

Landscape + Visual Impact Assessment

Land East of Bryn Lane, Wrexham Industrial Estate,
Wrexham (Known as Kingmoor Site)

Prepared by PGLA Landscape Architects for
FI Real Estate Management

FINAL REPORT _REV A | March 2023

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architects

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1.INTRODUCTION

PURPOSE OF THE DOCUMENT

- 1.1.
- PGLA Landscape Architects have been commissioned by FI Real Estate Management to provide a Landscape and Visual Impact Assessment to analyse the potential effects that a proposed commercial on land east of Bryn Lane on Wrexham Industrial Estate may have on the surrounding landscape and visual amenity.
- 1.2.
- This study will consider the potential effects of the proposed development for the construction of three large logistics warehouse units and associated car parking, road infrastructure and landscape. The development will be set within the existing landscape framework. Because the planning application is made as hybrid, part outline and part detailed, we have treated the proposals as all detailed for assessment for robustness. We are advised by the planning consultant that any future reserved matters can be controlled through suitable planning condition to have regard to the landscape strategy and mitigation set out in this document and associated landscape drawings so that planning weight can be given to its conclusions..
- 1.3.
- The assessment investigates landscape and visual issues relating to the site and its setting through a combination of desktop research and field survey work.
- 1.4.
- The assessment aims to:

• Establish a clear understanding of the site and its setting in respect of landscape character and visual amenity;

• Appraise the existing landscape in terms of value, condition and considers the relationship of the site with the adjacent settlement;

• Establish an understanding of the proposed development in terms of its relation to landscape character and visual amenity;

• Identify any potential direct and indirect effects of the proposed development upon the landscape;

• Identify potential effects on visual receptors;

• Determine mitigation measures necessary to reduce/eliminate any potential adverse effect on the landscape or visual amenity arising as a result of the proposed development;

• Identify opportunities for landscape based opportunities and enhancement measures; and

• Establish the likely potential residual effects of the proposed development.

ASSESSMENT METHODOLOGY

- 1.5.
- The methodology and approach adopted for this study is as used in best practice when preparing Landscape and Visual Impact Assessments and Environmental Impact Assessments. Therefore the baseline study and identification of key visual receptors has been progressed in accordance with best practice as put forward in the Guidelines for Landscape and Visual Impact Assessments, Third Edition, 2013 published by the Landscape Institute.

- 1.6.
- This assessment has three objectives:

• To determine the potential effects that the impact of the development will have on the landscape character and also the visual amenity around the site and in the wider setting;

• To provide recommendations that will minimise any adverse visual effects of the development; and

• To provide recommendations that will ensure optimum integration of the site within the wider landscape setting.
- 1.7.
- The process follows a standard approach and a thorough site and context analysis was undertaken during July and September 2022.
- 1.8.
- PGLA carried out a desk based research exercise prior to visiting the site and conducted a visual assessment in the field to identify the potential effects that the proposed development may have on the character of the existing landscape and visual amenity.
- 1.9.
- The findings of this exercise are laid out in the following text aided by diagrams, plans and photographic panoramas that have been produced in accordance with Landscape Institute guidelines for Type 1 visualisations.
- 1.10.
- Section 2 considers the baseline conditions i.e. the landscape character that the site is located within and an overview of landscape related policies. This information is used as a baseline and as a benchmark to measure the potential effects.
- 1.11.
- Section 3 describes the condition of the existing site and analyses the constraints and opportunities for future development. It also considers the proposals for the site and identifies any potential effects on the landscape and the visual amenity.
- 1.12.
- Section 4 analyses the potential landscape and visual effects that may be caused by the impact of the development.
- 1.13.
- Section 5 considers the landscape strategy and mitigation that can be implemented to reduce any foreseeable adverse effects and also enhance the setting of the site;
- 1.14.
- Section 6 considers the residual effects and Section 7 provides the conclusions of the report.

SITE VISIT AND EQUIPMENT

- 1.15.
- A visual analysis of the site from the surrounding area, including public footpaths and residential areas, was conducted on 12th July 2022 to understand the interfaces of the site within its landscape setting, context and the existing settlement around it. The assessment identifies key characteristics of the existing landscape and outlines its capacity to accommodate the development.
- 1.16.
- The assessment was carried out during early summer when the majority of deciduous trees and vegetation, on and surrounding the site, were in full leaf cover giving the best case screening effect. The deciduous trees, hedgerows and understorey shrubs will therefore decrease their screening effect during the winter months.

- 1.17.
- Photographs were recorded using a Canon RF 50mm fixed focal length lens on a full frame Canon EOS R6 20mp digital camera.
- 1.18.
- Panoramic views were created by taking a series of overlapping photographs (overlapping by 30-50% as recommended for Type One Visualisations in the Landscape Institute guidelines).

STUDY AREA

- 1.19.
- The study area for the assessment of landscape and visual effects of the proposed development as shown in the figures, generally cover an area extending up to approximately 1.5km - 3km from the centre of the area proposed for development on the site.

SITE LOCATION AND DESCRIPTION

- 1.20.
- The approximate centre of the site is located at National Grid Reference SJ 39277 50374.
- 1.21.
- Site area extends to approximately 25.43 ha (62.83 acres) and is a mix of previously developed land and land in use for agriculture. The previously developed areas are toward the west and south (central) area. There are several existing ponds within the central area of the site and the site is currently divided into several fields with mix of hedgerow, ditch and trees to field boundaries. More substantive linear scrub and trees are present along the northern boundary following an existing watercourse.
- 1.22.
- The site is located within Wrexham County Borough Council and this assessment has taken into account the landscape related policies and documentation relating to landscape character and the visual amenity.
- 1.23.
- See Section 3.1 for more detail..

DEVELOPMENT DESCRIPTION

- 1.24.
- The proposals seek to provide a commercial development to that will comprise of three large logistics warehouse units and associated road infrastructure and landscape planting.
- 1.25.
- The landscape strategy will account for the retention of existing boundary vegetation and infilling of hedgerows where necessary. Landscape buffers to mitigate any effects from the surrounding infrastructure, especially at the interface with Bryn Lane and the open countryside. A robust landscape framework including a substantial area of ecological compensation will be incorporated into the overall design to provide a sensitive, high quality green infrastructure network that maintains and improves biodiversity in the area, whilst retaining as much of the existing trees and hedgerows where possible. A drainage scheme will incorporate SuDS principles where possible.
- 1.26.
- See Section 3.2 for more detail.

2. LANDSCAPE CHARACTER & LANDSCAPE RELATED DESIGNATIONS

- 2.1. The following documents have been reviewed as part of our desktop study, which assists in setting the context for the assessment.
- Magic website (Multi-Agency Geographic Information for the Countryside) prepared by DEFRA and Natural England.
 - Landmap Wales - The Welsh Landscape Baseline.
 - Wrexham Unitary Development Plan ("WUDP") and local planning guidance notes ("LPGNs).
 - Landscape Institutes Technical Guidance Note 02/21 'Assessing Landscape Value outside National Designations'.

NATIONAL LANDSCAPE CHARACTER

- 2.2. The Natural Resources Wales have published a series of character area assessments for Wales and the site is located within: NLCA14 Maelor.
- 2.3. This is demonstrated in Figure 1 - National Landscape Character Area.
- 2.4. The area includes 'English Maelor', that short sleeve of Welsh territory protruding into Cheshire Plain west of the Dee and parts of 'Welsh Maelor' to the east. It is an area that in many respects belongs to the border counties of Shropshire and Cheshire. It has seen centuries of the ebb and flow of English and Welsh influences, but topographically, it is very uncharacteristic of Wales, with little high ground on either side of the tortuously meandering Dee that crosses it, and it is no surprise that most (though by no means all) of the place names are English. The small town of Worthenbury is the site of a possible Saxon burgh; elsewhere, the fields and settlements have fossilised a Medieval landscape of moated settlement sites and open fields systems with ridge-and-furrow cultivation. Parts of this older landscape are being lost with changes in modern farming practices, but the area, particularly the western half, is still a remarkable survival, and is peaceful and tranquil. It is hard to imagine at a race-meeting at Bangor-on-Dee that the former colliery settlements of Johnstown and Rhosllanerchrugog in Deeside and Wrexham, and the large Wrexham industrial estate, are only a few miles away. The area is probably more well-known for its meres and mosses and for its peat-diggings.

- 2.5. Key characteristics of NLCA 14 Maelor are:
- Flood plain or rolling lowland - sandstone and siltstone / mudstone is overlain in places by glacial till, fluvio-glacial drift and river alluvium, for example, along the course of the Dee, giving rise to a gently undulating landform.
 - A rural agricultural character - intensively farmed with much arable land and parkland, with more arable to the east.
 - Mixed native hedgerows with hedgerow trees - in a medium scale field pattern, with larger scale fields to the east.
 - Small scale deciduous farm woodland – occasional blocks interspersed with farmland.
 - Meres, mosses and flooding - The flood plain of the River Dee. Scattered field

- ponds and mosses such as Fenn's Moss in the south east are distinctive
- features.
- Relict medieval field patterns - much of the pastoral west, characterised by ridge and furrow cultivation patterns, overlain by later, Parliamentary Enclosures.
- Archaeology - Prehistoric ritual and funerary sites and distinctive Medieval, moated, manorial sites occur within the area.
- Small, rural village settlements, farms and parks - compact nucleated hamlets and villages often of Medieval formation, for example, Bangor-on-Dee and Overton, with sandstone, red brick and grey slate frequently evident.
- A unified agricultural landscape of simple composition - with texture provided by a variety of land cover elements including pasture, rush, marsh, woodland and meres.
- Closely related to the greater Cheshire plain.

Visual and Sensory profile

- 2.6. Topographically, the area is untypical of Wales, with little high ground on either side of the tortuously meandering Dee that crosses it. It is really a component part of the greater Cheshire and Shropshire Plain, with very impressive river meanders, and flood plain features. To the west the Dee emerges from an undulating landscape through which it has incised.
- 2.7. It is a largely unified, rural landscape, and comparatively tranquil when away from greater Wrexham. There are strong field patterns and a mix of arable and dairy farming. Mosses and fens are a feature, as are numerous small field ponds, scattered throughout. Boundaries are predominantly well managed hedgerows and there are abundant hedgerow trees. A particularly distinctive feature is the remnant Medieval ridge and furrow open field system, which underlies the more recent landscape. These ridge and furrow corrugations are most apparent at dusk and dawn, when the sun is low, or after light dustings of snow.

LOCAL LANDSCAPE CHARACTER ASSESSMENTS

- 2.8. The character descriptions within the National Landscape Character documents tend to be very broad as they address the characteristics over a regional level. We have therefore focused on the local landscape character studies by Landmap Wales for the benchmark of the impacts in this assessment.
- 2.9. Natural Resources Wales provide Landscape Character Descriptions via Land map Wales which is a landscape resource where landscape characteristics, qualities and influences on the landscape are recorded and evaluated.
- 2.10. The proposed site sits within the area named Dee Terraces under the aspect of Cultural Landscape Services. It has attractive views both into and out of the area. The evaluation of visual and sensory landscape evaluation is moderate and although attractive there is little which gives this area an element of rarity or importance

as a valuable landscape type or area. Attractive and comfortable with a domestic almost suburban feel to its western extremities. The area appears well maintained.

- 2.11. The landscape habitat area is Eyton Grassland the following percentage cover 2% Semi-natural Broadleaved Woodland; 1% Planted Mixed Woodland; 1% Improved Grassland, 77% Arable and 11% Buildings. The following features significantly influence the biodiversity in this area: Streams, Hedgerows, Veteran Trees and Ponds.
- 2.12. The following key features define the area's biodiversity character: A very large area, mainly of grassland, west of the River Dee and south of Wrexham itself. The area comprises a patchwork of small both permanent pasture and fields cut for hay and silage, bounded by hedges with scattered trees, together with a number of small woods, many ponds, and two areas of parkland at Pen Y Lan and Erbistock. There are a number of areas of local wildlife significance, together with many bat records and records of great crested newts.
- 2.13. The historic landscape is evaluated as outstanding and summarised as an area of mixed sized but predominantly regular fields occupying part of the western river terrace of the Dee. The fields divide roughly equally into groups of smaller residual medieval strip fields, adjoining medieval settlements such as Holt, and blocks of larger fields representing areas of 18th or 19th enclosure - possible once areas of common. The area is characterised by numerous water-filled marl pits, land drains running east towards the river and a significant number of small farm complexes, probably of later medieval or post medieval origin. The areas only significant settlement is the relatively modern Cross Lanes. Several park field names survive across the area that may hint at former land use, There are also a number of small areas of deciduous woodland. A scatter of Bronze Age barrows and standing stones are the sole representatives of the areas prehistoric past.
- 2.14. The visual and sensory aspects of the area evaluated as moderate and summarised as follows: The area is characterised by a clearly defined and well maintained arable farming landscape with narrow lanes, roadside and field ditches and ponds. Sensory perceptions include tranquillity, peacefulness, an efficient and industrious farming landscape, settled and feeling of being relatively remote from population and industry. Generally , due to the relative openness of the landscape there is an overwhelming sense of space and distance, with views usually far reaching and stretching to the far horizons. Settlements are typified by traditional red brick buildings and are often small in scale, some light pollution is evident from the adjacent settlements and in particular from industrial development at Wrexham Industrial Estate but this quickly diminishes with distance. There is a greater influence from roads and transport in this area as the area contains some of the main roads leading towards Whitchurch, Nantwich and Crewe their noise and activity further emphasised by the recent construction of the new access road used by heavy lorries leaving and entering Wrexham Industrial Estate to the west of the area.
- 2.15. The justification for the sensory evaluation of moderate is although attractive there is little which gives this area an element of rarity or importance as a valuable

- Site Boundary
 - Proposed Development
 - Study Area (from site centre)
 - New Office & Distribution Facility
 - Local Authority Boundary
- National Character Area**
- Glannau Dyfrdwy a Wrecsam/Deeside and Wrexham
 - Maelor Saesneg/Maelor
 - Shropshire, Cheshire and Staffordshire Plain

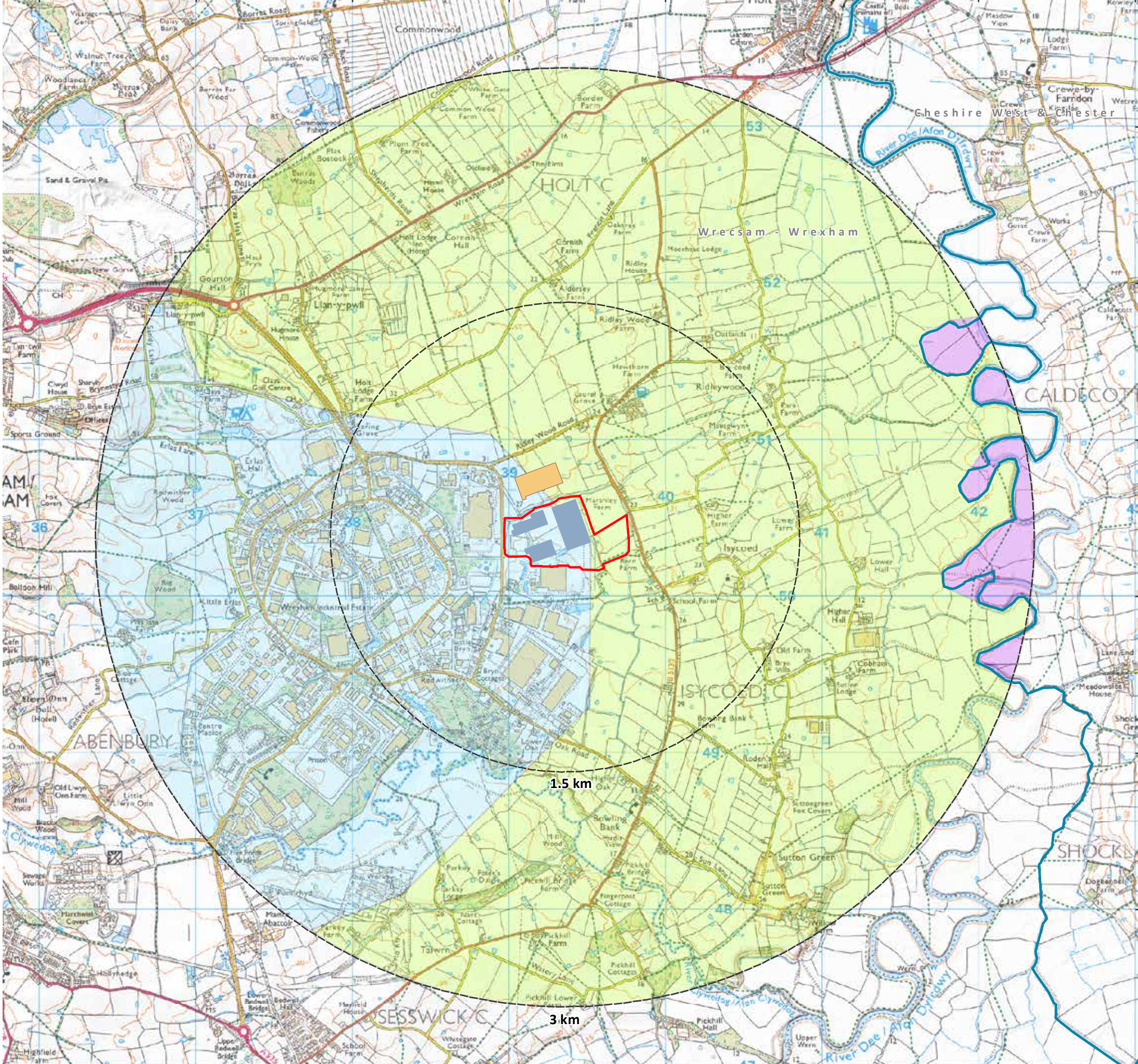
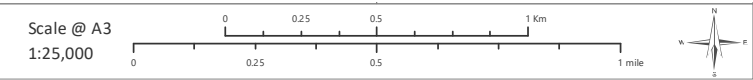
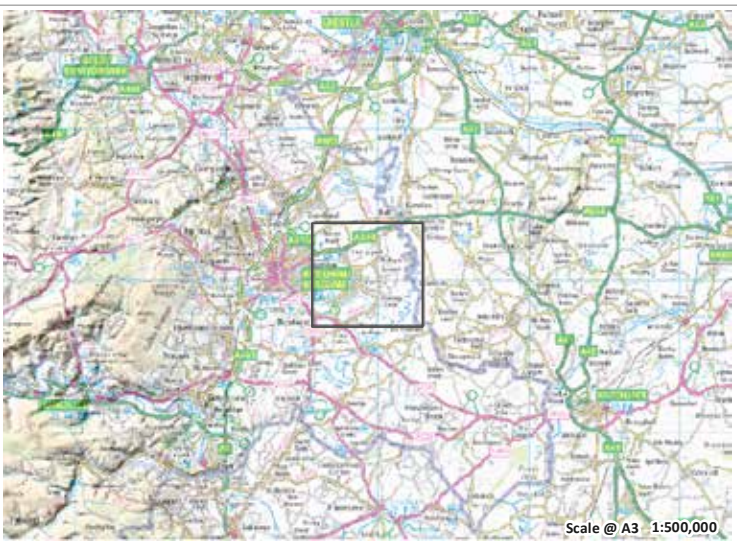
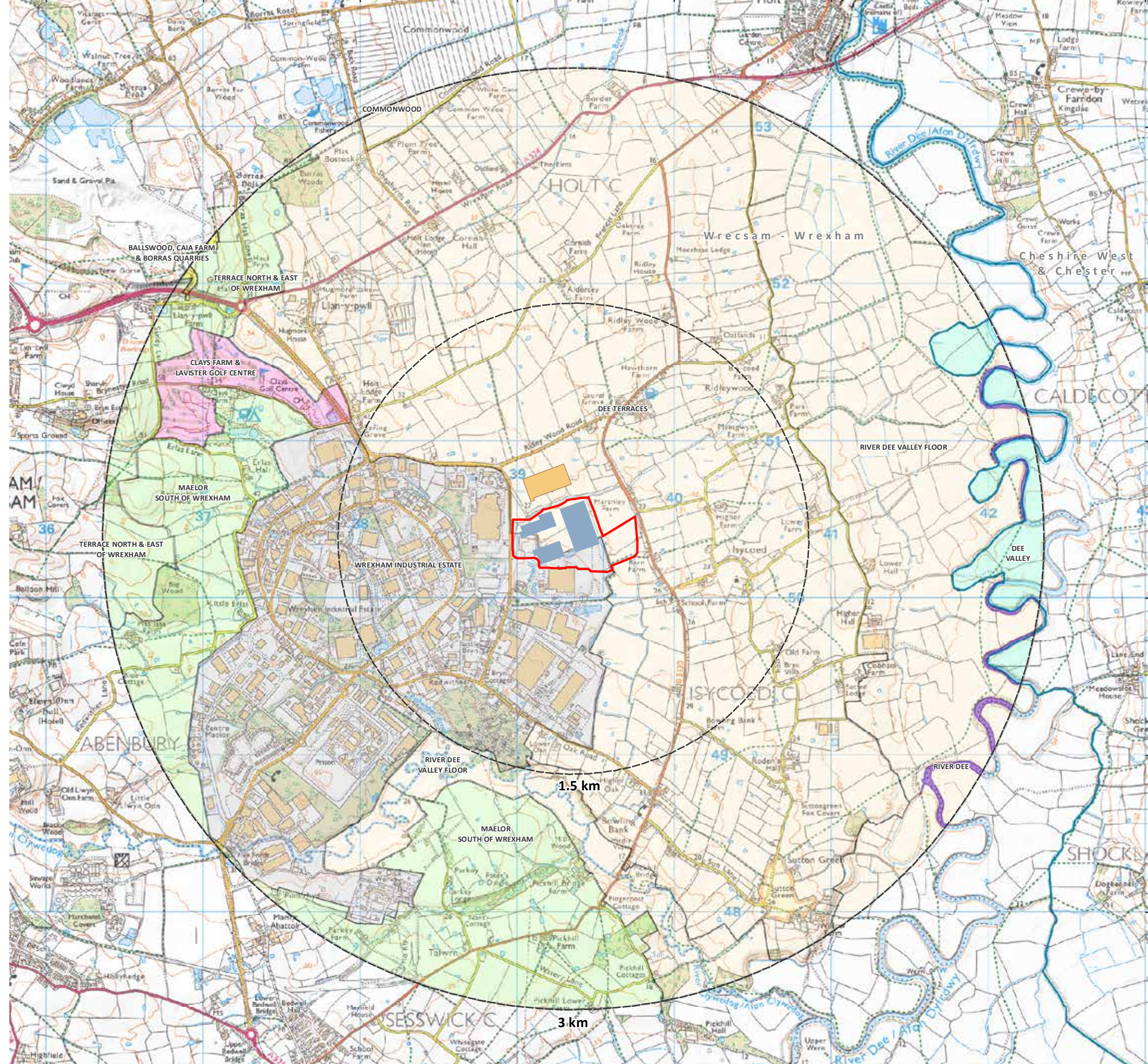
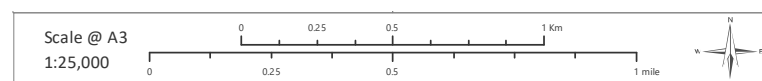


Figure 1 - National Character Area

- Site Boundary
- Proposed Development
- Study Area (from site centre)
- New Office & Distribution Facility
- Local Authority Boundary

Local Landscape Character Type

- Amenity Land
- Excavation
- Flat Open Lowland Farmland
- Open Rolling Lowland
- River
- River Valley
- Urban



landscape type or area. Attractive and comfortable with a domestic almost suburban feel to its western extremities. The area appears well maintained and managed with a diverse and attractive vegetation pattern. The area is unspoilt by large scale visually intrusive development. However there is pressure for farm diversification which has led to some unsympathetic developments. The area is a pleasant farming rural area both for the traveller and resident but is relatively unremarkable in its lack of strong defining or unique landscape features. It benefits from the lack of large scale or visually intrusive development but although attractive lacks the unique or unusual features that might make it of High or Outstanding value.

