

*Jones Lang LaSalle*

# *Heritage Statement*

**Ruabon Business Park Site, Adjacent to A483 Ruabon, Wrexham, LL14 6TE**

June 2018



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# 1 Introduction

- 1.1 This Heritage Statement has been prepared by JLL Heritage on behalf of Aldi Stores Limited, in support of a planning application for the development of a food store on land located at the future Ruabon Business Park, Wrexham. An outline application for the wider site received consent on the 2<sup>nd</sup> October 2015 (Ref. RUA P/2014/0021) and comprised a mixed used development scheme. This reserved matters application provides the detail of appearance.
- 1.2 The Site does not include any heritage assets, however, a number of assets are located within the surrounding area. This includes Wynnstay Park Estate, a Grade I Registered Park and Garden. Several listed buildings are situated within the grounds of the park, including but not limited to; Wynnstay Hall (Grade II\*), Wynnstay Stables (Grade II) and Wynnstay Column (Grade II). At the outset, it must be noted that due to their location within the parkland, and their distance from the application site, any effect on the setting of the listed buildings noted above will be commensurate to any potential effect on the Registered Park and Garden. Therefore, these will not be assessed further in this Heritage Statement.
- 1.3 This Heritage Statement responds to comments made by Cadw, dated 13<sup>th</sup> June 2018., specifically that information is required to:  
  
*‘...demonstrate how the setting of the grade I registered historic park and garden has been considered during the design process. The impact of this element of the overall development on the setting of the registered park and garden should be assessed as part of this reserved matters application and appropriate mitigation proposed as required’.*
- 1.4 Planning Policy Wales (2016) provides the strategic policy context for development within Wales. Chapter 6.5.26 of the PPW states that:  
  
*‘Local planning authorities should protect and conserve parks and gardens and their settings included in the register of historic parks and gardens in Wales. Cadw must be consulted on all planning application where development is likely to affect the site of a registered historic park or garden or its setting. The effect of a proposed development on a registered park or garden or its setting should be a material consideration in the determination of a planning application.’<sup>1</sup>*
- 1.5 In response to the relevant policy set out in Planning Policy Wales (2016), and to comply with the requirements set out by Cadw, this statement identifies the relevant heritage asset that may be affected by the proposed development. This Heritage Statement also provides a statement of significance, proportionate to the importance and scale of effect of the proposals on the identified heritage assets in terms of their special architectural or historic interest.
- 1.6 The heritage planning policy context for the consideration of these proposals is set out in Appendix A. This includes the statutory duties as set out in the Planning, Listed Buildings and Conservation Areas Act 1990, PPW and local planning policy.

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<sup>1</sup> PPW (2016) Chapter 6. The Historic Environment (p. 100)

## 2 The Heritage Assets

- 2.1 Regarding what constitutes a heritage asset, Planning Policy Wales (2016) states that;

*'The historic environment of Wales is made up of individual historic features, archaeological sites, historic building and historic parks, gardens, townscapes and landscapes, collectively known as historic assets.'*<sup>2</sup>

### Designated Heritage Assets

- 2.2 A Designated Heritage Asset is described by the PPW as;

*'The most important [of these historic assets] have statutory protection through scheduling, listing or designation as a conservation area. Other assets are included in formal registers, which identify them as being of special historic interest.'*<sup>3</sup>

- 2.3 Such assets are statutorily identified as having a level of heritage (architectural and/or historic) interest to justify designation. There are then particular procedures in planning decisions to ensure that their special interest is preserved or enhanced.

### Registered Parks and Gardens

- 2.4 The Site is located to the south of Ruabon, Wales, and is bounded to the north by the A539. It does not contain any heritage assets, nor is it located within a conservation area, registered park and garden or World Heritage Site. The Site is however located close to the north-western boundary of Wynnstay Park, a Registered Park and Garden, designated by Cadw at Grade I.

- 2.5 It must be noted that Registered Parks and Gardens of Historic Interest do not comprise designated heritage assets. These do not have any statutory protection and are, instead, for the purposes of the PPW, considered to be constitute non-designated heritage assets.

