

Land at Mold Road and Stansty Chain Road, Wrexham

Landscape and Visual Impact Assessment

October 2019

Prepared for:





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1. Introduction

- 1.1. Randall Thorp LLP has been commissioned by Russell Homes to produce a Landscape and Visual Impact Assessment (LVIA) for a residential scheme on land at Mold Road and Stansty Chain Road, Wrexham.
- 1.2. The site lies to the north of the A483 and to the east of the A541 Mold Road, on the outskirts of Wrexham. The site location and extent of the landscape study area is shown on **Figure 1**. This includes an area of at least 0.5km offset from the site boundary. Taking in to account the proposed type of development and the site work undertaken, this is the area which the proposed development has potential to influence.
- 1.3. The site is a draft Housing Allocation in the emerging Wrexham Local Plan, which is expected to be adopted in the coming months. Russell Homes are seeking to prepare and submit an outline planning application for up to 455 dwellings
- 1.4. 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 of the application site and its 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.

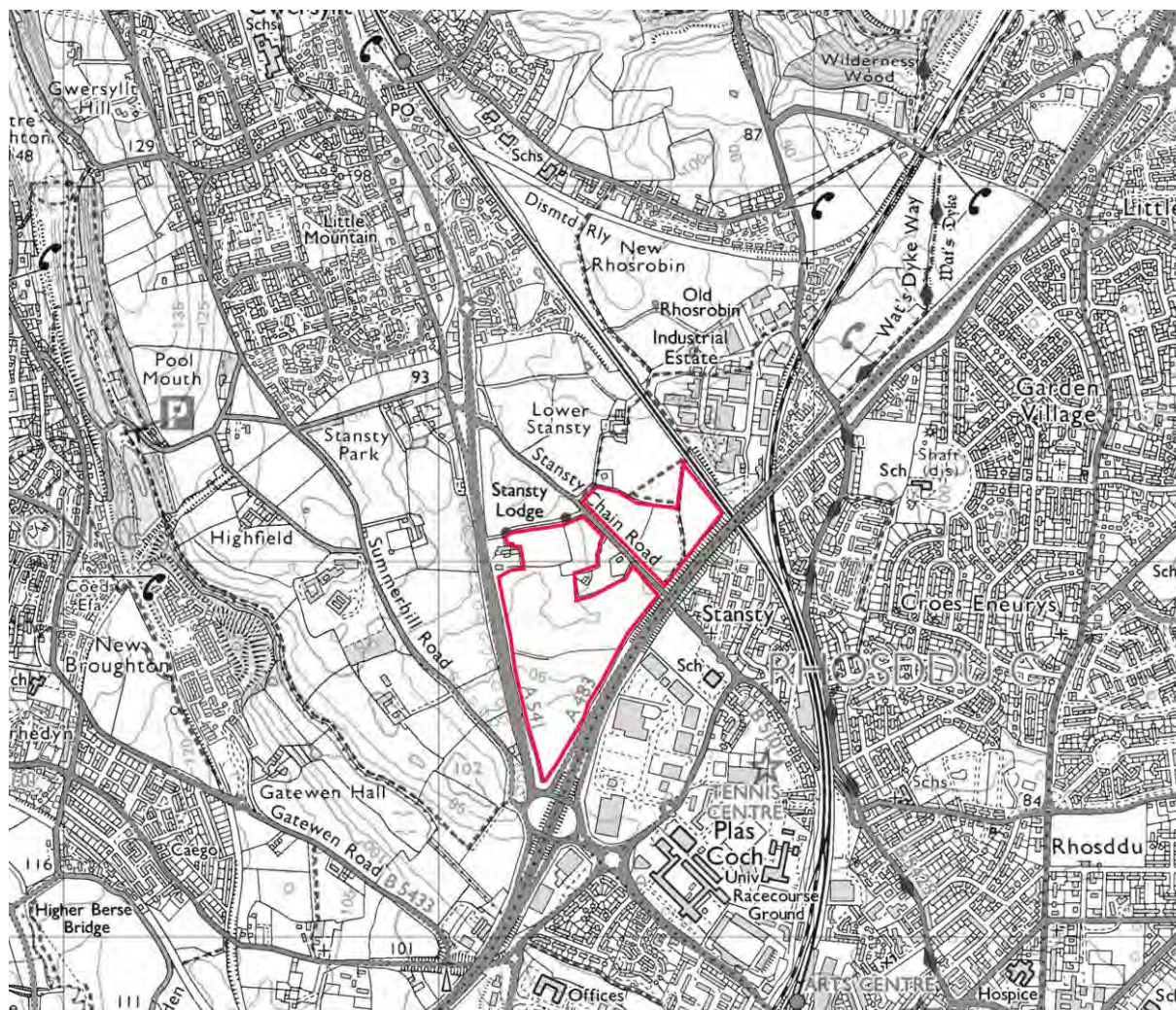


Figure 1 - Landscape context and study area

0m 100 200 300 400 500m 1000m

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.

Approach

Establishing the Landscape and Visual Baseline

- establish the landscape and visual context of the site, including where appropriate, reference to the built context (city, town, village or hamlets)
- establish the landscape components within the site along with any specific aesthetic or perceptual qualities of the site or views around the site which contribute to landscape character or visual amenity
- identify the landscape receptors (aspects of the landscape including character and physical features) and visual receptors (individuals and/or defined groups of people) which have the potential to be affected by the proposed change
- define the study area
- consider the value attached to the landscape

Describing the Development and Measures incorporated to Mitigate Potential Effects

- describe aspects of the development which have potential to cause landscape/visual effects in the particular context, and the measures incorporated into the scheme to mitigate such effects

Identifying and Describing the Likely Landscape and Visual Effects

- provide an assessment of the sensitivity of the landscape in its context, taking in to account the susceptibility of the landscape receptor to the proposed change and the value attached to the landscape receptor
- provide an assessment of the sensitivity of the identified visual receptors, taking in to account the susceptibility of the visual receptor to the proposed change and the value attached to the particular view
- identify the potential landscape effects of the mitigated proposals (i.e the scheme) at key stages of the scheme: i.e. at completion of the scheme; and at 15 years after the completion of landscape works. This latter stage will be described as the residual landscape effect and will be summarised at the end of the assessment
- identify the potential effects of the scheme on views and visual amenity at the same key stages identified above.
- assess the significance of the potential landscape effects and visual effects from public viewpoints, explaining clearly the reasoning behind the conclusions.

Establishing the Landscape and Visual Baseline

- 2.2. Baseline information on the landscape has been gathered through a combination of desk studies and field surveys.

Desk Study

- 2.3. The following documents have been reviewed as part of the desk study:
- Planning Policy Wales (2018)
 - Wrexham Unitary Development Plan (WUDP) 1996-2011
 - Emerging Wrexham Local Development Plan 2 (LDP2) - (March 2018)
 - Wrexham LANDMAP Supplementary Planning Guidance (SPG) adopted March 2007
- 2.4. In addition, desk studies have included:
- review and analysis of landform, field and settlement patterns using Ordnance Survey mapping and public rights of way mapping;
 - review of landscape characteristics and landscape grain using aerial photographs;
 - review of available relevant site-specific technical reports, including ecology,
 - review of local published literature (local guidebooks, tourism leaflets etc) which may indicate the importance of trails, views, or landscape areas.
 - assessment using LANDMAP – the Welsh landscape baseline
- 2.5. 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 surrounding vegetation and built form, a manual approach to understanding 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.

Field Work

- 2.6. A site survey was carried out by experienced professionals on 31st May 2019.
- 2.7. The site survey has confirmed the following:
- the visual characteristics of the landscape
 - the distribution and management of vegetation which affects site visibility;
 - the true extent of visibility of the site including the range of views of the site from publicly accessible locations such as Public Rights of Way (PRoW) and roads in the vicinity
 - any evidence to indicate the popularity or level of use of public footpaths;
 - any evidence to indicate valued views and viewpoints (e.g viewpoints)

- 2.8. Photographic surveys have been undertaken to record views from readily accessible public viewpoints. A digital SLR camera (Nikkon D3300) with a 35mm fixed lens has been used with the camera handheld to obtain normal eye height. Photographs included in the assessment will be presented with the intention of aiding the understanding of the descriptive text. Where appropriate, frames have been joined together to create panoramas which are representative of normal forward vision with a horizontal field of view of 120 degrees, and which may be extended up to a maximum of 180 degrees.

Identification of Landscape and Visual Receptors

- 2.9. Landscape is broadly defined in GLVIA as the setting for people's lives. Changes which are of concern are related to the overall character of that setting. The following landscape receptors are considered:
- the landscape character area (looking at the role of the site within this area and the effect of changing the sites character)
 - the landscape character of the immediate locality including any specific aesthetic or perceptual characteristics in the site or its surroundings (looking at the role of the site in creating local character or providing a setting to a settlement)
 - individual landscape elements within the site (looking at how these will change as a result of the proposal)
- 2.10. Viewpoints considered representative of potentially sensitive receptors situated within the study area at varying distances and directions have been identified. The LVIA considers only publicly obtained views from public rights of way, roads and public open spaces.

Defining the Study Area

- 2.11. The study area as shown on **Figure 1** includes an area of at least 0.5km offset from the site boundary. The site is not centralised within the study area as existing development abuts the site to the south and east. It includes parts of the Gwersyllt, Llay, Gresford, Borrass Character Area 8 within which it sits. It also includes parts of the West Wrexham Ridges and Valleys Character Area 7d and Wrexham Town Character Area 10 which surround the site. It includes a much wider area than the visual envelope as topography and vegetation prevent views of the site from a number of locations. Due to the scale of the housing proposed, views of the proposals from outside this area would not be discernible and therefore would not be significant.

Establishing the Value of the Landscape

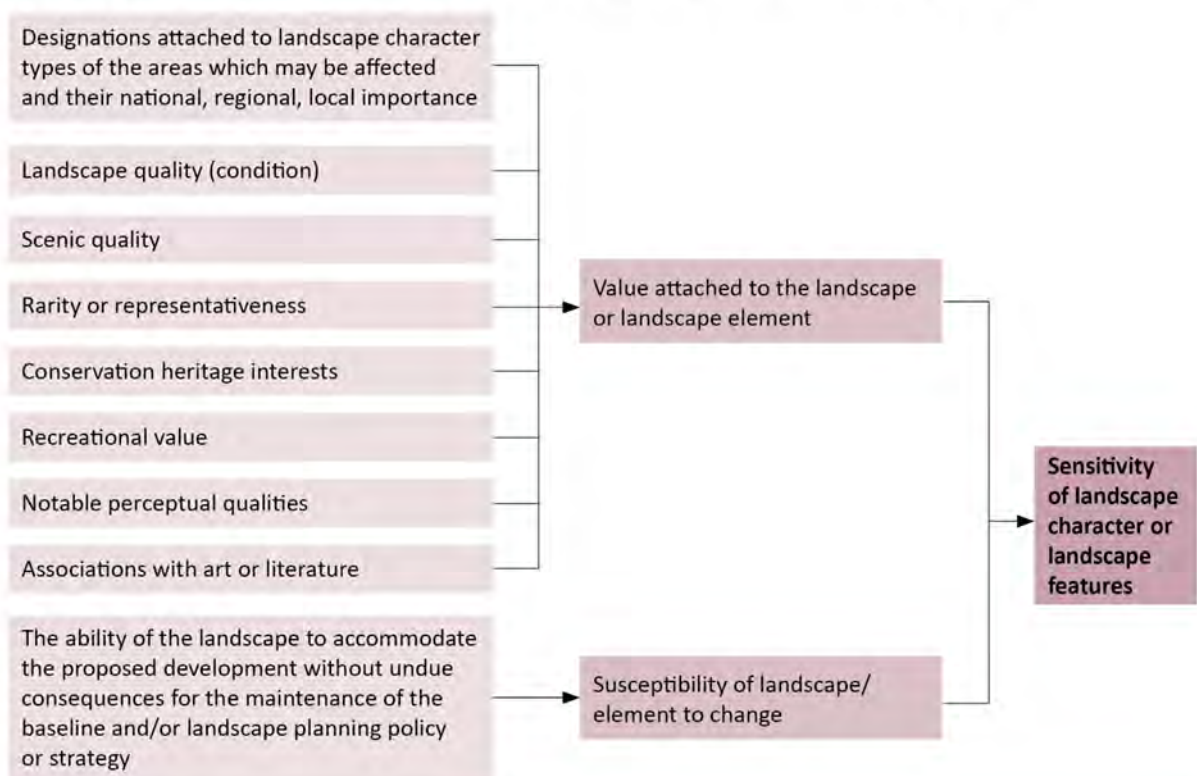
- 2.12. Landscape value is defined in GLVIA3 (para 5.19) as *"the relative value that is attached to different landscapes by society"*. Box 5.1 (GLVIA) lists a range of factors that are now generally agreed to help in valuing landscapes.
- 2.13. The value of the landscape is established taking in to account the landscape planning designations and the range of factors identified in box 5.1 of GLVIA.

Describing the Development and Measures Incorporated to Mitigate Potential Effects

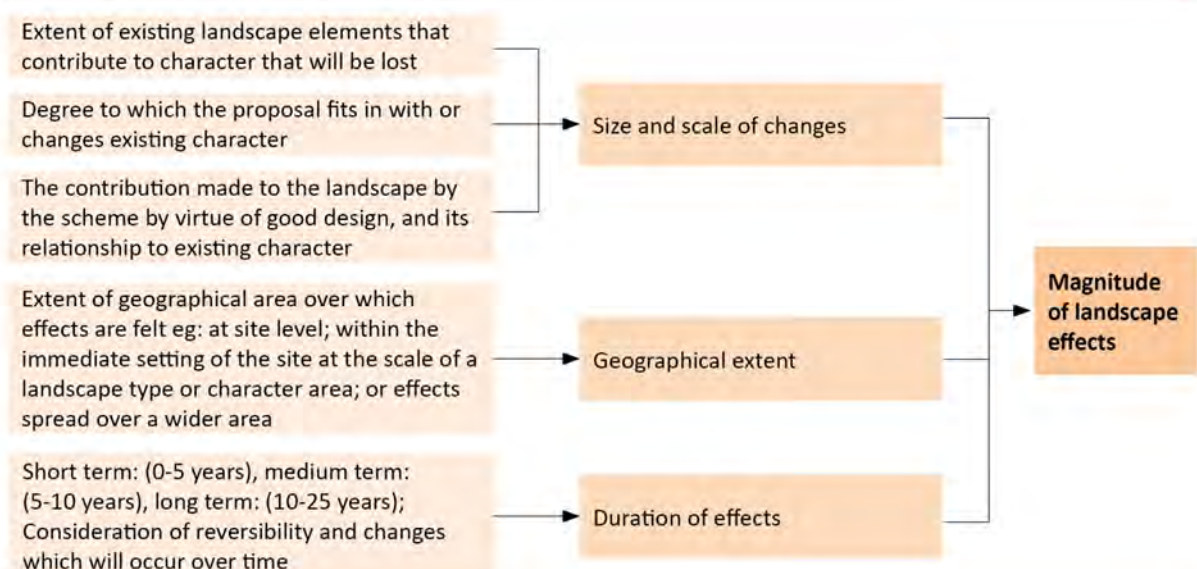
- 2.14. The assessment is based on the Parameter Plan and Illustrative Masterplan. Illustrative material presented within the Design and Assess Statement has provided contextual information.
- 2.15. Landscape mitigation is most effective if considered as an integral part of the site layout and design 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.
- 2.16. Landscape proposals are described within section 6 of the LVIA.

Identifying and Describing the Likely Landscape and Visual Effects

- 2.17. The assessment has considered daytime effects at initial completion of development and 15 years post completion i.e. when landscape treatments have matured. The 15-year post completion assessment represents the residual effects.
- 2.18. Effects on residential receptors outside of public areas are not included in the assessment as in planning terms private individuals do not have a right to a view and impacts on living conditions are generally considered through a separate residential amenity assessment.
- 2.19. 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) and on the magnitude of change 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.
- 2.20. For each landscape and visual receptor, a wide range of considerations are drawn together as indicated by **Diagrams 1 and 2**.

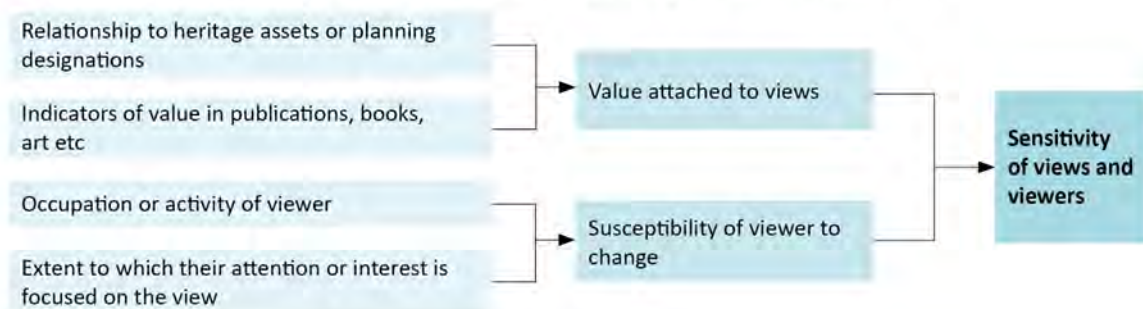
Diagram 1: Considerations contributing to establishing the significance of landscape effects.