SITE LANDSCAPE CHARACTER

- 2.16. The landscape character of the site's location generally accords with the descriptions within the national and local landscape character assessments as summarised above. Although, due to the scale of the site and being within an area of previously developed land and association with the Wrexham Industrial Estate the above descriptions are not directly relevant to the site but to the much broader character area. However the landscape management and built development guidelines have been considered as part of the assessment and mitigation process.
- 2.17. Topography on site is generally flat to lightly undulating. The site does not contain any trees subject to a Tree Preservation Order (TPO).
- 2.18. The site is not crossed by any public footpaths. However, the ISY/18 public footpath travels to the south of the application site and Ecological Compensation Area providing a link from the B5130 in the east to Bryn Lane to the west of the application site.
- 2.19. Generally, the site is visually contained to localised short distance views along Bryn Lane from the west and from the B5130 in the east. Glimpsed views from the south can only be achieved from the public footpath ISY/18 in localised points and where there are gaps in the landscape vegetation. Longer distance views from the north of the site are possible in some locations but these are mostly screened by the adjacent buildings to the north of the site. Many of the views of the site are set against the backdrop of the existing built form of the various units on the Wrexham Industrial estate.

LEGISLATION, POLICY AND GUIDANCE

- 2.20. In addition to the Guidelines for Landscape and Visual Impact Assessments, Third Edition, GLVIA 3 (published by the Landscape Institute and IEMA) the assessment will be undertaken having regard to the following relevant legislation, policy and guidance.

Legislation
- 2.21. The European Landscape Convention (ELC, 2000) provides a foundation for closer co-operation on landscape issues across Europe and was ratified in the UK on the 21 November 2006, and became binding on 1 March 2007. The convention identifies the need to recognise landscape in law, to develop and promote landscape

policies dedicated to the protection, management and creation of landscapes, and to establish procedures for the participation of the general public and other stakeholders in the evolution and implementation of landscape policies. It also encourages the integration of landscape into all relevant areas of policy, including cultural, economic and social policies.

- 2.22. The ELC defines landscape as ‘an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors’. It recognises that landscape has important cultural, ecological, environmental and social dimensions and is a key element of achieving sustainable development’.
- NATIONAL PLANNING POLICY WALES
- 2.23. The Planning Policy Framework Wales [PPW] Edition 11 February 2021 provides guidance relating to planning and new development in Wales.
- 2.24. Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government.
- 2.25. 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, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty. A well functioning planning system is fundamental for sustainable development and achieving sustainable places.
- 2.26. PPW promotes action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities. It encourages a wider, sustainable and problem solving outlook which focuses on integrating and addressing multiple issues rather than on an approach which is fragmented, un-coordinated and deals with issues in isolation.
- 2.27. It provides an opportunity to remove any actual or perceived problems in current approaches and stimulate and support innovative and creative ideas as well as high standards of evidence and assessment to underpin the preparation of development plans and strategies and individual proposals. Monitoring and learning from development outcomes so as to drive sustainable improvements in planning practice is also important

- 2.28. The PPW incorporates elements of relevance to this LVIA. In addition to design related recommendations, the Planning Policy Guidance also incorporates issues related to the Natural Environment that reinforces the PPWs commitment to recognising the intrinsic character and beauty of the countryside and supports the use of landscape character assessment as a tool for understanding local distinctiveness and the use of Natural Resources Wales’s guidance on landscape character assessment.
- 2.29. These planning principles relevant to landscape and visual amenity have been considered throughout the assessment.

LOCAL POLICY - WREXHAM UNITARY DEVELOPMENT PLAN (“WUDP”) AND LOCAL PLANNING GUIDANCE NOTES (“LPGNS”)

- 2.30. Chapter 5 is concerned with the Environment and Conservation and contains the following relevant policies:

• Policy EC4 Hedgerows, trees and woodland - 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.

• Policy EC 5 Special Landscape Areas - Within Special Landscape Areas, priority will be given to the conservation and enhancement of the landscape. Development, other than for agriculture, small-scale farm-based and other rural enterprises, and essential operational development by utility service providers, will be strictly controlled. Development will be required to conform to a high standard of design and landscaping, and special attention will be paid to minimising its visual impact both from nearby and distant viewpoints.

2.31. The site is not within a Special Landscape Area but the boundary of SLA 004 Lower Dee Floodplain is approximately 1.5km to the east.

2.32. The following LPGNs are relevant to the landscape of the site:

• LPGN 26 Landscape and Industrial Development

• LPGN 7 Landscape and Development

• LPGN 17 Trees and Development
- FORTHCOMING WREXHAM LOCAL DEVELOPMENT PLAN
- 2.33. The Local Development Plan is likely to be adopted in Spring 2023 and therefore the following policies will be relevant to landscape when it replaces the UDP.

2.34. Strategic Policies: SP20: Green Infrastructure.

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

2.36. Development will be required to maintain the extent, quality and connectivity of multi-functional green infrastructure network on or near a site, and, where appropriate to enhance it by:

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

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

iii. Protecting the features most valuable for both nature and people, and
- pglai

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- iv. In instances where loss of green infrastructure is unavoidable, provide mitigation and compensation for the lost assets on a site specific basis.
- 2.37.** Topic, Criteria and Area Based Policies:
- Natural Environment
- 2.38.** Policy NE3: Trees, Woodlands and Hedgerows.
- 2.39.** Development will only be permitted where it does not cause unacceptable harm to trees, woodlands and hedgerows of significant public amenity, natural or cultural heritage value or those that provide important ecosystem services including mitigating the effects of climate change.
- 2.40.** Development affecting all existing and new proposed woodlands should:
- i) Support proposals which assist in the respectful and appropriate use and protection of woodlands and boundary edges,
 - ii) Promote sustainable management to deliver multiple benefits, and
 - iii) Support the relevant aims and objectives of the Wrexham Tree & Woodland Strategy 2016-2026 and all subsequent amendments.
- 2.41.** Avoiding adverse or detrimental impact on trees, woodlands and hedgerows should be the primary objective of any proposal however, where adverse effects cannot justifiably be avoided and sustainable integration is not possible then adequate mitigation will be required. In such cases development should include proposals for the planting of new trees, woodlands, and hedgerows within the site, ensuring connectivity between proposed and existing green infrastructure.

LANDSCAPE RELATED DESIGNATIONS

- 2.42.** Figures 3 and 4 demonstrate the national and local landscape and environmental designations within the vicinity of the proposed development site. The site is not within any environmental designations such as AONBs, nature reserves, SSSI's or ancient woodland.
- 2.43.** The accompanying Preliminary Ecological Appraisal by UES found that the given the distances and scale of development it is considered unlikely that the proposed development will have any direct or indirect impact on any local designated sites.
- 2.44.** The site is not within a Conservation Area. There are a number of other listed buildings within the wider vicinity of the site, in general these are separated from the site by vegetation, buildings within the landscape and the surrounding landform.

LANDSCAPE SENSITIVITY

- 2.45.** This assessment deems the sensitivity as being medium based on the following determining factors, i.e. landscape condition, landscape value and susceptibility.
- Landscape Value**
- 2.46.** In order to assess the Landscape Value of the site guidance was taken from Landscape Institutes Technical Guidance Note 02/21 'Assessing Landscape Value

outside National Designations'.

- 2.47.** The site is not protected by any national or local statutory ecological or landscape designated areas such as AONBs, SSSIs, or has been part of any specialist ecological studies.
- 2.48.** The site does not contain any heritage assets.
- 2.49.** The site is undergoing secondary regeneration in patches with former large areas of hard-standing. There are a number of high category and veteran trees and hedgerows on site with large areas of scrub and rough ground. The trees and hedgerow boundary treatments are typical of those found in the wider areas and these elements are in varying degrees of condition.
- 2.50.** The mature hedgerows and tree features contribute to the local green infrastructure network and have levels of high ecological value.
- 2.51.** The field pattern in which the site sits is intact and the site contains some local characteristic features but none of which are considered particularly important examples and none that are considered to be rare and generally are typical of the local landscape character.
- 2.52.** There is no formal public access across the site and therefore provides no recreational value.
- 2.53.** The site provides a sense of the rural countryside especially when considering the interface with the open countryside. However, it is adjacent to Bryn Lane and the Wrexham Industrial Estate which contains large footprint buildings and areas of hard standing which are considered as landscape detractors.
- 2.54.** There are no key views, either into or out of the site.
- 2.55.** With respect of this there is little sense of wilderness associated with the site and there is no noticeable evidence that the landscape is connected with notable people, events or the arts. The land within the site has a limited value / natural function.
- 2.56.** Therefore it is deemed that Landscape Value of the site is Medium, as it contributes to the overall local character of the site but contains no distinctive or noteworthy landscape qualities.
- Landscape Susceptibility**
- 2.57.** In terms of susceptibility to change the site is deemed to be low as undue consequences are unlikely to arise from the redevelopment. The site does contain some valuable landscape features such as mature trees and boundary hedgerows, which will be retained as part of any development. The site is part of the Wrexham Industrial Estate so is able to accommodate the type of the proposed development without causing undue harm to the overall quality of the landscape character.
- 2.58.** Therefore the overall sensitivity of the landscape is considered to be medium.

BASELINE - VISUAL CONDITION

- 2.59.** This section considers the baseline condition of the visual amenity of the locality of the proposed development. Identification of Visual Receptors
- 2.60.** Figure 11: Viewpoints Location Plan, illustrates the locations of the considered and identified visual receptors. These have been selected with the criteria that all views are taken from positions that have general public access and a clear view of the site. Consideration has also been given to the visual effects on the residential amenity of the adjacent properties in proximity to the development.

Zone of Theoretical Visibility

- 2.61.** Figure 9: Zone of Theoretical Visibility (ZTV), illustrates the areas which any of the activities of the proposed development, be they temporary or permanent, are likely to be potentially visible in terms of topography. GIS techniques were adopted for establishing a ZTV based on topographical information but these tend to be theoretical and although take into account settlements and the obstructive effects of vegetation such as blocks of woodland these latter items are not always up to date in the available GIS data sets and therefore the visual influence and visual envelopes are verified by fieldwork.
- 2.62.** The ZTV is a very useful tool for demonstrating where the development cannot be seen from due to topography, settlement and large tracts of vegetation. For this proposal the ZTV was established by 3D computer software linked to Ordnance Survey data and then tested through fieldwork during the site visits. The programme was run to account for the one to four storey buildings at a maximum height of 25m and to cover a distance of 3km from the proposed development site.
- 2.63.** The following qualifications apply to the ZTV:
- 2.64.** There may be a number of areas from which there is the potential to view part of or the entire proposed development but these are from areas which are not publicly accessible and to which it is unlikely that they gain regular access, e.g. farm land and private property.
- 2.65.** The ZTV does not account for the likely orientation of a viewer, for instance, whether they are static or travelling in a moving vehicle such as a car.
- 2.66.** Viewpoints were selected on the basis of which locations provide the clearest views of the site and are also the most accessible to the public. Some viewpoints also represent areas which may be perceived to be sensitive to the visual effect of the proposed development due to their nature or proximity, but which in reality have restricted views of the site.
- 2.67.** Visual receptors have been analysed for the likely visual effects on the landscape and visual amenity from medium and long range to relatively close range and from within the immediate setting. The ZTV suggests that some views may be achieved from an extensive area around the site but field study and survey identified that visibility is limited or not achievable due to the screening effects of extensive vegetation and built form and farm buildings. In these instances the potential

receptors were discounted from the assessment.

Visual Receptors

- 2.68. The visual receptors are represented by viewpoints that consider the likely effects on the nearby settlements and residential amenity; recreational areas such as public footpaths, and national trails. Consideration has also been given to transport routes such as roads.
- 2.69. The proposed development will result in the construction of three large logistical warehouse units which will be approximately 25m in height. The height of the development is consistent with the existing and the mass and scale of the surrounding developments to the immediate north south west of the site on the Wrexham Industrial Estate. The development will therefore be viewed in context with the existing scale and mass of the surrounding built form.
- 2.70. The development will be visually well contained within the existing boundary and landscape vegetation with localised views achieved at close proximity such as the road network and public footpath to the south. There are likely to be some medium range views from the north and east however the effects are likely to be minor due to the surrounding context and built form of the Wrexham Industrial Estate.
- 2.71. Longer distance views from the north of the site are possible in some locations but these are mostly screened by the adjacent buildings to the north of the site.

Settlements and Residential Amenity Receptors:

- 2.72. The site is located to the east of Wrexham and visually separated from the town by the intervening mass of the Wrexham Industrial Estate. There are a sparse number of scattered houses, farmsteads to the northeast, east and southeast of the proposed development and these have little to no visual connection with the site due to intervening vegetation. The main residential receptors are the properties that align the B5130 to the east of the site. These dwellings front onto the road with back gardens and rear rooms facing the general direction of the development. Some of these properties may be able to view parts of the development but generally it is well screened by the existing hedgerows and mature trees. Some of the gardens face onto the Ecological Compensation Area and will achieve full visibility of the proposed ecological treatments.

Recreational Receptors

- 2.73. The site is not crossed by any public footpaths. However, the ISY/18 public footpath travels to the south of the application site and Ecological Compensation Area providing a link from the B5130 in the east to Bryn Lane to the west of the application site.
- 2.74. Generally, the site is visually contained to localised short distance views along Bryn Lane from the west and from the B5130 in the east. Glimpsed views from the south can only be achieved from the public footpath ISY/18 in localised points and where there are gaps in the landscape vegetation. Longer distance views from the north of the site are possible in some locations but these are mostly screened by the

adjacent buildings to the north of the site. Many of the views of the site are set against the backdrop of the existing built form of the various units on the Wrexham Industrial estate.

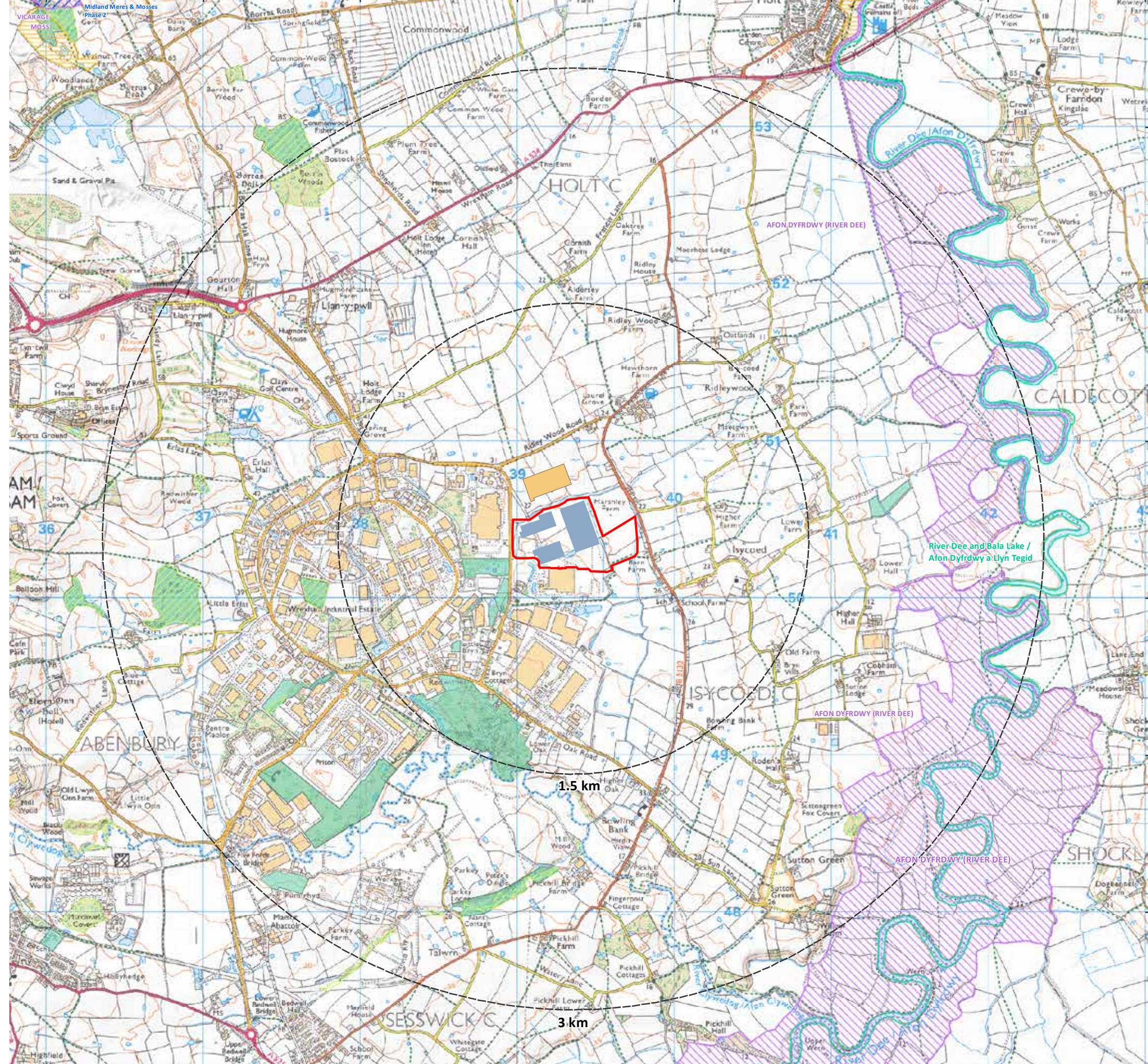
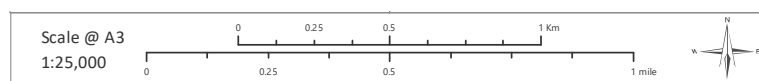
Cultural Receptors

- 2.75. There are a number of listed buildings and scheduled monuments within the wider vicinity of the site. These are detailed in Figure 3. In general the surrounding cultural receptors do not have any direct visual connectivity with the application site and have therefore not been assessed as significant receptors in this report.

Transport and Road Receptors

- 2.76. Travelling receptors include those using major and minor roads in close to the site. In this case the closet road is Bryn Lane which runs adjacent to the western site boundary. There are many rural lanes within the vicinity of the site, including the B5130 to the east and Ridley Wood Road to the north. However, due to the enclosed nature of the roads generally bound by hedgerows there is little to no visual connection with the site.

- Site Boundary
- Proposed Development
- Study Area (from site centre)
- New Office & Distribution Facility
- Ancient Woodland Inventory
- Local Wildlife Site
- Ramsar Site
- Regionally Important Geodiversity Sites
- Site of Special Scientific Interest
- Special Area of Conservation



3. EXISTING SITE & PROPOSED DEVELOPMENT

EXISTING SITE

- 3.1. The approximate centre of the site is located at National Grid Reference SJ 39277 50374.
- 3.2. The site is located on land at the Wrexham Industrial Estate ("WIE"), situated to the east of Bryn Lane in the north-eastern part of WIE, on land known as Kingmoor Park South.
- 3.3. The site area extends to approximately 25.43 ha (62.83 acres) and is a mix of previously developed land and land in use for agriculture. The previously developed areas are toward the west and south (central) area. There are several existing ponds within the central area of the site and the site is currently divided into several fields with mix of hedgerow, ditch and trees to field boundaries. More substantive linear scrub and trees are present along the northern boundary following an existing watercourse.
- 3.4. To the north the site is bounded by land under-development by for a B8 logistics warehouse for Net World Sports; to the north east is agricultural land; to the east is the B5130 with scattered residential properties in a ribbon development along the road with agricultural fields beyond; to the south east is agricultural land; to the south is a large logistics warehouse operated by Very; to the south west is agricultural land subject to planning application for two industrial buildings for B2 & B8 uses (application reference P/2022/0017) and to the east across Bryn Lane is the large Kellogg's factory complex.

