

**Proposed residential development on
Land at Rossett Road - Rossett - Wrexham**

The Ark Company Landscape Architects

Preliminary landscape and visual appraisal
06/122/LVIA v1.2 – January 2017



1.0 Introduction

- 1.1** The Ark Company Landscape Architects were instructed by J10 Planning on behalf of Bellis Brothers in December 2015 to provide landscape and visual appraisal services in support of a proposed application for residential development on redundant farmland lying to the north and south of the B5012 immediately east of Rossett village north-east of Wrexham. A preliminary appraisal of site setting and design principles was undertaken by the project architects and is provided at **Appendix 5** for reference as this document informs the development of the landscape proposals. The preliminary assessment and proposal was discussed with Wrexham County Borough Council in July 2015 in order to seek their view on a potential application for development.

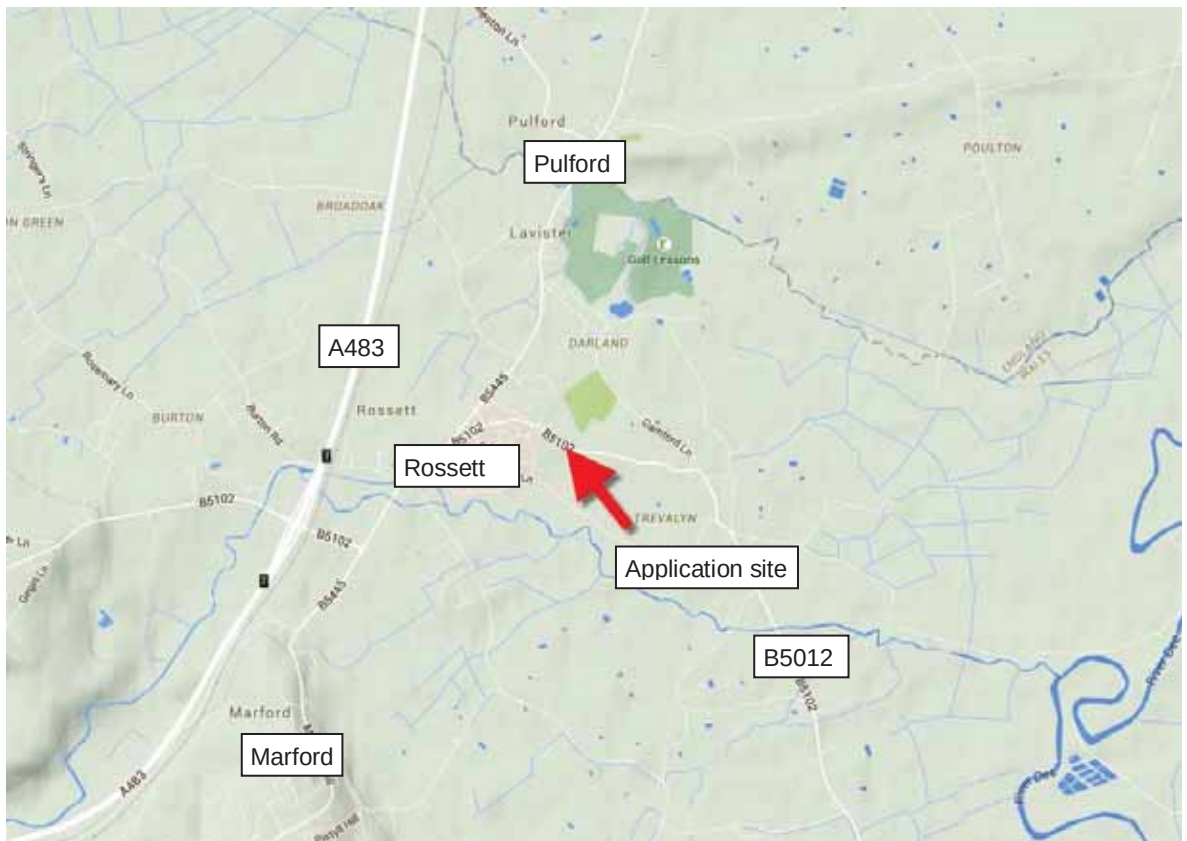
2.0 Methodology

- 2.1** The appraisal was carried out in accordance with our routinely used adaptation of the methods and criteria set out within The Guidelines for Landscape and Visual Impact Assessment, 3rd edition (2013) which provides a widely accepted benchmark for professional purposes.
- 2.2** The Countryside Council for Wales (CCW) **LandMap** database was consulted in preparing a baseline quality assessment of the site and its setting. LandMap assesses the diversity of landscapes within Wales, it identifies and explains their most important characteristics and qualities whether they are ordinary, but locally important, landscapes or Nationally recognised spectacular landscapes. LandMap forms the basis for quality evaluation against which impact is assessed. The relevant LandMap descriptions, maps and evaluations are provided at **Appendix 2**.
- 2.3** A Zone of Theoretical Visibility (**ZTV**) was developed using Key Terra-Firma software (version 7.12) with the ZTV module running in BricsCAD Pro version 12.1. Ground modelling was developed using an Ordnance Survey Land-Form Profile Digital Terrain Model (DTM) which has a 10m level grid with no assumed visual barriers. In view of the undulating nature of the surrounding topography a study area of **5Km** radius around the target point was assessed to determine a **topographical only** ZTV which was used as the basis for further appraisal. Beyond this distance the development was not felt likely to represent a significantly detrimental feature in the wider view and that the effect of any residual visibility would therefore be **Negligible** in the context of the criteria set out at **Appendix 1**. The ZTV output was overlaid onto OS 1/25,000 scale raster mapping using photo-editing software for presentation purposes and the individual ray maps for each of the target heights used in the ZTV have been reproduced at **Appendix 4**.
- 2.4** The theoretical zone of visibility was tested in the field in January 2016 and the visual envelope refined to identify a final number of potentially key viewpoints for future discussion and assessment.
- 2.5** In addition to the CCW LandMap data (**Appendix 2**) the relevant WCBC Landscape Character Area assessment for the application area (**Appendix 3**) was consulted prior to preparation of a site specific landscape quality judgement.

3.0 Site description

- 3.1** The application site (see **Figure F1**) comprises two fields straddling the B5012 immediately east of Rossett village all located at **OS Grid Ref: E-337325, N-357250**. The site location and application area are all as shown on Location Plan drawing **Figures F1 / F2** and aerial photograph **Figure F3** below.

Fig F1



Location of proposed application site (not to set scale)

- 3.2** The proposed application site (refer to **Fig F4**) comprises two, relatively open, arable field units lying to the north and south of the B5012 on gently undulating land which dips north-westward along its length. The western boundaries are acutely defined residential boundaries forming a rather abrupt interface to the more open, rural landscape to the east. The remaining site boundaries comprise reasonably well maintained field hedges with occasional trees (refer to tree survey and assessment)
- 3.3** There are few Public Rights of Way within the immediate vicinity of the site (refer to **Fig F2**) however the eastern boundary of the southern plot does have a PRoW running along it which then crosses the B5012 and runs away from the site north-eastwards. Inward visibility from this PRoW will be a pertinent issue.

- 3.4 The proposed application site (see photos P1-3 below) lies approximately 14 miles to the north-east of Wrexham immediately adjacent to the eastern edge of Rossett village which historically has developed on the east side of the B5445 Chester Road thereby preserving an open parkland area west of the village between Chester Road and the A483. The village is effectively constrained southwards by the River Alun and northwards by Darland Golf Course (refer to **Fig F3**). The immediate area is characterised by its relative flatness, like the Cheshire and North Shropshire Plain, but lies above the River Dee floodplain. Rossett is a picturesque village with a number of historically significant buildings nearby including a 17th Century water mill. The proposed works are briefly discussed below and are as summarised on the working drawings (refer to preliminary layout drawings **06/122/01 & 06/122/02**).