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

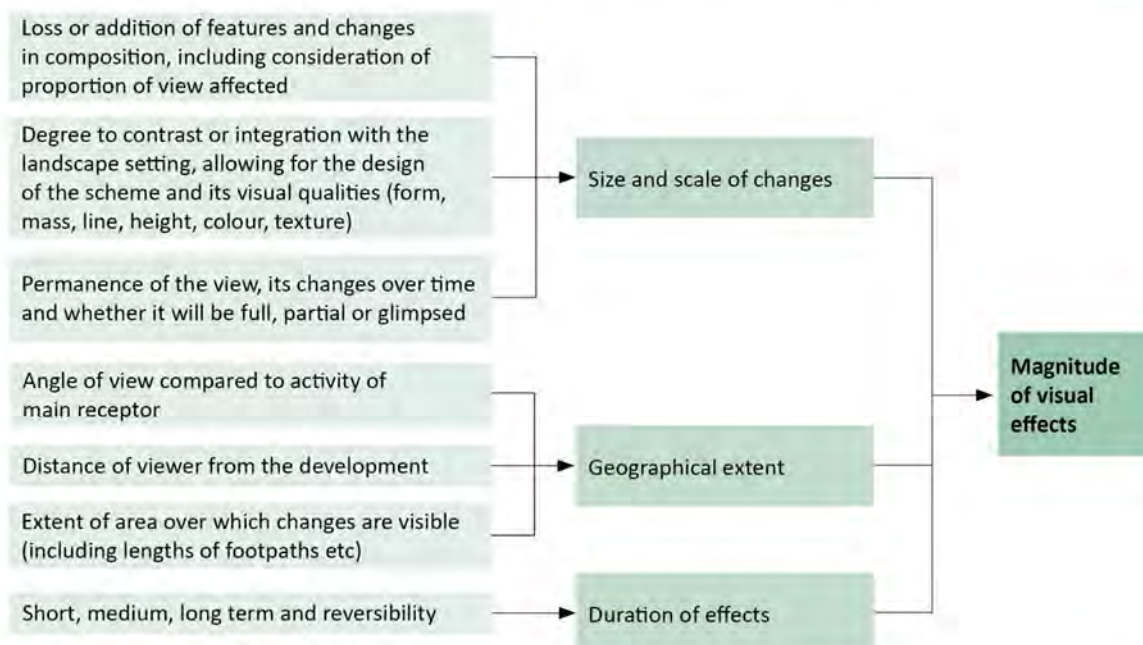


B Overall Judgement in respect of magnitude of landscape effects: Combines all of these considerations and is explained in text. It will be described as *High, Medium, Low or Negligible* depending on the combination of circumstances

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.

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



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



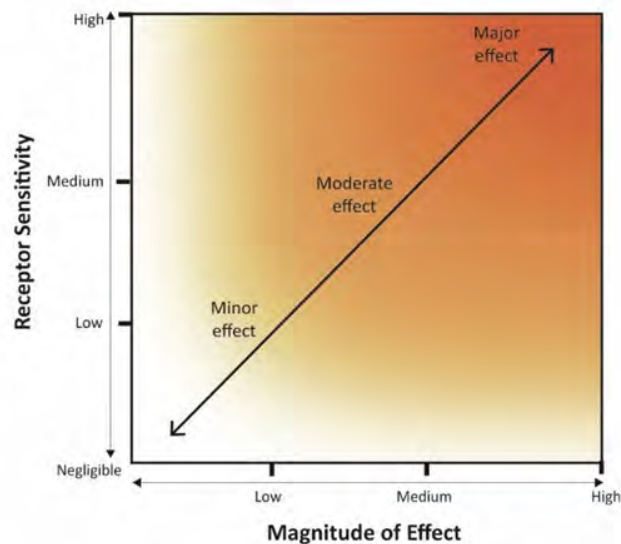
Judgement of effects: Combines sensitivity and magnitude in a considered way taking into account the pleasantness of the existing and resultant view, and will be described as *Major, Moderate, Minor or Negligible*, and as either *Beneficial, Adverse or Neutral* depending on the circumstances

- 2.21. 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). Depending on the visual qualities of the

proposed development and its setting, Major or Moderate changes in the landscape or to views will not always be judged to be significant. Minor or Negligible effects will not be considered significant at any scale.

- 2.22. **Diagram 3** below indicates the general relationship between sensitivity and magnitude of change. 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 of change



3. Planning and policy framework

Planning Policy Wales

- 3.1. Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales
- 3.2. Section 6.3 deals with Landscape. Paragraph 6.33 states *'All the landscapes of Wales are valued for their intrinsic contribution to a sense of place, and local authorities should protect and enhance their special characteristics, whilst paying due regard to the social, economic, environmental and cultural benefits they provide, and to their role in creating valued places. Considering landscape at the outset of formulating strategies and policies in development plans and when proposing development is key to sustaining and enhancing their special qualities, and delivering the maximum well-being benefits for present and future generations as well as helping to deliver an effective and integrated approach to natural resource management over the long term. Collaboration and engagement with adjacent planning authorities, Natural Resources Wales (NRW), Cadw and the third sector will be necessary to draw on a wide range of expertise and evidence. This means:*
- *ensuring Wales contributes to meeting international responsibilities and obligations for landscapes;*
 - *ensuring statutorily designated sites are properly protected and managed;*
 - *ensuring that the value of all landscapes for their distinctive character and special qualities is protected; and*
 - *ensuring the opportunities landscapes provide for tourism, outdoor recreation, local employment, renewable energy and physical and mental health and well-being are taken into account and multiple well-being benefits for people and communities secured.'*

Adopted Wrexham Unitary Development Plan (Feb 2005)

- 3.3. 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.
- 3.4. The site does not lie within or have a direct relationship with any local landscape designations.
- 3.5. The site lies outside the settlement limits of Wrexham. Land on the western side of Wrexham which lies outside the settlement limits is shown as 'Green Barrier' which is set out in policy EC1.

3.6. 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

- 3.7. 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.
- 3.8. 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 H1: Housing Allocations** confirms the site's proposed allocation for housing and states *'Land is allocated in the following locations as shown on the proposals map to help deliver the identified housing requirement over the plan period'*

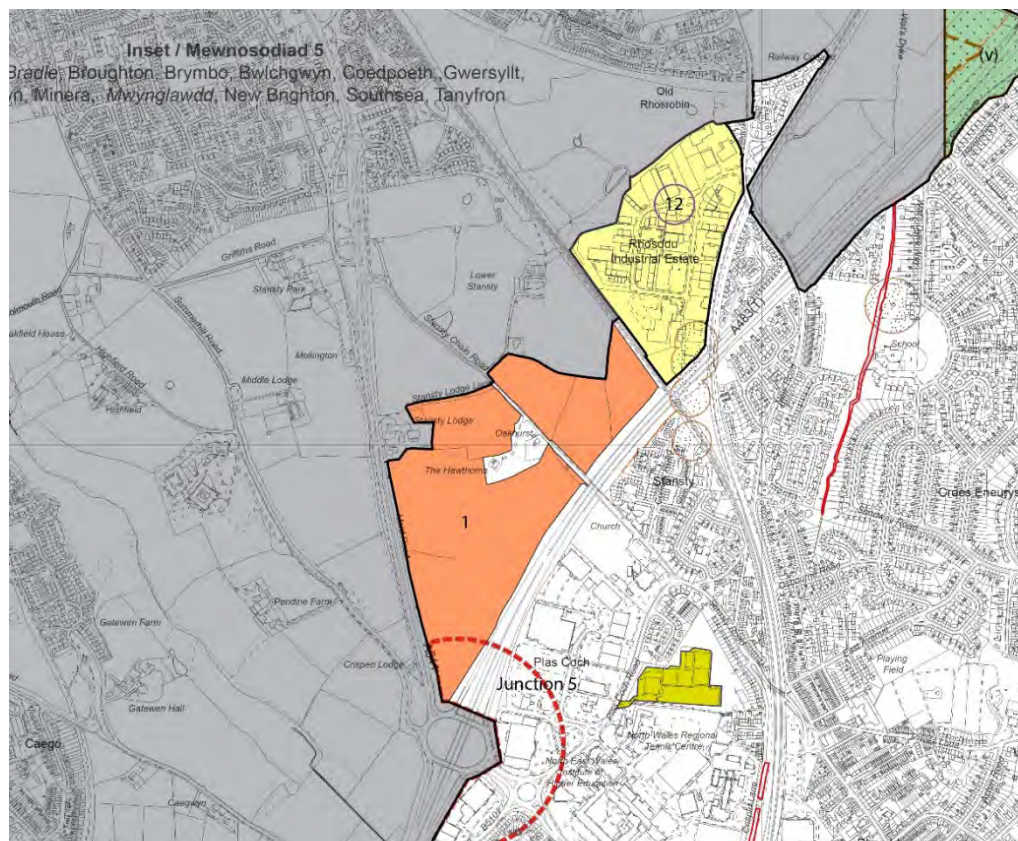
Non-strategic housing allocations:

Tier 1: Primary Key Settlement

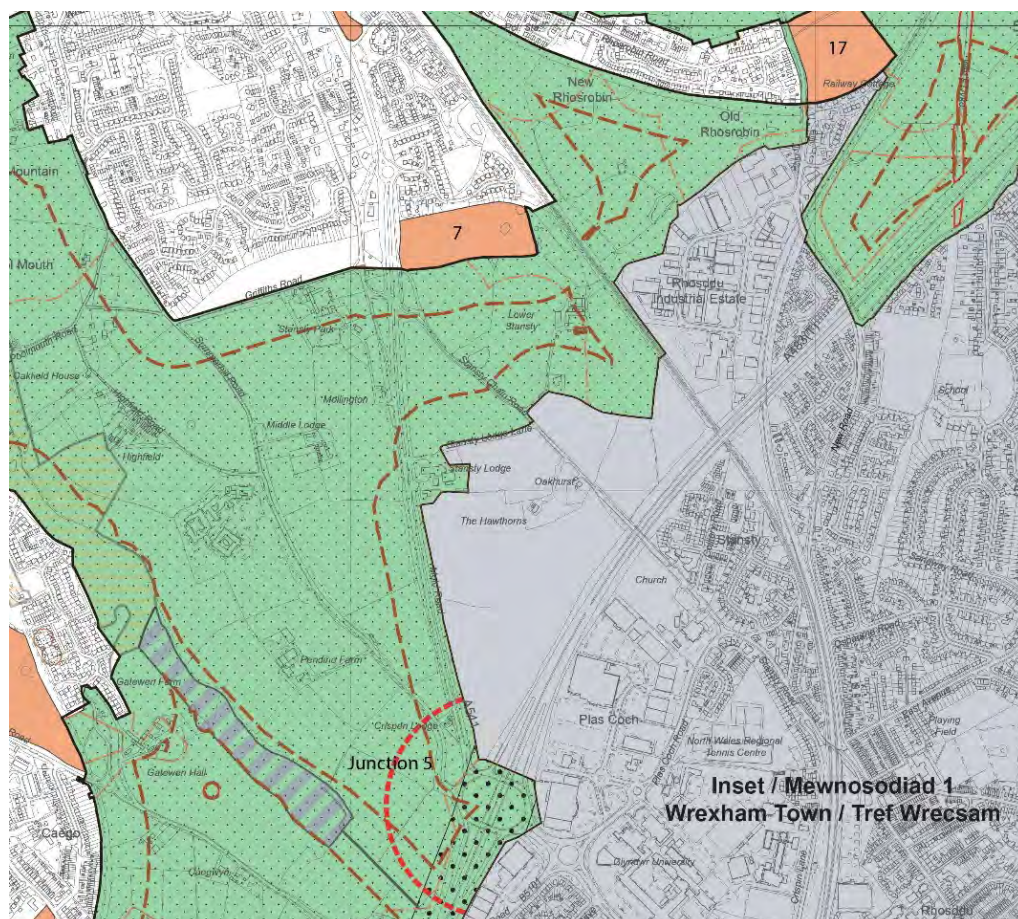
1. Land adjoining Mold Road/A483, Wrexham (375 units)

- 3.10. **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 north and west of the site is identified as the Green Wedge.

- 3.11. **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.
- 3.12. **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;*'
- 3.13. **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.
- 3.14. **Policy NE3 Trees, Woodlands and Hedgerows** concerns the protection of existing vegetation and supports the planting of new trees, woodland and hedgerow.



**Figure 2 –
 Extract of
 Map 2 from
 the Emerging
 Wrexham
 Local
 Development
 Plan**



**Figure 3 –
 Extract of
 Map 3 from
 the Emerging
 Wrexham
 Local
 Development
 Plan**

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

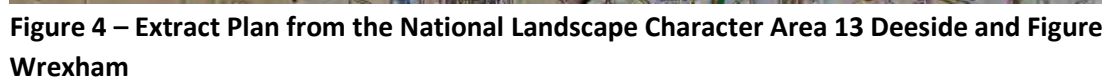
- 3.15. As part of the evidence base to support preparation of the emerging LDP it has been necessary to undertake a Green Wedge review.
- 3.16. The current adopted UDP uses the term Green Barrier rather than Green Wedge. Paragraph 1.2 explains that *'the function of the Green Barrier is essentially 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.
- 3.17. 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 5: Land between Bradley, Rhosrobin and east of Gwersyllt'*.
- 3.18. The overall conclusion in relation to Area 5 states *'it is recommended that the overall principle of retaining the green wedge in the area is appropriate in order to prevent coalescence and manage urban form; however amendments to the designation will be necessary to accommodate housing sites H1(1) Land Adjoining Mold Road/A483 and H1(7) Stansty Fields, Stansty'*.

Adopted Local Planning Guidance Notes

- 3.19. 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)*

National Landscape Character Area

- 3.20. The site falls within National Landscape Character Area 13 Deeside and Wrexham. The character area description is included within **Appendix B**.
- 3.21. **Figure 4** is an extract Plan from the National Landscape Character Area 13 Deeside and Wrexham document to show the extent of the character area.



- 3.22. An extract of the Landscape Character Area description setting out the key characteristics is included below:

•Key Characteristics
Lowland, foothills and levels - sloping down to the lower Dee and Dee Estuary. Carboniferous Coal Measures interspersed with outcrops of Millstone Grit, Holywell shales and Cefn-y-Fedw sandstones. Glacial till, fluvio-glacial and river terrace drift overlay in parts of the valley floor, giving rise to localised gentle land form variation.
A single large river, the Dee, traverses the area. The Dee opens out into a broad estuary with tidal sand and mud flats. A number of minor rivers dissect the landscape, for example, the Alyn and Eitha, and associated streams.
A broad flat flood plain adjacent to the Dee Estuary – with wide open views to Wirral
Narrow, incised, wooded tributary valleys – many running down from the west.
Mixed pasture and some arable - and farm woodland cover.
Archaeology - variety of historic sites indicate the former strategic importance of the coastal route and the turbulent history of the Marchlands, including Offa's Dyke and Wat's Dyke. Late Medieval parklands and ecclesiastical / funerary sites.
Urban settlements - a strongly settled character is apparent in the central and southern parts of the area, with the relatively large, almost linked settlements of Holywell-Connah's Quay-Mold-Wrexham-Ruabon.
An industrial character - evident in the line of coalesced settlements at Connah's Quay and Holywell, associated both with the Chester to Holyhead railway line, mining and large scale power generation and industrial plants. Include landmark scale structures such as Broughton aircraft factory, Shotton Steel works and Connah's Quay power station. Industry tends to dwarf historic settlement and features e.g. Flint and it's castle.
Small settlements – outside urban areas, compact villages associated with landed estates and isolated farmsteads, or coalesced ribbon developments and encroachment upon commons, which are the legacy of the former coal and lead mining industries.
Culturally many connections to Chester and Merseyside

- 3.23. As the site borders Wrexham urban area the text referencing the Dee Estuary is not relevant. The pertinent characteristics are the mixed pasture farmland and the urban settlements.

Wrexham LANDMAP Supplementary Planning Guidance (SPG) adopted March 2007

- 3.24. 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 character areas identified across the County Borough.
- 3.25. **Appendix C** includes the Wrexham LANDMAP Supplementary Planning Guidance Summary Document which provides a map of the character areas within Wrexham County Borough.
- 3.26. The site is included within the 'Rural/Urban Villages' broad character area. 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'.

Landscape Character Area 8 – Gwersyllt, Llay, Gresford, Borrass

3.27. The Rural/Urban Villages broad character area is sub-divided into detailed character areas. The site lies within the Detailed Character Area 8 – Gwersyllt, Llay, Gresford, Borrass. The character area guidance for Character Area 8 is included within **Appendix C**.

3.28. Relevant key characteristics include:

- *'Generally undulating open arable farmland affected by proximity to urban areas*
- *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*
- *Villages are semi-rural with extensive suburban development*
- *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'*

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

Map of Gwersyllt, Llay, Gresford, Borrass Landscape Character Area

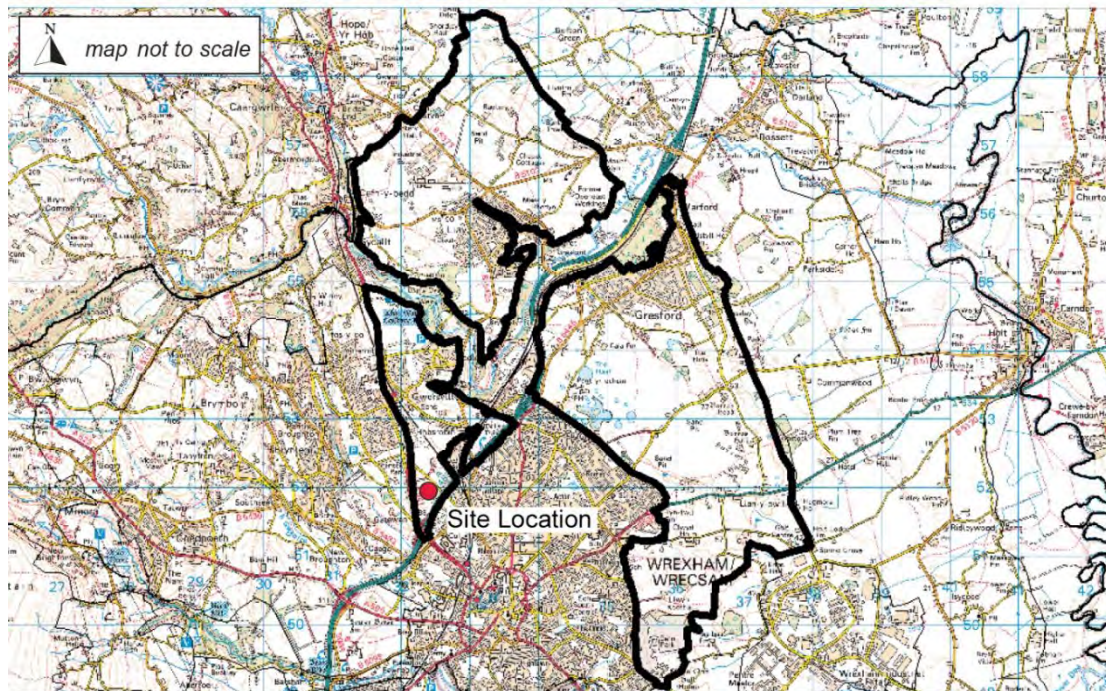


Figure 5 –Map of Gwersyllt, Llay, Gresford, Borrass Landscape Character Area 8

Landscape Character Area 7d – West Wrexham Ridges and Valleys

3.30. Land to the west of the site also lies within the Rural/Urban Villages broad character area but is included within Area 7d – West Wrexham Ridges and Valleys. The character area guidance for Character Area 7d is included within **Appendix C**.

