

5.28 In cases where there is no existing evidence to indicate landscape value, and where scoping discussions suggest that it is appropriate, value should be determined as part of the baseline study through new survey and analysis. This requires definition of the criteria and factors that are considered to confer value on a landscape or on its components. There are a number of possible options:

- Draw on a list of those factors that are generally agreed to influence value (see Box 5.1). They need to be interpreted to reflect the particular legislative and policy context prevailing in particular places. The list is not comprehensive and other factors may be considered important in specific areas.
- Draw up a list of criteria and factors specific to the individual project and landscape context.
- Apply a form of the ecosystem services approach, although this is a cross-cutting and integrating approach and is likely to encroach on other themes or topics in the EIA. Although there is interest in this approach, experience of using it in EIA is limited, although it is under active consideration (IEMA, 2012a).

Box 5.1

Range of factors that can help in the identification of valued landscapes

- **Landscape quality (condition):** A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.
- **Scenic quality:** The term used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses).
- **Rarity:** The presence of rare elements or features in the landscape or the presence of a rare Landscape Character Type.
- **Representativeness:** Whether the landscape contains a particular character and/or features or elements which are considered particularly important examples.
- **Conservation interests:** The presence of features of wildlife, earth science or archaeological or historical and cultural interest can add to the value of the landscape as well as having value in their own right.
- **Recreation value:** Evidence that the landscape is valued for recreational activity where experience of the landscape is important.
- **Perceptual aspects:** A landscape may be valued for its perceptual qualities, notably wildness and/or tranquillity.
- **Associations:** Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area.

Based on Swanwick and Land Use Consultants (2002)

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Appendix 11

National Character Area 13: 'Deeside and Wrexham' description

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13: GLANNAU DYFYDWY A WRECSAM/DEESIDE AND WREXHAM



Gronant and Talacre Dunes

Summary

Deeside and Wrexham forms a long and broad valley to the north eastern edge of Wales, with the character area containing the confluence of the Alun and Dee Valleys and opening into the broad Dee estuary to the north east, and extending as far as the beaches of Talacre, on the North Wales Coast. Connah's Quay, Mold and Wrexham impart a settled and often industrial character to much of the central and lower parts of the character area. A small part of the Clwydian Range AONB extends into the westernmost part of the area.

Key Characteristics

- A bedrock geology composed primarily of coal measures interspersed with outcrops of millstone grit, Holywell Shales and Cefn-y-Fedw sandstones.
- Deposits of glacial till and glaciofluvial and river terrace drift overlay this bedrock geology in parts of the valley floor, giving rise to localised gentle landform variation.
- Soils vary throughout the character area, with seasonally wet deep red loams and clays evident in areas overlaying sandstone and deep sandy well drained loams evident on the coal measures.
- Soils support a range of landcover elements including sheep and cattle grazed pasture and some arable farmland in addition to areas of farm woodland cover.
- A broad flat valley floor landform adjacent to the Dee Estuary give way to a more undulating topography further to the south, around Caergwrle.
- A single large river, the Dee, traverses the character area. The Dee opens out into a broad estuary with tidal sand flats.
- A number of minor rivers dissect the landscape e.g. the Alun and Eitha, and associated streams.
- The north eastern parts of the character area are defined by sandy beaches and sand dunes/marsh at Talacre, with areas of lowland pastoral farmland behind the sea wall further to the south towards Connah's Quay.
- A variety of cultural and historic sites indicate the former strategic importance of the coastal route and the turbulent history of the marchlands, including Offa's Dyke/Wat's Dyke. Late medieval parklands and ecclesiastical/funerary sites are further historic features.
- A strongly settled character is apparent in the central and southern parts of the character area, with the relatively large, almost linked settlements of Holywell-Connah's Quay-Mold-Wrexham-Ruabon.
- An industrial character is evident in the line of coalesced settlements at Connah's Quay and Holywell, associated both with the railway line to Holyhead, mining and large scale power generation plants.
- By contrast, settlement is otherwise confined to compact villages associated

with landed estates and isolated farmsteads, or coalesced ribbon developments and encroachment upon commons, which are the legacy of the former coal and lead mining industries.

- Wide, open views across the estuary and valley floor and across to the Wirral, and seascape views at Talacre contrast with the more contained character created by the largely coalesced pattern of settlement to the south.
- The industrial character of much of the western side of the Estuary from Point-of – Air to Queensferry has created a number of prominent landmark industrial buildings which dwarf the small scale historic pattern of settlement, e.g. Flint and its shoreline castle.

13. Glannau Dyfrdwy a Wrecsam/Deeside and Wrexham

0 5 Km

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© Hawlfraint y Goron. Cedwir pob hawl. Cyngor Cefn Gwlad Cymru, 100018813 (2007).

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Physical Landscape

Deeside and Wrexham is composed predominantly of a bedrock geology of coal measures left by the pre historic silting up of the marine flats and deltas which once characterised this stretch of the coastline. The coal measures are interspersed with outcrops of millstone grit, comprising of the Holywell Shales (blue-black carboniferous shales) in the north of the area, and the Cefn-y-Fedw sandstones to the south.

The bedrock geology is in part overlain by drift deposits of glaciofluvial and river terrace drift and glacial till, giving rise gentle landform variation in the valley floor. Topography ranges from -3M AOD at the coastline to approximately 370m AOD at Caergwrle, within the central part of the character area. The eastern slopes of *I2. Bryniau Clwyd/Clwydian Hills* form a strong backdrop to the northern and central parts of the area.

The character area is crossed by one major river, the Dee, which intersects the southern part of the area, following a broad loop through the adjacent Cheshire Plain and rejoining the character area at the Dee Estuary. A number of other minor rivers, such as the Alun and the Eitha dissect the character area and are fed by minor streams which create localised landform variation.

Soils include seasonally wet red clay loams overlying the sandstone and areas of fine, sandy loam associated with the Millstone Grits and shales. These support a range of landcover elements including cattle and sheep grazed pasture interspersed with treed mixed native hedgerows and blocks of deciduous and mixed woodland, in addition to areas of arable cultivation. Hanging woodland is evident to the slopes which form the foothills of the adjoining *I2. Bryniau Clwyd/Clwydian Hills* character area/Clwydian Range.



Pasture with wooded foothills of the Clwydian Hills

The lowland pasture on the broad flat valley floor to the north and north east gives way to a largely intact coastal landscape of marsh, dune and sandy beaches at Talacre, with tidal sand flats evident to the south, beyond the sea wall at Connah's Quay.



Coastline at Talacre

The dunes at Talacre and Gronant and associated mudflats provide significant overwintering habitat/roosting opportunities for a range of bird species and this is recognised in the Site of Special Scientific Interest (SSSI) designation and the Proposed Special Area of Conservation (pSAC) at Talacre Warren. The mouth of the Dee at Holywell Bank/Bagillt Bank is recognised as being of biodiversity value through its designation as Deeside SSSI/SAC.

Historic/Cultural Landscape

Historic and cultural landscape elements bear witness to the turbulent history of the borders and the marchlands, with early medieval strategic earthworks and

boundaries such as Offa's Dyke and Wat's Dyke both apparent within the character area.

