the intervening distance. Furthermore the Site will appear largely screened by the existing ward of Catrefle adjoining the Site. The changes will be permanent.			
Visitors to Erlas Centre / Erlas Walled Garden	N/A	**Low to Medium** Although Erlas Centre / Erlas Walled Garden is not designated, it forms a recreational resource and the greenfield nature of the Site contributes towards its scenic value. The existing tree cover within the grounds of Erlas Centre / Erlas Walled Garden however restricts views across the adjoining countryside towards the Site such that views out of its grounds are unlikely to be the focus of attention.	**Negligible**	**Negligible**	**Negligible**	***Negligible***
			The Proposed Development will introduce a minor alteration within views from Erlas Centre / Erlas Walled Garden. The views will be filtered by intervening tree cover and will appear within the context of the existing settlement edge. The changes to these views will be permanent.			
Residents to the north and		**High**	**Medium Adverse**	**Moderate Adverse**	**Low Adverse**	***Minor Adverse***

west of the Site within the settlement	1, 2, 3, 17 and 18	Residents by nature of this receptor type attach high value to their views. The residents will have an awareness of the existing views and will have an interest in changes to these views. Given the rural setting these views provide to these residents, it is considered that these people will attach high susceptibility to their views.	The changes to the views of these receptors will appear dominant for those located at the settlement edge but less prominent for those set back due to the falling topography to the west and more contained nature of views to the north. The residents to be affected by the changed views form a small component of the settlement. The changes to the views will be permanent but will not be at odds or unexpected with the urban context of these dwellings as part of an existing settlement and will not wholly block the existing views. The scale of the change will become reduced as the mitigation planting matures to soften the perceived scale and extent of the development and to filter the changed views.			
Residents within the countryside to the east and south of the Site including at Llwyn Knottia Farm	6, 8 and 10	**High** Residents by nature of this receptor type attach high value to their views. The residents will have an awareness of the existing views and will have an interest in changes to thee views. Given the rural context of these residents and the contribution of the Site to this setting, it is considered that these people will have moderate susceptibility to the proposed changes.	**Low Adverse**	**Minor Adverse**	**Low Adverse**	***Minor Adverse***
			The magnitude of change will be similar to as described for 'Users of PRoW within countryside to the south and east of the Site' however the number of potential receptors to be affected is reduced. Furthermore only a small number of people within this group, namely those at Llwyn Knottia Farm, will experience change at close proximity. The Proposed Development will also not alter the composition of views since the existing settlement edge and development within the Countryside already frames/forms a component of these views.			
Residents within the Clwydian Hills	20	**High** Residents by nature of this receptor type attach high value to their views. The residents will have an awareness of the existing views and will have an interest in changes to thee views. Given the location of these receptors within a national designation valued in part for its scenic quality, it is considered that these people will have high susceptibility to the proposed changes.	**Negligible**	**Negligible**	**Negligible**	***Negligible***
			The magnitude of change will be similar to as described for 'Visitors to Clwydian Range and Dee Valley AONB'.			
Users of transport routes within	1, ,2 3, 5, 17 and 18	**Low** The urban roads within the visual envelope of the Site are not designated as recreational routes.	**Low Adverse**	**Negligible**	**Negligible**	***Negligible***
			The Proposed Development will increase the urban context of these roads by introducing additional built form into the skyline of views. As such the views will appear as a major alteration to the baseline view in many instances and at			