3.31. The summary description is as follows:

- *Mixed rural and urban village character*
- *Strong NW-SE orientation, with alternating ridges and valleys*
- *Hilltop villages separated by woodland, former industrial land and farmland*
- *Widespread use of local Cefn sandstone in older buildings, and distinctive stone walls*
- *Changing landscape as post mining restoration and regeneration continue*
- *Variety of wildlife habitats including small but important wetlands*
- *Border area - Offa's Dyke and site of prehistoric hillfort*

Landscape Character Area 10 – Wrexham Town

3.32. Land to the east of the site lies within Area 10 – Wrexham Town. The character area guidance for Character Area 10 is included within **Appendix C**.

3.33. The summary description is as follows:

- *Historic market town, regional centre and transport nexus*
- *Border town with Welsh and English influences*

- *Largest town in North Wales, with many of the functions of a city*
- *Located on a lowland plateau surrounded by farmland, historic estates and sand quarries*
- *St Giles church tower is a landmark seen from hills and lowlands*
- *Linked to ex-mining communities as well as agricultural lowlands*
- *Extensive post-war residential estates*

4. Landscape and visual baseline

Landscape context

- 4.1. **Figure 6 (Appendix A)** shows the site within its landscape context.
- 4.2. The landscape within the study area comprises a mix of land uses including farmland, major transport corridors, residential areas, sports pitches, schools, industrial and retail uses.
- 4.3. The landscape is gently undulating with some higher land to the north and northwest of the site. To the west of the site the land rises slightly before falling towards a minor watercourse.
- 4.4. Existing vegetation generally comprises linear tree belts running alongside the watercourses and along the roads and railway lines.
- 4.5. The A483, A541 and railway border the site. To the north lie the residential areas of Little Mountain and New Rhosrobin and the Old Rhosrobin Industrial Estate. To the south lies the intersection of the A roads and beyond residential areas and retail units. To the east is Plas Coch Retail Park, a school and housing areas within Stansty. To the west of the A541 there are sports pitches at Stansty Park and farmland which is divided from the residential areas at New Broughton by the minor watercourse and vegetation associated with it.
- 4.6. There is a public right of way (PRoW) running alongside the watercourse to the west of the site and Wat's Dyke Way long distance route runs through existing housing areas to the east of the site. There are further PRoW which run through the northern parts of the site, linking north across the railway lines to Old Rhosrobin Industrial Estate and residential areas at New Rhosrobin.

Description of the site and its surroundings

- 4.7. **Figure 7 (Appendix A)** shows the site context and features of the site in its immediate setting.
- 4.8. **Figures 8 to 11** include photographs which illustrate the character of the site.

Site boundaries and adjoining land uses

- 4.9. The site comprises fields forming a triangular plot of land between the A483 and the A541, south of Stansty Chain Road, and three fields located to the north of Stansty Chain Road. The fields have been numbered F1- F7 on Figure 7 for ease of reference.
- 4.10. The northern boundaries of both parcels of the site interface with adjoining fields, with hedgerows and some trees forming the boundaries. South of Stansty Chain Road, the northern site boundary runs along the disused Stansty Lodge Lane. The northern parcel borders the railway line to the north east, with trees and a hedgerow providing some separation.

- 4.11. The south eastern site boundary is defined by the A483 corridor. Linear groups of trees located on the roadside embankments provide a strong boundary, although there is a short section within the southern most field where the site is open to the adjacent road corridor.
- 4.12. Similarly, the western boundary with the A541 is generally well vegetated. There are some gaps where fields are defined by post and rail timber fencing.
- 4.13. Stansty Chain Road runs between the two parcels of the site. It has a rural character and is largely enclosed by hedgerows and broad-leaved trees, although there is a more open section near to the eastern boundary of the site.

Landform and drainage

- 4.14. The topography of the site is gently undulating, generally with levels of around 90m AOD.
- 4.15. There is a gentle fall from north to south across the northern parcel of the site.
- 4.16. Within the southern parcel a ditch running on an east west alignment creates a shallow valley. Land to the south rises to a localised ridgeline. The lowest parts of the site are within the southern most corner of the site.
- 4.17. The A483 corridor is largely raised above the site on embankment, although there is a short section where the site and adjacent road corridor are at the same level.
- 4.18. The A541 is elevated in relation to the site near to the roundabout junction with the A483 but is otherwise at a similar level.

Vegetation

- 4.19. The Tree Survey (Mulberry TMC) shows that existing vegetation is mainly confined to the site boundaries and field boundaries that sub-divide the site.
- 4.20. There are linear mixed species tree belts located on the embankments along the A483 which border the site to the south east. Species include maple, hawthorn, ash and elm and the tree survey classifies them as category A trees. The tree belts are around 20m wide and 13m tall, providing a good visual screen. Within the southernmost field there is a short break in the roadside trees and the boundary is formed by an intact native hedgerow.
- 4.21. Similar linear mixed species tree belts are located alongside the A541 which borders the site to the west. The tree belts are narrower but provide some separation. There are some sections where there are gaps in the tree planting such as where the overhead lines cross into the site and in some sections the road is bordered by a native hedgerow.
- 4.22. The north western parts of Stansty Chain Road are bordered by intact species rich hedgerows which are around 2m high providing good enclosure of the road corridor. There is a mature oak tree alongside the road which the tree survey assesses as being of poor quality. There is a group of broadleaf trees including ash and sycamore near to where the road passes

underneath the A483.

- 4.23. The northern site boundary, along the disused Stansty Lodge Lane, largely comprises a double hedgerow that has become outgrown to form a tree group. Species include hawthorn, elder, ash, holly, hazel, maple and oak. These provide good enclosure, but the tree survey assesses them to be of moderate quality and recommends the felling of dead trees within the group.
- 4.24. Hedgerows bordering the northern boundary are generally tall, reasonably intact and are species rich. A hedgerow forms the border between the site and the railway lines to the north east. Within the northern part of the site there are several mature oak trees located within the hedgerows.
- 4.25. Within the southern part of the site there are sections of hawthorn hedgerow around the boundaries and a short section of hawthorn hedgerow running alongside the ditch. There are a number of individual oak trees around the boundaries, adjacent to the ditch and along former field boundaries. The tree survey assesses many of these trees to be category A with some category B.

Public Rights of Way (PRoW)

- 4.26. PRoW GWE/27 follows the access track northwards from Stansty Chain Road, running alongside the northern site boundary. A well-maintained hedgerow separates the track from the site. GWE/27 continues northwards past Northcott and past the cluster of buildings near The Cottage to link to PRoW across the railway.
- 4.27. PRoW GWE/47 links eastwards from PRoW GWE/27. Near to Northcott there is a field gate and stile which provides access to PRoW GWE/47. The PRoW tracks within the site, along the southern side of the boundary hedgerow before cutting north, through the hedgerow. It continues along the northern side of the hedgerow, outside the site.
- 4.28. PRoW GWE/48 cuts diagonally across the field directly north of the site, to link to footpaths near to Old Rhosrobin Industrial Estate, north of the railway.
- 4.29. PRoW GWE/29 runs within a narrow corridor enclosed by vegetation on the northern side of the railway lines. It crosses the railway via a level crossing and heads south, on the western side of the tall hedgerow which forms the site boundary. It enters the site via a stile, running along the western side of a trimmed hedgerow. At the eastern site boundary, the PRoW runs alongside the linear tree groups associated with the A483.
- 4.30. PRoW GWE/28 lies to the north of the site and links from the backs of houses within New Rhosrobin across fields, southwards to Old Rhosrobin Industrial Estate.
- 4.31. PRoW GWE/4 lies to the south east of the site and runs within the valley of a minor watercourse and links to the A483/A541 roundabout.

Built form and structures

- 4.32. There is no built form within the boundary of the site.
- 4.33. There are a number of existing residential and farm properties located along the boundaries and within the immediate vicinity of the site. These include Northcott, a 2 storey house immediately north of the site; The Cottage further north; Oakhurst, a two storey house located immediately south of Stansty Chain Road; The Hawthorns a bungalow located on land to the south of Stansty Chain Road; Stansty Lodge and the farm shop located off the A541.
- 4.34. There are overhead power cables running along the western edge of the site.

Views, visibility and visual character

Visual context and views from the Site

- 4.35. **Figures 8 to 11** include Photographs A-H which are taken from within the site. They illustrate the relationship between the site and the surrounding land uses and the enclosure provided by the boundary vegetation. The locations from which Photographs A-H are taken are shown on **Figure 7**.
- 4.36. The northern part of the site and the surrounding landscape is visible from the two PRoW which pass through it. As there is no public access into the southern part of the site, there are no publicly accessible locations from which that part of the site or its surrounding landscape can be seen.
- 4.37. **Photograph A** is the view from the northern boundary looking south. The fields in the foreground fall gently towards the hedgerow lined Stansty Chain Road. The farmland to the south of the road can be seen gently rising. Existing properties and barns near to Stansty Lodge are partially obscured by mature trees.
- 4.38. **Photograph B** is taken from the northern part of the site, looking east. The woodland along the A483 provides a substantial screen when looking east.
- 4.39. **Photograph C** is the view from the central area of the site looking north. The Old Rhosrobin Industrial Estate, railway line and A483 are well screened by existing vegetation.
- 4.40. **Photograph D** is taken from the boundary of the site with Stansty Chain Road looking south west across the southern part of the site. The long views across the farmland are enclosed by woodland along the surrounding A roads.
- 4.41. **Photograph E** is the view from the central area of the southern part of the site looking west. The ditch can be seen as well as the route of the overhead power lines. Vegetation along the A541 encloses the view to the west and the existing adjacent properties are partially obscured by the undulating landform and the surrounding trees.

- 4.42. **Photograph F** is the view from the central area of the southern part of the site looking south. The photograph illustrates the undulating nature of the landform as it rises southwards from the valley within which the ditch runs.
- 4.43. **Photograph G** is the view from the southern boundary of the site looking north. To the east the linear tree belt generally screens views of the A483 although there is a break in the vegetation where vehicles are visible. The power lines can be seen extending northwards and the mature trees located to the south of Stansty Chain Road are visible on the horizon.
- 4.44. **Photograph H** is the view from the boundary with the A483 looking south west. The linear tree belt along the A541 and further west encloses the views.
- 4.45. The site is generally well enclosed by vegetation in all directions. Buildings within the surrounding areas are generally well screened in views from the site.

Visual receptors and views of the Site

- 4.46. **Figure 12** illustrates the locations of the photographs taken from the public viewpoints surrounding the site.
- 4.47. **Figures 13 to 25** include the photographs 1.1 – 11.1 which are taken from publicly accessible viewpoints along PRow's and roads.
- 4.48. Observations made during the site visit identified views from the following publicly accessible viewpoints:
1. PRow GWE/27 (pedestrians)
 2. PRow GWE/47 (pedestrians)
 3. PRow GWE/48 (pedestrians)
 4. PRow GWE/29 (pedestrians)
 5. PRow GWE/28 (pedestrians)
 6. PRow GWE/4 (pedestrians)
 7. Stansty Chain Road (motorists/cyclists/pedestrians)
 8. Stansty Road (motorists/cyclists/pedestrians)
 9. A483 (motorists)
 10. A541 (motorists)
 11. Summerhill Road (motorists/cyclists/pedestrians)

PRow GWE/27 (Photographs 1.1 – 1.4)

- 4.49. PRow GWE/27 follows the surfaced track which provides access to Northcott, The Cottage and other properties to the north of the site and is generally lined by trimmed native hedgerows.
- 4.50. Photograph 1.1 shows that in some instances the hedgerows provide enclosure of the route and views include a limited amount of built development, particularly where the PRow

passes close to the properties.

- 4.51. As Photographs 1.2 and 1.3 show there are some views over the trimmed hedgerows into the north western parts of the site from the route.
- 4.52. Photograph 1.4 is the view looking south east towards the northern boundary of the site, just before the route becomes enclosed by existing properties. The photograph shows the well-established hedgerow along the northern boundary which provides some screening of the site.

PRoW GWE/47 (Photographs 2.1 – 2.3)

- 4.53. PRoW GWE/47 enters field 1 within the site via a stile. The PRoW tracks along the southern side of the tall boundary hedgerow and views northwards are enclosed. As photographs 2.1 and 2.2 show there are views south, east and west across field 1. The hedgerows along Stansty Chain Road can be seen with existing properties partially visible. Fields within the site, to the south of Stansty Chain Road, can be seen gently rising with hedgerow and trees providing enclosure in the middle distance.
- 4.54. The PRoW cuts north, through the hedgerow to exit the site and views southwards are largely screened by the tall boundary hedgerow. As photograph 2.3 shows, views north eastwards are across farmland with the hedgerow along the north western boundary and vegetation beyond enclosing the views. The roofs of buildings at the Old Rhosrobin Industrial Estate and the A483 bridge over the railway are partially visible.

PRoW GWE/48 (Photographs 3.1)

- 4.55. PRoW GWE/48 cuts diagonally across the field directly north of the site and there are views across farmland in all directions, enclosed by hedgerows and trees. There are partial views of existing residential properties and the roofs of buildings at the Old Rhosrobin Industrial Estate.

PRoW GWE/29 (Photographs 4.1 – 4.4)

- 4.56. North of the site, PRoW GWE/29 runs within a narrow corridor on the northern side of the railway lines and views are enclosed by vegetation (Photograph 4.1).
- 4.57. At the level crossing there are partial views of field 3 within the site across the railway lines with intervening hedgerow vegetation providing some screening (Photograph 4.2). Further south, the route runs on the western side of the tall hedgerow which forms the site boundary and views eastwards towards the site are substantially screened.
- 4.58. The PRoW enters the site via a stile, running along the western side of a trimmed hedgerow (Photograph 4.3). There are views across farmland within the site looking south with the tree groups located alongside the A483 providing enclosure.
- 4.59. At the eastern site boundary, the PRoW runs alongside the tree groups with open views northwards in which buildings at the Old Rhosrobin Industrial Estate are partially visible.

(Photograph 4.4).

PRoW GWE/28 (Photograph 5.1)

- 4.60. PRoW GWE/28 runs southwards across fields from slightly elevated land to the north of the site, near to New Rhosrobin. As Photograph 5.1 shows there are glimpsed views of buildings at Old Rhosrobin Industrial Estate and some existing housing but generally existing vegetation screens longer distance views southwards.

PRoW GWE/4 (Photographs 6.1)

- 4.61. PRoW GWE/4 links from the A483/A541 roundabout south eastwards. From the roundabout the route climbs through trees and views are enclosed. The PRoW emerges into a field and looking north east the roundabout is visible, but the site is screened by intervening trees. As the route tracks southwards, the ground levels fall away to the minor watercourse and the site is not visible (Photographs 6.1).

Stansty Chain Road (Photographs 7.1 – 7.5)

- 4.62. Stansty Chain Road has the character of a rural lane and generally has no footpaths, although there is a short section of path at the eastern end of the route. The views of motorists, cyclists and pedestrians is considered as there are PRoW leading from it.
- 4.63. North of the site the route is slightly elevated as it connects to the A541 and there are some longer views across farmland towards the site. The buildings at Stansty Lodge are partially visible but generally the site is well screened by the mature trees located along the northern boundary and the disused Stansty Lane. (Photograph 7.1).
- 4.64. Further south the route is bordered by tall hedgerows and trees and views are well enclosed (Photograph 7.2).
- 4.65. Where the road passes between the two parcels of the site the hedgerows are trimmed and there are some views into the fields to the south of the road which include some isolated residential properties (Photographs 7.3 and 7.4). Views northwards are generally well enclosed by taller hedgerows although there are some more open views into the northern parcel of the site near to the start of PRoW GWE/29 (Photograph 7.5).

Stansty Road (Photograph 8.1)

- 4.66. Stansty Road is bordered by residential properties, a care home and school and has an urban character. The road crosses underneath the A483 and trees located on the embankments effectively screen views of the site (Photograph 8.1).

A483 (Photograph 9.1 – 9.3)

- 4.67. This route is generally well enclosed by semi-mature tree groups growing alongside the route. Photograph 9.1 is the view from the roundabout looking north towards the site and illustrates the degree of screening provided by the vegetation.
- 4.68. There is a short section of the route which is at grade with the site and where there are open

views into the southernmost field (field 7). Photograph 9.2 illustrates this view when travelling north on the A483 and Photograph 9.3 shows the view from a section where there are filtered views into the site.

A541 (Photographs 10.1 – 10.2)

- 4.69. Semi-mature tree groups located alongside the road provide some screening of the site, particularly from the southern end near to the roundabout. The roadside planting is not continuous and there are some gaps, such as where the overhead cables cross the road to enter the site. From these sections where there is less vegetation there are more open views into the site (Photographs 10.1 and 10.2).

Summerhill Road (Photograph 11.1)

- 4.70. Summerhill Road is well enclosed by mature trees and has a stone wall running alongside its northern edge. The footpath is elevated above the road at its southern end. As Photograph 11.1 shows the views are generally enclosed but there are some isolated locations where there are heavily filtered views of the site when looking north.

Summary

- 4.71. The visual envelope is generally limited to the few PRow within and immediately around the site and adjacent roads. The semi-mature tree groups alongside the A roads provide containment and screening of the site from the wider area. As such there are few visual receptors and the visual envelope is small and well contained.

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 Rural/Urban Villages Character Area 8 – Gwersyllt, Llay, Gresford, Borrass. This section sets out the value of the landscape using the guidelines of GLVIA3 Box 5.1 and Diagram 1 included within the Methodology above.

