



The Oaks Business Park

Development Masterplan Design and Access Statement and Landscape Visual Appraisal

November 2019 - LS/DMP/version004

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01

Introduction

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01.1 Introduction

INTRODUCTION

The Oaks site in its entirety extends to an area of 22 ha and is a brownfield previously developed site largely within the existing settlement boundary of Wrexham Industrial Estate (WIE), as defined by the adopted UDP. It benefits from being located at a central point in the estate with good strategic access to the network and is largely level and free of constraint; ready for development and regeneration.

The site has, historically, been allocated for Employment purposes in the former Wrexham & Maelor Local Plan and also benefited from an Outline planning permission granted for employment. This permission was never implemented due to market conditions. The permission lapsed and a period of inactivity ensued. The site has since been reviewed and its prospects are now being actively promoted.

We can confirm that Cefn Park Developments Ltd (CPDL) are the freehold landowners of the site. Interest has also been expressed by a business park developer looking to acquire the freehold interest of the whole site. Importantly, these have been enquiries from owner occupiers including a food manufacturing business keen to locate to the borough.

CPDL are seeking to bring the site forward for an employment based development, which offers opportunities for B1 light industrial, B2 and B8 uses.

CPDL appointed a professional, landscape based, team who have addressed all aspects of technical enviro-engineering. This has allowed their masterplanners, Land Studio, to develop a responsive masterplan framework that has sought to accommodate feedback from the key stakeholders and statutory consultees and demonstrate the development capacity of the site and its deliverability.

DELIVERABILITY

Cefn Park Development Ltd (CPDL) can confirm that it is their intention to bring the site forward for a commercial development in a timely and expedient manner.

The delivery of the site within this Local Development Plan (LDP) period will be governed by three factors:

1. The speed as which the LDP is adopted;
2. The speed as which a planning permission can be secured here and;
3. The speed as which the site can be built out.



01.

The speed at which the LDP is adopted is fundamental to whether WCBC can achieve the delivery of its employment needs targets within the plan period, from the preferred allocation sites. Clearly this is a County Borough wide matter which dictates when allocation sites can come forward for development in a controlled plan-led manner.

We understand the following LDP timetable is anticipated, with adoption of the Plan by around September 2019, this gives the Council 9 years in which to deliver its total commercial needs target before the Plan expires in 2028. The timetable is set out below.

February 2018	Deposit Plan published	10 week consultation
April 2019 +	Submission Plan (in parallel with Focused Changes) and issued to PINS	Issued to WG / PINS for Examination
September 2019 +	Examination in Public	Will involve period of cica. 2 months
Spring 2020 +	Adoption of LDP following receipt of Inpectors report	Plan period expires 2028 (therefore 8 years to go)

This is pertinent, as we consider that not only can this site be delivered within the plan time frame but it can be done so at the earliest stage possible.

02.

The speed at which we can secure planning permission is important. CDPL's intention is to submit a planning application in advance of the plan being adopted since delaying "live and active" investment needs do not work for operators and business will move on.

CPDL will continue to take guidance from planning officers, but we are keen to secure planning permission at the very earliest opportunity and in tandem CPDL will make representations at the LDP examination to demonstrate why this siteshould be retained within the settlement boundary and identified as an employment allocation.

03.

The speed at which the site can be completed will be determined by several factors.

However, what sets this site apart from any other being promoted in the Borough is the fact that this site is ready for development.

The local employment market is presently strong. Not only is there an acute pent up demand for employment land in Wrexham, but the WIE is particularly attractive as a destination for all types of owner occupiers and operators.

Accordingly, there is an aspiration to bring forward development here at the very earliest opportunity with a strong expectation for take-up.

CPDL envisage that following a period of 12 to 18 months to mobilise and implement site infrastructure, landscaping and any necessary parcelisation it would be ready for construction of individual units thereon in and could, subject to user interest, be fully occupied and complete between 24 and 36 months later.

Evidence to justify this delivery programme is provided in the table below, which assumes CPDL pre-empts the adoption of the LDP with an early application. Any plan slippage might have an impact upon this.

January 2019 +	Prepare an Outline EIA masterplan planning application.
May 2019	Instigate DMO pre-application consultation process
July 2019	Submit planning application
November 2019	PA determined
December 2019	S106 agreed (to address biodiversity measures) and Decision Notice issued
March 2020	Start on site

01.3 Introduction: Opportunity

THE OPPORTUNITY

The benefits of locating employment growth and having a strategic site of this scale, nature and location within the Wrexham Industrial Estate are not just logical but obvious.

Wrexham needs to deliver jobs to retain and sustain its existing and new residential population. Without new employment land investment will simply locate elsewhere and lost Gross Value Added (GVA) will do nothing to enhance economic prosperity and growth.

Relative to LDP ambitions there are several material considerations that reinforce the identification of a KSS in this location by the Council's own Background Papers on Key Strategic Sites (BP3) and WIE Expansion Selection (BP5) in February 2016; along with the Council's Employment Land Review:

- The use of an existing brownfield site with a historical allocation and permission that can now be brought forward
- Its scale can accommodate single user large investors and smaller scale light industrial users – neither of which are being accommodated in the plan, but all of which are known needs as reflected by the ELR findings
- Key infrastructure links with A534 and A483 that has capacity to accommodate the scale proposed and provide sustainable transport links with established and new residential neighbourhoods and the town centre

- No significant environmental or engineering constraints (drainage, ecology, services, highways and landscape) exist that cannot be positively addressed
- Indeed, CPDL consider that positive net gains and benefits for environmental habitat management and enhancement can accrue from development and investment
- Sustainable growth point location with enhanced accessibility, connectivity and environmental mitigation
- Growth in other directions is limited around the industrial estate and needs to happen in parallel to give flexibility and choice
- The opportunity to secure, protect, enhance and manage areas of biodiversity

The Council's LDP Employment background paper (BP5) paper identified just two greenfield locations and missed this opportunity altogether without considering this site. This was perhaps partly due to the site not being actively promoted for employment purposes; something that this Prospectus seeks to rectify. We do not disagree that other sites are needed but to favour greenfield release over brownfield re-use runs contrary to all planning and sustainability principles.

This site is located at the core of the WIE and is the logical location of well-planned sustainable growth for this plan period and must be allocated and safeguarded for future employment purposes.



01.4 Introduction: **Vision**

A VISION FOR THE OAKS BUSINESS PARK

CPDL consider the key headlines and vision of the Oaks Business Park to comprise as follows:

- *Create a high quality, attractive, new employment park that could accomodate a variety of employment types and users*
- *A well designed employment destination that will attract and generate economic prosperity and jobs*
- *Parkland landscape setting with green corridors and retention of key assets (e.g. trees and valued habitats) to be integrated into the layout; with mitigation for a limited loss of trees.*
- *Heritage conservation of WW2 industrial infrastructure*
- *Habitat and landscape restoration and enhanced amenity provision*
- *Managed and improved public access providing permeable links and connections*
- *A long term environmental dividend to secure, protect and manage local biodiversity interests through a management solution (through ground and rent service charges and transfer of land to an appropriate nature conservation body*
- *Surface water management – SUD’s*

Development will clearly facilitate net gains and allow investment to fund a host of environmental benefits from what is currently a sterile and derelict brownfield. It is subject to no habitat management, is used by fly-tippers and suffers from un-controlled access. The result of continuing the status quo through not regenerating this site is obvious and will bring no value at all as there would be no incentive to fund any improvements or protect the valued habitats and heritage assets.

EVIDENCE BASE

In addition to this report, other reports and documents that make up the evidence base include:

- Archaeology : Giffords
- Ecology : Kingdom Ecology
- Trees : Murray Tree Consultancy
- Drainage : Terra Consult
- Highways : Prime Transport Planning
- Heritage : Townscape
- Contamination : Terra Consult
- Utilities : TMC
- Minerals : Terra Consult
- Marketing : J10
- Planning : J10
- Structures / Civils : Terra Consult



02

Context + Site Development

- 02.1 Context
- 02.2 Existing and Historic Boundaries
- 02.3 Site Development

02.1 Context and Site Development: **Context**



Site Location

The entire site extends to some 22.16 ha and it is located towards the south east boundary of the Wrexham Industrial Estate, with access from the A532, B5130 and Cefn Road.

Key:

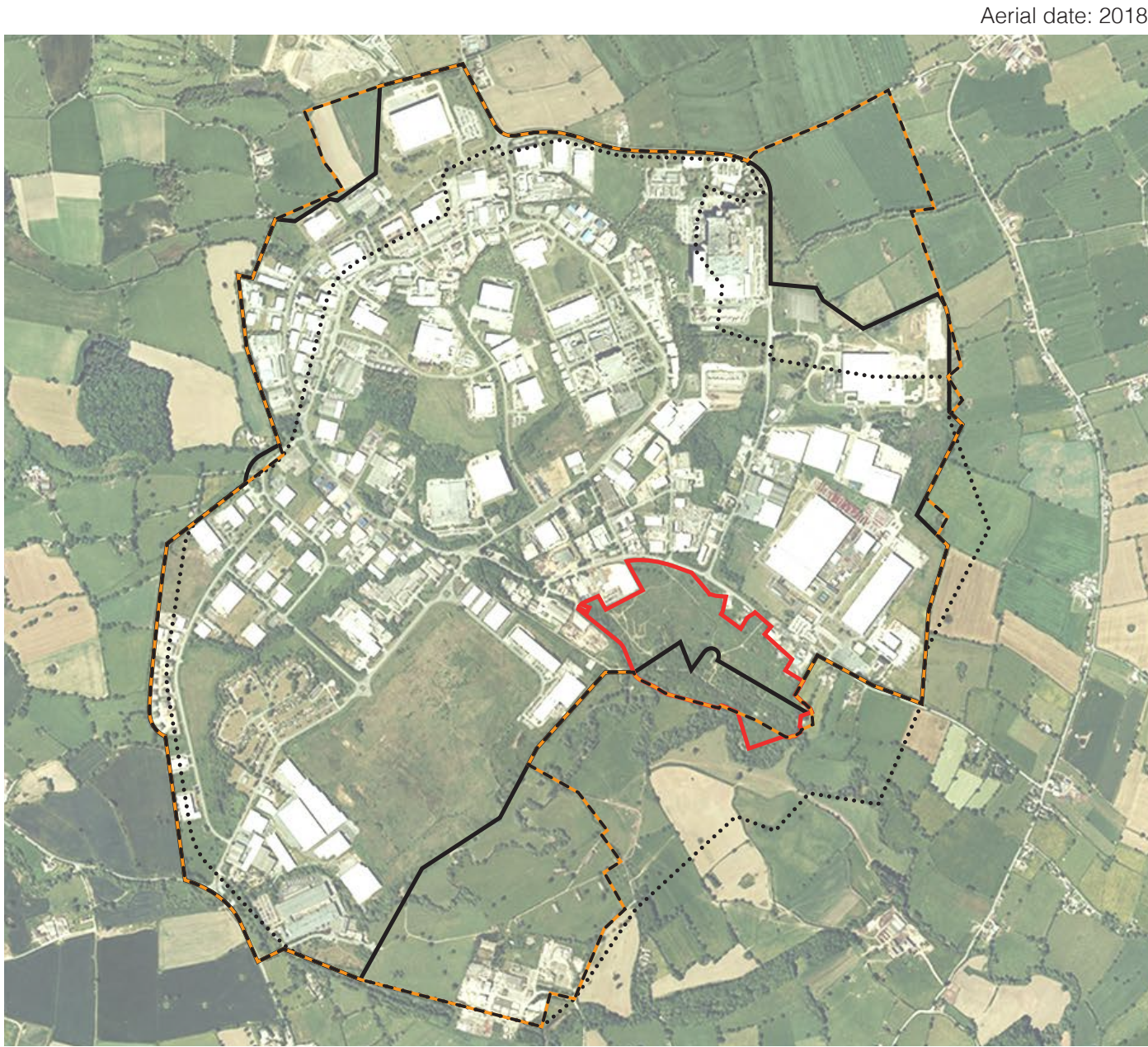
Site Boundary

02.2 Context and Site Development: **Existing and historic boundaries**

Location and Context

The plans below show how the Wrexham Industrial Estate boundary has developed from the Royal Ordnance Factory that previously occupied the site. The plans show the original extent of the Royal Ordnance factory boundary, the 1992 settlement boundary and the existing settlement boundary, revised in 2000. These are overlaid on an existing aerial (left) and the Royal Ordnance Factory layout from 1964 (right). As illustrated, the majority of the proposed development site (red line boundary) falls within the historic Royal Ordnance factory boundary. The following pages show how the site has developed over the past century in greater detail.

-  Royal Ordnance Factory Boundary
-  1996 Wrexham / Maelor Local Plan Settlement Boundary
-  2005 Wrexham UDP (Unitary Development Plan) Settlement Boundary



02.3 Context and Site Development: **Site Development**



Year: 1873

The plan on the left shows a historical record of the site recorded in 1873. Field boundaries and trees form the main structural elements with very little development apart from Oak Road. Footpaths and tracks provide links from Redwither Brook to Oak Road. The alignment of some of these tracks and field boundaries are still evident today.



Year: 1881

The plan on the left shows what small amount of development happened between 1873 and 1881. The most notable change is the addition of several tracks within the site boundary.

Key:

	Site Ownership Boundary
	Primary road
	Secondary road
	Field boundary
	Brook / Pond
	Track
	Drain
	Building
	Blast mound
	Trees
	Major electricity power transmitter

02.3 Context and Site Development: **Site Development**



Year: 1938

There was a small amount of change between 1881 and 1938. A number of tracks were removed and replaced. A new track from the west connected Oak Road through the site towards the east. The smaller network of tracks inside the site boundary were removed or realigned along field boundaries to create more open farmland.



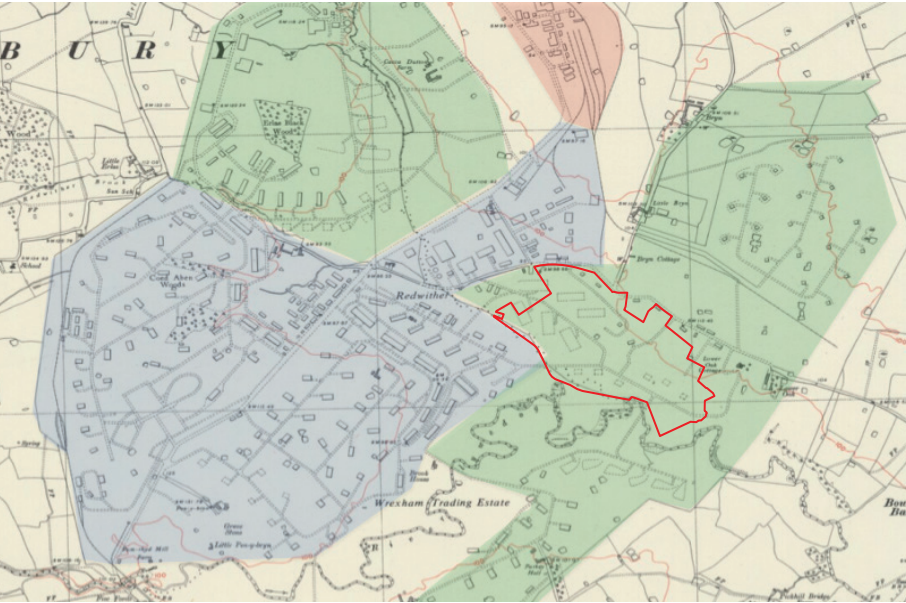
Year: 1961

This plan from 1961 shows the extents of the Royal Ordnance factory site, built during the Second World War. Various buildings are shown along with access roads and additional tracks. A major overhead electricity transmitter was also shown crossing the site.