### Wynnstay Park (Grade I)

- 2.6 Wynnstay Park was added to Cadw's Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales at Grade I on 27<sup>th</sup> July 2007 (Reference: PGW (C): 64). The list description states:

*'Wynnstay is one of the largest and most important 18th-century landscape parks in Wales. It retains many of its historic features, some of which are attributed to Richard Woods and Capability Brown. A pleasure garden designed by Brown survives as well as part of a rockwork cascade. There are many monuments and built structures in the park and a formal terrace around the house.'*

- 2.7 At the outset, it must be noted that sites that are included on the Welsh Register of Landscapes, Parks and Gardens of Special Historic Interest are currently not statutorily recognised/protected, and it is only the contribution that the surrounding area makes to the special interest of an area that should be considered. It must also be noted that any impact on a parklands setting is only a material consideration, as set out in paragraph 6.5.26 of the PPW (2016).

<sup>2</sup> PPW (2016) Chapter 6. The Historic Environment (p. 90)

<sup>3</sup> PPW (2016) Chapter 6. The Historic Environment (p. 90)

### 3 Significance

- 3.1 Annex C of the Planning Policy Wales Technical Advice Note 24 identifies three aspects which contribute to the special interest of an historic parkland, and what therefore makes them of significant value. A historic parkland is of particular significance if they:
- a. illustrate some particular aspect of the history of gardens, parks, designed grounds, designed ornamental landscapes and places of recreation, or the history of gardening, ornamental landscaping or horticulture;
  - b. have significant historic associations (for example, with a particular person or event);
  - c. have a group value with buildings or other land and the group value is of historic interest, for example, they may provide a historic setting for a building of historic interest.
- 3.2 Cadw has published 'Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment in Wales' (2011), which identifies four types of heritage value that a heritage asset (whether it be designated or non-designated) may hold – evidential, historical, aesthetic or communal. Cadw state that when the evidence for these values is gathered together, it will provide the basis for making a Statement of Significance against which the effects of any proposed changes can be measured. Cadw have also published 'Conservation Principles in Action' (2011), which aims to guide Cadw in making decisions of offering advice about changes to significant historic assets.

#### Assessment

- 3.3 The following statement of significance provides an overview of Wynnstay Park. In accordance with Planning Policy Wales (2016), it is proportionate to the importance of the asset and the potential impact of the proposals.

#### Historic Development

- 3.4 Prior to the 17<sup>th</sup> century, the Wynnstay estate was owned by the Eyton Family, the most notable of which was Eyton Evans of Watstay. At this time, the family seat was known as the 'Watstay Estate', its name deriving from Wat's Dyke which ran through the parkland. The first house on the estate is thought to have been constructed by William Eyton in 1616. Towards the end of the 17<sup>th</sup> century, upon the marriage of Jane Evans (the daughter of Eyton Evans of Watstay) and Sir John Wynn 5<sup>th</sup> Baronet, the house changed hands to the Wynn family, and was renamed the Wynnstay Estate.
- 3.5 Sir John Wynn was quick to undertake essential landscaping works to the large estate, and the first deer park to be recorded at Wynnstay dates from c.1678. Although it appears that the estate gardens were maintained to a high standard towards the end of the 17<sup>th</sup> century, little literary evidence relating to the Wynnstay parklands during this time exists. It is not until the mid-18<sup>th</sup> century, when a descendent of Sir John Wynn 5<sup>th</sup> Baronet, namely the 3<sup>rd</sup> Baronet Sir Watkin Williams Wynn, undertook a major phase in the parks history.
- 3.6 During the mid-18<sup>th</sup> century, Sir Watkins Williams Wynn (a distant relative of Sir John) made a significant number of improvements to the park after Sir John's death in 1719. Most notable of all of these was the construction of a new house within the grounds in 1736-39, replacing the existing house that Sir John Wynn constructed (of which only a single tower was included in the redesigns). The mid-18<sup>th</sup> century property was constructed in a plain Palladian style and was designed by Francis and William Smith (shown in Figure 3.1). During this time Sir Watkins Williams also commissioned a number of lodges within the vicinity of the main house, mainly to the north scattered around the gardens. During this phase of development, he also commissioned the construction of additional entrances to the south of the parkland close to Oswestry. These comprised long idyllic avenues leading up to the main house. Bath houses and a Cold Bath were also added to the estate grounds at this time and by 1740, the park comprised a formulaic and generally sculpted layout.



