

APPEAL REF: APP/H6955/A/15/3135730



Town and Country Planning Act

Appeal by Gladman Developments Ltd

Dennis Ruabon, Hafod Tileries, Johnstown

LPA REF: P/2013/0545

**APPENDICES TO PROOF OF EVIDENCE
in relation to Landscape and Visual Matters**

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Appendix 1

LVA Methodology

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Appendix 1

Landscape and Visual Appraisal – Methodology

- 1.1 The LVIA for the scheme describes the landscape and visual effects when full development is in place. Since the time the LVIA was completed, FPCR has updated the methodology and expanded on the criteria used. I set out below the methodology used in the updated appraisal of landscape and visual effects.

Methodology

- 1.2 The Landscape and Visual Appraisal has been prepared based upon the *Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3)*, published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013.
- 1.3 In summary the GLVIA3 states:-
- 1.4 “*Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people’s views and visual amenity.*”
- 1.5 There are two components of LVIA:-
- Assessment of landscape effects; assessing effects on the landscape as a resource in its own right;
 - Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.
- 1.6 The components of the appraisal include: baseline studies; description and details of the landscape proposals and mitigation measures to be adopted as part of the scheme; identification and description of likely effects arising from the Proposed Development; and an assessment of the significance of these effects.
- 1.7 In terms of baseline studies the appraisal provides an understanding of the landscape in the area to be affected, its constituent elements, character, condition and value. For the visual baseline this includes an understanding of the area in which the development may be visible, the people who may experience views, and the nature of views.

Assessment of Landscape Effects

- 1.8 GLVIA3 states that, “*An assessment of landscape effects deals with the effects of change and development on landscape as a resource*”. The baseline landscape is described by reference to existing landscape character assessments and by a description of the Site and its context.
- 1.9 A range of landscape effects can arise through development. These can include:-
- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;
 - Addition of new elements that influence character and distinctiveness of the landscape;
 - Combined effects of these changes.
- 1.10 The characteristics of the existing landscape resource are considered in respect of the susceptibility of the landscape resource to the change arising from this development. The value

of the existing landscape is also considered. These elements contribute to the overall sensitivity of the landscape to the type of change proposed.

- 1.11 Each effect on landscape receptors is assessed in terms of size or scale, geographical extent of the area influenced and its duration and reversibility. In terms of size or scale, the judgement takes account of the extent of the existing landscape elements that would be lost or changed, and the degree to which the aesthetic or perceptual aspects or key characteristics of the landscape would be altered by removal or addition of new elements.
- 1.12 The overall landscape effect is determined by considering the sensitivity of the landscape receptors and the magnitude of effect on the landscape. Final conclusions on the overall landscape effects are drawn from the assessment components described.
- 1.13 The appraisal describes the nature of the landscape effects. The criteria used in the appraisal are set out in Appendix 1.

Assessment of Visual Effects

- 1.14 An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity.
- 1.15 The first stage in the assessment is to map approximate visibility. This can be done by a computer Zone of Theoretical Visibility (ZTV), or by manual methods, using map study and field evaluation. For this scheme, field evaluation suggested that a series of viewpoints would be most helpful. These are included within the assessment and are representative of views towards the Site from surrounding visual receptors. Other views of the Site are included where it supports the description and understanding of the Site's landscape and visual characteristics. The views also typically represent what can be seen from a variety of distances from the development and different viewing experiences.
- 1.16 It is important to remember that visual receptors are all people. For each affected viewpoint the assessment considers both susceptibility to change in views and the value attached to views. The visual receptors most susceptible to change are generally likely to include:-
 - Residents at home;
 - People engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape or particular views;
 - Visitors to heritage assets or other attractions, where views of surroundings are an important contributor to the experience;
 - Communities where views contribute to the landscape setting enjoyed by residents in the area.
- 1.17 Travellers on road, rail or other transport routes tend to fall into an intermediate category of susceptibility to change. Where travel involves recognised scenic routes awareness of views is likely to be particularly high.
- 1.18 Visual receptors likely to be less sensitive to change include:-
 - People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape;

- People at their place of work whose attention may be focused on their work or activity, not on their surroundings.
- 1.19 Each of the visual effects is evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration or reversibility.
- 1.20 In terms of size or scale, the magnitude of visual effects takes account of:-
- The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including the proportion of the view occupied by the Proposed Development;
 - The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line height, colour and texture;
 - The nature of the view of the Proposed Development, in terms of the relative amount of time over which it would be experienced and whether views would be full, partial or glimpses.
- 1.21 The geographical extent of the visual effect in each viewpoint is likely to reflect:-
- The angle of view in relation to the main activity of the receptor;
 - The distance of the viewpoint from the Proposed Development;
 - The extent of the area over which the changes would be visible.
- 1.22 As with landscape effects, the duration of the effect could be short to long term or permanent and the same definitions apply. The criteria used in this appraisal are included at Appendix 1.

Overall Landscape and Visual Effects

- 1.23 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement involves a reasoned professional overview of the individual judgements against the criteria, to then make the overall judgement.
- 1.24 For the appraisal, the following descriptive thresholds have been used with regard to effects:-
- Major: An effect that would fundamentally change and be in direct contrast to the existing landscape or views;
 - Moderate: An effect that would markedly change the existing landscape or views but may retain or incorporate some characteristics/ features currently present;
 - Minor: An effect that would entail limited or localised change to the existing landscape/ views or will entail more noticeable localised change but including both adverse and beneficial effects and is likely to retain or incorporate some characteristics/ features currently present;
 - Negligible: An effect that would be discernible yet of very limited change to the existing landscape or views.

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Appendix 2

LVA Criteria

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Appendix 2

Landscape and Visual Appraisal – Methodology and Appraisal Criteria

Introduction

The methodology for the Landscape and Visual Appraisal (LVA) undertaken for the proposed development is detailed at Section 2 of the LVA. The following information is provided and should be read in conjunction with the overview methodology outlined in the LVA:

As advised in the Guidelines for Landscape and Visual Impact Assessment (3rd Edition) (GLVIA3), the judgements made in respect of both landscape and visual effects are a combination of an assessment of the sensitivity of the receptor and the magnitude of the landscape or visual effect. The following details the definitions used in assessing sensitivity and magnitude for landscape and visual receptors.

Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement will be described as High/ Medium or Minor/ Moderate etc. This indicates that the receptor is assessed to lie between the respective definitions or to encompass aspects of both.

Landscape

Landscape Sensitivity

Landscape receptors are assessed in terms of their 'Landscape Sensitivity'. This combines judgements on the value to be attached to the landscape and the susceptibility to change of the landscape from the type of change or development proposed. The definition and criteria adopted for these contributory factors is detailed below.

There can be complex relationships between the value attached to landscape receptors and their susceptibility to change which can be especially important when considering change within or close to designated landscapes. For example an internationally, nationally or locally valued landscape does not automatically or by definition have a high susceptibility to all types of change. The type of change or development proposed may not compromise the specific basis for the value attached to the landscape.

Landscape Value

Value can apply to a landscape area as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. The following criteria have been used to categorise landscape value. Where there is no clear existing evidence on landscape value, an assessment is made based on the criteria/ factors identified below (based on the guidance in GLVIA3 Box 5.1 Page 84).

- Landscape quality (condition)
- Scenic quality
- Rarity
- Representativeness
- Conservation interest
- Recreation value
- Perceptual aspects
- Associations

Landscape Value	Definition
High	Landscape receptors of high importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations. Limited potential for substitution.
Medium	Landscape receptors of medium importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations. Capable of substitution.
Low	Landscape receptors of low importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations. Potential for landscape improvement and creation.

Landscape Susceptibility to Change

This means the ability of the landscape receptor (overall character type/ area or individual element/ feature) to accommodate the proposed development without undue consequences for the maintenance of the baseline position and/ or the achievement of landscape planning policies and strategies. The definition and criteria for the assessment of Landscape Susceptibility to Change is as follows:

Landscape Susceptibility to Change	Definition
High	A highly distinctive and cohesive landscape receptor, with positive characteristics and features and no or very few detracting or intrusive elements. Landscape features intact and in very good condition and/ or rare. Limited capacity to accept the type of change/ development proposed.
Medium	Distinctive and more commonplace landscape receptor, with some positive characteristics/ features and some detracting or intrusive elements. Landscape features in moderate condition. Capacity to accept well planned and designed change/ development of the type proposed.
Low	Landscape receptor of mixed character with a lack of coherence and including detracting or intrusive elements. Landscape features that may be in poor or improving condition and few that could not be replaced. Greater capacity to accept the type of change/ development proposed.

Magnitude of Landscape Effects

The magnitude of landscape effects is the degree of change to the landscape receptor in terms of its size or scale of change, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the separate considerations of Scale or Size of the Degree of Change and Reversibility. The geographical extent and duration of change are described where relevant in the assessment.

Scale or Size of the Degree of Landscape Change

Scale or Size of the Degree of Landscape Change	Definition
High	Total loss of or major alteration to key characteristics / features and the introduction of new elements totally uncharacteristic to the receiving landscape. Overall landscape receptor will be fundamentally changed.
Medium	Partial loss of or alteration to one or more key characteristics / features and the introduction of new elements that would be evident but not necessarily uncharacteristic to the receiving landscape. Overall landscape receptor will be obviously changed.
Low	Limited loss of, or alteration to one or more key characteristics/ features and the introduction of new elements evident and/ or characteristic to the receiving landscape. Overall landscape receptor will be perceptibly changed.
Negligible	Very minor alteration to one or more key characteristics/ features and the introduction of new elements characteristic to the receiving landscape. Overall landscape receptor will be minimally changed.
None	No loss or alteration to the key characteristics/ features, representing 'no change'.

Reversibility

Reversibility	Definition
Irreversible	The development would be permanent and the assessment site could not be returned to its current/ former use.
Reversible	The development could be deconstructed/ demolished and the assessment site could be returned to broadly its current/ historic use (although that may be subject to qualification depending on the nature of the development).

Visual**Sensitivity of Visual Receptors**

Visual sensitivity assesses each visual receptor in terms of their susceptibility to change in views and visual amenity and also the value attached to particular views. The definition and criteria adopted for these contributory factors is detailed below.

Visual Susceptibility to Change

The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of; firstly, the occupation or activity of people experiencing the view at particular locations; and secondly, the extent to which their attention or interest may therefore be focussed on the views and visual amenity they experience.

Visual Susceptibility to Change	Definition
High	Residents at home with primary views from ground floor/garden and upper floors. Public rights of way and footpaths where attention is focussed on the landscape and on particular views. Visitors to heritage assets or other attractions whose attention or interest is likely to be focussed on the landscape and/ or on particular views. Communities where views make an important contribution to the landscape setting enjoyed by residents. Travellers on recognised scenic routes.
Medium	Residents at home with secondary views (primarily from first floor level). Public rights of way and footpaths where attention is not focussed on the landscape and/ or particular views. Travellers on road, rail or other transport with a focus on the landscape.
Low	Users of outdoor recreational facilities where the view is less important to the activities (e.g. sports pitches). Travellers on road, rail or other transport where views are primarily focussed on the transport route. People at their place of work where views of the landscape are not important to the quality of the working life.

Value of Views

The value attached to a view takes account of any recognition attached to a particular view and/ or any indicators of the value attached to views, for example through guidebooks or defined viewpoints or references in literature or art.

Value of Views	Definition
High	A unique or identified view (eg. shown as such on Ordnance Survey map, guidebook or tourist map) or one noted in literature or art.
Medium	A typical and/ or representative view from a particular receptor.
Low	An undistinguished or unremarkable view from a particular receptor.

Magnitude of Visual Effects

Magnitude of Visual Effects evaluates each of the visual effects in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the Scale or Size (including the degree of contrast) of Visual Change. The distance and nature of the view and whether the view will be permanent or transient are also detailed in the Visual Effects Table.

