

Land South of Holt Road, Wrexham

Landscape and Visual Impact Assessment

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Prepared for:



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1. Introduction

- 1.1. Randall Thorp LLP have been commissioned by the Applicants to produce a Landscape and Visual Impact Assessment (LVIA) for proposed residential development on land south of Holt Road, Wrexham.
- 1.2. The LVIA is prepared to assist the Council's determination of an outline application for residential development of up to 600 dwellings with associated landscape works, public open space and on-site infrastructure, with all matters reserved except for access.
- 1.3. The site comprises 28.5ha of land, currently in agricultural use, on the eastern side of Wrexham. The site extends south from the A534 to Bryn Estyn Road and east to existing field boundaries. The site location and extents are shown on **Figure 1 (Appendix A)**.
- 1.4. The site is included within Key Strategic Site 2 (KSS2) within the Emerging Wrexham Local Development Plan (LDP). KSS2 identifies the land to the east of Cefn Road for the delivery of a residential-led mixed use scheme for a minimum of 1680 new homes, public open space, a primary school and supporting infrastructure.
- 1.5. The LVIA identifies and assesses the anticipated effects resulting from the development on the character and features of the landscape and on people's views and visual amenity. It describes the assessment methodology; the baseline conditions at the application site and surroundings; the scheme and the potential effects arising from it; the mitigation measures adopted to prevent, reduce or offset any significant adverse effects; and the likely residual effects when the scheme is operational.

2. Methodology

Guidance

- 2.1. The LVIA has been prepared in accordance with 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA), Third Edition, 2013; Landscape Institute and the Institute of Environmental Management and Assessment. These guidelines explain that it is necessary to tailor LVIA's and Landscape and Visual Appraisals to the specific nature of the proposals, and that a prescriptive approach should not be applied.

Approach

- 2.2. The principal objectives of the Landscape and Visual Appraisal are:
- To describe and evaluate the existing landscape character and components likely to be affected by the proposals;
 - To identify visual receptors with views of the proposals;
 - To identify and describe the potential effects of the Proposed Development on landscape character and components, and on visual receptors;
 - To assess the significance of the residual effects, taking into account the measures proposed to mitigate any of the effects identified.

Baseline Studies

- 2.3. The baseline study identifies the landscape character and components of the site and surrounding landscape, and receptors with potential views of the development within the study area. The study area, as shown on **Figure 1 (Appendix A)**, includes an area of over 1km offset from the site boundary. This includes the eastern edge of Wrexham, parts of Wrexham Industrial Estate and all of the land included within the KSS2 allocation. It includes a much wider area than the visual envelope as built elements, topography and vegetation will prevent views of the site from a number of locations within the study area.
- 2.4. Baseline information on the landscape has been gathered through a combination of desk studies and field surveys.
- 2.5. The following documents have been reviewed as part of the desk study:
- Landscape Institute and the Institute of Environmental Management and Assessment – Guidelines for Landscape and Visual Impact Assessment (GLVIA), Third Edition (2013)
 - Landscape Institute Advice Note 01/11 – Photography and Photomontages in Landscape and Visual Impact Assessment (March 2011)
 - Wrexham Unitary Development Plan (WUDP) 1996-2011
 - Emerging Wrexham Local Development Plan 2 (LDP2) - (March 2018)
 - Wrexham Strategic Green Wedge Review (October 2017)
 - Wrexham LANDMAP Supplementary Planning Guidance (SPG) adopted March 2007
 - KSS Green Infrastructure Study Key Strategic Site at Cefn and Holt Road (2018)

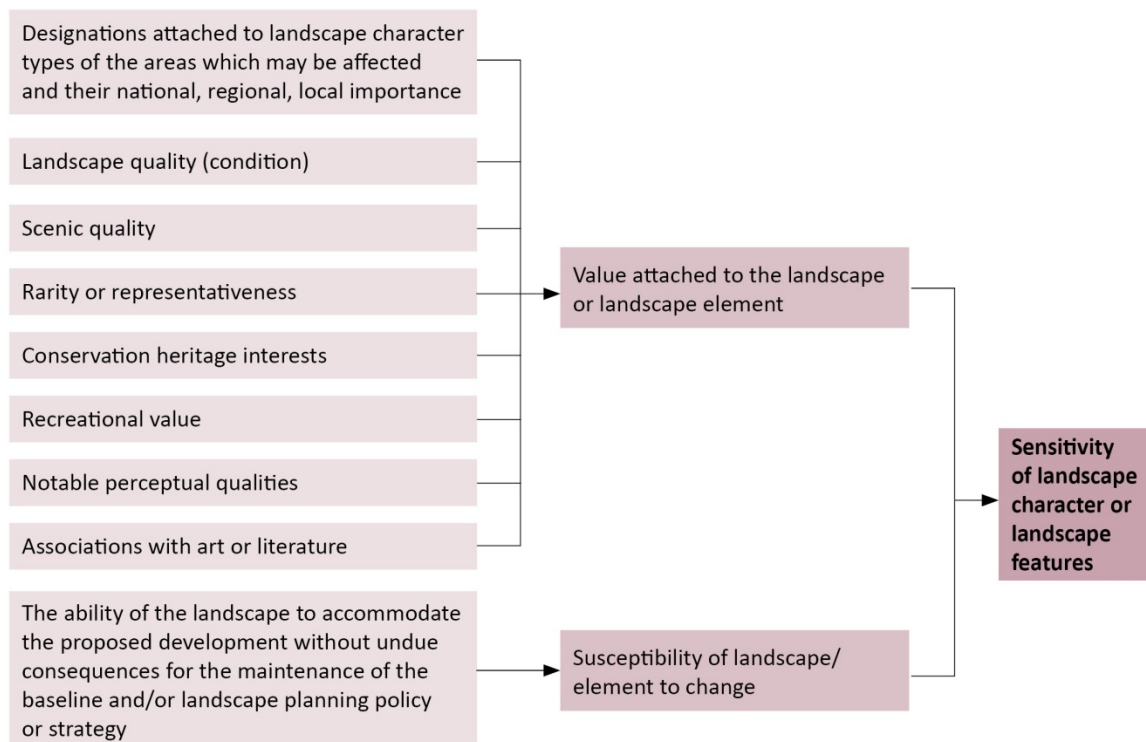
- 2.6. A site survey was carried out in June 2017. The field work established an understanding of the landscape within and around the site, its component parts and subdivisions, as well as the contribution currently made by different areas in terms of landscape quality and character, value, green infrastructure functions and accessibility. It also established the visual baseline to identify the range of views of the site, and whether there are any public viewpoints which are important in terms of appreciating the character of the site.
- 2.7. Viewpoints considered representative of potentially sensitive receptors situated within the study area at varying distances and directions have been identified. Views from public viewpoints, such as Public Rights of Way (PRoW) and roads in the vicinity have been considered. Private views have not been considered. As part of the screening process the viewpoints have been agreed with the Local Planning Authority.
- 2.8. The Tree Survey report prepared by Tyler Grange has been relied upon with regard to the quality of the existing trees within the site. The Tree Retention and Removal Plan, 10581/P08 prepared by Tyler Grange, has been relied upon to establish the tree and hedgerow losses.