Scheduled Ancient Monuments from the medieval period illustrate the continuity of settlement within the character area, e.g. religious/ecclesiastical and funerary sites, notably the abbey at Holywell and a chapel and well at Spon. This established settled character is reinforced by the castle at Flint, demonstrating the strategic importance of the coastal trading route with Ireland. Later 19th century linear and nucleated settlement and urban sprawl, e.g. Holywell, Flint and Connah's Quay, reflects this pattern.

A number of parkland estates and registered parks and gardens of historic interest, sometimes associated with small (estate) villages are evident within the character area including Talacre, Erddig, Rosehill, Mostyn Hall and Soughton Hall. Holywell is important as an 18th Century picturesque style landscape by Thomas Pennant and which forms the setting of the mid 18th Century listed buildings of the same name. The influence of parkland and planned estate landscape is evident in the medieval period, with Buckley (Buck-Ley) alluding to former medieval deer pasture.

The field pattern outside of the areas of settlement is often irregular and is that of early post medieval Enclosure, although incorporating a number of medieval elements such as earthworks. In the 18th and 19th centuries the course of the Dee was canalised and the extensive tracts of saltmarsh on either side reclaimed for agriculture, but subsequently much given over to heavy industry and commerce in the 20th century.



Irregular pastoral fields with sea views

Visual/Perceptual Landscape

A broad valley landscape which is often of small scale due to agricultural Enclosure and the interplay of landscape elements such as field boundary hedgerows and oak trees, blocks of deciduous and mixed farm woodland and the often wooded edges of the larger settlements such as Mold and Wrexham.

A varied and textured landscape mosaic is created by these landscape elements, with grazing pasture contrasting with areas of arable cultivation, coastal marsh, dune and flats.

Perceived tranquillity is often greatly reduced by the near merging of the large nucleated settlements around Ruabon, Wrexham, Mold and Connah's Quay and by associated transport infrastructure such as the A55 and A483 and some industrial elements such as the aircraft factory at Broughton. Wrexham was formerly the industrial hub of this part of Wales and has now largely coalesced with adjacent settlements, including the historic County Town of Mold.

However a tranquil landscape of simple elements and big skies is evident at Talacre, with the shoreline of the Irish Sea and the dunes and marshland behind. Movement and perceptual variation in the scale and visual quality of the landscape are provided by tidal activity at the mouth of the Dee Estuary. The distantly visible Wirral Peninsula and associated settlements of

Hoylake and Heswall impact perceptibly on the night time landscape and skyline to the east.

Dee Estuary forming the backdrop, enhances localised instances of perceived tranquillity.

The potential for views across the network of irregular pastoral fields from more elevated viewpoints, with the Irish Sea and

Appendix 12

Wrexham Landscape Character Area 7c: 'Rhosllanerchrugog – Rhostyllen, Ruabon –
Pen y Cae' description

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Rhosllannerchrugog - Rhostyllen Ruabon - Penycae

7c

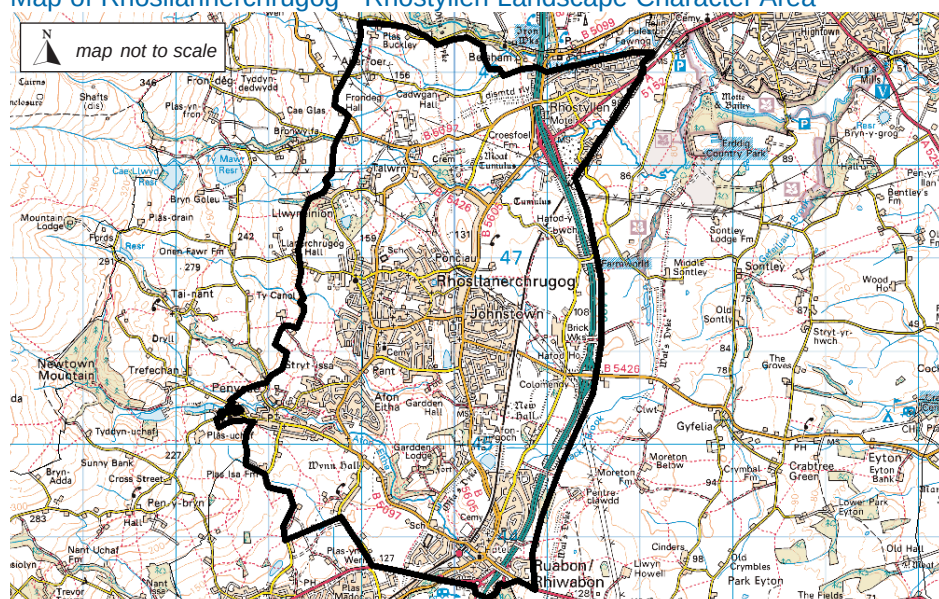
This is one of a series of Local Planning Guidance Notes based on Wrexham LANDMAP (adopted November 2004), setting out recommendations for each Landscape Character area.

Closely-built former mining communities with a rich cultural heritage, located on the lower slopes of Ruabon Mountain, and distinguished by the widespread use of local Ruabon red brick

Landscape context

Rhosllannerchrugog - Rhostyllen is one of four character areas in Wrexham which have a mixed rural and urban landscape. The other areas are Chirk, Cefn Mawr and West Wrexham Ridges and Valleys

Map of Rhosllannerchrugog - Rhostyllen Landscape Character Area



Character Area boundaries should be considered transitional rather than precise
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Rhosllannerchrugog Rhostyllen - Ruabon Penycae summary

- Rural and urban areas affected by history of mining and quarrying
- Villages (Rhos, Penycae, Rhostyllen, Ruabon) characterised by high density and use of Ruabon red brick
- Prehistoric military border area - Gardden hill fort and Offa's Dyke
- Much accessible natural greenspace forming ecological network, including woodland and grassland habitats of high value
- The A483 and railway follow the lower edge of area

Key characteristics

Visual character:

- Lower slopes of Ruabon Mountain consisting of undulating farmland, with residential and industrial development.
- Bersham colliery and tip, and the former Hafod tip, now restored, are landmarks

Geological character:

- Gentle Carboniferous Coal Measure slopes (sandstone) mostly overlain by glacial till, although Rhosllannerchrugog centre is built on an outcrop
- A sandstone ridge, highest at Gardden Hill and followed to the north by Offa's Dyke (part now under Johnstown) runs through the centre of the character area

- To the east of Johnstown, Etruria Marl has been quarried to make the characteristic red bricks and tiles

Ecological character:

- Most farmland is improved grassland of low biodiversity value
- Some former industrial sites are now of high wildlife value, including Stryt Las (great crested newts), the former Hafod tip (a young broadleaved woodland), and birch woodland north of Rhos
- Fragmented areas of semi-natural vegetation include broadleaved scrub, neutral grassland, upland oak woodland along the Afon Eitha valley, beech woodland on Gardden Hill, neutral grassland at Legacy substation, lowland pasture, and oak/ash/sycamore woodlands around the Crematorium and Llwyneinion



Historical character:

- Settlements are mainly of 19th -20th century origin but Penycae and Ruabon have older centres
- Coal mining remains are frequent but Bersham Colliery, with its coal spoil tip and remaining headgear is of particularly high value. Industrial sites are linked by a network of disused industrial railways
- Border area - prehistoric military hillfort at Gardden and Offa's Dyke, marking a former political and military boundary

Cultural character:

- Rhostyllen, with modern industrial and commercial areas next to the A483, is now closely linked to Wrexham town
- Johnstown, once linked with the brickworks and Hafod colliery, is a mainly English-speaking community.
- Rhosllannerchrugog is a culturally rich community with strong Welsh culture and language
- Surrounding farming is under pressure, with part time holdings and increase in 'horsiculture'
- Hafod y Bonc Country Park is a former tip now important for environmental education and recreation

Landscape sensitivity:

The distinctive Welsh identity of the area is vulnerable to development pressure, particularly infill housing of standardised design and materials. The A483 corridor is visually threatened by nearby landfill, masts, building development and power lines. Surrounding farmland is also very vulnerable to urban pressures

Overall management strategy:

Enhancement, conservation and sustainable development

Management guidance

Aims	Guidelines
Enhance visual character	● Promote urban forestry and enhance remaining areas of neglected or derelict land ● Rationalise/reduce overhead power line clutter ● Survey and assess use of sandstone and local brick in walls and buildings
Develop an accessible green network	● Retain and improve environment for pedestrians and cyclists within settlements through the development of accessible natural green space and green network (refer to Green Strategy due March 2007)
Conserve geological features	● Maintain morphological integrity of landform and assess new exposures
Enhance and extend existing habitats for wildlife	● Develop wildlife corridors as part of a green network, linking areas of fragmented habitats (refer to Green Network Strategy due March 2007) ● Maintain ponds and protected great crested newts ● Maintain, enhance and expand: scrub, broadleaved woodland, lowland pasture and hedges ● Diversify improved grassland and farmland and reduce chemical use in agriculture
Preserve archaeological features	● Preserve mining remains, especially winding house, headgear and tip at Bersham, maintain and repair ● Development which adversely affect the site or setting of Offa's Dyke or Gardden Hill Fort would not be permitted ● Preserve historic core of Ruabon, including mills and chapels
Survey area of potential archaeological interest	● Evaluate historic core of settlements prior to development and assess in relation to wider historic landscape ● Carry out surveys of former colliery sites, railway lines and quarries, and assess in context of wider industrial landscape. Conserve historic transport routes
Strengthen cultural identities of settlements	● Preserve coal mining heritage at Bersham Colliery as visible reminder of Wrexham's former industrial base ● Preserve character of lower Ruabon slopes e.g. field systems, industrial sites ● Support Welsh-language cultural initiatives, and culturally distinct communities



For further information contact:

Planning Environment
Planning Department
Wrexham County Borough Council
Lambpit Street, Wrexham. LL11 1AR
Tel:01978 292019
www.wrexham.gov.uk/planning

All our information is available in accessible formats



Appendix 13

LVA Plans (including updated Figures 2, 5 and Figure 11: Aerial Photograph)

Figure 1 - Site Location

Figure 2 - Landscape Character

Figure 3 - Landscape Designations

Figure 4 - Topography

Figure 5 - Visual Appraisal

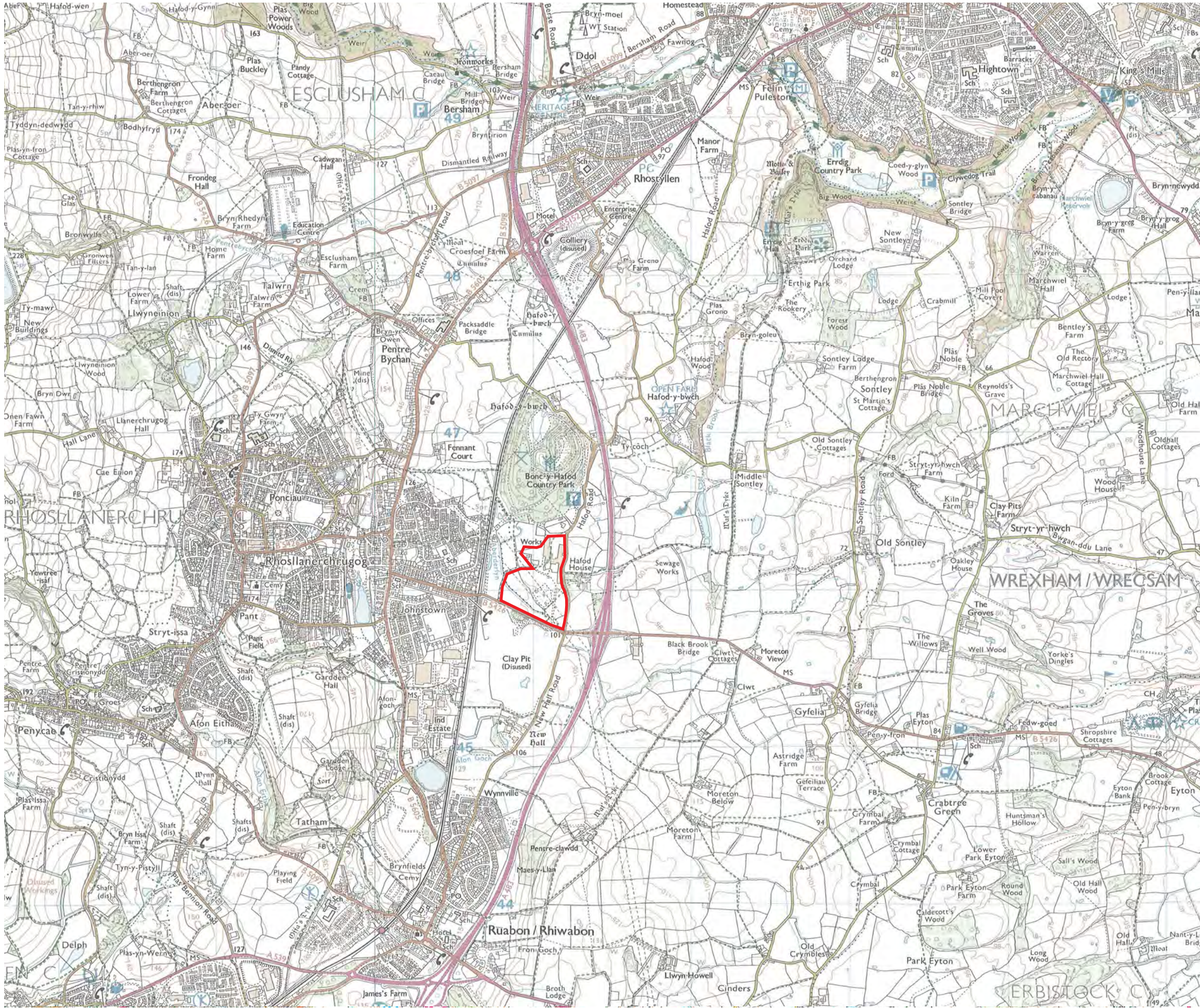
Figure 6-10 - Photo Viewpoints

Figure 11 - Aerial Photograph

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Gladman Developments Ltd.