Scale or Size of the Degree of Visual Change	Definition
High	The proposal will result in a large and immediately apparent change in the view, being a dominant and new and/ or incongruous feature in the landscape.
Medium	The proposal will result in an obvious and recognisable change in the view and will be readily noticed by the viewer.
Low	The proposal will constitute a minor component of the wider view or a more recognisable component that reflects those apparent in the existing view. Awareness of the proposals will not have a marked effect on the overall nature of the view.
Negligible/ None	Only a very small part of the proposal will be discernible and it will have very little or no effect on the nature of the view.

Level of Effect

The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement involves a reasoned professional overview of the individual judgements against the criteria, to then make the overall judgement.

Whilst GLVIA3 notes at paragraph 5.56 that there are no hard and fast rules about the level of effects, the criteria adopted for this landscape and visual impact assessment are defined as follows:

- Major: An effect that will fundamentally change and be in direct contrast to the existing landscape or views;
- Moderate: An effect that will markedly change the existing landscape or views but may retain or incorporate some characteristics/ features currently present;
- Minor: An effect that will entail limited or localised change to the existing landscape/ views or will entail more noticeable localised change but including both adverse and beneficial effects and is likely to retain or incorporate some characteristics/ features currently present;
- Negligible: An effect that will be discernible yet of very limited change to the existing landscape or views.

Finally a judgement is reached based on the assessment, whether an effect is significant or not. There is not a direct correlation however between the level of effect described in the assessment, and whether the effect is significant or not. As an example the change to a private view as a result of the development may be “major”, but as a change in view to a private residence this effect may not be deemed to be “significant” to the environmental impact assessment.

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Appendix 3
Landscape Effects Table (LET)

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APPENDIX 3: LANDSCAPE EFFECTS TABLE (LET)								
Landscape Receptor and Reference	Judged Sensitivity of Landscape		Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect at 10 Years Post Completion
	Susceptibility to Change	Landscape Value	Scale or Size of the Degree of Change (including degree of contrast/integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
National Landscape Character								
Deeside and Wrexham (Landscape Character Area 13; Landscape Character Map for Wales, Countryside Council for Wales 2006)	There would be variation in susceptibility to change across the character area however it is considered to be Medium-Low at a local scale.	There would be variation in landscape value across the character area however it is considered to be Medium-Low at a local scale.	Construction: Negligible Completion: Negligible Year 10: Negligible	No	- The Deeside and Wrexham landscape is a distinctive national character area within which the site is a very small parcel of land. - The site demonstrates very few of the key characteristics and is strongly influenced by the surrounding industrial heritage, the urban fringes of Johnstown, Rhosllanerchrugog and Ponciau and the busy A483 corridor as well as adjacent farmland. - Its proposal for residential and employment development is not out of character with the wider surroundings; the key characteristics state that “a <i>strongly settled character is apparent in the central and southern parts of the character area...</i>”.	Negligible	Negligible	Negligible
Landscape Character Assessment (LCA): County/ District								
Rhosllanerchrugog – Rhostyllen, Ruabon – Penycae (Landscape Character Area 7c; LANDMAP Character Areas, Wrexham County Borough Council 2007)	There would be variation in susceptibility to change across the character area however it is considered to be Medium-Low at a local scale.	There would be variation in landscape value across the character area however it is considered to be Medium-Low at a local scale.	Construction: Low Completion: Low-Negligible Year 10: Negligible	No	- Landscape Character Area 7c is a mixed rural and urban landscape within which the site is a relatively small parcel of land. - The site demonstrates only a few of the key characteristics being strongly influenced by the surrounding elements as described above. - Its proposal for residential and employment development is not out of character with the surrounding context. - The proposed development would assist in delivering the Management Guidelines for the Landscape Character Area by way of its layout, landscape and GI proposals. It would deliver positive measures in terms of landscape enhancement, including new tree and hedgerow planting, using indigenous species, as well as the retention and strengthening of green links to surrounding landscape. - It is therefore considered that the proposed development would not have an adverse effect upon the local landscape character. Indeed, it has potential to strengthen it and bring beneficial effects in the long term.	Minor Adverse	Minor Beneficial	Minor Beneficial

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APPENDIX 3: LANDSCAPE EFFECTS TABLE (LET)								
Landscape Receptor and Reference	Judged Sensitivity of Landscape		Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect at 10 Years Post Completion
	Susceptibility to Change	Landscape Value	Scale or Size of the Degree of Change (including degree of contrast/integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Landscape Character: Site and Immediate Context								
Site and Immediate Context	Low	Medium-Low	Construction: Medium Completion: Low Year 10: Low	No	- Whilst the area within which the proposed development would be experienced is not extensive, the immediate site context would inevitably change as a result of the new housing and employment. However, this would be relatively small as the majority of built development would be confined to the north-eastern part of the site (where existing buildings/ hardstanding are located) and the southern edge of the site. - There would be significant landscape improvement and enhancement through new tree and hedgerow planting, areas of grassland, water bodies within the proposed GCN reserve and public open space as part of the new GI framework. In broad terms, the overall character of the immediate context would remain. - The site itself contains few features of landscape interest other than the Aberderfyn Brook corridor which bisects the area and well-established hedgerows and tree planting. These features are concentrated within the southern part of the site. - New landscape planting along the site boundaries as well as new trees, shrubs and hedgerows within the development would bring positive benefits to the site landscape. Overall, while the degree of change within the landscape would be Low there would be a Moderate Beneficial effect within the site landscape in the long term.	Moderate- Minor Adverse	Moderate- Minor Beneficial	Moderate Beneficial
Site Landscape Features/ Characteristics								
Site Landscape Features <i>Landform</i>	Low	Low	Construction: Negligible Completion: Negligible Year 10: Negligible	No	- The proposed development would not result in any significant changes to the existing landform of the site. - Some localised changes would be necessary to create the attenuation pond and GCN ponds however these would be sympathetically designed and would not be adverse features. - No discernible changes are envisaged across the remaining landscape framework area.	Negligible	Negligible	Negligible