- 3.5. The entirety of the application site lies within the administrative boundary of Wrexham County Borough Council which is also the relevant local planning authority. Historically the previously developed portion of the site was in use as the Owens Corning fibreglass factory complex which extended across some 14.64 ha (36.18 acres). It was arranged with the western area mainly laid to hard standing as the former staff car park for the fibreglass factory and is broadly of level terrain, with the fibre-glass factory complex to the southern (central) area of the site which used to accommodate a number of large structures and silos which have since been demolished. This area now comprises a raised area of scrub grassland with spoil mounds and two ponds and an extensive area of hard standing.
- 3.6. A further, lined, pond is located in the west of this area. The terrain is undulating and generally slopes down to the east.
- 3.7. The remainder of the site that was formerly part of the Owens Corning fibreglass factory complex is open fields with hedgerows defining a number of fields. This area includes land that is understood to have been used as a recreational facility (sports fields) associated with the former Owens Corning facility. The terrain gently slopes down to the north-east towards a pond in the north-eastern area. A ditch and an overgrown hedgerow form the eastern boundary of the former Owens Corning fibreglass factory complex. The ditch-water flows into the small brook immediately to the north of the site.
- 3.8. To the east and south east of the main areas of the former Owens Corning fibreglass factory complex the site encompasses an additional area of land that runs as far east as the B5130. This land is relatively flat in terms of its topography.

- 3.9. The main part of the site focused on the former Owens Corning fibreglass factory complex is bounded along its northern extents by a small brook. Immediately beyond the brook to the north is a woodland belt. This tree belt contains a number of trees which are collectively subject to a single Tree Preservation Order (TPO). This boundary feature and the overgrown hedgerow along the eastern boundary provide some visual containment at ground level.
- 3.10. Land to the north of the site is known as Kingmoor Park North; this is allocated in the Wrexham Unitary Development Plan (UDP) for employment uses and has planning permission for B1/B2/B8 development.
- 3.11. Photographs of the site is provided at the beginning section of this chapter.
- 3.12. There are no public footpaths within the site boundary however, the ISY/18 public footpath travels to the south of the application site and Ecological Compensation Area providing a link from the B5130 in the east to Bryn Lane to the west of the application site.
- 3.13. Figure 7, Access and Circulation, demonstrate the Public Rights of Way and promoted routes within the locality. The site photographs and Figure 5, Site Appraisal demonstrate the current condition on site along with the constraints and opportunities.
- 3.14. The site is located within Wrexham County Borough Council and this assessment has taken into account the landscape related policies and documentation relating to landscape character and the visual amenity.



Onsite Viewpoint A



Onsite Viewpoint B



Onsite Viewpoint C



Onsite Viewpoint D



Onsite Viewpoint E



Onsite Viewpoint F



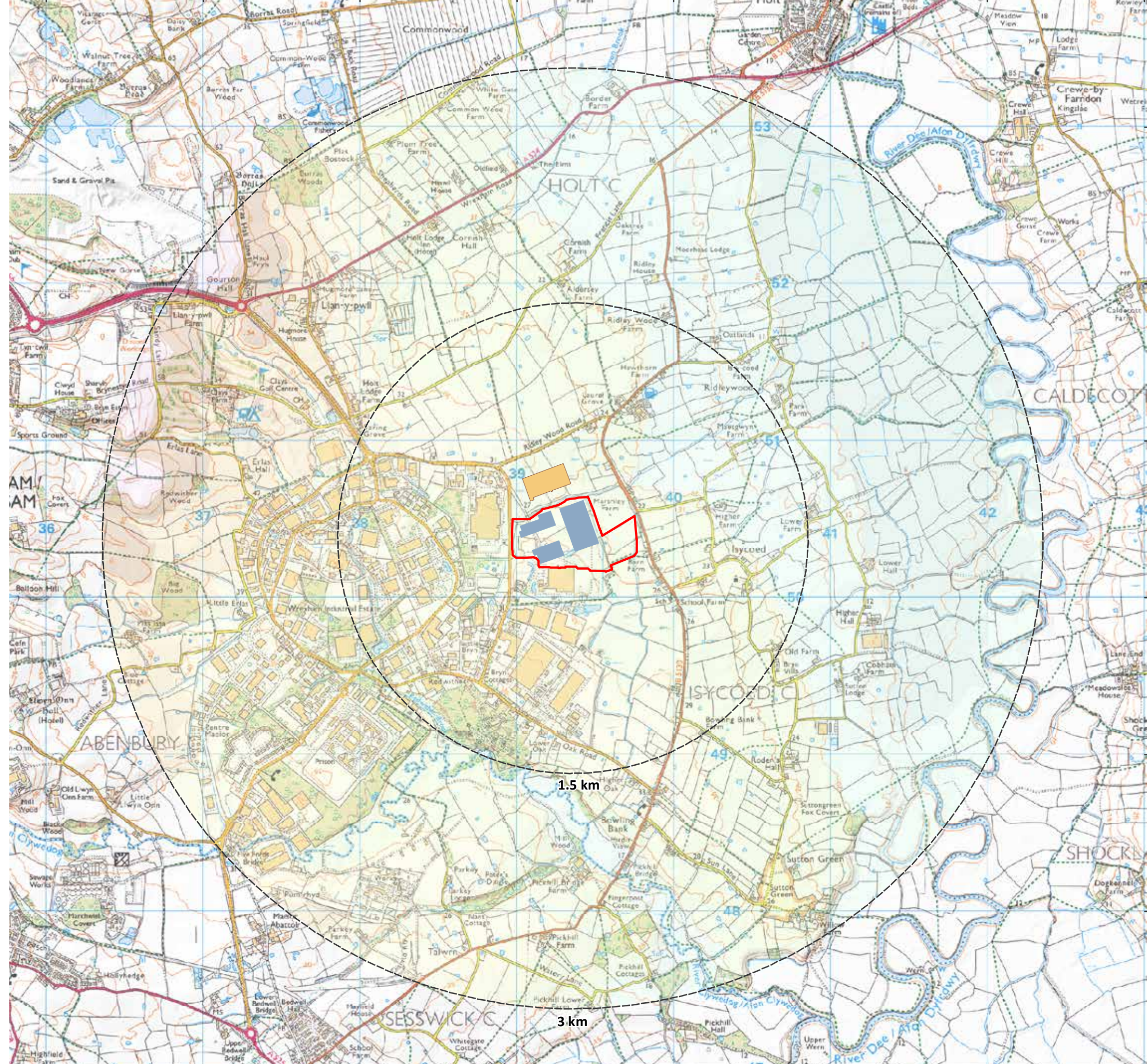
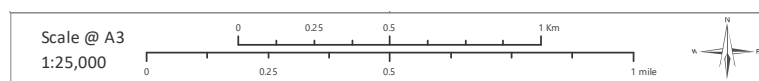
Onsite Viewpoint G



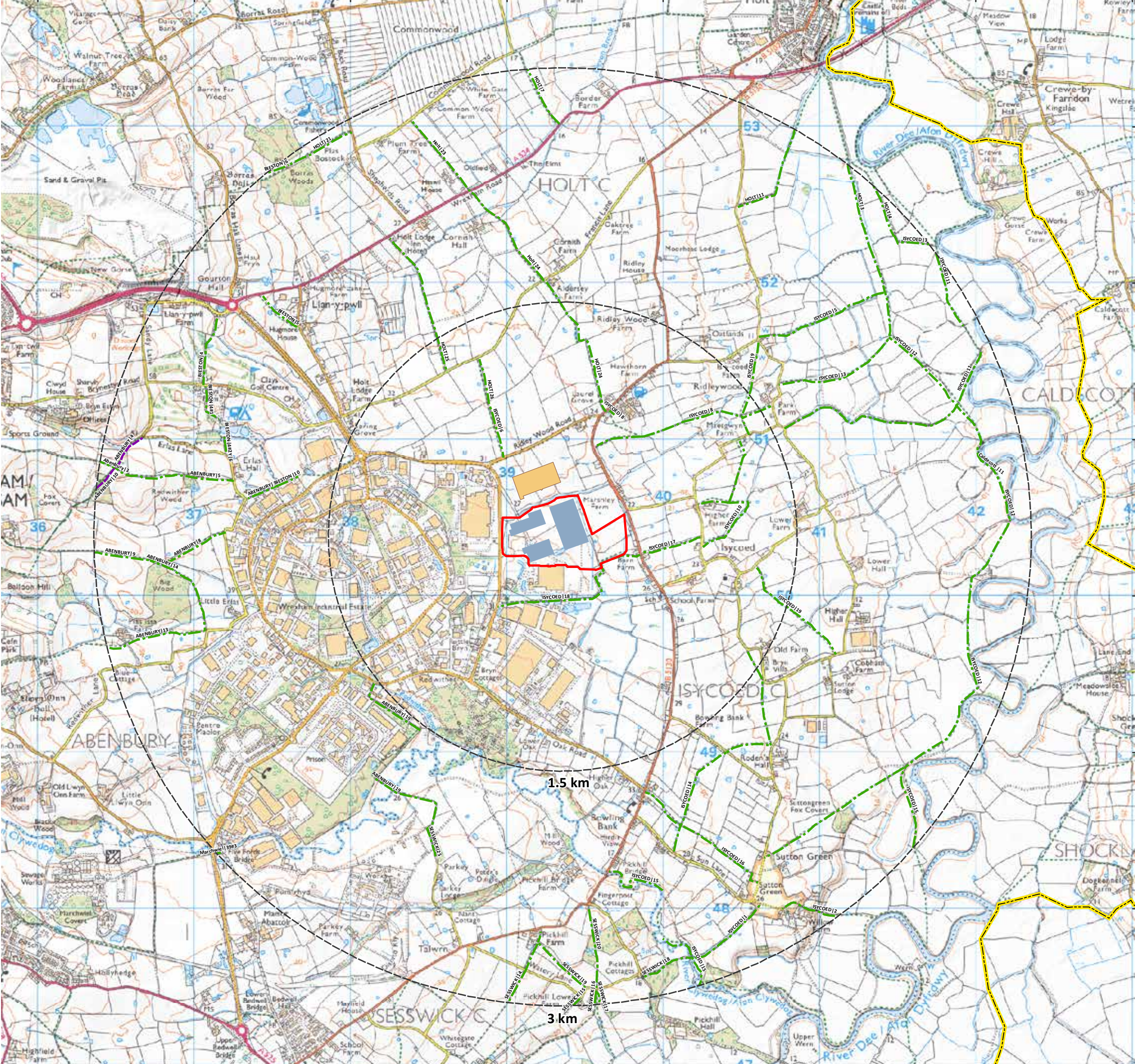
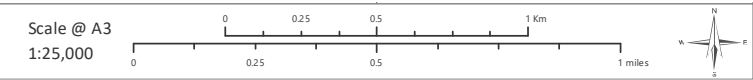
- Site Boundary
- Proposed Development
- Study Area (from site centre)
- New Office & Distribution Facility

Height AOD

- 4.25 - 10m
- 11m - 20m
- 21m - 30m
- 31m - 40m
- 41m - 50m
- 51m - 60m
- 61m - 75m



-  Site Boundary
-  Proposed Development
-  Study Area (from site centre)
-  New Office & Distribution Facility
- Public Right of Way**
 -  Bridleway
 -  Footpath
- Promoted Walking & Cycling Route**
 -  Dee Way



PROPOSED DEVELOPMENT DESCRIPTION

3.15. The proposed development comprises of three, large logistics warehouse units in Class B8 use. Key aspects are:

- Application site area 25.43 ha (62.83 acres)
- Built (developed) area circa 14.6 ha – approximately 58% of site area
- Non-developed area (ecology mitigation) area circa 10.8 ha – approximately 42% of total site area]

3.16. The three proposed units have a combined floorspace circa 82,683 sqm / 890,000 sqft (ground floor area only); by unit:

- Unit 1 will comprise 19,335 sqm (208,125 sqft) of warehousing space (B8 logistics use) with ancillary offices space – for detailed approval
- Unit 2 will comprise 21,425 sqm (230,625 sqft) of warehousing space (B8 logistics use) with ancillary offices space – for outline approval (details of siting and access for approval only)
- Unit 3 will comprise 52,257 sqm (562,500sqft) of warehousing space (B8 logistics use) with ancillary offices space – for outline approval (details of siting and access for approval only)

3.17. Envisaged height of the units to haunch would be 25m and 30m to ridge line to allow high bay racking systems internally.

3.18. External appearance proposed as profiled steel cladding with use of colour to minimise impact on skyline.

3.19. Each unit will have dedicated service yard and car parking areas accessed off an internal circulation road.

3.20. Total 654 parking spaces (including 66 accessible spaces and electric vehicle spaces Number TBC).

3.21. New roundabout access off Bryn Road to serve development and existing Very unit to south, with potential for access to proposed warehouse / industrial unit to south (pending application).

3.22. Landscape and Ecological mitigation measures include:

- There will be an non-developed area to the east which will comprise of an ecological zone which will provide new habitat for the translocation of Great Created Newts from the main development site. This area will also provide additional habitats to enhance biodiversity levels and the ecological value of the site:
- Footpath through the ecological compensation area linking to wider PRoW network;
- Areas to the south of the site will be retained and/or improved to enhance and provide new habitats;
- New site wide landscaping and strengthening of existing landscape areas;
- SuDS system for drainage with integral facilities for dealing with phosphates..



4. POTENTIAL LANDSCAPE AND VISUAL EFFECTS

- 4.1. This section assesses the potential effects that the proposed development may have on the landscape character as described in the baseline in Section 2 above. The nature of the receptor, (sensitivity), and the nature of the effect, (magnitude of change) have been considered, and the potential significance of effects have been stated in accordance with the Guidelines for Landscape and Visual Impact Assessments, Third Edition 2013 (GLVIA3) (Para 3.3 and Table 3.1).
- 4.2. GLVIA3, suggests that potential landscape effects should be measured at three levels;
- i) effects on the site;
 - ii) effects on the setting of the site; and
 - iii) effects on the broader landscape context.
- 4.3. It also offers guidance on measuring effects during the operational stage i.e. at point of completion; and also residual effects such as long term effects after a certain time period. In this case we have measured the effects of the development after ten years.
- 4.4. Mitigation measures have also been considered and recorded as part of the assessment to explain how the introduction of certain landscape treatments can help reduce the overall effect of any potential adverse effects.
- 4.5. The nature and magnitude of landscape and visual effects will change during the construction and development process. Some impacts may be severe, but short term, whereas others are minor impacts with residual effects, which may be of a permanent nature. In addition, some impacts could be mitigated by landscape and other measures, which will have benefits in the longer term. Potential impacts that may occur during the stages of the proposed development are summarised below.
- 4.6. Short term impacts are those that occur during the construction period. These are considered as follows:
- Site access, delivery and traffic movements;
 - Earthworks and materials stockpiles;
 - Construction equipment and plant;
 - Utilities, including water and lighting;
 - Temporary parking;
 - Site compound and accommodation;
 - Additional noise; and
 - Additional mud to roads.
- 4.7. Construction impacts can be mitigated through use of good practice in construction management and through immediate restoration of areas such as site compounds used during the construction phase of the project. The residual impacts of construction will be very limited and overall are considered to be negligible.
- 4.8. Medium term impacts are those that occur on completion of the works:

- Presence of built structures
- New or modified access road, and
- New landscape planting.

- 4.9. Long term effects are considered following the completion of the works, and can be considered as residual effects. These are similar to the effects on completion but may be partially or wholly mitigated by maturing proposed landscape infrastructure, site management and other development proposals.

LANDSCAPE EFFECTS

Potential Effects on the Physical Fabric of the Site Construction Stage

- 4.10. This section assesses the potential landscape effects of the impact caused by the proposed restoration and development. The assessment has been made based on the operational phase only as it is difficult to fully anticipate what the construction phasing of this project will be at this stage. However, in the initial instance it is usual that there will be short term temporary adverse effects during the construction stage. This will be closely regulated by a Construction Management Plan with controlled times and vehicular movements. The site is likely to be temporarily secured along the boundaries of the site with timber hoarding to reduce noise and adverse visual effects as well as providing protection to the hedgerows..

Operational Stage

- 4.11. In general terms, changes to the landscape fabric will only occur within the application boundary for the proposed site redevelopment. The impact of the proposed development will cause long term effects on the landscape fabric through the removal of large expanses of semi improved grassland and sections of hedges and scrub within the site. The existing hardstanding area will be broken up to allow for open mosaic ground conditions that will naturalise with wildflowers and scrub. There are similar areas to the southern boundary that will also be treated in this way. The existing ponds will retained and enhanced and supplemented with new ponds and swales for further habitat creation.
- 4.12. The eastern portion of the site is to be enhanced as part of an Ecological Compensation Area to provide mitigation for some of the ecological features that are to be lost within the site as a result of the proposed development. Treatments that are to be introduced are marshy wet grasslands, wildflower grasslands, tall tussocky grasslands, mixed native hedgerows, native trees, butterfly / beetle mounds, log piles and amphibian and reptile hibernaculas. For detailed information refer to the PGLA Planting Plans and Schedules that are submitted in support of the Planning Application.
- 4.13. The development will also introduce three warehouse units with associated infrastructure that will be set within a high quality landscape framework.
- 4.14. The development site generally accords with the key characteristics regarding settlements within the National Landscape Character NLCA14 Maelor and the descriptions of the Local Landscape Character Area as described in Section 2.8 to

2.17 above. This assessment assigns the grade of medium landscape sensitivity as demonstrated in section 2.36 to 2.49 above.

- 4.15. The degree of change is considered to be major due to the introduction of the commercial development comprised of three warehouse units and areas for roads and car parking. The semi improved grassland areas will also undergo beneficial change with the creation of the new habitats in the eastern portion of the site, as well as the introduction of new hedges and ponds.
- 4.16. The design of the layout has ensured that the existing hedgerow boundary vegetation and key trees on site can be retained allowing the opportunity to provide to retain and enhance the ecological corridors.
- 4.17. The site will also see the large areas of hard standing broken up and naturalised for ecological benefits.
- 4.18. Therefore, the likely significance of effects on the site are likely to be moderate major. The effects of the buildings and road infrastructure can be considered as adverse and permanent, whilst the treatments introduced site wide including the Ecological Compensation Area can be considered as beneficial and permanent.

Mitigation and Residual Effects

- 4.19. The landscape strategy as set in Figure 10 demonstrates that additional planting provides potential for mitigation of the adverse effects arising at the operational phase. These will not have matured sufficiently at the early stages after construction but after a period of time the introduced landscape elements will mature to soften the effects of the built development within the site. These will also offer enhanced and positive benefits to offset some of the initial adverse effects of the development.
- 4.20. The materials and design of the buildings are of a similar style and quality to others that are located to the west, north and south of the site on the Wrexham Industrial Estate and therefore offer the potential to provide an integration of the scheme into the wider landscape. The enhancement of the semi improved grassland in the east of the site will see an improvement to the existing landscape condition. Therefore, the nature of effects are likely to be moderate leading to potential overall residual effects of moderate neutral and permanent.

Potential Effects on the Landscape Setting of the Site Operational Stage

- 4.21. The western boundary of the site is well vegetated with roadside trees and hedges and the setting of the site is comprised of the main road of Bryn Lane and the Wrexham Industrial Estate.
- 4.22. The northern boundary is comprised of dense hedgerows and mature trees which separates the fields from the newly constructed warehouse unit installed to the south of Ridley Wood Road.
- 4.23. The southern boundary and setting is mostly comprised of scrub vegetation that defines the perimeter of the Very Group warehouse unit. The south eastern boundary is delineated by the public footpath Isycoed 18 and is also separated by a dense hedgerow and fencing.

- 4.24. The landscape sensitivity of the setting of the site considered to be medium.
- 4.25. The magnitude of change is deemed to be minor as the boundary vegetation and buildings and roads beyond the boundary will remain mostly unchanged. There may be a requirement to remove some of vegetation in the vicinity of the new access road and the remaining boundary hedgerows will be enhanced and gapfilled where appropriate.
- 4.26. The likely significance of effects on the setting of the site are likely to be moderate minor. The effects are likely to be neutral and permanent.

Mitigation and Residual Effects

- 4.27. The proposed planting within the site and enhancements around the development boundary will generally provide a beneficial degree of mitigation for the potential adverse effects arising at the operational phase.
- 4.28. In particular, the additional planting will mature after a period of time to help the development become fully integrated into the landscape. Therefore the residual effects are likely to be minor and beneficial and permanent..

**Potential Effects on Broad Landscape Context
Operational Stage**

- 4.29. This section describes the effects on the National Landscape Character NLCA14 Maelor. (See figure 2 Landscape Character Plan). The key characteristics are described in Section 2.
- 4.30. The nature of receptor (sensitivity) of this character area has been assessed as medium. The site is not located within any nationally recognised landscape or environmental designation and the site is allocated for Commercial Development in the Local Plan.
- 4.31. The boundary vegetation and key trees are to remain as existing therefore retaining the key local landscape characteristics and the general improvements to the landscape condition will reinforce the surrounding landscape character.
- 4.32. The nature of effects (magnitude of change) beyond the site boundaries within the character type and area has been assessed as minor. The proposed redevelopment will have no adverse effect on the broader character area. Changes in views experienced by users of the rights of way within the immediate vicinity of the site and the character areas are assessed in the Visual Amenity section later in this document.
- 4.33. The proposed development will be introducing a similar commercial development as to the surrounding context and be set within a robust landscape framework. As part of the overall design there will also be the introduction of a number of new hedgerows, trees, ponds and grasslands and therefore any adverse effects are considered to be reduced by the beneficial effects that the high quality planting and other landscape interventions will introduce. This will assist in integrating the site into the overall landscape character.
- 4.34. The likely significance effects on the broad landscape context has been assessed

as minor. The effects are likely to be neutral and permanent due to the associated landscape interventions which will reflect the current condition and status of the landscape characters as described in Section 2 above.