Photography Methodology

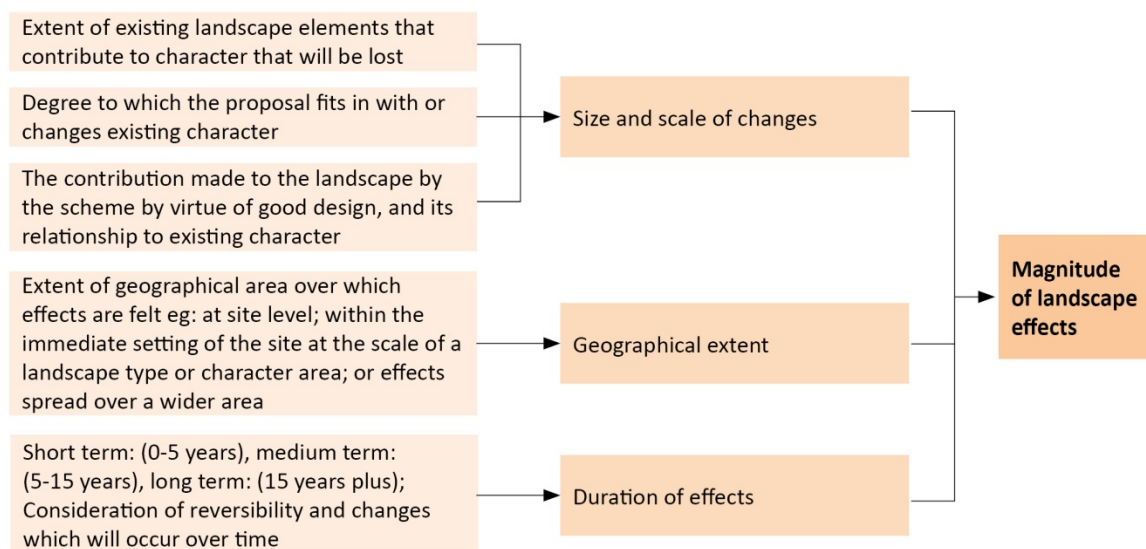
- 2.9. Photographs have been taken from publicly accessible locations with a digital SLR camera (Nikon D3300) with a 35mm fixed lens. This produces individual photographs with an approximate horizontal field of view of 40 degrees which are similar to those taken with a standard 35mm film camera and a 50mm fixed focal length lens. These are then joined as panoramas to obtain fields of view which are as representative as possible of the views obtained from the particular viewpoint. Technical Guidance set out within the Landscape Institute Advice Note 01/11 (2011) - Photography and photomontage in landscape and visual impact assessment, has been followed, although tripod mounting and levelling to horizontal and vertical axes has not been employed.

Assessment of Effects

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

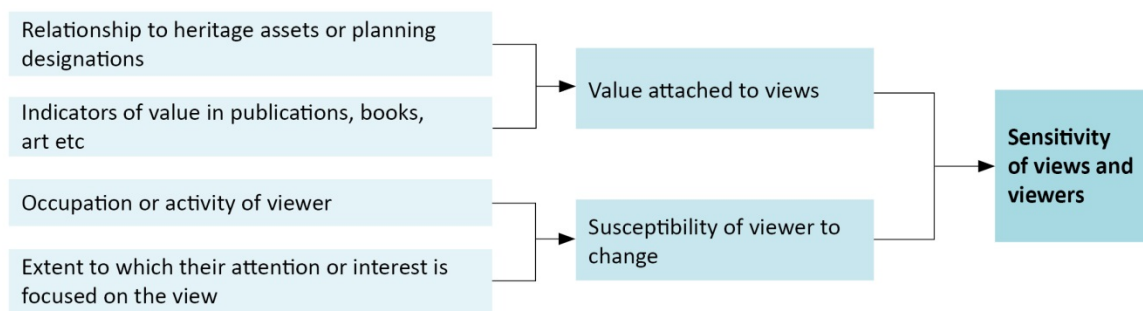
Diagram 1: Considerations contributing to establishing the significance of landscape effects.

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

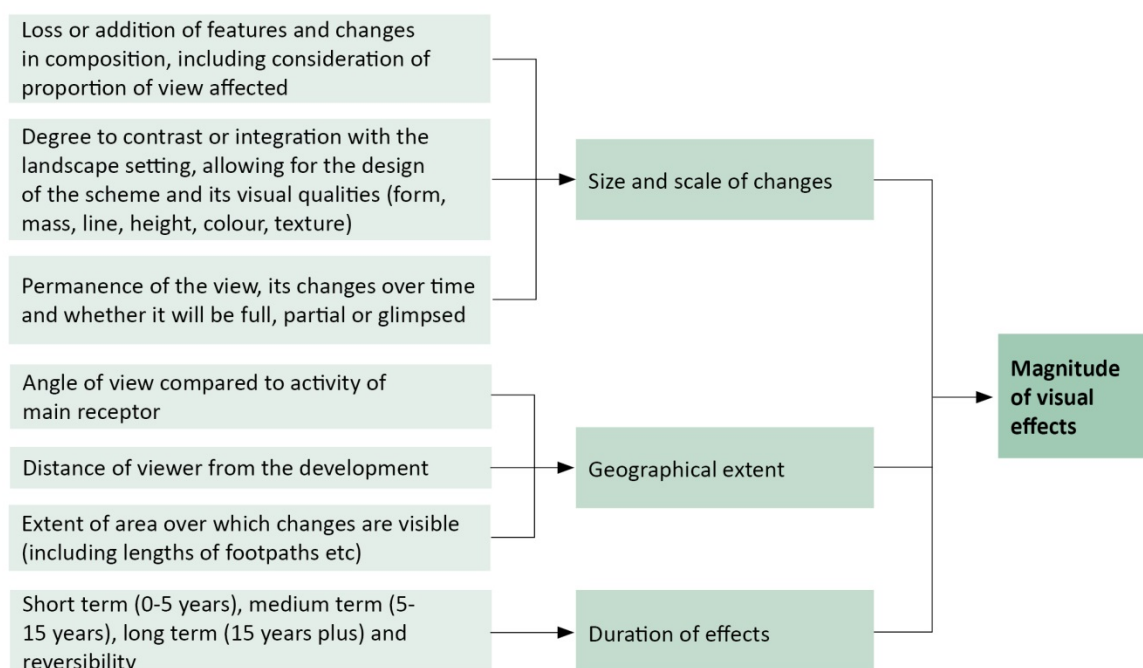


B **Overall judgement in respect of magnitude of landscape effects:** Combines all of these considerations and is explained in text. It will be described as *High, Medium, Low or Negligible* depending on the combination of circumstances

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

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

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



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

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

- 2.12. The effects of the proposed development on the landscape and visual receptors identified above will be described as being Major, Moderate, Minor, Negligible or Neutral and either Adverse or Beneficial. The scale at which the effect will be felt will be identified (i.e. at site level, within the immediate setting of the site, at the scale of a landscape character type or character area, effects spread over a wider area). Minor or Negligible effects will not be considered significant at any scale.

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

Diagram 3: Indicative guide to relationship between sensitivity and magnitude

Magnitude	Sensitivity		
	High	Medium	Low
High	Major beneficial or adverse effect, or Neutral effect	Major or Moderate beneficial or adverse effect, or Neutral effect	Moderate or Minor beneficial or adverse effect, or Neutral effect
Medium	Major or Moderate beneficial or adverse effect, or Neutral effect	Moderate beneficial or adverse effect, or Neutral effect	Minor beneficial or adverse effect, or Neutral effect
Low	Moderate or Minor beneficial or adverse effect, or Neutral effect	Minor beneficial or adverse effect, or Neutral effect	Minor beneficial or adverse effect or negligible effect
Negligible	Negligible effect	Negligible effect	Negligible effect

Mitigation

- 2.14. Landscape mitigation is most effective if considered as an integral part of the site layout and design in order to avoid, reduce or offset any adverse effects on the landscape or wider environment. Landscape mitigation was part of an iterative process of project planning.
- 2.15. Avoidance of impact through site planning and design has been the preferred and primary mitigation strategy for the avoidance of adverse landscape and visual effects.
- 2.16. Where landscape features cannot be avoided and will be lost, compensation in the form of replacement or creation of other appropriate substitute features are proposed as deemed appropriate.

Assumptions and Limitations

- 2.17. The assessment is based on the Parameter Plan (661B 05B) and the Illustrative Concept Layout (661B 04C) presented within the Design and Assess Statement which is submitted as part of the outline application.
- 2.18. The assessment considers daytime effects at initial completion of development and 15 years post completion. The assessment at initial completion of the proposed development takes in to account that the woodland and tree planting shown on the Parameter Plan would not be fully established and would not have reached heights to provide effective screening. The 15 year post completion assessment assumes that woodland and tree planting would have reached heights of at least 8m. The 15 year post planting assessment represents the residual, long term and permanent effects. Construction effects will not be considered.
- 2.19. A computer generated Zone of Theoretical Visibility has not been undertaken, '*this treats the world as bare earth and does not take account of potential screening by vegetation or buildings*' (GLVIA3, 2013). Due to the location of the site on the edge of existing settlement and the screening properties of the built form, a manual approach to mapping visibility has been adopted in accordance with the recommendations of GLVIA3 (2013). Visual analysis has relied upon study of the existing topographical baseline and site observation taking in to account the existing terrain, vegetation and intervening development.