Table 1: Landscape value

Criteria for establishing value	Observations/comments
Designations attached to the landscape	There are no national or regional landscape designations within the wider character area. Whilst the site is shown as 'Green Barrier' in the currently adopted UDP, this designation has been reviewed and the site is excluded from Green Barrier and allocated for housing in the emerging Local Plan. The site does not lie within or have a direct relationship with any local landscape designations. In terms of designations the Landscape Character Area, character of the immediate locality and the site are of local value.
Landscape quality	The Landscape Character is generally undulating open arable farmland affected by proximity to urban areas. It is a relatively commonplace landscape with a mix of attractive features with some detracting elements. The quality of the immediate locality of the site is influenced by its proximity to the urban edge (Landscape Character Area 10 – Wrexham Town) the A483, A541, the railway and Old Rhosrobin Industrial Estate. The site is moderately well managed arable land with vegetation generally confined to the field boundaries. The tree survey values some of the oak trees growing along the boundaries as good quality and some of the hedgerow are deemed to be species rich (Ecological survey). There are semi-mature tree belts associated with the roads, but none classed as ancient woodland. On balance, the landscape quality is considered to be medium .
Scenic quality	The Landscape Character Area has historically been a favourable area for settlement and farming and as such there are perceptions of human activity but also a moderate sense of rural character. The scenic quality of the land within the site and its immediate locality is influenced by the urban edge and transport corridors. Woodland within the wider landscape and along the transport corridors contains views. The site is relatively enclosed by linear tree groups and field boundaries. There are few visual receptors and the visual envelope is small and well contained. The site makes little contribution to the scenic quality of the wider area and scenic quality is considered to be medium .
Rarity	Landscape type or other key component of the LCA which can be easily found within other regions. The landscape within the site and its immediate locality does not have rare or unusual qualities. The landscape is of low value in terms of rarity.
Representativeness	The site and its immediate area share some of the key characteristics

Criteria for establishing value	Observations/comments
	described in the Landscape Character Assessment. However, the distinctive kettle hole landscape described in the character assessment lie outside the study area to the east of Wrexham. The site itself does not contain a particular character or features which are considered particularly important examples. In terms of representativeness the landscape is considered to be of low value.
Conservation/heritage interests	There are no sites of importance for nature conservation within the site or study area. There is a listed building to the north of the site. The Conservation/heritage interest is considered to be of medium-low value.
Recreational value	There are a limited number of PRow within the wider landscape and access is hindered by the A roads which border the site. There are Public Rights of Way within and around the northern part of the site. There is no public access to the southern part of the site. The recreation value is considered to be medium-low .
Notable perceptual qualities	The landscape is not considered to be wild or tranquil due to its proximity to Wrexham and busy transport corridors. There is little to no perception of removal from urban life. In terms of notable perceptual qualities, the landscape is considered to have a low value.
Associations with art or literature	There is no evidence of any association with artists, writers or historical events which might contribute to the value of the site and its immediate surroundings. The landscape is not valued for any associations with art or literature.
Value of the site as part of Landscape Character Area 8: medium-low value Value of the landscape character of the site and its immediate locality: medium value Value of the features within the site: medium value	

- 5.2. The site does exhibit some of the characteristics of the Rural/Urban Villages Character Area 8 – Gwersyllt, Llay, Gresford, Borrass. However, the site and immediate area do not include many of the distinctive characteristics such as the kettle hole landscape which includes open farmland dimpled with hollows, open water, mosses and woodland as these are present in the landscapes located to the east of Wrexham. The location of the site on the edge of Wrexham and its relative scale in the context of the character area means that the site makes a minor contribution to the character of this LCA. The value of the site as a part of Landscape Character Area is therefore considered to be **medium – low value**.
- 5.3. There is nothing to indicate that there is anything about the landscape of the site which could be considered to be out of the ordinary. There are some boundary trees and hedgerows which are of high quality. The site is not valued in respect of its rarity, representativeness, scenic value or conservation interests. There are some PRow within the northern part of the site and in the vicinity, but the southern part of the site does not have any recreational value. It's not a tranquil landscape due to its close proximity to the busy transport corridors and the settlement of Wrexham. Overall the landscape within the site and its immediate locality is considered to be of **medium value**.

- 5.4. There is some well-established and moderately well managed vegetation of mixed quality including some good quality oak trees and hedgerows. As such the value of the features within the site is assessed as **medium value**.

Susceptibility to change

- 5.5. There are no landscape designations, but development has the potential to contravene some aspects of advisory planning strategies.
- 5.6. The landscape character area is influenced by human activity within which the development type proposed is common and screening and mitigation solutions would be in keeping.
- 5.7. The site and immediate locality is visually contained and has little to no role in determining local character or is partially visible but makes no significant contribution to local character or setting of the settlement.
- 5.8. There are medium value landscape features within the site which have clear potential to be easily retained within the scheme.
- 5.9. The landscape could accommodate the proposed residential development without undue consequences for the maintenance of the baseline. It is therefore considered that the susceptibility to change is **low**.

Sensitivity of the landscape

- 5.10. Taking into account value and susceptibility as set out above the following table summarises the sensitivity of the landscape.

Table 2: Landscape Sensitivity

Landscape receptor	Value of the Landscape	Susceptibility to Change	Resulting Sensitivity
Landscape Character Area F1	Medium - low As set out above	Low As set out above	Medium – low
The site and its immediate locality	Medium As set out above	Low As set out above	Medium – low
Site features	Medium As set out above	Low As set out above	Medium-low

Value and sensitivity of views

- 5.11. As set out within **Diagram 2** of the Methodology and in GLVIA3 the sensitivity of views and viewers derives from a combination of the value to be attached to the view (as indicated by planning designations, relationships to heritage assets, association with art etc.) and the susceptibility of the viewer to change indicated by their occupation or activity and extent to

which their attention is focused on the view.

- 5.12. The landscape is not designated for its scenic quality and does not have any known associations with art. It is considered to be an ordinary landscape which is locally valued.
- 5.13. The susceptibility of a viewer to change in the landscape will vary according to their location and occupation or activity. **Table 3** below, sets out the susceptibility to change and sensitivity of the identified visual receptors. Road users are considered to be of low 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.

Table 3: Visual sensitivity

Visual Receptor Type	Value of the View	Susceptibility to Change	Resulting Sensitivity
Pedestrians using PRoW	Medium Local value attached to the views. Some longer views to the wider landscape and views of open land in the context of the existing urban edge. The views do not have heritage value or cultural associations. It is a pleasant but unremarkable landscape which is not considered to be a popular visitor attraction.	High The landscape setting is likely to be valued by those engaged in recreation.	High - medium
Motorists and pedestrians using local roads	Medium Views along the highway corridor. The views do not have heritage value or cultural associations. It is a pleasant but unremarkable landscape which is not considered to be a popular visitor attraction.	Medium Motorists primarily using routes for access rather than focusing on the views. Taking in to account their speed of travel, there would be fleeting views. Pedestrian routes are not through open countryside but adjacent to highway providing convenient access rather than an attractive route.	Medium
Motorists using A roads	Medium Views along the highway corridor. The views do not have heritage value or cultural associations. It is a pleasant but unremarkable landscape which is not considered to be a popular visitor attraction.	Low Motorists primarily using routes for access rather than focusing on the views. Taking in to account their speed of travel, there would be fleeting views.	Low

6. Scheme proposals and mitigation

- 6.1. The scheme proposes the development of up to 455 residential dwellings, planting, landscaping, public open space and children's play area and sustainable drainage system (SuDS). All matters reserved with the exception of access which is proposed to be from the A541 Mold Road and Stansty Chain Road. The proposals are shown on the following plans:
- Parameters Plan
 - Illustrative Masterplan
- 6.2. The proposals, design principles and appearance are explained in detail in the submitted Design and Access Statement. At this outline stage the layout shown on the submitted masterplan is only illustrative.
- 6.3. Buildings heights would largely be between 2 and 2.5 storeys with some 3 storey focal buildings.
- 6.4. Mitigation measures have formed an integral part of the design process to avoid, reduce and offset any adverse effects on the landscape, townscape and the visual amenity.
- 6.5. Wrexham Landscape Character Area Guidance for Gwersyllt, Llay, Gresford, Borrass Landscape Character Area 8 (**Appendix C**) includes the overall management strategy of '*Conservation, Mitigation, Restoration, Enhancement*'. The following aims are included within the management guidance:
- '*Conserve special features and visual qualities*
 - '*Conserve geological features*
 - '*Conserve and extend habitats for wildlife*
 - '*Preserve known archaeological sites*
 - '*Preserve historic landscape features and survey / assess the historic resource*
 - '*Develop recreational potential of area*
 - '*Strengthen cultural heritage of area*'
- 6.6. The proposals follow the guidance from the Wrexham Character Assessment to minimise effects and the following principles are embedded in the designed layout:
- Retention of existing trees and hedgerows where possible
 - Retention and enhancement of the ditch and SuDS provision
 - Provision of a landscape buffer along the A483 and A541 corridors
 - Provision of well-connected open space throughout the housing areas

- Protection of the visual amenity of existing pedestrian routes, enhanced pedestrian access throughout the site and connections to surrounding areas
- Interface with the surrounding countryside

Retention of existing and proposed vegetation

- 6.7. The Arboricultural Impact Assessment (AIA) prepared by Mulberry TMC, considers potential impacts of the proposals and shows that the majority of the healthy, mature trees within the site and around the boundaries would be retained. The loss of some trees and small sections of hedgerows will need to be removed to allow for access.
- 6.8. Retained vegetation along the site boundaries would be enhanced with further planting to provide a green edge to the site and wildlife habitat, in line with planning policy. Internal field boundary hedgerows would be substantially retained and would be set within generous green corridors.
- 6.9. There would be some loss of short sections of hedgerow where roads permeate the site. It will be possible to provide appropriate and direct mitigation planting to address this loss and this matter must be considered in detail at the detailed design and planning stages.
- 6.10. The generous landscape corridors within and around the development parcels provides opportunity for proposed tree and hedgerow planting to ensure that the development assimilates with the surrounding landscape. Proposed planting, as shown on the Landscape Framework Plan, more than compensates for any tree and hedgerow loss resulting from the development.

Retention and enhancement of the ditch and SuDS provision

- 6.11. The existing ditch running east to west across the southern part of the site would be retained within an open space corridor. The ditch would be enhanced and modified to increase its biodiversity value. SuDS features comprising a combination of swales, tree pits and infiltration basins will be incorporated across the site.

Landscape buffer along the A483 and A541

- 6.12. A wide corridor along the boundary of the site with the A483 would be retained as a green corridor. Existing tree planting along the boundary would be largely retained. Acoustic mitigation up to 5m in height (comprising a combination of earth bund and fence) would be incorporated to mitigate noise from the road. The bunds would be planted with trees and wildflower grassland. Planting proposed along this edge, would provide an attractive soft edge to the development and a transitional space between the proposed housing and the road. Tree planting proposed within the green corridor where there is an existing gap in the boundary woodland would provide visual screening and increase the amount of tree planting on the site. The green corridor would incorporate proposed footpaths and open space as well as a Local Equipped Area of Play (LEAP).
- 6.13. Existing vegetation along the western boundary with the A541 would be retained and supplemented with additional hedgerow and tree planting to provide a landscape buffer.

- 6.14. The details of the proposed planting can be secured by a planning condition but it is recommended that all new tree planting and hedgerows would comprise native species.

Provision of well-connected open space throughout the housing areas

- 6.15. Throughout the proposed development there are pockets of open space, often incorporating retained existing trees and hedgerows. The open spaces are linked by recreational routes and would be planted with amenity and wildflower grasslands to enhance wildlife value.

Visual amenity of existing pedestrian routes and enhancement of pedestrian connections

- 6.16. The visual amenity for the users of existing PRoW located within and around the northern part of the site has been considered. Within the site the footpaths would be retained within a green corridor and proposed buildings would be set back from them. The existing hedgerows around the perimeter of the site would be retained and enhanced with further tree planting to provide some visual screening of the proposals in views from the footpaths located to the north of the site.

- 6.17. The provision of footpaths within the green corridor along the eastern boundary and throughout the proposed development would increase the recreational potential of the site.

Interface with the surrounding countryside

- 6.18. The existing woodland located on the north western boundary, near to the disused Stansty Lane, would be retained to provide enclosure. Further hedgerow and tree planting would be incorporated within this area of the site and proposed housing would be set back from the boundary.
- 6.19. Existing hedgerows and trees would be retained and strengthened with additional planting along the northern boundary. Open space corridors would be located along the northern boundary and proposed housing would front on to this boundary.
- 6.20. The existing hedgerows located along Stansty Chain Road would be protected and development would be set back from the route to retain the rural character of the road.

7. Completion effects (Year 1)

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 change.
- 7.2. The sensitivity is a combined judgement of the value and the susceptibility and has been assessed as **medium** or **medium - low** depending on the landscape receptor, as set out in **Table 2**, 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. There would be some change to the existing visual character and quality of the Landscape Character Area, but this change would not appear incongruous in the context of the existing settlement edge. The proposed residential development would largely reflect the existing landscape and building pattern within the Landscape Character Area and would sit comfortably in its setting. The development would be perceptible but would have an undamaging effect on the setting of the adjacent settlement. There would be some loss of a common landscape type with no loss of notable components within the Landscape Character Area context. The size and scale of effect on the Landscape Character Area is considered to be **low**.
- 7.5. There would be some change to the character of the locality with some reduction in the area of open scenery with minor loss of locally valued scenes. The proposals include the introduction of built elements which are broadly consistent with the area with minimal intrusion and locally appropriate landscape mitigation. Effective landscape mitigation includes the arrangement of new built development around the existing framework of field enclosures and associated hedgerows, with new tree planting and hedgerows reinforced to ensure the rural qualities are retained. Existing recreational resources within the locality would be retained and new footpath networks would be established within the site. The size and scale of effect on the character of the locality is considered to be **medium to low** with some beneficial effects.
- 7.6. Existing features within the site and vegetation along the site boundaries would be substantially retained. There would be some loss of hedgerows around the boundaries for access. Existing woodland is characteristic of the landscape and would provide enclosure of the proposed built form upon completion. The retained vegetation would be incorporated within the green infrastructure proposals and would be complemented by landscape buffers and structural planting, including new tree and hedgerow planting. The effects of the

proposed green infrastructure would be a net gain in hedgerow and tree planting. Wildflower grassland, wetland grassland and groundcover planting would enhance biodiversity and provide an improvement in habitat value.

- 7.7. The proposals broadly follow the guidance and objectives set out in the Local Landscape Character Assessment. There would be a **low beneficial** change to landscape features at completion as a result of the proposals.

Geographical extent of effects

- 7.8. All effects would be experienced at site level and within the immediate setting of the site as the existing vegetation, topography and settlement edges 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

- 7.9. The majority of 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.

Landscape effects upon completion

- 7.10. Taking in to account the size and scale, geographic extent and duration of effect the magnitude of effect upon the Landscape Character Area has been assessed as low. The low magnitude of effect combined with the medium-low sensitivity (Table 2) results in **minor adverse, local, medium term effects on the landscape within LCA 8.**
- 7.11. The magnitude of effect on the landscape within the site and its immediate locality has been assessed as medium-low. This has considered the balance of the beneficial effects on landscape features and the retention of characteristic features, against some adverse effects as a result of the introduction of built development. The medium- low magnitude of effect combined with the medium-low sensitivity (Table 2) results in **moderate to minor adverse, local, medium term effects on the landscape within the site and its immediate locality.**
- 7.12. The magnitude of effect on the landscape features within the site as a result of the proposals, including embedded mitigation, are assessed as low. This has taken in to account the net gains in trees, hedgerows and species rich grassland balanced against the minor loss of short sections of hedgerow for road crossings. This has resulted in **minor beneficial, local, temporary effects on the landscape features within the site.**

Table 4: Summary of effect on landscape at completion (Year 1)

Receptor	Sensitivity	Magnitude	Resulting significance of effect
Landscape Character Area 8	Medium-low (Table 2 above)	Low	Minor adverse Local/Medium term/temporary
Landscape character within the site and its immediate locality	Medium-low (Table 2 above)	Medium - low	Moderate - Minor adverse Local/Medium term/temporary
Landscape features within the site	Medium-low (Table 2 above)	Low	Minor beneficial effects/local/temporary

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 change.
- 7.14. The sensitivity is a combined judgement of the value and the susceptibility and has been set out in **Table 3**, section 5 above.
- 7.15. The magnitude of effect is a combined judgement of the size/scale of effect, geographical extent and duration of effect.

PRoW GWE/27 (Photographs 1.1 – 1.4)

- 7.16. In views from the southern section of PRoW GWE/27, as it passes alongside the site, the proposed housing would be set back behind a green buffer and the existing native hedgerow would provide low level screening. The tops of proposed housing are expected to be visible, seen in the context of the existing house (Northcott).
- 7.17. In views from the more northern sections, looking south, there would be filtered or glimpsed views of the proposed development which would form a minor part of a wider view. The development would not be prominent and changes to the composition of the view would be minor as some housing is a feature of existing views.
- 7.18. The route is enclosed as it passes existing properties with no resulting change to views.
- 7.19. At completion the magnitude of effect on views from PRoW GWE/27 is considered to be medium to low and the sensitivity of those using the route is assessed as high to medium, resulting in **moderate to minor adverse effects** which would be medium term.

PRoW GWE/47 (Photographs 2.1 – 2.3)

- 7.20. In views southwards from the short section of PRoW GWE/47 where it passes through the site, the proposed development would be clearly visible. There would be the loss of some longer open views, although the proposed housing would be set back behind a green buffer so that linear views along the green corridor would remain. Isolated houses are a feature of the existing view but there would be the addition of more built elements into the view as a result of the proposals. There would be medium changes to the view for the short section which lies within the site.

7.21. As the PRoW cuts north through the hedgerow to exit the site, the views southwards are largely screened by the tall boundary hedgerow. The degree of change to the views would be low or negligible for this section of the route.

7.22. At completion the magnitude of effect on views from PRoW GWE/47 is considered to be medium or low and the sensitivity of those using the route is assessed as high to medium, resulting in **moderate or minor adverse effects** which would be medium term.

PRoW GWE/48 (Photographs 3.1)

7.23. In views from PRoW GWE/48, which cuts diagonally across the field directly north of the site, the existing views across farmland in all directions would remain. When walking in a south easterly direction there may be some partial or glimpsed views of the tops of houses seen above the boundary hedgerows.