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APPENDIX 3: LANDSCAPE EFFECTS TABLE (LET)								
Landscape Receptor and Reference	Judged Sensitivity of Landscape		Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect at 10 Years Post Completion
	Susceptibility to Change	Landscape Value	Scale or Size of the Degree of Change (including degree of contrast/integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Site Landscape Features <i>Vegetation</i>	Low	Low	Construction: Low Completion: Negligible Year 10: Negligible	No	- Well established hedgerows with tree planting occur along the southern and western perimeter of the site as well as within the southern and western site area, including along the Aberderfyn Brook. - With the potential exception of some very limited removal to create the site access and access road, all of the existing vegetation would be retained as part of the proposals. - The proposed GI includes new tree, shrub and hedgerow planting as well as areas of grassland which would improve the overall age structure and diversity of vegetation within the site providing localised beneficial effects overall.	Minor Adverse- Negligible	Moderate-Minor Beneficial	Moderate Beneficial
Site Landscape Features <i>Land Use and Open Space</i>	Low	Low	Construction: Medium Completion: Medium Year 10: Medium	No	- The majority of the physical landscape resource lost would be the former brickwork's factory buildings and areas of hardstanding; the replacement of this land use with the new built development and GI is not considered to be significant in landscape terms. - The remaining site area, which contains the majority of the site's ecological interest, is proposed as an extensive GCN reserve and public open green space, providing long term benefits overall.	Moderate- Minor Adverse	Moderate-Minor Beneficial	Moderate Beneficial
Site Landscape Features <i>Public Rights of Way</i>	Medium	Medium	Construction: Negligible Completion: Negligible Year 10: Negligible	No	- A public right of way ('Ruabon 177') follows the outer western site boundary and connects to two further footpaths, one of which ('Esclusham Below 28') crosses the northern part of the Site linking to Hafod Road, the other ('Esclusham Below 24) veers northwards through the adjacent fields towards the country park and railway line. Two further footpaths ('Esclusham Below 29', 'Ruabon 118') cross the south-eastern corner of the Site. These footpaths provide connectivity to the surrounding right of way network. - New footpaths and cycleways would be created within the public open space, along Hafod Road and Bangor Road. These would connect to the existing PRoW providing a cohesive network for the proposed development. Overall, there would be localised benefits arising from the proposals in relation to public access and rights of way.	Moderate- Minor Adverse	Moderate-Minor Beneficial	Moderate Beneficial

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Appendix 4
Visual Effects Table (VET)

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APPENDIX 4: VISUAL EFFECTS TABLE (VET)											
Ref	Receptor Type and Location (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor		Judged Magnitude of Visual Effects				Description/Notes	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect 10 Years Post Completion
									Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		Susceptibility to Change	Value	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (incl. degree of contrast/ integration) (at Stages of Project)		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
A	PRoW Users:										
VP1	RUA/117	Medium	Medium	Adjacent to the site boundary; c.200-280m from built development	Partial	Transient	Construction: Medium-Low Completion: Low Year 10: Negligible	- Refer to LVIA (2013) for baseline description. - Views would primarily be of the new GCN reserve area and new tree planting. This new planting together with existing retained vegetation, including that defining the Aberderfyn watercourse, would screen the new housing development and it is therefore unlikely that there would be any views of it. - There is potential for distant views of the local store and employment however these would be minimal glimpsed views above and/ or though vegetation and would reduce further over time as the new planting establishes. - The PRoW would be retained within a green corridor bordering the site which would be reinforced and enhanced as part of the GI framework for the proposed development. - Overall, it is considered that there would be an improvement to the view as a result of the proposals affording a Minor Beneficial visual effect.	Minor Adverse	Minor Beneficial	Minor Beneficial
B	PRoW Users:										
VP2	ESC/28	Medium	Medium	Adjacent to site boundary/ within site	Full - Partial	Transient	Construction: High-Medium Completion: Medium Year 10: Medium	- Refer to LVIA (2013) for baseline descriptions. - The extent of visibility of the proposals would vary depending upon location along the PRoW. - Views from the south-western end of the PRoW would predominantly be of the GCN reserve and new planting where there are gaps in the hedgerow along the site boundary otherwise visibility would be limited to glimpsed views through it. Potential views of the proposed built development would be minimal and limited to glimpses of rooftops beyond the existing retained vegetation and new trees throughout the reserve area. When taken together these features would largely screen, or heavily filter, visibility of the majority of the built form. Activity along a short section of the main access road would be visible however this would be extremely intermittent given the level of existing and proposed landscape planting throughout the reserve area as well as along the access road itself. - Further east along the PRoW there would be close range views of the new housing as the footpath passes through the built development area. New tree planting proposed along internal roads as well as on-plot would assist in softening the appearance of the buildings. - While there would be a Medium degree of visual change to the existing view, it is considered that the replacement of semi-derelict buildings and waste ground with new housing development would be an overall improvement to the existing view resulting in a Moderate-Minor Beneficial visual effect.	Moderate-Minor Adverse	Minor Beneficial	Moderate-Minor Beneficial
VP3											

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APPENDIX 4: VISUAL EFFECTS TABLE (VET)											
Ref (Receptor/Representative Viewpoint)	Receptor Type and Location (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor		Judged Magnitude of Visual Effects				Description/Notes	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect 10 Years Post Completion
		Susceptibility to Change	Value	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (incl. degree of contrast/ integration) (at Stages of Project)		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
									High Medium Low	High Medium Low	Adverse or Beneficial
C VP4	PRoW Users: ESC/24	Medium	Medium	c.60m from site boundary/ built development	Glimpse	Transient	Construction: High-Medium Completion: Medium Year 10: Medium-Low	- Refer to LVIA (2013) for baseline description. - Potential visibility of the proposed development would be restricted to the 10m wide belt of native structure planting proposed along the north-western boundary. This would reinforce the existing hedgerow, providing a robust landscape buffer and visual screen as well as strengthening the overall GI framework for the development. - Due to the proximity of this receptor to the site boundary, views of the new built development above the proposed vegetation would be extremely minimal and limited. It is likely that no more than rooftops would be visible once the new structure planting is established. - There is potential for the development to be glimpsed through the new planting, however this would be dependent upon the detailed planting design and species mix. - Views of the proposed development from the PRoW would be infrequent and transient, it is considered that there would be a Minor Adverse effect upon local views in the long term overall.	Moderate Adverse	Moderate-Minor Adverse	Minor Adverse
D VP5	Recreation Users: Hafod Country Park	High-Medium	Medium	c.600m from site boundary/ built development	Full	Transient	Construction: Medium-Low Completion: Low Year 10: Low	- Refer to LVIA (20103) for baseline description. - The proposed development would be visible in the middle distance however it would be one of several components within the wider panorama and very much viewed within the context of the existing settlement of Johnstown, as well as Ponciau which is very prominent on higher ground further west. The Vauxhall Industrial Estate is also clearly visible south of Johnstown. - Proposed landscape planting would assist in 'breaking up' the roofscape of the new housing, softening its overall appearance and the GI framework, including open green space and the GCN reserve, would provide an attractive setting for the built development. - While there is potential for views of the local store, employment buildings and associated car parking, these elements would be more distant and heavily filtered by existing retained vegetation along the Aberderfyn as well as new planting within the proposed open space. - Overall, it is considered that there would be an improvement in the view; the semi-derelict buildings would be replaced with new housing and the remaining site area would be transformed into public open green space and a GCN reserve, replacing areas of existing hardstanding and debris. - Resultant visual effects upon local views are therefore assessed as Minor Beneficial in the long term.	Minor Adverse	Minor Beneficial	Minor Beneficial