Fig F2

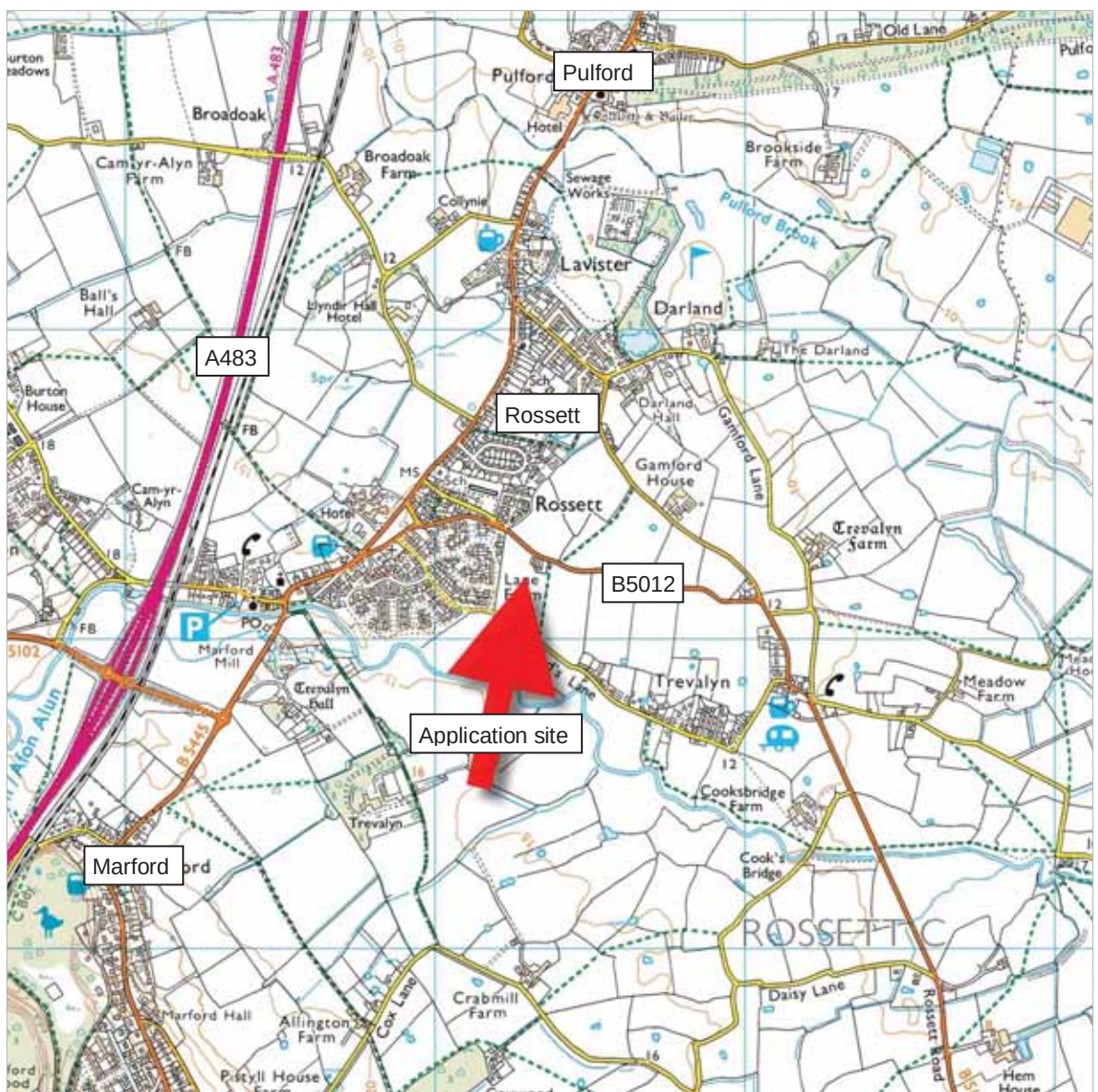


Fig F3



Aerial view of proposed application site

Fig F4



Oblique, elevated view towards application site from north-west

- 3.5** The application site does not appear to lie within or near to an area of very significant ecological significance and is not known to be sufficiently close to any scheduled ancient monuments or sites of major archaeological importance for the proposed works to have any adverse influence on them.

Fig P1



View east along B5012 (Rossett Road) towards site from within Rossett

Fig P2



View to western boundary of northern site parcel showing interface with existing housing

Fig P3



View to western boundary of southern site parcel showing interface with existing housing

4.0 Baseline Landscape Character Assessment

- 4.1.1 The application site occupies a significant position between the more densely built up settlement area of Rossett to the west and the more open, rural character of the countryside to the east. Recognition of this role and improvement of the visual quality / character and transition between these is a fundamental consideration.
- 4.1.2 At a **National** level the site lies outside of the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (refer to **Fig F5** AONB map) within which WCBC would give highest priority to the protection and enhancement of the landscape when considering planning applications. The absence of a major National landscape designation / planning protection is relevant to the classification of existing landscape character.
- 4.1.3 With reference to the adopted Wrexham Unitary Development Plan the site (like all the land around Rossett - refer to **Fig U1**) falls within **Green Barrier** (Policy EC1) which, whilst not a formal landscape designation, *"possess the same characteristics and purposes of formal green belts, except in their long-term permanency"*. Policy EC1 seeks to maintain a belt of countryside free from development around each settlement to:
- i) prevent the coalescence of urban areas and villages with other settlements;
 - ii) assist in safeguarding the countryside from encroachment;
 - iii) protect the setting of urban areas and villages;
 - iv) assist in urban regeneration by encouraging the recycling of derelict and other urban land.
- 4.1.4 Given the tight visual relationship between the application area and the village edge the impact on these issues is not considered to be a significant constraint and that a satisfactory buffer will remain intact in the event of development proceeding.

Fig U1



- 4.1.5 The application site (like all the land around Rossett - refer to **Fig U1**) also falls within a designated **Special Landscape Area** (Policy EC5) which is in place to protect the character of the open countryside. In such areas new development is not precluded but rather *"it will be strictly controlled. Development will be required to conform to a high standard of design and landscaping, and special attention will be paid to minimising its visual impact both from nearby and distant viewpoints."*

4.1.6 At the first pre-application discussion with WCBC it was noted that a key concern would be the impact of the scheme upon the open countryside and that whilst they accept a buffer might provide protection an assessment of the landscape is necessary by way of undertaking a Landscape & Visual Impact Assessment (LVIA) with complementary illustrations.

4.1.7 With reference to the online Wrexham LANDMAP Supplementary Planning Guidance (SPG) adopted March 2007 the County Council have defined the site area as falling within an assessed Landscape Character unit (LCA 13c - Dee Terraces ~ refer to Appendix 3) which is summarised as “extensive flat rural lowland, with scattered farmsteadings and expanding villages above the level of the Dee floodplain”. An extract from the LCA summary describes the area as follows:

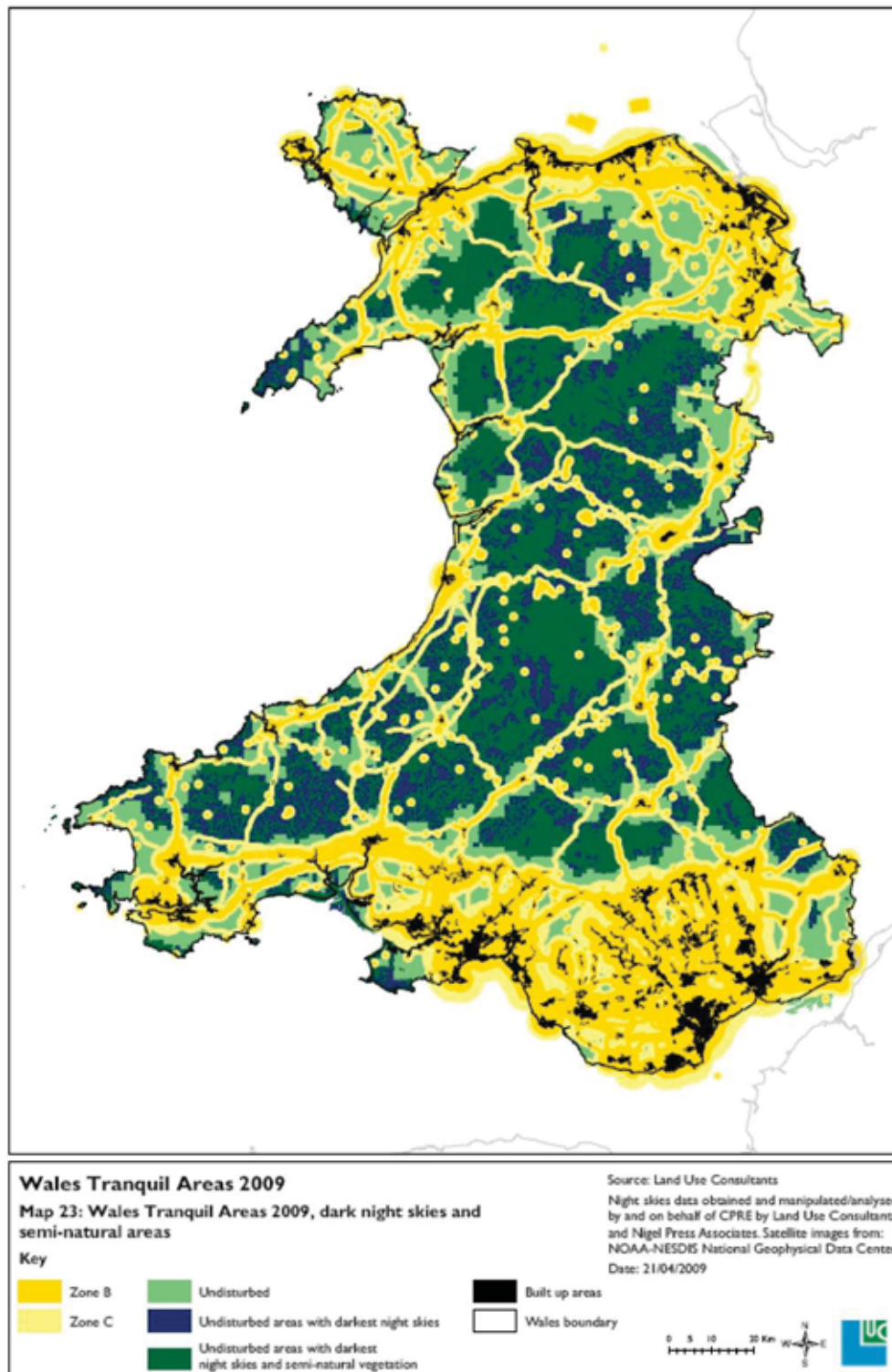
- *Low-lying, flat, intensively farmed landscape*
- *Field ponds, roadside and field ditches common*
- *Abundant hedges and hedgerow trees*
- *Dispersed farms, hamlets and villages, often built in red brick*
- *Holt is built at an ancient crossing point on the Dee*
- *Horticultural and intensive farming uses surround Holt on grade 1 farmland*
- *Rural character under pressure*
- *Loss of tranquillity near A483*

4.1.8 In respect of visual character it goes on to summarise the Character area as follows:

- *Uniformly low-lying flat open farmland with long views where hedgerows permit*
- *Field pattern is medium to large scale, with fields regular and semi-regular in shape*
- *Dispersed pattern of attractive villages, hamlets and farms, traditionally of red brick*
- *Rural villages - Rossett and Holt, both under development pressure weakening character*
- *A483 is a physical barrier and source of noise*

- 4.1.9 With respect to the 2009 assessment of tranquillity in Wales illustrated by the **Wales Tranquil Areas Map (Fig F6)** it can be discerned that the application site falls within some of the most currently disturbed areas and so further development is unlikely to significantly adversely impact existing levels of tranquillity.

Fig F6



Wales Tranquil Areas Map 2009

4.2 Landscape Quality ~ Geological influences

- 4.2.1 The application site falls within the CCW LandMap **WRXHMGL072 Rossett** aspect area which is described as:
Extensive area of river terrace deposits between the Alyn valley and Pulsford Brook. Averages around 10m above sea-level in the East rising to 15-20m centrally. Includes some small areas of glacial deposits.
- 4.2.2 Evaluated overall as being of **Moderate** value the aspect area is felt to be of **Local / County** value.
- 4.2.3 **The application site does not lie unduly close to recorded sites of specific Geological value and given the limited footprint of the proposed works the influence of Geological constraints are not considered likely to be adversely affected by development.**

4.3 Landscape Quality ~ Historical influences

- 4.3.1 The application site falls within of the CCW LandMap **WRXHMHL001 Burton** aspect area which is described as:
An area of mixed field-scape's comprising some residual medieval strip fields with areas of later enclosure, crossing the gently sloping ridge between the Dee and Alyn valleys at the northern edge of the county. Bronze Age burial mounds exist at Burton on the east of the area and at Bryn Alyn on its west where there is also a small Iron Age hillfort fort, but its archaeology is dominated by late medieval and post medieval agriculture and isolated farmsteads - two of which were originally moated. The remains of Wat's Dyke runs along the area's western boundary There are two small modern settlements at Burton and Trevalyn. The area also contains working quarries and residual evidence of industrial activity.
- 4.3.2 There are SAM / SMR sites within the aspect area and Listed Buildings but the area does not fall within a Registered Landscape of Historic Interest and there are no recorded Historic Parks and Gardens or conservation areas noted. Evaluated overall as being of **High** value the aspect area is felt to be of **Regional / County** value and is justified as follows:
Area of residual medieval strip fields and later enclosure in relatively good condition but masked by some modern settlement and quarrying.
- 4.3.8 **The application site does not lie unduly close to recorded sites of very significant Historic value and so Historic constraints are not considered likely to be adversely affected by development.**

4.4 Landscape Quality ~ Cultural influences

- 4.4.1 The application site falls within of the CCW LandMap **WRXHMCL013 Maelor Gymraeg (North)** aspect area which is described as
An area which contains a variety of features (small settlements, large traditional farms) within a distinct landscape. The very traditional appearance of this area belies fundamental social changes, in which farming practices are moving away from the traditional tenant-farmer and associated labourers to the employment of contractors, and where villages are becoming Liverpool or Manchester dormitories.
- 4.4.2 Evaluated overall as being of **Moderate** value the aspect area is felt to be of **Regional / County** value.

- 4.4.3 The nature and limited footprint of the proposed development is not felt likely to adversely impinge on the wider cultural quality of the landscape.

4.5 Landscape Quality ~ Ecological influences

- 4.5.1 The application site falls within of the CCW LandMap **WRXHMLH047 Rossett Mosaic** aspect area which is described as
An area of mainly grassland with some arable cropping south of Rossett. This forms part of the wider Cheshire plain, where ponds and larger areas of water, based on old kettle holes are an important part of the landscape and form an interesting local habitat type. Great crested newts have been found in some of the ponds, and some small areas of woodland are local wildlife sites. Fields are medium sized with well-maintained hedges and scattered trees.
- 4.5.2 Evaluated overall as being of **Moderate** value the aspect area is felt to be of **Regional / County** value, the evaluation notes that
Although intensively farmed the diversity of habitats created by the mosaic of grassland and arable fields, hedges, trees woodlands and numerous ponds, merits a moderate to high classification.
- 4.5.4 The application site does not appear to lie unduly close to recorded sites of specific Ecological value and given the limited footprint of the proposed works ecological influences not considered likely to be adversely affected by development.

4.6 Landscape Quality ~ Visual and Sensory influences

- 4.6.1 The application site falls within the CCW LandMap **WRXHMS054 A483 Dee Terraces** aspect area which is described as
The area is characterised by a clearly defined and well maintained arable farming landscape with narrow lanes, roadside and field ditches and ponds. Sensory perceptions include tranquility, peacefulness, an efficient and industrious farming landscape, settled and feeling of being relatively remote from population and industry. Generally, due to the relative openness of the landscape there is an overwhelming sense of space and distance, with views usually far reaching and stretching to the far horizons. Settlements are typified by traditional red brick buildings and are often small in scale, some light pollution is evident from the adjacent settlements and in particular from industrial development at Wrexham Industrial Estate but this quickly diminishes with distance. There is a greater influence from roads and transport in this area as the area contains some of the main roads leading towards Whitchurch, Nantwich and Crewe their noise and activity further emphasised by the use by heavy lorries leaving and entering Wrexham Industrial Estate.