**Figure 3.1:** 'Wynnstay, the family seat', 1793. An artist's impression of the Wynnstay Estate. *Source:* National Library of Wales.

- 3.7 Sir Watkin Williams Wynn undertook development works within both the park and to hall between 1768 and 1789, beginning with the laying of a road running through the parks centre and exterior park walls in 1768. In 1777, a large mount was removed within the garden grounds and the approach to the house from Ruabon known as 'The Gravel Walk' was significantly improved to cater for the improvements in carts and transport facilities. It was at this time that Sir Watkin Williams Wynn commissioned the then famous landscape architect Capability Brown (also known as Lancelot Brown) to design new gardens and wider park landscape. Brown would go on to visit the grounds five times and produce designs for the house and offices to the north as well as a new dairy, and a landscaped pleasure gardens. He also drew up plans for a new lake within the valley to the north west of the house, which incorporated a waterfall to its southernmost point and Boat House to the north (Brown's lake is highlighted in Figure 3.2).
- 3.8 A high proportion of Capability Brown's work was not completed by the time of his death in 1783 and was thus continued by his assistant Midgley. Midgley too could not finish the work so the cartographer, John Evans set about finishing the lake close to the house and the park was completed at the end of the 18<sup>th</sup> century.



**Figure 3.2:** Denbighshire Ordnance Survey Map. 1872 – 1873. *Source:* National Library of Scotland

- 3.9 A further significant phase in the parks development took place between 1819 and 1830, when the 5<sup>th</sup> Baronet spent approximately £40,000 on a number of improvements throughout the estate. One of the major alterations to the park at this time was to the parks boundary, where the 5<sup>th</sup> Baronet extended it to the south and out to the west, taking the opportunity to incorporate a large proportion of the picturesque landscape and scenery offered by the deeply cut Dee Valley.
- 3.10 In 1858, the Georgian Style Palatial property was destroyed by a catastrophic fire. The house was consequently demolished and replaced with the current residency, a 16<sup>th</sup> century inspired French Renaissance style building, in the same location as the earlier Georgian style property. During this phase in the parks development, the pleasure grounds surrounding the house were largely untouched, retaining Capability Browns landscape.



**Figure 3.3:** Denbighshire Ordnance Survey Map, 1909. *Source: National Library of Scotland*

- 3.11 The OS map of 1909 represents the parkland in much a similar form as found today. Brown's lake, located to the north west of the main house, has disappeared and has been replaced by additional woodland known as the "Bathground Wood", after the remaining bathhouse to the north. Little development took place throughout the 20<sup>th</sup> century, with any notable developments being contained within the lodges and outbuildings to the north of the main house. More recent development has comprised the subdivision of the main house into a number of smaller residencies and the restoration and conservation of a number of the lodges situated within its vicinity.

### Summary of Significance

- 3.12 Wynnstay Park is of historic interest deriving from it being a rare survivor of a 18<sup>th</sup> century sculpted landscape which, despite some alteration, retains much of its original design. The parkland forms one of the largest and most important landscapes in Wales due to its historic association with famous landscape architects, notable nobleman of the 16<sup>th</sup>, 17<sup>th</sup> and 18<sup>th</sup> centuries, its multiple historic buildings nestled inside its boundaries and the idyllic views over the welsh countryside.
- 3.13 The core of the parkland lies on a rolling plateau around the Grade II\* listed Wynnstay House, a highly architecturally prominent building, with its style deriving from French Renaissance architecture of the 16<sup>th</sup> century. The house is only one of many other historic buildings and monuments throughout the estate, which all contribute to the parklands special interest as standing remnants of its historic development during the 17<sup>th</sup> and 18<sup>th</sup> centuries. Lodges to the north of the house and historic monuments scattered around its grounds are

attributed to a number of significant and well known architects of their time, and their association with such architects only heightens the special interest of the estate parkland.