Key:

- Site Ownership Boundary
- Primary road
- Secondary road
- Field boundary
- Brook / Pond
- Track
- Drain
- Building
- Blast mound
- Trees
- Major electricity power transmitter

Plan showing the site boundary (red line) in the context of the original Royal Ordnance factory site



02.3 Context and Site Development: **Site Development**



Total site boundary area: 22.16ha / 54.76 acres
Total within settlement boundary: 21.51ha / 53.15 acres

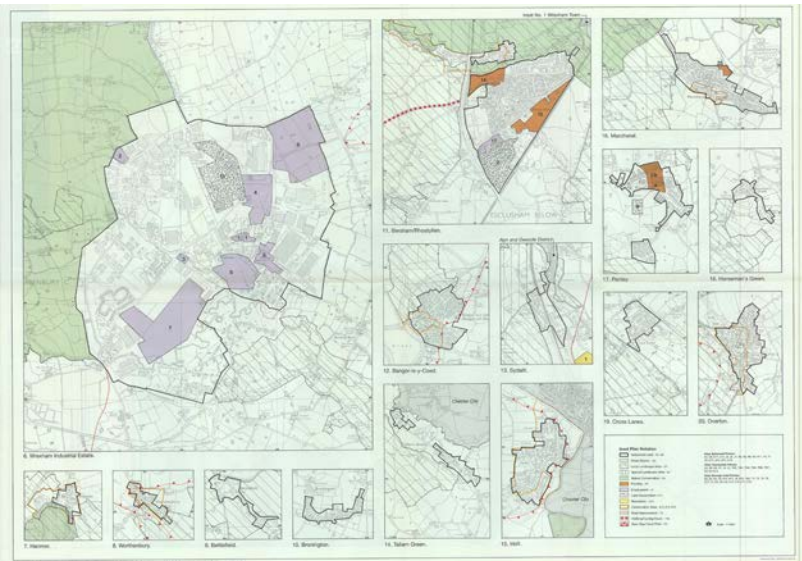
Year: 1996 - Wrexham and Maelor Local Plan 1992-2001 (adopted February 1996)

As Wrexham Industrial Estate developed during the latter half of the C20th, the earlier manufacturing buildings were removed and replaced with industrial units, which can be seen along Oak Road.

The dark blue lines marks the settlement boundary and the red area highlights the area of land allocated for employment development at that time.

Various utilities are also shown, including additional overhead power transmitters.

- Site Ownership Boundary
- Settlement Boundary
- Allocation for development (11.50ha)
- Primary road
- Secondary road
- Field boundary
- Brook / Pond
- Woodland
- Trees
- Track
- Drain
- Building
- Blast mound
- Major electricity power transmitter
- Minor electricity power transmitter



Extract from the Maelor Plan 1992 - 2000

02.3 Context and Site Development: **Site Development**



Year: 2000 - Planning Permission Plan

The main change between 1992 and 2000 is the realignment of the settlement boundary, removing a large area of the site from the settlement.

The area highlighted in red shows the extent of land with detailed planning consent for employment use on the site (Planning consent obtained 10th July 2000 P / 2000 / 0019).

- Key:
- Site Ownership Boundary
 - Settlement Boundary
 - Planning consent development area (13.16ha)
 - Primary road
 - Secondary road
 - Field boundary
 - Brook / Pond
 - Woodland
 - Trees
 - Track
 - Drain
 - Building
 - Blast mound
 - Major electricity power transmitter
 - Minor electricity power transmitter

02.3 Context and Site Development: **Site Development**



Year: 2005 - Wrexham UDP 1996-2011 (adopted February 2005)

The plan on the left illustrates the existing layout of the site with the existing settlement boundary shown as a dashed blue line. Remnants of tracks, woodland and Royal Ordnance factory buildings still remain with some of the historic field boundaries evident through the alignment of existing tree planting.

Buildings in the industrial estate have continued to develop with the addition of increased road infrastructure.

The existing utilities infrastructure is shown with a 132Kv overhead cable crossing the site, alongside a 33Kv and 11Kv routes, water mains and sewers. Further detail of these utility corridors are provided on the following pages.

Key:

- Site Ownership Boundary
- Settlement Boundary
- Primary road
- Secondary road
- Field boundary
- Brook / Pond
- Woodland
- Trees
- Track
- Drain
- Building
- Blast mound
- 132Kv electricity power lines
- 11-33Kv electricity power lines

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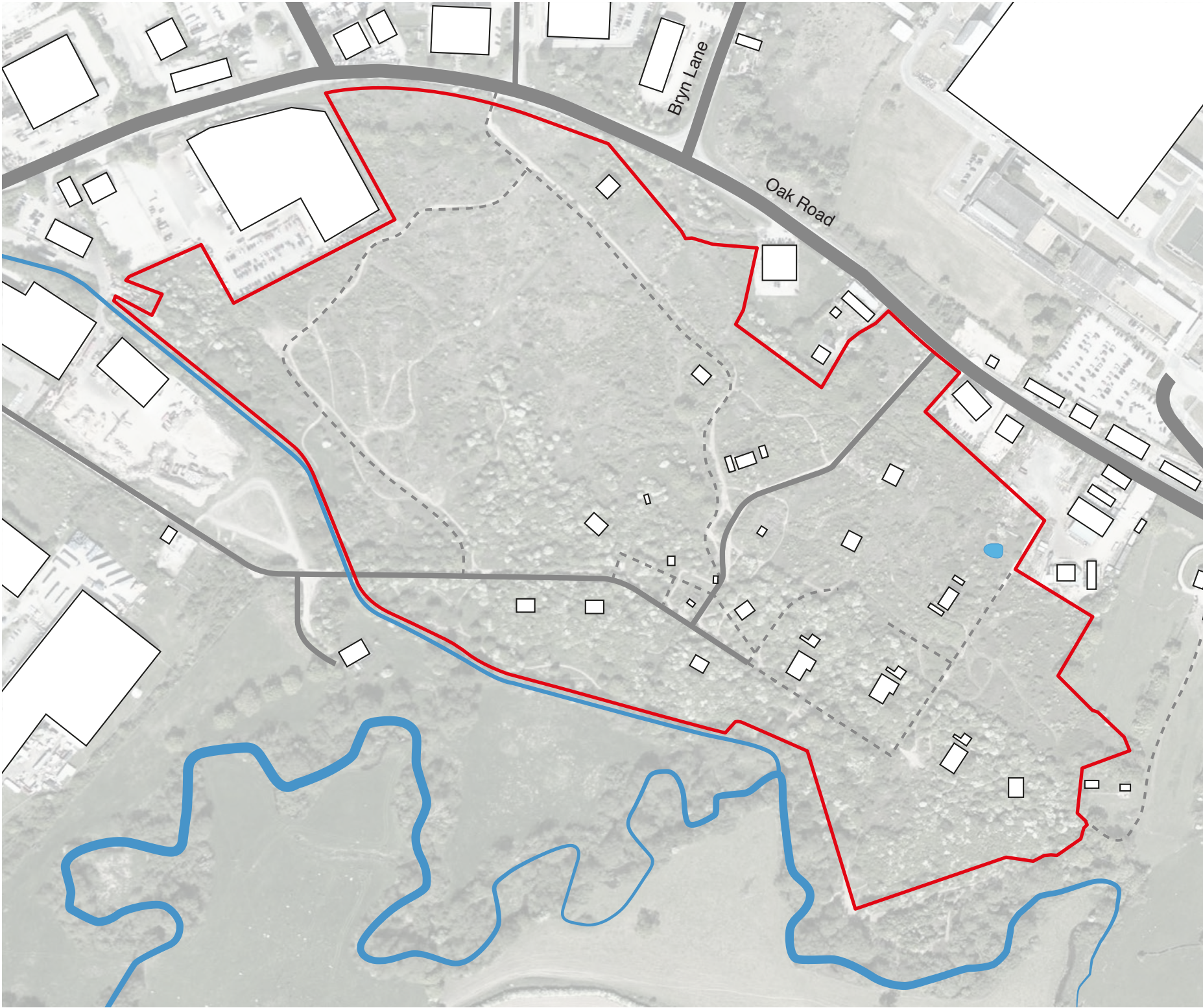


03

Site Analysis

- 03.1 Site Boundary
- 03.2 Levels
- 03.3 Ecology / Trees
- 03.4 Utilities / Drainage / Flood Risk
- 03.5 Access
- 03.6 Opportunities and Constraints

03.1 Site Analysis: **Site Boundary**



Site Analysis

The following section assesses the existing conditions on the site, analysing their impact and in turn informing the location and extent of potential zones for development.

Each analysis heading provides a summary position which has been derived from the detailed study for each specialist area. For example, the drainage and levels analysis should be read alongside the specialist reporting provided by Terra Consult.

Key:

 Site Ownership Boundary (22.16 Ha / 54.8 acres)

03.2 Site Analysis: **Levels**



Site Levels

The majority of the site area is relatively flat with falls from north to south ranging from 1:60 slopes in the north west, to 1:25 in the south east. There is a distinct steepening of the gradient on the southern edge of the side, marked by the Royal Ordnance factory road, where the land drops to meet Redwither Brook.

Key:

- Site Ownership Boundary
- North-south crossfall gradient
- West-east crossfall gradient
- Sleep slope towards stream

Extract of:
Topographical Survey (PMS16131 - The Oaks Wxm Ind Est)



03.3 Site Analysis: **Drainage and Flood Risk**



Key:

- Site Ownership Boundary
- North-south crossfall gradient
- West-east crossfall gradient
- Sleep slope towards stream

03.4 Site Analysis: **Ecology / Trees**



Ecology and trees

The following ecology and tree information is based on the information set out in 'Land at Oak Road, Wrexham Industrial Estate Ecology Assessment, November 2016' by Kingdom Ecology and 'Tree Survey Schedule BS5837: 2012), April 2016' by Murray Tree Consultancy.

The site comprises of various woodland, scrub and grassland habitats at various stages of succession.

The northern and western half of the site have undergone scrub clearance in the early 1970's and 2000's. These areas have been relatively undisturbed and left to naturally regenerate. The site now largely comprises of dense, continuous hawthorn scrub.

Within the wider area of scrub are some small glades of flower-rich, short sward grassland along with ribbons of further flower-rich grassland. Interspersed amongst these areas are patches of bramble underscrub and taller swards of coarser grasses.

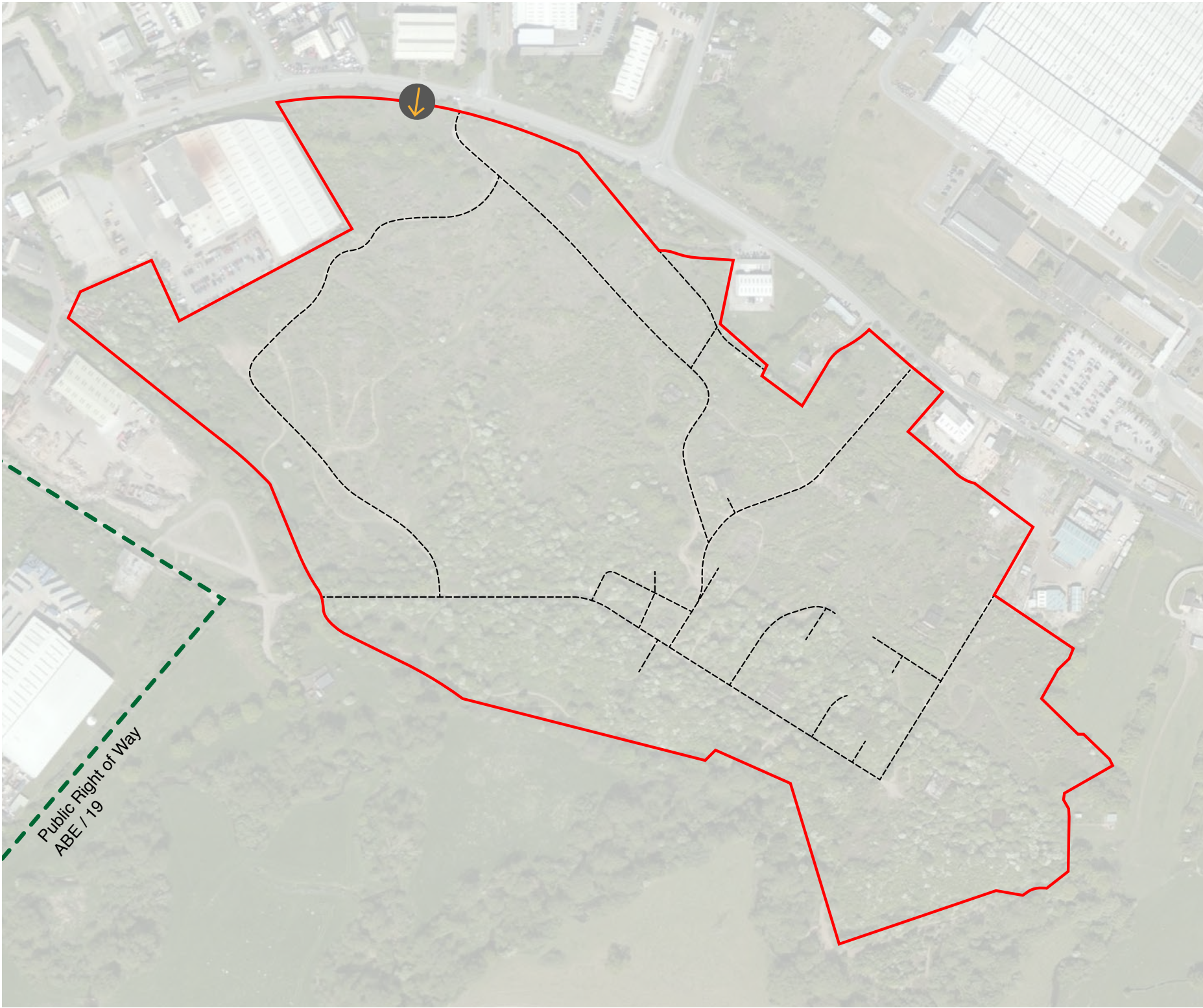
The southern half of the site comprises various types of broadleaved woodland habitat.

Two permanent ponds and several small ephemeral pools are also present around the site.

Key:

	Site Ownership Boundary		Existing Building
	TPO Tree (Category A)		Broadleaved Woodland
	TPO Tree (Category B)		Continuous Hawthorn Scrub
	Tree (Category A)		Continuous Bramble Scrub
	Tree (Category B)		Tall Herb Community
	Tree (Category C)		Neutral Grassland
			Pond
			Redwither Brook

03.5 Site Analysis: **Access**



Access

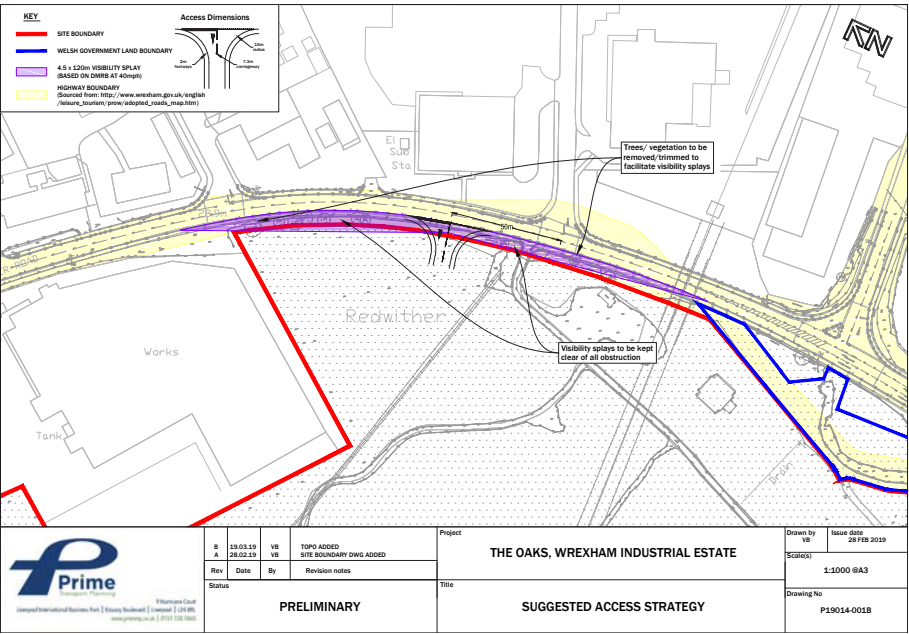
The site is proposed to take access directly from Oak Road, in the form of a priority-controlled junction. This access will serve both vehicles, pedestrians and cyclists and will allow access to all of the proposed development plots.