- 4.6.2 Evaluated overall as being of **Moderate** value the aspect area is felt to be of local / County value for which the principal management recommendations are:

Although attractive there is little which gives this area an element of rarity or importance as a valuable landscape type or area. Attractive and comfortable with a domestic almost suburban feel to its western extremities. The area appears well maintained and managed with a diverse and attractive vegetation pattern. The area is unspoilt by large scale visually intrusive development however there is pressure for farm diversification which has led to some unsympathetic developments. The area is a pleasant farming rural area both for the traveller and resident but is relatively unremarkable in its lack of strong defining or unique landscape features. It benefits from the lack of large scale or visually intrusive development but although attractive lacks the unique or unusual features that might make it of High or Outstanding value.

- 4.6.3 **The application site does not appear to be sited within an area of intrinsically valuable landscape and indeed the character towards the west is acknowledged to display a domestic / suburban character albeit well maintained, attractive and ‘comfortable’ without significant industrial or agricultural visual detractors but also without any unique or unusual visual features which might elevate visual quality.**

- 4.7 At a site specific level the application area is intrinsically very typical of the aspect area description being a relatively unremarkable piece of low-lying, relatively flat arable land with well-maintained boundaries with little to either elevate or detract from its simple open character. The majority of the eastern boundary to the southern site parcel is not marked by any feature on site making this potentially the most vulnerable area for inward visibility. Visibility across the area has the potential to be long-distant given the topography but is, in practice, rather restricted by buildings, settlements and hedgerow tree groups particularly along the River Alyn. The low-lying topography generally serves to enhance the screening effect of ground level features as there are few elevated positions offering views above them. The main exception to this is the more elevated ground to the south-west (Marford) which has the potential for more panoramic views across the plain eastwards of Rossett.

Fig F5



Ground level view north-west across site towards Rossett from south-eastern corner on Harwoods Lane

4.8 Landscape Quality ~ Overview

- 4.8.1** With regard for all the preceding landscape assessment evaluations, an appraisal of the site itself and the immediate setting of the proposed development, the overall landscape quality of the site and setting is considered, with specific respect to the criteria set out at Appendix 1, to be of Medium Value with capacity to absorb a well-designed and satisfactorily mitigated development proposal.

5.0 Development proposals

- 5.1 A preliminary development layout was included with the pre-application Site Setting and Principles document prepared by the project architects (refer to **Appendix 5**) which included a design principles arrangement as shown below (**Fig F6**) establishing the key considerations guiding layout design and forming an initial framework for the landscape assessment and design process (refer to Ian Parkinson Architects drawing ref. 150318_Pinc_100_30_37).

Fig F6



- 5.2 In keeping with the iterative process of LVIA the Proposed Site Principles have been adopted as the basis for the landscape design (refer to **Fig F7**) proposals in conjunction with the initial findings of the desk-based landscape appraisal prior to the more detailed, field-based, appraisal which follows below.

Fig.F7



- 5.3 Taking this all into consideration the proposed site layout, levels, protection measures and mitigating proposals demonstrate that it would be possible to achieve a functional development that sits comfortably in its landscape setting and which can be satisfactorily mitigated in landscape terms and could actually contribute to site enhancement whilst improving the existing visual buffer between the built-up and more rural zones to the north and south of the application area.

Fig S1



Aerial view looking west across proposed site with existing village beyond

Fig S2



View along Rosset Road between northern and southern development parcels

Fig S3



View within proposed development area - open space footway

Fig S4



View within proposed development area along southern boundary to Harwoods Lane

Fig S5



View within proposed development area

6.0 Landscape Impact Assessment

6.1 National / International quality effects

- 6.1.1 The baseline assessment does not suggest significant proximity to any statutorily protected areas, planning zones or other landscape features of **National or International** significance, other than the distantly visible Snowdonia National Park to and from which views would be virtually unaffected. Accordingly there are not felt to be any likely adverse, or beneficial, effects at this level. On this basis landscape National / International impact is considered to be **Negligible** in respect of the criteria adopted at **Appendix 1**.

6.2 Regional quality effects

- 6.2.1 No significant change in wider landscape features, characteristics or qualities of **Regional quality** are considered to arise from the proposed development. The receiving landscape is considered to be of **Medium** value and exhibits **Moderate / Low** sensitivity to change. On this basis the wider Regional landscape impact is considered to be no worse than **Medium / Low adverse** in respect of the criteria adopted at **Appendix 1**.

6.3 Local / Site Level effects

6.3.1 Landform

The proposed site layout has been arranged so that it would be possible to construct the new access points and proposed dwellings by following existing ground profiles in a way which does not require extensive grading beyond the immediate development zone and which seeks to protect and retain existing natural site features without the need for any significant unnecessary tree or hedgerow removal. On this basis landform impact is considered to be no worse than **Low adverse**.

6.3.2 Land Use

The proposed development is in keeping with adjacent development but with higher regard for the quality of its setting and retention and enhancement of existing landscape features. On this basis land use impact is considered to be no worse than **Medium / Low adverse**.

6.3.3 Land Cover

The proposed development area occupies a very modest land area by comparison with any of the LandMap aspect area evaluations and for each of these aspects the residual effect of development would be **Negligible adverse**.

6.3.4 Landscape Features

Grassland / Pasture	The proposal would incur a very modest reduction in the existing arable resource which is of nominal agricultural value and only nominal ecological value - Low adverse
Woodland	The proposed site layout / grading proposal seeks to retain and protect existing woodland, hedgerows and individual trees other than where poor health justifies removal and replacement - Low adverse
Hedgerows	The proposed site layout / grading proposal seeks to retain and protect existing hedgerows with some clearance / replacement required for site access and highway visibility - Low adverse
Wetland / Marsh	The proposed site layout / grading proposal would not impact on any features of wetland value - Negligible / Low adverse

Archaeology No known on-site features would be directly, or indirectly, affected by the proposed permanent or temporary works - **Negligible / Low adverse**

6.3.5 Landscape Character

The site is acknowledged to be a significant interface between urban development to the west the more open, rural landscape to the east though the LandMap appraisal notes that *“although attractive there is little which gives this area an element of rarity or importance as a valuable landscape type or area. Attractive and comfortable with a domestic almost suburban feel to its western extremities”*. Careful, considerate design seeks to resolve this interface, protecting existing features of value, enhancing the interior of the site within the proposed development area and softening the outward facing boundaries to maintain rural character for inward views. In the wider context the overall effect of the introduction of the proposed development into a relatively moderate landscape with few distinctive features which is not scarce within the wider region, in the context of the **Appendix 1** criteria, could be considered here to be **Low adverse**.

6.3.6 Landscape Quality (short term)

The proposed application works would not result in a seriously detrimental degree of loss or alteration to one or more key elements / features / characteristics of the baseline / pre-development landscape or view. The proposed works would be a relatively noticeable, but by no means unique, intrusion in such a landscape or indeed the wider region and so, given the **Moderate** sensitivity of the receiving landscape the overall effect in the context of the **Appendix 1** criteria would be considered to be no worse here than **Low adverse**.

6.3.7 Landscape Quality (long term)

In the longer term, as the proposed mitigating works have chance to mature their increased buffering effect will further reduce landscape effects resulting in no more than a **Low / Negligible adverse** effect after 5-10 years.