project
Dennis Ruabon, Hafod Tileries,
Johnstown, Wrexham

drawing title
SITE LOCATION

scale
NTS @ A3

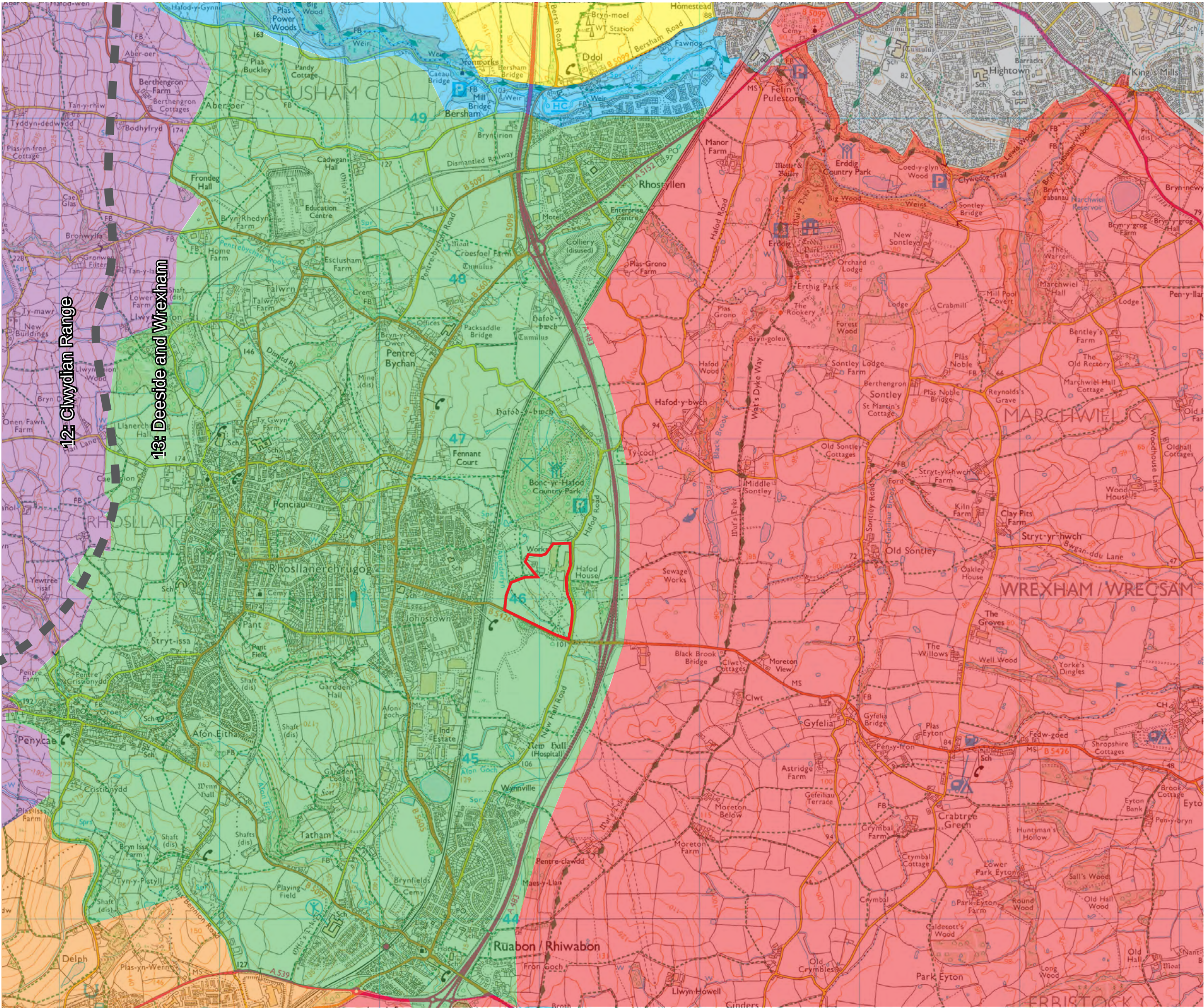
drawn
EAF / MDP

issue date
March 2016

Figure 1

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Site Boundary

Landscape Character Map for Wales (2006)



Landscape Character Area 13:
Deeside and Wrexham

Wrexham Landmap (2007)



Landscape Character Area 5b:
Eastern Slopes of Ruabon Mountain



Landscape Character Area 7b:
Cefn Mawr



Landscape Character Area 7c:
Rhosllanerchrugog - Rhostyllen,
Ruabon - Perycae



Landscape Character Area 7d:
West Wrexham Ridges and Valleys



Landscape Character Area 9a:
Clywedog Valley, Plas Power and
Bersham



Landscape Character Area 10:
Wrexham Town



Landscape Character Area 12a:
Dee / Ceiriog Wooded Valley



Landscape Character Area 13a:
Welsh Maelor



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project
Dennis Ruabon, Hafod Tileries,
Johnstown, Wrexham