The access will comprise of a 7.3m wide carriageway, 15m wide kerb radii and 2m footways either side of the site access, connecting to existing footway along Oak Road.

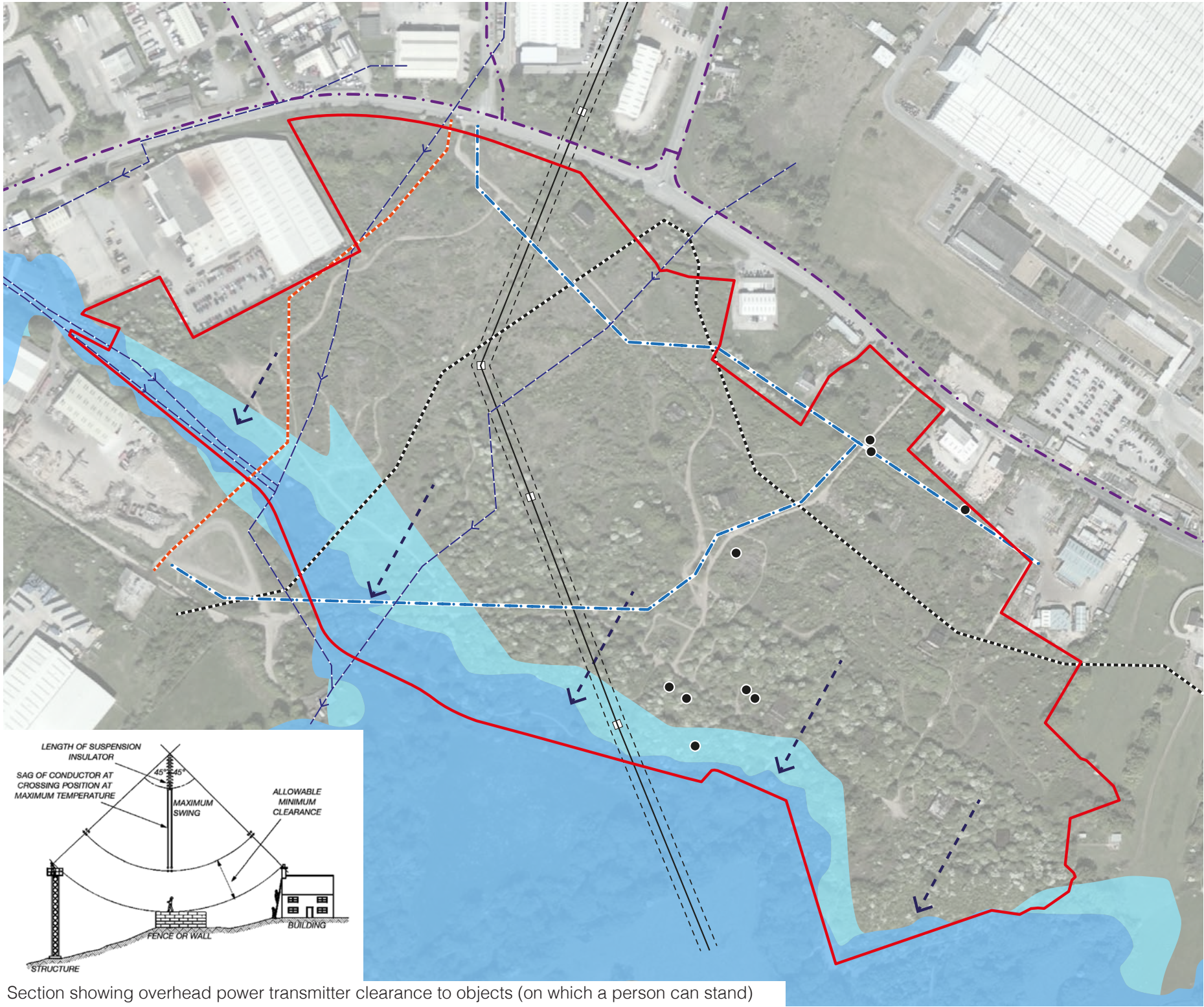
These geometric parameters being robust enough to accommodate the largest vehicles which could utilise this access, i.e 16.5m long articulated HGV's. Visibility splay of 4.5m x 120m are also to be provided. The proposed access can be viewed within Drawing P19014-001B.

Key:

- Site Ownership Boundary
- Proposed Site Access Junction
- Existing site route infrastructure
- Public Right of Way



03.6 Site Analysis: **Utilities**



Section showing overhead power transmitter clearance to objects (on which a person can stand)

Utilities

The following section is informed by the Flood Risk and Drainage Assessment report by Terra Consult.

As stated in the report, the flood zone information shown on the left is considered to be low for the majority of the site. Development is suitable within Flood Zone B if it is proved that the site levels are greater than flood levels used to define the adjacent extreme flood outline. Development within Flood Zone C2 would not be permitted unless the site was able to pass the justification test and acceptability of consequences as defined by TAN 15.

As set out in the Tony Malkin Consulting report, the site contains larger 132kV and Sewer network utilities, along with smaller 33kV, 11kV and water main utilities. A number of manholes are positioned around the site near the location of preexisting Royal Ordnance buildings.

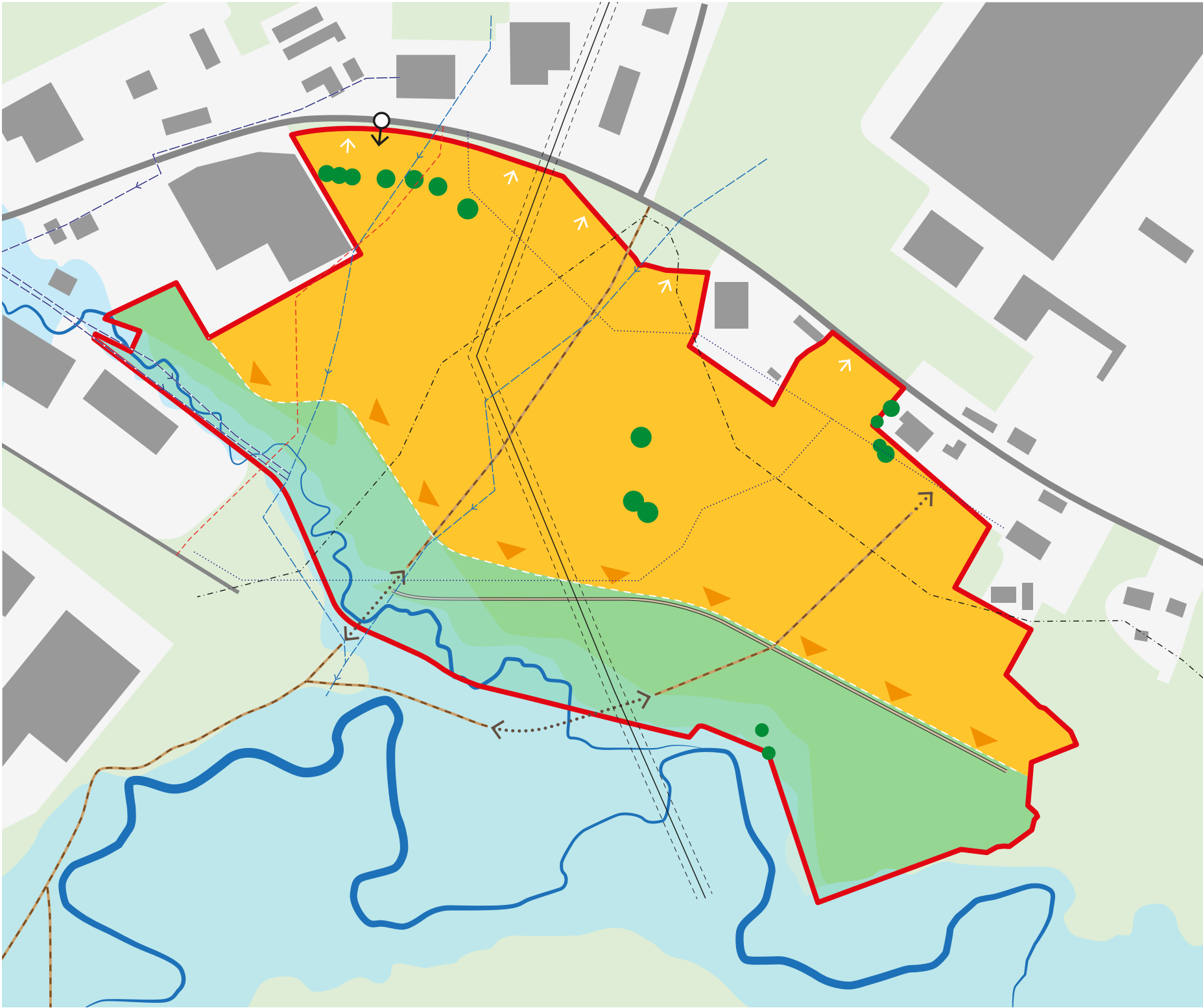
The floodzone areas are positioned around Redwither Brook south of the site. A small area inside the site along the southern boundary falls within this floodzone with the majority designated as 'areas known to have been flooded in the past'.

A steep crossfall from the Royal Ordnance factory road to Redwither Brook provides natural drainage for the site.

Key:

- Site Ownership Boundary
- 132kV electricity power transmitter -Scottish Power (SP)
- 33kV electricity power transmitter (SP)
- Manhole
- 11kV electricity transmitter (SP)
- Zone C2: Without significant flood defence infrastructure
- Zone B: Areas known to have been flooded in the past
- Water run-off direction
- Medium pressure gas pipe
- Water main - Dwr Cymru Welsh Water (DCWW)
- Sewer (DCWW)

03.7 Site Analysis: Opportunities and Constraints



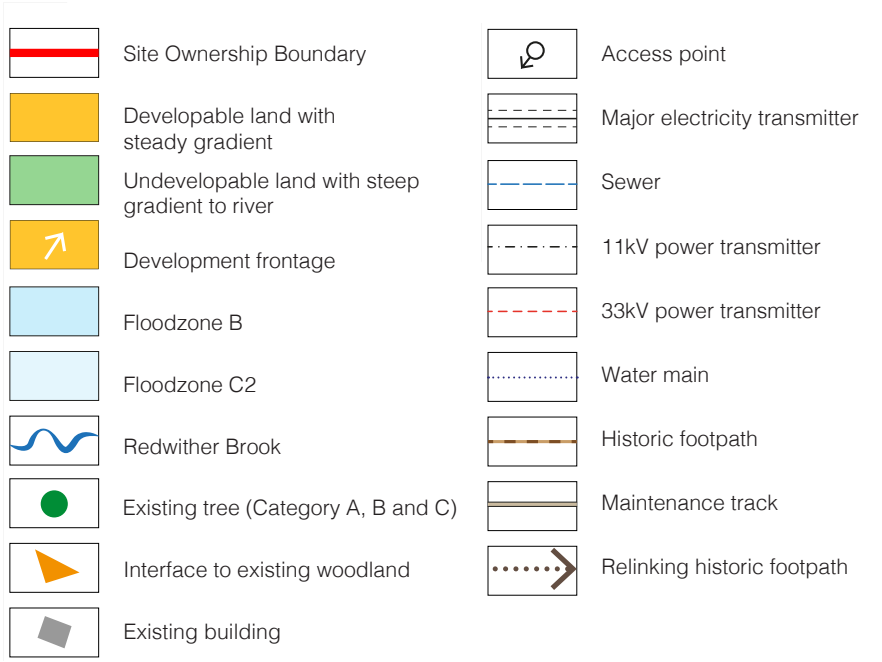
A number of opportunities and constraints are evident on the site as a result of the site's character and its context. These have been set out in built form below accompanied by the adjacent diagram:

Opportunities

- There is the potential for a large development area to the north of the site, which avoids steep gradient levels and floodzones.
- The existing network of infrastructure could provide links between Oak Road and the public right of way. They could also inform the positioning of the plot boundaries.
- Potential to develop a new frontage to Oak Road and an ecological zone to the south of the site.
- The site consists of large adaptable areas that could be developed to suit the needs of various business types.
- Views of the site are well screened from all directions apart from glimpse views from the public right of way, which is located south of the site.
- Relocation of smaller utilities could provide increased plot efficiency

Constraints

- Large utilities such as the 132kV overhead power transmitter and sewer network are difficult to re-locate.
- A area of flat ground is contained in the floodzone area and is therefore undevelopable
- A number of existing site features such as habitats and trees will need to be removed to maximise site efficiency.





04

Scale + Approach

- 04.1 Analysis of existing developments
- 04.2 Proposed land uses

04.1 Scale and Approach: **Analysis of existing developments**

Introduction

The development examples on the following pages show the comparable scales of various portal frame buildings in relation to the existing development site. The examples are taken from Wrexham Industrial Estate which contains a variety of successful commercial and industrial developments.

Each example will highlight the size and development ratio efficiency of the plot and include a description of the unit type.



B1: Light Industrial

The image above shows an example of 25m portal frames for B1 small industrial units. Different approaches to car parking, access and servicing are shown with the shared service area for some units (Area 01) and more traditional private service area for others (Area 02).

Gross area of site:	3.9 ha / 9.64 acres
Gross building area:	770m2
Development ratio:	20%
Building size:	40-80m

04.2 Scale and Approach: **Analysis of existing developments**



B2 / B8: Large Industrial

The TDG Logistic site at Wrexham Industrial Estate use a 20-30m portal frame with large service area to the rear of the site.

Gross area of site:	4.81 ha / 11.89 acres
Gross building area:	2,200m ²
Development ratio:	46%
Size of building:	90-120m



B2 / B8: Large Industrial

The example above shows examples of medium scale development at Wrexham where 40m portals are used. The service area varies depending on the business. In this example, a small commercial vehicle area is situated at the back with car parking along the main access road.

Gross area of site:	7.13 ha / 17.62 acres
Gross building area:	1,870m ²
Development ratio:	26%
Building size:	40-200m



B2 / B8: Large Industrial

The example above shows a much larger scale development. The buildings use 12no. 15m portals and 1no. 25m portal which is serviced by a 10m wide access road and large commercial vehicle parking area. The entrance contains a car parking area that fronts onto the access road.