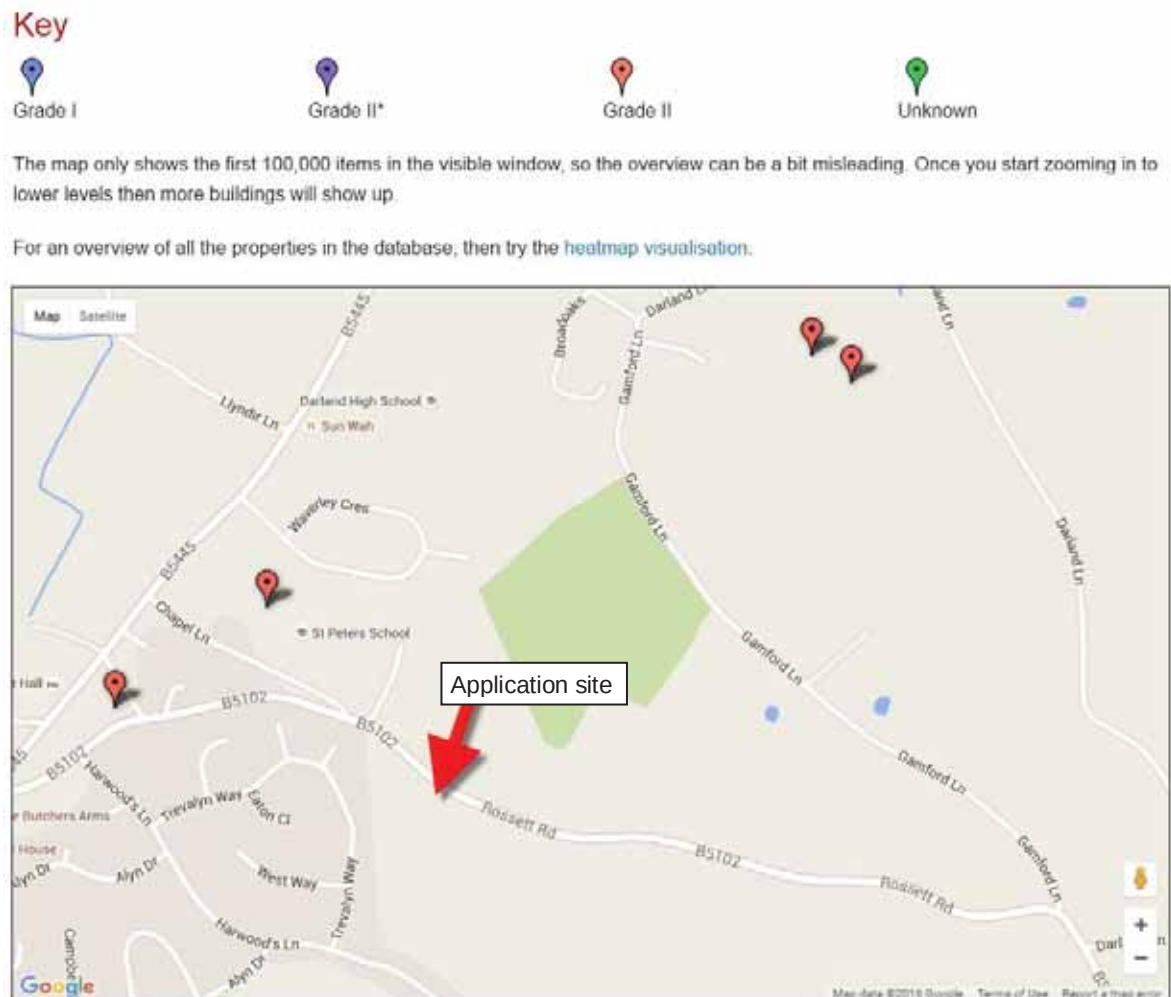
6.3.8 Planning History

The application areas are greenfield and have no formal planning history

6.4 Heritage Effects

6.4.1 There are not known to be any significant listed buildings, scheduled ancient monuments or other very significant features of recorded historical value on or immediately nearby whose setting may be adversely affected by development. The nearest listed buildings are noted below at **Fig F9** but are not considered likely to suffer any detrimental impact.

Fig F9



6.4.2 Coflein Site Descriptions

NPRN 406336 - Cropmarks of linear boundaries seen in fields to west of Rossett. They are of uncertain age and their original function is likewise unknown. They were recorded during RCAHMW aerial reconnaissance on 1 August 2005.

NPRN 409231 - Cropmarks show buried footings of what may be a rectangular building, approximately 20m long. The cropmarks are neat and well defined, suggesting the building may have been quite a recent structure. This is made more likely as a telegraph pole stands at one corner of the rectangular cropmark. However, nothing is shown in this position on County Series mapping. The cropmark is similar to expected traces of Roman villas in other parts of Wales. Recorded during RCAHMW aerial reconnaissance on 8th July 2009.

Fig F10



6.4.3 A preliminary search of the immediate site locality on Coflein (**Fig F10**) suggests that aerial photography has, in the past, recorded features of possible interest on the southern site parcel (building outline / field boundaries) but the actual age and significance of these is not thought to be notable and, anecdotally, previous ploughing of that area (with tractors) would turn more contemporary 'brick-ends' which would perhaps suggest a more recent, late 19th / early 20th Century, type of building associated with the farm.

6.5 In summary it is considered that given the intrinsically Medium value / Moderate sensitivity of the receiving landscape with very few significant natural or built features which would be directly affected and the well buffered, compact footprint of the proposed development works the net effect, overall, would be no more than a Low adverse impact on landscape character and quality.

7.0 Visual Impact Assessment (preliminary appraisal)

- 7.1.1** The siting of any new housing development is a potentially emotive subject though they are perhaps, reasonably accepted in the local landscape here. In order to reconcile the level of intrusiveness in any given proposed location it is necessary to measure impact as quantitatively as possible and to define clear parameters for the determination of the remaining, more qualitative, aspects. To achieve this the extent of a theoretical limit of visibility, essentially a worst case scenario, for the existing topography is established using ZTV software (see methodology at section 2.0 above) to determine the maximum potential degree of visibility within an appropriate given study area established during preliminary fieldwork. The actual extent of visibility will normally be substantially more constrained in reality than the theoretical worst view due to the presence of intervening visual barriers such as buildings and vegetation which the ZTV software disregards.
- 7.1.2** The preliminary multi-point study for this site is based on two locations centrally positioned in each parcel north and south of Rossett Road. Each location is also assessed for three heights as follows (based on typical, previously accepted, examples of two storey dwellings).
- 1.75m** – mid point of ground floor windows
4.30m – mid point of first floor windows
7.30m – roof ridge line
- 7.1.3** The resulting analysis drawings show the potential extent of visibility, many of which may be common to each of the target points, however this does not necessarily imply that the higher degree or frequency of visibility necessarily equates to correspondingly higher levels of visual impact. The ZTV assessment is based on a six-point analysis and is presented in the attached visual assessment drawing (**06/122/04**) from which an annotated extract of the most pertinent area is provided below at **Fig F11**. The individual single point ray analyses for each specific height above ground level (**AGL**) are also provided at **Appendix 3** (dwgs. **06/122/03 T1-T3**).
- T1n** Northern target at 1.75m above ground level (ground floor mid-window level)
T1s Southern target at 1.75m above ground level (ground floor mid-window level)
T2n Northern target at 4.3m above ground level (first floor mid-window level)
T2s Southern target at 4.3m above ground level (first floor mid-window level)
T3n Northern target at 7.3m above ground level (roof ridge line level)
T3s Southern target at 7.3m above ground level (roof ridge line level)
- 7.1.4** For practical purposes, given the well vegetated undulating landscape character of the target landscape **5Km** was considered to be an absolute limit beyond which, even if a significant portion of a the works were visible, they would not constitute a sufficiently significant feature in the wider view for their visual impact to be any more than **negligible** adverse which we would consider acceptable without the need for further field evaluation.
- 7.1.5** Within 5Km the severity of impact would be dictated by the degree of visibility with the most severe effects occurring where the majority of new site features are potentially visible.