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APPENDIX 4: VISUAL EFFECTS TABLE (VET)											
Ref	Receptor Type and Location (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor		Judged Magnitude of Visual Effects				Description/Notes	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect 10 Years Post Completion
									Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		Susceptibility to Change	Value	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (incl. degree of contrast/ integration) (at Stages of Project)		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
		High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/None				
E	PRoW Users:										
VP6	‘ESC/ 31’	Medium	Medium	c.150m from site boundary/ built development	Glimpse	Transient	Construction: High-Medium Completion: Medium Year 10: Medium	- Refer to LVIA (2013) for baseline description. - There would be close range views of the new housing set back from Hafod Road beyond the proposed cycleway and landscape buffer of grass verge with tree planting. - The block layout would create a varied depth of view, allowing visibility into the site between development blocks. However, the extent of visibility would be limited with the appearance of the buildings softened by tree planting along Hafod Road and internal roads as well as on-plot. - Overall, given that the existing view of semi-derelict buildings would be replaced with high quality housing and new landscaping which would not only filter and soften the appearance of the buildings but would create a softer edge to the road, it is considered that there would be a Moderate-Minor Beneficial effect upon local views in the long term once planting becomes established.	Moderate Adverse	Minor Beneficial	Moderate-Minor Beneficial
F	Residents:										
	Hafod Residential Care Home Hafod House Farm	High - Medium	Medium	c.20-100m from site boundary/ built development	Partial	Permanent	Construction: High-Medium Completion: Medium Year 10: Medium	- The baseline view towards the site from both properties is quite channelled as a result of existing mature vegetation within the curtilage of Hafod Residential Care Home. Hafod House Farm is set well back from the road and is screened to a degree by the care home. Where views are available, they are of the existing large scale utilitarian building and part of the terraced buildings at the eastern site boundary immediately adjacent to Hafod Road. - The existing view would be replaced with new housing set back from Hafod Road beyond the proposed cycleway and landscape buffer of grass verge with tree planting. It is likely that visibility would also extend along an internal road affording glimpsed views further into the development. However, the extent of visibility would be limited with the appearance of the buildings softened and filtered by landscape planting. - Views would be predominantly from first floor level, there is potential for ground level views although these would be minimal and limited. - Similar to Receptor E, given that the existing view of semi-derelict buildings would be replaced with high quality housing and new landscaping which would not only filter and soften the appearance of the buildings but would create a softer edge to the road, overall it is considered that there would be a Moderate-Minor Beneficial effect upon local views in the long term once planting becomes established.	Moderate Adverse	Minor Beneficial	Moderate-Minor Beneficial

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APPENDIX 4: VISUAL EFFECTS TABLE (VET)											
Ref (Receptor/Representative Viewpoint)	Receptor Type and Location (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor		Judged Magnitude of Visual Effects				Description/Notes	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect 10 Years Post Completion
		Susceptibility to Change	Value	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (incl. degree of contrast/ integration) (at Stages of Project)		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
									High Medium Low	High Medium Low	Adverse or Beneficial
G	PRoW Users ‘ESC/ 29’	Medium	Medium	Within site	Partial	Transient	Construction: High-Medium Completion: Medium Year 10: Medium-Low	- The extent of visibility of the proposals would vary depending upon location along the PRoW as well as direction of travel. - The footpath would pass through the proposed public open space therefore immediate views would be of that together with new and retained landscape planting. There would also be views of the children’s play area with the residential development providing a backdrop to this and the area of open space when travelling northwards. - There is potential for glimpsed views of the GCN reserve beyond the new landscaping proposed within the open space and along the access road. This landscaping would filter visibility of the new housing within the northern part of the site. Views would be concentrated around the south-eastern area and the housing fringing the open space. - When travelling southwards the employment and local store would be visible from a short section of the footpath only due to it being contained by existing and new tree and hedgerow planting. - As with ‘ESC/ 28’, while there would be a Medium degree of visual change to the existing view, it is considered that the replacement of semi-derelict buildings and waste ground with new built development would be an overall improvement to the existing view resulting in a Moderate-Minor Beneficial visual effect in the long term once planting establishes.	Moderate-Minor Adverse	Minor Beneficial	Moderate-Minor Beneficial
H	Road Users Bangor Road (B5426)	Low	Medium	Adjacent to site boundary	Glimpse - Partial	Transient	Construction: Medium Completion: Medium Year 10: Low	- Bangor Road is well vegetated for the majority of its length and therefore visibility into the Site is very limited. - Views of the Proposed Development would be restricted to views into the open space at the south-eastern corner of the site and the new roundabout access from Bangor Road. There is also potential for glimpses of the employment element through the site boundary vegetation and there would be glimpsed views of the new housing when passing the site entrance however these would be limited and minimal. - Views would be infrequent and transient and are considered to result in a Minor Adverse to Negligible visual effect in the long term once landscaping establishes.	Moderate Adverse	Moderate-Minor Adverse	Minor Adverse-Negligible

