

Industrial Building at Davy Way, Llay Industrial Estate, Wrexham

Landscape and Visual Impact Assessment

September 2022

Prepared for:





Beehive Lofts
Beehive Mill
Jersey Street
Manchester
M4 6JG

T: 0161 228 7721
E: mail@randallthorp.co.uk
www.randallthorp.co.uk

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1. Introduction

- 1.1. Randall Thorp LLP has been commissioned by H-Pack Packaging UK Ltd to produce a Landscape and Visual Impact Assessment (LVIA) for an industrial building on Davy Way, Llay Industrial Estate, Wrexham.
- 1.2. The site is situated within the northern area of Llay Industrial Estate, adjacent to the existing buildings occupied by Sharp Manufacturing and H-Pack Packaging. The main part of the site is 3.5ha and comprises car parking and grassland, located to the south-west of the existing buildings. It is largely contained to the east, south and west by existing industrial uses. To the north there is a significant tree belt which divides the industrial estate from the adjoining farmland. The smaller area of 0.2ha is included within the site to facilitate a site access from the B5373 Rackery Lane.
- 1.3. The site location and extent of the landscape study area is shown on **Figure 1 (Appendix A)** (extract below). This includes an area of around 2km radius from the centre of the site.



- 1.4. The proposal is for the: *'Erection of 1no B8 Storage and Distribution building and associated access and external works at Land adjacent to H-Pack, Davy Way, Llay'*.
- 1.5. The LVIA identifies and assesses the anticipated effects resulting from the development on the character and features of the landscape and on people's views and visual amenity. It describes the assessment methodology; the baseline conditions of the application site and its surroundings; the scheme and the potential effects arising from it; the mitigation measures adopted to prevent, reduce or offset any significant adverse effects; and the likely residual effects when the scheme is operational.

2. Methodology

Guidance

- 2.1. The LVIA has been prepared in accordance with 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA3), Third Edition, 2013; Landscape Institute and the Institute of Environmental Management and Assessment.
- 2.2. Landscape Institute Technical Guidance Note 06/19 (2019) – Visual Representation of Development Proposals has been followed in respect of Type 1, Annotated Viewpoint Photographs and Photomontages.
- 2.3. Landscape Institute Technical Guidance Note 02/21 – Assessing landscape value outside national designations has been followed in respect of the assessment of valuing the landscape.

Scoping

- 2.4. The study area, methodology and potential visual and landscape receptors were sent to Wrexham Council 26th July 2022. The LPA agreed to the scope of the assessment on the 2nd September 2022.

Approach

Establishing the Landscape and Visual Baseline

- establish the landscape and visual context of the site, including where appropriate, reference to the built context
- establish the landscape components within the site along with any specific aesthetic or perceptual qualities of the site or views around the site which contribute to landscape character or visual amenity
- identify the landscape receptors (aspects of the landscape including character and physical features) and visual receptors (individuals and/or defined groups of people) which have the potential to be affected by the proposed change
- define the study area
- consider the value attached to the landscape

Describing the Development and Measures incorporated to Mitigate Potential Effects

- describe aspects of the development which have potential to cause landscape/visual effects in the particular context, and the measures incorporated into the scheme to mitigate such effects

Identifying and Describing the Likely Landscape and Visual Effects

- provide an assessment of the sensitivity of the landscape in its context, taking in to account the susceptibility of the landscape receptor to the proposed change and the

value attached to the landscape receptor

- provide an assessment of the sensitivity of the identified visual receptors, taking in to account the susceptibility of the visual receptor to the proposed change and the value attached to the particular view
- identify the potential landscape effects of the mitigated proposals (i.e. the scheme) at key stages of the scheme: i.e. at completion of the scheme; and at 15 years after the completion of landscape works. This latter stage will be described as the residual landscape effect and will be summarised at the end of the assessment
- identify the potential effects of the scheme on views and visual amenity at the same key stages identified above.

Establishing the Landscape and Visual Baseline

- 2.5. Baseline information on the landscape has been gathered through a combination of desk studies and field surveys.

Desk Study

- 2.6. The following documents have been reviewed as part of the desk study:

- Planning Policy Wales (2021)
- Wrexham Unitary Development Plan (Feb 2005)
- Wrexham Local Development Plan 2 (LDP2) 2013 to 2028
- Wrexham Local Planning Guidance Note No7 Landscape and Development
- Wrexham Local Planning Guidance Note No17 Trees and Development
- Wrexham Local Planning Guidance Note No26 Landscape and Industrial Development
- National Landscape Character Area NCLA 13 Deeside and Wrexham
- Wrexham LANDMAP Supplementary Planning Guidance (SPG) adopted March 2007

- 2.7. In addition, desk studies have included:

- review and analysis of landform, field and settlement patterns using Ordnance Survey mapping and public rights of way mapping;
- review of landscape characteristics and landscape grain using aerial photographs;
- review of available relevant site-specific technical reports, including ecology, arboriculture, and heritage reports
- assessment using LANDMAP – the Welsh landscape baseline

- 2.8. Visual analysis has been assisted by the production of a computer generated Zone of Theoretical Visibility (ZTV). This takes account of the topography as well as the screening effects of buildings and vegetation within a 2km radius of the site. The ZTV assumes that the proposed building on the site would be 21m at the ridge. It assumes that existing buildings are 9m, woodland 12m and hedgerows 2m. The ZTV and desk study have been verified on site to establish a more accurate understanding of the potential visibility of the proposals. The ZTV is included within **Appendix D**.

- 2.9. Wireframe photomontages have been prepared to illustrate the scale and mass of the development. All work follows the Landscape Institute Technical Guidance Note 06/19 (2019) – Visual Representation of Development Proposals. The verified views have been created in accordance with Type 3 guidance to AVR level 3. The locations of photomontages are marked on **Figure 5 (Appendix A)** and the Photomontages are included within **Appendix E**.

Field Work

- 2.10. A site survey was carried out by experienced professionals on 21st July 2022.
- 2.11. The site survey has confirmed the following:
- the visual characteristics of the landscape
 - the distribution and management of vegetation which affects site visibility;
 - the extent of visibility of the site including the range of views of the site from publicly accessible locations such as Public Rights of Way (PRoW) and roads in the vicinity
 - any evidence to indicate valued views and viewpoints (e.g. viewpoints)
- 2.12. Photographic surveys have been undertaken to record views from readily accessible public viewpoints. A digital SLR camera (Nikon D3300) with a 35mm fixed lens has been used with the camera handheld to obtain normal eye height. Photographs included in the assessment are presented with the intention of aiding the understanding of the descriptive text. Where appropriate, frames have been joined together to create panoramas which are representative of normal forward vision with a horizontal field of view of 120 degrees, and which may be extended up to a maximum of 180 degrees. This complies with the Visual Representation of Development Proposals, Technical Guidance Note 06/19 in respect of Type 1, Annotated Viewpoint Photographs.

Identification of Landscape and Visual Receptors

- 2.13. Landscape receptors include the character areas, the overall character of the locality as well as the landscape elements within the site.
- 2.14. Viewpoints considered representative of potentially sensitive receptors situated within the study area at varying distances and directions have been identified. The LVIA considers only publicly obtained views from public rights of way, roads and public open spaces.

Defining the Study Area

- 2.15. The study area, as shown on **Figure 1**, includes the site and the extent of the wider landscape which the proposed development may influence in a significant manner. The study area extends to an area of around 2km around the site to include some higher land to the west from which there would be potential views of the proposed development.
- 2.16. The north-western parts of the study area fall within the jurisdiction of Flintshire County Council.

Establishing the Value of the Landscape

- 2.17. Landscape value is defined in GLVIA3 (para 5.19) as *“the relative value that is attached to different landscapes by society”*. Box 5.1 (GLVIA3) lists a range of factors that are now generally agreed to help in valuing landscapes.
- 2.18. Landscape Institute Technical Guidance Note TGN 02-21 ‘Assessing Landscape Value outside National Designations’ was published in May 2021. This 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.
- 2.19. The value of the landscape has been established taking in to account the landscape planning designations, the range of factors identified in Box 5.1 of GLVIA3, and advice contained within Landscape Institute Technical Guidance Note TGN 02-21.

Describing the Development and Measures Incorporated to Mitigate Potential Effects

- 2.20. The assessment is based on the detailed plans submitted as part of the application. Illustrative material presented within the Design and Assess Statement provides contextual information.
- 2.21. Landscape mitigation is most effective if considered as an integral part of the site layout and design in order to avoid, reduce or offset any adverse effects on the landscape or wider environment. Landscape mitigation was part of an iterative process of project planning.
- 2.22. Landscape proposals are described within section 6 of the LVIA.

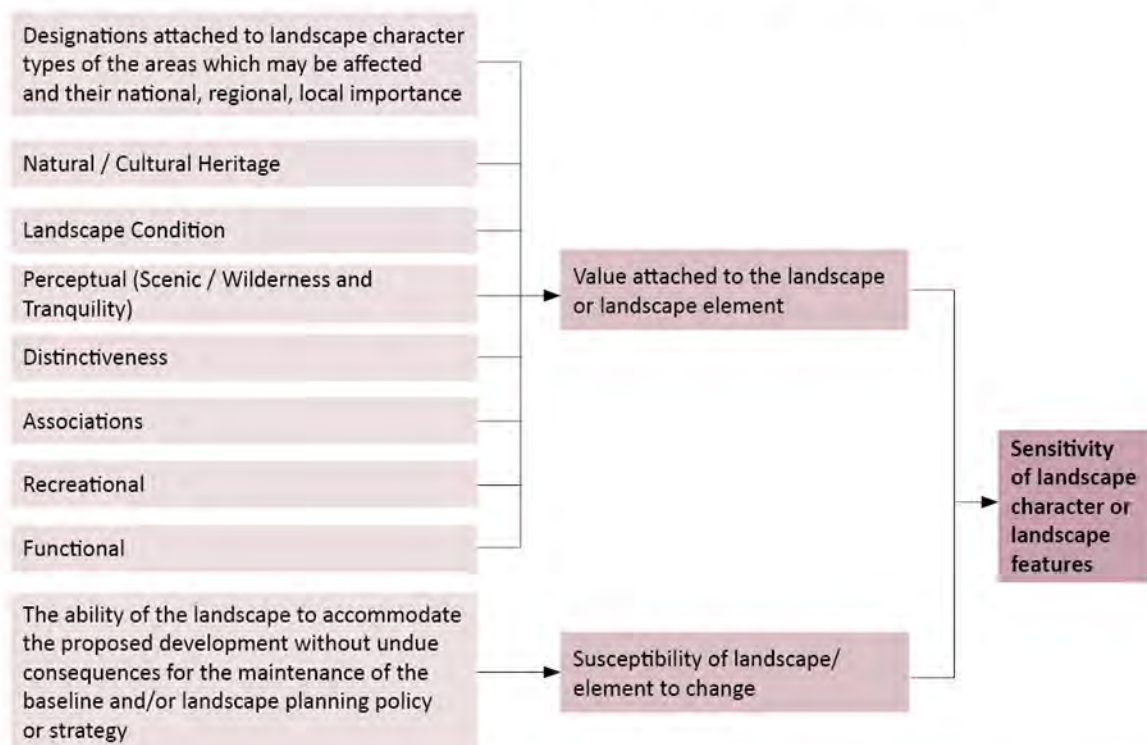
Identifying and Describing the Likely Landscape and Visual Effects