7.2 Visual effects

7.2.1 The ZTV appraisal is based on a topographical model which does not take into account above ground natural or built features which might further constrain visibility. The landscape around the target site is undulating and relatively well vegetated with field hedges, copses and scattered woodland blocks and many built features which substantially limit inward visibility to the degree that beyond **5Km** views of the development are likely to be so unlikely that they are not considered to be a constraint and the more significant visual issues are most probably confined to a zone within a **3Km** radius around the target site at most (refer to dwg. **06/122/05** and **Fig F11**)

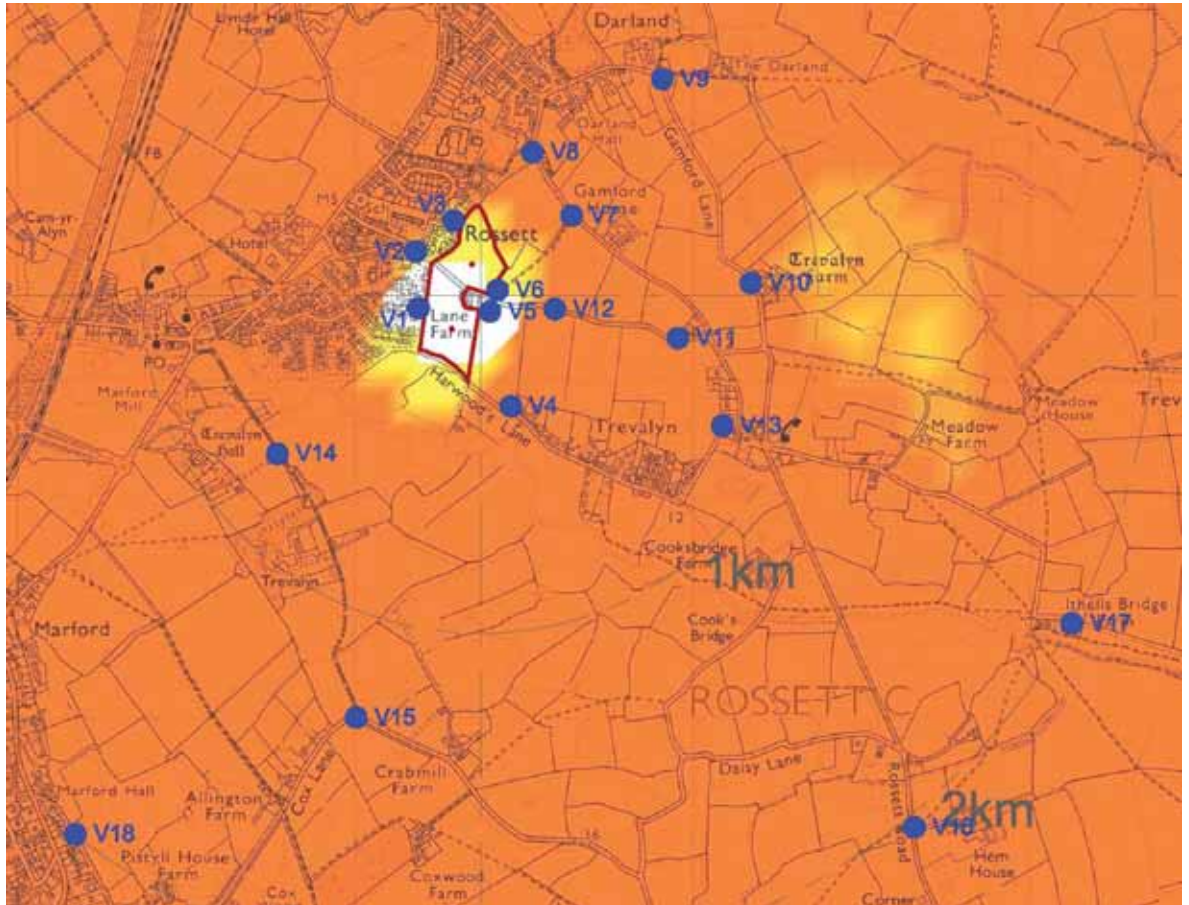
7.2.2 Within this zone the most significant visual effects are those affecting roads, rights of way and adjacent properties. Here the ZTV study suggests that, in places, significant portions of the proposed works may be clearly visible subject to the mitigating effect of intervening features in the landscape whilst topographically other areas could have no view at all even if there were no intervening features at all.

7.2.3 Following ZTV assessment it was determined that the locations for which key visual effects might need to be considered further in the field were as follows:

- V1** Views east from road and properties adjacent south-west site boundary
- V2** Views east from B5102 exiting existing village centre
- V3** Views east from properties adjacent north-west site boundary
- V4** Views north-west from Harwoods Lane
- V5** Views west from PRoW alongside eastern site boundary
- V6** Views west from PRoW alongside eastern site boundary
- V7** Views south-west from road and PRoW adjacent Gamford House
- V8** Views south-west across school playing fields
- V9** Views south-west from Darland at Gamford Lane
- V10** Views west from Gamford Lane at Trevalyn Farm
- V11** Views west along B5102 towards site and Rossett
- V12** Views west from B5102 approaching Rossett
- V13** Views west from eastern end of Trevalyn
- V14** Views north-east from Manor Lane adjacent Trevalyn Farm
- V15** Views north from junction of Manor Lane and Cox Lane
- V16** Views north-west from PRoW crossing Rossett Road at Hem House
- V17** Views north-west from PRoW's / highway at Ithells Bridge Farm
- V18** Elevated views north-east from slopes fringing Marford village

- 7.2.4 A preliminary assessment of each of these viewpoints is provided below with actual visibility compared to theoretical in order to assess likely impact severity and the potential mitigating benefit of the proposed soft landscape works.

Fig F11



ZTV appraisal for area immediately surrounding site showing potential viewpoint for field assessment

V1 Views east from road and properties adjacent south-west site boundary

Ground level inward visibility is largely precluded by a solid evergreen hedge constraining views to first floor level east facing properties to the east of Rossett. Retention of this boundary hedge together with softening / filtering higher level views should satisfactorily mitigate any visual effects.



V2 Views east from B5102 exiting existing village centre

Tall dense hedges constrain outward views to a relatively narrow corridor of rural character but somewhat diminished by highway infrastructure. Maintaining a hedge-lined rural feel to the road corridor between the southern and northern site parcels would significantly diminish the visual effects of development.



V3 Views east from properties adjacent north-west site boundary

A visually weak wire fence defines a rather sharp boundary between the eastern extent of the existing village where it interfaces the northern site parcel. Reinforcing and softening this boundary will mitigate effects on existing properties whilst a more rural new eastern boundary would better integrate the new eastern interface of the village with its wider setting.



V4 Views north-west from Harwoods Lane

The south-eastern boundary of the proposed site is not defined by a fence or hedgerow permitting open inward views from the south-east and the PRoW between Harwoods Lane and Rossett Road. Significant buffering of this corner of the site will be necessary to mitigate visual effects but would better integrate the new eastern interface of the village with its wider setting.



V5 Views west from PRow alongside eastern site boundary

A well maintained field hedge with occasional trees defines the existing eastern boundary of the proposed northern site parcel. Protection and reinforcement of this boundary would better integrate the new eastern interface of the village with its wider setting.



V6 Views west from PRow alongside eastern site boundary

The south-eastern boundary of the proposed site is not defined by a fence or hedgerow permitting open inward views from the south-east and the PRow between Harwoods Lane and Rossett Road. Significant buffering of this corner of the site will be necessary to mitigate visual effects but would better integrate the new eastern interface of the village with its wider setting.



V7 Views south-west from road and PRow adjacent Gamford House

A well maintained field hedge with occasional trees defines the existing eastern boundary of the proposed northern site parcel. Protection and reinforcement of this boundary would better integrate the new eastern interface of the village with its wider setting.



V8 Views south-west across school playing fields

A well maintained field hedge with occasional trees defines the existing northern boundary of the proposed northern site parcel. Protection and reinforcement of this boundary would help integrate the new northern interface of the village with the adjacent playing fields.



V9 Views south-west from Darland at Gamford Lane

Inward visibility is largely precluded by existing features but reinforcement of the northern and eastern site boundaries should satisfactorily mitigate any residual visibility.



V10 Views west from Gamford Lane at Trevalyn Farm

Inward visibility is largely precluded by existing features but reinforcement of the northern and eastern site boundaries should satisfactorily mitigate any higher level visibility.



V11 Views west along B5102 towards site and Rossett

Inward visibility is largely precluded by existing features but reinforcement of the eastern site boundaries should satisfactorily mitigate any higher level visibility.