3. Planning policy context and Landmap character areas

Adopted Wrexham Unitary Development Plan (Feb 2005)

- 3.1. The Unitary Development Plan (UDP) was adopted by Wrexham County Borough Council in 2005 and remains current until it is superseded by the Local Development Plan.
- 3.2. The site does not lie within or have a direct relationship with any local landscape designations.
- 3.3. The site lies outside the settlement limits of Wrexham. All of the land on the eastern side of Wrexham which lies outside the settlement limits is shown as 'Green Barrier' which is set out in policy EC1. The UDP explains that the purposes of a Green Barrier include:

'i) to prevent the coalescence of urban areas and villages with other settlements;

ii) to assist in safeguarding the countryside from encroachment;

iii) to protect the setting of urban areas and villages;

iv) to assist in urban regeneration by encouraging the recycling of derelict and other urban land.'

- 3.4. It goes on to explain that in Wrexham, green barriers possess the same characteristics and purposes as Green Belt, except in their long-term permanency. Unlike Green Belt designations which are considered to have an element of permanence, green barriers require review. An extract from the Wrexham UDP which sets out policy EC1 is included within **Appendix B**.

- 3.5. Other policies of relevance include:

- **Strategic Policy PS2:** 'Development must not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment.'
- **Strategic Policy PS4:** 'Development should maintain the existing settlement pattern and character and be integrated with the existing transport network to help reduce the overall need to travel and encourage the use of alternatives to the car.'
- **Strategic Policy PS11:** 'Encouragement will be given to proposals which improve the biodiversity value of sites and to the establishment of local nature reserves where the nature conservation and landscape interest of the land will be protected and enhanced.'
- **Policy EC4:** 'Development proposals should provide for the conservation and management of hedgerows, trees, orchards, woodland, wildlife and other natural landscape and water features, and include new planting in order to enhance the character of the landscape and townscape. Development which results in the loss or significant damage to valuable trees, important hedgerows or ancient woodland sites

will not be permitted.'

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

- 3.6. Wrexham County Borough Council is preparing the Local Development Plan (LDP) which will replace the current adopted Unitary Development Plan. Consultation on the LDP is now complete and adoption is anticipated in late 2019/early 2020.
- 3.7. Relevant extracts from the LDP are included within **Appendix C**.
- 3.8. The following objectives relate to landscape and visual character:
 - **Objective SO7:** *'Conserve, enhance and promote the local culture, character and distinctiveness of Wrexham including the Welsh Language. '*
 - **Objective SO9:** *'Protect, manage and enhance the natural and historic environment and landscapes.'*
- 3.9. **Policy SP3 Key Strategic Housing Sites** states 'Key strategic greenfield sites are allocated in the following locations as shown on the proposals map to help deliver the identified housing requirement over the plan period:
 - *KSS2: Land East of Cefn Road, Wrexham.'*
- 3.10. **Policy SP5: KSS2: Land east of Cefn Road, Wrexham** provides further details of the allocation and states 'Land is allocated east of Cefn Road, Wrexham as shown on the proposals map to deliver a residential led mixed use scheme with a minimum of 1680 new homes, 1580 of which will be delivered within the plan period. Development will include an element of affordable housing and associated community uses, along with necessary infrastructure which will be delivered in a phased manner with specific details tied into planning consents:

Necessary infrastructure:

- *Highway improvements to address known infrastructure capacity constraints at the Greyhound roundabout*
- *Ensuring connectivity between the land north and south of Bryn Estyn Road*
- *Education: on site provision of a 420 place primary school, contributions towards secondary provision in the vicinity of the site and the retention of existing (65,393m²) of playing fields for Ysgol Morgan Llwyd*
- *Public open space*
- *Community and leisure facilities, including the retention of the Erlas Victorian Walled Garden*
- *Active travel*
- *Public transport'*

- 3.11. Policy SP5 includes Figure 6 which provides a masterplan framework for the whole of the KSS2 allocation.
- 3.12. **Policy SP7: Green Wedge** deals with the designation of Green Wedges to ensure protection of openness of the land between various settlements. Land to the east of the KSS2 allocation is identified as the Green Wedge between Wrexham and Wrexham Industrial Estate.
- 3.13. **Policy SP13: Design Principles & Masterplanning Framework** sets out the expectation for all the development proposals to demonstrate how they have taken account of local characteristics in order to create high quality, sustainably designed places.
- 3.14. **Policy SP15 Natural Environment** states *‘Development will only be supported where it protects, conserves and enhances the natural environment including:*
- *natural landscape features such as trees, hedges and woodland and the green networks between them which contribute to the quality and diversity of the natural environment and play an important role in mitigating the impact of climate change;’*
- 3.15. **Policy SP20: Green Infrastructure** concerns the protection and enhancement of existing green infrastructure and the planning and delivery of proposed green network and open spaces.
- 3.16. **Policy NE3 Trees, Woodlands and Hedgerows** concerns the protection of existing vegetation and supports the planting of new trees, woodland and hedgerow.

Emerging Wrexham Local Development Plan – Strategic Green Wedge Review (October 2017)

- 3.17. As part of the evidence base to support preparation of the emerging LDP it has been necessary to undertake a Green Wedge review. An extract of the Strategic Green Wedge Review is included within **Appendix D**.
- 3.18. The current adopted UDP uses the term Green Barrier rather than Green Wedge. Paragraph 1.2 explains that *‘the function of the Green Barrier is essentially the same as the Green Wedge as defined in National Planning Policy Wales (Edition 9, January 2016, para 4.8.3), it is only the terminology which differs.’* In order to maintain consistency with National Planning Policy, the term Green Wedge is used in the emerging LDP.
- 3.19. To make the assessment process manageable, land in the green wedge was split into logical parcels of land, where possible, to run along clear boundaries such as roads. The site and surrounding land lie within an area defined as ‘Area 2 – Wrexham East’.
- 3.20. The overall conclusion in relation to Area 2 – Wrexham East is set out on page 24 of the Strategic Green Wedge Review and states *‘The area covered by the proposed Key Strategic Site could be developed without resulting in the coalescence of the two areas. Inclusion of the*

KSS will change the overall character of the area and the built form will be altered. In light of the proposed KSS allocation, it is recommended that the green wedge designation be amended to create a wedge in order to manage the urban form through controlled expansion in the area, and avoid any further coalescence between Wrexham town and Wrexham Industrial Estate’.

- 3.21. Map 2 on page 25 shows the Green Wedge in relation to the KSS2 housing allocation.

Adopted Local Planning Guidance Notes

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

- LPGN 07: Landscaping and Development (2003)
- LPGN 10: Public Open Space in New Housing Development (2008)
- LPGN 17: Trees and Development (2012)
- LPGN 30: Design: A Guide for Developers Designing Residential Developments (2009)

Draft supplementary planning documents

- 3.23. The following documents have been prepared as part of the emerging Local Plan in support of the KSS allocation.

LDP Masterplanning Framework SPG (2018)

- 3.24. The Masterplanning Framework has been produced by WCBC in support of the three KSSs identified in the emerging LDP.
- 3.25. The framework outlines a number of high-level masterplanning principles which will ensure that new homes, community facilities and jobs within each KSS form part of well planned, connected and sustainable places. The principles include both 'general principles' and key considerations specific to KSS2.

Draft KSS2 Green Infrastructure Study (2018)

- 3.26. The draft KSS2 Green Infrastructure (GI) Study has been commissioned by Natural Resources Wales for incorporation into the emerging LDP. It identifies and prioritizes a strategic GI network that would deliver social, economic and environmental benefits at the local and regional scale, for KSS2.
- 3.27. The study identifies key GI assets, ecological features and locations for strategic movement corridors within and around the application site.

Wrexham LANDMAP Supplementary Planning Guidance (SPG) adopted March 2007

- 3.28. The LANDMAP study identifies the key elements and features which make up the landscape within Wrexham County Borough. The study highlights the diversity and variety of the landscape with 15 individual character areas identified across the County Borough.
- 3.29. **Appendix E** includes the Wrexham LANDMAP Supplementary Planning Guidance Summary

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

3.30. **Figure 2 (Appendix A)** shows the extent of the different character areas in the vicinity of the site. The site lies within Character Area 8 – Gwersyllt, Llay, Gresford, Borras. The character area guidance for Character Area 8 is included within **Appendix E**.