Assumptions and Limitation

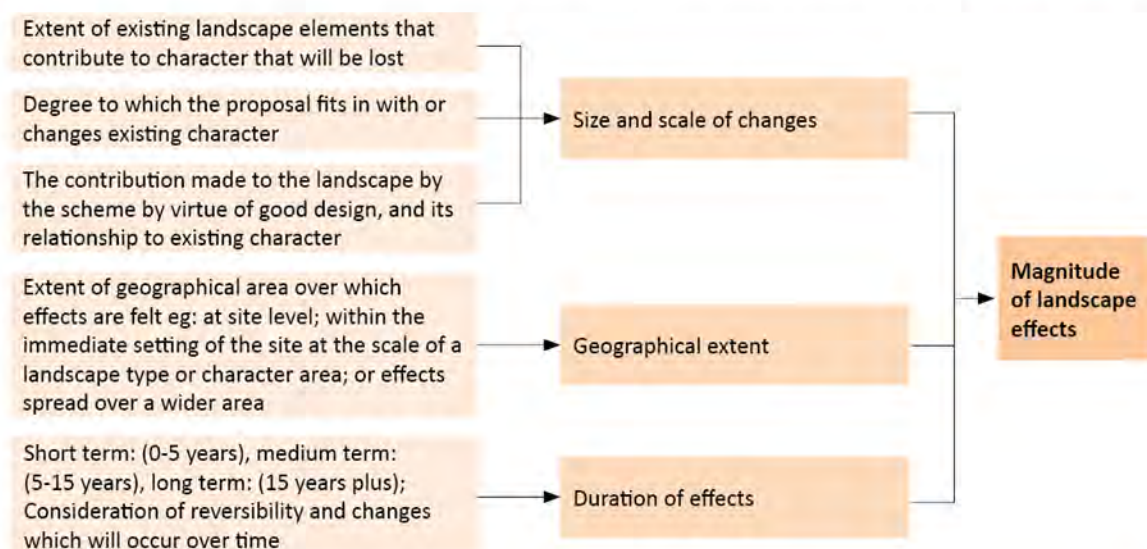
- 2.23. The assessment considers daytime effects. Night-time effects have not been considered because the site is not located within an intrinsically dark landscape (settlement is a feature of the landscape within the study area). It is expected that views include existing sources of light from other nearby properties and cars and as such any change is expected to be negligible.
- 2.24. The assessment considers effects at initial completion of development and 15 years post completion i.e. when landscape treatments have matured. For the purposes of this assessment the height of structural planting 15 years post planting is assumed to be at least 8-10m. The 15 year post planting assessment represents the residual effects.
- 2.25. Effects on residential receptors outside of public areas are not included in the assessment as private views are not protected by national planning guidance or planning policy and impacts on living conditions are generally considered through a separate Residential Visual Amenity Assessment (RVAA).

Assessing the likely effects

- 2.26. In line with GLVIA3, the assessment is based on consideration of the sensitivity of landscape character, landscape features, and views/viewers to the type of development being proposed, (i.e. residential) and on the magnitude of change likely to occur. The sensitivity and magnitude are then considered together, and conclusions drawn on the likely effects on the landscape or on people's visual amenity.
- 2.27. For each landscape and visual receptor, a wide range of considerations are drawn together as indicated by **Diagrams 1 and 2**.

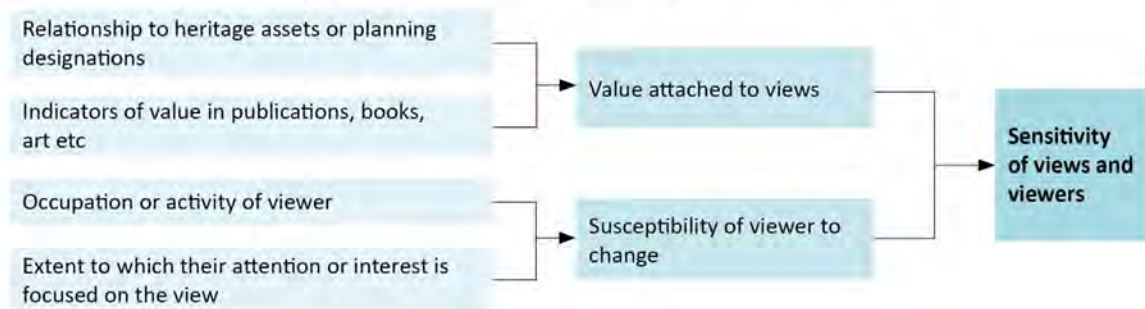
Diagram 1: Considerations contributing to establishing the significance of landscape effects.

A **Overall Judgement in respect of sensitivity:** Combines all of these considerations and is explained in text. It will be described as *High, Medium, Low or Negligible* depending on the combination of circumstances

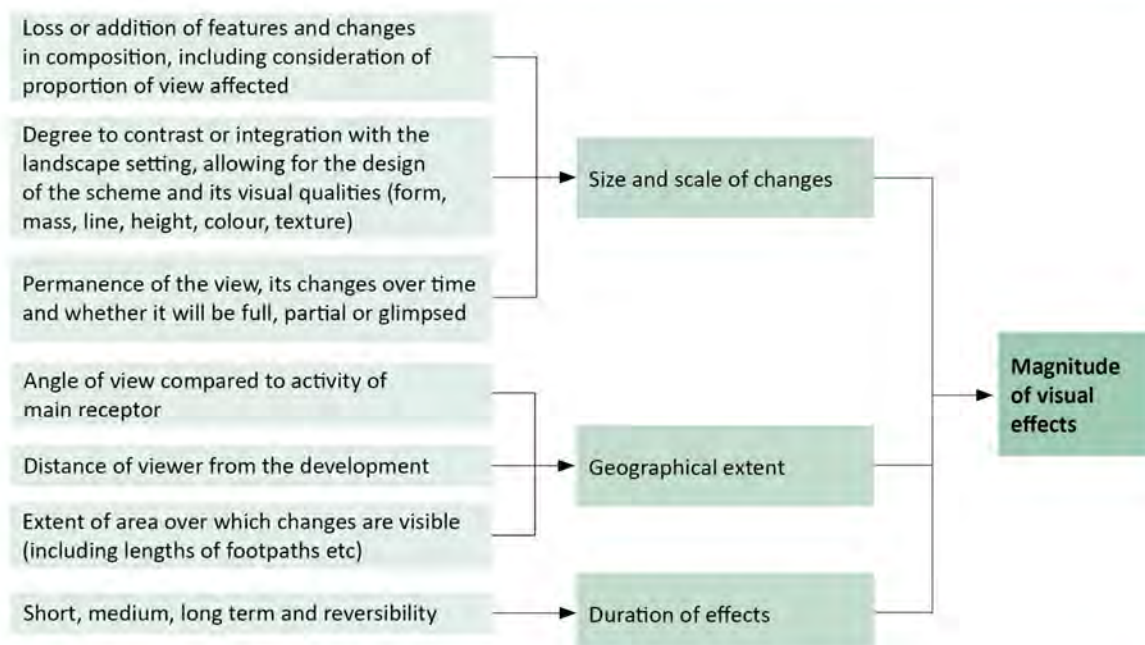


B **Overall judgement in respect of magnitude of landscape effects:** Combines all of these considerations and is explained in text. It will be described as *High, Medium, Low or Negligible* depending on the combination of circumstances

A + B = C **Judgement of effects:** Combines sensitivity and magnitude in a considered way and will be described as *Major, Moderate, Minor, Negligible, and as Beneficial, Adverse or Neutral* depending on the circumstances

Diagram 2: Considerations contributing to establishing the significance of visual effects.

Overall Judgement in respect of sensitivity: Combines these considerations which are explained in the text. It will be described as *High, Medium or Low* depending on the combination of circumstances



Overall judgement in respect of magnitude of visual effects: combines these considerations which are explained in text. It will be described as *High, Medium, Low or Negligible* depending on the combination of circumstances

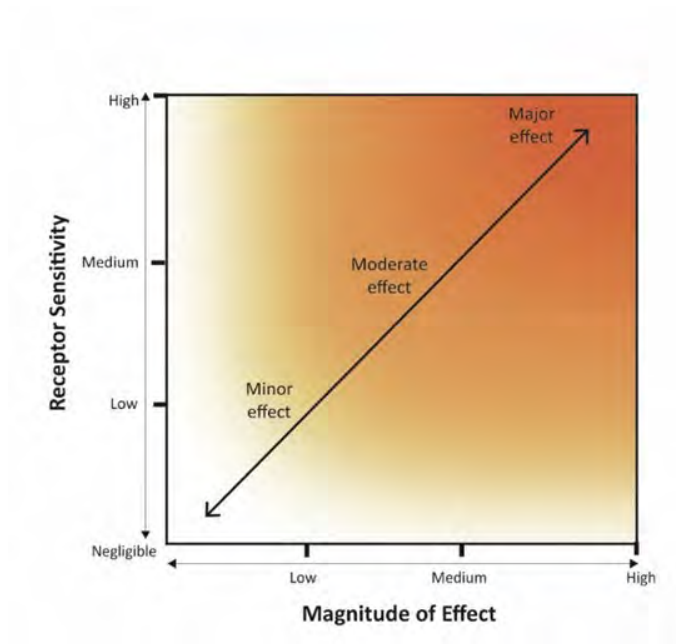


Judgement of effects: Combines sensitivity and magnitude in a considered way taking into account the pleasantness of the existing and resultant view, and will be described as *Major, Moderate, Minor or Negligible*, and as either *Beneficial, Adverse or Neutral* depending on the circumstances

- 2.28. The effects of the proposed development on the landscape and visual receptors identified above are described as being Major, Moderate, Minor, Negligible or Neutral and either Adverse or Beneficial. The scale at which the effect will be felt is identified (i.e. at site level, within the immediate setting of the site, at the scale of a landscape character type or character area, effects spread over a wider area).

- 2.29. **Diagram 3** below indicates the general relationship between sensitivity and magnitude of change. However, this table is not applied in a prescriptive manner and professional judgement will be used to assess the balance of the effect according to the individual circumstances.

Diagram 3: Indicative guide to relationship between sensitivity and magnitude of change



3. Planning and policy framework

Planning Policy Wales

- 3.1. Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales
- 3.2. Section 6.3 deals with Landscape. Paragraph 6.33 states *'All the landscapes of Wales are valued for their intrinsic contribution to a sense of place, and local authorities should protect and enhance their special characteristics, whilst paying due regard to the social, economic, environmental and cultural benefits they provide, and to their role in creating valued places. Considering landscape at the outset of formulating strategies and policies in development plans and when proposing development is key to sustaining and enhancing their special qualities, and delivering the maximum well-being benefits for present and future generations as well as helping to deliver an effective and integrated approach to natural resource management over the long term. Collaboration and engagement with adjacent planning authorities, Natural Resources Wales (NRW), Cadw and the third sector will be necessary to draw on a wide range of expertise and evidence. This means:*
 - *ensuring Wales contributes to meeting international responsibilities and obligations for landscapes;*
 - *ensuring statutorily designated sites are properly protected and managed;*
 - *ensuring that the value of all landscapes for their distinctive character and special qualities is protected; and*
 - *ensuring the opportunities landscapes provide for tourism, outdoor recreation, local employment, renewable energy and physical and mental health and well-being are taken into account and multiple well-being benefits for people and communities secured.'*

Adopted Wrexham Unitary Development Plan (Feb 2005)

- 3.3. The Unitary Development Plan (UDP) was adopted by Wrexham County Borough Council in 2005 and remains current until it is superseded by the Local Development Plan.
- 3.4. The site does not lie within or have a direct relationship with any local landscape designations.
- 3.5. The site lies within the settlement limits of Wrexham.
- 3.6. Other policies of relevance include:
 - **Strategic Policy PS2:** *'Development must not materially detrimentally affect*

countryside, landscape/townscape character, open space, or the quality of the natural environment.'