The industrial estate contains are large number of these portals, most notably Kellogg's, which has a site area of around 34ha, of which approximately 30% is taken up by buildings.	
Gross area of site:	21.36 ha / 52.78 acres
Gross building area:	8,080m ²
Development ratio:	38%
Building size:	150-200m

04.3 Scale and Approach: **Proposed land uses**



B1 Light Industrial

Small industrial units provide building space for smaller businesses. One building can often accommodate multiple businesses as illustrated in the image on the left. General specification for this type of buildings include:

- 20-30m portals
- 40-50% efficiency
- Layout varies on business type
- Combination of commercial vehicle parking and car parking

04.4 Scale and Approach: **Proposed land uses**



B2 / B8 Large Industrial

B2 and B8 industrial plots provide extensive interior and exterior space for large businesses. They vary in layout but usually contain:

- 15-40m portals on a large scale
- 60% efficiency
- Commercial vehicle parking, road infrastructure and turning circles
- Car parking area and offices at the front of development

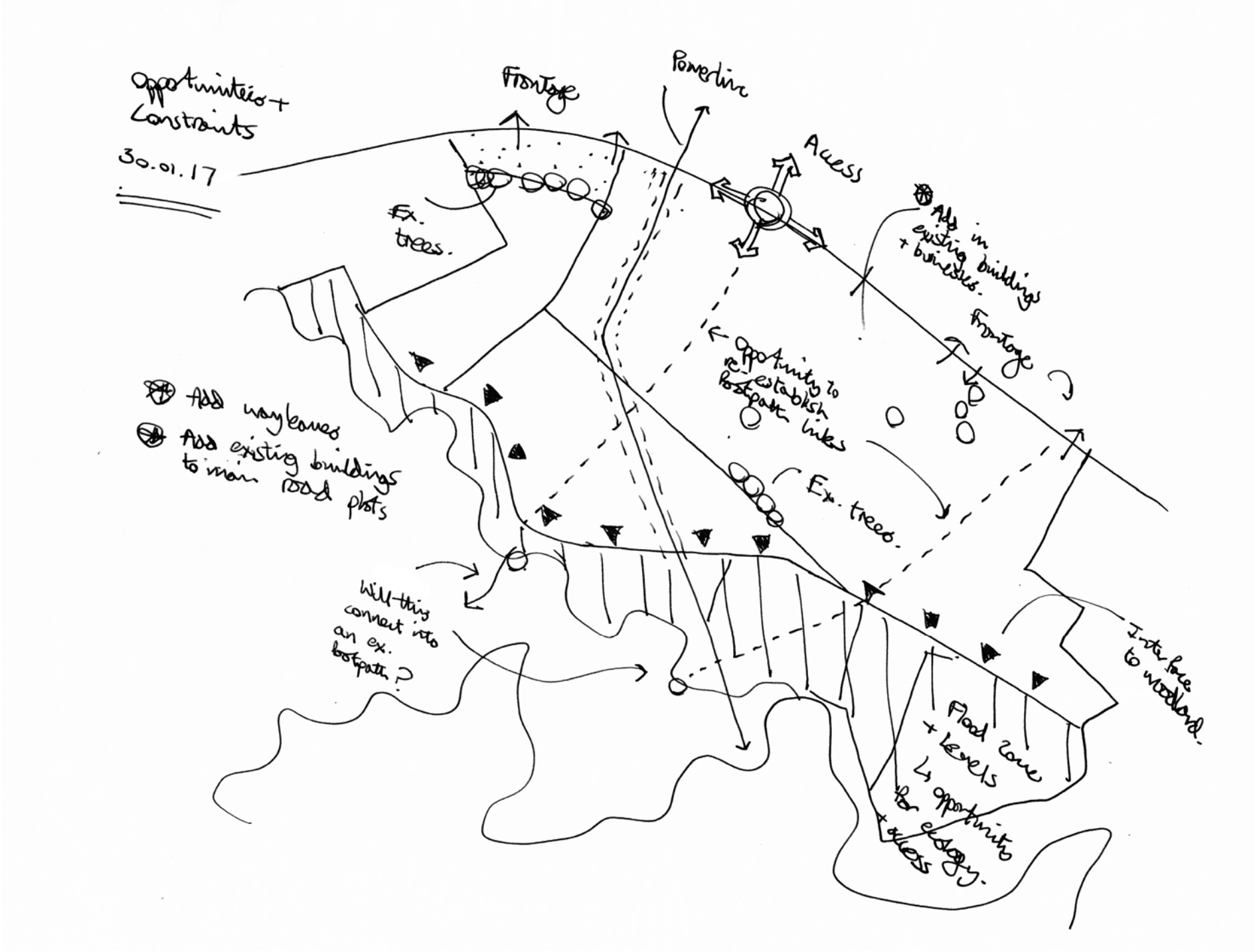


05

Design Development

- 05.1 Introduction
- 05.2 Design Evolution

05.1 Design Development: **Introduction**

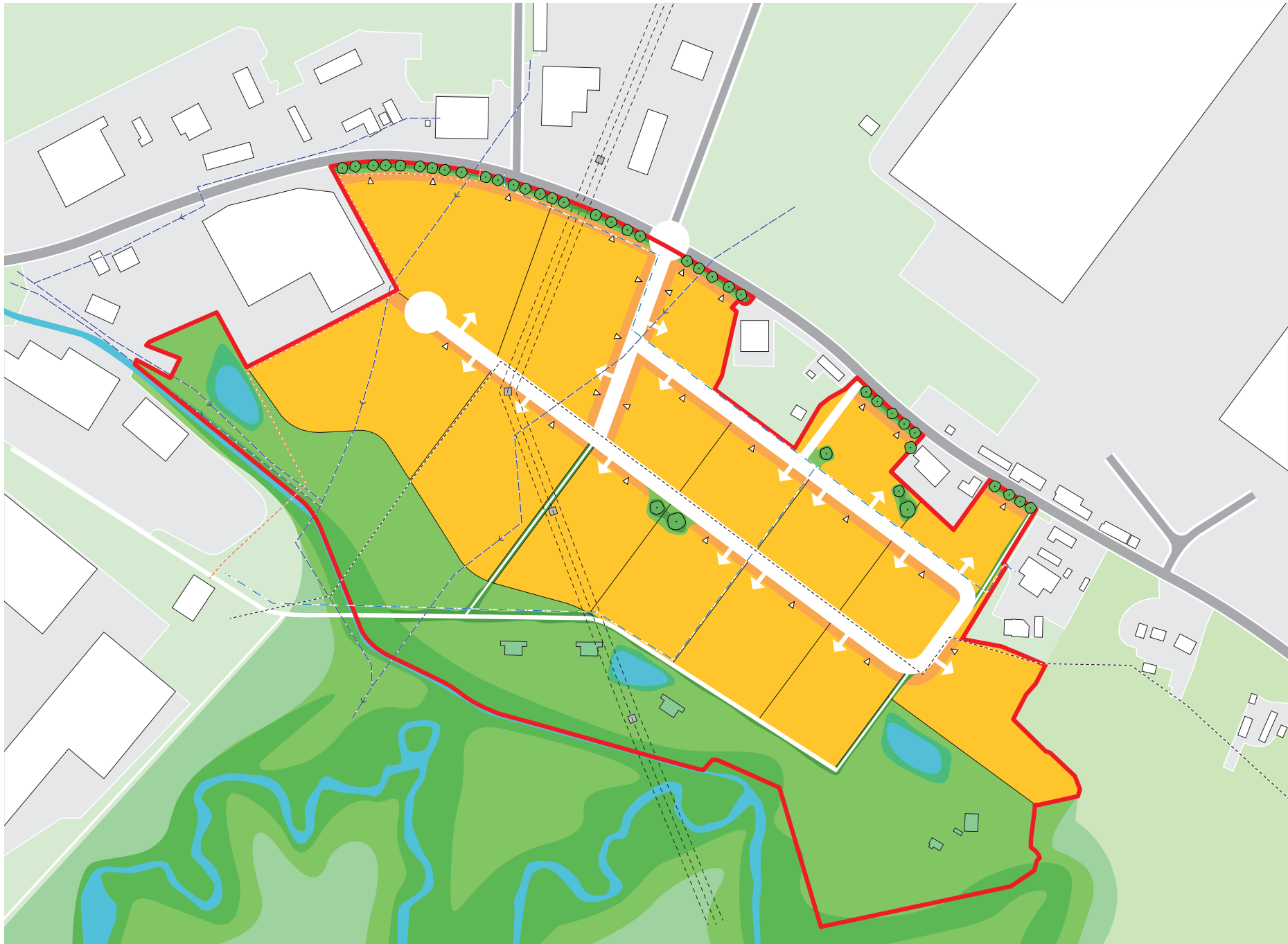


Introduction

The following pages provide an overview of the design process undertaken since the start of the project in 2017. Each of the layout options presented were developed in response to the historic, physical and policy analysis set out in the previous chapters. The layouts have evolved in response to feedback from the local authority, the commercial market and the wider project team with ecology, the retention of existing trees, utilities and the frontage to Oak Road the primary influences on change.

Each of the following layouts are shown alongside a descriptive narrative.

05.2 Design Development: **Design Evolution**



February 2017

The adjacent layout illustrates the arrangement of plots within the site along two primary internal roads. Turning areas are provided at each end of a central spine road. Larger plots are located to the west with medium to smaller sized plots to the east.

Pedestrian links provide connections over Redwither Brook to the south, through the centre of the site linking with Oak Road.

Some of the existing trees have been retained and incorporated within several of the plots. A new frontage of planting provides a formal edge along Oak Road. Both the 11kV and 33kV electricity line and water main have been diverted to minimise the constraints on individual plots for development. The foul water system and 132kV pylon remain on their existing alignment.

The southern ecology zone retains the existing landscape structure and habitat, which comprises broadleaved woodland and hawthorn scrub. This provides a buffer between the southern development boundary and Redwither Brook, and footpath links between the public right of way and Oak Road.

Attenuation ponds located along the southern boundary provide catctment for run-off water using the existing site levels.

Key:

	Site Ownership Boundary		33kV electricity transmitter
	Woodland		Existing tree
	Industrial developable plots		Proposed tree
	Development frontage		Access road / Plot access
	132kV electricity transmitter		Buffer zone / Green Corridor
	Sewer		Existing footpath
	Water main		Proposed footpath
	11kV electricity transmitter		

05.2 Design Development: **Design Evolution**



March 2017

This option provides an alternative layout allowing for a mix of office and industrial plots to be accessed from a single main road with a turning zone at the southern end. The majority of plot sizes are small to medium with the exception of the two larger plots to the western end of the site. The smallest of the plots are located to the east a single plot accessed directly from Oak Road.

The purple area highlights a potential zone for mixed use development to front on to Oak Road. This zone would include office accomodation, 80-100 room hotel, convenience store and public house.

Pedestrian links provide connections over Redwither Brook to the south, through the centre of the site linking with Oak Road.

Existing trees have been retained and incorporated within several of the plots.

Both the 11kV and 33kV electricity line and water main have been diverted to minimise the constraints on individual plots for development. The foul water system and 132kV pylon remain on their existing alignment.

Key:

	Site Ownership Boundary		33kV electricity transmitter
	Woodland		Existing tree
	Industrial developable plots		Proposed tree
	Commercial development plots		Access road / Plot access
	132kV electricity transmitter		Buffer zone / Green Corridor
	Sewer		Existing footpath
	Water main		Proposed footpath
	11kV electricity transmitter		

05.2 Design Development: **Design Evolution**



November 2017

The adjacent layout illustrates the arrangement of plots within the site. Turning areas are provided at each end of a central spine road that connects all development plots. Larger plots are located to the west with medium to smaller sized plots to the east. Two access points are located on Oak Road, the primary access is a continuation of Bryn Lane, and the secondary access point is located between Higher Oak SAAB Authorised Garage and R & J Motors.

Pedestrian links provide connections over Redwither Brook to the south, through the centre of the site and to the west of the site linking with Oak Road.

Some of the existing trees have been retained and a green corridor has been proposed around the eastern boundary of the site, providing a green link between Oak Road and the Ecology / Amenity Zone. A new frontage of planting along the northern boundary provides a buffer along Oak Road.

Both the 11kV and 33kV electricity line and water main have been diverted to minimise the constraints on individual plots for development (this alignment is subject to a detailed assessment of potential routes). The foul water system and 132kV pylon remain on their existing alignment.

The southern ecology / amenity zone and ecological mitigation zone retains the existing landscape structure and habitat, which comprises broadleaved woodland and hawthorn scrub. This provides a buffer between the southern development boundary and Redwither Brook, and footpath links between the public right of way and Oak Road.

Attenuation ponds located along the southern boundary provide catchment for run-off water using the existing site levels.

Key:

Site Ownership Boundary	33kV electricity transmitter
Woodland	Existing tree
Industrial developable plots	Proposed tree
Development frontage	Access road / Plot access
132kV electricity transmitter	Buffer zone / Green Corridor
Sewer	Existing footpath
Water main	Proposed footpath
11kV electricity transmitter	



06

Development Proposal

- 06.1 Introduction
- 06.2 Key attributes
- 06.3 Development plan
- 06.4 Area comparison schedule
- 06.5 Precedent studies

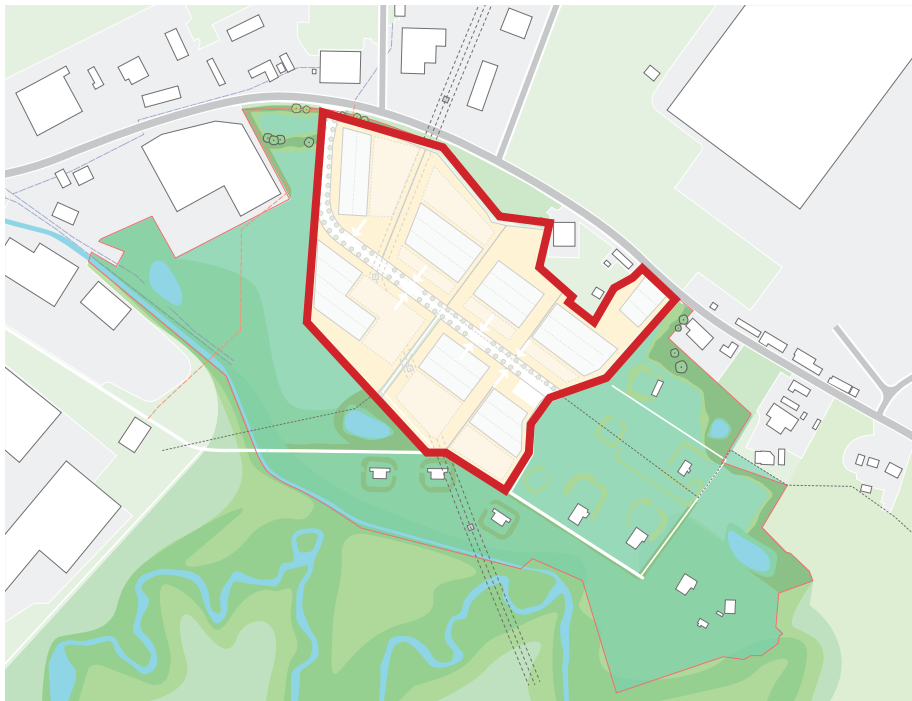
06.1 Proposed Layout: **Introduction**

Introduction

The following section sets out the proposed development option that has emerged from the design evolution in the previous chapter and from the extensive pre-application discussion between the project team, the local authority and a range of consultees and stakeholders including Natural Resources Wales and CADW.

The page opposite describes the main components of the site plan with further detail following in terms of specific site areas and alignments.

06.2 Proposed Layout: **Key Attributes**



Development

The overall development area has reduced from previous iterations of the site plan to an area of 7.96 hectares. This focused to the north and west of the site, extending from a frontage on Oak Road to the edge of the river valley in the south and the area of retained heritage in the east.

The development is a mix of B1 light and B8 uses consisting of open plots with the potential for a range of portal frame buildings, yards and car parking within them.

The area is focussed around a central spine road with individual development plots facing onto the roads to create a unified frontage to Oak Road and to the internal road alignment of the site.



Access

The primary access point proposed from a priority junction off Oak Road to the west of the Bryn Lane junction.

A 7.3m wide spine road provides the central access to all development plots within the site. The road is structured to provide a landscape strip to each side with the footways located adjacent to the development plot boundaries.

Further pedestrian access is provided via the potential for footpath links into the site from the existing footpath network and from Oak Road to create connections through the site for the local community and for people working on the site.



Landscape

64% of the overall site area is set aside for landscape, ecology and heritage. This extensive area, provides an overarching landscape framework to the development that runs from Oak Road in the west down to the river valley in the south and the agricultural land in the east.

Further landscape corridors have been created within the development area of the site with tree planting to the central access road, buffer woodland planting to the Oak Road frontage, SUDs drainage connections and footpath links into the wider network.