V12 Views west from B5102 approaching Rossett (north side)

Existing field hedges and trees partially filter inward visibility. Reinforcement of the eastern site boundaries should satisfactorily mitigate any residual visibility.



V12 Views west from B5102 approaching Rossett (north side)

Existing field hedges limit low level inward visibility. Reinforcement of the eastern site boundaries should satisfactorily mitigate any residual visibility and filter higher level visual effects.



V13 Views west from eastern end of Trevalyn

Inward visibility is largely precluded by existing features but reinforcement of the eastern site boundaries should satisfactorily mitigate any residual visibility.



V14 Views north-east from Manor Lane adjacent Trevalyn Farm

Inward visibility is largely precluded by existing features alongside the River Alyn but reinforcement of the southern site boundary should satisfactorily mitigate any residual visibility.



V15 Views north from junction of Manor Lane and Cox Lane

Inward visibility is largely precluded by existing features alongside the River Alyn but reinforcement of the southern site boundary should satisfactorily mitigate any residual visibility.



V16 Views north-west from PRow crossing Rossett Road at Hem House

Inward visibility is largely precluded by existing features alongside the River Alyn but reinforcement of the eastern site boundary should satisfactorily mitigate any residual visibility.



V17 Views north-west from PRow's / highway at Ithells Bridge Farm

Inward visibility is largely precluded by existing features alongside the River Alyn but reinforcement of the southern site boundary should satisfactorily mitigate any residual visibility.



V18 Elevated views north-east from slopes fringing Marford village

Elevated inward views are largely precluded by existing features alongside the River Alyn and around Trevalyn but reinforcement of the southern / south-western site boundary should satisfactorily mitigate any residual visibility.



7.3 Cumulative effects

- 7.3.1 The visual influence of any proposed development may be exacerbated by its proximity to other similar developments nearby. The cumulative impact arising from such proximity may either be the result of the proposed works being visible from locations from which other sites, or similar developments, are also visible from or it may result from an accumulation of repeated sightings at significant frequency on a notable route passing the target site.
- 7.3.2 The extent to which **simultaneous views** are possible for each viewpoint within the study area has been considered as part of the wider visual appraisal (see section 7.2) and where relevant is discussed below.
- 7.3.3 In addition to simultaneous views the importance of **sequential views** in the appraisal of cumulative impact is also relevant and so a review of the degree to which caravan park sites, which are not necessarily simultaneously visible, might be visible sequentially from notable transport routes or other "journey scenarios" is also been considered.
- 7.3.4 **Given the very tightly constrained visual envelope around the application site both simultaneous and sequential effects are not considered to be a material consideration for this proposal.**

8.0 Landscape mitigation

- 8.1 Careful layout design and selection of building materials is proposed to integrate the proposed development into its setting with minimal detrimental effect.
- 8.2 Existing trees, hedges and other features of amenity and ecological value are, to the greatest degree possible, retained and protected as part of the development works strategy due not only to their intrinsic wildlife value but also their value as visual buffers providing instant mitigation to the works during construction and at completion.
- 8.3 The visual buffering and wildlife benefits of existing trees and hedgerows would be supplemented, on completion, by the planting of new native trees and shrubs alongside new accommodation to help fragment it visually and to help buffer features at the same level as they have been constructed. The proposed planting does not aim to completely screen views but to soften and filter them to minimise impact and to create an ecologically richer landscape more visually harmonious with its surroundings.
- 8.4 Around individual properties amenity planting would further soften and integrate new properties into their setting.
- 8.5 The visual benefits of planting will not be instantaneous and the impact appraisals noted at Section 7 take due account of the increasing benefit of mitigation works at various stages following commencement of development.

9.0 Summary & Conclusions

- 9.1 The proposed application comprises the construction of new dwellings on agricultural land in two field parcels north and south of the B5102 Rosset Road immediately east of the village.
- 9.2 An iterative process of impact appraisal and layout design has sought to develop a commercially viable development scheme that best integrates the proposal into a landscape setting which is acknowledged to be sensitized by its role as a transition between the urban landscape to the north and the more open, rural landscape to the east.
- 9.3 The proposed temporary and permanent development works would not significantly adversely impact any significant features of ecological, historical or cultural value and any short term effects could largely be made good by remedial works. In the longer term the proposed mitigation works would largely integrate the proposal into their setting with the potential for longer term site enhancement overall.
- 9.4 The proposed works would not detrimentally affect a National Park / AONB or other Nationally or Regionally significant landscape and is not likely to be significantly visible to any sensitive receptors in such designated landscapes.
- 9.5 The proposed works would not detrimentally affect the setting of any known scheduled ancient monument, listed building or other feature of historical note or historically significant landscape / landscape feature and is not likely to be prominently visible to any sensitive receptors in such designated landscapes.
- 9.6 A baseline assessment of the receiving landscape has been undertaken which suggests that it in the context of the regional generally it is pleasant, rural and largely unspoilt but not scarce, not rich in features of significant quality and relatively unremarkable overall which suggests that it is of no more than local value and, as such, has a greater capacity to accept the proposed development than other more highly valued landscapes.
- 9.7 A preliminary Zone of Theoretical Visibility has been established digitally for the proposed development and this has been further reviewed in the field. The range of possible receptors has been explored and the impact on these assessed. Significantly detrimental visual effects (moderate adverse or worse) are likely to be restricted to an extremely limited number of receptors which would be specifically assessed and taken into account. Opportunities to mitigate impact have been proposed and taken into account in the assessment of visual effects in the short and longer terms.
- 9.8 Cumulative effects have been assessed for similar developments within the study area. Simultaneous visibility is not felt to be a significantly adverse issue whilst sequential impact is considered very unlikely.
- 9.9 **Taken overall the modest scale of the proposal, the relatively nominal effects on landscape character & quality together with the relatively restricted adverse effects on visual receptors the proposal, when taken as a whole, is considered to be an acceptable feature in the landscape.**

Appendix 1

It should be noted that visual impacts can be beneficial as well as adverse and so where improvement in visual amenity arises it should equally be classified within the following categories.

Visual impact will vary with time and in particular should be considered where landscape works are proposed in mitigation of adverse impacts. For the purposes of this study visual impact, measured as a comparison with existing views prior to development, is classified in three time frames as follows:

- On completion of the development where landscape works may not be mature enough to have a significant effect
- After 5 years when landscape mitigation works have established and have taken effect but not to their full potential
- After 10-15 years when landscape mitigation works are mature and operating to their maximum potential.

Receptors

The potential receptors of effects considered include

- Important landscape components
- Settlements
- Valued landscapes
- Residents or other groups of viewers
- Visitors or travellers through the area

Determination of Landscape Quality

High	Areas that exhibit a very strong positive character with valued features that combine to give an experience of unity, richness, and harmony. These are landscape that may be considered to be of particular importance to conserve and which may be particularly sensitive to change in general which, in turn, may be detrimental if change is inappropriately dealt with. Areas of High Quality would normally be Nationally or regionally recognised by some form of planning designation such as National Parks, AONB's or AGLV's
Medium	Areas that exhibit positive character but which may have evidence of alteration to / degradation / erosion of features resulting in areas of more mixed character. Potentially sensitive to change in general which, again, may be detrimental if change is inappropriately dealt with but possibly not requiring special or particular attention to detail. Areas of Medium Quality may be regionally or locally recognised, though not always, by planning designation such as AGLV or Area of Local Landscape Importance.
Low	Areas generally negative in character with few, if any, valued features. Scope for positive enhancement frequently occurs. Areas of Low Quality may not enjoy any formal recognition or might, if particularly poor, be designated as damaged landscapes requiring improvement.
NB	In some cases the definition "Exceptional" might be adopted to define smaller areas of especially high quality or landscapes which, by virtue of geographical extent of their positive attributes, may also be described as exceptional such as World Heritage Sites, AONB's or National Parks.