- **Strategic Policy PS4:** *'Development should maintain the existing settlement pattern and character and be integrated with the existing transport network to help reduce the overall need to travel and encourage the use of alternatives to the car.'*
- **Strategic Policy PS11:** *'Encouragement will be given to proposals which improve the biodiversity value of sites and to the establishment of local nature reserves where the nature conservation and landscape interest of the land will be protected and enhanced.'*
- **Policy GDP1** *'All new development should:-*
a) Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.'
- **Policy EC4:** *'Development proposals should provide for the conservation and management of hedgerows, trees, orchards, woodland, wildlife and other natural landscape and water features, and include new planting in order to enhance the character of the landscape and townscape. Development which results in the loss or significant damage to valuable trees, important hedgerows or ancient woodland sites will not be permitted.'*

- 3.7. Land within the River Alyn Valley and the north-eastern parts of the study area are shown as 'Special Landscape Area' (Policy EC5). The ZTV and site investigation has confirmed that the site is not visible from these areas and there would be no effect upon them as a result of the proposals.

Emerging Wrexham Local Development Plan (Deposit Plan March 2018) (LDP) 2013-2028

- 3.8. Wrexham County Borough Council is preparing the Local Development Plan (LDP) which will replace the current adopted Unitary Development Plan. The LDP is currently being examined by the Planning Inspectorate.
- 3.9. The following objectives relate to landscape and visual character:
- **Objective SO7:** *'Conserve, enhance and promote the local culture, character and distinctiveness of Wrexham including the Welsh Language.'*
 - **Objective SO9:** *'Protect, manage and enhance the natural and historic environment and landscapes.'*

- 3.10. Policies of relevance include:

- **Policy SP13: Design Principles & Masterplanning Framework** sets out the expectation for all the development proposals to demonstrate how they have taken account of local characteristics in order to create high quality, sustainably designed places.

- **Policy SP15 Natural Environment** states '*Development will only be supported where it protects, conserves and enhances the natural environment including:*
 - *natural landscape features such as trees, hedges and woodland and the green networks between them which contribute to the quality and diversity of the natural environment and play an important role in mitigating the impact of climate change;*'
- **Policy SP20: Green Infrastructure** concerns the protection and enhancement of existing green infrastructure and the planning and delivery of proposed green network and open spaces.
- **Policy NE3 Trees, Woodlands and Hedgerows** concerns the protection of existing vegetation and supports the planting of new trees, woodland and hedgerow.

Adopted Local Planning Guidance Notes

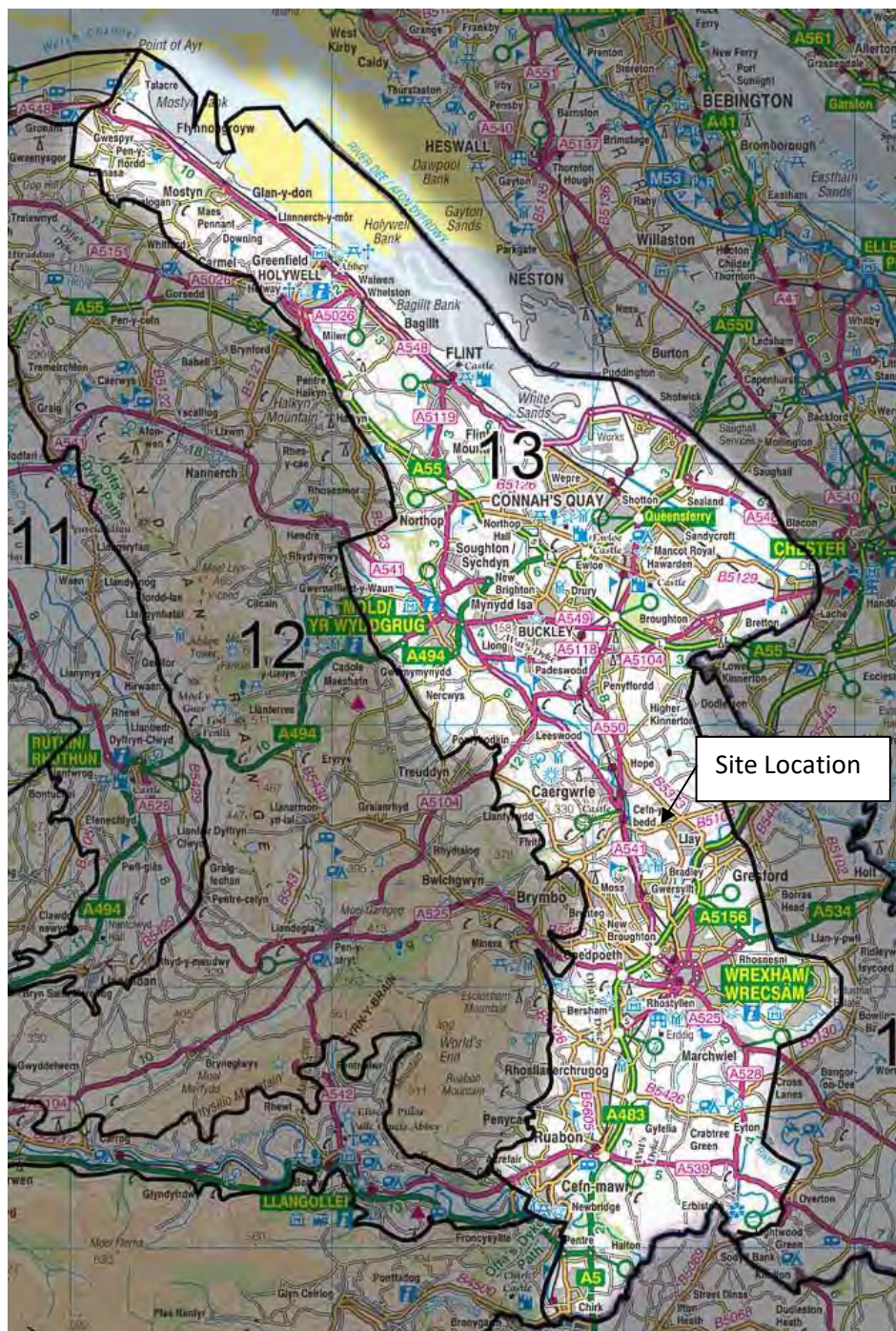
3.11. WCBC has adopted a number of Local Planning Guidance Notes (LPGN) which expand on and interpret policies to provide further guidance. The following guidance notes are of relevance:

- LPGN 07: Landscape and Development (2003)
- LPGN 17: Trees and Development (2012)
- LPGN 26: Landscape and Industrial Development (2003)

4. Landscape baseline and sensitivity assessment

National Landscape Character Area

- 4.1. The site falls within National Landscape Character Area 13 Deeside and Wrexham. The character area description is included within **Appendix B**.
- 4.2. Below is an extract Plan from the National Landscape Character Area 13 Deeside and Wrexham document to show the extent of the character area.



- 4.3. An extract of the Landscape Character Area description setting out the key characteristics is included below:

•Key Characteristics
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

- 4.4. The size and scale of the area encompassed by the National Character Area is large and bears limited relevance to the site. As the site is located close to Wrexham urban area, the text referencing the Dee Estuary is not relevant. The pertinent characteristics are the urban settlements, industrial character mixed pasture farmland.
- 4.5. In this case a smaller scale, more detailed assessment is available, and this identifies landscape characteristics which offer a better representation of those found within the vicinity of site. As such the effects upon the national landscape character area as a result of the proposed development are not considered.

Wrexham LANDMAP Supplementary Planning Guidance (SPG) adopted March 2007

- 4.6. The LANDMAP study identifies the key elements and features which make up the landscape within Wrexham County Borough. The study highlights the diversity and variety of the

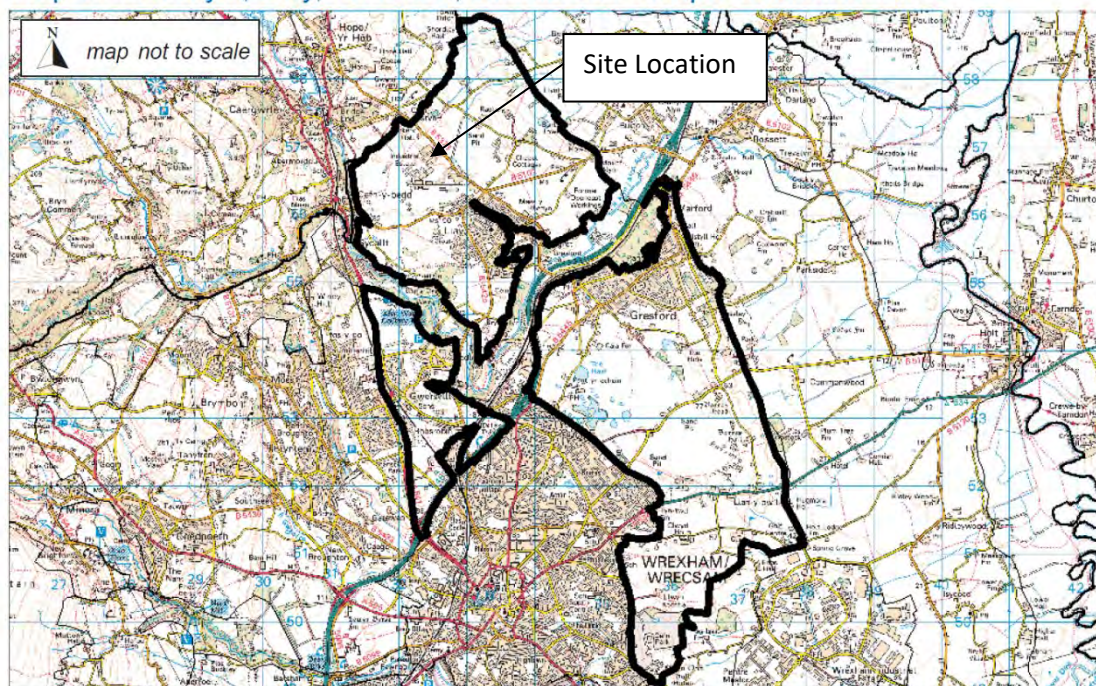
landscape with character areas identified across the County Borough.