Residual Effects

- 4.35. The overall landscape character area will benefit from the maturity of the introduced landscape which will help to integrate the site into the landscape and potentially enhance the ecological and biodiversity of the green infrastructure in and around the development site. The nature of effects (magnitude of change) has been assessed as imperceptible. This is to account for the maturing of trees and vegetation and this is deemed to be a beneficial effect.
- 4.36. The potential significance of effects are likely to be negligible. The residual effects are likely to be neutral and permanent due to the maturing of the proposed landscape planting

VISUAL EFFECTS

- 4.37. This section considers the potential visual effects of the impact caused by the proposed development. The assessment has been made based on the operational phase only as it is difficult to fully anticipate what the phasing and construction operations of this project will be until the post planning stage.

Effects on Visual Receptors

- 4.38. The potential landscape and visual effects noted in this document are those experienced during the operational phase of the development as well as the long term residual effects.
- 4.39. Figure 11: Viewpoints Location Plan, illustrates the locations of the considered and identified visual receptors. These have been selected with the criteria that all views are taken from positions that have general public access and a clear view of the site. Consideration has also been given to the visual effects on the residential amenity of the adjacent properties in proximity to the development.

Zone of Theoretical Visibility

- 4.40. Figure 9: Zone of Theoretical Visibility (ZTV), illustrates the areas which any of the activities of the proposed development, be they temporary or permanent, are likely to be potentially visible in terms of topography. GIS techniques were adopted for establishing a ZTV based on topographical information but these tend to be theoretical and although take into account settlements and the obstructive effects of vegetation such as blocks of woodland these latter items are not always up to date in the available GIS data sets and therefore the visual influence and visual envelopes are verified by fieldwork.
- 4.41. The ZTV is a very useful tool for demonstrating where the development cannot be seen from due to topography, settlement and large tracts of vegetation. For this proposal the ZTV was established by 3D computer software linked to Ordnance Survey data and then tested through fieldwork during the site visits. The programme was run to account for the warehouse buildings at a maximum height of 30m and

to cover a distance of 3km from the proposed development site.

- 4.42. The following qualifications apply to the ZTV:
- There may be a number of areas from which there is the potential to view part of or the entire proposed development but these are from areas which are not publicly accessible and to which it is unlikely that they gain regular access, e.g. farm land and private property.
 - The ZTV does not account for the likely orientation of a viewer, for instance, whether they are static or travelling in a moving vehicle such as a car.
- 4.43. Viewpoints were selected on the basis of which locations provide the clearest views of the site and are also the most accessible to the public. Some viewpoints also represent areas which may be perceived to be sensitive to the visual effect of the proposed development due to their nature or proximity, but which in reality have restricted views of the site.
- 4.44. Visual receptors have been analysed for the likely visual effects on the landscape and visual amenity from medium and long range to relatively close range and from within the immediate setting. The ZTV suggests that some views may be achieved from an extensive area around the site but field study and survey identified that visibility is limited or not achievable due to the screening effects of extensive vegetation and built form and farm buildings. In these instances the potential receptors were discounted from the assessment.
- Visual Receptors**
- 4.45. The visual receptors are represented by viewpoints that consider the likely effects on the nearby settlements and residential amenity; recreational areas such as public footpaths, and national trails. Consideration has also been given to transport routes such as roads.
- 4.46. The proposed development will see the introduction of three warehouse units as well as car parking and road infrastructure. The height of the development is consistent with the existing surrounding buildings that are located on the Wrexham Industrial Estate and the mass and scale of the proposed development will be softened by enhanced boundary treatments and planting within the site.
- Settlements and Residential Amenity Receptors:**
- 4.47. The site is located to the east of Wrexham, however there is no visual connection with the major residential areas of the of the town due to the intervening built form of the Wrexham Industrial Estate.
- 4.48. There are a number of farmsteads and dispersed houses within the surrounding landscape to the north, south and east of the site which were considered and these were mostly discounted from the assessment due to the minimal or no visual connectivity with the proposed built form of the development
- 4.49. There are no properties that directly overlook the developed portion of the site but the dwellings on the B5130 to the east of the site will have views across the Ecological Compensation Area from their upper storey rear windows. The views

- Site Boundary
- Proposed Development
- Study Area (from site centre)
- New Office & Distribution Facility
- Building
- Woodland
- Zone of Theoretical Visibility
- Area where Development may be visible

The Zone of Theoretical Visibility is calculated using an Ordnance Survey Terrain 5 digital terrain model (DTM).

The development is a maximum of 30m from ground level, and observer height assumed to be 1.8 m. Visibility is calculated from the building boundaries.

OS Terrain 5 is a 'bare-earth' terrain dataset, and therefore does not account for the screening effect of any surrounding buildings or vegetation.

Buildings and woodland areas from the OS OpenMap Local™ dataset have been added to the DTM to indicate the potential screening effect of buildings and vegetation. Indicative heights used are 9m (approximately 2 storeys) for buildings and 15m for woodland.

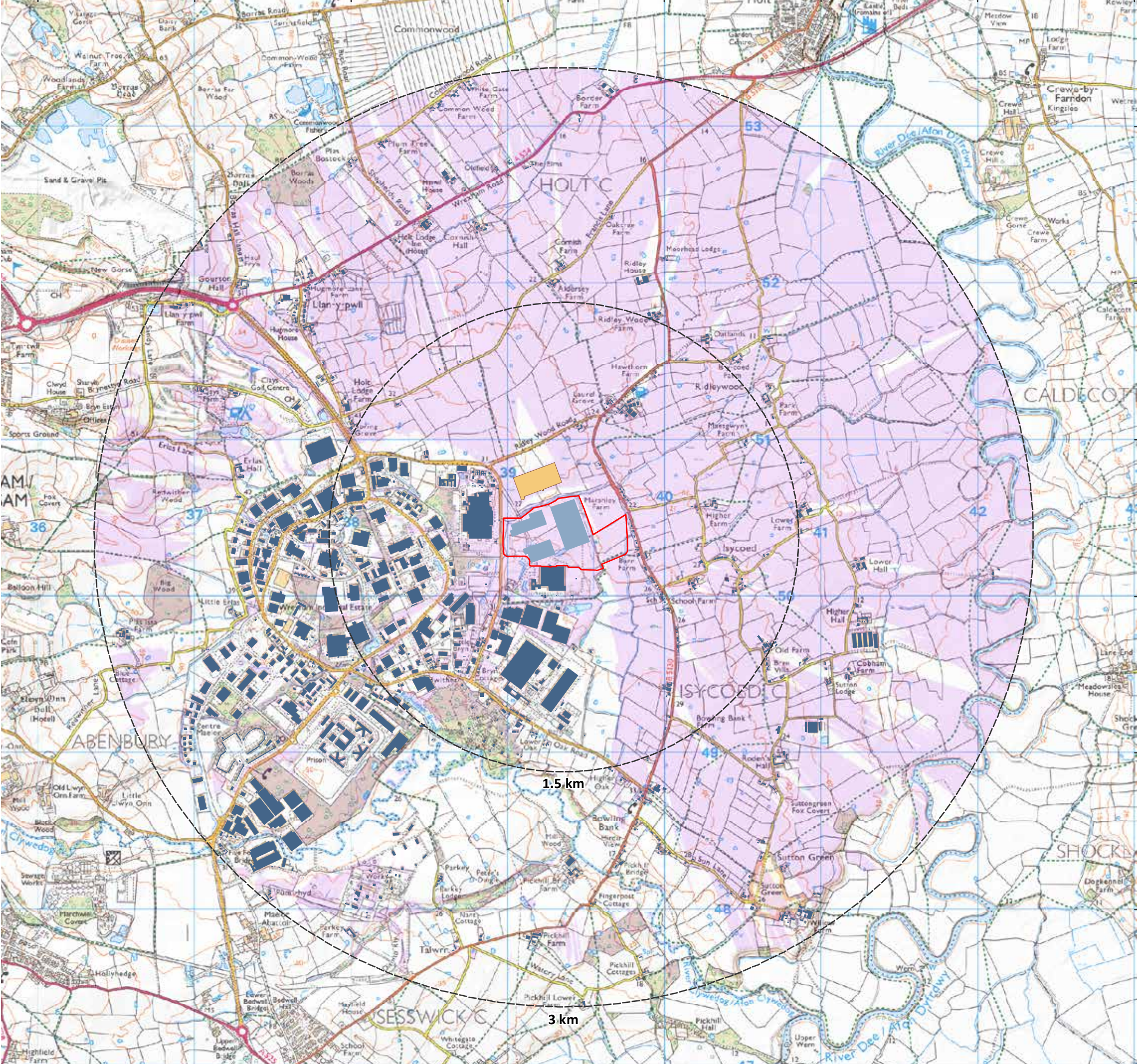
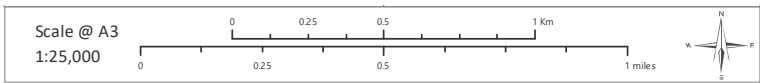


Figure 9 - ZTV

from these properties are represented in viewpoints 9 - 16 in the Figures below.

Recreational Receptors

4.50. There is a PRoW network, which includes public footpaths and bridleways within the vicinity of the site which contain varying levels of visibility due to intervening vegetation and other buildings within the landscape. There are no public footpaths that cross the site and the closest is Isycoed 18 that travels along part of the south eastern section adjacent to the Ecological Compensation Area. Representative viewpoints are presented in Viewpoints 3- 9 in the Figures below.

4.51. Footpaths to the further east and north of the site are discounted from the assessment due to minimal or no visual connectivity with the application site..

Transport and Road Receptors

4.52. Travelling receptors include those using major and minor roads in close to the site. In this case the closest road is Bryn Lane which runs adjacent to the western site boundary. This is represented in Viewpoints 1-3.

4.53. The B5130 runs in a north to south direction to the east of the site. The road is bound with houses and hedgerows so there is little to no visual connectivity with the proposed development site as demonstrated in Viewpoints 9 - 17.

4.54. Views of the proposed development form Ridley Wood Road are unlikely due to the screening effects of the new building that has been constructed, however, occasional glimpses of visibility may be achieved at localised spots such as open field gates. This receptor has been discounted from further assessment.

Predicted effects on Residential Receptors

Operational Stage

4.55. The closest residential receptors are those dwellings located on the minor road (B5130) to the east of the application site. In general the field survey demonstrated that there will be little to no overlooking of the proposed development from the principal rooms (front living rooms). The upper storey windows to the rear of the properties currently look westerly and are likely to be able to see the Kellogg's Factory and the Very Group warehouse building. Some may also be able to see the new warehouse to the south of Ridley Wood Road.

4.56. The nature of the receptor (sensitivity) of the residential amenity is considered to be medium to account in general for the lack of principal rooms of the surrounding dwellings facing the application site. The likely nature of effects is deemed to be moderate due to the change of view resulting from the introduction of the three warehouse units to the north of the Very Group warehouse. Unit 1 is the most likely to be visible from the upper storey rooms and this will appear above the existing hedgerows and trees and separated from the viewer by the existing intervening fields beyond the rear gardens.

4.57. The likely significance of effects will be moderate. The effects will also be adverse and permanent.

Residual Effects

4.58. Generally, the existing and proposed planting will mature and will offset many of

the adverse effects of the development over time. The design of the new buildings are of a similar quality and reflective of the local context in terms of materials, mass and style and the landscape will be consistent with the overall character of the area.

4.59. The likely nature of effects will reduce to minor and therefore the likely residual effects will be moderate minor. The effects will be adverse and permanent.

Predicted Effects on Recreational Receptors

Operational Stage

4.60. There are no public footpaths that travel through or across the site and the closest one is PRoW Isycoed 18 that travels from Bryn Lane in the west and to the south of the Very Group warehouse to the south east of the application site and connects with the B5130 in the east.

4.61. Viewpoints 3 - 6 demonstrates that the site is entirely screened by intervening buildings and boundary vegetation. Viewpoints 7-9 will experience occasional glimpses of the Ecological Compensation Area and potentially parts of the proposed buildings form a few localised spots where there is gaps in the boundary vegetation to the application site.

4.62. The existing boundary vegetation will be retained and enhanced where necessary.

4.63. There will be additional tree planting within the development area especially to break up areas of car parking.

4.64. Overall, it is unlikely that the user will experience a harmful change in view from the Isycoed 18 public footpath. The sensitivity of the recreational receptor is medium and there will be a minor magnitude of change only in a few localised points along the footpath route. The likely significance of effects will be minor moderate. The effects will be adverse and permanent.

Residual Effects

4.65. The planting introduced as part of the development will mature, including boundary hedges and trees and the adverse effects arising due to the built form and car parking areas within the development will be softened and reduced by street tree planting. The new habitats introduced as part of the Ecological compensation will mature and offset the adverse effects identified at the operational stage. The likely residual effects is deemed to remain as minor moderate however they will be neutral and permanent.

4.66. There is a wider PRoW network to the east and north of the site and field study identified that there is little to no visual connection with the application site. This is due to the intervening buildings, areas of woodland and mature trees along the field boundaries.

4.67. Generally, the majority of the proposed development will not be visible from these receptors but it may be possible to see some of the roofscape of the warehouse units from some locations on the footpaths primarily during the winter months and these will lead to a minor degree of change. The likely significance of effects on these receptors will be negligible.

Predicted Effects on Travelling Receptors

Operational Stage

4.68. The selected viewpoints generally illustrate the range of visibility that can be achieved from Bryn Lane in the west and the B5130 in the east when looking towards the site. Generally, views of the proposed development will not undergo any change due to the retention of the boundary vegetation and the houses that screen views of the site from the east.

4.69. The sensitivity of the transport receptors is considered to be low due to the fleeting nature of the receptor and the degree of change is considered to be minor.

4.70. The likely significance of effects of the proposed development on the receptor are likely to be minor. The effects will be neutral and permanent.

Residual Effects

4.71. The potential residual effects will be reduced to negligible as the proposed planting matures within the development and around the entrance areas to provide a softening effect of the built form of the development.

5. LANDSCAPE STRATEGY AND MITIGATION

- 5.1. The proposals are for a full planning application for three warehouse units and associated infrastructure, landscape buffers and areas of ecological enhancement.
- 5.2. The development of the layout for this site has taken the existing green infrastructure into account to provide a commercial development, set within an already mature landscape structure.
- 5.3. There are considerable opportunities for new hedge, tree and shrub planting and ecological landscaping within the site, and infill planting especially along the perimeters of the site. The development presents opportunities to improve the habitats on site, including wildlife such as bats and birds.
- 5.4. The objectives of the landscape strategy for the site can be summarised as follows:
- Retention of the existing elements that make up the site's green infrastructure, such as the large mature scattered trees and hedgerows within the site and particularly along the boundaries, giving the scheme an immediate sense of maturity;
 - Areas of woodland will be retained where possible and maintained to retain their ecological value;
 - Additional native tree planting will be introduced to the scheme to mitigate any loss and also to extend ecological corridors. Tree planting will be reinforce the existing vegetated boundaries, soften the built form and areas of car parking and increase the aesthetic as well as ecological value of the development;
 - Native hedge and tree planting to be planted along and around the road infrastructure. Shrub planting will be introduced into the car parking areas to soften the expanse of parking bays;
 - Ponds will be retained where possible and additional ponds added to mitigate any loss. Marginal planting will be introduced around the ponds increasing the biodiversity levels on site;
 - Wildflower grasslands to be planted throughout the site;
 - The southern section of the site is to be retained as an open mosaic habitat and where possible the area will remain as existing and become a wildlife area;
 - The development is proposing to enhance and improve the biodiversity within the site with opportunities to introduce areas of native, bee friendly and wildflower planting;
 - Approximately 4.2ha of land in the south western area will become an ecological compensation area. The wildlife area will contain additional and existing ponds, areas of wildflower and marginal planting, an orchard, hedgerow and tree planting. There will be a mown path through the area which will link to the existing PRoW network.
- 5.5. The landscape strategy has been taken into account when considering the mitigation for the identified potential adverse landscape and visual effects arising at the operational stage of the proposed development and these are set out in the proposed landscape strategy (Figure 10) drawing and the accompanying Planting Plans that form part of the planning application.



6. SUMMARY & CONCLUSIONS

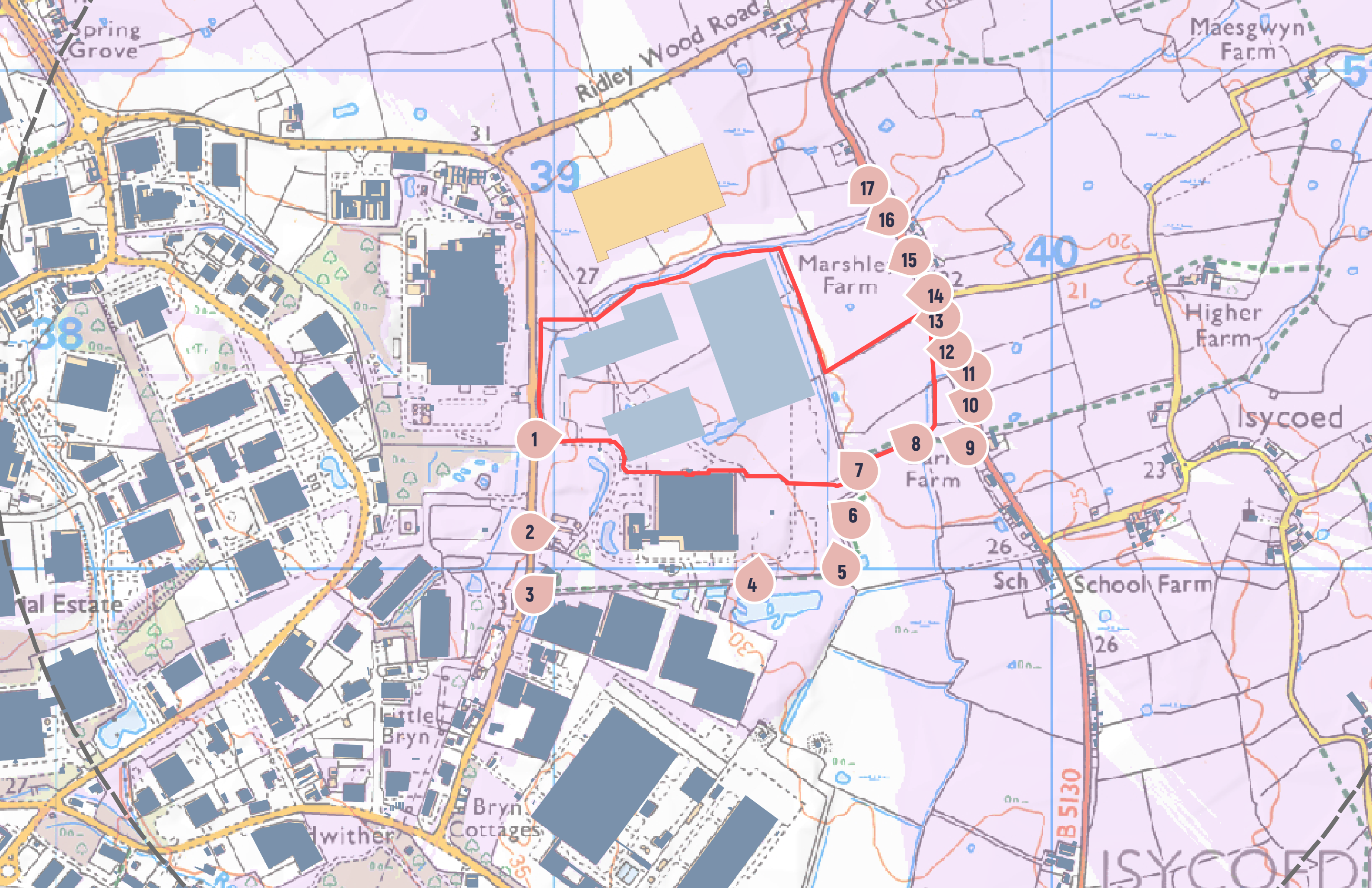
- 6.1.** The site is located on land at the Wrexham Industrial Estate, situated to the east of Bryn Lane in the north-eastern part of the Industrial Estate, on land known as Kingmoor Park South.
- 6.2.** The site area extends to approximately 25.43 ha (62.83 acres) and is a mix of previously developed land and land in use for agriculture. The previously developed areas are toward the west and south (central) area. There are several existing ponds within the central area of the site and the site is currently divided into several fields with mix of hedgerow, ditch and trees to field boundaries. More substantive linear scrub and trees are present along the northern boundary following an existing watercourse.
- 6.3.** The proposed development comprises of three, large logistics warehouse units in Class B8 use. Key aspects are:
- Application site area 25.43 ha (62.83 acres)
 - Built (developed) area circa 13.9 ha – approximately 55% of site area
 - Non-developed area (ecology mitigation) area circa 11.5 ha – approximately 45% of total site area]
- 6.4.** The three proposed units have a combined floorspace circa 93,019 sqm / 1,001,250 sqft. Envisaged height of the units to haunch would be 25m and 30m to ridge line to allow high bay racking systems internally.
- 6.5.** External appearance proposed as profiled steel cladding with use of colour to minimise impact on skyline. Each unit will have dedicated service yard and car parking areas accessed off an internal circulation road and there will be a total 654 parking spaces (including 66 accessible spaces).
- 6.6.** The proposed vehicular access is to be taken from Bryn Lane at the existing access points. There is no public access through the site and it does not fall within any national or local landscape or environmental designations or contain any historical assets.
- 6.7.** The layout and landscape strategy for the proposed development has taken full account of the advice and guidelines provided in the Wrexham Unitary Development Plan as well as Local Planning Guidance Notes.
- 6.8.** The assessment of the landscape sensitivity of the site is determined as being medium. The potential effects on the landscape concludes that there will be an obvious and immediate change in the character of the existing site as the proposed warehouse units and associated infrastructure are introduced. However, there are opportunities to improve the landscape condition of the site by extending hedgerow boundaries, introducing ecological ponds, breaking up the expanses of hard standing to allow for naturalisation and introducing street trees, native hedgerows and shrub planting into the developed part of the site.
- 6.9.** There is potential for the identified adverse effects identified at the operational stage to be reduced over time as the planting and landscape framework within the site matures leading to moderate to minor long term residual effects across the site and its setting respectively.