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APPENDIX 4: VISUAL EFFECTS TABLE (VET)											
Ref	Receptor Type and Location (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor		Judged Magnitude of Visual Effects				Description/Notes	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect 10 Years Post Completion
									Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		Susceptibility to Change	Value	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (incl. degree of contrast/ integration) (at Stages of Project)		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
		High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/None				
I	Road Users:										
VP7 VP8	Hafod Road	Low	Medium	Adjacent to site boundary; distance from built development ranges from adjacent to c.40-150m	Full - Partial	Transient	Construction: Medium Completion: Medium Year 10: Low	- Refer to LVIA (2013) for baseline descriptions. - The extent of visibility into the proposed development would vary depending upon location along the road and direction of travel. However, views of the proposals would be limited to the section of road bordering the site and a very short section immediately north of the site when approaching from the north. - Views of the built development would be close range, particularly when passing directly by the housing. At the southern end of the road, closer to junction with Bangor Road, views would primarily be of new tree planting adjacent to the roadside and the public open space set beyond this. It is likely that the new housing would also be visible although views would be filtered by the new landscape planting within the natural green space. - Views of the new housing would be softened by new tree planting adjacent to the cycleway proposed along the eastern edge of the site and new tree planting along internal roads throughout the residential development would punctuate the roofscape, further helping to soften the appearance of the built form and filter potential views. - The Aberderfyn corridor would provide an effective visual buffer to the local store and employment buildings. There is potential for glimpsed views of the store and employment from a very short section of the road however these would become less apparent over time as the proposed landscape planting establishes. - Views would be infrequent and transient and are considered to result in a Minor Beneficial effect upon local views overall.	Minor Adverse	Minor Beneficial	Minor Beneficial
J	Residents:										
VP9	South Lane/Johnson Street, Ponciau	High	Medium	c.1.53km from site boundary; c.1.70-1.80km from built development	Full	Permanent	Construction: Medium-Low Completion: Low Year 10: Low-Negligible	- Refer to LVIA (2013) for baseline description. - The proposed development would be distantly visible beyond the open space and GCN reserve. However, it would be a small component within the view and seen very much in the context of the wider settlement area, much of which lies within the foreground, and therefore would not be out of character with its surroundings. Furthermore, views of the new built development would largely be of rooftops, similar to the existing context, and the GI proposed as part of the development would soften and break up the appearance of the built form. - Views of the skyline would remain uninterrupted. - It is considered that resultant visual effects upon residents would be Negligible overall.	Minor Adverse	Negligible	Negligible

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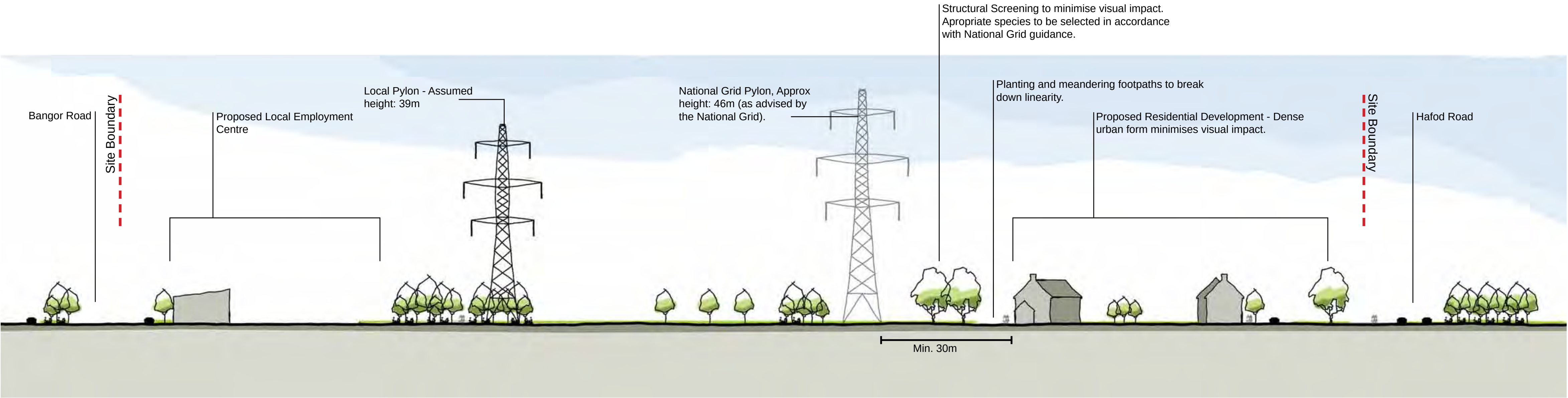
APPENDIX 4: VISUAL EFFECTS TABLE (VET)											
Ref	Receptor Type and Location (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor		Judged Magnitude of Visual Effects				Description/Notes	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect 10 Years Post Completion
									Susceptibility to Change	Value	Distance from Site Boundary (or Built Development where stated) (approx. m/km)
		High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
K	Residents:										
VP10	Bryn Hyfryd, Gwalia, Glasfryn	Medium	Medium	c.330m from site boundary; distance from built development ranges from c.330-600m	Glimpse	Permanent	Construction: Low – Negligible Completion: Negligible Year 10: Negligible	- Refer to LVIA (2013) for baseline description. - There would be no visibility from ground level and therefore no discernible change to local views from the public right of way or from local residential roads. - Whilst there is potential for limited first floor visibility of the proposed development above existing mature vegetation, views would be extremely restricted and would not be close range due to the intervening vegetation associated with the railway corridor and SAC, as well as that bordering and within the site. - Existing vegetation would be enhanced and reinforced with new tree and hedgerow planting as part of the GI proposals which would further screen the built development. However, any views of it would be confined to the uppermost parts and rooflines and would be limited to relatively few properties closest to the site along Bryn Hyfryd and Gwalia. - It is considered that resultant visual effects upon residents would be Minor Adverse becoming Negligible in the long term as landscaping establishes.	Minor Adverse - Negligible	Minor Adverse - Negligible	Negligible
L	Rail Users:										
	Shrewsbury to Chester Railway Line	Low	Medium-Low	120.Xm from site boundary; distance from built development ranges from c.300-350m when passing the site	Glimpse	Transient	Construction: Negligible Completion: Negligible Year 10: Negligible	- While there is potential for glimpsed views of the Proposed Development when passing by the site these would be extremely limited and minimal due to the intervening well-established vegetation together with the proposed landscaping along the north-western edge of the site. - Views would be infrequent, transient and at relatively high speed and are assessed as being Negligible overall.	Negligible	Negligible	Negligible