- 4.7. **Appendix C** includes relevant extracts of the Wrexham LANDMAP Supplementary Planning Guidance Summary Document which provides a map of the character areas within Wrexham County Borough.
- 4.8. The site is included within the 'Rural/Urban Villages' broad character area. The description states *'Wrexham urban villages are associated with past coal mining, and located on the edge of the uplands and to the north of Wrexham town. The villages are set among farmland, wooded valleys and regenerating or restored landscapes. This complex character area contains main roads, railways and canal, as well as Offa's Dyke and prehistoric hill forts, reflecting Wrexham's history on the border between Wales and England, upland and lowland'*.

Landscape Character Area 8 – Gwersyllt, Llay, Gresford, Borras

- 4.9. The Rural/Urban Villages broad character area is sub-divided into detailed character areas. The site lies within the Detailed Character Area 8 – Gwersyllt, Llay, Gresford, Borras.

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



- 4.10. Relevant key characteristics include:
- *'Generally undulating open arable farmland affected by proximity to urban areas*
 - *Very distinctive kettle hole landscape to the east of Wrexham, including open farmland dimpled with hollows and attractive landscapes with open water, mosses and woodland*
 - *Mixed industrial development and locally prominent coal tips at Llay and Gresford*

- *Villages are semi-rural with extensive suburban development*
- *Part of the plateau known as the Wrexham Delta Terrace with deep deposits of fluvio-glacial sands and gravels*
- *Much has been quarried in the past and there are large areas of artificial restored landforms*
- *Most farmland is improved*
- *Sand quarries provide disturbed land and areas of natural regeneration of value for wildlife*
- *Major transport routes make the area very accessible to commuters'*

- 4.11. The overall management strategy is: Conservation, Mitigation, Restoration, Enhancement.
- 4.12. Land along the River Alyn Valley falls within Detailed Character Area 9b River Alyn Valley. The land is low lying and there is no visual connection between the site and this character area. As such the proposed development would not affect Landscape Character Area 9b and this character area is therefore not considered as a landscape receptor.
- 4.13. Land within the western parts of the study area fall within the West Wrexham Ridges and Valleys Detailed Character Area 7d. There would be no direct effects upon this character area as a result of the proposed development. Whilst there are some views towards the site from this area, the site lies within an area of existing industrial development and the character of the views would not be changed as a result of the development. Character Area 7d is therefore not considered as a landscape receptor.

Local Landscape Character Context

- 4.14. **Figure 1 (Appendix A)** shows the study area and landscape context.
- 4.15. The study area includes the residential areas of Llay, Llay Industrial Estate, development along the A550 within Abermorddu, the well vegetated River Alyn Valley and the surrounding farmland.
- 4.16. The village of Llay lies to the south of the Industrial Estate and is divided by the wooded valley of a tributary of the River Alyn. Originally a coal mining village, much of the older housing dates from the 1930s with more recent housing within the eastern parts of the village. The Llay Miners Welfare Institute building, and pavilion as well as a couple of farms located to the west of Llay are listed buildings. The well wooded and slightly elevated land (up to around 120m AOD) around Llay Quarry, to the north of the village provides some separation between the housing areas and the northern parts of Llay Industrial Estate.
- 4.17. Llay Industrial Estate lies on the former site of Llay Colliery. The southern parts of Llay Industrial Estate are located to the north of the B5102 Llay Road. This includes some large scale warehouses and manufacturing buildings, although most do not exceed two storeys in height. The northern parts of the Industrial Estate are centred around Miners Road and Davy Way and include service yards, parking areas and some large scale buildings. Although large

in mass, most of the buildings are 2-3 storeys and are finished in a both brick and a variety of different cladding.

- 4.18. There is ribbon development of housing along Rhyddyn Hill, to the north. The land is elevated and there are long views from the housing, southwards, across the farmland to the outskirts of Llay. Rhyddyn Hall and several structures along the River Alyn are listed. Rackery Hall located on Rackery Lane to the immediate north of the site is a Grade II Listed Building.
- 4.19. The villages of Abermorddu and Caergwrle lie to the west and are centered around the A550 and A541. The railway lines run to the east of the villages, parallel with the River Alyn Valley. There are some locally high areas, such as the vegetated hill which the remains of Caergwrle Castle sits upon but generally the urban areas occupy lower lying land. There are several listed buildings within Caergwrle and the castle is listed and a Scheduled Monument.
- 4.20. The River Alyn Valley is lined by a wide swathe of mature woodland which separates the lower lying urban areas within Abermorddu from the industrial areas to the east. Alyn Waters Country Park lies to the south-west of Llay and is positioned either side of the River Alyn. It comprises areas of grassland, woodland and a nature reserve with a car park, visitor centre and a variety of walks. Both the ZTV and site investigation work has ascertained that the proposed development would not be visible from the Country Park.
- 4.21. The farmland surrounding the urban areas generally comprises rolling lowland with medium to small scale largely arable fields with well-defined hedgerow field boundaries. The landform is gently undulating with levels of around 100m AOD. Aside from the main roads which connect the villages, the agricultural land is crossed by narrow lanes. There are a number of minor watercourses, tributaries of the River Alyn and field ditches and ponds. There are localised high points, such as the hill to the north of Rhyddyn Hill which rises to around 150m AOD and is covered by mature woodland. The hill includes Caer Estyn Hillfort which is a Scheduled Monument.
- 4.22. The farmland within the western parts of the study area is elevated, rising to around 180m AOD near to Bryn Yorkin Road. The levels continue to rise westwards to high points of around 300m AOD at Hope Mountain.
- 4.23. The landform is illustrated on drawing number RT01001 – 1 within the ZTV included within **Appendix D**. This shows the broadscale topography with levels of around 100m AOD through the central parts of the study area, lower lying areas to the north-east and higher land to the west.
- 4.24. **Figure 5 (Appendix A)** shows the Public Rights of Way (PRoW) within the study area.
- 4.25. The Wat's Dyke long distance walking route runs on a broadly north-south alignment, parallel with the River Alyn corridor, linking through the Alyn Waters Country Park and following the river more closely around Cefn-y-bedd.

- 4.26. Public Rights of Way (PRoW) run eastwards from the long distance route, through the farmland, linking to the outskirts of Llay. There are a number of PRoW running around the settlement of Llay and further routes to the north-east.
- 4.27. To the west of the River Alyn corridor there are a number of PRoW which link from Abermorddu and Caergwrle, running westwards through the farmland which climbs towards Hope Mountain. In some cases these PRoW run through woodland but from some of the routes there are panoramic views over the lower lying land to the east.
- 4.28. The visual character of the footpaths and views of the site from PRoWs is explained further within the section 5.

Description of the Site and its immediate surroundings

- 4.29. **Figure 2 (Appendix A)** shows the site within its immediate setting and the site photographs locations.
- 4.30. **Figures 3 and 4 (Appendix A)** includes photographs of the site.
- 4.31. The main part of the site comprises the access road from Davy Way, a large flat area of grassland, areas of hard-standing used as yard space and parking, existing built form and a mature belt of trees located along the northern boundary.
- 4.32. The southern boundary partially adjoins Davy Way, where there are entrance gates and an access road which runs to the west of the Sharp Manufacturing car park. There is an existing brick substation building to the west of the access road. The remaining southern boundary borders the car park and yard space used by Sharp and is defined by a paladin fence. There is a single semi-mature ash tree located within the site, on the southern boundary, near to the access road.
- 4.33. To the east, the site adjoins the service road which provides access to the existing H-Pack building. The existing building is around 8-9m tall and finished in a pale grey/white cladding. The Sharp Manufacturing building located to the south of the H-Pack building is of a similar scale and appearance. These existing buildings provide good enclosure of the main part of the site to the east.
- 4.34. To southern part of the western boundary adjoins further industrial land uses, with a linear boundary of vegetation separating the site from the adjacent buildings and yard space. The majority of the vegetation along the boundary lies within the adjacent land and comprises linear groups of self - set pioneer species and hawthorn / blackthorn hedgerow.
- 4.35. The northern part of the western boundary is defined by a mature tree belt, with farmland located to the immediate west. The northern boundary is similarly defined by a mature tree belt which is located on slightly mounded ground. The vegetation comprises broad-leaved, linear groups of self-set trees including goat willow, hawthorn, blackthorn, ash, sycamore and oak with an understorey of bramble. To the rear of the tree belt, there are a number of linear

groups of mature oak trees which reach heights of between 12 and 15m.

- 4.36. The northern parts of the main site include the yard, an existing outbuilding and some temporary marquee storage. The majority of the main site comprises a reasonably flat area of amenity grassland. There is a storage container located near to the southern boundary.
- 4.37. The site boundary includes a smaller secondary area, which lies to the east of the existing H-Pack building, and which is required to provide a vehicular access from the B5373 Rackery Lane. The area includes some hard standing, as well as slightly raised areas of grassland and trees. There are individual specimen trees including Norway maples, birch and ash within the grassland and an overgrown hedgerow along the boundary with the adjacent Rackery Lane.
- 4.38. **Photograph A (Figure 3, Appendix A)** is the view from the grassland near to the northern boundary of the site looking south. The existing buildings can be seen to the east and the temporary marquee storage is visible in the foreground within the yard space. The higher tree covered land within Llay Quarry is visible in the distance.
- 4.39. **Photograph B (Figure 3, Appendix A)** is the view from the access road near to the western boundary looking north across the grassland within the site. The tree belt along the northern boundary is visible beyond the temporary marquee.
- 4.40. **Photograph C (Figure 3, Appendix A)** is the view from the access road looking eastwards towards the boundary with Rackery Lane.
- 4.41. **Photograph D (Figure 3, Appendix A)** is the view from the boundary with Rackery Lane looking westwards back towards the existing H-Pack building.
- 4.42. The topography of the site is reasonably flat with a level of around 100m AOD. The areas along the northern boundary, where the existing tree belt is growing, are slightly mounded.
- 4.43. A Tree Survey has been undertaken by ACS Consulting. This notes the tree species and condition and plots root protection areas. The findings of the tree survey should be read alongside the findings of this assessment. The implications of the development upon the existing trees will be discussed further when considering the assessment of effects on features within the site.

Summary of Landscape Receptors

- 4.44. Taking into account the published character assessments and baseline landscape context as described above, the following landscape receptors are considered:
- the landscape of the Rural/Urban Villages Landscape Character Area 8 – Gwersyllt, Llay, Gresford, Borrass
 - the overall character of the immediate locality
 - landscape features within the site

Landscape value

- 4.45. This section sets out the value of the landscape within the study area using the guidelines of GLVIA3 Box 5.1, Landscape Institute Technical Guidance Note 02/21 – Assessing landscape value outside national designations and Diagram 1 included within the Methodology above.
- 4.46. The site is not a designated landscape area and would not meet the criteria of ‘Valued Landscape’ in terms of NPPF (paragraph 174a).