- 3.14 The significance of Wynnstay Park also derives from its association within Capability Brown who was responsible for designing and executing some of the most idyllic and serene landscapes in Britain. His contribution to the Wynnstay Estate is of particular interest as it forms the one of the last parklands to be designed by the famous landscape architect.
- 3.15 Though many features originally designed by Brown have since been lost or consequently redeveloped (an example of this is Brown's lake depicted in Figure 3.1), a number of features and landscapes designed by the famous architect remain, for example the pleasure grounds and much of the shrubbery and vegetation throughout the parkland. These surviving features heighten the parks overall special interest as they portray the elite landscape styles of the day and Brown's competence in designing such landscapes.
- 3.16 Of great importance to the registered parkland is the curved garden wall land associated space located within the pleasure grounds, to the north east of the main house. This standing remnant of the historic garden demonstrates the architectural and design prowess of the Brown. The curved wall was designed to generate additional heat within the space. Brown's designs meant that warm air was circulated around the garden for the ripening of summer fruits and the nearby coal mines (also owned by the Wynn family) were connected to stoves within the curved wall to allow for the delivery of additional heat in the winter months. As a consequence, Sir Watkin Williams Wynn, the 5<sup>th</sup> baronet, was able to produce some of the earliest home-grown tropical fruit in the country, and was invited to present them to the Horticultural Society. The curved walled garden at Wynnstay provides a element of spatial calmness and tranquillity, in contrast to the wilder landscape to the south of the house.
- 3.17 The house and associated development to its north have seen a number of modern interventions since their original construction, for example the construction of garages, the subdividing of spaces to cater for additional residencies and modern development/extensions to historic buildings. Although having an impact of the special interest of the historic buildings themselves, these modern interventions do not detract from the special interest of the parkland and its significance is not diminished as the rolling hills and panoramic views over the parkland towards the Lee Valley help portray an idyllic scene. Due to its location and topography, modern urban development within Ruabon can be seen from within the historic parkland and is a reminder that the estate is situated close to an urban environment and an ever-changing landscape beyond its boundaries.

## 4 Impact of Proposals

### Background

- 4.1 The relevant legal and policy context for the heritage consideration of the application proposals is set out in full in Appendix A and includes the relevant statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, the PPW and local policy for the historic environment.
- 4.2 The significance of the heritage assets that may be affected by the application proposals has been described at Section 3 of this report, identifying that the significance of the Registered Park and Garden of Historic Interest derives from its associations with a number of key well known architects and landscape designers which includes Capability Brown.

### Proposal

- 4.3 The submitted application relates to the reserved matters pursuant to the approved outline planning permission for the Ruabon Business Park. The outline planning permission established the minimum and maximum parameters of the development and were deemed, by the local planning authority to be acceptable. Of particular note, the approved outline planning permission included a visual impact assessment which identified views from within the Registered Park and Garden of Historic Interest and considered that there would be no effect.

### Impact of Application Proposals

- 4.4 To assist in the assessment of the effect of the Application Proposals on the grade I listed Registered Park and Garden of Historic Interest, a series of accurate visual representations have been prepared by Virtual Plan-it. These relate to two viewpoints from within the Wynnstay Park Registered Park and Garden and reflect the viewpoints that were assessed as part of the approved application for outline planning permission. Figure 4.1 shows the location of the viewpoints in relation to the site and the Registered Park and Garden.