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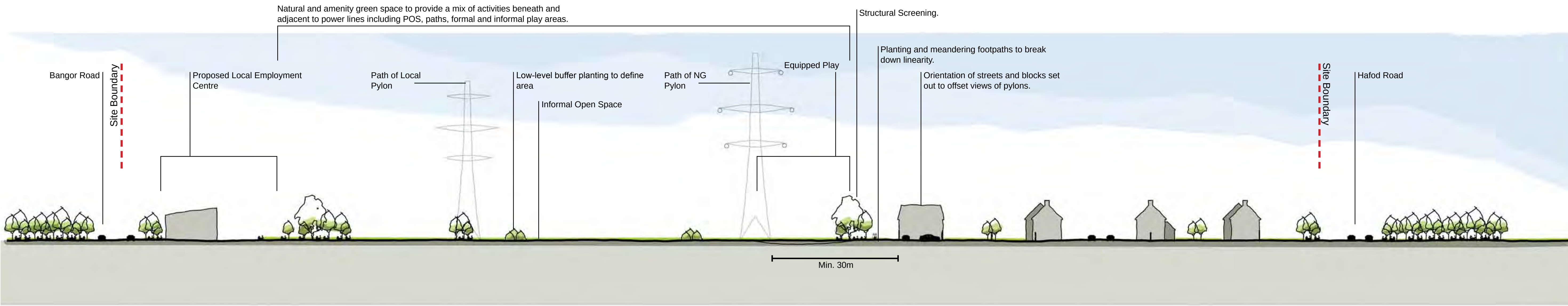
Appendix 5

Illustrative Cross Sections (requested by National Grid)

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Section A-A'



Section B-B'

Appendix 6
DAS Addendum

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ADDENDUM TO DESIGN & ACCESS STATEMENT

Dennis Ruabon, Hafod Tileries, Johnstown

June 2014



Introduction and Summary of Design Response

Introduction

The immediate context of the application site comprises a variety of land uses. These include a Special Area of Conservation to the west, Hafod Landfill Site to the south and Hafod Country Park to the north.

The previously submitted Design and Access Statement demonstrates how the design of the development responds to its context. The purpose of this addendum is to provide further details of existing land uses directly to the north of the site and the design response.

Summary of Context

Existing adjacent land uses to the north of the site consist of a concrete processing plant, bottle gas storage facility, waste transfer station and scrap yard.



Existing planting and 2.0m fence

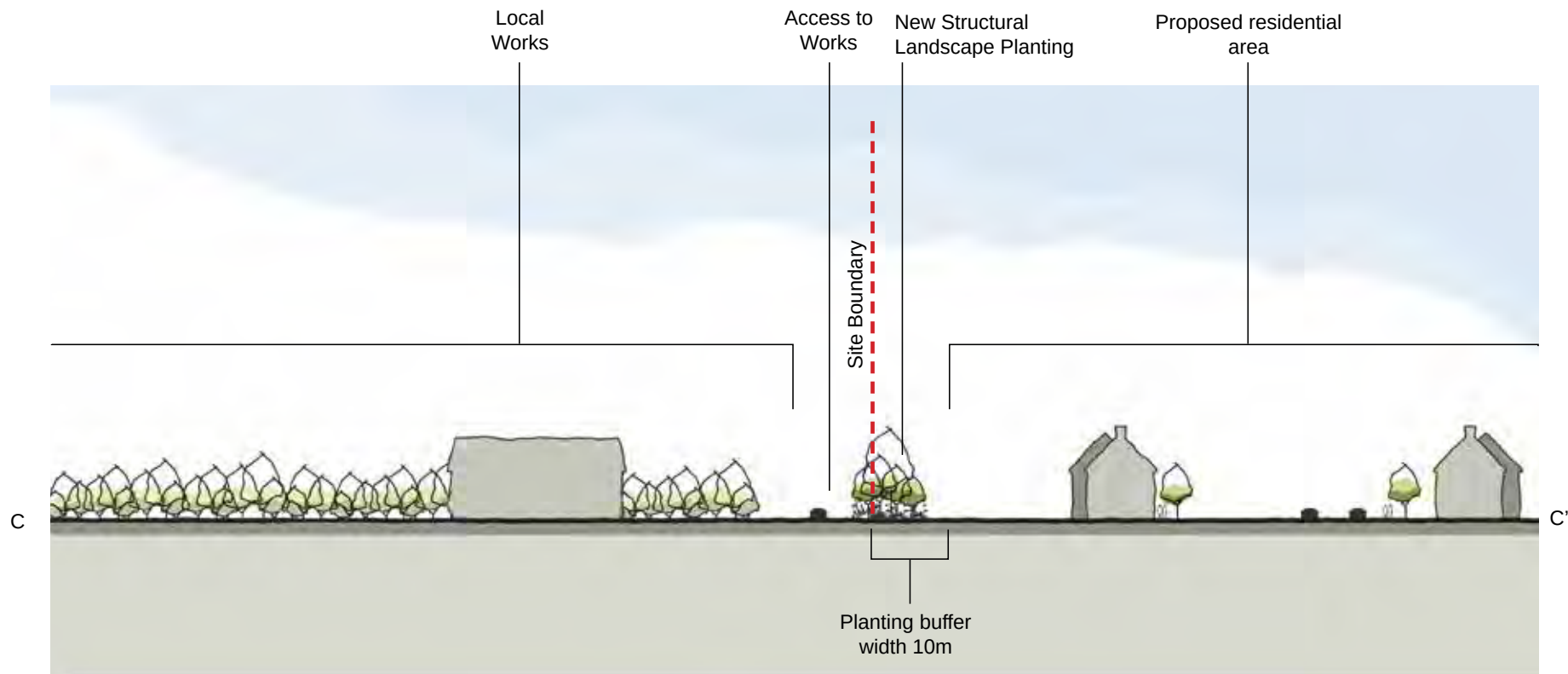
The site is separated from these adjacent land uses by the access road to the concrete processing plant, which forms the northern boundary of the site. Existing planting, a low bund and 2.0m high fence along the access road partially screen and filter views of the gas bottling facility, scrap yard and waste transfer station. Existing vegetation along the boundaries of the concrete processing plant provides a degree of visual separation

Summary of Design Response

The following illustrative sections demonstrate the design response to existing land uses to the north of the site.