Wrexham settlement		Whilst users of these roads may have glimpsed opportunities to obtain views into and across the Site, these opportunities are fleeting and will not be the focus of attention.	close proximity. The proposed buffer off Cefn Road will soften this impact for receptors to the west and the geographical extent of the changes will appear increasingly softened as the mitigation planting matures. The changes will be permanent.			
Users of transport routes within the Clwydian Hills	20	**Low to Medium** Given the location of these receptors within a national designation valued in part for its scenic quality, these receptors will attach greater value to these routes than those outside the AONB. The enclosed and winding nature of these routes however limits opportunities for people to enjoy the views of these routes.	**Negligible**	**Negligible**	**Negligible**	***Negligible***
			The magnitude of change will be similar to as described for 'Visitors to Clwydian Range and Dee Valley AONB'.			
Users of transport routes in the countryside to the east of the Site	10 and 19	**Low to Medium** Given the location of some of these receptors within a SLAs, these receptors may attach greater value to these routes than those outside the AONB. The enclosed and winding nature of these routes however limits opportunities for people to enjoy the views of these routes.	**Negligible**	**Negligible**	**Negligible**	***Negligible***
			The Proposed Development will introduce barely noticeable changes to the baseline view of these people. The changes will appear in the context of a landscape influenced by urban and industrial development and will appear in the context of existing development. The changes will also often be screened and filtered by intervening vegetation primarily hedgerows defining the verges of these routes. The changes will be permanent.			
Students and employees at Ysgol Morgan Llwyd (school)	1	**Low** The school is not designated for its visual amenity and is set back from the settlement edge such that opportunities to view the settlement fringe and wider countryside are limited. Students and employees within the school grounds are unlikely to be focussed on views.	**Low Adverse**	**Negligible**	**Negligible**	***Negligible***
			The Proposed Development will increase the urban context of the school by introducing additional built form into the skyline of views. As such the views will appear as a noticeable change albeit framed by existing built form at the settlement edge. The proposed buffer off Cefn Road will soften this impact and the geographical extent of the changes will appear increasingly softened as the mitigation planting matures. The changes will be permanent.			
Employees at Wrexham Industrial Estate	8	**Low** These receptors are not located within an area valued for its scenic qualities. Employees within the estate are also unlikely to be focussed upon the views which are also largely restricted by the industrial buildings and surrounding tree cover.	**Low Adverse**	**Negligible**	**Negligible**	***Negligible***
			The Proposed Development will introduce a minor alteration to the baseline views of this receptor group due to the fleeting nature of views between the intervening industrial units. The changes will also be framed by the intervening built form and tree cover and will appear at medium distance from these people. The view will also become increasingly screened/filtered as the mitigation planting matures. The changes will be permanent.			

Additional Mitigation / Enhancement Measures

Construction

6.158 No significant effects were identified during the construction phase for the Development due to the temporary nature of changes and the at worst medium / low magnitude of change. No further mitigation is deemed necessary and, as such, the residual effects remain as set out under the 'Assessment' section above.

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Landscape Effects

6.159 **Moderate-Minor adverse** (i.e. **not significant**) to negligible residual effects on landscape character are identified. These occur principally due to the inclusion of new built, although in relation to openness built form on-Site will be located fully within the KSS2 allocation boundary, safeguarding the Green Wedge policy area and ensuring no harm to openness and coalescence.. The proposed landscape and planting strategy will also help integrate the Development into the landscape and contribute to achieving local landscape character objectives. The Development will provide high quality design and finishes to buildings within a considered and functional layout that will create a strong sense of place. No further mitigation measures are considered necessary.

Visual Effects

6.160 Residual effects range from minor adverse to **negligible** (i.e. **not significant**). Views from settlements and PRoW will be generally unchanged from Year 1 after the introduction of mitigation measures. Proposed landscape and planting strategy will help integrate the Development into the landscape and reduce views of lower building elevations including vehicular movements. Where visible the proposed buildings will be experienced as vernacular, high quality buildings set amongst a structured landscape.

Future baseline

6.161 The future baseline would not require any additional mitigation measures over and above those previously identified.

Residual Effects

Table 6.18 Residual Effects Summary

Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Further Mitigation	Residual Effect (inc. Significance)
Construction				
Loss of landscape features, alterations to topography and presence of construction activity and materials	Design of scheme to ensure the retention of as much existing vegetation as possible. Limited re-profiling of topography, with platforms designed to retain existing levels as far as possible.	Moderate/Minor Adverse Significance (Medium, short term and localised) which is **not significant**	None	Moderate/Minor Adverse, which is **not significant**
Views of construction activity, machinery and materials	Retention of existing vegetation where possible will serve to screen views of construction activity.	Moderate/Minor Adverse Significance (Medium, short term and localised) which is **not significant**	Use of hoarding will further emphasise screening effect at lower levels.	Moderate/Minor Adverse, which is **not significant**
Operation				
Views of residential buildings within an arable landscape	Views of built form within the Site will be limited as a result of the retention and	Overall Moderate / Minor Significance which is **not significant**	None	Moderate/Minor Adverse, which is **not significant**

Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Further Mitigation	Residual Effect (inc. Significance)
	further enhancement of boundary planting, supplemented by native tree planting which will mature over time. Where views of the built form are possible, they will be seen within a wider context of an urban landscape in which existing residential uses are present			
Introduction of residential buildings into the landscape and impacts on openness	The introduction of residential buildings into the landscape will inevitably change the character of the Site, however it should be noted that in terms of openness in this location, proposed built form on-Site will be located fully within the KSS2 allocation boundary, and outwith the Green Wedge Policy area (SP6). The SUDs proposed along the eastern boundary of the Site will incorporate a	Overall Moderate / Minor Significance which is **not significant**	None	Moderate/Minor Adverse, which is **not significant**

Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Further Mitigation	Residual Effect (inc. Significance)
	naturalised aesthetic, with landscape enhancements through new planting, ensuring no harm to openness, nor any perception of encroachment and coalescence beyond the KSS2 allocation boundary. Where views of the built form are possible, they will be seen within a wider context of an urban residential landscape in which existing residential uses are present.			