3.31. Relevant key characteristics include :

- *'Generally undulating open arable farmland affected by proximity to urban areas*
- *Large visible sand quarry at Ballswood to west of A483. Other quarries are extensive but less widely visible*
- *Very distinctive kettle hole landscape to the east of Wrexham, including open farmland dimpled with hollows and attractive landscapes with open water, mosses and woodland*
- *Mixed industrial development and locally prominent coal tips at Llay and Gresford*
- *Part of the plateau known as the Wrexham Delta Terrace with deep deposits of fluvio-glacial sands and gravels*
- *Much has been quarried in the past and there are large areas of artificial restored landforms*
- *Most farmland is improved*
- *Sand quarries provide disturbed land and areas of natural regeneration of value for wildlife*
- *Major transport routes make the area very accessible to commuters'*

3.32. The overall management strategy is: Conservation, Mitigation, Restoration, Enhancement.

4. Baseline landscape and visual conditions

The context of the site

- 4.1. **Figure 3 (Appendix A)** is an aerial photograph of the site within its context.
- 4.2. The site is located within gently undulating farmland adjoining the eastern extents of the urban area of Wrexham. The land on the eastern side of Wrexham is lowland plateau formed by glacial sands and gravels, the ground levels falling gradually eastwards towards the lower Dee Valley. The land uses on the eastern side of Wrexham are quite varied and include farmland, sand and gravel quarries, restored land, golf courses, Wrexham Industrial Estate and main road corridors.
- 4.3. The existing residential areas of Wrexham lie immediately west of the site. Housing located off St Mellion Crescent is recently constructed and backs directly on to the site. There are further residential areas north of Stryt Holt Road backing on to the A5156.
- 4.4. The A534 dual carriageway runs immediately north of the site joining the A5156 at a large roundabout. The A534 and the roundabout have been realigned and a new footpath constructed to the south of the road running within a timber fenced corridor. The old road is accessible from a roundabout to the east and provides access to existing housing and Sandy Lane. The old road continues to run to the south of the current A534 as far as the roundabout near to the site but it has been closed to traffic by a gate positioned near to the access to Hanson Concrete works. The A534, to the east of the roundabout, has a relatively rural character with undulating topography enabling some long views framed by the roadside vegetation.
- 4.5. North of the A534, and accessible from the roundabout near to the site, is Wrexham Golf Club. The golf course is well enclosed by existing tree planting and the clubhouse buildings are barely visible from the south due the screening effects of the existing vegetation.
- 4.6. North of the Golf Club is a sand and gravel works which covers a large area and is operated by Tarmac. Access to the works is from Sandy Lane (the old road) via an underpass under the A534.
- 4.7. The Hanson concrete works which is located immediately east of the site is inconspicuous within the landscape, being well screened by existing vegetation and the undulating topography.
- 4.8. Further east there is a cluster of residential properties and the former Gredington Arms public house located along Sandy Lane and around Llan-y-pwll Farm. Clays Golf Club and Leisure Park are located to the east of Sandy Lane.

- 4.9. Wrexham Industrial Estate lies to the south east and is well connected to the A534 via an Industrial Estate Road off the roundabout near to Gourton Hall.
- 4.10. The landscape to the east of the Industrial Estate Road is less diverse in land use and more rural in character than the areas more closely associated with the urban edge of Wrexham and principally comprises agricultural land.
- 4.11. To the south of the site is the Bryn Estyn Road, an unclassified single carriageway. The road provides access to residential properties at Bryn Estyn Court. To the east of Bryn Estyn Court the road is closed to vehicles and although not a formal PRow does form a route for walking. The Erlas Centre and Erlas Victorian Walled Garden sit within a wooded landscape to the south of the road. South of the Bryn Estyn Road and the Erlas Centre is Wrexham Rugby Club and sports ground. Further south farmland separates the urban edge of Wrexham from Wrexham Industrial Estate.
- 4.12. There are no Public Rights of Way (PRow) running through the site. There are some PRow located to the north of the A534 in the vicinity of Wrexham Golf Course. There is a single PRow located to the east of Sandy Lane which cuts through Clays Golf Course. There also some PRow located to the south of the rugby club and running through the farmland to the south.

Topography

- 4.13. **Figure 4 (Appendix A)** shows the topography in the vicinity of the site.
- 4.14. The topography plan demonstrates that generally the ground levels fall in an easterly direction towards the lower Dee Valley. The urban areas of Wrexham town are located on land of between 72 and 99m AOD. The lower areas to the east and around Wrexham Industrial Estate lie at around 23m AOD.
- 4.15. The effects of sand and gravel extraction are evident in the undulating ground levels to the north of the site.
- 4.16. In terms of topography the land within the site is more closely related to the urban areas of Wrexham than the wider landscape to the east. The areas to the east of Sandy Lane are over 10m lower than the land within the site.
- 4.17. A ridge of higher land extends eastwards from the urban edge of Wrexham, near to the southern boundary of the site, in the vicinity of the Erlas Centre. The ridge has a steep slope on its southern face but to the north the land falls gradually forming a gentle north facing slope. This north facing slope lies within the southern parts of the site.
- 4.18. The lowest parts of the site are the within the north western corner near to Tyn-twill Farm. There is also a localised depression or hollow on the northern boundary of the site near to the A534. From this hollow the land rises sharply, forming a steep slope. At the top of this slope is a plateau of higher land within the site.

- 4.19. The concrete works adjacent to the eastern boundary of the site lie within a depression in the landform.
- 4.20. The topography within the site is therefore gradually undulating with a general fall in ground levels from the south to the north but with a higher plateau in the north eastern corner.

Site description and boundaries

- 4.21. **Figure 5 (Appendix A)** shows the site and its immediate boundaries in more detail and the viewpoint locations of the photographs. Photographs A- H, **Figures 6 – 9 (Appendix A)** are taken from within the site to illustrate the features within the site, the character of the site and its visual relationship with the surrounding areas.
- 4.22. The northern boundary of the site follows the alignment of the A534 near to the roundabout before cutting south along an existing field boundary. The site excludes a field immediately adjacent to the A534 to the east of the roundabout. As described above there is a depression in the landform near to the northern boundary and the land slopes steeply up to a plateau within the north eastern corner of the site. The steep slope is vegetated with gorse and scrub.
- 4.23. The concrete works, located to the east, is separated from the site by an outgrown hawthorn and elder hedgerow forming a linear tree belt along part of the eastern boundary. Further south the eastern boundary with the adjoining fields is formed with a more managed hawthorn, holly and hazel hedgerow. There are a small number of oak trees located within the hedgerows along the eastern boundary which the tree survey categorises as being of moderate quality.
- 4.24. The site extends to Bryn Estyn Road to the south. Generally, the site is at a slightly elevated level compared to the road and there are mature hedgerows with sycamore, elm and ash trees providing separation. Bryn Estyn Court backs on to the site and a low brick wall forms the boundary.
- 4.25. The western boundary is formed in part by the back gardens of houses located off St Mellion Crescent and in part by the land surrounding Tyn-twill Farm. The boundary is delineated by a mixture of hedgerows and fencing. The tree survey has identified some category A and B (high and moderate quality) sycamore, ash, poplar and oak trees along the boundary.
- 4.26. The site comprises 7 fields, numbered on **Figure 5** as F1 – F7 for ease of reference. The field pattern is quite large and clearly the result of amalgamation of fields over time. Field boundaries are generally formed by native hedgerows comprising a mix of species including hawthorn, blackthorn, elder, holly, elm and goat willow. The hedgerows are gappy in places and there are few mature hedgerow trees. The tree survey generally categorises the internal hedgerows as category C, lower quality and notes that they have been flail cut. There are however a handful of category A and B (higher and moderate quality) sycamore and oak trees located within the internal hedgerows.