7.24. At completion the magnitude of effect on views from PRoW GWE/48 is considered to be low and the sensitivity of those using the route is assessed as high to medium, resulting in **minor adverse effects** which would be medium term.

PRoW GWE/29 (Photographs 4.1 – 4.4)

7.25. North of the site, where PRoW GWE/29 runs within an enclosed vegetated corridor on the northern side of the railway lines, there would be no change to the views as a result of the development.

7.26. In views from the sections of the route which lie to the north of the site there would be fleeting, or glimpsed views of proposed housing partially screened by intervening vegetation. The degree of change to the views would be low.

7.27. Where the PRoW passes through the site there would be the loss of some longer open views although the route would be retained within a green corridor. Initially, when looking west, the fronts of houses would be seen set back behind a landscape buffer. Further south the route is likely to run alongside a vegetated bund which would largely screen views of the proposed built form. Existing views are partially enclosed by woodland but would be less open and more enclosed as a result of the proposed development. The degree of change to the views from the section of the route which passes through the site would be medium.

7.28. At completion the magnitude of effect on views from PRoW GWE/29 is considered to be medium or low and the sensitivity of those using the route is assessed as high to medium, resulting in **moderate or minor adverse effects** which would be medium term.

PRoW GWE/28 (Photograph 5.1)

7.29. In views from PRoW GWE/28, which runs through elevated land near to New Rhosrobin, the existing vegetation located to the north of the site and intervening buildings at Old Rhosrobin Industrial Estate would substantially screen the proposed development.

7.30. At completion the effect on views from PRoW GWE/28 would be **negligible**.

PRoW GWE/4 (Photographs 6.1)

- 7.31. In views from PRoW GWE/4 which links from the A483/A541 roundabout south eastwards, the proposals would be substantially screened by vegetation located around the roundabout or by intervening landform.
- 7.32. At completion the effect on views from PRoW GWE/4 would be **negligible**.

Stansty Chain Road (Photographs 7.1 – 7.5)

- 7.33. North of the site, where the road is slightly elevated at the intersection with the A541, the longer views across farmland would remain and the proposed development would be substantially screened by the mature trees located along the northern boundary and the disused Stansty Lane.
- 7.34. Further south the tall hedgerows and trees which border the route, in addition to its low-lying nature in relation to the surrounding areas, means that there would be no views of the proposals.
- 7.35. Where the road passes between the two parcels of the site there would be filtered views of the proposed development partially screened by retained roadside hedgerows. Views northwards are generally well enclosed by taller hedgerows although there would be the loss of a glimpsed open view near to the start of PRoW GWE/29, where the proposed bund would be visible.
- 7.36. At completion the magnitude of effect on views from Stansty Chain Road for pedestrians and motorists is considered to be medium, low or negligible and the sensitivity of those using the route is assessed as medium, resulting in **moderate, minor adverse or negligible effects** which would be medium term.

Stansty Road (Photograph 8.1)

- 7.37. In views from Stansty Road, trees located on the embankments of the A483 would effectively screen views of the proposed development.
- 7.38. At completion the effect on views from Stansty Road would be **negligible**.

A483 (Photograph 9.1 – 9.3)

- 7.39. Views of the proposed development from the A483 would largely be screened by the semi-mature tree groups growing alongside the route.
- 7.40. From the short section of the route where there is a break in the boundary trees, there would be the loss of an open view and views of fencing and newly planted trees. There may be some fleeting glimpsed views of the built development within the site partially screened by planting.
- 7.41. At completion the magnitude of effect on views from the A483 for motorists is considered to be low or negligible and the sensitivity of those using the route is assessed as low, resulting in

minor adverse or negligible effects which would be medium term.

A541 (Photographs 10.1 – 10.2)

- 7.42. Existing semi-mature tree groups located alongside the road would provide some screening of the proposed development, particularly from the southern end near to the roundabout. Where there are gaps in the roadside vegetation there would be glimpsed views of proposed housing set behind a landscape buffer. There would be more open views into the proposed development near to the entrance with planted open space filtering the views.
- 7.43. At completion the magnitude of effect on views from the A541 for pedestrians and motorists is considered to be low and the sensitivity of those using the route is assessed as medium for pedestrians and low for motorists. This results in **moderate to minor adverse effects** which would be medium term.

Summerhill Road (Photograph 11.1)

- 7.44. The mature trees enclosing Summerhill Road and alongside the A541 would substantially screen views of the proposed development for pedestrians using the path which is slightly elevated in relation to the adjacent road. The road corridor is low-lying and enclosed by vegetation and stone walls and as such motorists would not have views of the proposed development.
- 7.45. At completion the effect on views from Summerhill Road would be **negligible**.

Table 5: Summary of visual effects at completion (Year 1)

Visual Receptor Type	Sensitivity	Magnitude	Resulting Significance of Effect
PRoW GWE/27 Pedestrians	High-medium	Medium-Low	Moderate-minor adverse medium term/temporary
PRoW GWE/47 Pedestrians	High-medium	Medium/Low	Moderate/Minor adverse medium term/temporary
PRoW GWE/48 Pedestrians	High-medium	Low	Minor adverse medium term/temporary
PRoW GWE/29 Pedestrians	High-medium	Medium/Low	Moderate/Minor adverse medium term/temporary
PRoW GWE/28 Pedestrians	High-medium	Negligible	Negligible medium term/temporary
PRoW GWE/4 Pedestrians	High-medium	Negligible	Negligible medium term/temporary
Stansty Chain Road Pedestrians/Motorists	Medium	Medium/Low/ Negligible	Moderate/Minor adverse/Negligible medium term/temporary
Stansty Road Pedestrians/Motorists	Medium	Negligible	Negligible medium term/temporary
A483 Motorists	Low	Low/Negligible	Minor adverse/Negligible medium term/temporary
A541 Pedestrians/Motorists	Low	Medium/Low	Medium-minor adverse medium term/temporary
Summerhill Road Pedestrians/Motorists	Medium/Low	Negligible	Negligible medium term/temporary

8. Residual effects (Year 15)

Landscape effects

Size and scale of effect

- 8.1. The proposed residential development would largely reflect the existing landscape and building pattern within the Landscape Character Area and maturity of proposed boundary planting would help assimilate the proposed development into its setting. In the long term the size and scale of effect on the Landscape Character Area is considered to be **negligible**.
- 8.2. The changes to the character of the locality would be reduced by the maturity of proposed vegetation and the management of existing retained vegetation which would provide screening and enhancement. The built elements are broadly consistent with the area and maturity of locally appropriate landscape mitigation help to assimilate the built form into the surrounding landscape. Existing recreational resources within the locality would be retained and new footpath networks would have established within the site. The size and scale of adverse effect on the character of the locality is considered to be **low adverse to negligible with some beneficial effects**.
- 8.3. Existing features within the site and vegetation along the site boundaries would have been substantially retained and managed. The retained vegetation would be incorporated within the green infrastructure proposals secured by a condition of any planning consent. Upon maturity, there would be a substantial gain in tree and hedgerow planting, wildflower grassland, wetland grassland and groundcover planting as a result of the proposals. This significant increase in landscape elements within the site would more than compensate for any losses, would enhance biodiversity and provide an improvement in habitat value. The proposals broadly follow the guidance and objectives set out in the Local Landscape Character Assessment and upon maturity there would be a **medium to low beneficial change to landscape features** as a result of the proposals.

Geographical extent of effects

- 8.4. All effects would be experienced at site level and within the immediate setting of the site as the existing vegetation and settlement edges 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. The proposed vegetation within the site would be maturing, adding to its enclosed character.

Duration of effects

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

Summary of residual landscape effects

- 8.6. The magnitude of effect on Landscape Character Area 8 is assessed as negligible. Upon maturity the proposed planting, particularly the trees along the boundaries, would ensure that the proposals are in keeping with the surrounding landscape pattern. This has resulted in **negligible effects on the Landscape Character Area**.
- 8.7. The magnitude of change on the landscape within the site and its immediate locality is assessed as low to negligible taking in to account the settlement edge location, the loss of openness and the significant increase in features and trees which would successfully assimilate the development into the surrounding landscape. This has resulted in **minor adverse to negligible, local, long term permanent effects** on the landscape within the Site and its immediate locality.
- 8.8. Upon maturity of the planting the magnitude of change on the landscape features within the site as a result of the proposals, including embedded mitigation, is assessed as medium to low due to the net gains in landscape features and these features reaching maturity. This has resulted in **moderate to minor beneficial, local, long term, permanent effects** on the landscape features within the site.

Table 6: Summary of residual landscape effects (Year 15)

Receptor	Sensitivity	Magnitude	Resulting significance of effect
Landscape Character Area 8	Medium-low (Table 2 above)	Negligible	Negligible Local/Long term/permanent
Landscape within the site and its immediate setting	Medium-low (Table 2 above)	Low-negligible	Minor adverse- negligible Local/Long term/permanent
Landscape features within the site	Medium (Table 2 above)	Medium- low	Moderate-Minor beneficial Local/Long term/permanent

Views and visual receptors

PRoW GWE/27 (Photographs 1.1 – 1.4)

- 8.9. In views from the southern section of PRoW GWE/27, as it passes alongside the site, the existing native hedgerow and proposed buffer planting would have matured to filter views of the tops of proposed housing.
- 8.10. In views from the more northern sections, looking south, glimpsed views of the proposed development would be filtered by mature vegetation so that built development would form a minor part of a wider view.
- 8.11. The route is enclosed as it passes existing properties with no resulting change to views.
- 8.12. Upon maturity of the landscape the magnitude of effect on views from PRoW GWE/27 is considered to be low and the sensitivity of those using the route is assessed as high to medium, resulting in **minor adverse effects** which would be long term/permanent.

PRoW GWE/47 (Photographs 2.1 – 2.3)

- 8.13. In views southwards from the short section of PRoW GWE/47 where it passes through the site, the landscape within the green corridor would have matured to help assimilate the built form into its surroundings. Views along the green corridor would include mature trees which would filter views of the built form.
- 8.14. As the PRoW cuts north through the hedgerow to exit the site, the views southwards are largely screened by the tall boundary hedgerow. Further planting within the site would have matured to substantially screen any views of the proposed development.
- 8.15. Upon maturity of the landscape the magnitude of effect on views from PRoW GWE/47 is considered to be medium to low and the sensitivity of those using the route is assessed as high to medium, resulting in **moderate to minor adverse effects** which would be long term/permanent.

PRoW GWE/48 (Photographs 3.1)

- 8.16. In views from PRoW GWE/48, which cuts diagonally across the field directly north of the site, the existing views across farmland in all directions would remain. When walking in a south easterly direction, views of the tops of houses would be substantially screened by the existing boundary hedgerows and mature trees located within the site.
- 8.17. Upon maturity of the landscape the magnitude of effect on views from PRoW GWE/48 is considered to be low to negligible and the sensitivity of those using the route is assessed as high to medium, resulting in **minor adverse to negligible effects** which would be long term/permanent.

PRoW GWE/29 (Photographs 4.1 – 4.4)

- 8.18. North of the site, where PRoW GWE/29 runs within an enclosed vegetated corridor on the northern side of the railway lines, there would be no change to the views as a result of the development.
- 8.19. In views from the sections of the route which lie to the north of the site there would be fleeting, or glimpsed views of proposed housing partially screened by mature intervening vegetation. The degree of change to the views would be low to negligible.
- 8.20. Where the PRoW passes through the site the green corridor would have matured to filter views of the fronts of houses. Further south, vegetation on the bunds would have matured to enclose the route. There would be a degree of change to the views from the section of the route which passes through the site but the green corridor which the route passes through would have a mature landscape setting and the views, although more enclosed, would not be unpleasant.
- 8.21. Upon maturity of the landscape the magnitude of effect on views from PRoW GWE/29 is considered to be medium to low and the sensitivity of those using the route is assessed as high to medium, resulting in **moderate to minor adverse effects** which would be long

term/permanent.

PRoW GWE/28 (Photograph 5.1)

- 8.22. In views from PRoW GWE/28, which runs through elevated land near to New Rhosrobin, the existing vegetation located to the north of the site and intervening buildings at Old Rhosrobin Industrial Estate would substantially screen the proposed development.
- 8.23. Upon maturity of the landscape the effect on views from PRoW GWE/28 would be **negligible**.

PRoW GWE/4 (Photographs 6.1)

- 8.24. In views from PRoW GWE/4 which links from the A483/A541 roundabout south eastwards, the proposals would be substantially screened by vegetation located around the roundabout or by intervening landform.
- 8.25. Upon maturity of the landscape the effect on views from PRoW GWE/4 would be **negligible**.

Stansty Chain Road (Photographs 7.1 – 7.5)

- 8.26. North of the site, where the road is slightly elevated at the intersection with the A541, the longer views across farmland would remain and the proposed development would be substantially screened by the existing mature trees located along the northern boundary and mature vegetation within the site.
- 8.27. Further south the tall hedgerows and trees which border the route, in addition to its low-lying nature in relation to the surrounding areas, means that there would be no views of the proposals.
- 8.28. Where the road passes between the two parcels of the site the filtered views of the proposed built development would be partially screened by retained roadside hedgerows and mature trees within the site.
- 8.29. Upon maturity of the landscape the magnitude of effect on views from Stansty Chain Road for pedestrians and motorists is considered to be low or negligible and the sensitivity of those using the route is assessed as medium, resulting in **minor adverse or negligible effects** which would be long term/permanent.

Stansty Road (Photograph 8.1)

- 8.30. In views from Stansty Road, trees located on the embankments of the A483 would effectively screen views of the proposed development.
- 8.31. Upon maturity of the landscape the effect on views from Stansty Road would be **negligible**.

A483 (Photograph 9.1 – 9.3)

- 8.32. Views of the proposed development from the A483 would largely be screened by the semi-mature tree groups growing alongside the route.

- 8.33. From the short section of the route where there is a break in the boundary trees, there would be the loss of an open view and views of fencing and mature groups of trees.
- 8.34. Upon maturity of the landscape the magnitude of effect on views from the A483 for motorists is considered to be negligible and the sensitivity of those using the route is assessed as low, resulting in **negligible effects** which would be long term/permanent.

A541 (Photographs 10.1 – 10.2)

- 8.35. Existing roadside vegetation and proposed planting along the frontage would have matured to enhance the screening of the proposed built development. Some open views into the proposed development would remain near to the entrance but proposed mature planting would help assimilate the buildings into the landscape.
- 8.36. Upon maturity of the landscape the magnitude of effect on views from the A541 for pedestrians and motorists is considered to be low to negligible and the sensitivity of those using the route is assessed as medium for pedestrians and low for motorists. This results in **minor adverse to negligible effects** which would be long term/permanent.

Summerhill Road (Photograph 11.1)

- 8.37. The mature trees enclosing Summerhill Road and alongside the A541 would substantially screen views of the proposed development for pedestrians using the path which is slightly elevated in relation to the adjacent road. The road corridor is low-lying and enclosed by vegetation and stone walls and as such motorists would not have views of the proposed development.
- 8.38. Upon maturity of the landscape the effect on views from Summerhill Road would be **negligible**.

Table 7: Summary of residual visual effects (Year 15)

Visual Receptor Type	Sensitivity	Magnitude	Resulting Significance of Effect
PRoW GWE/27 Pedestrians	High-medium	Low	Minor adverse long term/permanent
PRoW GWE/47 Pedestrians	High-medium	Medium-low	Moderate-minor adverse long term/permanent
PRoW GWE/48 Pedestrians	High-medium	Low-negligible	Minor adverse long term/permanent
PRoW GWE/29 Pedestrians	High-medium	Medium-low	Moderate-minor adverse long term/permanent
PRoW GWE/28 Pedestrians	High-medium	Negligible	Negligible long term/permanent
PRoW GWE/4 Pedestrians	High-medium	Negligible	Negligible long term/permanent
Stansty Chain Road Pedestrians/Motorists	Medium	low Negligible	Minor adverse or Negligible long term/permanent
Stansty Road Pedestrians/Motorists	Medium	Negligible	Negligible long term/permanent
A483 Motorists	Low	Negligible	Negligible long term/permanent
A541 Pedestrians/Motorists	Low	Low -negligible	Minor adverse-negligible long term/permanent
Summerhill Road Pedestrians/Motorists	Medium/Low	Negligible	Negligible long term/permanent

9. Summary

- 9.1. This report identifies and assesses the anticipated effects on the character and features of the landscape and on people's views and visual amenity, as a result of the proposed development of up to 455 dwellings and open space within land at Mold Road and Stansty Chain Road, Wrexham.

Potential landscape effects

- 9.2. There would be **negligible effects on the wider Landscape Character Area**, as the proposed residential development largely reflects the existing landscape and building pattern and maturity of the proposed boundary planting would help assimilate the proposed development into its setting.
- 9.3. There would be **minor adverse to negligible residual effects on the landscape character of the site and its immediate locality** taking in to account the settlement edge location, the loss of openness and the significant increase in trees and hedgerow which would successfully assimilate the development in to the surrounding landscape.
- 9.4. There would be a **beneficial effect on landscape features** through the introduction of open spaces and trees particularly along the boundaries of the site.
- 9.5. Potential landscape effects would be confined to the site itself and the immediate local area and **are not considered to be significant**.

Potential visual effects

- 9.6. The visual envelope is generally limited and there are a small number of visual receptors. The strong pattern of woodland and hedgerows along the surrounding roads, as well as the settlement edge to the south and east enclose the site.
- 9.7. Views of the proposed development would be experienced from PRow located within the northern parts of the site. The PRow would be retained within green corridors and whilst more enclosed would retain some openness and would be pleasant. Upon maturity, the proposed planting within the corridors would filter views of the fronts of houses set back behind a landscape buffer. Upon maturity of the proposed planting the effects on the views from the PRow within the site would be **moderate to minor adverse-negligible**.
- 9.8. Effects on the views from the PRow which lies outside and to the north of the site would be **minor adverse to negligible** upon maturity of the landscape, as existing and proposed boundary planting would substantially screen views.
- 9.9. There would be some **minor adverse effects** on the views for pedestrians and motorists using Stansty Chain Road as it passes the site as a result of the proposals. Proposed planting along

the frontage with the route would serve to mitigate this somewhat but the character of the route would be slightly altered.