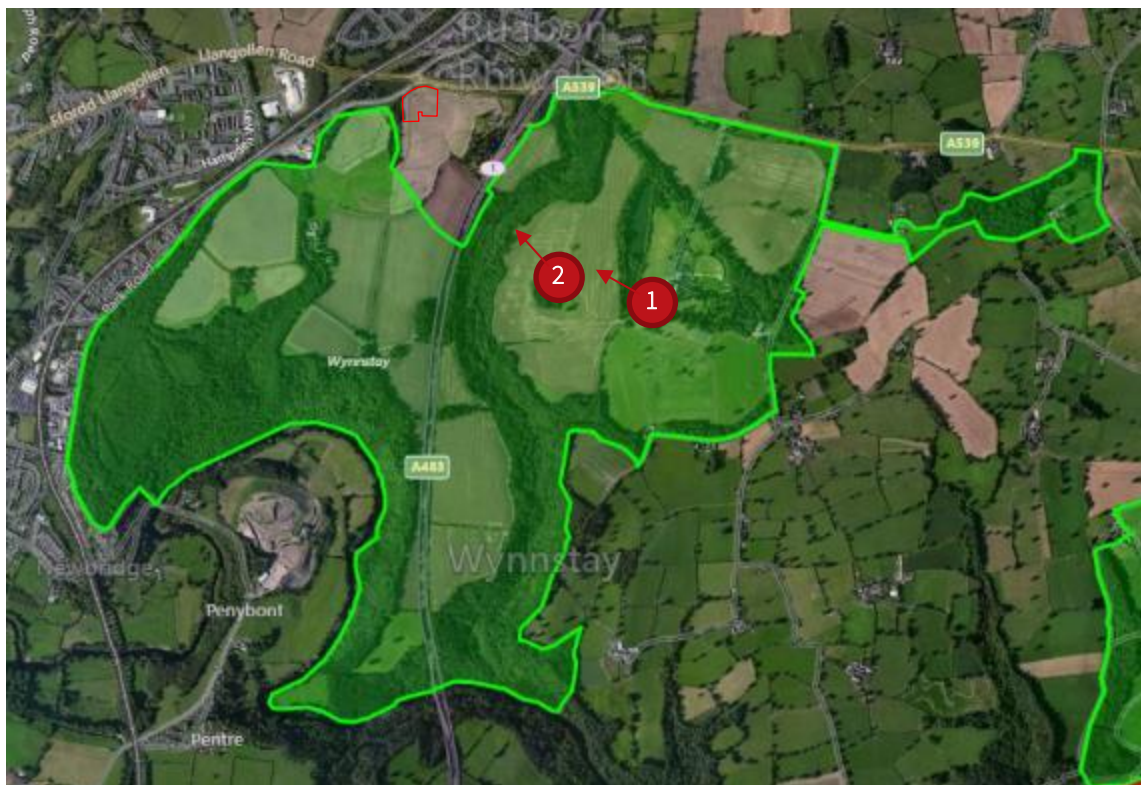


Figure 4.1 Location of viewpoints in relation to the site and Registered Park and Garden.

- 4.5 Viewpoint 1 is from the western side of the grade II\* listed Wynnstay Park house. The viewpoint is slightly elevated above the surrounding landscape allowing wide sweeping views across the countryside. In the existing view, the car park within the foreground dominates the view and appears at odds with the experience of the surrounding high quality landscape. Also within the view, mature trees within the view, and at the edge of the car park provide a screen to the landscape beyond. As such, there are very limited views to the landscape beyond.
- 4.6 Figure 4.2 shows the view from the western side of the listed house with the degree of visibility of the proposed development outlined as a green wireline.



**Figure 4.2.** View from western side of grade II\* listed Wynnstay Park.

- 4.7 Figure 4.3 provides a zoomed in view of the right hand side of the view and indicates that the application proposals would be completely obscured from view by interposing mature vegetation. As such, there would be no effect on the view. Whilst we note that figures 4.2 and 4.3 show the summer conditions, the density of the vegetation is such that there would be no visibility even in winter months.



**Figure 4.3.** Figure 4.2. Zoomed view from western side of grade II\* listed Wynnstay Park.

- 4.8 View 2 is from the western side of the Registered Park and Garden in close proximity to a small coppice and to the west of the large lake within the grounds. The viewpoint reflects that taken as part of the consideration of the outline application for development and is taken from a path leading from the house and through the landscape. The experience of the viewpoint is as part of the ruralistic landscape as envisaged by Capability Brown, being in

stark contrast to the formalised layout in close proximity to the main house. Within the view, there is a strong awareness of the mature surroundings with trees limiting views out towards Ruabon. There is an awareness of the town of Ruabon but only with some small areas of housing distantly visible. This visibility does not affect the ability to appreciate the significance of the Registered Park and Garden of Historic Interest.