- 6.10.** All existing boundary treatments will be retained and be enhanced where necessary retaining the key local landscape characteristics as well as improving the landscape condition and extending ecological corridors. The setting of the site will benefit from the infilling and reinforced hedgerow planting along the boundaries where applicable which will assist in integrating the development into the wider landscape. The built form will be softened by the high quality landscape framework surrounding and within the site and the long term residual effects are likely to be minor and beneficial.
- 6.11.** The proposed development is likely to have long term negligible and neutral effects on the broad landscape character. The site is not located within any nationally recognised landscape, environmental or cultural designation and is currently comprised of a partly developed area as well as fields of semi-improved grassland bound by mature hedgerows and trees. The proposals are seeking to introduce a high quality commercial development that works with the existing mature green infrastructure surrounding the site.
- 6.12.** The landscape proposals are also considered to be potentially beneficial and will help to reduce and neutralise any perceived adverse effects and will increase the opportunity for providing ecological enhancement and increased biodiversity to the area.
- 6.13.** The visual assessment has determined the sensitivity to the residential receptors is medium due to there being no principle rooms of the dwellings that directly overlook the developed portion of site or are within close proximity.
- 6.14.** The closest residential receptors are those dwellings located on the minor road (B5130) to the east of the application site. In general the field survey demonstrated that there will be little to no overlooking of the proposed development from the principal rooms (front living rooms). The upper storey windows to the rear of the properties currently look westerly and are likely to be able to see the Kellogg's Factory and the Very Group warehouse building. Some may also be able to see the new warehouse to the south of Ridley Wood Road.
- 6.15.** Generally, the existing and proposed planting will mature and will offset many of the adverse effects for the residential receptors over time. The design of the new buildings are of a similar quality and reflective of the local context in terms of materials, mass and style and the landscape will be consistent with the overall character of the area. The likely residual effects will be moderate minor and adverse and permanent.
- 6.16.** The sensitivity of the recreational receptors, including public footpaths and bridleways, is medium and users of the footpath networks will experience a range of effects. There are no public footpaths that travel through or across the site and the closest one is PRoW Isycoed 18 that travels from Bryn Lane in the west and to the south of the Very Group warehouse to the south east of the application site and connects with the B5130 in the east.
- 6.17.** The viewpoints demonstrates that the site is entirely screened by intervening buildings and boundary vegetation from the majority of the route however there will be occasional glimpses of the Ecological Compensation Area and potentially

parts of the proposed buildings from a few localised spots where there are gaps in the boundary vegetation to the application site.

- 6.18.** The existing boundary vegetation will be retained and enhanced where necessary and there will be additional tree planting within the development area especially to break up areas of car parking.
- 6.19.** Overall, it is unlikely that the user will experience a harmful change in view from the Isycoed 18 public footpath. The likely residual effects is deemed to be minor moderate and neutral and permanent.
- 6.20.** There is a wider PRoW network to the east and north of the site and field study identified that there is little to no visual connection with the application site. This is due to the intervening buildings, areas of woodland and mature trees along the field boundaries.
- 6.21.** Generally, the majority of the proposed development will not be visible from these receptors but it may be possible to see some of the roofscape of the warehouse units from some locations on the footpaths primarily during the winter months and these will lead to a minor degree of change. The likely significance of effects on these receptors will be negligible. The effects will be neutral and permanent.
- 6.22.** The visual appraisal has demonstrated that the proposed development is likely to have no effects on the immediate transport network when directly adjacent to the site on Bryn Lane.
- 6.23.** Generally, views of the proposed development will not undergo any change due to the retention of the boundary vegetation and the houses that screen views of the site from the east. The sensitivity of the transport receptors is considered to be low due to the fleeting nature of the receptor and the degree of change is considered to be minor.
- 6.24.** The potential residual effects will be negligible as the proposed planting matures within the development and around the entrance areas to provide a softening effect of the built form of the development.
- 6.25.** In conclusion, the long term residual effects of the development are not likely to exceed moderate within the site itself, however this is typical for all development within green field sites. The remaining residual effects will not exceed moderate minor and most of these are either beneficial or neutral and the duration of all effects are considered to be permanent.
- 6.26.** Potential adverse effects that have been identified to be present at the operational stage, especially within the site and to some extent its setting will be reduced and offset by the mitigation provided in the potential planting scheme described within the landscape strategy and detailed on the Planting Plans submitted with the planning application.
- 6.27.** Therefore, the findings of this report demonstrate that the site is able to accommodate the proposed commercial development without causing undue harm to the landscape character and visual amenity of the site and surrounding countryside and the footpath network.

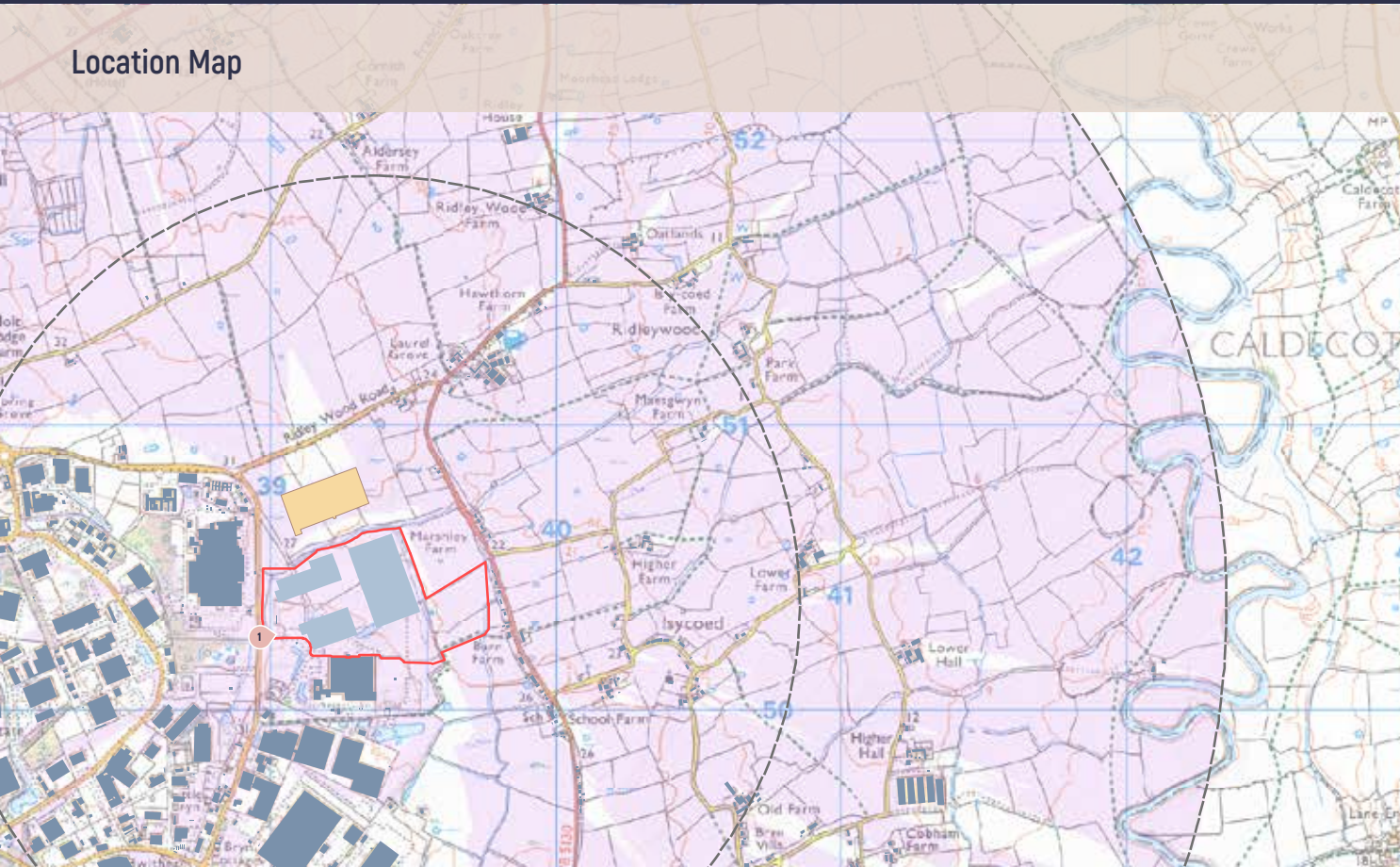
Viewpoint Location Plan + Viewpoints 1-17





Visual Baseline

Location Map



VIEWPOINT 1

DESCRIPTION OF RECEPTOR	Located on Bryn Lane
RECEPTOR TYPE	Transport
LOCATION OS GRID	SJ 38960 50238
ELEVATION IN METERS	28 AOD
APPROXIMATE DISTANCE FROM SITE	20m

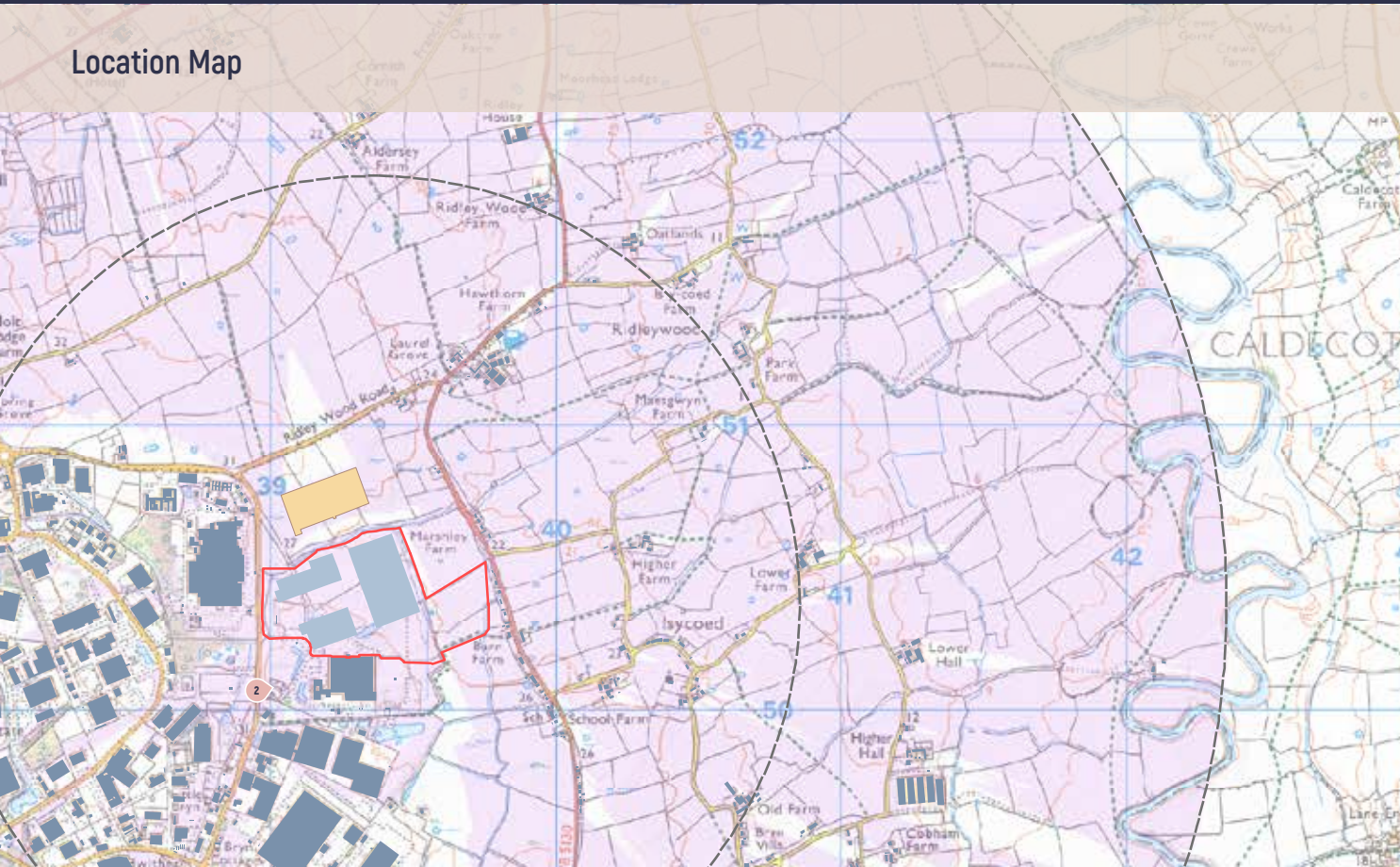
VISUAL BASELINE DESCRIPTION

Viewpoint 1 is taken from the road side verge on Bryn Lane which travels through the Wrexham Industrial Estate. The view is facing north-east looking across the access point to The Very Group site and the proposed access for the Kingmoor development. The foreground shows the main site entrance and demonstrates the extent of enclosure to the site provided by the existing dense and mature roadside vegetation. The vegetation that is visible within the site will be retained where possible however sections will need to be removed for the formation of the new road into the site. The upper portions of the proposed building is likely to be visible from this location however, some parts of the building will be effectively screened by the retained vegetation.



Visual Baseline

Location Map



VIEWPOINT 2

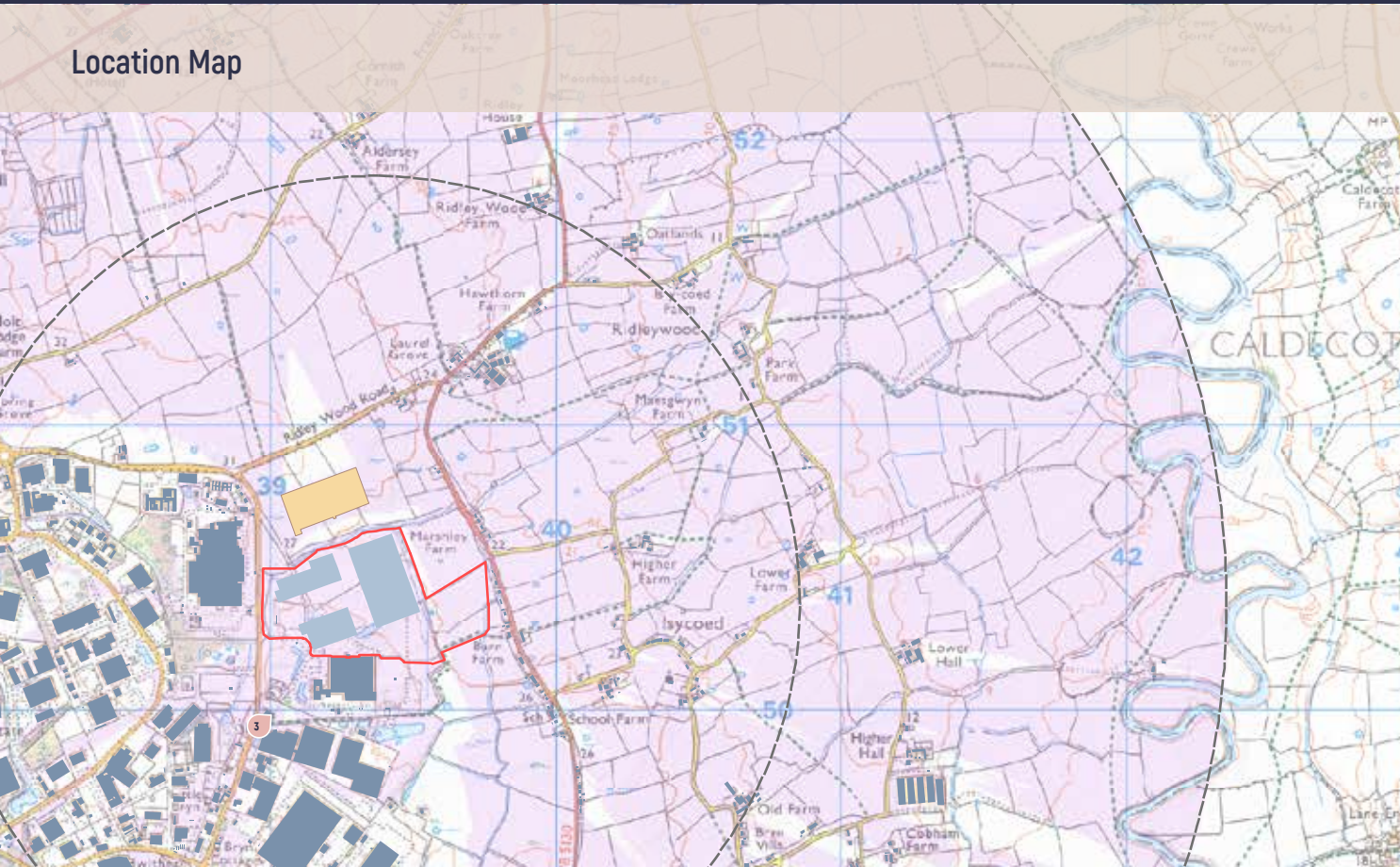
DESCRIPTION OF RECEPTOR	Located on Bryn Lane opposite site entrance to Recycling Centre
RECEPTOR TYPE	Transport
LOCATION OS GRID	SJ 38950 50146
ELEVATION IN METERS	29 AOD
APPROXIMATE DISTANCE FROM SITE	180m

VISUAL BASELINE DESCRIPTION
Viewpoint 2 is taken further south on Bryn Lane from viewpoint 1 and is looking north towards the access point of the proposed Kingmoor development.
It is unlikely that the development will be visible from this location due to the screening effects of the existing dense roadside vegetation that will be retained as part of the proposals.



Visual Baseline

Location Map



VIEWPOINT 3

DESCRIPTION OF RECEPTOR	Located on junction of Bryn Lane and footpath ISYCOED 18]
RECEPTOR TYPE	Transport / Recreational
LOCATION OS GRID	SJ 38964 49959
ELEVATION IN METERS	32 AOD
APPROXIMATE DISTANCE FROM SITE	0.3km

VISUAL BASELINE DESCRIPTION
Viewpoint 3 is taken from the junction of Bryn Lane and the public footpath that travels to the south of the proposed development. The view is looking to the north however, the proposed development will be totally screened by the intervening buildings and of the Wrexham Industrial Estate and the existing mature vegetation within it.