Table 1: Landscape value of the Rural/Urban Villages Landscape Character Area 8 – Gwersyllt, Llay, Gresford, Borras

Criteria for value	Observations/comments	Value
Designations attached to the landscape	There are no national, regional landscape quality designations. Land around Burton Tower is shown as Special Landscape Area within the UDP.	Local Landscape Value
Natural heritage	Woodland within the Alyn Waters Country Park and the nature reserve as well as the intact hedgerows with trees within the farmland surrounding the urban areas provide habitat value.	Medium
Cultural heritage	There are a number of Listed Buildings including Rackery Hall and Rhyddyn Hall located to the north of the site. Caer Estyn Hillfort and Caergwrle Castle are Scheduled Monuments.	Medium
Landscape condition	The agricultural landscape is generally well-maintained with fields enclosed by drainage ditches and hedgerows with trees. Woodland blocks provide some enclosure but the proximity to the industrial and urban areas undermines the rural character of the farmland. The former mining activity has left some unnatural land forms and the remaining coal tip and industrial development, as well as the sprawling suburban development, are detracting elements.	Low-medium
Perceptual (Scenic)	The scenic quality of the landscape is varied. The urban edge is often visible, undermining the rural characteristics. There are some enclosed views where woodland is present. The undulating landform allows some longer views across the fields from vantage points. Locally prominent industrial development and the coal tip intrudes into the surrounding areas, with often harsh and unsuitable edges between development and countryside.	Low-medium
Perceptual (Wilderness and tranquility)	The landscape includes agricultural land as well as industrial and residential areas. There are no dark skies and the landscape within the study area is not considered to be wilderness or tranquil.	Low
Distinctiveness	The landscape does not include uncommon characteristics or distinctive features which are identified as being characteristic. It does not include rare or unusual features. There are few key features which contribute to a strong sense of place.	Low
Associations	There is no evidence of any association with artists, writers or historical events.	Low
Recreational	There are a number of PROWs and footpaths/cycleway which provide opportunities for informal recreation.	Medium
Functional	The rural land within the study area functions primarily as	Medium

Criteria for value	Observations/comments	Value
	agricultural land and has limited ecological value/natural function.	
Value of the Rural/Urban Villages Landscape Character Area 8 – Gwersyllt, Llay, Gresford, Borras		Overall value: Low-medium

Table 2: Landscape value of the immediate locality

Criteria for value	Observations/comments	Value
Designations attached to the landscape	There are no national, regional or local landscape quality designations.	Local Landscape Value
Natural heritage	Woodland along the northern boundary of the Industrial Estate and the hedgerows within the vicinity are of some local natural conservation value but otherwise the landscape comprises large, industrial built form and areas of hard standing.	Low
Cultural heritage	There is a single Listed Building (Rackery Hall) within the immediate locality.	Low
Landscape condition	The land to the north of Llay Industrial Estate is agricultural but has an urban fringe character due to the close proximity of industrial built form. The Industrial Estate generally comprises large buildings and areas of hard standing, although there are some roadside trees.	Low-medium
Perceptual (Scenic)	The urban edge is a noticeable feature of the views from the countryside. The views from the roads within Llay Industrial Estate are generally enclosed and include large built form, car parking and yard space.	Low
Perceptual (Wilderness and tranquility)	The landscape is not considered to be wild or tranquil due to its urban character.	Low
Distinctiveness	The immediate locality does not contain particular characteristic features which are considered particularly important examples. It does not include rare or unusual features.	Low
Associations	There is no evidence of any association with artists, writers or historical events.	Low
Recreational	The Industrial Estate does not have any recreational function. There is a single PRoW locate to the north of the site.	Low
Functional	Industrial and agricultural land with limited landscape functional value.	Low-medium
Value of the landscape character of the immediate locality		Overall value: Low

Table 3: Landscape value of the features within the site

Criteria for value	Observations/comments	Value
Designations attached to the landscape	There are no national, regional or local landscape quality designations.	Local
Natural heritage	No designated wildlife sites within the site. Generally amenity grassland and hard-standing with limited ecological value. Boundary woodland, provides some habitat value.	Low-medium
Cultural heritage	No heritage assets.	Low
Landscape condition	Aside from the boundary trees, there is little in the way of green infrastructure and the landscape is utilitarian.	Low
Perceptual (Scenic)	The views are generally industrial in character.	Low
Perceptual (Wilderness and tranquility)	The landscape is not considered to be wild or tranquil due to the development.	Low-medium
Distinctiveness	The site does not contain a particular character or features which are considered particularly important examples.	Low
Associations	There is no evidence of any association with artists, writers or historical events.	Low
Recreational	The site is not publicly accessible and has no recreational function.	Low
Functional	Industrial landscape with limited functional value.	Low
Value of the landscape features within the site		Overall value: Low

Susceptibility to change

Susceptibility to change of the Rural/Urban Villages Landscape Character Area 8 – Gwersyllt, Llay, Gresford, Borras

- 4.47. The character of the area is influenced by urban development. Whilst there is a harsh edge between Llay Industrial Estate and the surrounding landscape in some locations, within the vicinity of the site the strong belt of woodland provides some enclosure. The site is essentially located within the confines of the existing industrial estate which renders this type of development wholly appropriate to its location. Its connection with the urban area and the enclosure provided by the tree cover, moderates its susceptibility to the type of development proposed. It is therefore considered that the susceptibility to change is **Low-medium**.

Susceptibility to change of the landscape character within the immediate locality

- 4.48. The immediate locality includes industrial areas. The boundary woodland provides a good level of enclosure which compartmentalises the landscape. Whilst there are some longer views across the adjoining fields, the intervisibility with the surrounding areas is minimal. The type of development proposed would be in keeping with the surrounding proposed land uses. It is therefore considered that the susceptibility to change is **Low**.

Susceptibility to change of the landscape features

- 4.49. The existing boundary woodland is susceptible to change but its peripheral location means that it can easily be retained. There are no other landscape features which would be susceptible to change. It is therefore considered that the susceptibility to change is **Low-medium**.

Sensitivity of the landscape

- 4.50. Taking into account value and susceptibility as set out above the following table summarises the sensitivity of the landscape.

Table 4: Landscape Sensitivity

Landscape receptor	Value of the Landscape	Susceptibility to Change	Resulting Sensitivity
Rural/Urban Villages Landscape Character Area 8 – Gwersyllt, Llay, Gresford, Borras	Low-medium	Low-medium	Low-medium
The landscape character of the immediate locality	Low	Low	Low
Landscape features within the site	Low	Low-medium	Low

5. Visual baseline and sensitivity of visual receptors

Visual receptors and views of the site

- 5.1. **Figure 5 (Appendix A)** illustrates the locations of the photographs taken from the public viewpoints surrounding the site.
- 5.2. **Figures 6 to 14** include the photographs which are taken from publicly accessible viewpoints along PRow's and roads.
- 5.3. A computer generated Zone of Theoretical Visibility (ZTV) was carried out to assist with the visual analysis. This took account of the topography, as well as the screening effects of existing buildings and vegetation within a 2km radius of the site. The ZTV and desk study have been verified on site to establish a more accurate understanding of the potential visibility of the proposals. The ZTV is included within **Appendix D**.
- 5.4. Observations made during the site visit identified views towards the site from the following publicly accessible viewpoints:
 1. Users of PRow Llay 17
 2. Users of PRow Llay 18
 3. Users of PRow Hope 73
 4. Users of PRow Hope 72
 5. Users of PRow Llanfynydd 2
 6. Users of PRow Llanfynydd 3
 7. Users of PRow Llanfynydd 6
 8. Users of PRow Gwersyllt 36/42
 9. Motorists, cyclists and pedestrians using Davy Way
 10. Motorists, cyclists and pedestrians using Rackery Lane / Gresford Road
 11. Motorists, cyclists and pedestrians using Rhyddyn Hill
 12. Motorists and cyclists using Cymau Lane
- 5.5. Views from these locations are representative of the likely views of the proposals from public rights of way, roads and public open spaces.
 1. Existing views from PRow Llay 17 (**Photographs 1.1 - 1.4**)
- 5.6. PRow Llay 17 runs through farmland to the immediate north of the site. Photographs 1.1 to 1.4 show a sequence of views from the route, running east to west. There are glimpsed views of the existing industrial estate, including the existing H-Pack building, but generally the mature vegetation along the northern and western edges of the industrial area provides separation. This screening would vary seasonally, and the buildings would likely be more visible in the winter. As the route progresses westwards, the trees within the field boundary hedgerows provide a layering effect which filters views of the industrial estate. In some

instances the coal tip, which is elevated, is partially visible.

2. Existing views from PRoW Llay 18 (Photograph 2)

- 5.7. PRoW Llay 18 links eastwards from Wat's Dyke long distance footpath. The long distance route follows the course of the River Alyn and PRoW 18 tracks along a tributary of the river. There are open views across farmland with hedgerow trees providing some enclosure. The viewpoint location is low-lying within the landscape and none of the existing buildings within Llay Industrial Estate, which lies around 400m away, are currently visible.

3. Existing views from PRoW Hope 73 (Photograph 3)

- 5.8. PRoW Hope 73 is the continuation of PRoW Llay 18 as it crosses the watercourse and heads in a north easterly direction, to connect to the B5373 Gresford Road. Having crossed the watercourse, the ground levels rise and there are open views across fields from a slightly elevated position. The roof of an existing industrial building located to the west of the site is partially visible in the distance through gaps in the existing trees. The existing H-Pack building is not visible, although it is anticipated that there would be greater visibility in the winter months.

4. Existing views from PRoW Hope 72 (Photograph 4)

- 5.9. PRoW Hope 72 lies around 800m from the site and at an elevation of around 115m AOD. It leaves Rhyddyn Hill / Rock Lane to climb in a northerly direction across an open field. The path is part of a network of routes which loop around Caer Estyn Hillfort. Many of these routes are enclosed by woodland but from PRoW Hope 72 there are open views southwards across the agricultural landscape. Houses located on Rhyddyn Hill are visible in the middle distance and the roof and chimneys of Rackery Hall can be partially seen in the distance. The existing buildings within the industrial estate are generally screened by intervening vegetation, although may be partially visible in the winter months.

5. Existing views from PRoW Llanfynydd 2 (Photograph 5)

- 5.10. To the west of the River Alyn Valley the ground levels rise and there are some long views eastwards from the farmland. PRoW Llanfynydd 2 lies at an elevation of around 175m AOD and is located around 2km from the site. There are panoramic views across the valley floor with the distant hills visible beyond. The views include the settlements and the existing buildings within the industrial estate.

6. Existing views from PRoW Llanfynydd 3 (Photograph 6)

- 5.11. To the south of Cymau Road, PRoW Llanfynydd 3 crosses the farmland, at elevations of around 110m AOD and distances of around 1.5km away from the site. There are open views across the farmland with the coal tip and tops of buildings within Llay Industrial Estate partially visible in the distance.

7. Existing views from PRoW Llanfynydd 6 (Photograph 7)

- 5.12. To the north of Cymau Road, PRoW Llanfynydd 6 cuts across fields to link to a network of paths within the elevated farmland to the west of the River Alyn Valley. The path is located around 1.8km away from the site and lies at around 140m AOD. There are open, panoramic

views looking in an easterly direction across farmland with the existing industrial buildings adjacent to the site partially visible in the distance.

8. Existing views from PRoW Gwersyllt 36/42 (Photograph 8)

- 5.13. There are some longer distance views from Sydalit, which lies on the east facing slopes of the River Alyn Valley. PRoW Gwersyllt 36 and 42 run through fields to the north of Sydalit, around 1.7km to the south-west of the site. PRoW Gwersyllt 42 was inaccessible at the time of the survey. The views from PRoW Gwersyllt 36 are somewhat enclosed by hedgerows but from the western end of the route there is a glimpsed longer view which includes the roofs of some of the buildings within Llay Industrial Estate.