- The development has been set back from the northern and north-western boundaries to allow for new structural planting to reinforce the screening provided by existing planting and the fence;
- A landscape buffer of approximately 10m in width would comprise a mix of native tree and hedgerow species and be carefully designed to reflect existing landscape characteristics;
- Lower density development with larger front gardens along this edge would further serve to separate proposed housing from adjacent land uses.

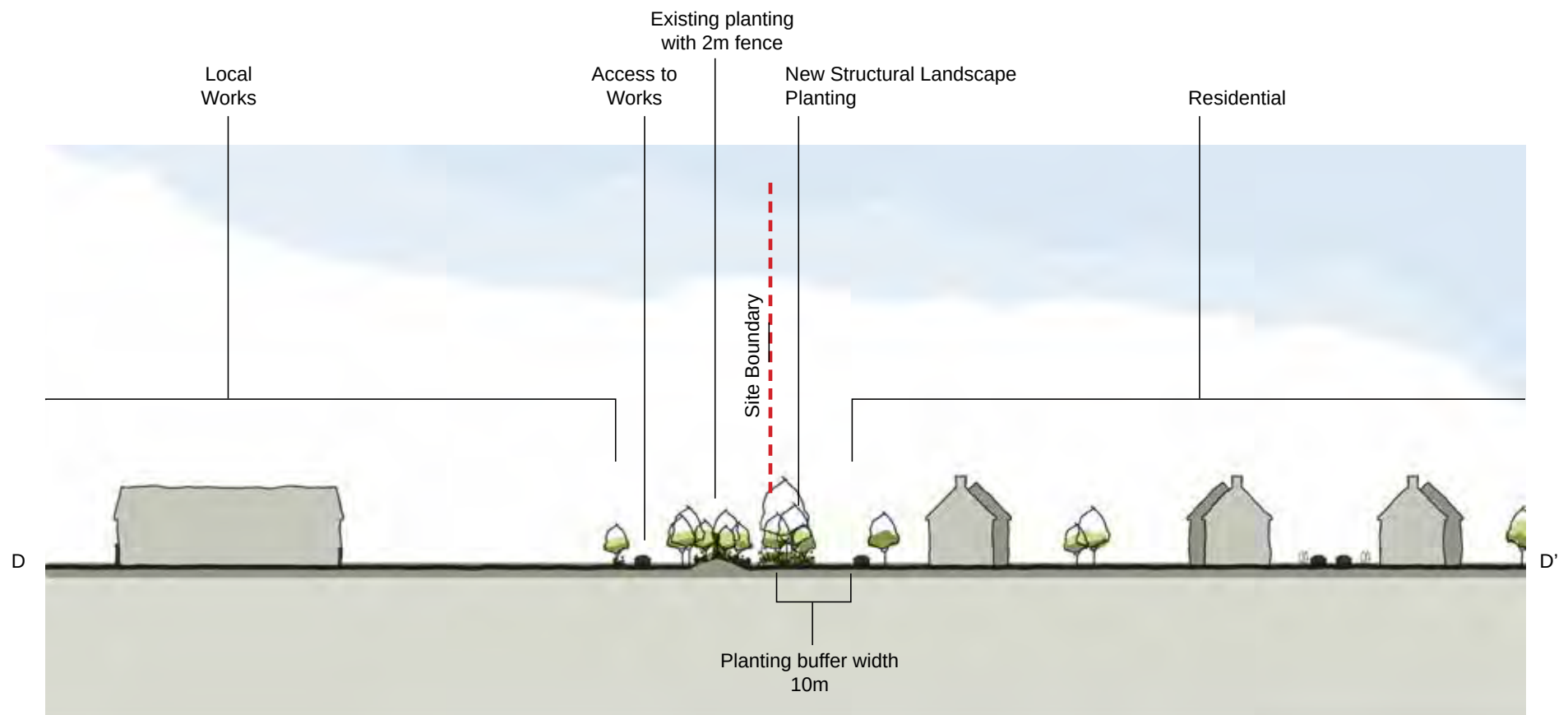
Further details of landscape proposals and green infrastructure can be found in the submitted Design and Access Statement.



Section C - C': Typical illustrative section through northern boundary



Location Plan



Section D - D': Typical illustrative section through northern boundary

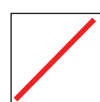


Location Plan

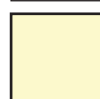
Appendix 7

Updated Development Framework Plan

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Application Site (Area 17.34ha)



Proposed residential (7.0ha)
Up to 300 dwellings



Proposed Employment (0.29ha)



Local Store (0.11ha)



Proposed Vehicular Access



Proposed Public Open Space
inclusive of amenity space, LEAP
and informal play (3.83ha)



LEAP (0.16ha)



Informal Play (0.47ha)



GCN Reserve (5.82ha)



Proposed structure planting



Existing vegetation



Proposed attenuation pond



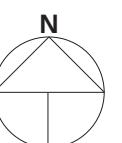
Existing Public Footpaths Retained



Proposed Footpath/Cycleway



Power Lines



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Gladman Developments Ltd
Land off Bangor Road
Johnstown, Wrexham

Development Framework Plan

1:2500@A3

April 2014

4355-P-04 J

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Appendix 8
Updated Illustrative Masterplan

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Appendix 9
Hafod Road Frontage

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Street tree planting

Proposed cycle way

Properties to front onto
Hafod Road where possible

Dual aspect properties
create attractive frontage
along Hafod Road



Location Plan

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Appendix 10
GLVIA3 BOX 5.1

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