6.162 No significant landscape or visual effects are identified as a result of the Proposed Development.

Conclusions

6.163 In considering the landscape and visual effects of development it is important to recognise that any change to an undeveloped (greenfield) site such as this site will result in landscape and visual effects. However, the extent of these effects should be considered within the local context and the proposals degree of conformance with their surroundings. In addition, the effects need to be put in the planning balance with all other economic, social and environmental effects of the development.

6.164 The Site contains no rare, notable or unique landscape features and would not be considered to represent a 'Valued Landscape' in terms of paragraph 6.3.3 of the PPW (Edition 12, February 2024). The Site is not the subject of any statutory landscape designation which indicates that it is important at a national or regional scale.

6.165 The Site is allocated for residential development (KSS2) within the adopted Wrexham Local Plan. Upon adoption of the Local Plan, land identified as part of the allocation was removed from land designated as Green Barrier. Therefore, the Site is no longer subject to this designation.

6.166 This assessment has found that the Site does contain elements and features that has landscape value in their own right and contribute to the overall character of the wider landscape. These are:

- Sloping topography towards the River Dee floodplain to the east;
- Sense of exposure on the top of the hill with long distance views eastwards towards Cheshire to the east and the Clwydian Hills to the west;
- Sense of settlement from the top of the hill as a result of the adjoining settlement edge and presence of Wrexham Industrial Estate in views across the countryside to the east of the Site;
- Hedgerows and Hedgerow Trees providing definition to the irregular landscape pattern; and
- Tree cover comprising Hedgerow Trees and the adjoining small woodland contributing to aa sense of layering within the landscape.

6.167 During the Construction Phase, the Proposed Development will introduce features and elements which are discordant with both the surrounding farmland and the adjoining townscape area. Due to the settled and industrial character of the wider landscape, views of construction activities are unlikely to form an unexpected component of views.

6.168 During the Operation Phase, the Proposed Development will not result in greater than **Moderate Adverse** effects upon landscape character and views at Year 1. These worst-case effects are anticipated for the 'site-specific character and landscape features' and the 'Regional Landscape Character' but will be reduced to **Minor Adverse**, which is **not significant** for both receptors by Year 15. This is as a result of the mitigation planting maturing to enhance the GI components of the Site, softening perceptions of the scale and density of the development and improving the perceptual qualities of the retained and created landscape features and qualities.

6.169 During the Operation Phase, the Proposed Development will not result in greater than **Moderate Adverse** visual effects upon a small number of people. This level of effect will be experienced by people (i) using the PRoW Footpaths within the Site to be retained / diverted and (ii) residents to the north and west of the Site within the

settlement. As the mitigation planting matures, these effects will be reduced to **Minor Adverse**, which is **not significant** by Year 15 and softened such that the PRoWs within the Site will follow attractive GI corridors and the Proposed Development will appear as an integrated part of the existing settlement with a high level of tree canopy cover.

6.170 The Proposed Development is expected to have negligible effect upon the Clwydian Range and Dee Valley AONB and all but one of the existing/proposed revised Special Landscape Areas in the landscape surrounding Wrexham at both Year 1 and Year 15. A minor adverse effect is expected upon the SLA located c.165m south of the Site at Year 1 until the mitigation planting matures.

6.171 In terms of compliance with the relevant policies of the LDP2 2013-2028, it is apparent that through the formulation of the proposed Landscape Strategy that the Site can be progressed in a sensitive and appropriate manner. Where adverse effects arise, mitigation has been used to reduce the degree of harm and to provide a characteristic scheme that assimilates into the landscape and adjoining townscape character area.

Assessment of Cumulative Effects

Table 6.19 Cumulative Sites

Site Ref.	Application No.	Distance and Direction	Proposal	Scoped-in / Scoped-out	Justification
1.	P/2021/0436 (original application reference) currently subject to a pending appeal (P/2021/0436)	Approx 250m north	Land South of Holt Road, Wrexham (KSS2 North) 'Outline application for construction of up to 600 dwellings, with social landscaping, public open space and on-site establishment, with all matters retained except for north site access'	Scoped Out	No intervisibility between the Sites. Potential for very limited effects on landscape character at a broad scale, however none identified that would lead to anything greater than minor effects and negligible effects at a local scale.

Likely Residual Cumulative Effects and their Significance

Construction

6.172 No residual cumulative effects anticipated.

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6.173 No residual cumulative effects anticipated.

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