06.3 Proposed Layout: **Development Plan**



Description:

The adjacent diagram sets out the arrangement of plots within the site. The primary access junction to the west provides access from Oak Road to a central spine road through the site. A turning area is provided at the east end of the access road.

Pedestrian links provide connections over Redwither Brook to the south, through the centre of the site and to the west of the site linking with Oak Road.

A number of existing trees have been retained within a wider landscape and ecology framework of space that totals an area of 14.24 hectares. A new frontage of buffer planting has been created along Oak Road and the central spine road is lined with trees and a green buffer to the footpath.

The 11kV and 33kV electricity line, water main and foul water system have been diverted to minimise the constraints on individual plots for development (this alignment is subject to a detailed assessment of potential routes). The 132kV pylon remains on its existing alignment.

The Ecology / Heritage and Amenity zone retains the existing landscape structure and habitat, which comprises broadleaved woodland and hawthorn scrub. This provides a buffer between the southern development boundary and Redwither Brook, and footpath links between the public right of way and Oak Road.

Attenuation ponds located along the southern boundary provide catchment for run-off water using the existing site levels.

Key:

	Site Ownership Boundary		33kV electricity transmitter
	Woodland		Existing tree
	Industrial developable plots		Proposed tree
	Development frontage		Access road / Plot access
	132kV electricity transmitter		Buffer zone / Green Corridor
	Sewer		Existing footpath
	Water main		Proposed footpath
	11kV electricity transmitter		

06.3 Proposed Layout: **Development Plan**



- Key:
- Total site area (incl. vis. splays): 22.20 ha
 - Development area: 7.96 ha (37%)
 - Heritage / Ecology / Amenity Zone: 14.24 ha (63%)
 - Planning Application Development Boundary
 - Planning Application Heritage / Ecology / Amenity Zone Boundary

Areas:

	Plot area	Gross building area	Parking No's	Development ratio
1.	0.94 ha	4,000m2	133	42%
2.	1.11 ha	5,000m2	166	45%
3.	0.85 ha	2,700m2	32	31%
4.	1.10 ha	4,800m2	47	44%
5.	0.70 ha	2,400m2	24	35%
6.	0.87 ha	2,700m2	32	31%
7.	1.25 ha	5,000m2	166	40%
8.	0.82 ha	Roads and Visibility Splay		
9.	0.32 ha	SUDs and Landscape Framework		

06.4 Sketch Option: **Area comparison of proposals**

Comparison of areas:

The following table illustrates the development of site areas from the Wrexham / Maelor Local Plan in 1996 to the proposed options shown in this document. The percentage rates are based on the total site boundary amount (22.16ha):

* Note: Proposed site area has increased to 22.20ha to incorporate extents of visibility plays to Oak Road.

	<i>Wrexham / Mealor (1996)</i>	<i>Consent (2000)</i>	<i>UDP (2005)</i>	<i>Proposed</i>
<i>Total site</i>	22.16ha / 54.76 acres	22.16ha / 54.76 acres	22.16ha / 54.76 acres	22.20ha / 54.76 acres*
<i>Site area within Settlement boundary</i>	21.51ha / 53.15 acres (97%)	21.51ha / 53.15 acres (97%)	13.08ha / 32.32 acres (59%)	13.12ha / 32.42 acres (60%)
<i>Development area</i>	11.5ha / 28.42 acres - allocation (52%)	12.10ha / 29.90 acres (55%)	/	7.96ha / 19.59 acres (36%)
<i>Ecology / Heritage zone</i>	/	10.06ha / 24.86 acres (45%)	/	14.24ha / 35.18 acres (64%)



07

Landscape, Heritage and Ecology

- 07.1 Introduction
- 07.2 Emerging Ecology Policy Appraisal
- 07.3 Integrated Landscape Components
- 07.4 Landscape, Heritage and Ecology Zones

Introduction

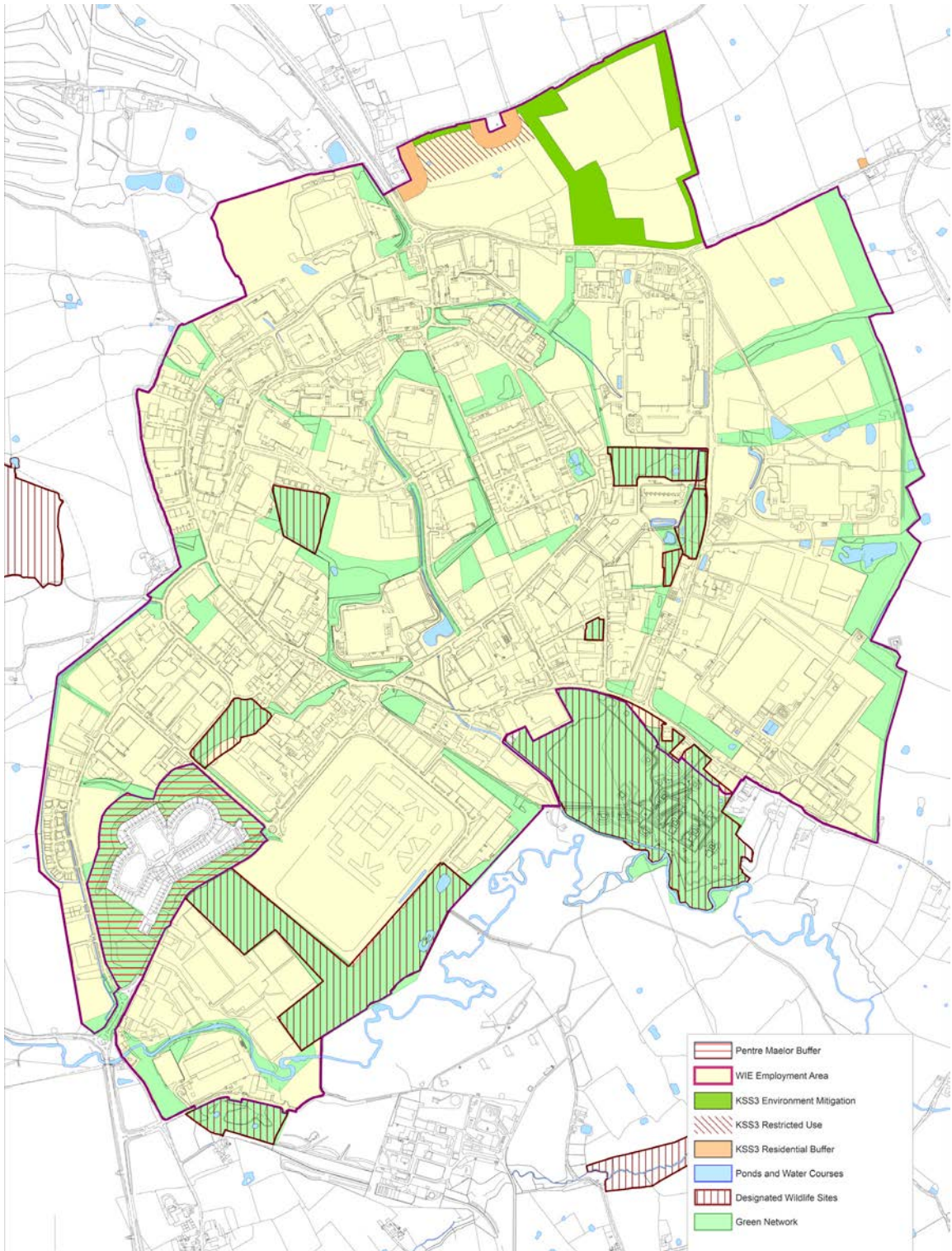
The Landscape and Ecology chapter sets out the overarching design and management strategies that have been generated as part of the design process.

The landscape and ecology strategies are intrinsically linked on this site due to the status of the existing habitats, the extents of heritage infrastructure that is proposed to be retained and the need to connect the footpath network into the wider area.

The chapter provides details on each of these components through diagrams, images and a number of sketch sections.

07.2 Landscape, Heritage, Ecology and Amenity: **Emerging Ecology Policy Approach**

Wrexham Council Green Networks Plan:



The Wrexham Industrial Estate supports a variety of non-statutory designated local wildlife sites and undesignated areas of semi-natural habitat that are of importance to a number of species and habitats of conservation value including great crested newt, notable butterflies, bats, otter and birds.

However, the nature of the industrial estate entails that many of these habitats are fragmented and isolated by the surrounding commercial units and road infrastructure.

It is understood that WCBC is seeking to define an Ecology Network, through the industrial estate, to provide connectivity between areas of valuable habitat. The linkages would be created by retaining areas of more-or-less unbroken wildlife corridors plus islands of habitat to provide stepping stones through the estate.

We are supportive of these ambitions to provide a functioning Ecology Network which could both promote biodiversity within the industrial estate and enhance the health and well-being of users of the estate by providing proximal access to nature and green spaces; however, we do feel that any policies must reflect PPW and be underpinned by a sound evidence base and serve to present deliverable management and enhancement benefits.

We have established the baseline biodiversity value of land within the Oaks site and identified opportunities to contribute towards the Ecology Network. This would be achieved through the retention and enhancement of key areas including the maintenance of a continuous corridor of wildlife habitat within areas of established woodland plus careful design considerations within developed and undeveloped land adjoining the wildlife corridor.

The preliminary design layout for the site identifies some exciting biodiversity solutions that will deliver a meaningful level of net biodiversity benefit upon the Estate and this has allowed us to draw up proposals identifying alternative and additional areas of land which could be allocated as part of the main Ecology Network and which would be retained and actively managed for their conservation benefit.

These proposals will provide a mechanism whereby sections of the green network can be managed, maintained and enhanced. Such mechanisms are currently not in place for much of the proposed Ecology Network.

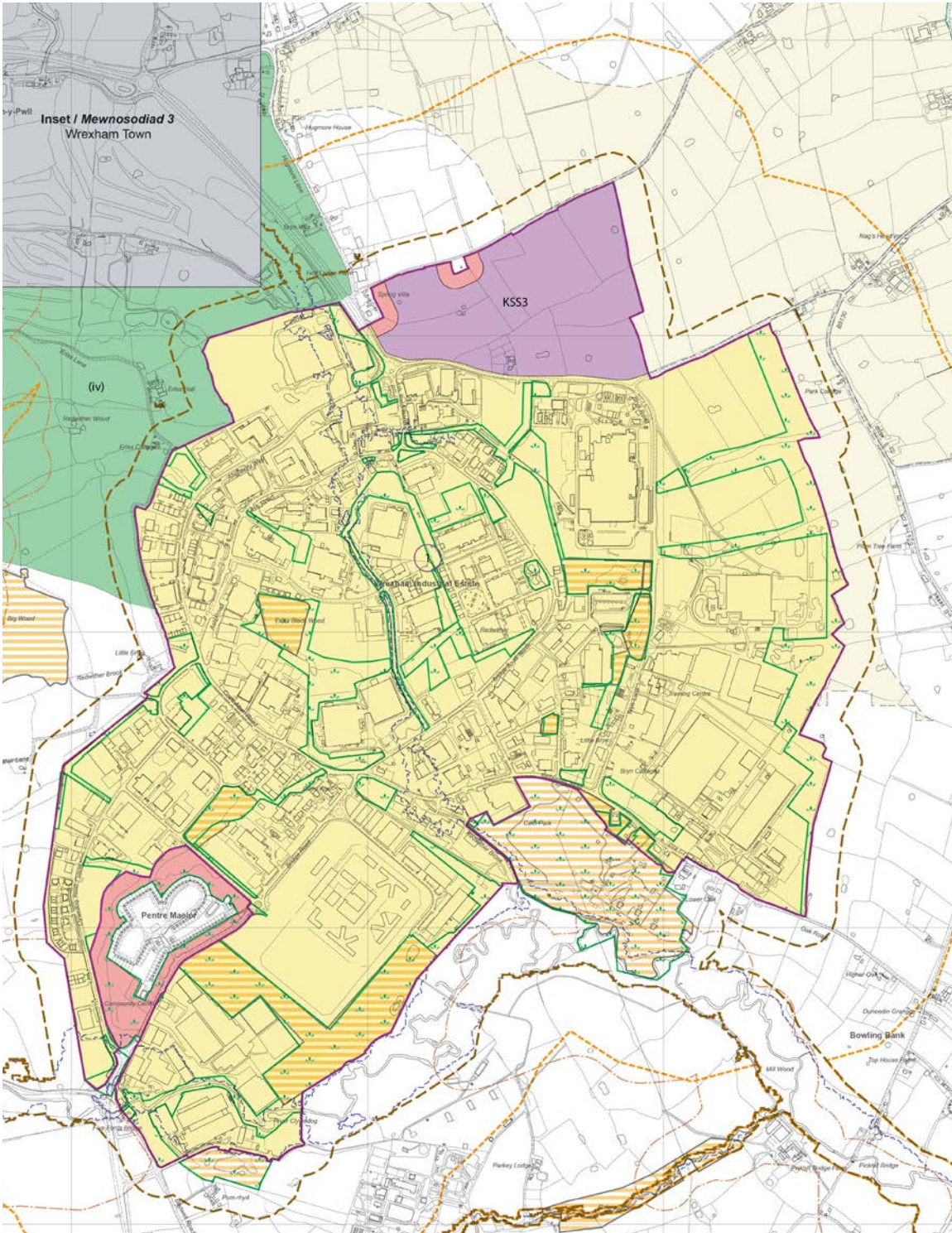
We have identified the locations of an alternative Ecology Network in a strategic manner, whereby important areas of habitat would be linked together to provide significant areas of continuous wildlife habitat allowing the colonisation of new areas and promoting more robust populations for key species of conservation value.

Key:

- Pentre Maelor Buffer
- WIE Employment Area
- KSS3 Environment Mitigation
- KSS3 Restricted Use
- KSS3 Residential Buffer
- Ponds and Water Courses
- Designated Wildlife Sites
- Green Network

07.2 Landscape, Heritage, Ecology and Amenity: Emerging Ecology Policy Approach

Emerging Deposit Plan Wrexham LDP (May 2018)



One such area that we have identified comprises of a section of the Afon Clywedog Corridor outwith, but immediately adjacent to the industrial estate. Ecologically, this is a strategically important area through its location on the river itself and between the HMP Berwyn Ecology Zone and the Southern Edge of the Oaks LWS. This area is currently farmed but not in productive use due to its floodplain location.

The active management of this area, exclusively for conservation, along with the creation of new habitat features, would provide a significant enhancement to the Estate's ecological assets through the provision of a significant area of unbroken, semi-natural habitat along the southern boundary of the industrial estate.

It is considered that the proposed alternative Ecology Network offered provides a pragmatic solution allowing the twin aims of continued economic development of the estate plus promotion and enhancement of local wildlife assets to be achieved.

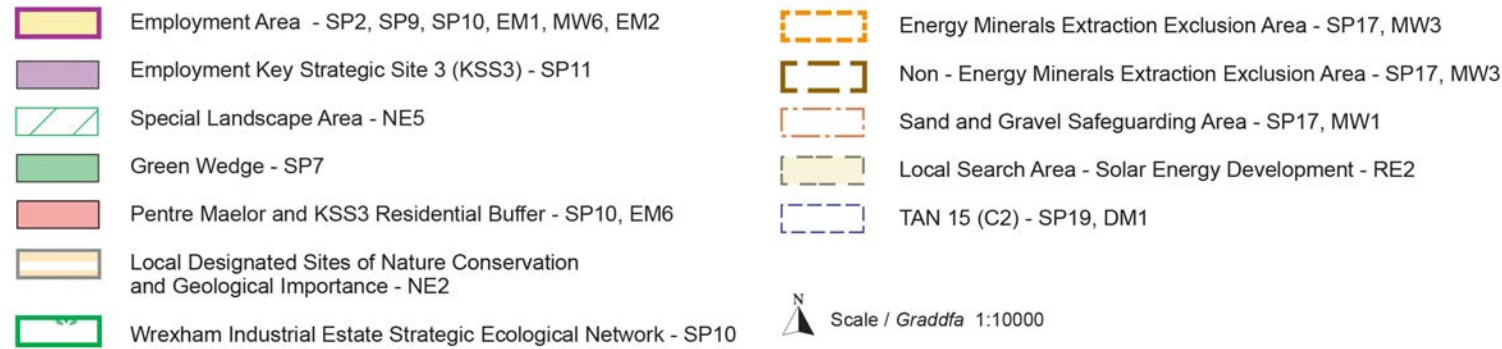
From a strategic policy context, the recently published draft PPW (version 10) places a much greater emphasis on “placemaking”, locating development in the most sustainably accessible areas and the use of brownfield previously developed land for bringing forward development needs.