PRoW - Isycoed / 18

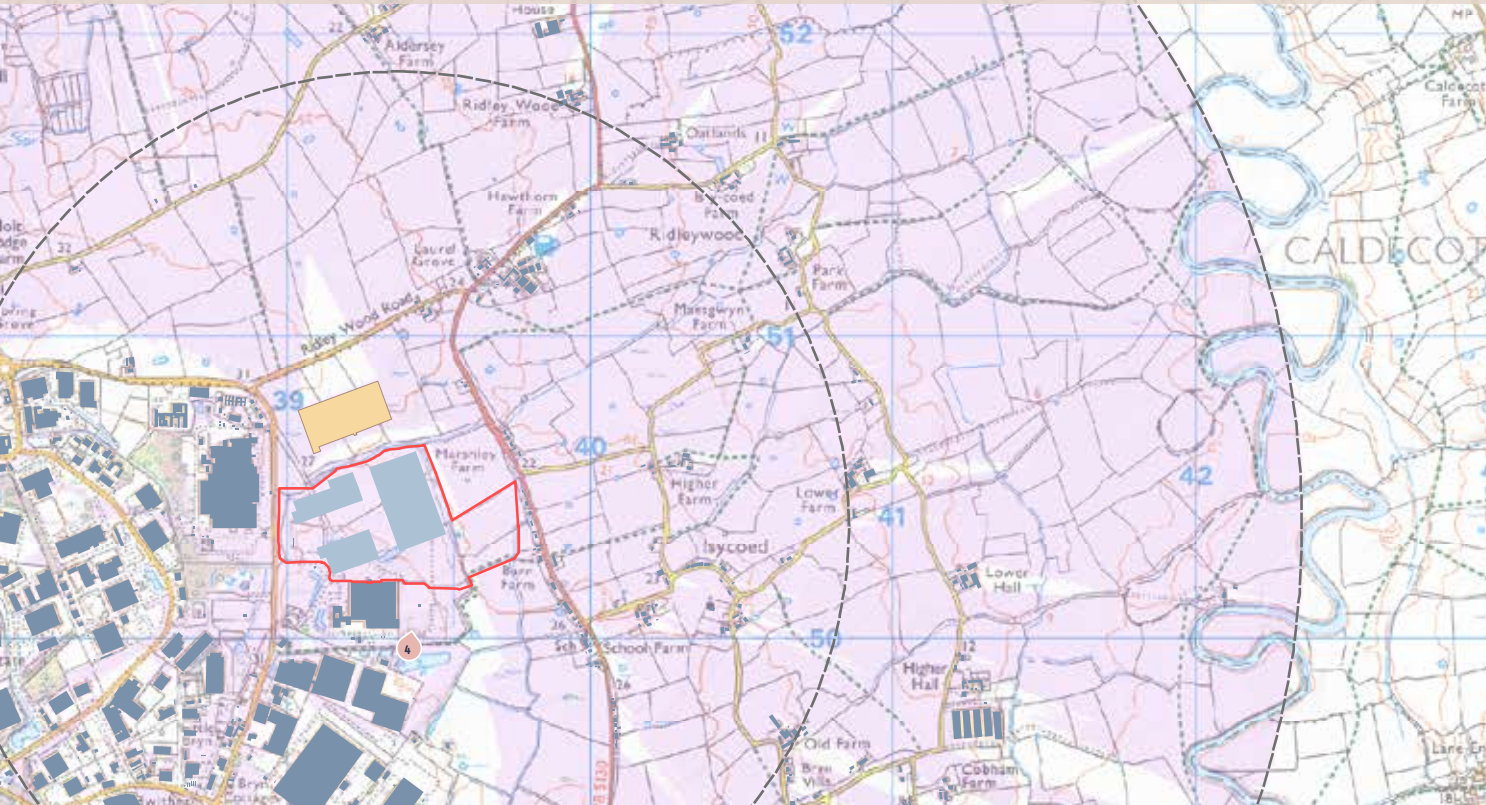
Boundary to The Very Group Warehouse Site

Site
Screened by Buildings and Vegetation



Visual Baseline

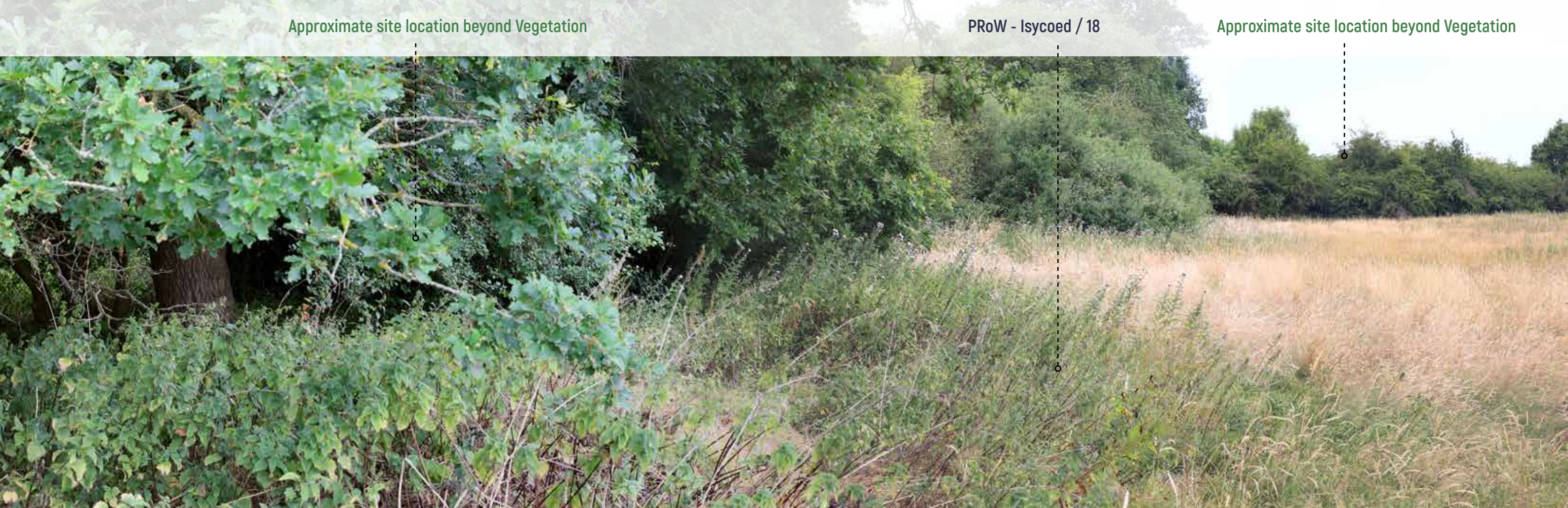
Location Map



VIEWPOINT 4

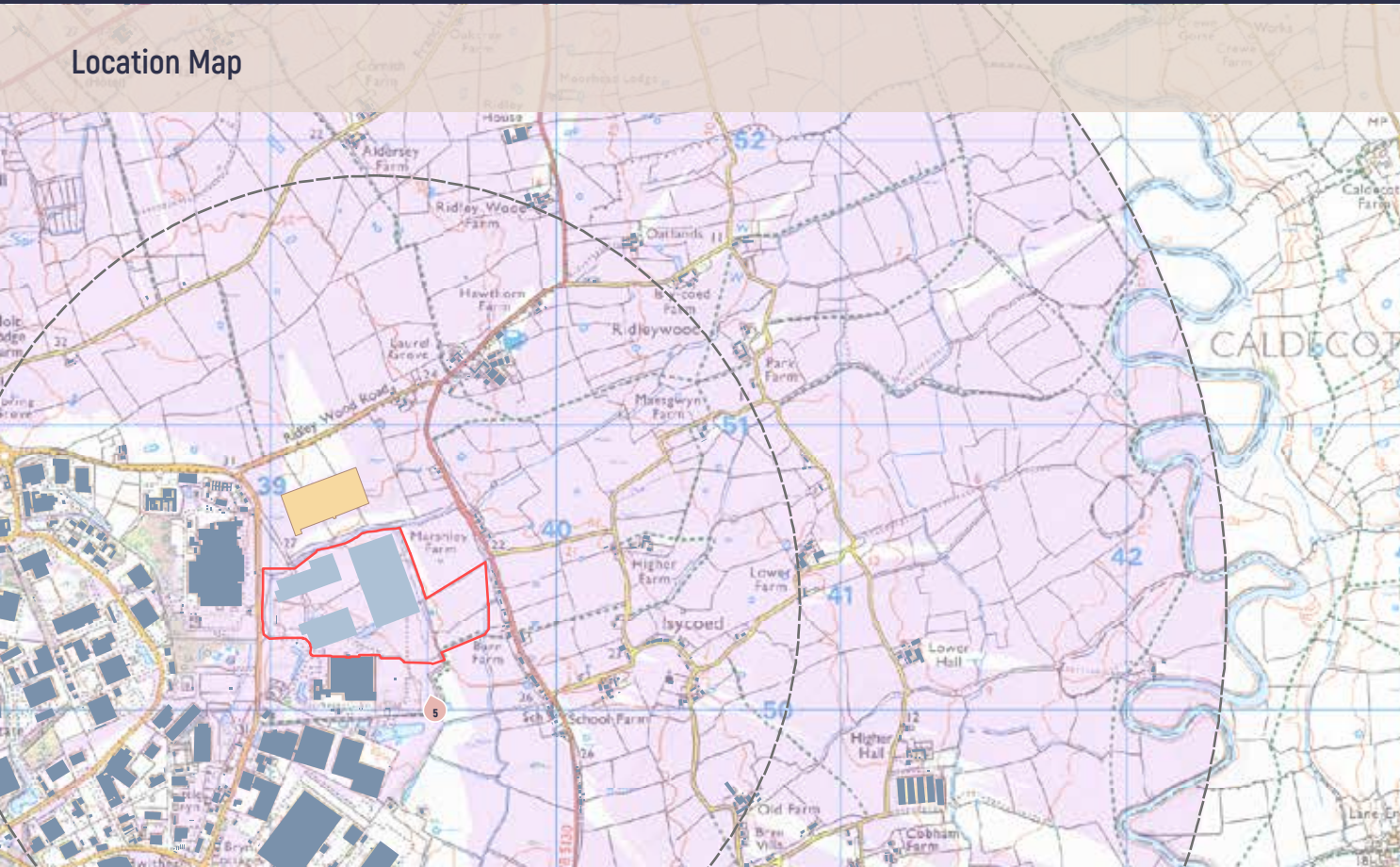
DESCRIPTION OF RECEPTOR	Located on public footpath ISYCOED / 18
RECEPTOR TYPE	Recreational
LOCATION OS GRID	SJ 39392 49994
ELEVATION IN METERS	28 AOD
APPROXIMATE DISTANCE FROM SITE	0.2km

VISUAL BASELINE DESCRIPTION
Viewpoint 3 is taken from the public footpath that travels to the south of the proposed development. The view is looking to the north however, the proposed development will be totally screened by the intervening buildings and of the Wrexham Industrial Estate and the existing mature vegetation within it.



Visual Baseline

Location Map



VIEWPOINT 5

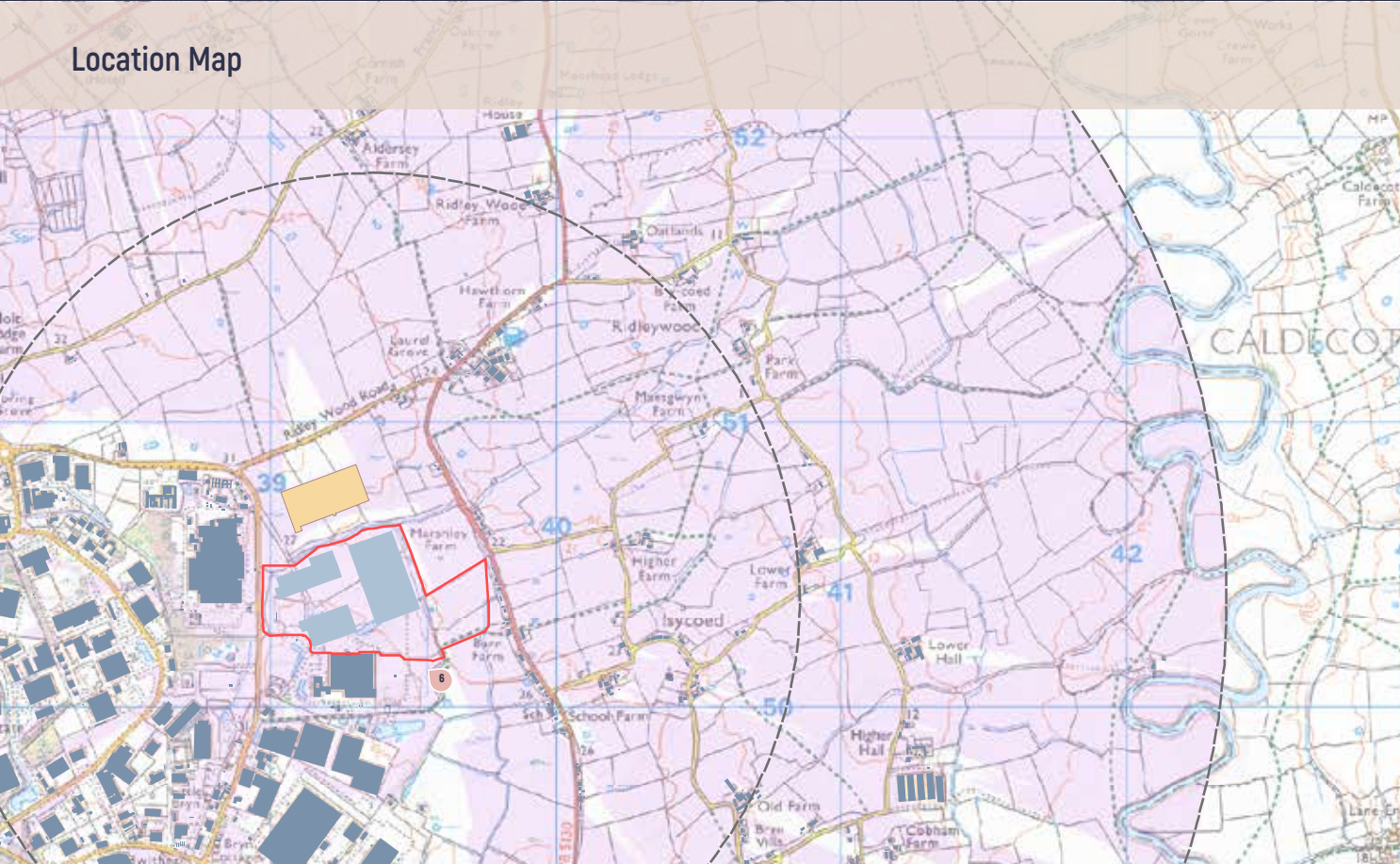
DESCRIPTION OF RECEPTOR	Located on public footpath ISYCOED / 18
RECEPTOR TYPE	Recreational
LOCATION OS GRID	SJ 39601 50043
ELEVATION IN METERS	27 AOD
APPROXIMATE DISTANCE FROM SITE	0.13km

VISUAL BASELINE DESCRIPTION
Viewpoint 5 is taken on the public footpath to the south east of the proposed development site. The view is looking north westerly and demonstrates that the development site is totally screened from the footpath by the existing mature and dense boundary vegetation to the Very Group site.



Visual Baseline

Location Map



VIEWPOINT 6

DESCRIPTION OF RECEPTOR	Located on public footpath ISYCOED / 18
RECEPTOR TYPE	Recreational
LOCATION OS GRID	SJ 39578 50111
ELEVATION IN METERS	26 AOD
APPROXIMATE DISTANCE FROM SITE	0.07km

VISUAL BASELINE DESCRIPTION
Viewpoint 6 is taken further north on the public footpath than viewpoint 5. Similar to viewpoint 5, the view is looking north westerly and demonstrates that the development site is totally screened from the footpath by the existing mature and dense boundary vegetation to the Very Group site.

Boundary to Very Warehouse Site

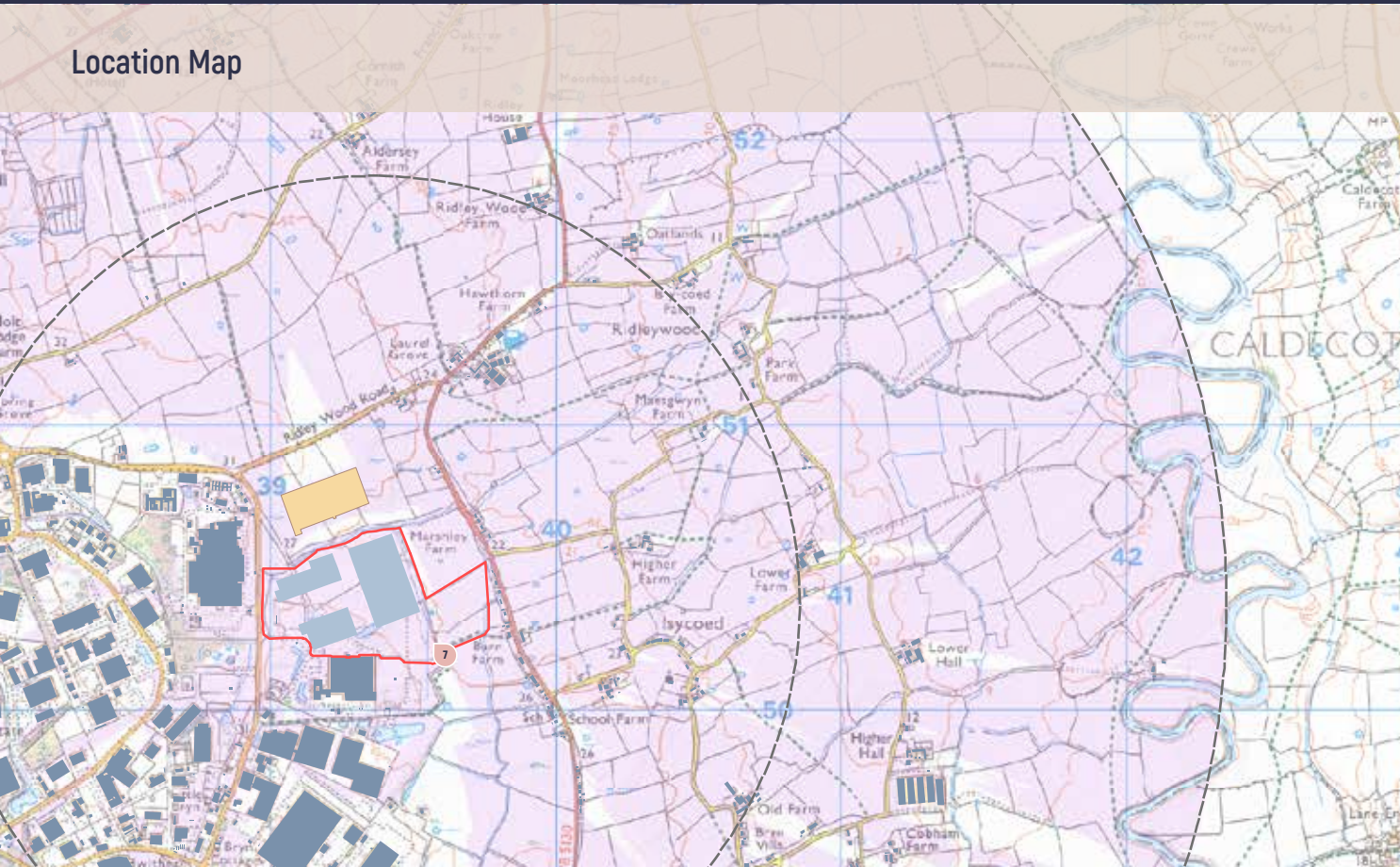
PRoW Isycoed / 18

Approximate site location (Ecological Compensation Area)
beyond vegetation



Visual Baseline

Location Map



VIEWPOINT 7

DESCRIPTION OF RECEPTOR	Located on public footpath ISYCOED / 18
RECEPTOR TYPE	Recreational
LOCATION OS GRID	SJ 39597 50209
ELEVATION IN METERS	26 AOD
APPROXIMATE DISTANCE FROM SITE	10m

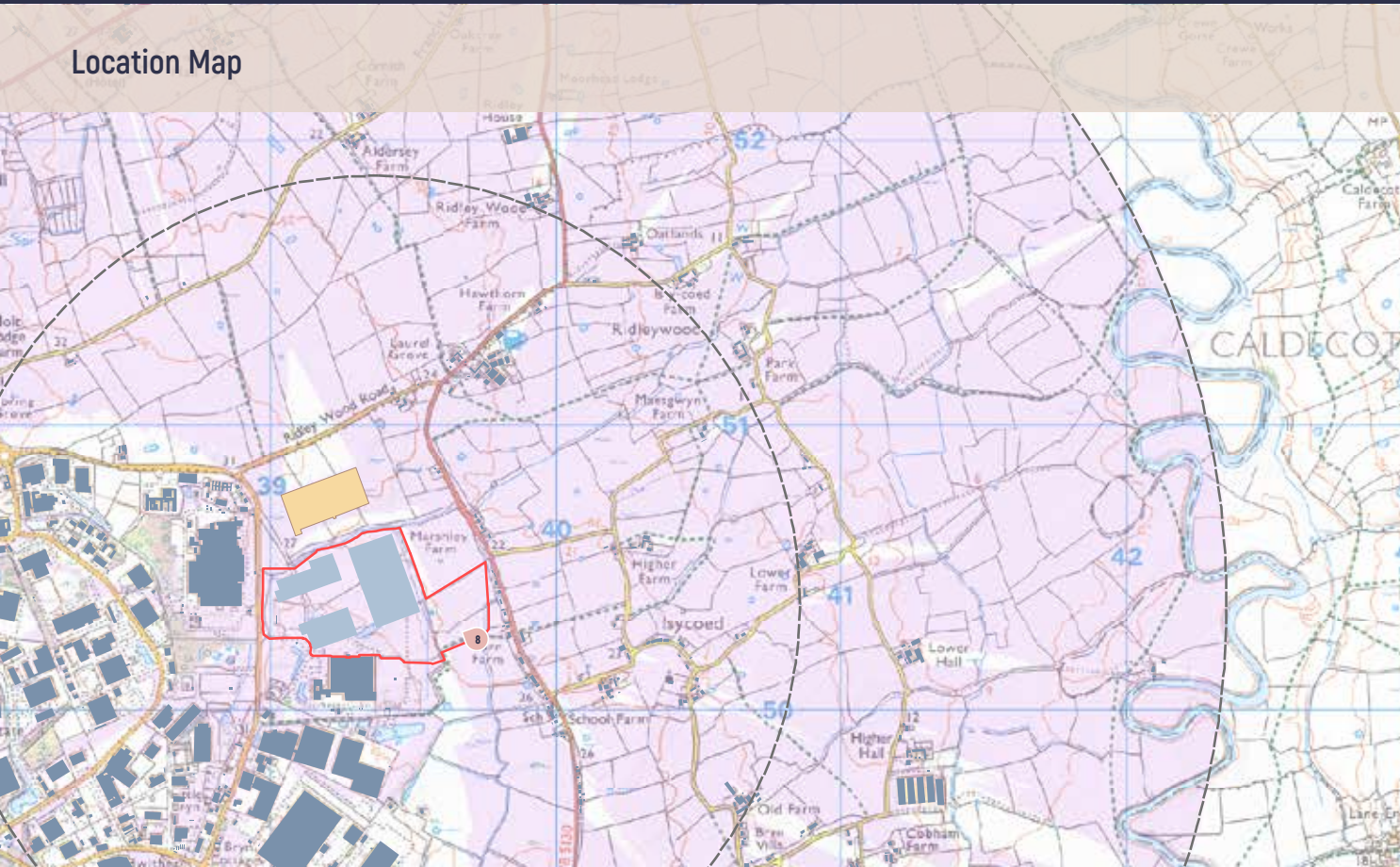
VISUAL BASELINE DESCRIPTION

Viewpoint 7 is taken further north on the public footpath than viewpoints 5 & 6. The view is looking north westerly and demonstrates that the development site is mostly screened from the footpath by the existing mature and dense boundary vegetation however glimpses of the Ecological Compensation Scheme field will be visible through the gaps between the trees and hedges.