- 9.10. Upon maturity of the proposed boundary planting along the A483 and A541 the effects on views from the roads would be **minor adverse to negligible or negligible**.
- 9.11. The strong pattern of woodland and hedgerows with trees provides screening of the proposals in views from PRow located further from the site, resulting in **negligible effects**.

Conclusion

- 9.12. The assessment is based on the Parameter Plan, Illustrative Masterplan and Landscape Framework Plan which demonstrate an acceptable design solution. The LVIA concludes that the proposed development would not result in any significant adverse landscape and visual effects. Provided that future reserved matters applications and the final detailed scheme meets similar standards there would be no landscape reason why the site would not be suitable for housing.

Land at Stansty Green, Wrexham

Landscape and Visual Impact Assessment

Appendix A

Figures 6-25

October 2019

Prepared for:





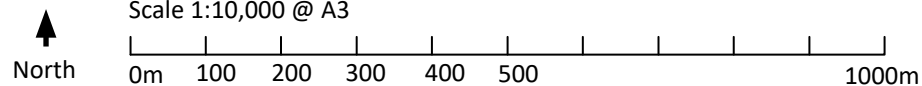
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Ordnance Survey 0100031673

Scale 1:10,000 @ A3



LANDSCAPE ARCHITECTURE
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MASTERPLANNING
URBAN DESIGN

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Stansty Green, Wrexham Landscape and Visual Impact Assessment

Figure 6
Landscape Context

Drwg No: 749A-01

Drawn by: AG

Rev by:

QM Status: Checked

Scale: 1:10,000 @ A3

Date: 11.06.19

Checker: JF

Rev checker:

Product Status:

Issue



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Key:



Site Boundary



PROW



Viewpoint Location



Field Number



Stansty Green, Wrexham Landscape and Visual Impact Assessment

Figure 7
Site Photograph Location Plan

Drwg No: 749A-02

Drawn by: AG

Rev by: xxx

QM Status: Checked

Scale: NTS

Date: 04.06.19

Checker: JF

Rev checker: xxx

Product Status:

Issue



Photo A - View from the northern boundary of the site looking south



Photo B - View from the northern part of the site looking east

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Drawn by: AG
Checker: JF
Rev by: xxx
Rev checker: xxx
QM Status: Checked
Product Status:
Issue



Stansty Green, Wrexham
Landscape & Visual Impact Assessment

Figure 8
Site Photographs A-B

Drwg No: 749A-03 Scale: NTS



Photo C - View from central part of the site looking north



Photo D - View from the boundary of the site with Stansty Chain Road looking south west

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Landscape & Visual Impact Assessment

Figure 9
Site Photographs C-D

Drwg No: 749A-04

Scale: NTS

Date: 05.06.19
Drawn by: AG
Checker: JF
Rev by: xxx
Rev checker: xxx
QM Status: Checked
Product Status:
Issue



Photo E - View from the central area of the site looking west



Photo F - View from the central area of the site looking south



Photo G - View from the southern boundary of the site looking north



Photo H - View from the boundary with A483 looking south west



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Key:

- Site Boundary
- PROW
- Viewpoint Location
- F Field Number



Stansty Green, Wrexham Landscape and Visual Impact Assessment

Figure 12
Site Context & Viewpoint Photograph
Locations

Drwg No: 749A-07
Drawn by: AG
Rev by:
QM Status: Checked
Scale: NTS

Date: 11.06.19
Checker: JF
Rev checker:
Product Status:
Issue



Photo 1.1 - View from PROW GWE/27 looking north east



Photo 1.2 - View from PROW GWE/27 looking south

Field 5
within
site

Buildings at
Stansty Lodge



Photo 1.3 - View from the PROW GWE/27 looking south

A483 bridge over Stansty Chain Road

Northcott



Photo 1.4 - View from PROW GWE/27 looking south east

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Stansty Green, Wrexham

Landscape & Visual Impact Assessment

Figure 14

Viewpoint Photographs 1.3-1.4

Drwg No: 749A-09

Scale: NTS

Date: 05.06.19
Drawn by: AG
Checker: JF
Rev by: xxx
Rev checker: xxx
QM Status: Checked
Product Status:
Issue



Photo 2.1 - View from PROW GWE/47 looking south west

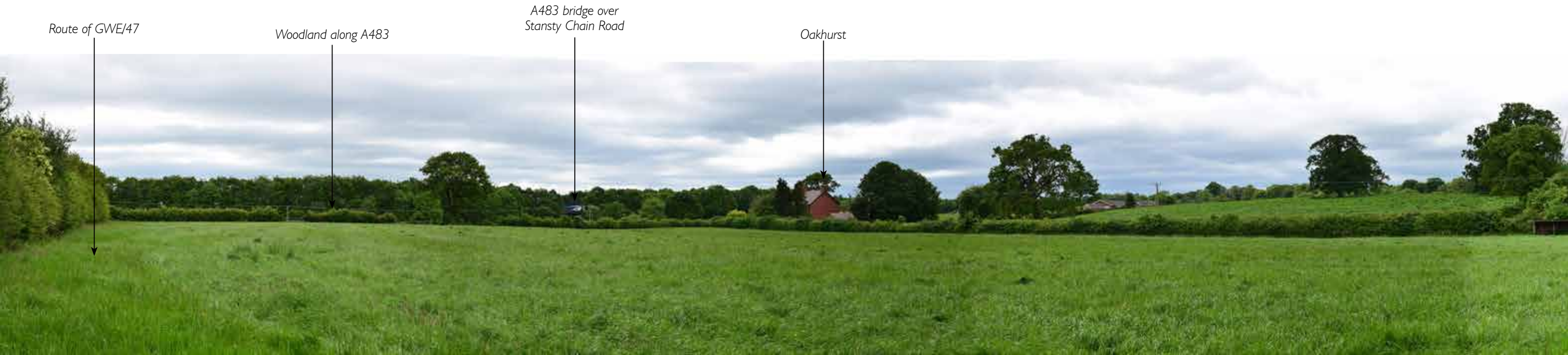


Photo 2.2 - View from PROW GWE/47 looking south east



Photo 2.3 - View from the intersection of PROW/47 and PROW/48 looking north east



Photo 3.1 - View from the intersection of PROW/48 and PROW/29 looking south west



Photo 4.1 - View from the enclosed section of PROW GWE/29 north of the railway



Photo 4.2 - View from PROW GWE/29 looking south as it crosses the railway



Photo 4.3 - View from PROW GWE/29 looking south



PPhoto 4.4 - View from PROW GWE/29 looking north

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Figure 18
Viewpoint Photographs 4.3-4.4

Drwg No: 749A-13 Scale: NTS

Date: 05.06.19
Drawn by: AG
Checker: JF
Rev by: xxx
Rev checker: xxx
QM Status: Checked
Product Status:
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Photo 5.1 - View from PROW GWE/28 looking south



Photo 6.1 - View from PROW GWE/4 looking north east

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Rev checker: xxx
QM Status: Checked
Product Status:
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Stansty Green, Wrexham
Landscape & Visual Impact Assessment

Figure 19
Viewpoint Photographs 5.1-6.1

Drwg No: 749A-14 Scale: NTS



Photo 7.1 - View from Stansty Chain Road looking south



Photo 7.2 - View from Stansty Chain Road looking south east

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QM Status: Checked
Product Status:
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Stansty Green, Wrexham
Landscape & Visual Impact Assessment

Figure 20
Viewpoint Photographs 7.1-7.2

Drwg No: 749A-15 Scale: NTS



Photo 7.3 - View from Stansty Chain Road looking south



Photo 7.4 - View from Stansty Chain Road looking north west

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QM Status: Checked
Product Status:
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Figure 21
Viewpoint Photographs 7.3-7.4

Drwg No: 749A-16

Scale: NTS



Photo 7.5 - View from Stansty Chain Road looking north west



Photo 8.1 - View from Stansty Road looking north west



Photo 9.1 - View from A483/A541 Roundabout looking north



Photo 9.2 - View from A483 looing north west



Photo 9.3 - View from A483 looking west

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Figure 23
Viewpoint Photographs 9.1-9.3

Drwg No: 749A-18

Scale: NTS

Date: 05.06.19
Drawn by: AG
Checker: JF
Rev by: xxx
Rev checker: xxx
QM Status: Checked
Product Status:
Issue



Photo 10.1 - View from A541 looking north



Photo 10.2 - View from A541 looking south east

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Rev checker: xxx
QM Status: Checked
Product Status:
Issue



Stansty Green, Wrexham
Landscape & Visual Impact Assessment

Figure 24
Viewpoint Photographs 10.1-10.2

Drwg No: 749A-19 Scale: NTS



Photo 11.1 - View from Summerhill Road looking north east

Land at Stansty Green, Wrexham

Landscape and Visual Impact Assessment

Appendix B

Extract from the character area profile for NCA 13 Deeside and Wrexham

October 2019

Prepared for:





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Wrecsam a Glannau Dyfrdwy - Disgrifiad cryno

Ardal ar y ffin yw hon, sy'n ymestyn o aber Dyfrdwy ar hyd yr arfordir cyn belled â'r Parlwr Du, ac i mewn i'r tir cyn belled i'r de â Dyffryn Ceiriog. Mae'n cynnwys nifer o aneddiadau a chanolfannau poblogaeth, a'r rhai pennaf yw'r Waun, Wrecsam a'i phrif faestrefi Rhiwabon a Rhosllannerchrugog yn y de; Yr Wyddgrug, Y Fflint a Threffynnon yn y gogledd a'r gorllewin; a chanolfannau lled-ddiwydiannol, lled-faestrefol y Fferi Isaf, Cei Connah, Dociau Mostyn a Thalacre ar lannau aber Dyfrdwy. Ym mannau eraill mae sawl lle, fel Bwcle, wedi tyfu wrth i'r pentrefi a'r pentrefannau cyn-ddiwydiannol ar ochrau'r ffyrdd uno ac ehangu.

Yn hanesyddol, mae llawer o'r ardal hon wedi bod yn rhan o gefnfro Caer. Adenillwyd y rhan fwyaf o lawr gwlad aber Dyfrdwy o'r môr yn y 18fed ganrif, er bod atgof o'r ehangder blaenorol o ddŵr llanw yn enw Penarlâg, sef 'y bryn uwchlaw'r llyn'. Diwydiannwyd llawer ar yr ardal wedi sefydlu gwaith dur Shotton ym 1895, er i hyn ddeillio o draddodiad hir o waith metel a pheirianeg ar hyd yr arfordir, sydd ei hun yn adlewyrchu hanes hir o fwyngloddio a chludo ar longau. Diwydiannwyd ardal Wrecsam, hefyd, yn gynnar, gan fanteisio ar ei hadnoddau glo, mwyn haearn, clai a chalchfaen, yn ogystal â nentydd byrlymus i droi'r olwynion dŵr diwydiannol.

Yn y blynyddoedd diwethaf, mae'r ardal gyfan wedi dod yn ganolbwynt economaidd ar gyfer economi rhanbarthol Cymru a Lloegr, gan edrych fwy tuag at Lannau Mersi nag at yr ardaloedd gwledig i'r gorllewin. Anghywir, fodd bynnag, fyddai gweld yr ardal hon yn dirwedd ddiwydiannol a masnachol yn unig. Mae ganddi hefyd bensaernïaeth draddodiadol a chefn gwlad prydferth, ac yn wir, mae ei hanes diwydiannol cynnar wedi gadael rhai henebion pwysig fel gwaith haearn y Bers ger Wrecsam.

Summary description

A border area, extending from the mouth of the Dee along the coast as far as Point of Ayr, and inland as far south as the Ceiriog Valley. It includes several settlements and centres of population, the principal being the towns of Chirk, Wrexham and its main satellites Ruabon, and Rhosllanerchrugog in the south; Mold, Flint and Holywell in the north and west, and the part-industrial, part-suburban centres of Queensferry, Connah's Quay, Mostyn Docks and Talacre on the shores of the Dee Estuary. Elsewhere, many settlements, like Buckley, have grown out of the linear expansion and coalescence of pre-industrial roadside villages and hamlets.

Historically, much of this area has formed part of the hinterland of Chester. The greater part of the lowland around the mouth of the Dee was reclaimed from the sea in the 18th century, though the former large expanse of tidal water is recalled in the Welsh name for Hawarden, Penarlâg, 'the hill above the lake'. This area also became heavily industrialised from the establishment of Shotton steelworks in 1895, though this was built of a long-established tradition of engineering and metalworking all along the coast, itself reflecting a long history of mining and the availability of water-borne transport. The Wrexham area similarly industrialised early on, taking advantage of its resources of coal, iron-ore, clay and limestone, as well as free-flowing streams to turn industrial water-wheels.

In recent years, the area as a whole has become an economic hub of the Welsh and regional English economy with its gaze more towards Merseyside than to the rural areas to

the west. However it would be wrong to see this area as a purely industrial and commercial landscape. It includes some attractive traditional architecture and countryside too, indeed its early industrial history has bequeathed some important monuments such as the Bersham ironworks near Wrexham.

Key Characteristics
Lowland, foothills and levels - sloping down to the lower Dee and Dee Estuary. Carboniferous Coal Measures interspersed with outcrops of Millstone Grit, Holywell shales and Cefn-y-Fedw sandstones. Glacial till, fluvio-glacial and river terrace drift overlay in parts of the valley floor, giving rise to localised gentle land form variation.
A single large river, the Dee, traverses the area. The Dee opens out into a broad estuary with tidal sand and mud flats. A number of minor rivers dissect the landscape, for example, the Alyn and Eitha, and associated streams.
A broad flat flood plain adjacent to the Dee Estuary – with wide open views to Wirral
Narrow, incised, wooded tributary valleys – many running down from the west.
Mixed pasture and some arable - and farm woodland cover.
Archaeology - variety of historic sites indicate the former strategic importance of the coastal route and the turbulent history of the Marchlands, including Offa's Dyke and Wat's Dyke. Late Medieval parklands and ecclesiastical / funerary sites.
Urban settlements - a strongly settled character is apparent in the central and southern parts of the area, with the relatively large, almost linked settlements of Holywell-Connah's Quay-Mold-Wrexham-Ruabon.
An industrial character - evident in the line of coalesced settlements at Connah's Quay and Holywell, associated both with the Chester to Holyhead railway line, mining and large scale power generation and industrial plants. Include landmark scale structures such as Broughton aircraft factory, Shotton Steel works and Connah's Quay power station. Industry tends to dwarf historic settlement and features e.g. Flint and it's castle.
Small settlements – outside urban areas, compact villages associated with landed estates and isolated farmsteads, or coalesced ribbon developments and encroachment upon commons, which are the legacy of the former coal and lead mining industries.
Culturally many connections to Chester and Merseyside

Visual and Sensory profile

The area encompasses the main concentration of built up areas that fall along the Dee and foothills of Wales. There is great contrast between the large, open estuary mouth, it's large skies and tidal ebb and flow, and the busy developed areas around Connah's Quay, Queensferry and Wrexham. The associated transport links of the A55 Expressway, the A548 coast road and the A483 and A494 trunk roads, present much traffic noise, movement and night lighting. The aircraft factory at Broughton, the new Dee bridge, the gas-fired power station at Flint and the gas terminal near Port of Ayr, located on the former colliery site, are modern leviathans that create their own distinctive landscapes. Under the right weather conditions, the towering steam clouds vented from the wood processing plant at Chirk can be seen for miles across this and other, English landscapes to the east.



Greater Deeside, with its combination of industry, agriculture and settlement overlooking, the upper Dee Estuary and the Cheshire Plain beyond. © John Briggs



The canalised, straightened, tidal River Dee near Queensferry. Large geometric fields cover the reclaimed land, with road, rail and industrial developments. © WAG (Cowi – Vexcel 2006)

The area is by no means entirely built-up or busy. Much of the area is actually a mature, lowland countryside and, in places, there is a sense of smallness and seclusion offered by agricultural enclosure and it's interplay with trees, copses, woodlands and small river valleys. Across the estuary, the Wirral impacts perceptibly upon the skyline, as does greater Merseyside from higher elevations.

A more traditional developed landscape is associated with the smaller towns, such as Mold, Caergwrle, Ruabon and Chirk. The Pont Cysyllte aqueduct and to a lesser extent the Chirk aqueduct offer sublime gateways to the Vale of Llangollen and the hills of Wales from the flatter lands of England and the borders to the east.



The Dee Estuary, looking across to the Wirral, with greater Merseyside beyond. © John Briggs



The lower Dee valley. Pont Cysyllte with the Cefn railway viaduct in the distance. © John Briggs

Geological Landscape influences

The bedrock geology is dominated by Carboniferous rocks deposited in a long series of cyclical sequences. The bedrock includes Millstone Grit and frequent coals, the latter representing the compacted remnants of swamp peat, and collectively known as the Productive Coal Measures. In turn, these coal deposits were overlain by the Red Measures comprising red, brown, purple and green mudstone, followed by siltstone and sandstone. These Upper Carboniferous rocks make a subtle impression on the landscape, having been bulldozed by ice sheets and blanketed by clay, sands and gravels deposited by ice. Low rounded sandstone ridges protrude through the Quaternary cover, for example, the ridge from Rhosllanerchrugog to Cefn Mawr. The topography rises gently southwards from shores of the estuary to about 100m in the south and 200m along the western edge of the area. A long history of mineral extraction has left its mark on the

landscape, including coal-mining, quarrying and brickworks (see historic landscape influences).

Higher ground to the west slopes gently eastwards towards the Dee Estuary and the Cheshire Plain, being a transition between the Lower Palaeozoic mountains of North Wales and the younger Mesozoic rocks of the Cheshire Basin. The River Dee emerges from the mountains into southern part of the area, deeply incising its meandering course down to Erbistock. Tributaries include the Ceiriog, Alyn and Clywedog. When the river re-enters the area west of Chester, its course has been canalised as far as Queensferry before entering the estuary. Further north a series of streams drain the higher ground and flow directly into the Dee Estuary. Although much of the Welsh side of the Dee Estuary is industrialised, the natural estuary still plays a significant part in defining the character of the landscape, bounded by the sand bar and dunes at Talacre, and including the extensive shifting mud flats in the main part of the estuary.