It does not seek to dilute the requirement to conserve and enhance biodiversity but does recommend that there is a need to increase the resilience of ecosystems, including elevating “net benefit”, avoiding any significant loss of biodiversity and recognizing the potential for green infrastructure networks through connectivity.

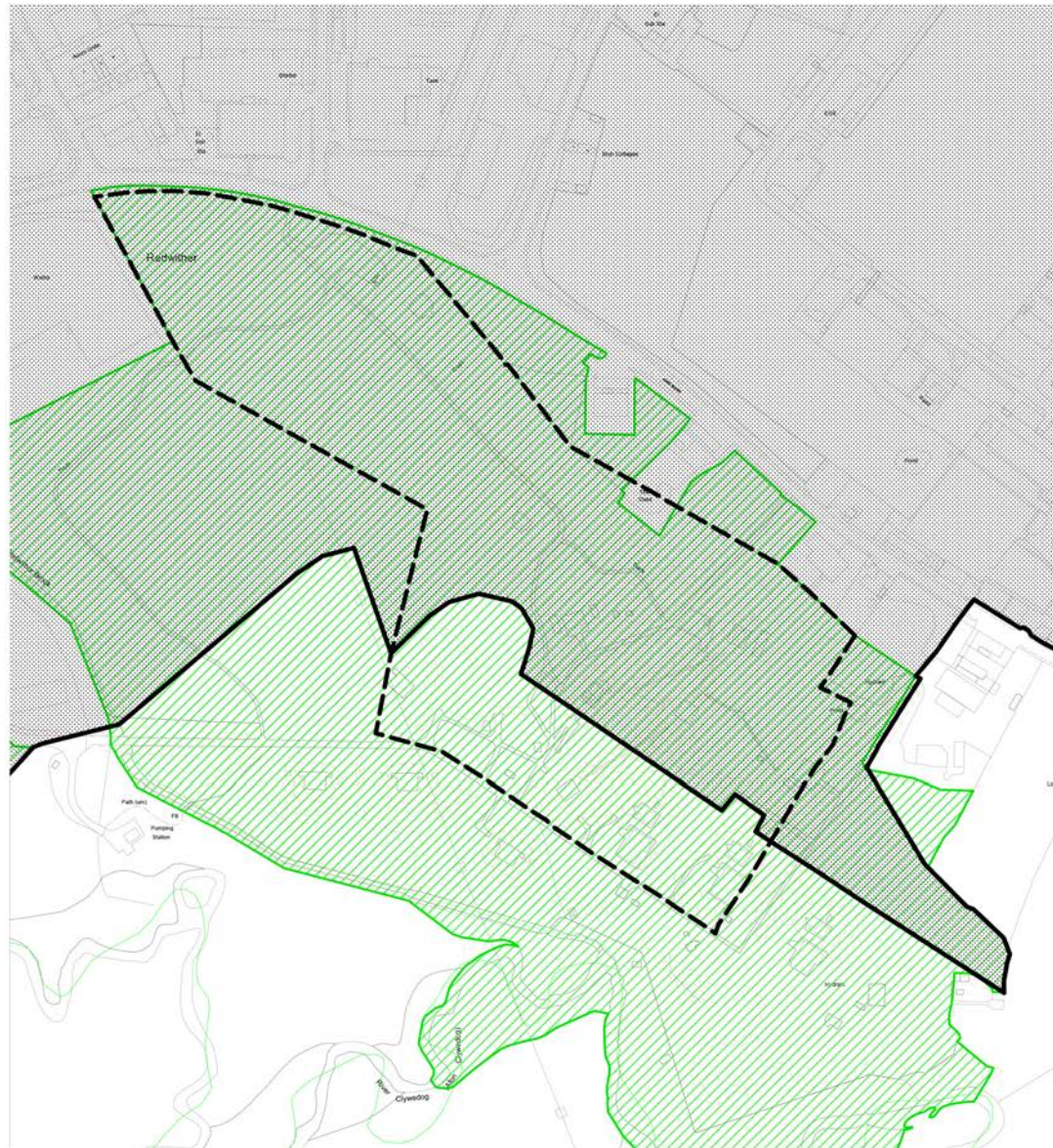
PPW is clear that development should not be prevented on sites identified as statutorily protected; those that are not designated (such as those upon the WIE) should not preclude appropriate development.

We consider that working closely with WCBC, NRW (and others) in bringing these sites forward and developing a placemaking vision based upon the alternative approach we are advocating is appropriately sensitive to known ecological assets, but shall also serve to deliver a range of biodiversity benefits through on site ecology zones, but importantly will offer an active long-term management plan delivery mechanism.

The maps and plans shown on these pages illustrate a number of the emerging options discussed above, for ecology conservation and settlement boundary locations in proximity to The Oaks site. These options range from the emerging deposit plan in May 2018 to the amendments submitted to the deposit plan in November 2018 (shown opposite).



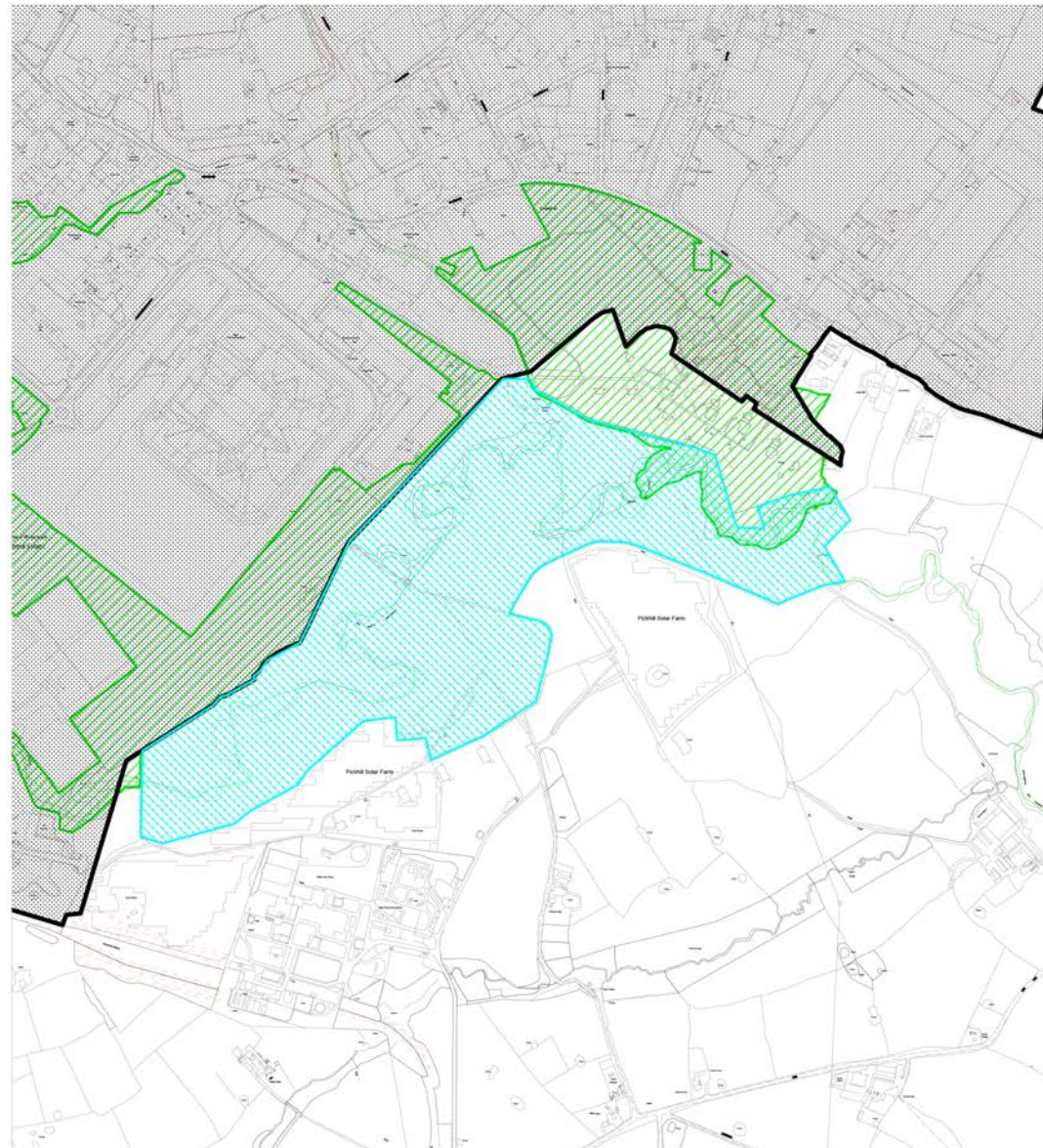
07.2 Landscape, Heritage, Ecology and Amenities: **Emerging Ecology Policy Approach**



AMENDMENTS SUBMITTED AT DEPOSIT PLAN CONSULTATION

Site Ref: APM11 **Community:** Isycoed
Type: DLDP **Ward:** Holt
Site Address: Land Adjoining Oak Road **OS No:** SJ3849
Proposed Use:  Proposed LDP2 Settlement Boundary
Consultee ID: 1166080  Proposed WIE Ecological Green Network
Rep No: LDP3781  Exclude from WIE Ecological Green Network
Date: Sept 2018 Scale: 2500

[y/shared/CWDPOLICY/localdevelopmentplantwo/depositplan/mapping/changestodldppropmaps](#)



AMENDMENTS SUBMITTED AT DEPOSIT PLAN CONSULTATION

Site Ref:	APM12	Community:	Abenbury/Sesswick
Type:	DLDP	Ward:	Holt/Marchwiel
Site Address:	Land Adjoining Oak Road	OS No:	SJ3848
Proposed Use:			
Consultee ID:	1166080		
Rep No:	LDP3782		
<i>Date: Sept 2018</i>	<i>Scale: 10000</i>		

Proposed LDP2 Settlement Boundary

Proposed WIE Ecological Green Network

Include in WIE Ecological Green Network

[y/shared/CWDPOLICY/localdevelopmentplantwo/depositplan/mapping/changestodldppropmaps](#)

07.3 Landscape, Heritage, Ecology and Amenity: **Integrated Landscape Components**



Ecology

Details of the ecology strategy are set out on the following pages but in broad terms, the ecological management area covers the whole of the 14.24 hectares of the Ecology / Heritage and Amenity Zone as highlighted in the diagram above.

Throughout this area the extents of different habitats and the existing heritage infrastructure of the site are interlinked and therefore both heritage and ecology management strategies have been designed to work together. The primary areas of ecological management are split into three main zones which are Wildflower/Scrub Mosaic, Woodland Area and the Riparian Corridor.



Heritage

The heritage area of the site is primarily focussed to the south adjacent to the river valley and to the east where the majority of existing buildings and structures are evident. As discussed previously, this part of the 14.24 hectare zone also benefits from ecological management and a degree of public access along a new footpath connection.

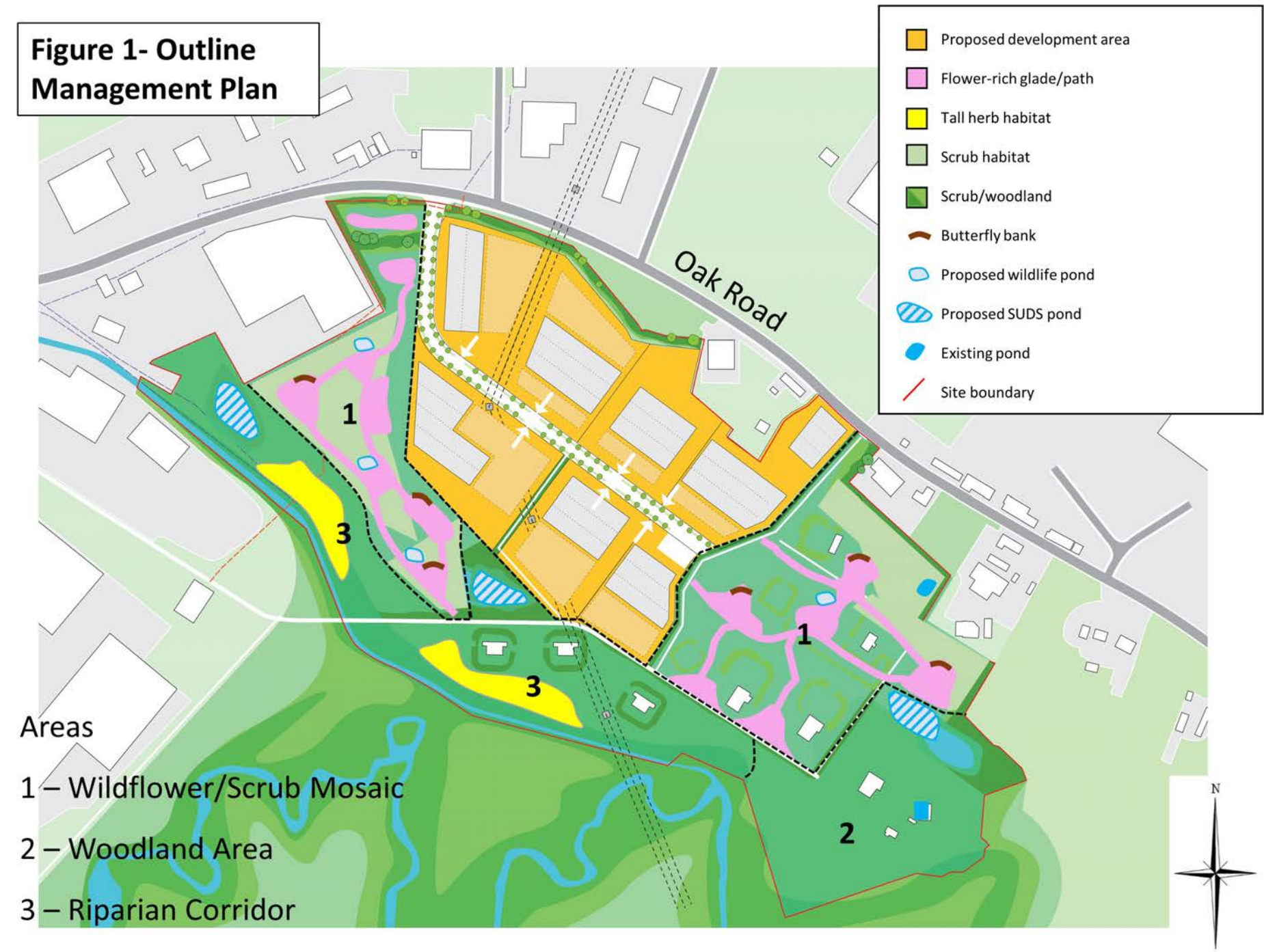


Routes and Green Corridors

The proposed development area has been designed to link with the existing ecology and heritage areas of the site through a network of green corridors, access road corridors and new footpath connections.

Each of these linear components have a strong landscape bias with buffer woodland planting to the Oak Road frontage, formal avenue trees to the main access road and a continuation of the existing habitats to the footpath connections.

Further details on each of these components are set out later in the chapter.