- 4.27. There is a line of 4 mature oak trees within field 4 which now stand alone but were once part of a hedgerow which has been removed. The tree survey classes these trees as category B, notes that they are around 12-14m in height and are in good physiological and structural condition.
- 4.28. There are 3 groups of trees within the site at the intersections of field boundaries which are prominent features within the landscape. The tree survey numbers these as G7-G9 and for ease of reference these have been labelled as such on Figure 5. G7 is recorded as a group of category B, fair to good, early mature poplars. G8 is a group of mixed species including poplar, ash, oak and willow which the tree survey classes as category B. The area within tree group G8 is shown on OS mapping to include a pond. There is a localised depression within the landform at the centre of the tree group but at the time of the site visit there was no standing water. G9 is a mixed group of planted poplar and natural regeneration which is recorded as category B in the tree survey. Species include holly, sycamore, elm, birch and ash.
- 4.29. A number of overhead cables cross the site and a water main runs alongside the western boundary.
- 4.30. **Photographs A- H, Figures 6 – 9 (Appendix A)** illustrate the landscape character and site features and are described briefly below.
- 4.31. **Photograph A, Figure 6 (Appendix A)** is the view from the northern boundary looking north. The fencing along the A534 is visible and the trees on the northern side of the A534 provide enclosure of Wrexham Golf Club. The field immediately north of the site in the foreground of the photograph separates the site from the A534.
- 4.32. **Photograph B, Figure 6 (Appendix A)** is the view from the northern boundary looking north east. The photograph illustrates the undulating nature of the farmland and the section of steeply sloping land on the northern boundary of the site. Field 4 sits on a plateau above this steep slope. Tree Group G9 is located within the lower lying areas at the base of the steep slope. The overhead cables cross the fields within the site.
- 4.33. **Photograph C, Figure 7 (Appendix A)** illustrates the undulating nature of the farmland, the prominence of the tree groups and the relationship with the existing urban edge and A534.
- 4.34. **Photograph D, Figure 7 (Appendix A)** is the view from the northern boundary of field 4 looking towards the eastern boundary and shows that the trees along the boundary screen the concrete works. The row of individual oak trees within Field 4 can be seen. The photograph illustrates that the ground levels fall away southwards so that only the top of the roof of Bryn Estyn Court is visible.
- 4.35. **Photograph E, Figure 8 (Appendix A)** is taken from the northern boundary of Field 4 and illustrates the elevated nature of the site compared with the A534 road corridor. The tree groups within the site are prominent and in keeping with the woodland to the north of the

A534 which effectively screens the Golf Course.

- 4.36. **Photograph F, Figure 8 (Appendix A)** shows field boundary hedgerows and the importance of the existing mature trees within the site in breaking up the views, particularly when looking west towards the existing urban edge.
- 4.37. **Photograph G, Figure 9 (Appendix A)** is taken from the boundary of field 2 and illustrates the relationship of the site with the existing urban edge.
- 4.38. **Photograph H, Figure 9 (Appendix A)** is taken from the southern boundary looking north. There are long views north with the housing along the western boundary noticeable and existing tree groups prominent. The road corridor and roundabout are just discernible.

Views and visibility

- 4.39. **Photographs 1.1 – 6.1, Figures 10 - 15 (Appendix A)** provide a comprehensive photographic study of the views towards the site and demonstrate the nature of views from the range of viewpoints around the site. Figure 5 (Appendix A) shows the locations of the photographic viewpoints.
- 4.40. **Appendix F** includes visual tables which set out the existing views and visual effects.
- 4.41. The visual envelope of the site is small and there are no long distant views of the site. There are views of the site from the main road corridors to the north. To the east the site is well enclosed by field boundaries and vegetation located along Sandy Lane. To the south there are some glimpsed views of the site from Bryn Estyn Road but generally the route is well enclosed by vegetation. Tree planting around the Erlas Centre screens any views from further south. To the west the site is enclosed by existing housing located off St Mellion Crescent.
- 4.42. **Photographs 1.1 -1.5, Figures 10 - 12 (Appendix A)** are taken from the footpath on the south side of the A534 to illustrate the variety of views towards the site from the route. Photographs 1.1 and 1.2 (Figure 10) are taken near the roundabout where the land falls away and there are some long views across the undulating farmland. Tyn-twill Farm and the housing along the western boundary of the site are partially visible although tree planting provides some screening. The tree groups are prominent and important features in the views. Photograph 1.3 (Figure 11) shows how the land slopes down from the southern parts of the site so that Bryn Estyn Court is visible on the horizon. The existing vegetation around the Erlas Centre forms a backdrop and breaks up the longer views. Photograph 1.4 (Figure 11) and Photograph 1.5 (Figure 12) illustrate the views looking east along the road corridor. They show the steep slope vegetated with gorse and scrub and field 4 which forms a plateau of higher land at top of the slope. Aside from the tree lined road corridor the view is generally free of urban form. Field 4 is quite a prominent feature and as photograph 1.5 demonstrates it is seen on the horizon from certain positions along the road.
- 4.43. **Photograph 2.1, Figure 12 (Appendix A)** is taken from the A5156 near to the Public Right of Way near to Wrexham Golf Course. There are some long views down the road corridor

towards the roundabout with the site beyond. The tree groups, G7 and G8, are prominent in the view and field 2 can be seen as a narrow sliver of land in the distance. The backs of existing housing located on the north side of Stryt Holt Road are very noticeable in the view.

- 4.44. **Photographs 3.1 – 3.3, Figures 13 and 14 (Appendix A)** are taken from Bryn Estyn Road. The photographs show that whilst there may be some glimpsed views of the site from gateways and gaps in existing boundary vegetation, generally the road is a narrow country lane which is well enclosed by existing hedgerows and trees. The buildings at the ErLas Centre and Bryn Estyn Court are noticeable features in views from the road.
- 4.45. **Photographs 4.1 and 4.2, Figure 14 (Appendix A)** are views from Sandy Lane. Photograph 4.1 illustrates that generally the route is well enclosed by vegetation which screens views west towards the site. Photograph 4.2 is the view from the corner of Sandy Lane and Bryn Estyn Road looking northwest. Both roads are well enclosed by hedgerows but from field gates there are some views into the field which lies to the east of the site. The site itself is not visible.
- 4.46. **Photograph 5.1, Figure 15 (Appendix A)** is the view looking west from Sandy Lane, near to PRoW BIE/4 which crosses Clays Golf Course. The photograph shows the cluster of built development located around Llan-pwll Farm. It is not possible to see the site due to the intervening vegetation. The PRoW follows a route through the Golf Course at a lower elevation than the land to the west. The site is not visible due to the topography and the screening effects of the existing vegetation.
- 4.47. **Photograph 6.1, Figure 15 (Appendix A)** is the view from PRoW BIE/2 as it cuts through a field adjacent to the A5156. Views of the site are partially obscured by the roadside vegetation, however the tree groups G7 and G8 are visible and the fields within the site are partially visible as thin slivers of open grassland. Existing views south westwards include the urban edge of Wrexham.

Summary of potential landscape and visual effects

- 4.48. The following summarises the potential landscape and visual effects that could occur as a result of the proposed development and which have been assessed in the following sections of this report.

Potential Landscape Effects

- 4.49. There are potential effects on the landscape of the study area including the effects on the 'rural/urban landscape character type and Character Area 8 – Gwersyllt, Llay, Gresford, Borras, as well as effects on the existing landscape features within the site.

Potential Visual Effects

- 4.50. There are potential effects on the views of people using the roads and footpaths at the following locations:

1. A534 - motorists, cyclists and pedestrians

2. A5156 - motorists
3. Bryn Estyn Road - motorists, cyclists and pedestrians
4. Sandy Lane - motorists
5. PRoW BIE/4 to the east of the site - pedestrians
6. PRoW BIE/2 to the north of the site - pedestrians

5. Value and Sensitivity of the Landscape and Views

Landscape value

- 5.1. The landscape character of the wider context and the site has been described above, making reference to the Gwersyllt, Llay, Gresford, Borrass Character Area. The site does not lie within or have a direct relationship with any nationally or locally designated area. This section sets out the value of the landscape using the guidelines of GLVIA3 Box 5.2.

Table 1: Landscape Value

Criteria for establishing value	Observations/comments
Designations attached to the landscape	Land within the study area is not designated for its landscape value. There are no landscape designations within the site itself.
Landscape quality	The wider landscape context includes many land uses and associations with mining and sand and gravel quarrying. There are main transport corridors in close proximity to the site and the overhead cables are detracting features of the landscape. Woodlands and groups of trees are a feature of the wider landscape creating some enclosure. Within the site there is some hedgerow loss and evidence that fields have been amalgamated to form large parcels. There are some prominent and good quality groups of trees within the site itself and some reasonable hedgerows. Landscape quality (condition); Medium/Locally valued
Scenic quality	The undulating topography and presence of woodlands means that there are few long distance views. The urban edge of Wrexham is closely associated with the site itself which influences its scenic quality. Scenic quality; Medium/Locally valued
Rarity	The landscape does not include rare elements and is not a rare character type. There are groups of trees and hedgerows worthy of retention but none which are cited for their rarity. The wider landscape and the site do not have unusual or uncommon characteristics. The Gwersyllt, Llay, Gresford, Borrass Character Area covers a large area of land to the east and north of Wrexham. Rarity; not Rare.
Representativeness	Although the landscape of the wider area is typical of the character type it does not include or contain a particular character or features which are considered particularly important examples. The site itself is not wholly representative of the character type. Representativeness; not representative
Conservation/heritage interests	There are mature trees and hedgerows and a pond which provide wildlife value. There are no known features of geological or historical interest within the site. Conservation/heritage interests; medium
Recreational value	There are a limited number of Public Rights of Way and footpaths running through the wider landscape. In the vicinity of the site the PRoW are severed by the A roads. The Golf courses within the vicinity provide opportunities for recreation. The site itself has no recreational value as it is not publicly accessible. Recreational value; Medium-Low/Locally valued