Visual Baseline

Location Map



VIEWPOINT 8

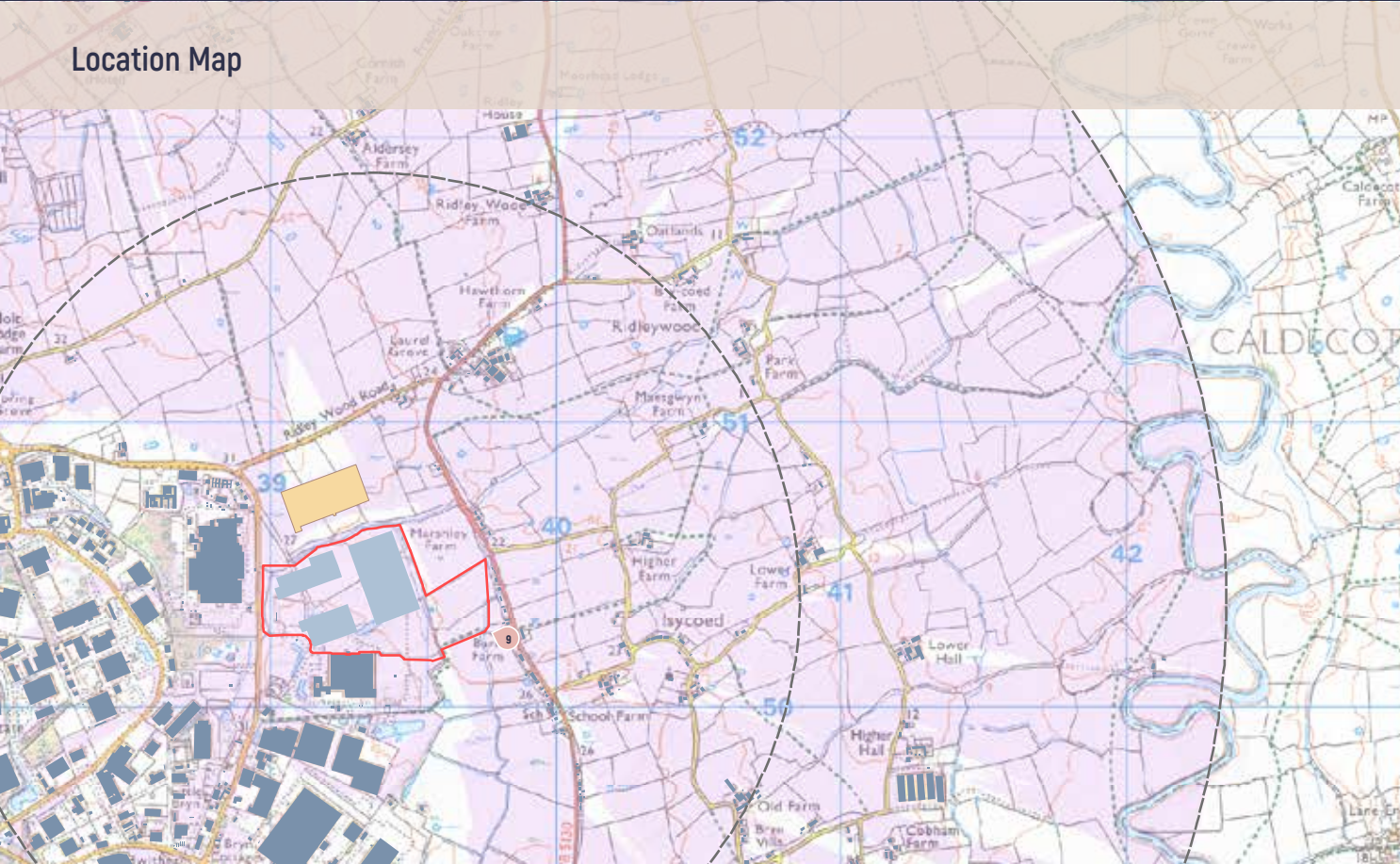
DESCRIPTION OF RECEPTOR	Located on public footpath ISYCOED / 18
RECEPTOR TYPE	Recreational
LOCATION OS GRID	SJ 39729 50254
ELEVATION IN METERS	24 AOD
APPROXIMATE DISTANCE FROM SITE	15m

VISUAL BASELINE DESCRIPTION
Viewpoint 8 is taken from PRoW Footpath Isycoed / 18 and is looking in a north westerly direction towards the site. The photograph demonstrates the majority of the proposed site is not visible due to the intervening vegetation, however, it is possible that the southern top corner of the proposed building is visible above the hedgerow in certain locations.



Visual Baseline

Location Map



VIEWPOINT 9

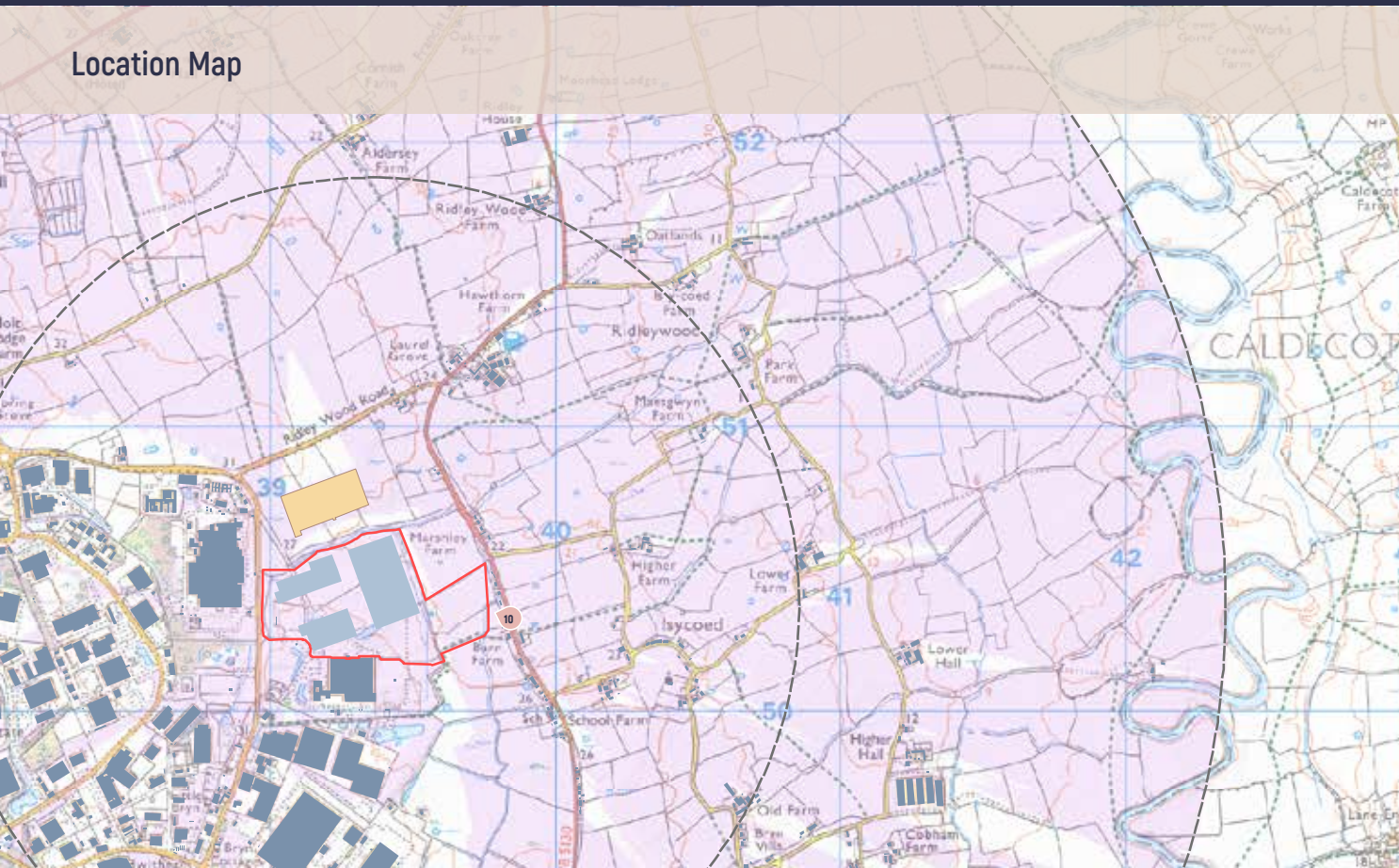
DESCRIPTION OF RECEPTOR	Located on public footpath ISYCOED / 18 and adjacent to dwellings to east of application site.
RECEPTOR TYPE	Recreational
LOCATION OS GRID	SSJ 39818 50257
ELEVATION IN METERS	25 AOD
APPROXIMATE DISTANCE FROM SITE	60m

VISUAL BASELINE DESCRIPTION
Viewpoint 9 is taken from PRoW Footpath Isycoed / 18 in proximity to the garden boundary of the adjacent dwelling. As with the other views from this location the dense and mature boundary trees and hedges to the fields will totally screen the proposed development from view.



Visual Baseline

Location Map



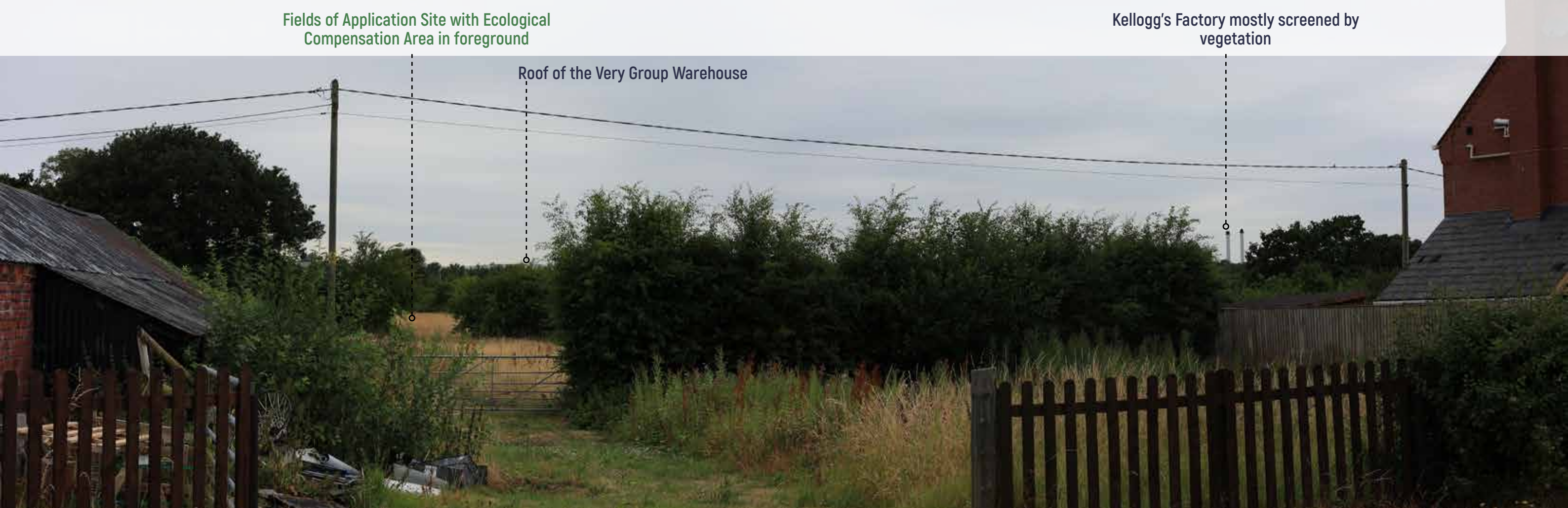
VIEWPOINT 10

DESCRIPTION OF RECEPTOR	Located on junction of minor road and ISYCOED public footpath
RECEPTOR TYPE	Recreational / Residential / Transport
LOCATION OS GRID	SJ 39860 50262
ELEVATION IN METERS	25 AOD
APPROXIMATE DISTANCE FROM SITE	0.10km

VISUAL BASELINE DESCRIPTION

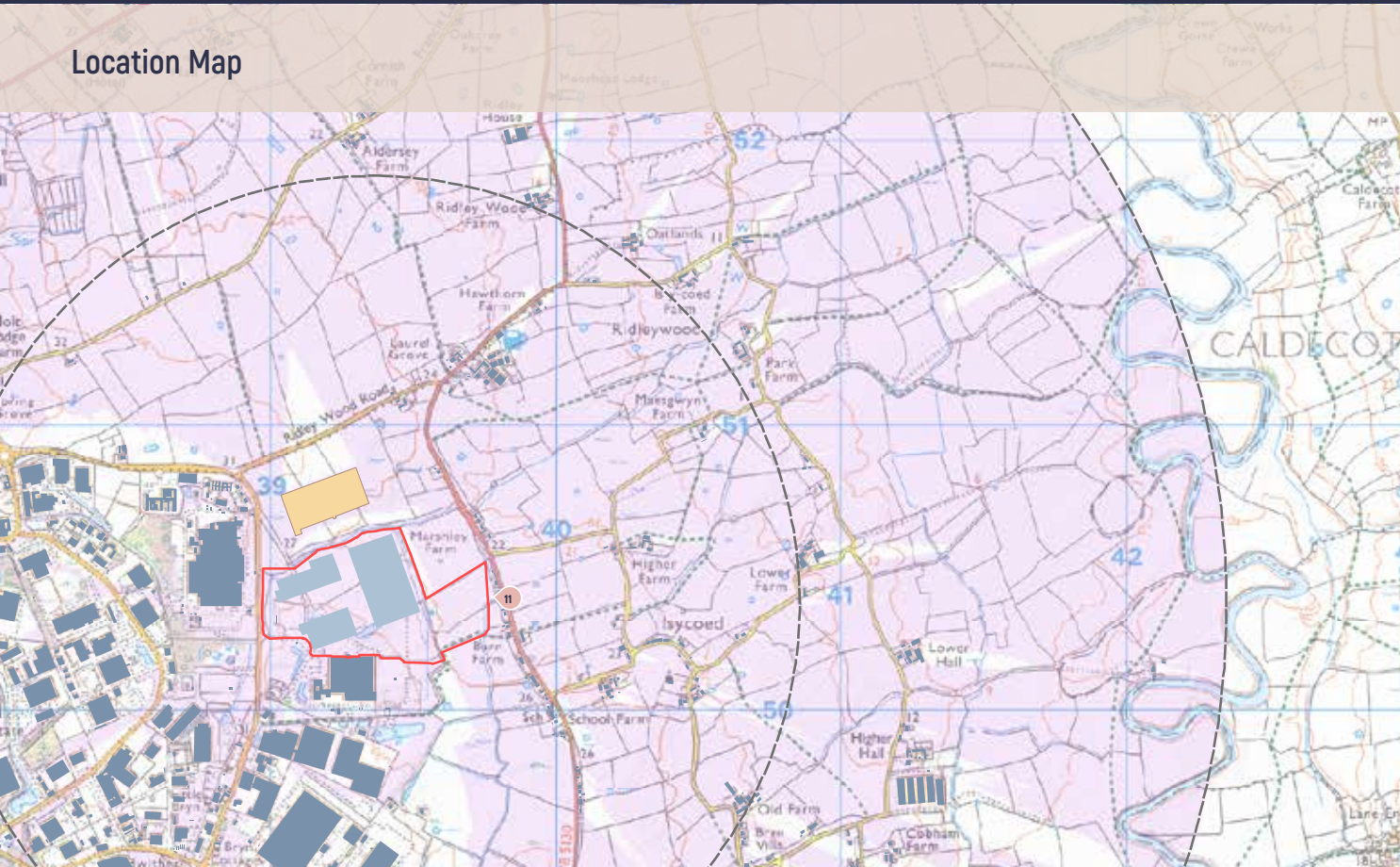
Viewpoint 10 is taken on the junction of the B5130 and the Isycoed / 18 public footpath. The viewpoint represents the recreational as well as residential receptors and demonstrates that visibility of the proposed development will be minimal to non-existent from this location.

It is likely that the proposed building will be visible from the rear upper storey windows of the houses alongside the road and facing the application site. The Ecological Compensation Scheme will provide visual separation for the houses and the proposed building as well further screening effects provided by the existing field boundary hedges and trees.



Visual Baseline

Location Map



VIEWPOINT 11

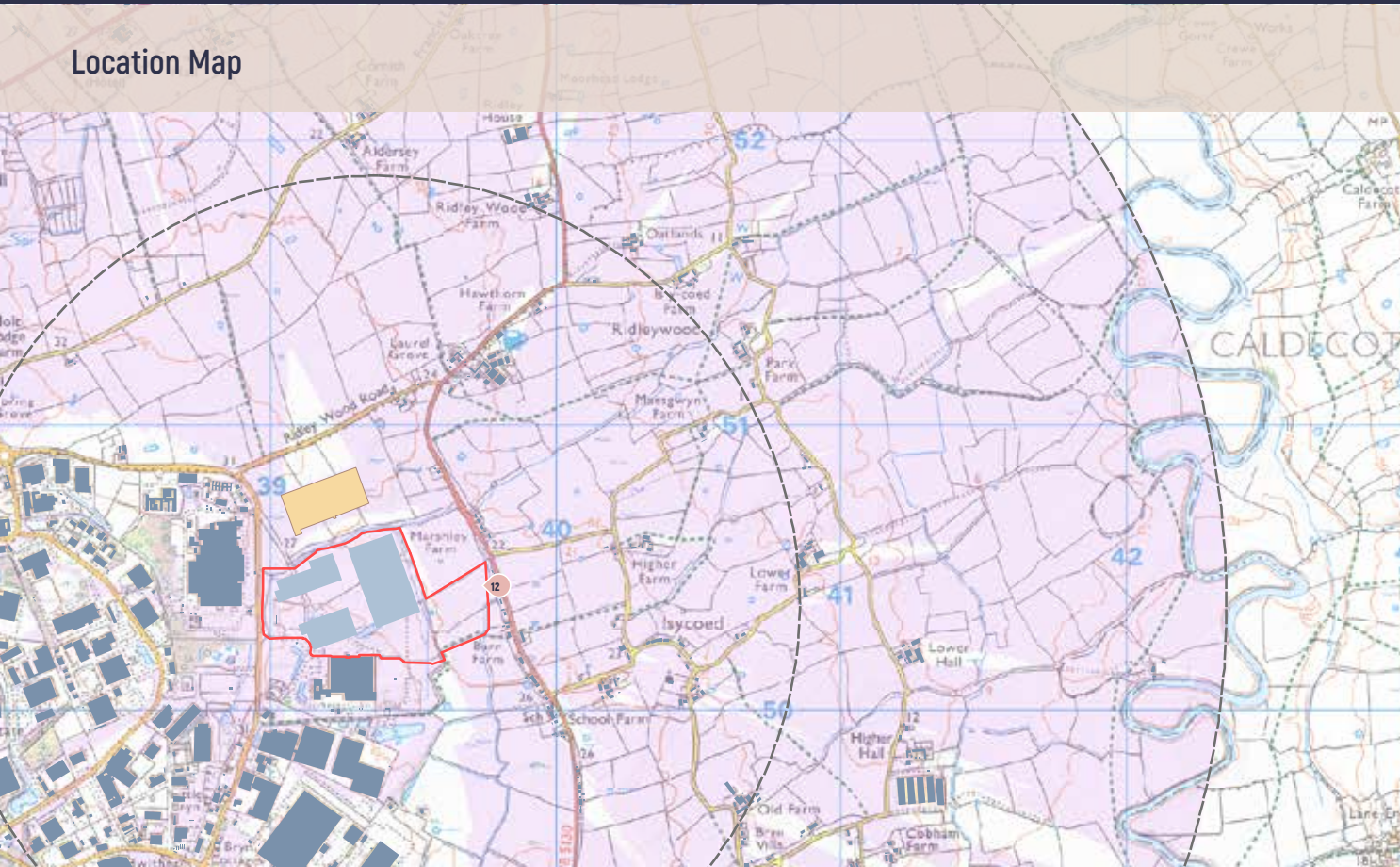
DESCRIPTION OF RECEPTOR	Located on minor road (B5130) and houses to east of application site
RECEPTOR TYPE	Residential / Transport
LOCATION OS GRID	SJ 39839 50364
ELEVATION IN METERS	23 AOD
APPROXIMATE DISTANCE FROM SITE	90m

VISUAL BASELINE DESCRIPTION
Viewpoint 11 is located further north than viewpoint 10 and is looking westerly towards the site through a gap between houses. The tall chimneys to the north of the Kellogg's factory is visible above the garden vegetation but the remainder of the industrial complex is screened.
The proposed building is unlikely to be visible from this location due to the screening effects of the garden vegetation however, it is likely to be visible from the upper storey windows to the rear of the properties.



Visual Baseline

Location Map



VIEWPOINT 12

DESCRIPTION OF RECEPTOR	Located on minor road and houses to east of application site
RECEPTOR TYPE	Residential / Transport
LOCATION OS GRID	SJ 39818 50414
ELEVATION IN METERS	23 AOD
APPROXIMATE DISTANCE FROM SITE	80 m

VISUAL BASELINE DESCRIPTION
 Viewpoint 12 located further north to viewpoints 10 & 11 and demonstrate it is unlikely to be experience visibility of the proposed development from this location. The existing buildings of the Very Group and the new development in the adjacent field to the north are visible from here and provide an indication of how the proposed development may appear to the viewers from the rear of the property.