Ecology Zone Design:

A draft design for the proposed Ecology Zone at the site has been produced (See the adjacent diagram).

The Ecology Zone will seek to retain valuable areas of existing habitat and to promote extension of these habitats across the site through sensitive management.

The habitat design will aim to create and maintain an intricate mosaic of different habitat types including short sward flower-rich grassland, coarser tall grassland, bramble underscrub, taller hawthorn scrub, wetland, woodland and patches of bare ground.

The mitigation plan will also include the creation of new wildlife ponds, butterfly banks and the installation of bat boxes, bird boxes and artificial otter holts.

The ecology zone would be fenced off and regularly wardened to prevent misuse by off-road vehicles.

It is envisaged that the management plan would be carried out for at least 25 years.

The Ecology Zone has been divided in to three broad habitat areas. These comprise of:

- 1 – Wildflower/Scrub Mosaic
- 2 – Woodland Area
- 3 – Riparian Corridor

A brief summary of management actions for each zone is provided below.

07.4 Landscape, Heritage, Ecology and Amenity: **Ecology Zone**

Area 01

Ecology Zone - 01 Wildflower / Scrub Mosaic

Management of these areas would seek to retain the existing areas of species-rich grassland and to facilitate the expansion of this habitat into adjacent lower value habitats.

It is envisaged that this would be best achieved by creating a series of mown paths and tracks through the existing scrub habitats with larger glade areas and wildlife ponds located immediately adjacent to the tracks. New butterfly banks and butterfly scrapes would also be created within sunny glades in this area.

Scrub and woodland would also be cleared from around retained heritage buildings located within the eastern part of the site.

Large areas of thorny scrub will still be maintained to create a mosaic of different habitat types including short sward flower-rich grassland, coarser tall grassland, bramble underscrub and taller hawthorn scrub.

The wildlife ponds would include some permanent ponds and also some ephemeral ponds which would be designed to occasionally dry out.

The margins of the ponds will be graded to provide considerable shallows that have the ability to draw down to encourage a range of flora and a corresponding invertebrate fauna.

Ephemeral ponds are ideal for invertebrates, as they prevent fish from establishing and the fluctuating water level provides dynamic habitats that include diverse margins.

Terrestrial habitats in this area will be principally managed for its botanical and invertebrate interest but will also include features of value to other wildlife including birds and great crested newt.

Diversity of habitats would be maintained through various mowing regimes of grassland and scrub habitats. Sections of vegetation within this area would be cut several times a year (e.g. along the line of any proposed footpaths); some parts annually; some parts every two or three years and some parts of the scrub habitat once every 10 years.



Area 02

Ecology Zone - 02 Woodland Area

This would be managed in a similar fashion to the Riparian Corridor area with the thinning of the woodland and the haloing of more valuable oak trees.

The young hawthorn woodland is largely of a poor character due to the domination of hawthorn and off-road activity. To increase the value of this woodland it is recommended that the woodland is thinned out and that potential high value trees are encouraged to come through (e.g. young oaks trees).

The woodland area will be managed to enhance its biodiversity value. This will be achieved by thinning out parts of the woodland to allow more valuable trees to come through (e.g. young oaks trees).

The thinning out of the woodland should allow more light through to the field layer potentially enhancing conditions for woodland ground flora.

The variety of habitat niches within the woodland areas would also be increased by creating a glade/woodland ride type habitat alongside the existing hardstanding track.

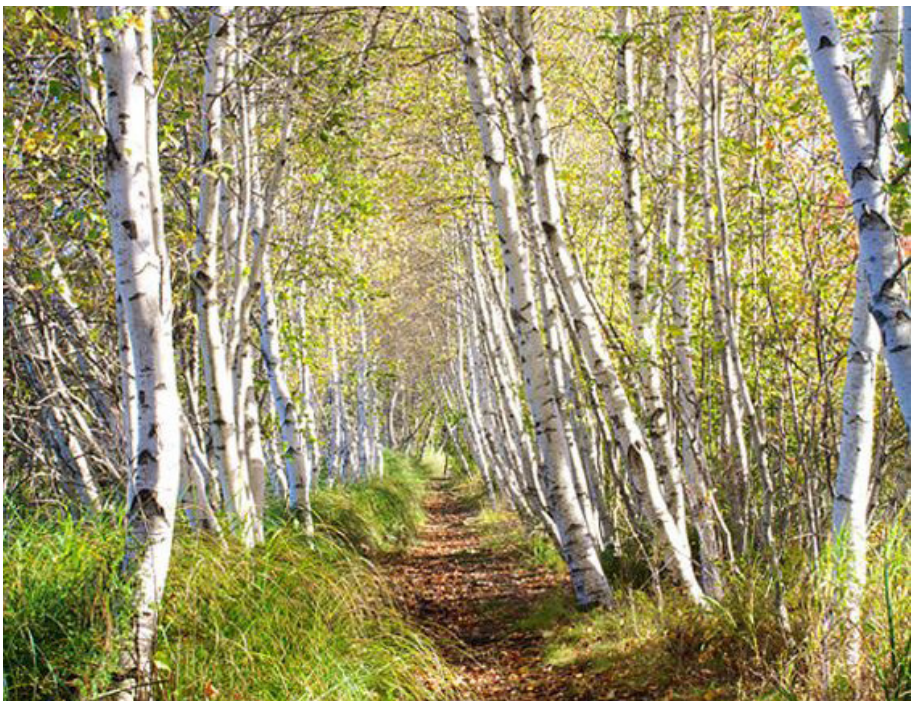
The ride would be maintained through a variety of mowing/cutting regimes with parts of the ride cleared on a rotational basis with various frequencies of cut. The aim would be to maintain linear parallel belts of herbaceous and scrubby vegetation at a variety of successional stages.

Further open glade habitats will be created through the clearance of scrub and woodland from around retained heritage buildings located within the eastern part of the site.

Some log piles and areas of dead wood should be retained within the woodland to provide additional habitat for invertebrates.

An existing pond and buildings would be retained in this area. A new attenuation pond would be constructed which would be designed to be of value to wildlife.

Bat and bird boxes would be installed on retained mature trees in this area. Artificial otter holts would be constructed within proximity to the River Clywedog.



Area 03

Ecology Zone - 03 Riperian Corridor

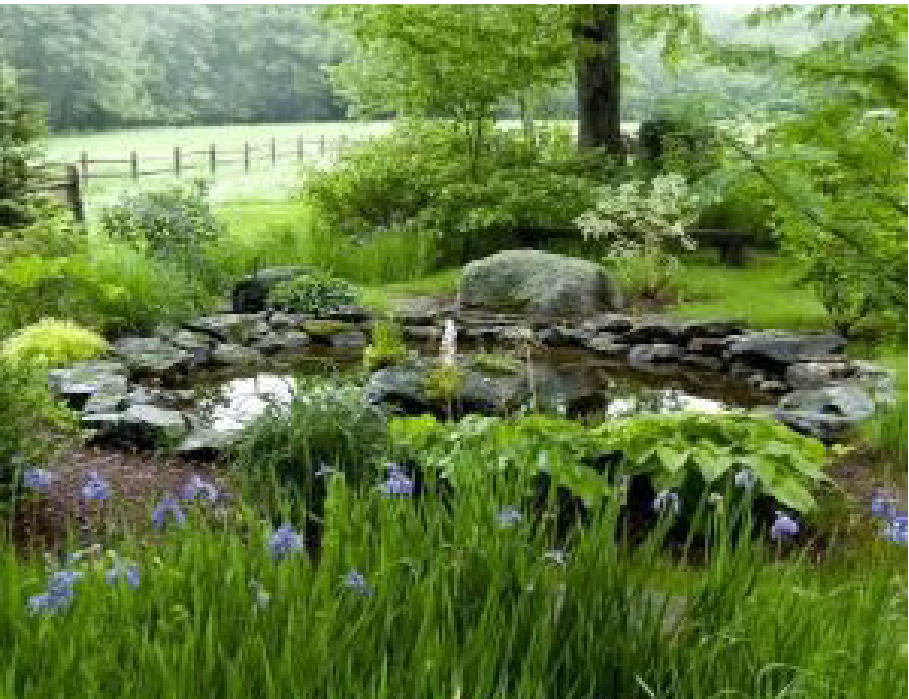
This would be managed in a similar fashion to the Area 2 with the thinning of the woodland and scrub habitats to encourage more valuable trees.

This area would be managed to provide a mosaic of coarser grassland/tall herb habitat, wetland areas, scrub and woodland habitats.

This would be achieved through some scrub/young woodland clearance with grassland, herb and scrub managed through varying, rotational mowing regimes.

Wetland habitats would include areas of marsh and dedicated wildlife ponds plus the creation of larger attenuation ponds which would also be designed to be of value to wildlife.

A new attenuation pond would be constructed which would be designed to be of value to wildlife.





Landscape Zones Overview

As described earlier in the chapter, the linear, landscape components within the development area of the site have been design to connect in with the wider ecology zones whilst also providing important links for people walking through the site from the wider footpath network.

There are three main landscape areas within the development site, the frontage to Oak Road, the main spine, access road and the footpath connections that run through the site. Each of these are described in further detail over the following pages:

Area 04

Landscape Zone - Oak Road Frontage

The frontage to Oak Road has been designed to wrap the wider ecology zone to the west onto Oak Road, across the entry junction into the site and along the north boundaries of development plots 1 -3.

The purpose of this approach is to introduce a wide belt of native grassland, scrub and woodland planting that enables a strong landscape framework to be created whilst encouraging the development of the habitats linked into the wider habitat management plan.

The typical section and images shown on this page illustrate the character and type of landscape that will be created along this frontage.





Area 05

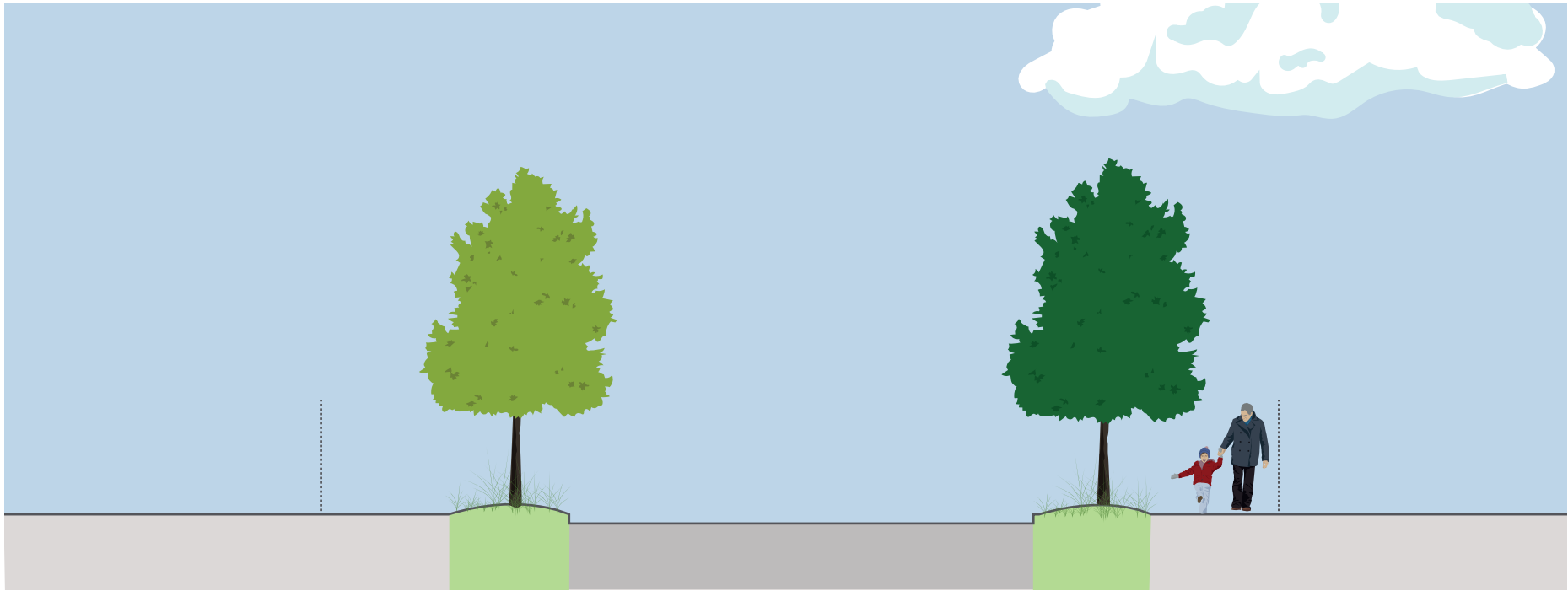
Landscape Zone - Entrance and Internal Access Road

The entrance to the site, and the setting of the internal access road will be characterised by the use of formal, avenue trees that will line the edge of the carriageway along the roads length.

The 7.3m wide carriageway will be defined by a 2m wide landscape strip to contain the trees and understorey planting with the pedestrian footway located to the perimeter of the development plots.

This design approach will enable a strong site entrance to be created with a consistent road frontage throughout the development that will allow each development plot to be flexible in use, form and building massing.

The section below, alongside the images, show how the tree planting and footpath arrangement to the road will work through the site.





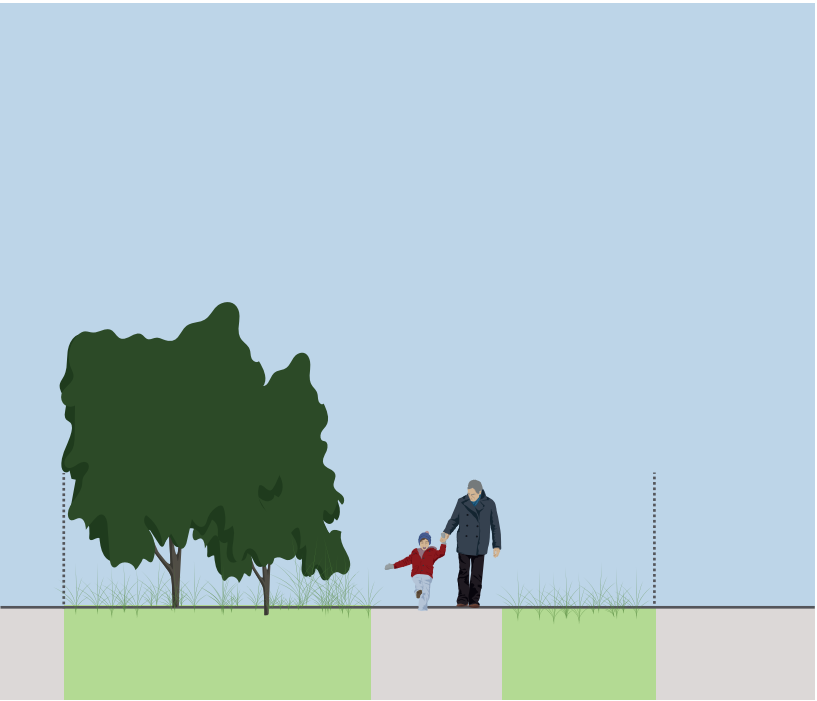
Area 06

Amenity, Ecology and Heritage Zones - Footpaths and Green Corridors

The final landscape component links the road corridor and Oak Road frontage into the wider site and wider footpath network.

An extensive network of pedestrian connections have been designed into the site layout to enable access from the development zones into the ecology and heritage zones of the site and into the wider footpath network from the surrounding area.

The sections below, and the images on the left illustrate the type and character of footpaths that are being proposed which will be designed to integrate habitat corridors within them to connect each of the different ecology management areas together.



Heritage Zone

Amenity, Ecology and Heritage Zones - Heritage Zone

The proposed development site to which this D & A relates, has identified a number of non-designated heritage assets, some of which will become designated heritage assets of national significance.