9. Existing views from Davy Way (Photograph 9.1-9.3)

- 5.14. Whilst urban in character, the views from Davy Way are relatively verdant. There are street trees within the verges on the southern side of the road and boundary vegetation along the frontage of the Sharp building. The existing built form is of a large scale but is set well back from the road and views of the buildings are filtered by the intervening trees.

10. Existing views from Rackery Lane / Gresford Road (Photographs 10.1 and 10.2)

- 5.15. Rackery Lane / Gresford Road is generally well enclosed by existing roadside vegetation. The mature trees along the eastern boundary of the industrial estate provide effective screening of the existing Sharp and H-Pack buildings. To the north, the route passes next to Rackery Hall and the cluster of residential properties which surround it. A narrow footpath running along the western side of the road connects southwards from these properties. Further north, there are no footpaths alongside the route. There is a glimpsed view towards the northern boundary of the industrial estate through a farm gateway, although none of the existing industrial buildings are currently visible from this location.

11. Existing views from Rhyddyn Hill (Photograph 11)

- 5.16. The eastern extent of Rhyddyn Hill has housing on both sides, for much of its length. Where there is a gap between houses, there is a longer distance view southwards from a slightly elevated vantage point. The views include housing and distant trees along with glimpses of hilltops. The roofs of buildings near Rackery Hall are partially visible in the distance. Trees screen the existing industrial estate which lies around 700m to the south.

12. Existing views from Cymau Lane (Photograph 12)

- 5.17. Cymau Road climbs westwards from Abermorddu. After leaving the village, it runs through countryside and the route forms a winding lane with no footpaths. Looking eastwards from the elevated sections of the route there are panoramic views across the landscape. Roofs of housing located within Abermorddu are partially visible and the tops of some of the buildings located within the industrial estate are just discernible in the distance.

Summary

- 5.18. The site is most clearly visible from Davy Way and seen in the context of existing large industrial buildings, although the roadside trees and boundary vegetation do filter views.

- 5.19. The tree belt along the northern boundary of Llay Industrial Estate provides effective screening of the site and existing industrial buildings in views from the PRowS located to the north.
- 5.20. The site is located on reasonably low-lying ground and the areas in the immediate vicinity are relatively flat. However, there are some localised high points located to the north of the site from which there are long distance views across the landscape. Settlement is a part of the views, although the tree cover screens views of the industrial estate. The views may be more open in the winter months when the leaves are not on the trees.
- 5.21. To the west of the River Alyn, there are a number of PRowS crossing the elevated farmland. From the east facing slopes there are panoramic views across farmland with the settlements of Llay and Llay Industrial Estate partially visible. The visual envelope extends westwards to around 2km away.

Value and sensitivity of views

- 5.22. As set out within **Diagram 2** of the Methodology and in GLVIA3 the sensitivity of views and viewers derives from a combination of the value to be attached to the view (as indicated by planning designations, relationships to heritage assets, association with art etc.) and the susceptibility of the viewer to change indicated by their occupation or activity and extent to which their attention is focused on the view.
- 5.23. The landscape is not designated for its scenic quality and does not have any known associations with art. It is considered to be an ordinary landscape which is locally valued.
- 5.24. The susceptibility of a viewer to change in the landscape will vary according to their location and occupation or activity. **Table 5** below, sets out the sensitivity of the visual receptors.

Table 5: Visual sensitivity

Visual Receptor Type	Value of the View	Susceptibility to Change	Resulting Sensitivity
Pedestrians using PRowS 1. Users of PRow Llay 17 2. Users of PRow Llay 18 3. Users of PRow Hope 73 4. Users of PRow Hope 72 5. Users of PRow Llanfynydd 2 6. Users of PRow Llanfynydd 3 7. Users of PRow Llanfynydd 6 8. Users of PRow Gwersyllt 36/421.	Medium Local value attached to the views. Some longer views to the wider landscape and views of open land in the context of the existing settlement edge. The views have low heritage value and cultural associations. It is a pleasant but unremarkable landscape.	High The landscape setting is likely to be valued by those engaged in informal recreation.	Medium-high
Motorists and cyclists using local roads 9. Motorists, cyclists and pedestrians using Davy Way 10. Motorists, cyclists and pedestrians using Rackery Lane / Gresford Road 11. Motorists, cyclists and pedestrians using Rhyddyn Hill 12. Motorists and cyclists using Cymau Lane	Medium Local value attached to the views. Some longer views to the wider landscape and views of open land in the context of the existing settlement edge. The views have moderate heritage value and cultural associations. It is a pleasant but unremarkable landscape.	Low Motorists and cyclist primarily using the routes for access to local amenities rather than focusing on the views. Taking in to account their speed of travel, there would be fleeting views.	Low-medium

6. Scheme proposals and mitigation

6.1. The proposals are shown on the detailed architectural drawings and described within the Design and Access Statement. The landscape proposals are shown on the Landscape Plans.

6.2. The application is for:

'Full planning application for the erection of a storage and distribution building (Class B8) with circa 14,865 Sqm (160,000 Sq ft) footprint including ancillary (integral) offices over two floors, creation of a service yard and dedicated parking areas for cars, with associated access and servicing including new vehicle access points from Rackery Lane (for cars only) and modified vehicle access work to Davy Way (for HGVs only), new landscaping and other works.'

6.3. The development would comprise a new warehouse building accessed from Davy Way. A secondary access for cars would be established from the B5373 Rackery Lane. The building would be up to 23m tall to the ridge. It would be finished on its northern, eastern and western elevation with coloured cladding to tone gradually from dark green at the base, to lighter green/grey towards the top. This is intended to assist its integration into the wider area.

6.4. The existing buffer of trees along the northern boundary would be entirely retained and protected to ensure some lower-level screening in views from the north.

6.5. There would be the loss of individual trees and a section of the boundary vegetation along Rackery Lane to allow the site access.

6.6. The landscape proposals show the following:

- Shrub and ground cover planting around the entrance from Rackery Lane
- Shrub and tree planting around the entrance from Davy Way
- Specimen oak trees along the access road from Davy Way
- Native hedgerow along the western boundary with the adjacent industrial site
- Native hedgerow, tree and shrub planting around the car parking areas
- Native hedgerow planting along the southern boundary with Sharps car park.
- Additional specimen oak trees planted within the tree buffer on the northern boundary.

7. Landscape Effects

- 7.1. As set out in **Diagram 1** of the methodology, the significance of effect is a combined judgement of the sensitivity and the magnitude of change.
- 7.2. The sensitivity is a combined judgement of the value and the susceptibility and has been set out in **Table 4**, section 4 above.

Magnitude of Effect

- 7.3. The magnitude of effect is a combined judgement of geographic extent, duration and the size/scale of effect. The magnitude of effect for the landscape receptors is explained below.

Geographical extent of effects

- 7.4. All effects on landscape receptors would be experienced at site level and within the local area.

Duration of effects

- 7.5. Upon completion, the effects on all landscape receptors would be medium term and temporary, whilst landscape proposals mature.
- 7.6. Upon maturity of proposed planting, the effects on all landscape receptors would be long term and permanent.

Size and scale of effect on the Rural/Urban Villages Landscape Character Area 8 – Gwersyllt, Llay, Gresford, Borras

- 7.7. The site lies within Wrexham's settlement limits and within the extents of the Llay Industrial Estate. It is well-enclosed to the east, south and west by existing industrial land uses and mature vegetation. Proposed industrial development would not be inconsistent with the overriding character of the area.
- 7.8. The proposed development would not affect any valued landscape or valued landscape features. There would be the loss of an area of amenity grassland and a small number of trees, although the majority of the existing vegetation is peripheral and can be retained within the green infrastructure. Retaining the mature linear groups of trees along the northern and part of the western boundary would provide low level screening and help the building integrate into its setting.
- 7.9. The proposed building is taller than the majority of the existing buildings within the industrial estate and from countryside areas within the landscape character area, to the north of the site, would be partially visible above the existing tree canopy. The introduction of a taller structure into the landscape would have some detrimental effect upon the landscape character, although the landscape character area is already '*affected by proximity to urban*

areas with the *'mixed industrial development and locally prominent coal tip at Llay'* recognised as a key characteristic.

- 7.10. The development provides opportunities for a limited amount of new planting to compensate for tree losses and help the proposals integrate into the landscape. The proposed planting of a number of flowering, fruiting and berrying native plants would provide habitat value. Upon maturity the proposed planting would filter views of the building but would not fully screen the proposals.
- 7.11. The size and scale of effect on the Rural/Urban Villages Landscape Character Area 8 – Gwersyllt, Llay, Gresford, Borrass upon completion as a result of the proposals would be **low adverse**.
- 7.12. Taking into account the maturity of the proposed landscape proposals, the size and scale of effect on the Rural/Urban Villages Landscape Character Area 8 – Gwersyllt, Llay, Gresford, Borrass at Year 15 would be **low adverse**.

Size and scale of effect on the landscape character within the immediate locality

- 7.13. The site's immediate locality is dominated by industrial buildings within Llay Industrial Estate. Proposed industrial development is entirely consistent with the character of the area.
- 7.14. The proposed development would not affect any valued landscape or valued landscape features. There would be the loss of an area of amenity grassland and a small number of trees, although the majority of the existing vegetation is peripheral and can be retained within the green infrastructure. Retaining the mature linear groups of trees along the northern and part of the western boundary would retain the existing enclosure of the industrial estate.
- 7.15. The proposed building would largely be visible from Davy Way which has an existing urban character. There would be partial views of the top of the proposed building from the footpath which is located to the immediate north of the site, although these views already include partial views of the existing buildings.
- 7.16. In line with the character of the existing industrial estate, there is some space for tree planting which would filter views of the building and, whilst never fully screening it, would help to integrate it into its surroundings.
- 7.17. The size and scale of effect on the landscape character within the immediate locality upon completion as a result of the proposals would be **low adverse-negligible**.
- 7.18. The size and scale of effect on the landscape character within the immediate locality upon maturity of the proposals would be **low adverse-negligible**.

Size and scale of effect on the landscape features within the site

- 7.19. The AIA confirms that only category C trees, which are unremarkable trees of very limited

merit, would need to be removed to accommodate the proposals. There would be the removal of a single category C specimen to accommodate the building. The location of the access point from Rackery Lane has been selected to impact the least valued trees. There would be the loss of some category C trees from within the highway corridor along Rackery Lane and within the site, to allow for a new site access. There would be the removal of amenity grassland but the peripheral trees and tree groups located to the north of the site would be entirely retained.

- 7.20. Proposals include planting of new trees around the boundaries and within the car parking areas, to the south of the proposed warehouse building. Planting of new native hedgerows and flowering and fruiting species would provide some habitat value. Tree planting within the areas of scrub on the northern boundary would reinforce the screening function of the planting and help improve species diversity. The proposed planting would compensate for the tree losses.
- 7.21. The effect of proposed landscape works would be limited at Year 1 due to the juvenile nature of any planting works but upon maturity there would be benefits to the visual amenity and biodiversity
- 7.22. Upon completion the size and scale of effect on the landscape features would be **negligible**, taking into account the balance of the minor loss of vegetation with the proposed planting.
- 7.23. Upon maturity of the proposals, the size and scale of effect on the landscape features would be **low beneficial-negligible**.