Soils vary throughout the area, with seasonally wet, deep red loams and clays evident in areas overlaying sandstone and deep sandy, well drained loams evident on the coal measures.

Landscape Habitats influences

The Dee (SAC, SPA, SSSI) is an important habitat for migratory fish, salmon, otter and many invertebrates, and the lands which border it are rich and productive. The floodplain supports populations of the great crested newt while elsewhere in the area, new habitats are forming in the abandoned sand, gravel and clay workings. Buckley Claypits and Commons (SAC, SSSI) is a composite site north of Buckley, previously extensively worked for clay and coal, now supporting a range of water bodies and semi-natural grasslands, with a large breeding population of great crested newts, as well as significant populations of other amphibians such as smooth newt, palmate newt, common frog and common toad. Other former workings have been flooded and now provide popular recreational sites as well as supporting wildlife. Changes in the industrial base of the Wrexham area has also led to many derelict and unused industrial sites scrubbing over and creating new and interesting urban habitats, at risk of redevelopment.

The area is well wooded, especially in the valleys of the small tributaries draining north into the Dee such as Lead Brook and Wepre Brook, the latter forming part of a large country park and recreational area south of Connah's Quay. The Dee itself is tree-lined over much of its lower course. There are also a number of areas of parkland, associated with current or former country houses, adding to the overall wooded nature of the landscape, and providing many old mature trees.

The major influence in the Dee Estuary (RAMSAR, SAC, SPA, SSSI) is sand and mud from the Dee itself. The estuary is protected as an internationally important area for wintering waterfowl waders and terns on the inter-tidal flats, salt-marsh and coastal grazing marsh. There are also important numbers of non-breeding summer waders, and spring and autumn migrants, along with a diverse plant and invertebrate population and a herd of seals that haul out on the sandy banks.

Historic Landscape influences

Offa's Dyke and Wat's Dyke and other historic landscape elements bear witness to the often turbulent history of this border area – though on the other hand, monuments from the

later Medieval period also illustrate the continuity of settlement, in the form of the abbey at Holywell and the chapel and well at Spon. This established character is reinforced by the Edwardian castle on the foreshore of the Dee at Flint, demonstrating the strategic importance of the coastal route and trade, which is also reflected in 19th century linear and nucleated settlement and urban sprawl, at Holywell, Flint and Connah's Quay.

A number of parkland estates and historic parks and gardens, sometimes associated with small villages are present within the area. These include Talacre, Erddig, Rosehill, Mostyn Hall and Soughton Hall. Near Holywell is an important 18th century picturesque landscape, laid out by the antiquary Thomas Pennant to form the setting of Downing, his family home. The influence of parkland and planned estate landscape is evident from as early as the Medieval period – the name Buckley (buck-ley) alludes to a deer pasture. The field pattern outside of the areas of settlement is often irregular and is that of early post Medieval Enclosure, although incorporating a number of Medieval elements such as earthworks. In the 18th and 19th centuries, the course of the Dee was canalised and the extensive tracts of salt-marsh on either side reclaimed for agriculture, but subsequently much given over to heavy industry and commerce in the 20th century.

The varied geology of the area is reflected in a long history of mineral extraction and processing, which has left a powerful mark on the landscape. The Flintshire and Denbighshire coalfields exploited the Coal Measures of the area. The first includes Point of Ayr and Leeswood collieries, the second, Llay, Rhosllanerchrugog and Bersham, around which distinctive coal mining communities developed. Mining has long ceased in this area, but around Wrexham trading estates and factories have grown up as staple industries declined. Though steel-production has ceased at Brymbo, in the Wrexham area, steel-rolling continues at Shotton. The area enjoyed good transport links in the early industrial era, with wharves and quays along the Dee, and the Llangollen Canal tapping the southern part. This length of the canal, and the Chirk aqueduct form part of the Pont Cysyllte aqueduct World Heritage Site.

Another major industry associated with Carboniferous Red Measures was brick, tile and pottery production, largely centred on Buckley and Ruabon, where fireclays and mudstone were exploited in shallow pits. A third extractive industry is quarrying for building stone, which has left its mark on the landscape through disused quarries and distinctive stone buildings. In the south of the area, sandstone was quarried around Cefn Mawr, Pentre Broughton and the Moss Valley, and has been used extensively around Wrexham and as far afield as the University in Bangor and the Walker Gallery in Liverpool. In the northern part of the area, the Gwespyr Sandstone has also been quarried for building stone. It was considered by Pugin as a possible stone for the construction of the Houses of Parliament.

Cultural Landscape influences

A border area that has historically been under the influence of both England and Wales; Offa's Dyke is a visible symbol of the struggle for control of this area from the 7th to the 9th centuries, and much of the northern part appears in the Domesday Book. The coastal strip, with its long history of mining and of industry, has historically depended on the capital of Chester, Cheshire and the Mersey basin, just as the early iron-working, coal-mining and limestone-quarrying areas around Wrexham depended on the west Midlands and the Severn Valley. Present-day manufacturing at the industrial estates west of Wrexham and at Airbus at Broughton continues this tradition, and the inscription of the Llangollen Canal and the Chirk and Pont Cysyllte aqueducts as a World Heritage Site reflect contemporary

21st century cultural understanding and the international importance of these iconic monuments.

The influence of the wealthy and the powerful is readily apparent in great houses and parks such as Wynnstay, where Sir Watkin Williams Wynn II (1748-89) held sway, a friend of Handel, Sir Joshua Reynolds and David Garrick, and Erddig, with its eccentric 'last squire', Philip Yorke. Downing was the home of the antiquary Thomas Pennant, and Hawarden, the home of William Ewart Gladstone, who married into the Glynne family, and who established St Deiniol's Library in the grounds in 1889. A cadet branch of another prominent local family, the Mostyns, reconverted to Catholicism, and Holywell became the site of the last royal pilgrimage by an English king, James II. The Catholicism of the area attracted Fredericke Rolfe 'Baron Corvo' (1860-1913) to Holywell; he is best remembered for the wish-fulfilment novel *Hadrian VII*, about a young priest elected to the papacy only to be martyred by an outraged Labour MP.

Less fanciful works of fiction are the novels of Daniel Owen (1836-1895) of Mold, Rhys Lewis, Enoc Huws and Gwen Tomos, which paint a convincing picture of the snobberies and limitations of small-town life in the 19th century. Emlyn Williams's autobiography *George* describes the cultural contrasts between the Welsh-speaking farmlands of the area, rapidly anglicising Shotton and the regional intellectual capital that was Holywell; his semi-autobiographical *The Corn is Green* was filmed in 1946 with Bette Davis in the Miss Cooke role. The 1979 version featured Welsh-speaking Flintshire-born Ian Saynor in the main role. Other actors from the area are Joseph 'Sam' Livesay and Jonathan Pryce, both from Holywell. Theatr Clwyd perpetuates this strong tradition of theatre.

Land at Stansty Green, Wrexham

Landscape and Visual Impact Assessment

Appendix C

Extract from the character area profile for LCA 7d, 8 and 10

October 2019

Prepared for:



West Wrexham Ridges and Valleys

7d

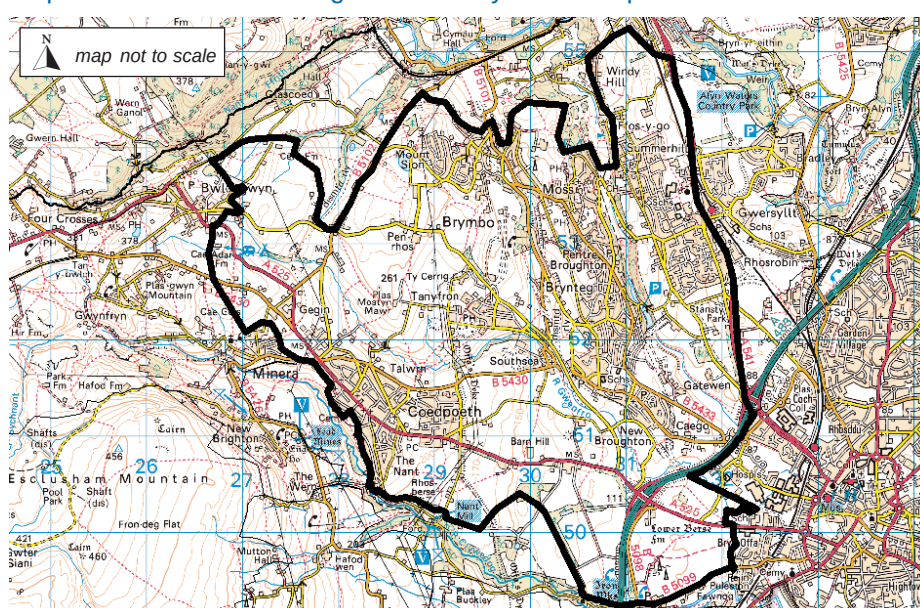
This is one of a series of Local Planning Guidance Notes based on Wrexham LANDMAP (adopted November 2004), setting out recommendations for each Landscape Character area.

A complex area of former mining villages, industry, farmland and woodland in a landscape of distinct ridges and valleys which are aligned towards Wrexham town

Landscape context

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

Map of West Wrexham Ridges and Valleys Landscape Character Area



Character Area boundaries should be considered transitional rather than precise
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Geological character:

- The complex landform is related to geological faults, with alternating series of resistant sandstone ridges, and Coal Measure valleys of Carboniferous age
- Villages are built on outcrops of Cefn Rock (sandstone) which has been quarried for local building stone
- Glacial till covers much of the lower areas, with glacial sands and gravels towards Wrexham
- Many artificial landforms including the former Brymbo steelworks site

Ecological character:

- Much of the non-built area is improved grassland or arable of relatively low value

Key characteristics

Visual character:

- Visually varied and complex, including lowland, valleys and hill and scarp areas
- Characteristic undulating hill slopes with wooded valleys
- Views towards Wrexham and the lowlands
- Urban villages and Wrexham linked by roads crossing open lowland farmland area
- Scattered groups of buildings in local Cefn sandstone and stone-built village cores, individuality in later additions but much standardised modern housing development



West Wrexham Ridges and Valleys summary:

- Mixed rural and urban village character
- Strong NW-SE orientation, with alternating ridges and valleys
- Hilltop villages separated by woodland, former industrial land and farmland
- Widespread use of local Cefn sandstone in older buildings, and distinctive stone walls
- Changing landscape as post mining restoration and regeneration continue
- Variety of wildlife habitats including small but important wetlands
- Border area - Offa's Dyke and site of prehistoric hillfort



- Important wetlands include reed mace swamp at Gatewen Moss and rich swamp and marshy grassland at Higher Berse Marsh. Gwenfro valley has wet woodland and areas of valuable lowland pasture
- Plas Power tip and the former Brymbo Steelworks site are being restored mainly to broadleaved woodland

Historical character:

- Countryside has remnants of ridge and furrow, regular and irregular fields, but much land has been disturbed
- Most settlement is related to 19th and 20th century mining and industry
- Remnants of Bryn y Gaer prehistoric military hillfort at Pentre Broughton and the route of Offa's dyke can be identified
- Brymbo steelworks heritage area and Plas Power colliery buildings have been preserved
- Network of disused industrial railway lines crosses area

Cultural character:

- Urban villages retain their own cultural identity, but this is becoming weakened
- Area is affected by A483 corridor, which separates it from Wrexham, but increases accessibility to commuters
- Agriculture is still of some importance but horsiculture is an increasing land use

Landscape sensitivity

This area continues to accommodate profound changes, but is vulnerable to further loss of local distinctiveness, and coalescence of villages because of continuing development pressure. The small scale of the ridges and valleys means they are sensitive to large scale development, masts and power lines, and inappropriate engineered landforms

Overall management strategy:

Conservation

Management Guidance

Aims	Guidelines
Enhance character of hill villages and wooded valleys	● Promote urban forestry, strengthen, restore and enhance wooded valleys ● Keep settlements separate and maintain green barrier between villages and Wrexham town ● Encourage the restoration and repair of rural and urban stone walls using local stone ● Avoid standardised new developments using non-local materials and inappropriate highway design
Develop an accessible green network	● Maintain and develop green corridors for wildlife and people, linking rural and urban green spaces
Promote positive management of urban fringe countryside	● Encourage hedgerow retention and management and new hedgerow and tree planting along the urban fringe ● Promote agri-environment agreements to encourage management for public access and wildlife as well as sustainable agricultural production ● Areas for Horsiculture are to conserve traditional field boundaries. Avoid the proliferation of fences, structures and buildings within the countryside, where this would erode character
Conserve geological features	● Maintain continuity and integrity of rock and glacial exposures and landforms
Enhance and extend existing habitats for wildlife	● Maintain high water table in wetland habitats and extend wetland habitats ● Maintain secondary habitats in industrial redevelopments ● Protect potential bat and owl roosting sites in old buildings and walls ● Manage and extend woodlands to improve structure and wildlife value
Preserve archaeological features	● Maintain green areas to preserve surviving archaeology, carry out field and desk studies of fieldscape ● Preserve by record Bryn y Gaer hillfort, evaluate in advance of any development or groundworks ● Evaluate industrial sites in urban villages in advance of development ● Preserve disused railway lines, and assess in wider industrial context ● No development on or near Offa's Dyke - contact Cadw
Preserve local distinctiveness	● Support community cultural initiatives in urban villages, preserve historic appearance of buildings and settlements



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Gwersyllt, Llay, Gresford, Borrass

8

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



Gwersyllt, Llay, Gresford, Borrass summary

- Gently undulating lowland plateau formed by glacial sands and gravels
- Prominent escarpment at Marford
- Fast-changing area with active sand and gravel quarries and large areas of restored land
- Unusual and distinctive landscape of kettle holes of glacial origin south of Gresford
- East and west areas separated by River Alyn valley
- Good well-drained agricultural land - few ponds and ditches
- Growing commuter villages, originally mining communities
- Border area - crossed by Wat's Dyke

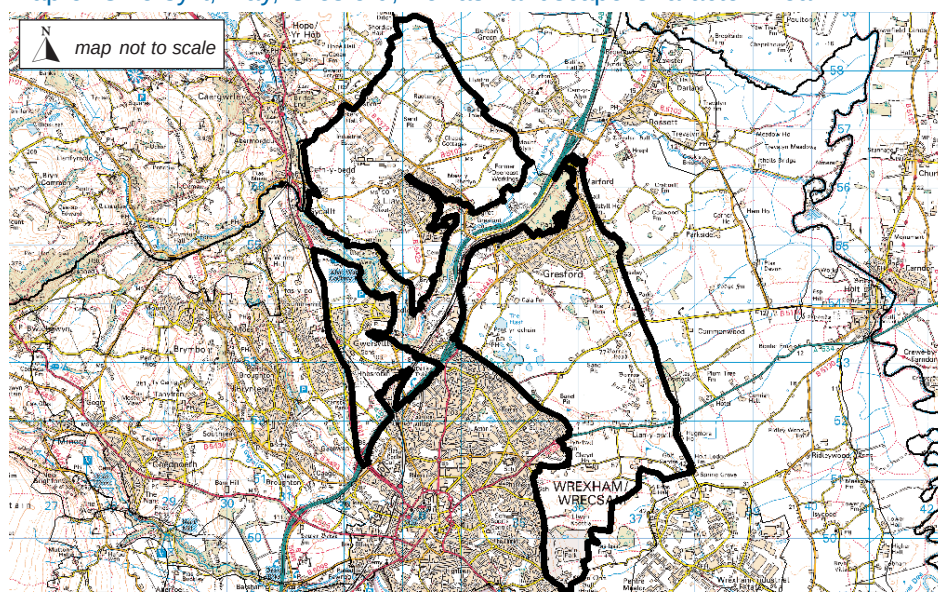


A valuable lowland plateau of well-drained agricultural land, sand and gravel extraction, and commuter villages with a mining history, which surrounds Wrexham to the north and east.

Landscape context

This character area is a centrally situated lowland terrace which has historically been a favourable area for settlement and farming. Its extent and character are threatened by urban growth, road corridors and sand and gravel quarrying.

Map of Gwersyllt, Llay, Gresford, Borrass Landscape Character Area



Character Area boundaries should be considered transitional rather than precise
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Key characteristics

Visual character:

- 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
- Villages are semi-rural with extensive suburban development

Geological character:

- 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
- Noticeable escarpment to east and north, steepest near Marford
- Wet and dry kettle holes, depending on depth of water table. Vicarage Moss and the former Singret Quarry have glacial features of particular interest
- The Grade 1 and 2 soils of the area are derived from the well-drained sands and gravels

Ecological character:

- Most farmland is improved
- Sand quarries provide disturbed land and areas of natural regeneration of value for wildlife
- Important basin mires at Vicarage Moss (SSSI) and Llay Bog
Small areas of semi-natural woodland

Historical character:

- Remnants of ridge and furrow, regular and irregular fields
- Wat's Dyke is a prehistoric military feature on a former political boundary
- Kettle holes are valuable for the potential archaeological record they may hold
- Gresford, Marford and Llay are of medieval origin, while Gwersyllt and Bradley are of 19th and 20th century origin
- Remnants of Y Gaer prehistoric military enclosure at Llay
- Designed landscapes at Cefn Park and the former Horsely Hall

Cultural character:

- Major transport routes make the area very accessible to commuters
- Llay is a good example of a planned radial colliery community, with a prominent Miner's Institute
- Alyn Waters Country Park on reclaimed land is a popular centre for informal recreation
- Strong sense of place at Bryn Alyn hillfort overlooking Alyn Valley

Overall management strategy:

Conservation, Mitigation, Restoration, Enhancement.