Notable perceptual qualities	The landscape is not wild, remote nor particularly tranquil. The wider landscape has associations with mining and quarrying and land uses are varied and include sports grounds and Golf courses. The landscape is influenced by the urban edge of Wrexham. The site itself is sited on the settlement edge and therefore is perceived as fringe farmland. The A534 and A5156 are sited close to the site and adversely affect the tranquility of the landscape. No notable perceptual qualities
Associations with art or literature	There is no evidence of any association with artists, writers or historical events which might contribute to its value. Associations; none
Value of the site – medium/Locally valued	
Value of the landscape within the study area - medium/Locally valued	

- 5.2. There is nothing to indicate that there is anything about the site or the wider landscape which could be considered to be out of the ordinary. The site has some features of value but is influenced by the existing settlement edge. The site and its wider landscape is considered to be of **medium value**.

- 5.3. Overall the site and its wider context is not a landscape which could or should be considered to be a valued landscape.

Susceptibility of the Landscape

- 5.4. In relation to its susceptibility to change in the baseline, the existing settlement edge is closely associated with the site. The addition of further residential development would not have implications for the maintenance of the baseline character. It is therefore considered that the **susceptibility to change is low**.

Sensitivity of the Landscape

- 5.5. Taking in to account the medium value of the landscape and the low susceptibility to change it is considered that the landscape of the site and the wider area is of **medium-low sensitivity**.

Table 2: Landscape Sensitivity

Value of the Landscape	Susceptibility to Change	Resulting Sensitivity
Medium As set out in Table 1 above	Low As set out above	Medium/Low

Value and sensitivity of views

- 5.6. Views are across a landscape which is not designated nationally or locally for its landscape value and is not valued for its scenic quality or for any heritage assets. Views are not recognised through appearance in guidebooks or tourist maps. Views are therefore **locally valued**.

- 5.7. As the users of PRoW and local footpaths are generally the most susceptible to change and most sensitive as they are partaking in an activity where their interest is focused on views. There are no PRoW or local footpaths running through the site itself but there are PRoW running through adjacent areas of countryside.
- 5.8. The site is partially visible from the A534, the A5156 and Bryn Estyn Road. Road users are considered to be of lower sensitivity because of their speed of travel, the fleeting views, and because their interest is focused on the road and driving rather than the views. Those using the footpaths adjacent to the A534 are considered to be more susceptible and sensitive to change as their speed of travel is slower and their attention is therefore more focused on views. However the route is not through open countryside and is adjacent to a busy highway providing convenient access rather than an attractive route. As such the users of the paths along the A534 are considered to be moderately sensitive receptors.
- 5.9. There are partial, glimpsed views of the site from Bryn Estyn Road. Users of local routes are considered to be moderately sensitive given that their focus is on the road rather than the views but the routes are attractive corridors.

Table 3: Visual Sensitivity

Visual Receptor Type	Value of the View	Susceptibility to Change	Resulting Sensitivity
Users of PROW	Medium No recognised value attached to the views in relation to heritage assets or through planning designation. Views across open land.	High The landscape setting is likely to be valued by those engaged in outdoor recreation.	High-Medium
Pedestrians and cyclists using the footpath next to the A534 and Bryn Estyn Road	Medium No recognised value attached to the views in relation to heritage assets or through planning designation. Views along a road corridor with some views to open land.	Medium Pedestrian routes are not through open countryside but adjacent to highway providing convenient access rather than an attractive route.	Medium
Motorists using the A534 and A5156	Medium No recognised value attached to the views in relation to heritage assets or through planning designation. Views along the highway corridor with some views to open land.	Low Primarily using routes for access rather than focusing on the views. Taking in to account their speed of travel and the fleeting views.	Medium-Low
Motorists using Bryn Estyn Road and Sandy Lane	Medium No recognised value attached to the views in relation to heritage assets or through planning designation. Views along a road corridor enclosed by vegetation.	Medium Primarily using the route for access but likely to have some appreciation of the surrounding views as speed of travel is slower.	Medium

6. Scheme Proposals and Mitigation

- 6.1. The scheme proposes a development of up to 600 dwellings with associated landscape works, public open space and on-site infrastructure.
- 6.2. The proposals are set out on the parameter plan 661B 05B, the Illustrative Concept layout 661B 04C and explained in the DAS.

Key parameters

- 6.3. **Parameter Plan 661B 05B** indicates the key parameters for inclusion in a scheme, which would help to meet Council objectives and would assist in providing new defensible boundaries for an amended Green Wedge designation. The parameters are:
- The north eastern corner of the site comprises a plateau of higher land which is visually prominent from some locations on the A534. This area of the site would be left undeveloped to ensure that proposed housing would not be seen on the skyline. The steeply sloping land to the north and south would also be left undeveloped.
 - The provision of SuDS attenuation generally at the lowest points of the site.
 - The retention of hedgerows, individual trees and groups of trees to maintain rural character.
 - The provision of woodland planting along the northern boundary to create ecological links between the existing woodlands and protect the views from the A534 and A5156.
 - The provision of woodland planting within the north eastern portion of the site to create a buffer along the northern extents of the developed land, providing clear separation between the undeveloped higher plateau and the housing land. The woodland would link to existing groups of trees along the eastern boundary of the site and the group of trees at the northern boundary (G9)
 - The provision of woodland planting along the eastern boundary to provide a new defensible boundary to the amended Green Wedge.
 - The provision of a green buffer along the southern boundary with Bryn Estyn Road to retain the rural character of the route.
 - The provision of a north/south ecological corridor linking Holt Lane through the site to Bryn Estyn Road and following the alignment of the existing field boundaries.
 - The provision of a new primary access point from the Greyhound roundabout leading onto a primary link road extending south through the site to link to a second primary access point along southern boundary.
 - The creation of a gateway open space along the A534/Holt Road
 - The provision of fingers of greenspace extending through the development to retain field boundaries and provide foot and cycle connectivity

7. Completion Effects (Yr1)

Landscape Effects

- 7.1. As set out in Diagram 1 of the methodology, the significance of effect is a combined judgement of the sensitivity and the magnitude of effect.
- 7.2. The sensitivity is a combined judgement of the value and the susceptibility and has been assessed as **medium-low** as set out in section 5 above.
- 7.3. The magnitude of effect is a combined judgement of the size/scale of effect, geographic extent and duration of the effect. The paragraphs below set out the magnitude of effect on the landscape at completion.

Size and Scale of Effect

- 7.4. The Tree Retention and Removal Plan (10581/P08) has identified some category A and B trees and hedgerows which should be retained by ensuring that any construction or level changes within the Root Protection Areas is avoided. The outgrown hedgerow on the eastern boundary would be retained safeguarding the existing separation of the site from the adjacent concrete works. All other category A and B trees and hedgerows located along the site boundaries and within the internal site areas would be protected and retained in the final layout, including the row of oak trees located within field 4. The three groups of trees (G7-G9) which are prominent features within site would also be retained within open space. The Tree Retention and Removal Plan shows that generally mature tree cover can be retained throughout the site with some minor tree loss due to the provision of access.
- 7.5. Hedgerows within the internal areas of the site have been classed as category B or C in the tree survey and the layout generally allows for the retention of these field boundaries within green corridors for amenity and wildlife value. Some localised puncturing of hedgerows within the internal areas of the site would be required to provide road access, resulting in minor sections of hedgerow loss.
- 7.6. The existing pond would be retained within a wide ecological corridor running north south through the site.
- 7.7. The built development area would be set within a framework of green infrastructure and would be surrounded by landscape buffers and structural planting. The effects of the proposed green infrastructure would be a net gain in tree planting through extensive planting of young trees across the site, focused particularly around the site boundaries and within the green corridors, to tie in with existing vegetation. The landscape buffers would be planted with wildflower grassland which would enhance biodiversity and provide an improvement in habitat value. Infiltration basins and a network of open swales and ditches would be incorporated within the lower lying areas of the open space network to provide sustainable drainage. This would enhance and diversify the ecological and amenity value of

these spaces.