Roofscape of adjacent Very Warehouse

Fields of Application Site with Ecological Compensation Area in foreground

Roofscape of adjacent Very Warehouse

Fields of Application Site with Ecological Compensation Area in foreground

Location Map

VIEWPOINT 13

DESCRIPTION OF RECEPTOR	Located on minor road and houses to east of application site
RECEPTOR TYPE	Residential / Transport
LOCATION OS GRID	SJ 39813 50442
ELEVATION IN METERS	22 AOD
APPROXIMATE DISTANCE FROM SITE	70m

VISUAL BASELINE DESCRIPTION

Viewpoint 13 is similar to the previous viewpoints and located in a gap between the houses. The view is looking westerly towards the proposed development site with the fields assigned for the Ecological Compensation Scheme clearly in view between the property boundaries and the field hedgerow.

The view of the existing buildings of the Very Group demonstrate the extent of likely visibility of the proposed building. However, the lower portions of the latter will be screened by the existing hedges and trees that are directly in front of the viewer in the middle ground.

The view of the existing buildings of the Very Group demonstrate the extent of likely visibility of the proposed building. However, the lower portions of the latter will be screened by the existing hedges and trees that are directly in front of the viewer in the middle ground.



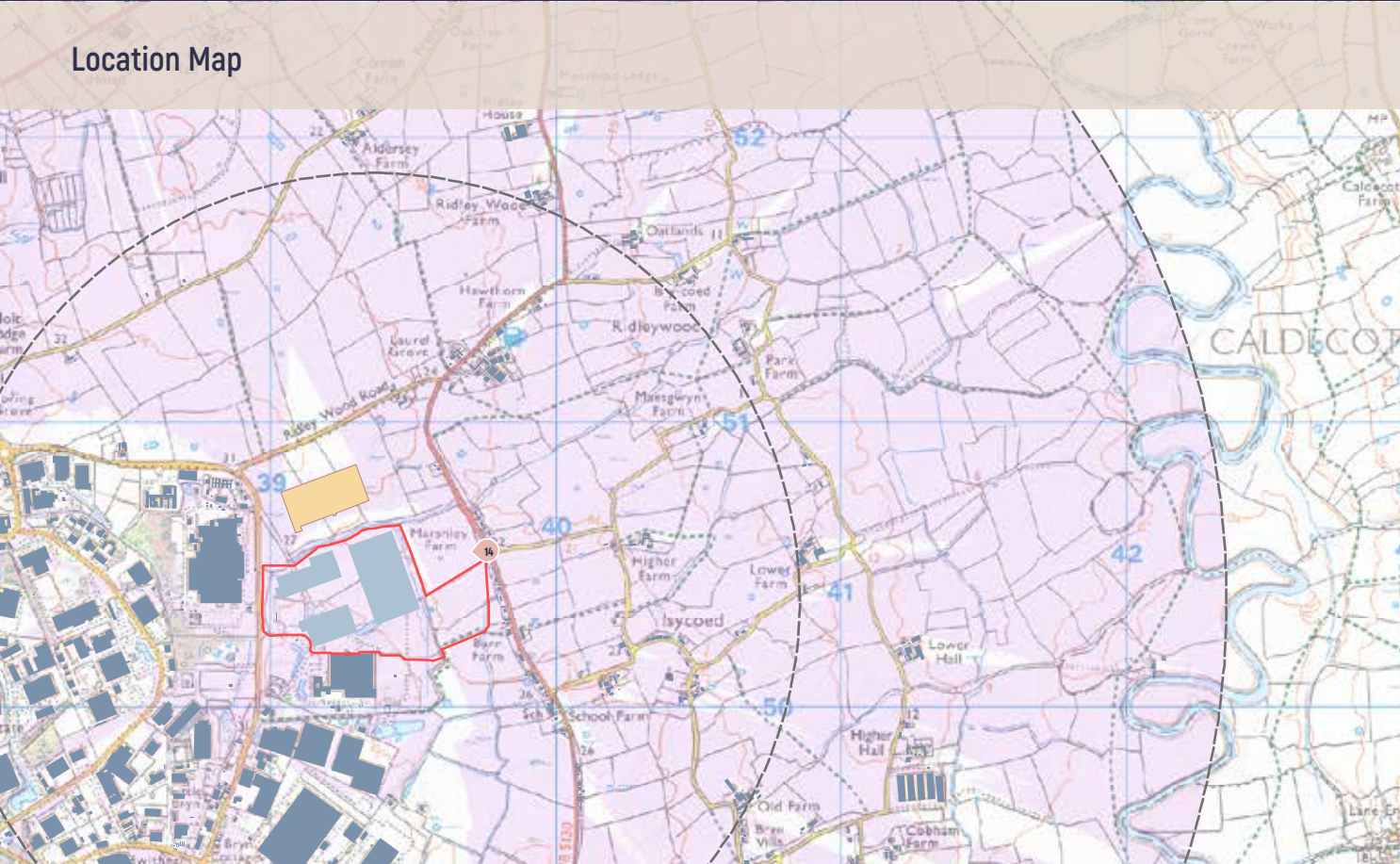
Application Site behind hedgerow

Kellogg's Factory partially screened by vegetation

Roofscape of new development to south of Ridley Wood Road

Visual Baseline

Location Map



VIEWPOINT 14

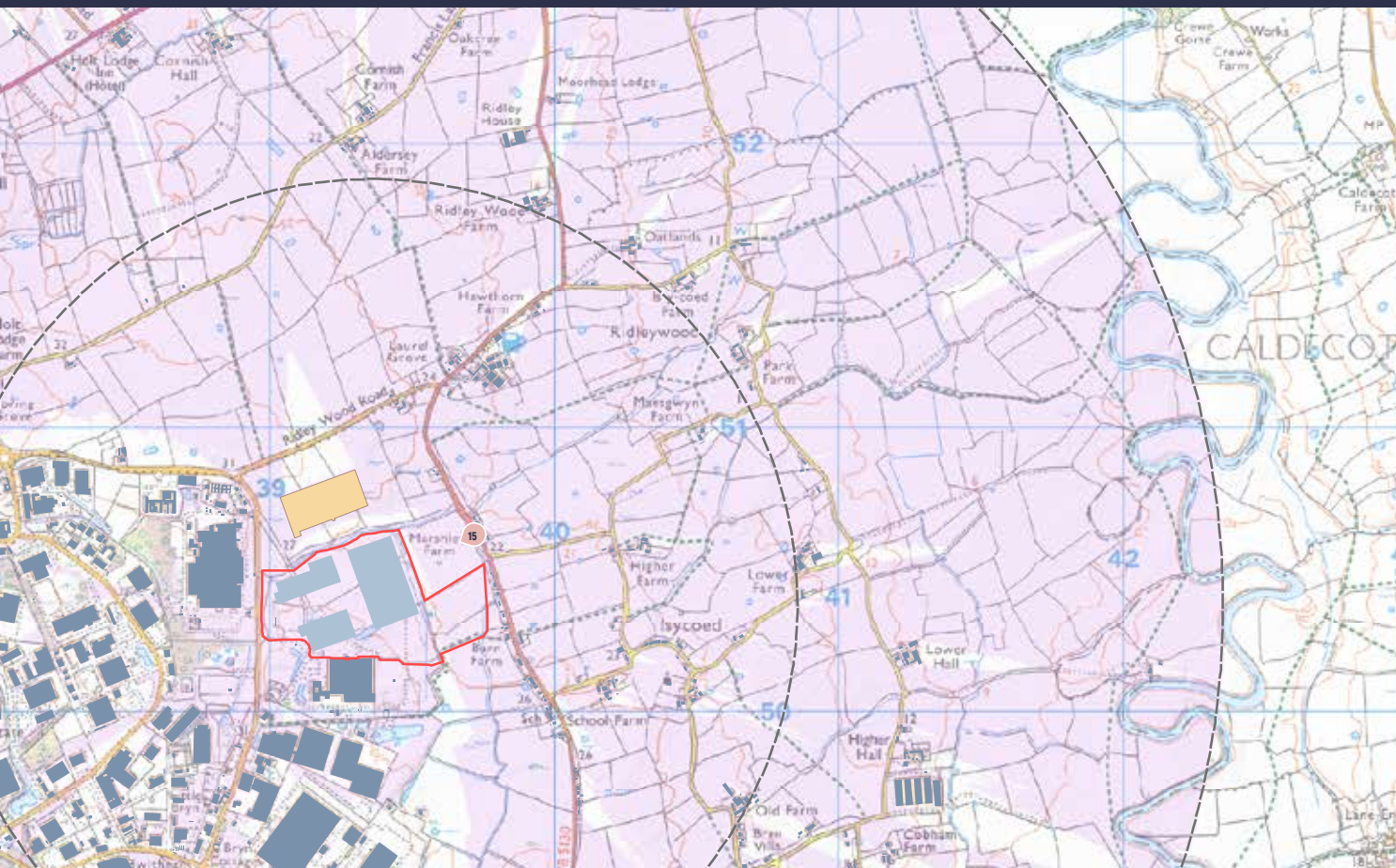
DESCRIPTION OF RECEPTOR	Located on junction of minor roads to east of application site
RECEPTOR TYPE	Transport
LOCATION OS GRID	SJ 39776 50538
ELEVATION IN METERS	22 AOD
APPROXIMATE DISTANCE FROM SITE	40m

VISUAL BASELINE DESCRIPTION

Viewpoint 14 looks in a westerly direction towards the proposed development site. The existing buildings of the Kellogg's factory and recently constructed warehouse unit to the north of the application site are visible to the right of the view. The application site is separated from the viewer by a field which is just to the north of the Ecological Compensation Scheme and partial visibility of Unit 3 may be possible through gaps in the roadside hedgerow trees.



Visual Baseline



VIEWPOINT 15

DESCRIPTION OF RECEPTOR	Located on minor road and houses to east of application site
RECEPTOR TYPE	Residential / Transport
LOCATION OS GRID	SJ 39736 50621
ELEVATION IN METERS	21 AOD
APPROXIMATE DISTANCE FROM SITE	100m

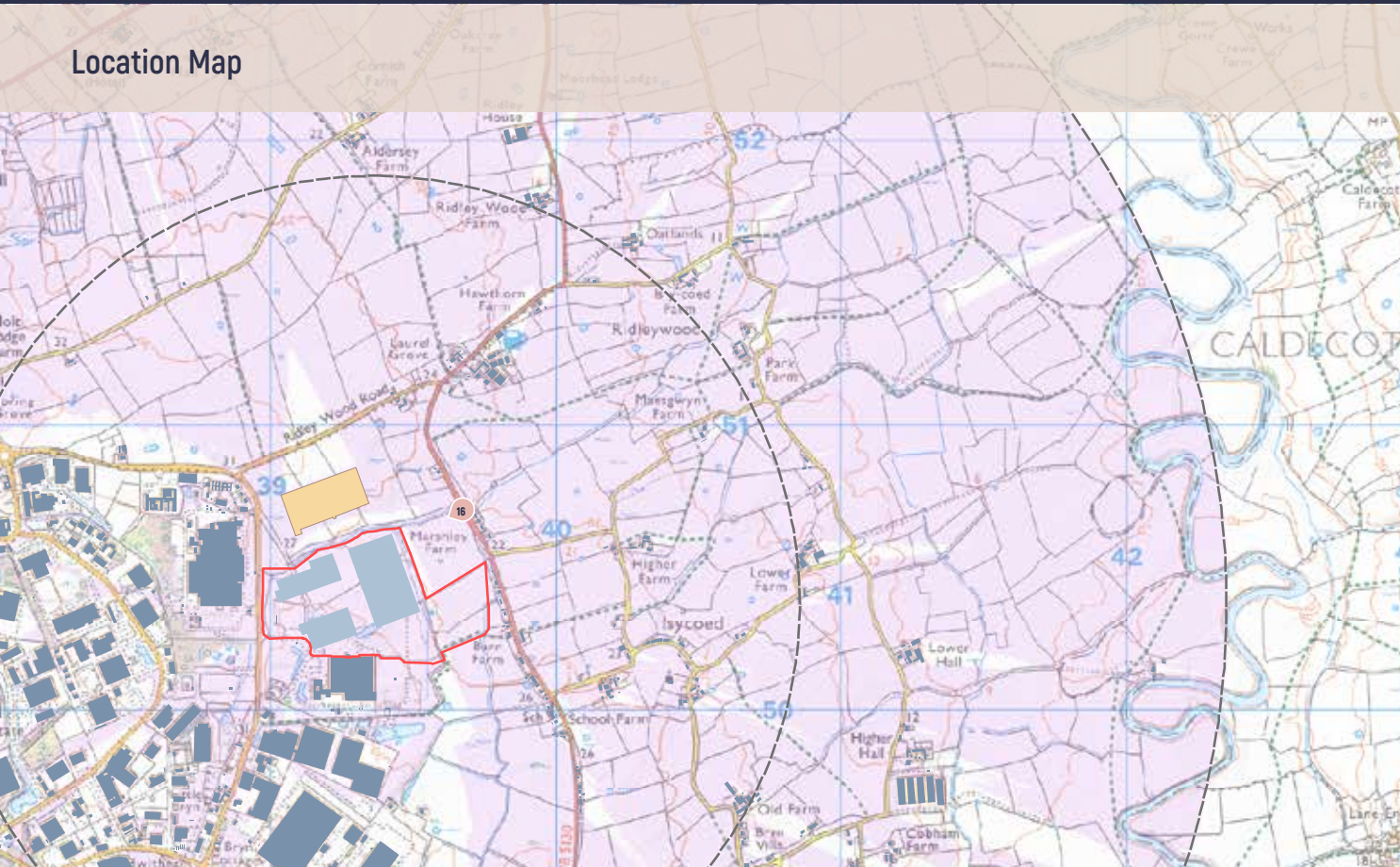
VISUAL BASELINE DESCRIPTION

Viewpoint 15 is taken from a location on the B5130 where there is gap in the hedge to allow for access to the field. This represents the road users as well as the occupants to the dwelling to the rear of the viewer. The upper portion of the eastern gable end of Unit 3 is likely to be visible above the existing hedgerow that bound the intervening fields from this location and an indication of scale is achieved by the existing buildings that sit within the landscape to the north and south of the application site.



Visual Baseline

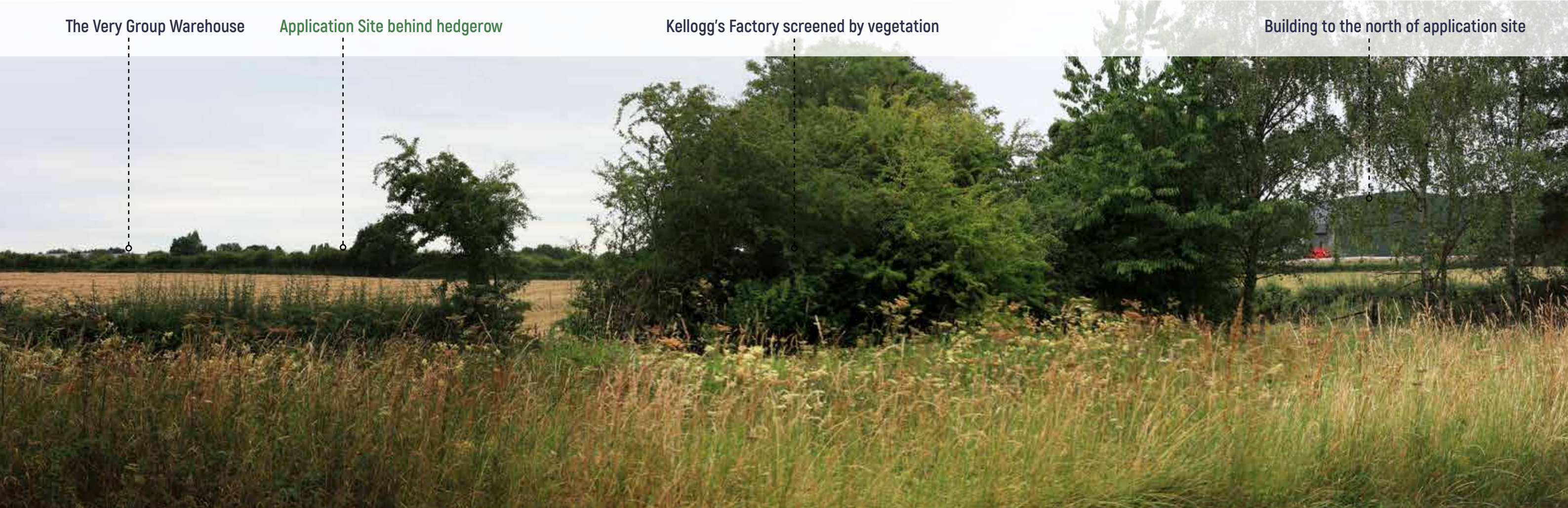
Location Map



VIEWPOINT 16

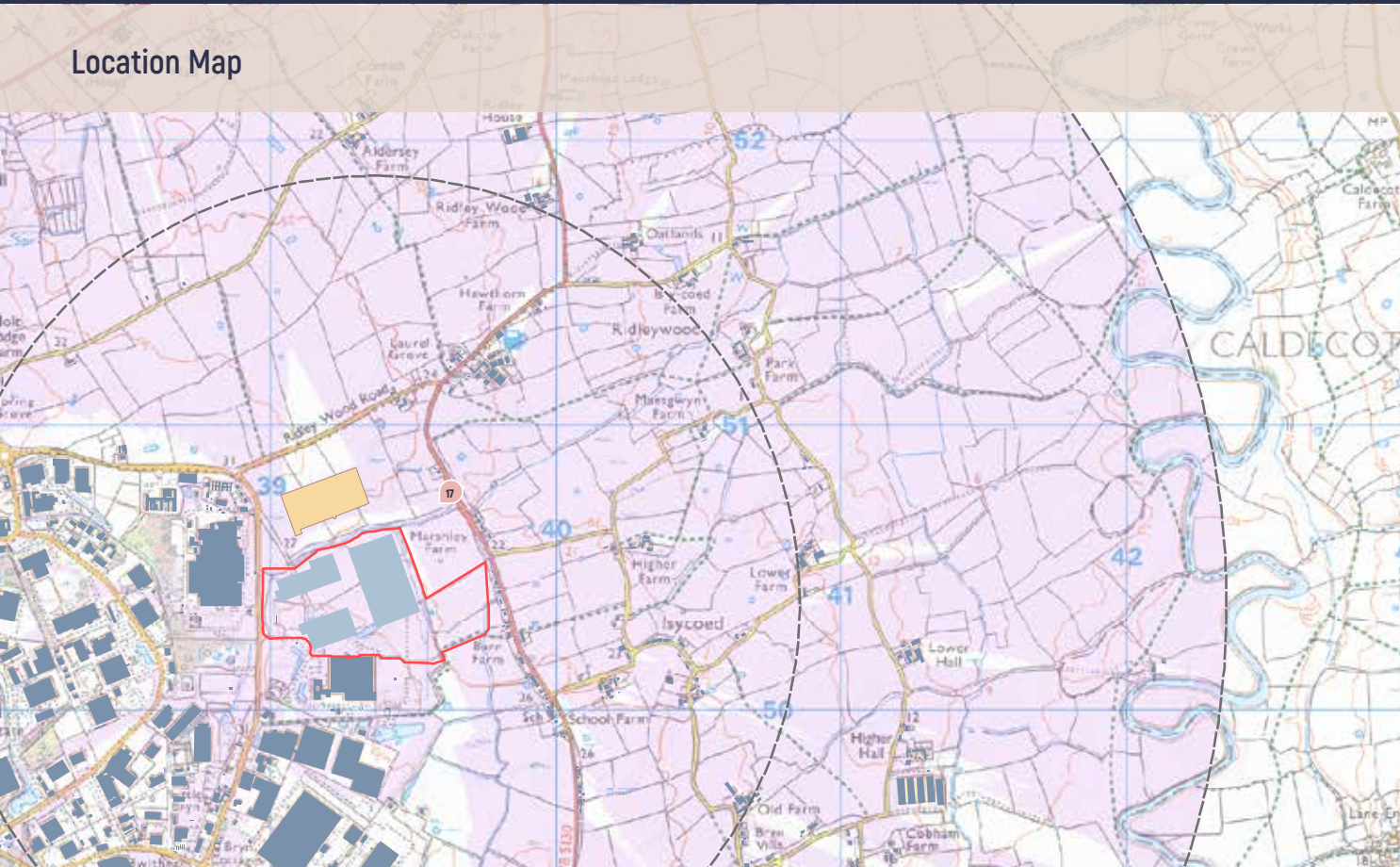
DESCRIPTION OF RECEPTOR	Located on minor road and houses to east of application site
RECEPTOR TYPE	Residential / Transport
LOCATION OS GRID	SJ 39687 50692
ELEVATION IN METERS	20 AOD
APPROXIMATE DISTANCE FROM SITE	170m

VISUAL BASELINE DESCRIPTION
Viewpoint 16 is taken further north than viewpoint 15 and will experience similar views as described in the viewpoint description. The upper portion of the eastern gable end of Unit 3 is likely to be visible above the existing hedgerow that bound the intervening fields from this location.



Visual Baseline

Location Map



VIEWPOINT 17

DESCRIPTION OF RECEPTOR	Located on minor road to east of application site
RECEPTOR TYPE	Transport
LOCATION OS GRID	SJ 39649 50743
ELEVATION IN METERS	20 AOD
APPROXIMATE DISTANCE FROM SITE	0.22km

VISUAL BASELINE DESCRIPTION
Viewpoint 17 is located to the east of the proposed development site and has filtered views of the existing warehouse unit to the north of the site. The view is likely to undergo a degree of change with the introduction of the new building as the upper portions of Unit 3 will be apparent above the existing hedgerow vegetation that bound the field in the foreground of the view.

Appendix 1: CGI



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