drawing title
LANDSCAPE CHARACTER

scale
1:25,000 @ A3
drawing / figure number

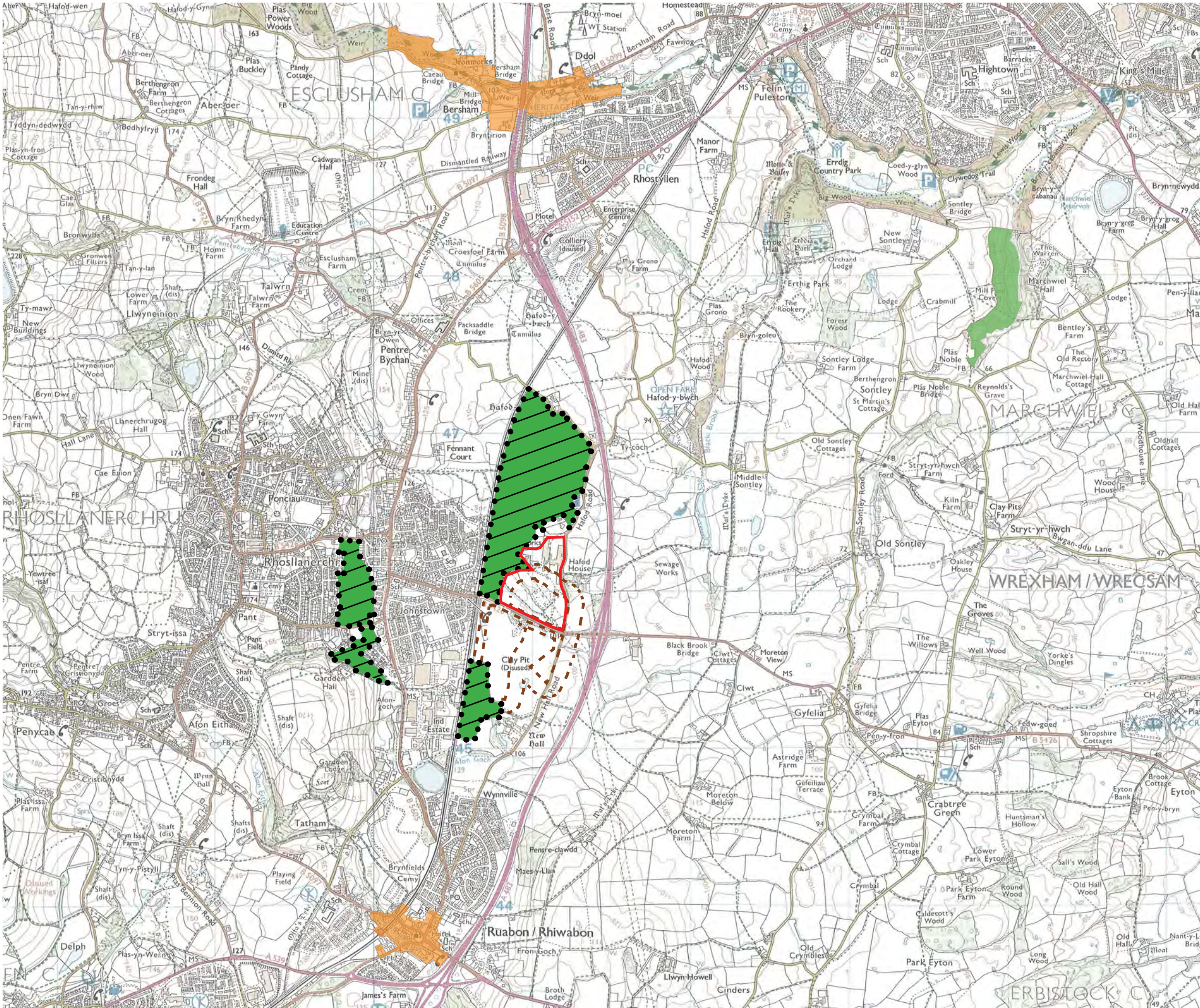
drawn
ELB

issue date
17 March 2016
rev



Figure 2

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-  Site Boundary
-  Conservation Area
(Wrexham UDP Saved Policy EC7, EC8)
-  Biodiversity Conservation
(Wrexham UDP Saved Policy EC6)
-  Minerals Buffer Zone
(Wrexham UDP Saved Policy MW11)
-  Special Area of Conservation (SAC)
-  Stryt Las A'r Hafod
Special Site of Scientific Interest (SSSI)
-  Other Site of Special Scientific Interest
(SSSI)



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project
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Johnstown, Wrexham

drawing title
LANDSCAPE DESIGNATIONS

scale
NTS @ A3

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issue date
March 2016

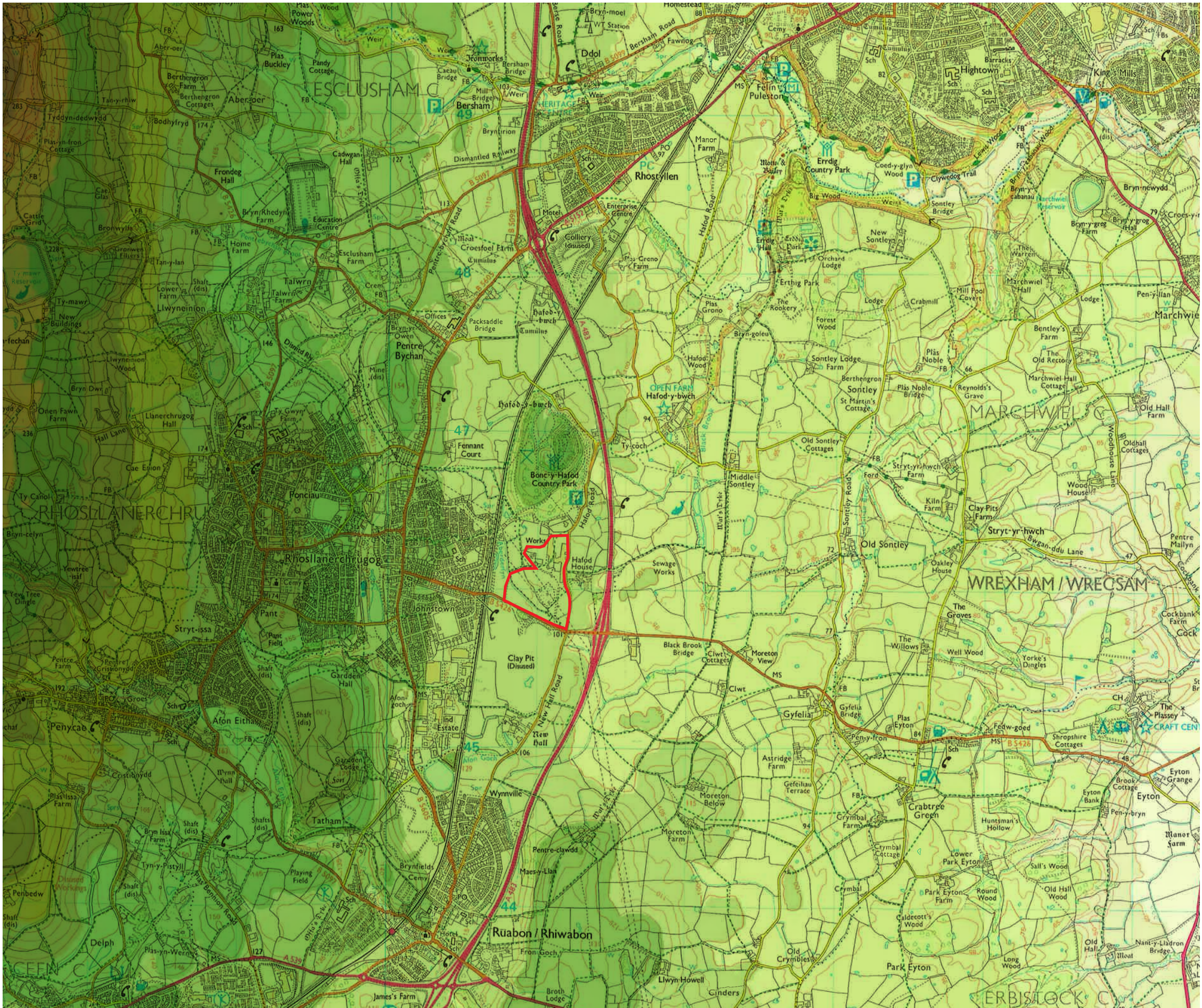
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Figure 3

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- Site Boundary
- 280m - 300m AOD
- 260m - 280m AOD
- 240m - 260m AOD
- 220m - 240m AOD
- 200m - 220m AOD
- 180m - 200m AOD
- 160m - 180m AOD
- 140m - 160m AOD
- 120m - 140m AOD
- 100m - 120m AOD
- 80m - 100m AOD
- 60m - 80m AOD
- 40m - 60m AOD
- 20m - 40m AOD



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TOPOGRAPHY

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March 2016

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Figure 4

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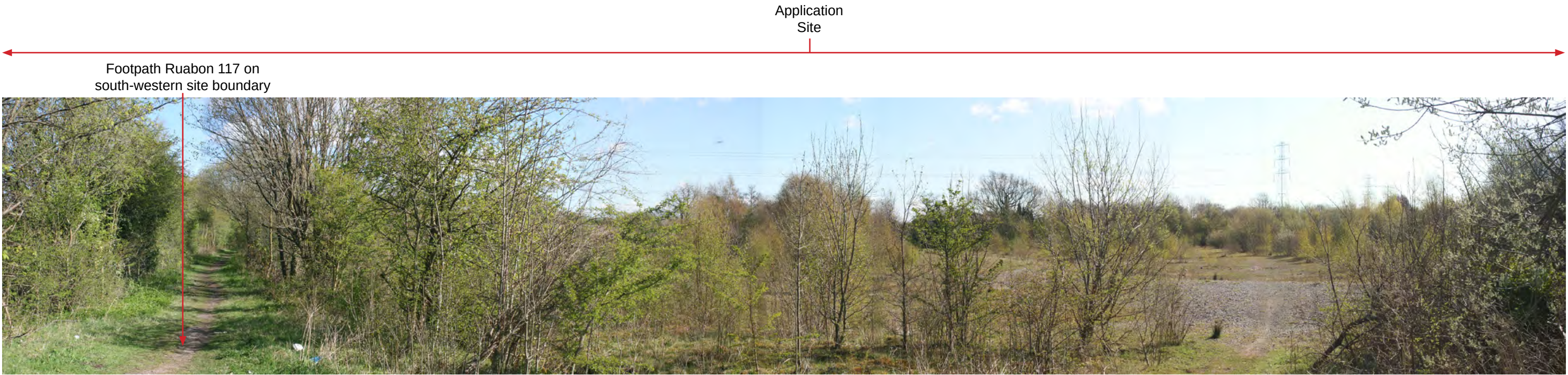