- 7.8. The provision of green infrastructure would have a minor positive effect on the landscape within the site upon completion.
- 7.9. The site is included within a 'rural/urban villages' landscape character type and existing residential development on the edge of Wrexham is closely associated with the site. The relevant key characteristics of the Gwersyllt, Llay, Gresford and Boras Character Area 8 acknowledge that the farmland is '*affected by proximity to urban areas*'. Housing proposed within an appropriately landscaped setting, would be in keeping with the character of the surrounding area.

Geographical Extent of Effects

- 7.10. The effects would be experienced at site level and within the immediate setting of the site as the visual envelope of the site is small and there are no long distant views of the site, limiting the extent of the area over which the effects would be perceived.

Duration of Effects

- 7.11. The effects upon completion would be medium term, temporary effects until the proposed planting has had time to fully mature. The residual effects after maturity of proposed planting are considered in section 8 below.

Summary of Landscape Effects upon Completion

- 7.12. The changes within the immediate area of the site would be more considerable given the change from open land to residential land uses. However there would be positive effects on landscape features and housing is part of the existing character of the area. The magnitude of effects on the landscape character of the study area as a result of the housing development is assessed as **low adverse**. Combined with medium/low sensitivity the overall effects upon completion would be **minor adverse, local and medium term**.

Table 4: Summary of effect on landscape at completion (Yr1)

Receptor	Sensitivity	Magnitude	Resulting Significance of Effect
Landscape within the study area	Medium-Low (Table 2 above)	Low	Minor adverse Local/Medium term

Views and Visual Receptors

- 7.13. As set out in Diagram 2 the significance of effect on visual receptors is a combined judgement of the sensitivity and the magnitude of effect.
- 7.14. The sensitivity is a combined judgement of the value and the susceptibility and has been set out in **Table 3**, section 5.

- 7.15. The magnitude of effect is a combined judgement of the size/scale of effect, geographical extent and duration of effect. Below is a description of the magnitude of effect and the resulting significance of effects at completion for each of the visual receptors.

Visual Effects on motorists, cyclists and pedestrians using the A534 and the roundabout

- 7.16. Near to the roundabout, views in a south-westerly direction would include proposed fronts of housing behind a landscape buffer around 80m wide. The proposed access would be visible, but this is consistent with existing views. There would be some loss of open longer views, but existing housing is part of the view when approaching Wrexham. The retention of existing trees would provide a mature setting and help assimilate the built form in to its surroundings. Further east the existing group of trees (G9) would partially screen housing. The northern portion of Field 4 would be left undeveloped so that views eastwards, which includes the plateau of higher land, would remain largely unchanged.
- 7.17. Motorists would be focused on the road corridor and the site is generally peripheral in the view, aside from at the roundabout. Changes in the view would be perceived for around 500m as the route approaches Wrexham. The magnitude of effect would be medium adverse. At completion the effects on the views of motorists using the A534, taking in to account the medium-low sensitivity and medium magnitude of effect, would be **moderate - minor adverse and medium term** until proposed planting has matured.
- 7.18. Pedestrians and cyclists would be more aware of views in all directions as their speed of travel is slower. The magnitude of effect would be medium adverse. At completion the effects on the views of pedestrians and cyclists using the A534, taking in to account the medium sensitivity and medium magnitude of effect, would be **moderate adverse and medium term** until proposed planting has matured.

Visual Effects on motorists using the A5156

- 7.19. Travelling south there would be long views down the road corridor in which proposed housing would be partially seen beyond the roundabout. Housing would be set back from the roundabout by a landscape buffer around 80m wide. The tree groups, G7 and G8 would partially screen built form and would provide a mature setting. There would be some loss of views of open land, but the backs of existing housing located on the north side of Stryt Holt Road are very noticeable in the existing view.
- 7.20. The view for motorists would be transitory and fleeting. Views of the development would be directly in front of motorists travelling south but would be perceived over a short distance leading up to the roundabout.
- 7.21. At completion the magnitude of effect on the views of motorists using the A5156 is considered to be medium-low and the sensitivity of those using the route is assessed as medium-low, resulting in **Moderate-minor adverse effects** which would be medium term.

Visual Effects on motorists, cyclists and pedestrians using Bryn Estyn Road

- 7.22. Generally, the road is enclosed by hedgerows with trees and is at a slightly lower elevation than the site. Where there are gaps in the hedgerows and at the proposed site entrance there would be fleeting, glimpsed views of proposed houses. The houses would be set back behind a landscape buffer of between 15-50m width. There would be an increase in the amount of visible development, although some existing housing located at Bryn Estyn Court and to the west of the site is partially visible.
- 7.23. Views of the access to the site would be seen within close proximity. There would be fleeting, oblique views of the built form within the southern parts of the site seen at distances of 15-50m away.
- 7.24. At completion the magnitude of effect on the views of motorists, cyclists and pedestrians using Bryn Estyn Road is considered to be medium and the sensitivity is assessed as medium, resulting in **moderate adverse effects** which would be medium term.

Visual Effects on motorists using Sandy Lane

- 7.25. Views are well enclosed by existing hedgerows and trees, and the site itself is not visible. Proposed housing within the site would be screened by existing intervening vegetation. The country lane is set back from the site boundary by over 230m and no changes to the existing enclosed views are expected.
- 7.26. At completion the magnitude of effect on the views of motorists using Sandy Lane is considered to be negligible resulting in **negligible effects** which would be medium term.

Visual Effects on those using PRoW BIE/4

- 7.27. The proposed development would be screened from the PRoW by existing vegetation and the cluster of built development located around Llan-pwll Farm. The PRoW is over 750m away from the site and no changes to the existing views are expected.
- 7.28. At completion the magnitude of effect on the views of pedestrians using PRoW BIE/4 is considered to be negligible resulting in **negligible effects** which would be medium term.

Visual Effects on those using PRoW BIE/2

- 7.29. Views of the proposed housing within the site would be partially obscured by the existing roadside vegetation. Partial views of proposed built form looking south from distances of between 200-500m away. The existing tree groups, G7 and G8, would provide a mature landscape setting and provide some screening of development. There are existing partial views of the urban edge of Wrexham so the change in view would be minimal.
- 7.30. At completion the magnitude of effect on the views of pedestrians using PRoW BIE/2 is considered to be low and the sensitivity is considered to be high-medium resulting in **Minor adverse effects** which would be medium term.

Table 5: Summary of visual effects at completion (Yr1)

Visual Receptor Type	Sensitivity	Magnitude	Resulting Significance of Effect
Motorists using the A534	Medium-low	Medium adverse	Moderate- minor adverse. Local/Medium term
Pedestrians and cyclists using the A534	Medium	Medium adverse	Moderate adverse Local/Medium term
Motorists using the A5156	Medium-low	Medium –low adverse	Moderate-minor adverse Local/Medium term
Motorists using Bryn Estyn Road	Medium-low	Medium adverse	Moderate adverse Local/Medium term
Pedestrians and cyclists using Bryn Estyn Road	Medium-low	Medium adverse	Moderate adverse Local/Medium term
Sandy Lane	Medium-low	Negligible	Negligible Local/Medium term
PRoW BIE/4	High-Medium	Negligible	Negligible Local/Medium term
PRoW BIE/2	High-Medium	Low	Minor adverse Local/Medium term

8. Residual Effects (Yr15)

Landscape Effects

Size and Scale of Effect

- 8.1. Other than the loss of open land there would be very few existing features lost. Retained existing vegetation would be managed and would have matured to provide screening and enhancement.
- 8.2. The proposed green infrastructure and planting, secured by a condition of any planning consent, would have matured to provide visual screening and would help to assimilate the built form in to the surrounding landscape.
- 8.3. Upon maturity of the planting there would be a significant increase in landscape elements within the site which would more than compensate for any losses, would enhance biodiversity and provide an improvement in habitat value.
- 8.4. Overall the proposal would fit in with the character of the area within which it sits. The site does not define the character of the area around it and there will be no fundamental change of character, other than that within the site itself.
- 8.5. The proposals demonstrate that the site can be developed for housing in a manner which meets objectives S07 and S09 of the Emerging Wrexham Local Development Plan.

Geographical Extent of Effects

- 8.6. The effects would be experienced at site level and within the immediate setting of the site as the existing landform and vegetation around the site boundaries mean that the landscape has a semi-enclosed character limiting the extent of the area over which the effects would be perceived.