Table 6: Summary of magnitude on landscape receptors

Receptor	Magnitude upon completion	Magnitude upon maturity of landscape
Rural/Urban Villages Landscape Character Area 8 – Gwersyllt, Llay, Gresford, Borras	Low adverse Local/medium term/temporary	Low adverse Local/long term/permanent
The landscape character of the immediate locality	Low adverse-negligible Local/medium term/temporary	Low adverse-negligible Local/long term/permanent
Landscape features within the site	Negligible Local/medium term/temporary	Low beneficial-negligible Local/long term/permanent

Landscape effects

- 7.24. **Table 7** below provides a summary of the landscape effects upon completion and 15 years post completion when the proposed landscape has matured. This post completion assessment represents the residual effects.
- 7.25. The assessment of significance of landscape effects is based on the sensitivity of the landscape receptor (**Table 4**) and the magnitude of effect (**Table 6**).

Table 7: Summary of effects on landscape receptors

Receptor	Sensitivity (Table 4)	Magnitude (Table 6)	Resulting effect
Upon completion			
Rural/Urban Villages Landscape Character Area 8 – Gwersyllt, Llay, Gresford, Borrass	Low-medium	Low adverse	Minor adverse Local/medium term/temporary
The landscape character of the immediate locality	Low	Low adverse- negligible	Minor adverse-negligible Local/medium term/temporary
Landscape features within the site	Low	Negligible	Negligible Local/medium term/temporary
Upon maturity (residual effect)			
Rural/Urban Villages Landscape Character Area 8 – Gwersyllt, Llay, Gresford, Borrass	Low-medium	Low adverse	Minor adverse Local/long term/permanent
The landscape character of the immediate locality	Low	Low adverse- negligible	Minor adverse-negligible Local/long term/permanent
Landscape features within the site	Low	Low beneficial- negligible	Minor beneficial-negligible Local/long term/permanent

8. Visual effects

8.1. As set out in **Diagram 2** of the methodology, the significance of effect on visual receptors is a combined judgement of the sensitivity and the magnitude of change.

8.2. The visual sensitivity is a combined judgement of the value and the susceptibility and has been set out in **Table 6**, section 5 above.

Magnitude of Effect

8.3. The magnitude of effect is a combined judgement of geographic extent, duration and the size/scale of effect. The magnitude of effect for the visual receptors is explained below.

Geographical extent of effects

8.4. All effects on landscape receptors would be experienced at site level and within the local area as there are no longer distance views of the site.

Duration of effects

8.5. Upon completion, the effects on all visual receptors would be medium term and temporary, whilst landscape proposals mature.

8.6. Upon maturity of proposed planting, the effects on all visual receptors would be long term and permanent.

1. Size and scale of change to views from Llay 17 (Photographs 1.1 - 1.4)

8.7. PRoW Llay 17 runs through farmland to the immediate north of the site. Photographs 1.1 to 1.4 show a sequence of views from the route, running east to west.

8.8. There would be partial views of the top of the proposed warehouse building seen in the context of glimpsed views of the existing buildings. The mature existing vegetation along the northern and western edges of the industrial area would provide separation and lower level screening. With distance from the site boundary, the proposals would become less prominent and the intervening hedgerows and trees would further filter the views. This screening would vary seasonally and the buildings would likely be more visible in the winter.

8.9. **Photomontage 1.2 (Appendix E)** shows the view from the route looking east towards the site. The proposed building is taller than other structures within the industrial estate, but its integration into the surrounding landscape would be helped by the existing tree belt and the colour banding of the cladding.

8.10. At worst, the size and scale of the change to views from PRoW Llay 17 upon completion would be **medium-high adverse**.

- 8.11. Upon maturity of the proposed landscape the views of the proposed building are expected to be further filtered, but due to the height of the building would not be entirely screened. The size and scale of change to views from PRoW Llay 17 upon maturity of planting would be **medium-high adverse** at worst, and less visible with distance from the site boundary.

2. Size and scale of change to views from PRoW Llay 18 (Photographs 2)

- 8.12. PRoW 18 tracks along a tributary of the River Alyn and is low-lying within the landscape. The site and surrounding industrial estate lies around 400m to the south. There are open views across farmland with hedgerow trees providing some enclosure and none of the existing industrial buildings are currently visible. The proposed warehouse building is taller than the existing buildings, but due to the low lying nature of the viewpoint and the intervening trees it would be barely discernible. In the winter there would be greater visibility and there may be partial, filtered views of the proposed building. Any visible parts of the building would be seen in the distance and would be heavily filtered by winter vegetation.
- 8.13. Upon completion the change to the views would be moderated by the distance and by the intervening vegetation which would filter the views of the development. The size and scale of the change to views from PRoW Llay 18 upon completion would be **low adverse-negligible**.
- 8.14. Upon maturity of planting, the size and scale of change to views from PRoW Llay 18 would be **low adverse-negligible**.

3. Size and scale of change to views from PRoW Hope 73 (Photograph 3)

- 8.15. PRoW Hope 73 is the continuation of PRoW Llay 18 but from a slightly more elevated position. There are open views across fields, with the roofs of some existing industrial buildings partially visible in the distance, through gaps in the existing trees. The proposed warehouse building is equally expected to be filtered by the existing intervening tree cover and by the undulating landform. It is anticipated that there would be greater visibility in the winter months. The change to the view would be moderated by the distance, intervening trees and the presence of existing, partial views of industrial development.
- 8.16. Upon completion the size and scale of the change to views from PRoW Hope 73 would be **low adverse-negligible**.
- 8.17. Upon maturity of the proposed landscape the views of the proposed building are expected to be further filtered, but due to the height of the building would not be entirely screened. The size and scale of change to views from PRoW Hope 73 upon maturity of planting would be **low adverse-negligible**.

4. Size and scale of change to views from Hope 72 (Photograph 4)

- 8.18. PRoW Hope 72 lies around 800m from the site and at an elevation of around 115m AOD.
- 8.19. **Photomontage 4 (Appendix E)** shows that the proposed warehouse would largely sit behind existing intervening vegetation which would effectively screen the proposals. In the winter there may be more open views which include filtered views of the proposed building, seen in

the context of partial views of the existing industrial buildings. The proposals would form a small part of a panoramic view which includes the houses located on Rhyddyn Hill.

- 8.20. Upon completion the proposals would be substantially screened in the summer with filtered views in the winter. The size and scale of the change to views from PRoW Hope 72 upon completion would be **low adverse-negligible**.
- 8.21. Upon maturity of the proposed landscape the size and scale of change to views from PRoW Hope 72 would be **low-adverse-negligible**.

5. Size and scale of change to views from PRoW Llanfynydd 2 (Photograph 5)

- 8.22. PRoW Llanfynydd 2 lies at an elevation of around 175m AOD and is located around 2km from the site.
- 8.23. **Photomontage 5 (Appendix E)** shows that the proposed warehouse building would be visible in the context of the existing industrial estate. The building would be seen in front of the existing industrial buildings. It would not appear to have a greater mass than the existing built form and would sit comfortably within the existing tree canopy. The proposals would be in keeping with their context and would form a minor part of a panoramic view across the valley floor, with the distant hills visible beyond.
- 8.24. Upon completion the size and scale of the change to views from PRoW Llanfynydd 2 would be **low adverse-negligible**.
- 8.25. Upon maturity of the proposed landscape the size and scale of change to views from PRoW Llanfynydd 2 would be **low-adverse-negligible**.

6. Size and scale of change to views from PRoW Llanfynydd 3 (Photograph 6)

- 8.26. To the south of Cymau Road, PRoW Llanfynydd 3 crosses the farmland, at elevations of around 110m AOD and distances of around 1.5km away from the site.
- 8.27. A small proportion of the roof of the proposed warehouse is likely to be just discernible on the horizon, adding to the existing partial views of the coal tip and tops of buildings within Llay Industrial Estate. The proposals would be substantially screened by existing vegetation, particularly in the summer.
- 8.28. Upon completion the size and scale of the change to views from PRoW Llanfynydd 3 would be **low adverse-negligible**.
- 8.29. Upon maturity of the proposed landscape the size and scale of change to views from PRoW Llanfynydd 3 would be **low adverse-negligible**.

7. Size and scale of change to views from PRoW Llanfynydd 6 (Photograph 7)

- 8.30. To the north of Cymau Road, PRoW Llanfynydd 6 cuts across fields to link to a network of paths within the elevated farmland to the west of the River Alyn Valley. The path is located

around 1.8km away from the site and lies at around 140m AOD.

- 8.31. The proposed building would be partially visible in front of the existing industrial buildings, as a slightly taller structure, although it would not appear to have a greater mass. The proposals would be in keeping with their context and would form a minor part of a panoramic view across the valley floor, with the distant hills visible beyond.
- 8.32. Upon completion the size and scale of the change to views from PRoW Llanfynydd 6 would be **low adverse-negligible**.
- 8.33. Upon maturity of the landscape the size and scale of change to views from PRoW Llanfynydd 6 would be **low adverse-negligible**.

8. Size and scale of change to views from PRoW Gwersyllt 36/42 (Photograph 8)

- 8.34. PRoW Gwersyllt 36 and 42 run through fields to the north of Sydalit, around 1.7km to the south west of the site.
- 8.35. The views from PRoW Gwersyllt 36 are somewhat enclosed by hedgerows but from the western end of the route there is a glimpsed longer view which includes the roofs of some of the buildings within Llay Industrial Estate. The top of the proposed warehouse is expected to be visible above the tree line and would comprise a minor, barely discernible element in a view which includes industrial buildings in the distance. The views would be glimpsed as from the majority of the route the views are enclosed.
- 8.36. Upon completion the size and scale of the change to views from PRoW Gwersyllt 36/42 would be **negligible**.
- 8.37. Upon maturity of the proposed landscape the size and scale of change to views from PRoW Gwersyllt 36/42 would be **negligible**.

9. Size and scale of change to views from Davy Way (Photographs 9.1-9.3)

- 8.38. The existing buildings and boundary vegetation along the frontage of the sharp building would partially screen views of the proposed warehouse from the sections of Davy Way which lie to the east. From the entrance, there would be a glimpsed view in which the proposed warehouse frontage would be visible, set back from the road and partially filtered by the existing vegetation within the Sharp car park. In views from the western part of the route, intervening buildings would partially screen the proposals. Proposed planting within the car parking areas would, in time, help to filter views of the building and help it to integrate into the urban setting.
- 8.39. The size and scale of the change to views from Davy Way upon completion would be **low-medium adverse**.
- 8.40. Upon maturity of the proposed trees within the car park the size and scale of change to views from Davy Way would be **low-medium adverse**.