PHOTO VIEWPOINT 1: View north-east from public footpath Ruabon 117 (close to junction with Bangor Road B5426)

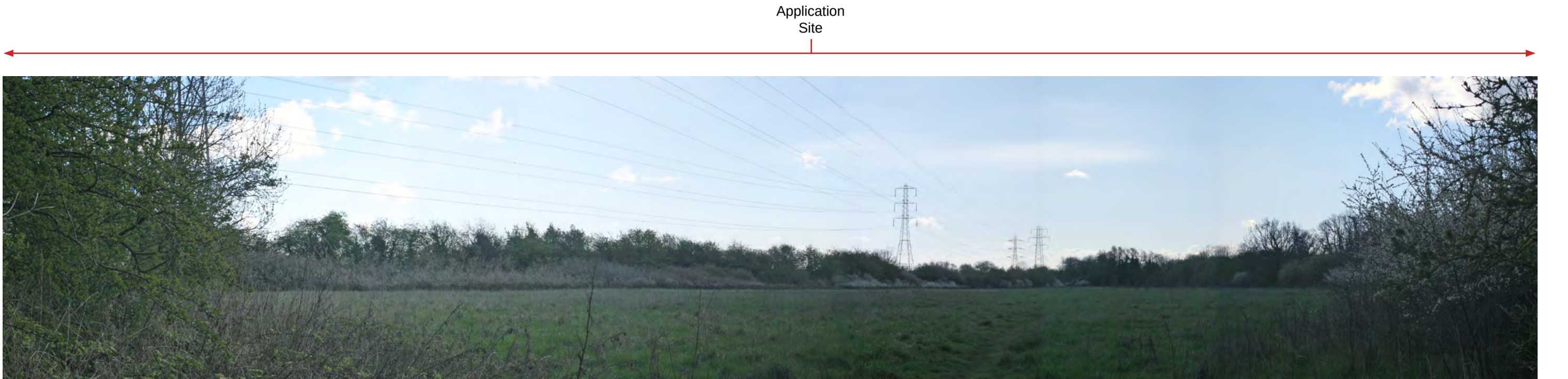


PHOTO VIEWPOINT 2: View south-east from public footpath Esclusham Below 28



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Johnstown, Wrexham

PHOTO VIEWPOINTS 1 & 2

NTS @ A3 EAF / MDP January 2013

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Figure 6

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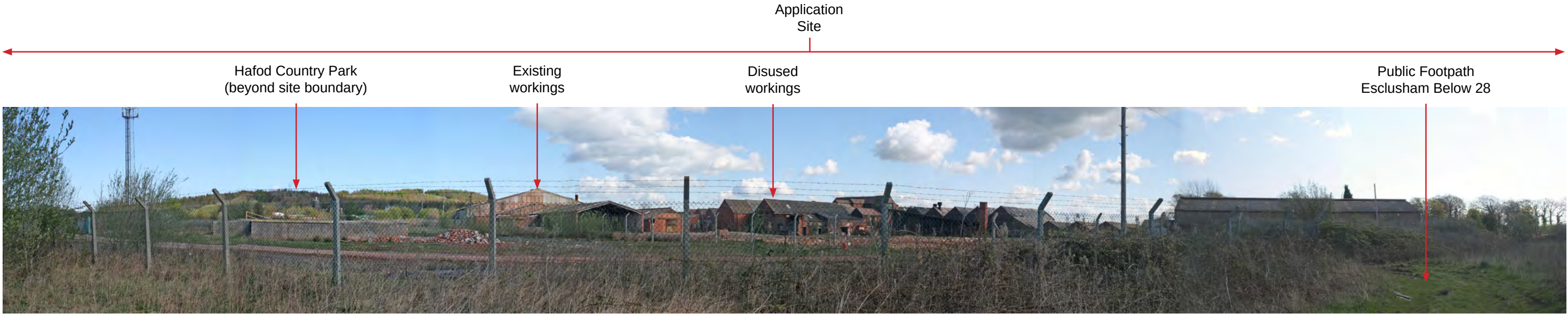


PHOTO VIEWPOINT 3: View north-east from public footpath Esclusham Below 28

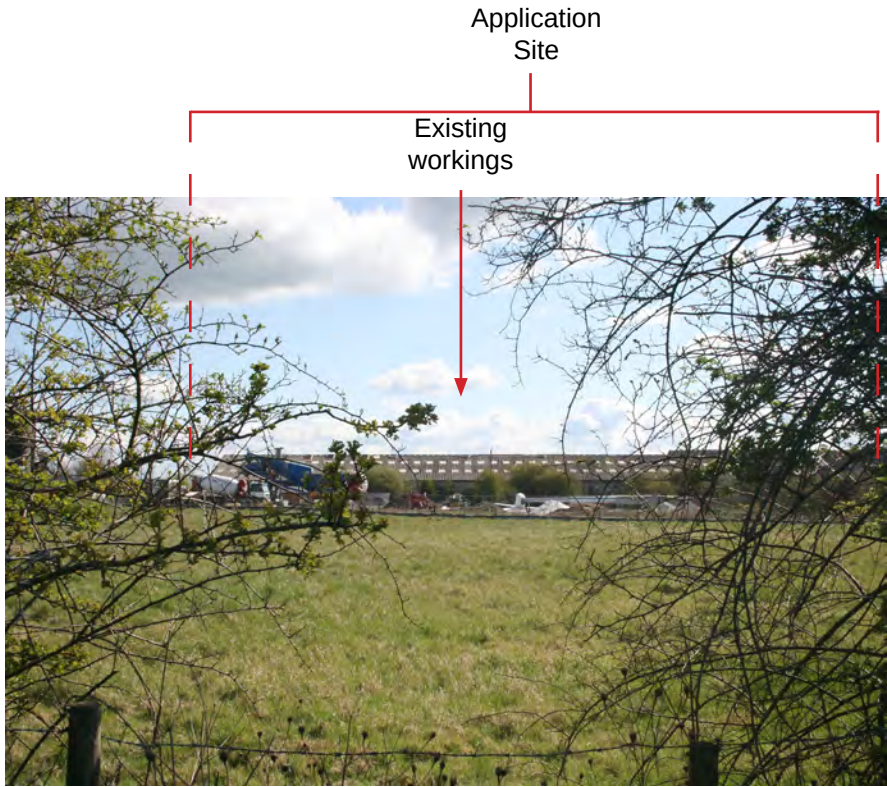


PHOTO VIEWPOINT 4: View east from public footpath Esclusham Below 24



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PHOTO VIEWPOINTS 3 & 4



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Figure 7

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PHOTO VIEWPOINT 5: View south from Hafod Country Park