The site contains a number of former industrial structures (recorded on the local historic environment record HER) associated with the production of cordite during the period of 1941-1945 or thereabouts and forms a small part of the former Royal Ordnance Factory Wrexham. The remainder of the former ROF has been developed to the Wrexham Industrial estate.

During pre-application discussions both with Wrexham Borough Council and CADW it has been suggested that some of the existing buildings/structures evident, hold a degree of historic

Significance, enough to merit being formally designated as scheduled ancient monuments. However, actual designation is yet to take place.

A detailed heritage impact assessment has been undertaken by Townscape Town Planning & Heritage Consultants which has identified the existing structures and awarded a level of significance to the sites existing remains. The HIA provides for an analysis of the existing structures and to determine their intended use and function together with brief commentary on the sites architectural and historic interest. In addition, the HIA provides for an assessment of the proposed development upon the setting and views of the existing structures and the HIA concludes with an assessment of neutral impact upon the remaining structures primarily as a result of lack of designation and full understanding to the actual use of the site.



For further information contact:

Justin Paul | J10 Planning | Planning and Strategic Project Co-ordination | **T:** 01244 349400 | **E:** Justin@j10planning.com

land | studio





08

Appendix

08.1 Visual Appraisal

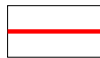
08.1 Visual Appraisal: **Viewpoints Location Plan**



Visual Appraisal

The following section provides a visual appraisal of the site from Oak Road, Bryn Lane and Public Right of Way ABE / 19. Generally the site is well screened due to existing trees and ground levels that slope steadily south from the northern boundary with a steep slope towards Redwither Brook near the southern boundary.

Key:

-  Site Ownership Boundary
-  Public Right of Way
-  Viewpoint location

Viewpoint 01: View from Oak Road looking north-west towards site



Viewpoint 02: Panorama view from Oak Road looking west towards site



Viewpoint 03: Panorama view from Oak Road looking west towards site



Viewpoint 04: View from Oak Road on the Wrexham Industrial Estate boundary looking north-west



Viewpoint 05: Panorama view from Oak Road over residential property looking west towards site



Viewpoint 06: Panorama view from Oak Road looking west towards Bowling Bank Garage and site



Viewpoint 07: Panorama view from Oak Road looking west towards J & R Motors and site



Viewpoint 08: View from Oak Road looking west along eastern site boundary



Viewpoint 09: View from Oak Road looking north-west along eastern site boundary



Viewpoint 10: Panorama view looking west along Oak Road and eastern site boundary



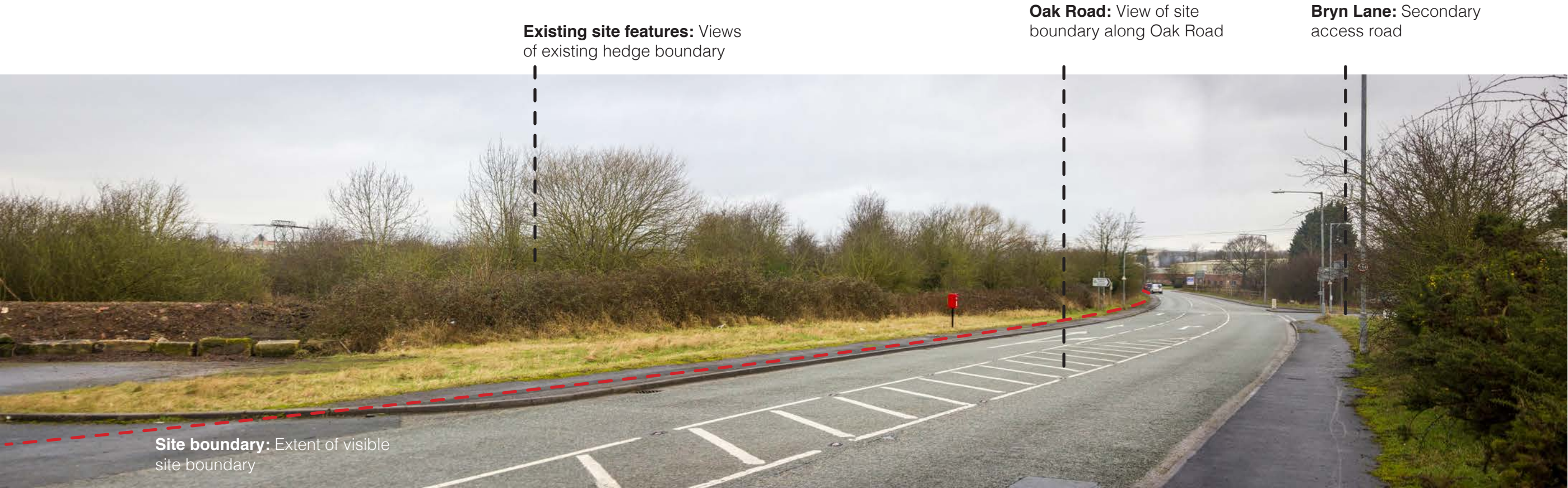
Existing site features: Views of existing planting

Screened views: Commercial development blocking views into site

Oak Road: Open southern edge to Oak Road allowing views into site

Site boundary: Extent of visible site boundary

Viewpoint 11: Panorama view looking west along Oak Road and north-eastern site boundary towards Bryn Lane



Viewpoint 12: View from Oak Road looking south-east along northern site boundary



Viewpoint 13: View from Oak Road looking east towards site



Oak Road: View of northern site boundary

Screened views: Commercial development blocking views into site

Site boundary: Extent of visible site boundary

Viewpoint 14: View from Bryn Lane looking south towards site



Viewpoint 15: View from Bryn Lane looking south towards site



Viewpoint 16: View from Public Right of Way looking south-east



Viewpoint 17: View from Public Right of Way looking south-east towards Redwither Brook



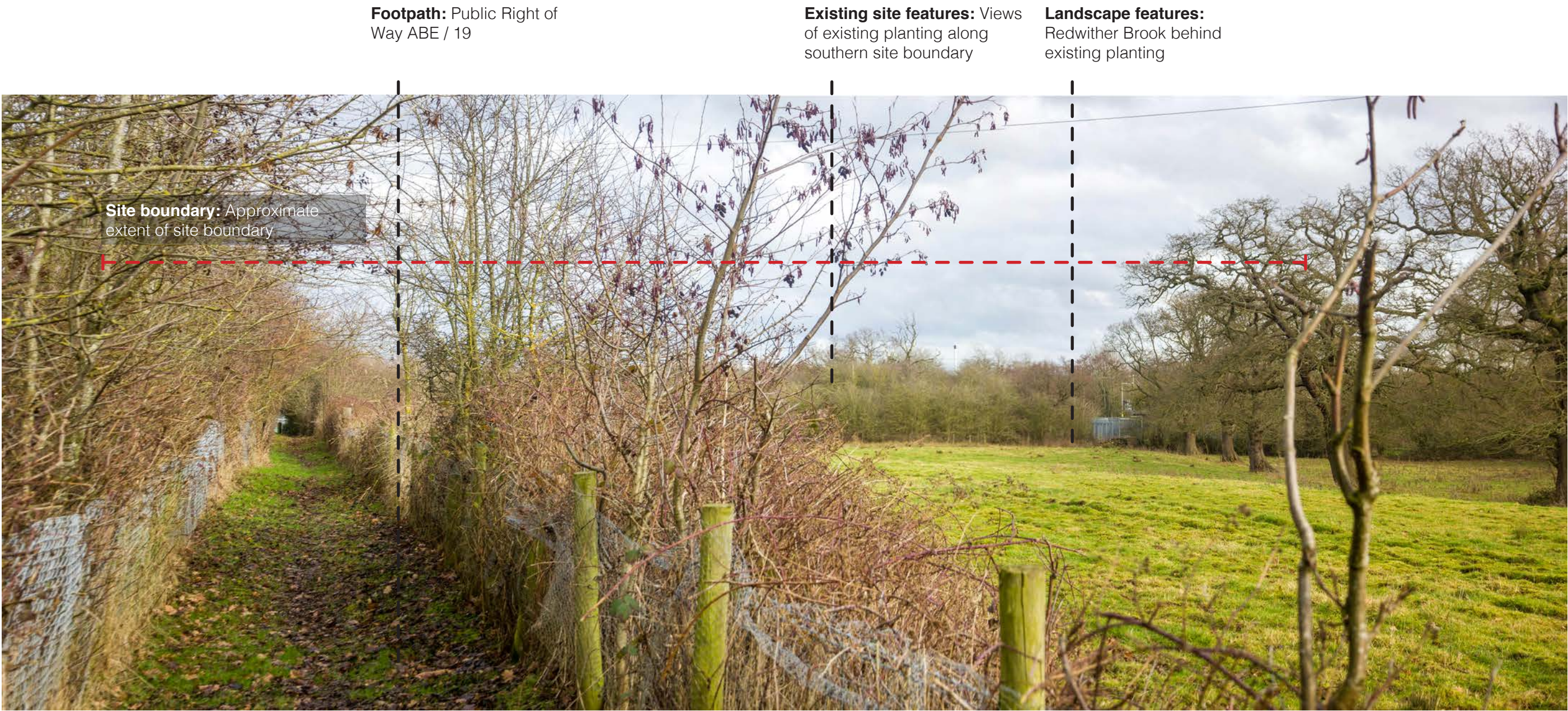
Site boundary: Approximate extent of visible site boundary with views screened by existing planting and development

Screened views: Dense planting on southern side of the Public Right of Way - ABE / 19

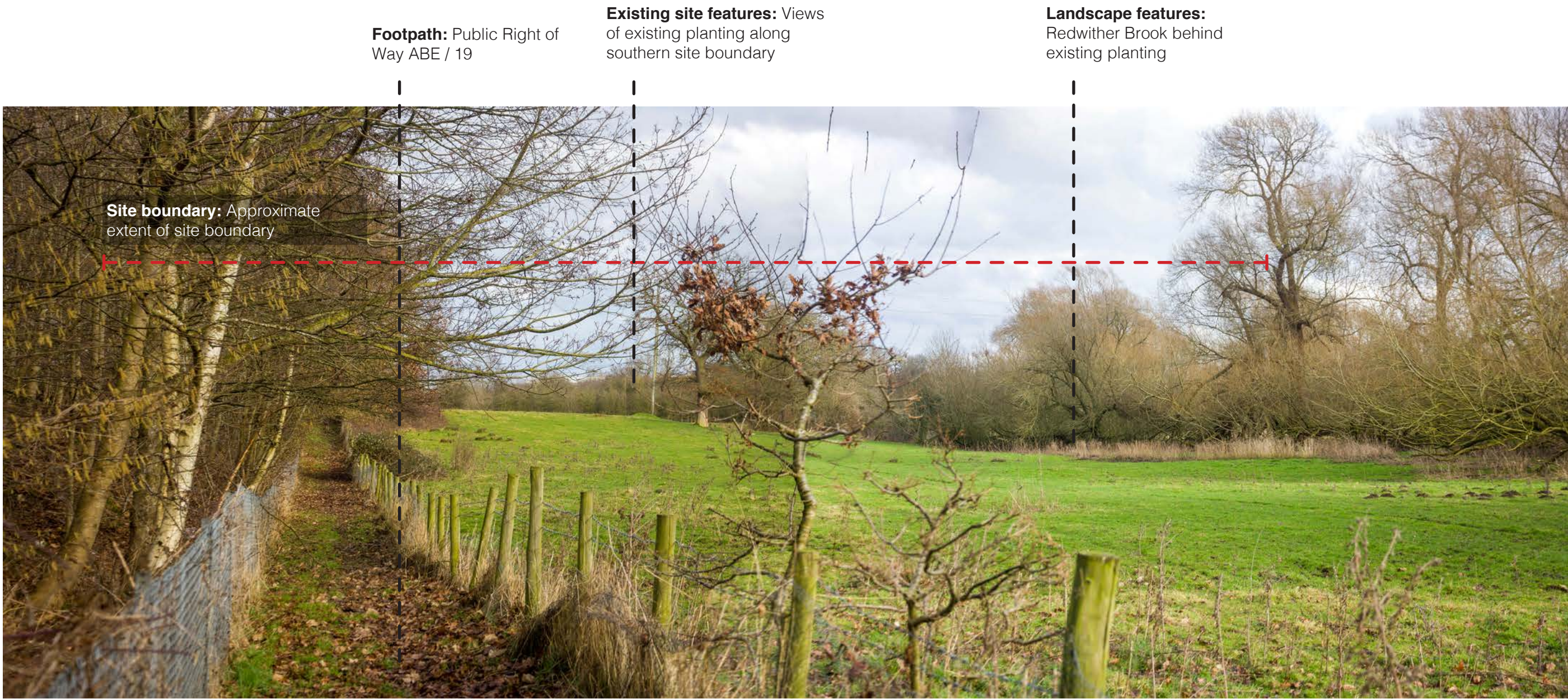
Viewpoint 18: View from wooded Public Right of Way looking east towards site



Viewpoint 19: Panorama view from Public Right of Way looking east towards site and Redwither Brook



Viewpoint 20: Panorama view from Public Right of Way looking east towards site and Redwither Brook



Viewpoint 21: Panorama view from Public Right of Way looking east towards site



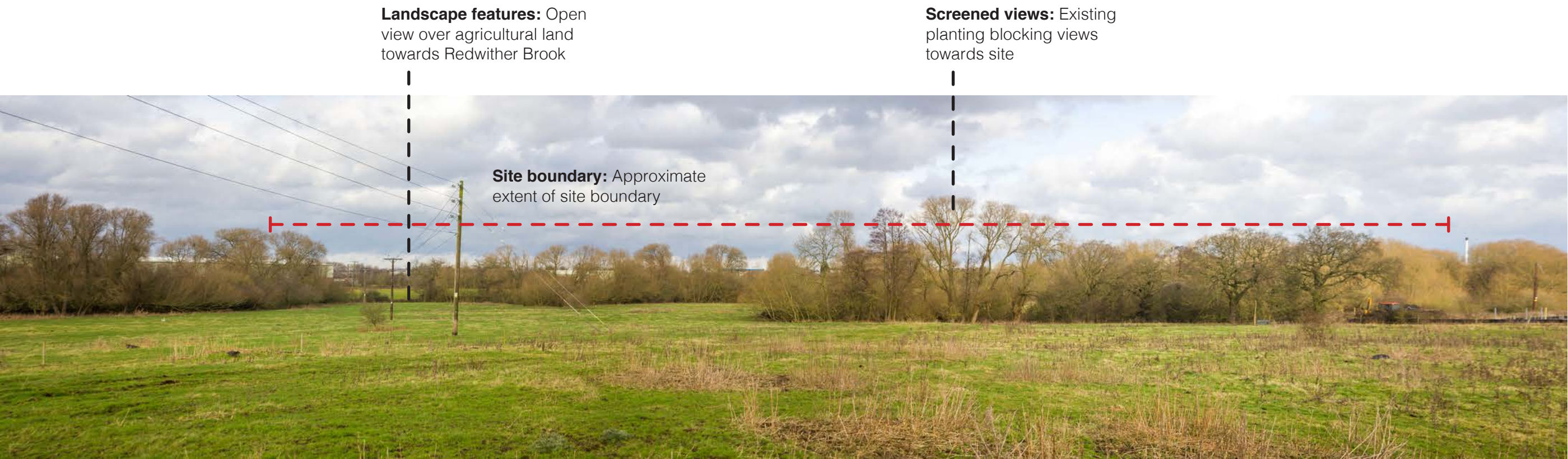
Viewpoint 22: View from wooded Public Right of Way looking east

Site boundary: Views of site screened by planting



Screened views: Dense planting on both sides of the Public Right of Way - ABE / 19

Viewpoint 23: View from Public Right of Way north over agricultural land and Redwither Brook towards southern site boundary



Viewpoint 24: View from Public Right of Way looking north over agricultural land and Redwither Brook towards southern site boundary