Duration of Effects

- 8.7. The effects upon maturity of proposed planting would be long term, permanent, residual effects.

Summary of Residual Landscape Effects

- 8.8. Upon maturity of the green infrastructure there would be an increase in landscape features to integrate the Proposed Development in to the surrounding areas. The magnitude of effect on the landscape character of the study area as a result of the housing development is assessed as **negligible** resulting in **negligible, local, long term, permanent effects**.

Table 6: Summary of residual landscape effects (Yr15)

Receptor	Sensitivity	Magnitude	Resulting Significance of Effect
Landscape within the study area	Medium-Low (Table 2 above)	Negligible	Negligible Local/Long term/permanent

Views and Visual Receptors

- 8.9. The significance of effect on visual receptors is a combined judgement of the sensitivity and the magnitude of effect. The sensitivity has been set out in Table 3, section 5. Below is a description of the magnitude of effect and the resulting residual effects for each of the visual receptors.

Visual Effects on motorists, cyclists and pedestrians using the A534 and the roundabout

- 8.10. Planting within the open space at the frontage with the roundabout would have matured to provide a landscape setting for the proposed housing which would be partially visible beyond the landscape buffer. Further east proposed tree planting would have joined with the existing tree group (G9) to provide a mature tree belt which would provide screening of the central and eastern parts of the development. Field 4 would be left undeveloped so that views eastwards which includes the plateau of higher land would remain largely unchanged.
- 8.11. Motorists would be focused on the road corridor and the site is peripheral in the view, aside from at the roundabout. Travelling west, there would be minor changes in the view due to the addition of built form, seen in the context of the existing urban edge. Travelling east there would be a loss of some longer peripheral views across fields and glimpses of built form, with proposed tree planting providing screening and enclosure. The magnitude of effect would be low adverse. Upon maturity of the proposed landscape, the effects on the views for motorists using the A534, taking in to account the medium-low sensitivity and low magnitude of effect, would be **minor adverse, long term and permanent**.
- 8.12. Pedestrians and cyclists would have time to take in more of the views, but the magnitude of effect would be no more than low adverse. Upon maturity of the proposed landscape, the effects on the views of pedestrians and cyclists using the A534, taking in to account the medium sensitivity and low magnitude of effect, would be **minor adverse, long term and permanent**.

Visual Effects on motorists using the A5156

- 8.13. Travelling south there would be long views down the road corridor in which proposed housing would be partially seen beyond the roundabout. Housing would be set back and planting within the open space at the frontage with the roundabout would have matured to provide a landscape setting for the housing. It would be a transitory, fleeting view which would be perceived over a short distance leading up to the roundabout. There would be some loss of views of open land, but the backs of existing housing located on the north side of Stryt Holt Road are very noticeable in the existing view.

- 8.14. Upon maturity of the proposed landscape, the magnitude of effect on the views of motorists using the A5156 is considered to be low adverse. The sensitivity of those using the route is assessed as medium-low, resulting in **minor adverse long term, permanent effects**.

Visual Effects on motorists, cyclists and pedestrians using Bryn Estyn Road

- 8.15. Proposed tree planting within the landscape buffer along the southern boundary of the site, would have matured to integrate with the existing hedgerows and provide enclosure and screening of the proposed housing. The character of the route would remain relatively rural and enclosed.
- 8.16. Motorists, cyclists and pedestrians would have fleeting views in to the site at the proposed access and partial, oblique views of some proposed housing set back behind a mature landscape buffer. Views of the access to the site would be seen within close proximity. Changes to the view would be minor given that existing housing located at Bryn Estyn Court and to the west of the site is partially visible.
- 8.17. Upon maturity of the landscape the magnitude of effect on the views of motorists, cyclists and pedestrians using Bryn Estyn Road is considered to be low adverse and the sensitivity is assessed as medium, resulting in **minor adverse, long term, permanent effects**.

Visual Effects on motorists using Sandy Lane

- 8.18. Views are well enclosed by existing hedgerows and trees, and the site itself is not visible. Proposed housing within the site would be screened by existing intervening vegetation and by mature proposed vegetation along the eastern site boundary. The country lane is set back from the site boundary by over 230m and no changes to the existing enclosed views are expected.
- 8.19. Upon maturity of the proposed landscape the magnitude of effect on the views of motorists using Sandy Lane is considered to be negligible resulting in **negligible, long term, permanent effects**

Visual Effects on those using PRoW BIE/4

- 8.20. The proposed development would be screened from the PRoW by existing vegetation and the cluster of built development located around Llan-pwll Farm. The PRoW is over 750m away from the site and no changes to the existing views are expected.
- 8.21. Upon maturity of the proposed landscape the magnitude of effect on the views of pedestrians using PRoW BIE/4 is considered to be negligible resulting in **negligible long term, permanent effects**

Visual Effects on those using PRoW BIE/2

- 8.22. The existing tree groups, G7 and G8, as well as the roadside vegetation would provide a mature landscape setting and provide some screening of development. Upon maturity the proposed vegetation around the site entrance would partially screen proposed housing and together with the existing tree groups would help assimilate the proposals in to the

surrounding landscape.

- 8.23. There are existing partial views of the urban edge of Wrexham so the change in view would be minimal.
- 8.24. Upon maturity of the proposed landscape the magnitude of effect on views for pedestrians using PRoW BIE/2 is considered to be low adverse-negligible and the sensitivity is considered to be high-medium resulting in **minor adverse – negligible, long term, permanent effects**.

Table 5: Summary of residual visual effects (Yr15)

Visual Receptor Type	Sensitivity	Magnitude	Resulting Significance of Effect
Motorists using the A534	Medium-low	Low adverse	Minor adverse. Local/Long term/permanent
Pedestrians and cyclists using the A534	Medium	Low adverse	Minor adverse Local/Long term/permanent
Motorists using the A5156	Medium-low	Low adverse	Minor adverse Local/Long term/permanent
Motorists using Bryn Estyn Road	Medium-low	Low adverse	Minor adverse Local/Long term/permanent
Pedestrians and cyclists using Bryn Estyn Road	Medium-low	Low adverse	Minor adverse Local/Long term/permanent
Sandy Lane	Medium-low	Negligible	Negligible Local/Long term/permanent
PRoW BIE/4	High-Medium	Negligible	Negligible Local/Long term/permanent
PRoW BIE/2	High-Medium	Low adverse-negligible	Minor adverse - negligible Local/Long term/permanent

9. Summary

Potential Landscape Effects

- 9.1. The Landscape and Visual Impact Assessment considers that the effects on landscape features or landscape character as a result of the Proposed Development are not significant, with a beneficial effect on landscape features through the introduction of open spaces, trees and mitigation planting along the site boundaries. Potential effects would be confined to the site itself and the immediate local area.
- 9.2. Provided that the site is sensitively planned in accordance with the Parameter Plan and the existing features retained, there are no landscape reasons to prevent development within the site in a manner which meets the Councils following objectives:

Objective S07: Conserve, enhance and promote the local culture, character and distinctiveness of Wrexham including the Welsh Language.

Objective S09: Protect, manage and enhance the natural and historic environment and landscapes.

- 9.3. There are clear opportunities to create a green infrastructure network, improve amenity value and wildlife corridors, and make positive contributions to the biodiversity of the site.
- 9.4. Upon maturity of the green infrastructure the magnitude of effect on the landscape character of the study area as a result of the housing development is assessed as negligible resulting in **negligible, local, long term, permanent effects**.

Potential Visual Effects

- 9.5. The visual envelope is limited to the views from the roads directly bordering the site. There are transitory views of the site from short sections of the A534 and A5156 and the roundabout linking these routes. Where views are experienced they generally occur in the context of the existing housing located on the edge of Wrexham. Visual effects for motorists would be moderate – minor adverse upon completion. Upon maturity of the proposed landscape, the effects on the views for motorists, taking in to account the medium-low sensitivity and low magnitude of effect, would be minor adverse, long term and permanent.
- 9.6. There are no PRoW or local footpaths running through the site. Effects on views from PRoW running through the surrounding countryside would largely be negligible with some minor adverse effects on PRoW BIE/2.
- 9.7. There are very few visual receptors and residual visual effects would be no greater than minor adverse.
- 9.8. The proposed development, as shown on the parameter plan and subject to landscape

proposals (which would be conditioned as part of any planning permission) would not result in any significant residual adverse landscape and visual effects.

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