10. Size and scale of change to views from Rackery Lane / Gresford Road (Photographs 10.1 and 10.2)

- 8.41. Rackery Lane / Gresford Road is currently well enclosed by existing roadside vegetation. The removal of some mature trees along the eastern boundary of the industrial estate and the introduction of a new access, would allow a glimpsed view of the existing Sharp and H-Pack buildings. The views would be more urban in character but would be fleeting. Replacement tree planting around the entrance would in time help the proposals integrate better into their surroundings.
- 8.42. Further north, there is a glimpsed view towards the northern boundary of the industrial estate through a farm gateway. The top of the proposed warehouse building is likely to be partially visible above the tree canopy.
- 8.43. The size and scale of the change to views from Rackery Lane / Gresford Road upon completion would be **low-medium adverse**.
- 8.44. Upon maturity of the proposed landscape the size and scale of change to views from Rackery Lane / Gresford Road would be **low-medium adverse**.

11. Size and scale of change to views from Rhyddyn Hill (Photograph 11)

- 8.45. The eastern extent of Rhyddyn Hill has housing on both sides, for much of its length. Where there is a gap between houses, there is a longer distance view southwards from a slightly elevated vantage point. Trees screen the existing industrial estate which lies around 700m to the south.
- 8.46. The proposed warehouse would largely sit behind existing vegetation, similar to the views from PRoW Hope 72 as illustrated by Photomontage 4. In the winter there are likely to be more open views, in which the roof of the proposed building may be partially visible.
- 8.47. The size and scale of the change to views from Rhyddyn Hill upon completion would be **low adverse-negligible**.
- 8.48. Upon maturity of the proposed landscape the size and scale of change to views from Rhyddyn Hill would be **low adverse-negligible**.

12. Size and scale of change to views from Cymau Lane (Photograph 12)

- 8.49. Cymau Road climbs westwards from Abermorddu. Looking eastwards from the elevated sections of the route there are panoramic views across the landscape, framed by the roadside hedgerows. A small proportion of the roof of the proposed warehouse is likely to be just discernible on the horizon, adding to the existing partial views of the coal tip and tops of buildings within Llay Industrial Estate and the roofs of housing within Abermorddu. The proposals would be substantially screened by existing vegetation, particularly in the summer.
- 8.50. The size and scale of the change to views from Cymau Lane upon completion would be **low adverse-negligible**.

- 8.51. Upon maturity of the proposed landscape the size and scale of change to views from Cymau Lane would be **low adverse-negligible**.
- 8.52. **Table 8** below provides a summary of the magnitude of visual effects.

Table 8: Summary of magnitude of effects on visual receptors

Receptor	Magnitude upon completion	Magnitude upon maturity of landscape
1. Users of PRoW Llay 17	Medium-high adverse Local/medium term/temporary	Medium-high adverse Local/long term/permanent
2. Users of PRoW Llay 18	Low adverse-negligible Local/medium term/temporary	Low adverse-negligible Local/long term/permanent
3. Users of PRoW Hope 73	Low adverse-negligible Local/medium term/temporary	Low adverse-negligible Local/long term/permanent
4. Users of PRoW Hope 72	Low adverse-negligible Local/medium term/temporary	Low adverse-negligible Local/long term/permanent
5. Users of PRoW Llanfynydd 2	Low adverse-negligible Local/medium term/temporary	Low adverse-negligible Local/long term/permanent
6. Users of PRoW Llanfynydd 3	Low adverse-negligible Local/medium term/temporary	Low adverse-negligible Local/long term/permanent
7. Users of PRoW Llanfynydd 6	Low adverse-negligible Local/medium term/temporary	Low adverse-negligible Local/long term/permanent
8. Users of PRoW Gwersyllt 36/42	Negligible Local/medium term/temporary	Negligible Local/long term/permanent
9. Motorists, cyclists and pedestrians using Davy Way	Low-medium adverse Local/medium term/temporary	Low-medium adverse Local/long term/permanent
10. Motorists, cyclists and pedestrians using Rackery Lane / Gresford Road	Low-medium adverse Local/medium term/temporary	Low-medium adverse Local/long term/permanent
11. Motorists, cyclists and pedestrians using Rhyddyn Hill	Low adverse-negligible Local/medium term/temporary	Low adverse-negligible Local/long term/permanent
12. Motorists and cyclists using Cymau Lane	Low adverse-negligible Local/medium term/temporary	Low adverse-negligible Local/long term/permanent

Significance of visual effects

- 8.53. **Table 9** below provides a summary of the visual effects upon completion and 15 years post completion when the proposed landscape has matured. This post completion assessment represents the residual effects.

- 8.54. The assessment of significance of visual effects is based on the sensitivity of the visual receptors (**Table 5**) and the magnitude of effect (**Table 8**).

Table 9: Summary of visual effects

Visual Receptor Type	Sensitivity (Table 5)	Magnitude (Table 8)	Resulting Significance of Effect
Upon completion			
1. Users of PRow Llay 17	Medium-high	Medium-high adverse	Moderate-major adverse Local/medium term/temporary
2. Users of PRow Llay 18	Medium-high	Low adverse-negligible	Minor adverse-negligible Local/medium term/temporary
3. Users of PRow Hope 73	Medium-high	Low adverse-negligible	Minor adverse-negligible Local/medium term/temporary
4. Users of PRow Hope 72	Medium-high	Low adverse-negligible	Minor adverse-negligible Local/medium term/temporary
5. Users of PRow Llanfynydd 2	Medium-high	Low adverse-negligible	Minor adverse-negligible Local/medium term/temporary
6. Users of PRow Llanfynydd 3	Medium-high	Low adverse-negligible	Minor adverse-negligible Local/medium term/temporary
7. Users of PRow Llanfynydd 6	Medium-high	Low adverse-negligible	Minor adverse-negligible Local/medium term/temporary
8. Users of PRow Gwersyllt 36/42	Medium-high	Negligible	Negligible Local/medium term/temporary
9. Motorists, cyclists and pedestrians using Davy Way	Low-medium	Low-medium adverse	Minor-moderate adverse Local/medium term/temporary
10. Motorists, cyclists and pedestrians using Rackery Lane / Gresford Road	Low-medium	Low-medium adverse	Minor-moderate adverse Local/medium term/temporary
11. Motorists, cyclists and pedestrians using Rhyddyn Hill	Low-medium	Low adverse-negligible	Minor adverse-negligible Local/medium term/temporary
12. Motorists and cyclists using Cymau Lane	Low-medium	Low adverse-negligible	Minor adverse-negligible Local/medium term/temporary
Upon maturity (residual effect)			
1. Users of PRow Llay 17	Medium-high	Medium-high adverse	Moderate-major adverse Local/long term/permanent
2. Users of PRow Llay 18	Medium-high	Low adverse-negligible	Minor adverse-negligible Local/long term/permanent
3. Users of PRow Hope 73	Medium-high	Low adverse-	Minor adverse-negligible

Visual Receptor Type	Sensitivity (Table 5)	Magnitude (Table 8)	Resulting Significance of Effect
Upon completion			
		negligible	Local/long term/permanent
4. Users of PRow Hope 72	Medium-high	Low adverse-negligible	Minor adverse-negligible Local/long term/permanent
5. Users of PRow Llanfynydd 2	Medium-high	Low adverse-negligible	Minor adverse-negligible Local/long term/permanent
6. Users of PRow Llanfynydd 3	Medium-high	Low adverse-negligible	Minor adverse-negligible Local/long term/permanent
7. Users of PRow Llanfynydd 6	Medium-high	Low adverse-negligible	Minor adverse-negligible Local/long term/permanent
8. Users of PRow Gwersyllt 36/42	Medium-high	Negligible	Negligible Local/long term/permanent
9. Motorists, cyclists and pedestrians using Davy Way	Low-medium	Low-medium adverse	Minor-moderate adverse Local/long term/permanent
10. Motorists, cyclists and pedestrians using Rackery Lane / Gresford Road	Low-medium	Low-medium adverse	Minor-moderate adverse Local/long term/permanent
11. Motorists, cyclists and pedestrians using Rhyddyn Hill	Low-medium	Low adverse-negligible	Minor adverse-negligible Local/long term/permanent
12. Motorists and cyclists using Cymau Lane	Low-medium	Low adverse-negligible	Minor adverse-negligible Local/long term/permanent

9. Conclusion

- 9.1. This report identifies and assesses the anticipated effects on the character and features of the landscape and on people's views and visual amenity, as a result of the proposed development on land at Davy Way, Llay.

Landscape effects

- 9.2. The site lies within Wrexham's settlement limits and within the extents of the Llay Industrial Estate. The type of development would be consistent with its surroundings and whilst the introduction of a taller structure into the landscape would have some detrimental effect upon the landscape character, the landscape character area is already '*affected by proximity to urban areas*' with the '*mixed industrial development and locally prominent coal tip at Llay*'. As such the effect on the Rural/Urban Villages Landscape Character Area 8 – Gwersyllt, Llay, Gresford, Borras as a result of the proposals would be **minor adverse**.
- 9.3. The site's immediate locality is dominated by industrial buildings within Llay Industrial Estate. The proposed building would largely be visible from Davy Way which has an existing urban character. In line with the character of the existing industrial estate, there is some space for tree planting which would filter views of the building and, whilst never fully screening it, would help to integrate it into its surroundings. The effect on the landscape character within the immediate locality as a result of the proposals would be **minor adverse-negligible**.
- 9.4. The proposed development would not affect any valued landscape or valued landscape features. There would be the loss of an area of amenity grassland and a small number of trees, although the majority of the existing vegetation is peripheral and can be retained within the green infrastructure. Retaining the mature linear groups of trees along the northern and part of the western boundary would provide low level screening and help the building integrate into its setting. Proposed planting would compensate for tree losses and introduce native, flowering and fruiting species. Upon maturity of the landscape proposals there would be **minor beneficial-negligible effects** upon the landscape features.

- 9.5. Potential landscape effects would be confined to the site itself and the immediate local area.

Visual effects

- 9.6. The proposals would be visible from Davy Way and seen in the context of existing large industrial buildings, although the roadside trees and boundary vegetation do filter views. Effects on the views from Davy Way would be **minor-moderate adverse** given that the existing character of the views would not be noticeably changed but the proposed building would be more prominent than the existing buildings, given its height.
- 9.7. The construction of a new access onto Rackery Way would necessitate the removal of the existing roadside vegetation, opening up views into the Industrial Estate from the route. This

would result in some **minor-moderate adverse** visual effects for those using Rackery Lane.

- 9.8. The tree belt along the northern boundary of Llay Industrial Estate provides effective screening of the site and existing industrial buildings in views from the PRowS located to the north. The proposed warehouse building would be taller than the existing buildings and would protrude above the existing tree belts. There would be some **moderate-major adverse effects** on the views from PRow Llay 17 which runs to the immediate north of the site, although these effects would be confined to a short section of the route located to the immediate north of the site. The prominence of the proposals would diminish with distance from the site, with the layering effects of intervening hedgerows providing filtering.
- 9.9. Effects on all other viewpoints, including the distant views from the higher land to the north and west, would be **minor adverse-negligible** taking into account the distance of the views and the context of the industrial estate.
- 9.10. The coloured cladding which is shaded to tone with the landscape, the retention of existing trees and the planting of new trees would help the proposed building to blend in with the existing landscape.

Summary

- 9.10. On the basis of the above LVIA, it is concluded that the development would sit comfortably within its setting and not result in the loss of natural features. There would be some significant visual effects from a short section of footpath located to the immediate north of the site, but from most viewpoints the proposed building would be seen in the context of similar surrounding buildings.

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