- 4.9 Figure 4.4 provides an indication of the degree of visibility of the application proposals from viewpoint 2. This shows that the proposed development would be wholly obscured by mature vegetation within the middle distance of the view. As a result of the density of the trees, in winter months, the application proposals would continue to be obscured from view and there would be no effect. As such, there would be no effect on the significance of the Registered Park and Garden.



**Figure 4.4** View from the western part of the Registered Park and Garden in close proximity to a small coppice.

- 4.10 Figure 4.5 shows a zoomed in view to demonstrate that the proposal will be completely obscured from view.



**Figure 4.5.** Zoomed in view to illustrate the degree of visibility from viewpoint 2.

- 4.11 As the accurate visual representation indicates, the application proposals would not be visible from the Wynnstay Park Registered Park and Garden due to the mature vegetation both within the Park and Garden and

also within the immediate surroundings. As a result, the significance of the Registered Park and Garden would be preserved.

### **Consideration against Legislation and Policy**

- 4.12 The significance of the Registered Park and Garden has been described at section 4 of this report and concluded that the historic interest lies within its associations with notable architects and garden designers with the early landscape schemes being discernible despite relatively small alterations. This significance will not be affected by the development proposals as has been demonstrated through the preparation of two key views from within the Park and Garden. In these two views, the proposals will reflect the parameters established as part of the outline planning permission and will be obscured from view by mature vegetation both within and outside the Park & Garden. As such, the significance of the Registered Park and Garden will be preserved in accordance with paragraph 6.5.26 of the PPW and policy EC5 of the local plan.

## 5 Conclusion

- 5.1 This Heritage Statement has been prepared by JLL Heritage in respect of the reserved matters application for a new Aldi foodstore within the future Ruabon Business Park. This follows on from an approved outline planning permission (Ref. RUA P/2014/0021) which established the minimum and maximum parameters of development, and included an assessment of the impact on the significance of the Park and Garden.
- 5.2 The significance of the Wynnstay Park Registered Park and Garden is described in section 3 of this report and highlights that its significance is derived from its associations with Capability Brown and other well known landscape architects. Despite some alteration (which is minor in nature), it is still possible to appreciate the original design intent of the landscape and, particularly, the difference between Brown's formal landscapes associated with the house and the more ruralistic landscape beyond.
- 5.3 The details, submitted for the reserved matters application, are within the previously agreed parameters of development as established by the outline planning permission. As has been demonstrated in the submitted visualisations, the proposed development will be completely obscured from view by mature trees both within and outside of the Park and Garden and its significance, in accordance with PPW and the local plan will be preserved.

## Appendix A: Heritage Planning Policy Context

## National Legislation

### Planning (Listed Buildings and Conservation Areas) Act 1990.

- 1.1. Legislation regarding buildings and areas of special architectural and historic interest is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 1.2. The relevant legislation in this case extends from Section 16 of the 1990 Act which states that in considering applications for listed building consent, the local planning authority shall have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses.
- 1.3. Section 66 further states that special regard must be given by the authority in the exercise of planning functions to the desirability of preserving or enhancing Listed Buildings and their setting.
- 1.4. Section 69 further states that it shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly. Adding, The Secretary of State may from time to time determine that any part of a local planning authority's area which is not for the time being designated as a conservation area is an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance; and, if he so determines, he may designate that part as a conservation area.
- 1.5. Further to this Section 72 of the 1990 Act states that in exercising all planning functions, local planning authorities must have special regard to the desirability of preserving or enhancing the character and appearance of Conservation Areas. Further provisions are detailed in Section 74 of the Act.