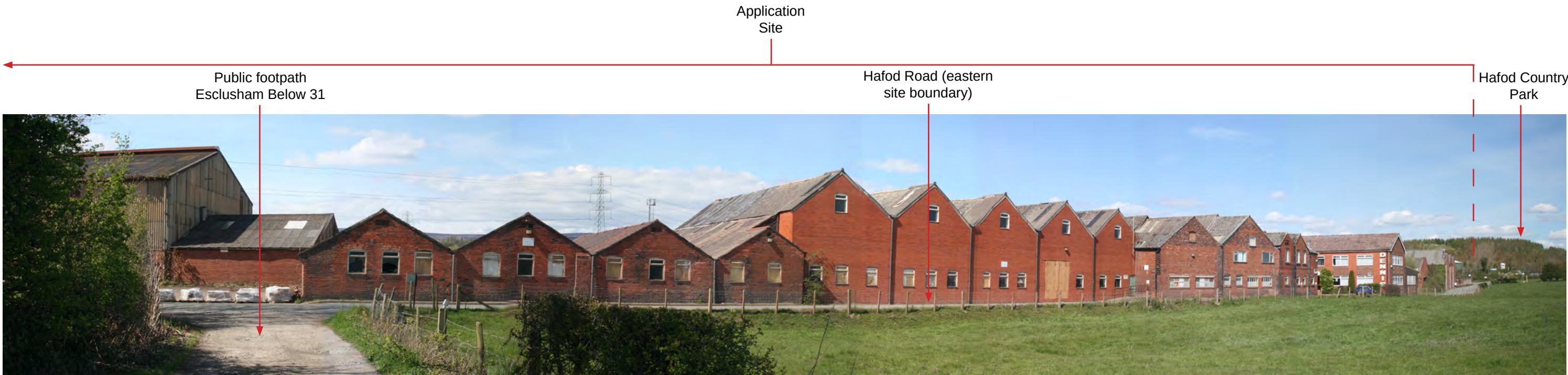


PHOTO VIEWPOINT 6: View west from public footpath Esclusham Below 31



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PHOTO VIEWPOINTS 5 & 6

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Figure 8

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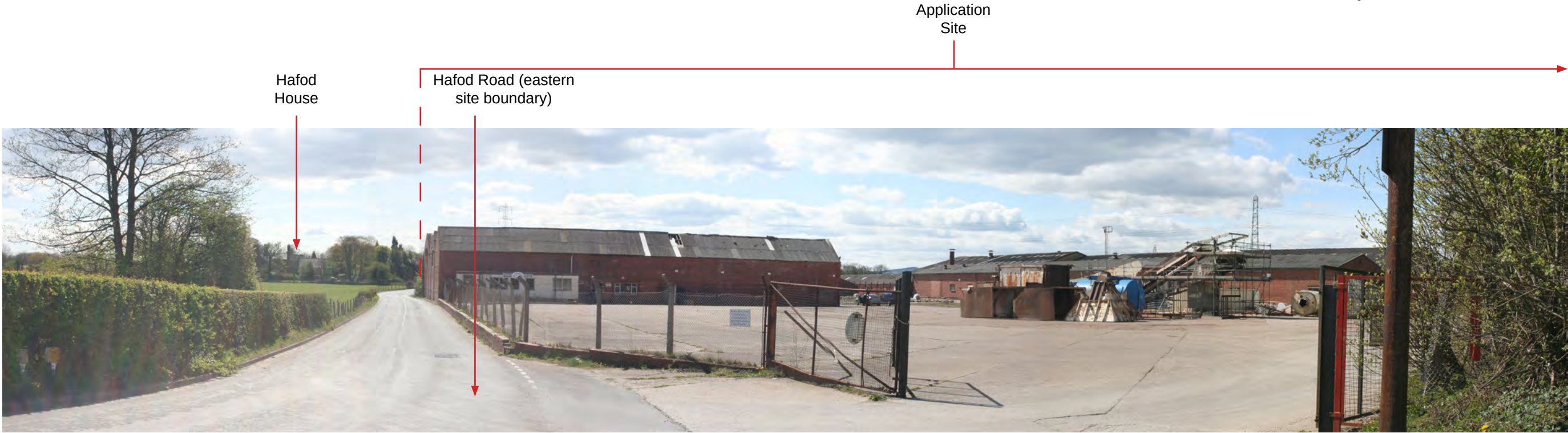


PHOTO VIEWPOINT 7: View south-west from Hafod Road

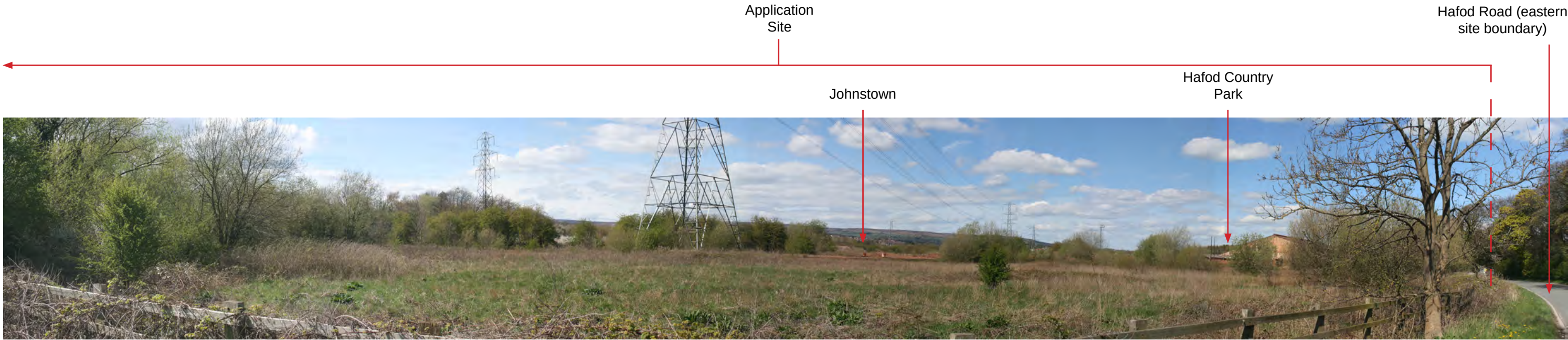


PHOTO VIEWPOINT 8: View west from Hafod Road



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Johnstown, Wrexham

PHOTO VIEWPOINTS 7 & 8



NTS @ A3

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January 2013

Figure 9

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PHOTO VIEWPOINT 9: View east from junction of South Lane / Johnson Street, Ponciau