Management guidance

Aims	Guidelines
Conserve special features and visual qualities	● Restrict and mitigate environmental impact from quarrying ● Retain and protect landscape with distinctive kettle hole topography ● Protect physical and visual integrity of scarps from inappropriate development
Conserve geological features	● Maintain continuity and integrity of exposures and landforms ● Maintain integrity of glacial landforms, kettle holes and fluvial landforms
Conserve and extend habitats for wildlife	● Promote agri-environment agreements, encourage sustainable farming on high quality farmland ● Plant new hedgerow trees, particularly oaks to replace overmature trees ● Protect raised bogs
Preserve known archaeological sites	● Preserve in situ any surviving banks and ditches of Y Gaer Hillfort in Llay ● Evaluate industrial sites before development, preserve disused railway and tram lines ● Development which adversely affected the site or setting of Wat's Dyke would not be permitted - contact CADW
Preserve historic landscape features and survey / assess the historic resource	● Avoid draining and improvement of kettle hole bogs, carry out archaeo-environmental study ● Carry out further field assessment of Gresford and Marford and surrounding fieldscape ● Evaluate moat site at Horsely Hall ● Preserve important elements of designed landscapes, and seek to reinstate original design intent, where in decline or degraded
Develop recreational potential of area	● Continue existing management of Alyn Waters country park and consider links with area of former Llay Hall colliery and Bryn Alyn area ● Refer to Green Network Strategy due March 2007 and implement new links
Strengthen cultural heritage of area	● Preserve sense of community and industrial history in former mining villages

Landscape sensitivity:

The landscape is under very high pressure. It is highly vulnerable to further sand and gravel quarrying - irreversible loss of character would result from any major schemes. High quality arable land is vulnerable to future residential, recreational highway, and commercial development.



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Wrexham Town 10

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

Wrexham is a large thriving historic market town set on a lowland plateau, forming a regional and local centre with strong cultural traditions

Landscape context

Buildings and other development are the dominant features of the landscape, with the underlying physical landscape covered over or altered to a significant extent. The other extensive area where this occurs is Wrexham Industrial Estate

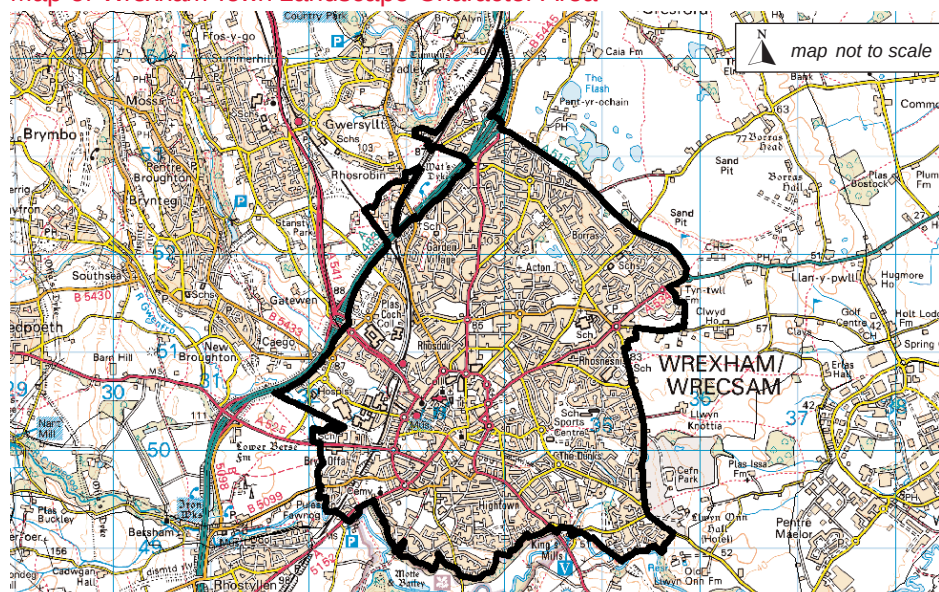


Wrexham Town summary

- Historic market town, regional centre and transport nexus
- Border town with Welsh and English influences
- Largest town in North Wales, with many of the functions of a city
- Located on a lowland plateau surrounded by farmland, historic estates and sand quarries
- St Giles church tower is a landmark seen from hills and lowlands
- Linked to ex-mining communities as well as agricultural lowlands
- Extensive post-war residential estates



Map of Wrexham Town Landscape Character Area



Character Area boundaries should be considered transitional rather than precise
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Key characteristics

Visual character:

- Gently undulating terrain
- Views to Ruabon and Esclusham Mountain, purple, green or brown according to season
- St Giles church and Police headquarters are focal points
- Central historic and retail core, surrounded by areas of non-residential uses and remaining areas of older housing
- Extensive outer areas of post-war and recent housing, including planned garden village estates, public housing and cul-de-sac modern estates
- Acton Park is a remnant area of historic parkland with old parkland trees of high value

Geological character:

- Located on the Wrexham Delta Terrace, a gently undulating lowland plateau of glacial sand and gravels sloping eastwards
- The small River Gwenfro flows through Wrexham, joining with the River Clwyddog whose valley forms the southern boundary of the town. Parts of the Gwenfro are culverted
- The town has expanded over well-drained sandy loam soils, formerly good quality farmland

Ecological character:

- Built areas of Wrexham town are of low ecological interest, but mature trees, gardens, open spaces, former industrial sites, ponds and rivers provide valuable habitats, with potential for improvement



- Disused railway lines, Acton Park and the River Gwenfro provide the largest natural habitats within Wrexham town
- Bats, song thrushes, linnet and great crested newts are Biodiversity Action Plan species present within the town

Historical character:

- Wrexham has medieval origins, with prehistoric and industrial archaeology also present
- Wat's Dyke is a medieval military feature of outstanding importance which runs north-south, with some sections still visible
- Focus for roads and railways, with several disused industrial railway lines still present
- Wrexham Cemetery, on Watt's Dyke, is a Victorian cemetery on the Cadw Register of Parks and Gardens

Cultural character:

- Cultural hub of county borough with strong educational, sporting, and commercial functions and a rich and varied architectural heritage
- Gresford industrial estate is the location of the Gresford pit disaster of 1934, one of the most serious industrial accidents in British history; nearby the pit-head wheel forms a memorial
- Notable people from Wrexham include Elihu Yale, providing a connection to the US

Overall management strategy:

Conservation and Enhancement and Sustainable Development

Management guidance (Refer also to Sub-Character Area Guidelines)

Aims	Guidelines
Protect and enhance local distinctiveness, views, open space network and quality of townscape	● See Grosvenor Road, Salisbury Road, Fairy Road, Town Centre and Hightown Conservation Area assessments ● Protect and restore historic parkland of Acton Park and link with wider green network ● Protect , restore and enhance the valley of the River Gwenfro and link with other areas of green space within the town ● Implement Green Network Strategy due March 2007 for Wrexham town
Protect and restore natural landforms and processes	● Maintain integrity of glacial and fluvial landforms ● Take opportunities to restore natural river channels and processes ● Protect floodplains from development
Conserve and enhance biodiversity	● Develop and enhance accessible natural greenspace in Wrexham ● Preserve existing natural habitats, including brownfield sites with natural regeneration ● Refer to garden Habitat Action Plan in Wrexham Biodiversity Action Plan ● Protect mature and veteran trees, and replant for the future ● Retain and develop natural habitats along rivers
Preserve evidence and increase understanding of Wrexham's development and archaeological heritage	● Archaeological intervention in advance of development in core areas, including line of River Gwenfro ● Preserve early street plan, and Scheduled Ancient Monuments and Listed buildings ● Development which would adversely affect the site or setting of Wat's Dyke would not be permitted - contact Cadw ● Maintain original form of Wrexham Cemetery, with no further inhumations within Dyke ● Preserve the line of disused railways, and carry out further studies of wider industrial landscape context
Retain cultural significance and diversity of Wrexham	● Carry out proactive conservation of historic townscape and consider Open Heritage days ● Encourage local history/community initiatives ● Conserve significant transport features ● Preserve surviving features associated with Gresford Colliery



Landscape sensitivity:

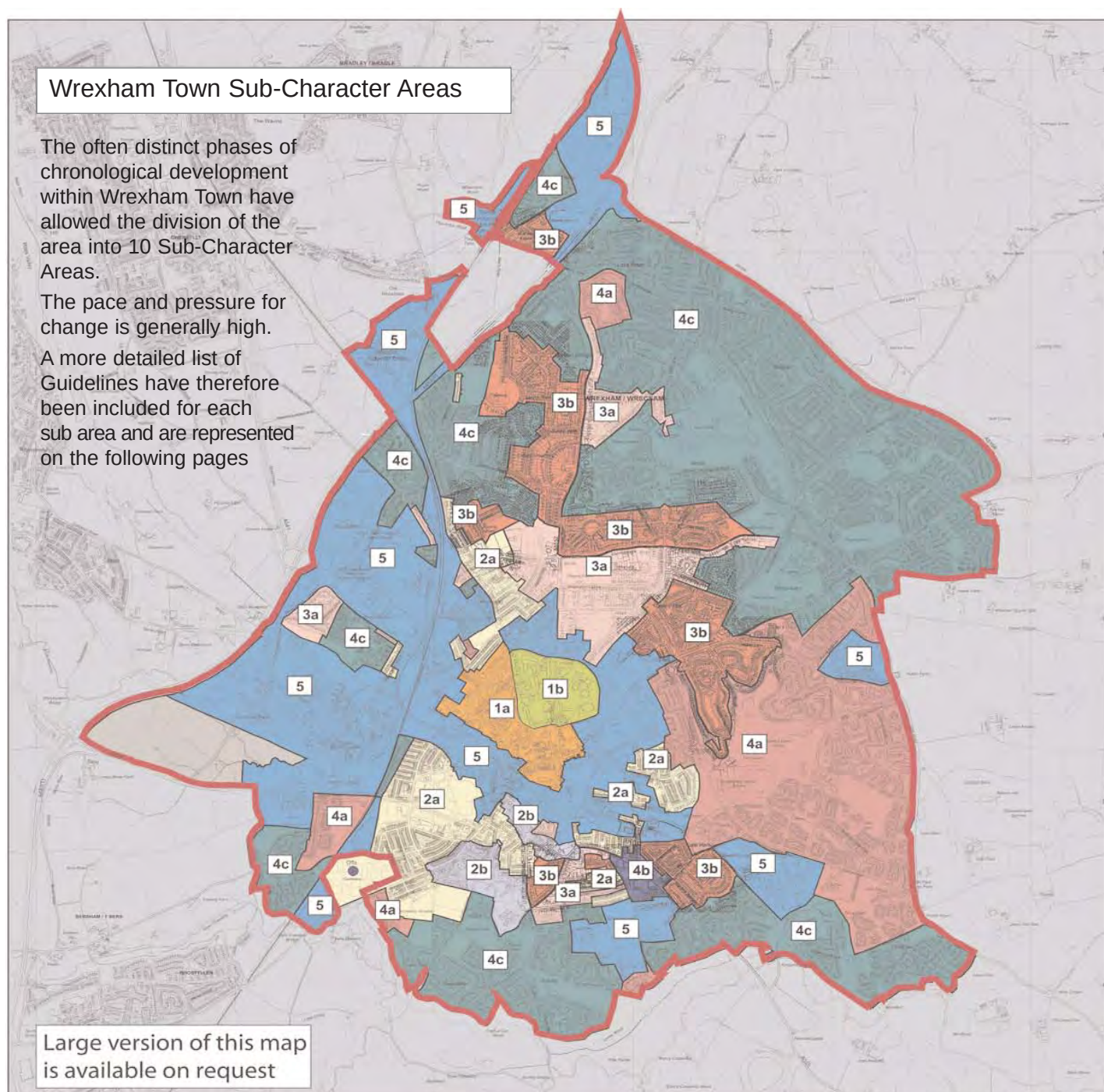
Wrexham town is vulnerable to new development which takes insufficient account of existing character, scale, physical characteristics, open space network, archaeology or other factors. It is very sensitive to the cumulative impact of small changes which can erode local distinctiveness.

Wrexham Town Sub-Character Areas

The often distinct phases of chronological development within Wrexham Town have allowed the division of the area into 10 Sub-Character Areas.

The pace and pressure for change is generally high.

A more detailed list of Guidelines have therefore been included for each sub area and are represented on the following pages



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Key to areas

- | | |
|--|--|
| Settlement Limit | 3b Interwar Planned Suburbs |
| 1a Historic Core | 4a Early Post WW2 Estates |
| 1b Civic Centre | 4b Hightown Flats |
| 2a Traditional Terraced | 4c Recent Estates |
| 2b Pre WW1 Suburban | 5 Mixed Non-Residential |
| 3a Interwar Suburban | Wrexham Cemetery - CADW Register of Historic Parks and Gardens |
| Area undeveloped at time of Urban Landscape Character Assessment | |

1a Historic Core

Strategy for change:

Conservation

Restoration

Encouragement of diversity

- Refer to existing Conservation Area Guidance and forthcoming Enhancement Proposals



1b Civic centre

Strategy for change:

Enhancement

Encouragement of diversity

- Retain and strengthen public spaces with pedestrian and cycle links radiating out to surrounding and outlying areas of Wrexham
- Promote use of high quality design and high quality materials
- Encourage innovative building design in scale with existing in an appropriate landscape setting
- Break up extensive areas of car parking with trees and shrubs
- Follow existing Conservation Area Guidance where relevant



2a Traditional Terrace

Strategy for change:

Enhancement

Encouragement of conformity

- Retain and enhance all areas of communal open space
- Conserve building form, density and detailing
- Resist loss of existing buildings
- Follow Local Planning Guidance Note No 11 for Terraced Housing in Wrexham for building conservation and restoration
- New housing to respect existing density, building form, building line, materials and boundary features of adjacent buildings

- Retain original stone or brick boundary walls and varied copings, discourage replacements by fencing or alternative materials

OPPORTUNITY ACTIONS

- Improve pavements and general conditions for pedestrians and cyclists
- Encourage removal /rationalisation of telegraph poles and unnecessary signage and 'clutter'
- Improve on-street parking where feasible, discourage parking in front gardens



2b Pre World War 1 Suburban

Strategy for change:

Conservation

Restoration

- Refer to existing Conservation Area Assessment, and forthcoming Enhancement Guidelines



3a Interwar Suburban

Strategy for change:

Conservation
Restoration
Enhancement

- Conserve and enhance existing highway verges and street trees
- Require sensitive improvements and alterations to dwellings, which retain and recreate existing architectural detailing
- Conserve low density of development and resist over-development of plots or insensitive backland development
- Conserve existing stone or brick boundary walls
- Conserve hedges

OPPORTUNITY ACTIONS

- Enhance existing highway verges and street trees



4a Early Post World War 2 Estates

Strategy for change:

Enhancement and/or redevelopment
Encouragement of diversity

- Ensure that landscape/townscape issues are given early consideration in any proposals for enhancement or redevelopment
- Retain old lamp posts, ensure new ones are at similar scale
- Encourage rationalisation/removal of telegraph poles as opportunities arise
- Retain stone walls, ensuring repointing is done with a mortar mix weaker than the stone. Use hedging rather than fences on top of stone retaining walls
- Retain hedges (e.g. beech, privet), but if replaced use timber palisade rather than chainlink fencing. Where open plan front gardens are enclosed use hedging (preferable), or stained timber palisade fencing to match existing

OPPORTUNITY ACTIONS

- Determine existing and required functions of areas of public open space and develop landscape accordingly
- Clarify public/private boundaries, with planting, walls and fences
- Where opportunities arise provide

high quality detailing needed to give greater richness to streetscape, greater individuality to localities, and to upgrade image of area

- Improve condition of narrow pavements
- Create additional car parking areas where needed on edge of grassed open space, with surrounding planting
- Use opportunities available in extensive areas of public open space to plant larger trees, provide footpaths and cycleways
- Enhance all areas of open space to give areas more interest and identity streetscape, greater individuality to localities, and to upgrade image of area



3b Interwar planned suburbans

Strategy for change:

Conservation
Restoration
Enhancement
Encouragement of conformity

- Encourage retention and replacement of hedges



- Encourage retention of original 'Arts and Crafts' design features to buildings and original landscape lamp posts, mature trees in grass verges

OPPORTUNITY ACTIONS

- Look at alternative solutions to parking problems
- Reinstate lost verges
- Encourage cost-effective estate-wide maintenance which protects and enhances important features
- Improve conditions for pedestrians
- Encourage traffic calming using materials appropriate to location
- Improve conditions for pedestrians

4b Hightown Flats

Strategy for change:

Enhancement and/or redevelopment
Encouragement of diversity

- Promote alterations which help break up scale of buildings, help integration into surroundings and improve image
- Replace losses in public open space as often as required

OPPORTUNITY ACTIONS

- Enrich landscape with high quality street furniture where appropriate
- Use colour to break up scale of buildings
- Encourage planting on balconies
- Intensify planting in public open space
- Resurface pedestrian paths with high quality materials

4c Recent Estates

Strategy for change:

Enhancement

Encouragement of diversity

- Introduce large trees where possible which will contribute more to future amenity than 'garden' size trees.
- Encourage use of alternative hedging species to reduce future problems with fast-growing Leyland and Lawson cypresses
- Provide landscape buffer for new developments on the edge of the countryside and incorporate former countryside features into new development. Provide links into surrounding countryside as well as links into existing urban areas
- In new developments, consider road layouts which depart from the standard guidelines to encourage innovative housing schemes which are not designed around the car
- Encourage planting of street trees and boundary hedges in new developments

OPPORTUNITY ACTIONS

- Look for opportunities to increase pedestrian and cycle linkage between cul-de-sacs to reduce the dominance and impact of the car
- Introduce large trees where possible



5 Mixed Non-Residential

Strategy for change:

Enhancement

Redevelopment (some)

Encouragement of diversity

- Retain the best of the existing landscape in new developments, including areas of ecological interest (even if not designated), hedgerows, stone walls, watercourses and any other features of historic or other value
- Keep the use of security fencing to a minimum, particularly palisade fencing, if fencing is necessary use dark green colour or black, with posts of the same colour.
- Maintain and create links into surrounding housing and the town centre, using opportunities for separate footways/cycleways and also new bus stops/shelters which are attractive, safe and comfortable to use
- Retain and protect existing mature trees and Integrate large retail developments into townscape by use of recessive

colours for walls and roofs, and large scale tree planting. 'Green roofs' may be an option for the future. Break up rooflines to reduce apparent scale (e.g. old 'sawtooth' factory roofs with northfacing lights are energy efficient and fit in with scale of domestic roofs)

- Avoid large scale cut and fill operations which destroy the original landform and create unnatural cuttings and embankments. Consider split level developments as an alternative
- Maintain a landscape buffer zone next to watercourses and water bodies
- Introduce new planting where appropriate

OPPORTUNITY ACTIONS

- Break up extensive car parking areas with tree and shrub planting and contrasting surfacing
- Plant replacement trees



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