## National Planning Policy

### Planning Policy Wales (PPW) 2016.

- 1.6. Planning Policy Wales provides the strategic policy context for development within Wales. Chapter 6 of the document is concerned with Development Management and the Historic Environment and confirms the national policy stance on a number of relevant topics in this case.
- 1.7. In relation to statutory listed buildings paragraph 6.5.11 of Planning Policy Wales states... *'There should be a general presumption in favour of the preservation of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses.'*
- 1.8. In relation to historic parks and gardens paragraph 6.5.26 of Planning Policy Wales states.... *'Local planning authorities should protect and conserve parks and gardens and their settings included in the register of historic parks and gardens in Wales. Cadw must be consulted on all planning applications where development is likely to affect the site of a registered historic park or garden or its setting.<sup>38</sup> The effect of a proposed development on a registered park or garden or its setting should be a material consideration in the determination of a planning application.'*
- 1.9. In relation to locally listed buildings paragraph 6.5.25 of Planning Policy Wales states... *'Where a local planning authority has identified historic assets of local interest or produced a list of historic assets of special local interest and included a policy in its development plan for their preservation and enhancement, any supporting supplementary planning guidance will be a material consideration when determining a planning application.'*

## *National Guidance*

### **Cadw Guidance – Overview**

- 1.10. Cadw have released a number of publications in a series of best-practice guidance documents, intended to augment the provisions of the Act. In May 2017, Cadw published Managing Setting of Historic Assets in Wales. The guidance explains what setting is, and how it contributes to the significance of a historic asset, and why it is important. The document also outlines the principles used to assess the potential impact of development or land management proposals within the settings of World Heritage Sites, ancient monuments (scheduled and unscheduled), listed buildings, registered historic parks and gardens and conservation areas.
- 1.11. In addition to these documents Cadw have published a number of core guidance documents which provide detailed and practical advice on how national policy and guidance is implemented. They also provide further information and guidance in respect of managing the historic environment. The main documents include: 'Heritage Impact Assessment in Wales' (2017), 'Managing Change in World Heritage Sites in Wales' (2017), 'Managing Change to Listed Buildings in Wales' (2017), 'Managing Change to Registered Parks and Gardens in Wales' (2017), 'Managing Conservation Areas in Wales' (2017), 'Managing Historic Character in Wales' (2017), 'Managing Listed Buildings at Risk in Wales' (2017) and 'Managing Lists of Historic Assets of Special Local Interest in Wales' (2017).

### **Conservation Principles, for the sustainable management of the historic environment in Wales (Cadw 2011)**

- 1.12. Conservation Principles outlines Cadw's approach to the sustainable management of the historic environment. Cadw's principles build upon those set out by English Heritage (2008) and those published by organisations such as the National Trust and Nation Trust Scotland. While primarily intended to ensure consistency in Cadw's own advice and guidance through the planning process, the document is commended to local authorities to ensure that all decisions about change affecting the historic environment are informed and sustainable.
- 1.13. The documents emphasis is placed upon the importance of understanding significance as a means to properly assess the effects of change to heritage assets. The guidance describes a range of heritage values which enable the significance of assets to be established systematically, with the four main 'heritage values' being: evidential, historical, aesthetic and communal. The Principles emphasise that 'considered change offers the potential to enhance historic assets, as well as generating the need to protect their established heritage values. It is the means by which each generation aspires to enrich the historic environment' (page 6).

## *Local Planning Policy*

### **Wrexham County Council**

- 1.14. The Unitary Development Plan (UDP) 1996 – 2011 was adopted by Wrexham County Borough Council on the 14<sup>th</sup> February 2005. The Plan covers the administrative area of the Wrexham County Borough Council. It supersedes previous adopted development plans, namely the Wrexham Maelor Local Plan: Forward to 2001, the Glyndwr District Local Plan, and the Clwyd Structure Plan: First Alteration.
- 1.15. Wrexham County Borough Council is currently preparing the Local Development Plan (LDP) which will replace the current adopted UDP. The new LDP will be a long-term land use and development strategy until 2028 and be focused on achieving sustainable development.
- 1.16. The salient policies in the current UDP relating to the historic environment are as follows:

#### **Policy EC5 – Special Landscape Areas**

- 1.17. 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.

**Policy EC9 – Listed Buildings of Special Architectural or Historic Interest**

- 1.18. Alterations or additions to, and development or redevelopment within the curtilage of, buildings or structures listed as of special architectural or historic interest must respect the setting and character of the listed buildings or structures.

## Appendix B: Historic Park and Garden Map



Map of Wynnstay Park (Grade I). Source:  
<https://www.archwilio.org.uk/her/chi1/arch.html?county=Wrexham&lang=eng>

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