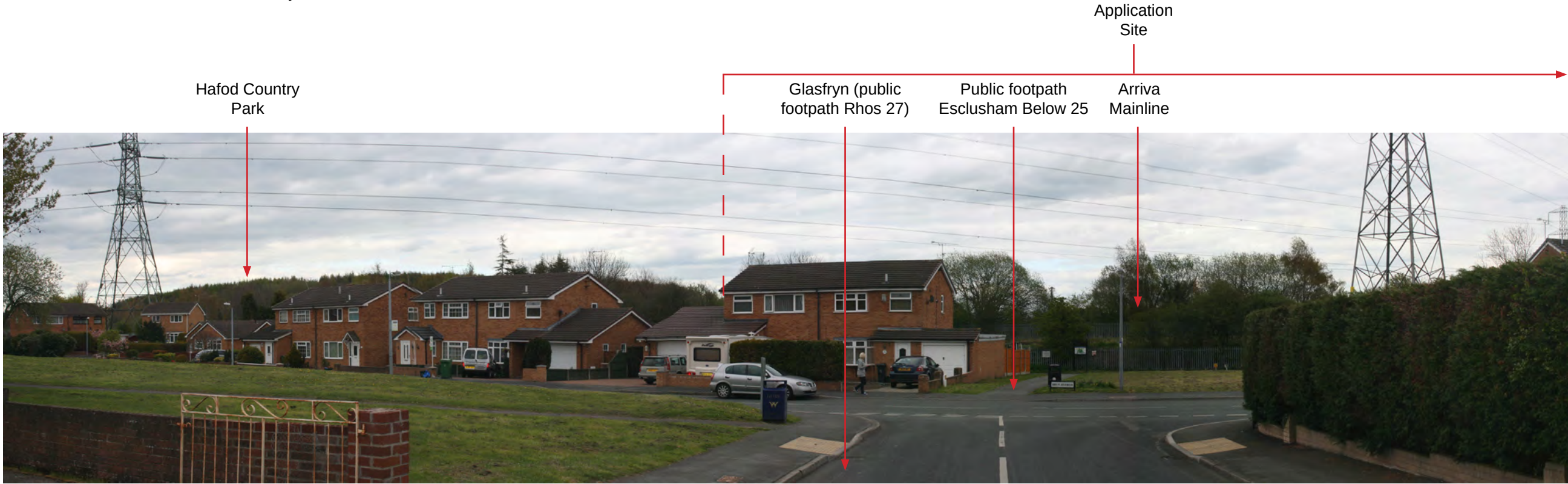


PHOTO VIEWPOINT 10: View east from Glasfryn (public footpath Rhos 27), Johnstown



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Johnstown, Wrexham

PHOTO VIEWPOINTS 9 & 10

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Figure 10

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Site Boundary

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Appendix 14
Visuals (From DAS)

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Footpath and cycle network plugs into existing rights of way

GCN Reserve to include habitat creation and SuDS attenuation pond

Robust green infrastructure and on plot planting screen and soften views of the built development from SAC

SuDS features within natural green space designed to enhance biodiversity and recreational value

Public Open Space includes existing trees and hedgerow and equipped play area



Location Plan

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Higher proportion of linked dwellings along main street

Key locations flanked by feature buildings

Buildings designed to turn corners to maximise surveillance

SuDS features within natural green space designed to enhance biodiversity and recreational value



Gateway buildings to create a strong visual statement and sense of arrival



Location Plan

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Shared surfaces provide pedestrian friendly environment and calm traffic

Car parking situated to rear of houses

Larger semi-detached and detached properties within larger plots



Greater variations in setbacks and frontage depths to plots

Housing arranged with some buildings with gable ends fronting onto street

Secondary street

Incidental greenspace



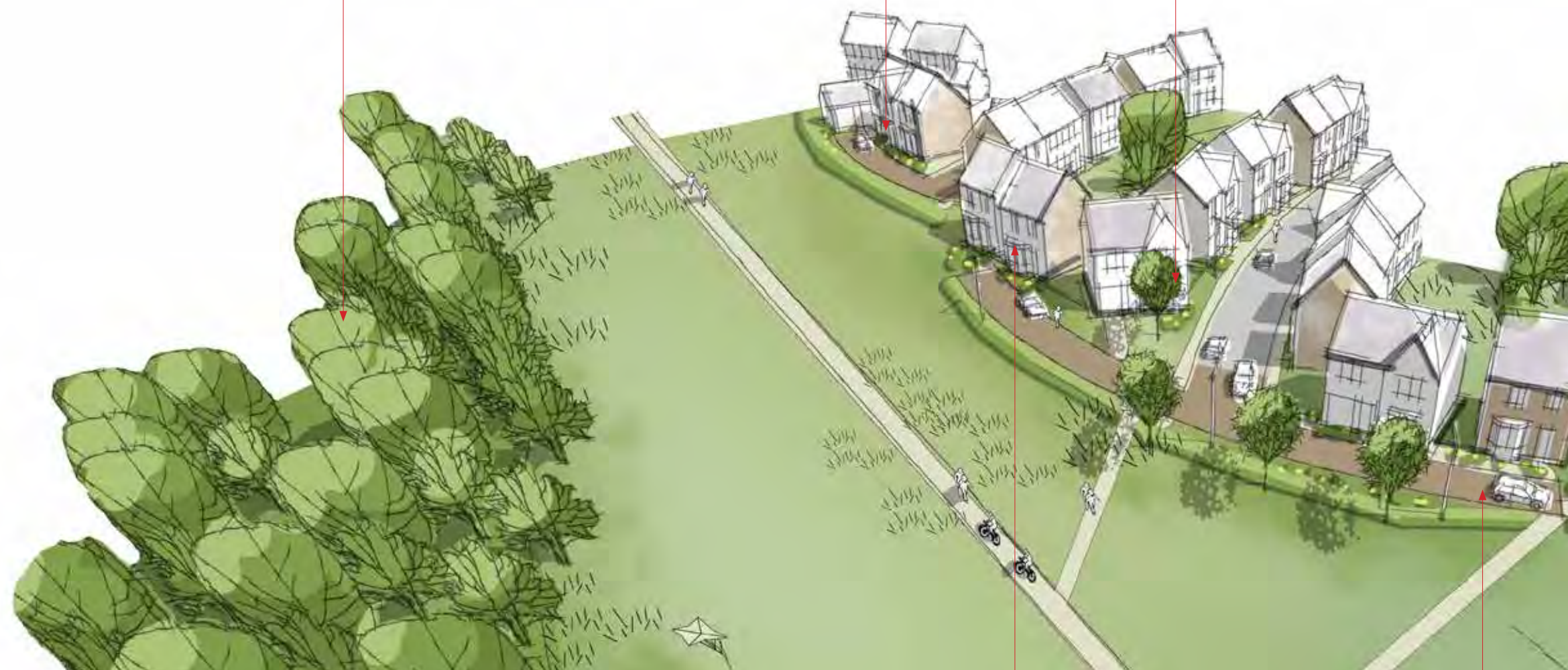
Location Plan

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Structural planting within
Public Open Space

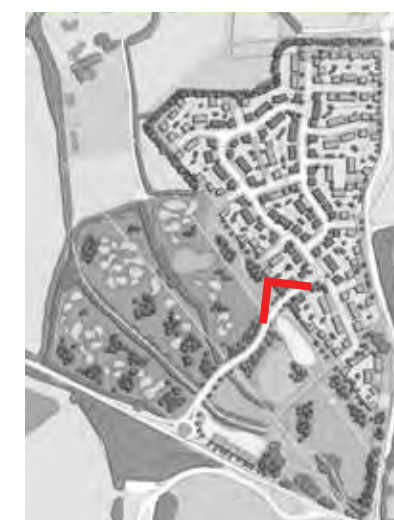
Properties orientated to minimise visual
effects of Power Lines upon views

Larger detached and semi-detached
properties set within larger plots



Layout of housing to provide natural
surveillance of Public Open Space

Shared surfaces provide
pedestrian friendly environment



Location Plan

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Public Open Space includes existing trees and hedgerow and equipped play area

Existing public right of way through new central parkland



GCN reserve

New tree and shrub planting



Location Plan

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Landscaping along Bangor Road



Local shop and parking

Light industrial, storage and distribution units



Location Plan

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