Determination of magnitude of impact on landscape

The degree of impact is classified within 4 categories of severity

High	Total loss of or major alteration to key elements / features/ characteristics of the baseline ie. pre-development landscape or view and / or introduction of elements considered to be totally uncharacteristic when set within the attributes of the receiving landscape.
Medium	Partial loss of or alteration to one or more key elements / features / characteristics of the baseline ie. pre-development landscape or view and / or introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape.
Low	Minor loss or alteration to one or more key elements / features / characteristics of the baseline ie. pre-development landscape or view and / or introduction of elements that may not be uncharacteristic when set within the attributes of the receiving landscape.
Negligible	Very minor loss or alteration to one or more key elements / features / characteristics of the baseline ie. pre-development landscape or view and / or introduction of elements that are not uncharacteristic with the surrounding landscape – approximating the “no change” situation.

Definition of Magnitude / Degrees of Effects on Visual Amenity

(refer to Guidelines of Landscape and Visual Impact Assessment ~ pp 138)

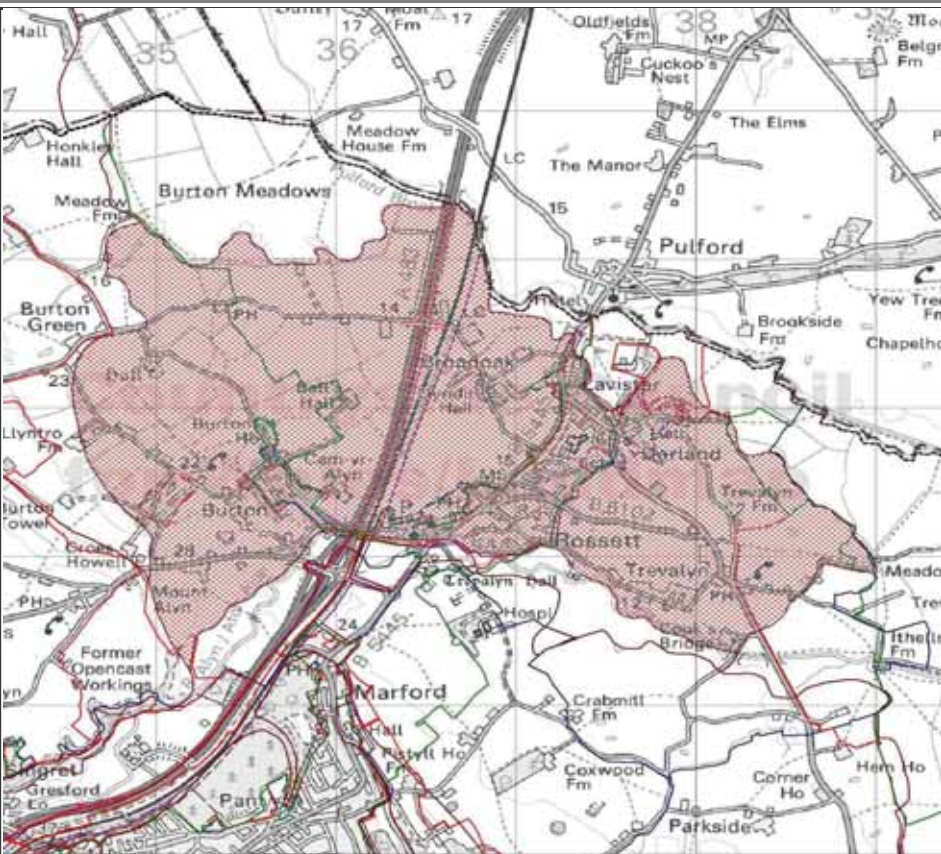
The degree of impact is classified within 6 categories of severity

None	No part of the development, or work or activity associated with it, is discernible.
Negligible	Only a very small part of the proposals is discernible and / or they are at such a distance that they are scarcely appreciated. Consequently they have very little effect on the scene.
Slight	The proposals constitute only a minor component of the wider view which might be missed by the casual observer or receptor. Awareness of the proposals would not have a marked effect on the overall quality of the scene.
Moderate	The proposals may form a visible and recognisable new element within the overall scene and may be readily noticed by the observer or receptor
Substantial	The proposals form a significant and immediately apparent part of the scene that affects and changes its overall character.
Severe	The proposals become the dominant feature of the scene to which other elements become subordinate and they significantly affect and change its character.

Appendix 2

CCW LandMap evaluations for target site



Geological Landscape		
Aspect Area Name	Rossett	
Aspect Area Classification	Lowland hills and valleys/Lowland river and drainage systems/Ancient lowland river flood plain system (Level 3)	
Aspect Area Code	WRXHMGL072	
Date Of Survey : 08/01/2008		
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Monitoring

Has the information ever been verified in the field?	No
Does this area have a special or functional link with an adjacent area?	Yes (Forms part of the River Dee floodplain-terrace system (including WRXHMGL072, 073, 075, 087, 088, 090).)

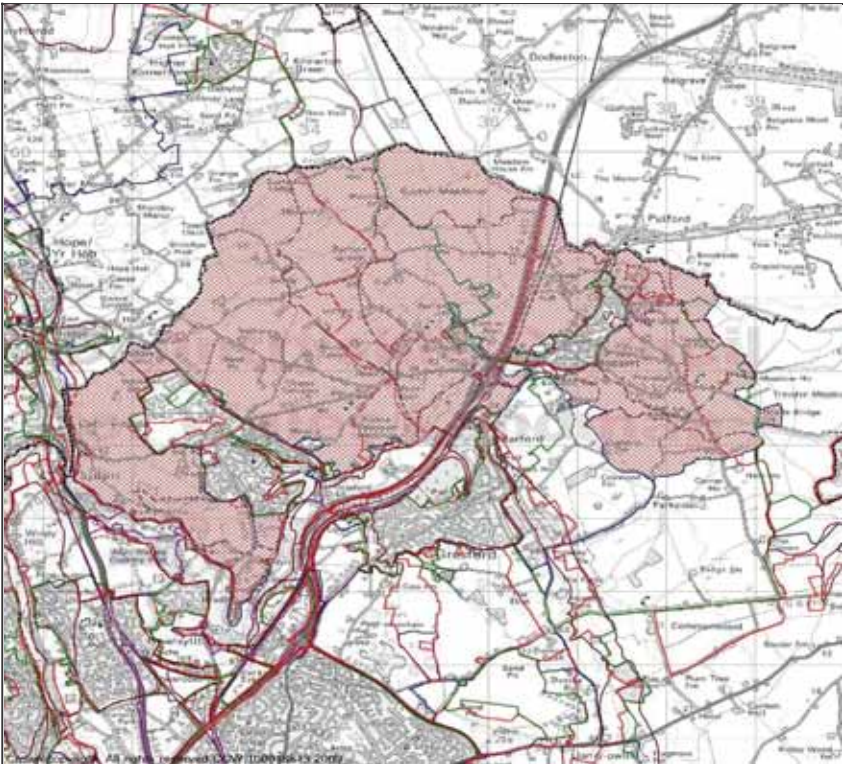
Description

If Classification is "Other", specify here	N/A
What is the geographical and topographical character of this area?	Extensive area of river terrace deposits (Quaternary, ?Holocene). between the Alyn valley and Pulsford Brook.. Averages around 10m above sea-level in the E, rising to 15-20m centrally. Includes some small areas of glacial deposits (Quaternary, Pleistocene).
Where drift dominated, what is the dominant drift deposit?	Fluvial
Where drift dominated, what is the major sediment that characterises the area?	Other
What is the characteristic Level 3 component of the area?	Ancient lowland river flood plain system
Which of the following is a significant contributor to the geological character of the area?	Superficial deposits (River terrace deposits dominate, with some minor alluvium [QUATERNARY: HOLOCENE], and minor glacial/ fluvioglacial sand and gravel and till [QUATERNARY: PLEISTOCENE (DEVENSIAN)]). Active processes (Spring.) Past processes (Glacial/ fluvioglacial.)
What additional subsidiary Level 3 components are notable?	Lowland glacial outwash plain / field
What active geological and geomorphological processes are significant in this area?	Spring.
What Level 4 components are notable in this area?	River terrace Spring Urban / industrial development
Are there any pedological processes that are significant in the area or have had a	Not known

landscape forming effect?	
Are there components of significant hydrological importance?	Yes (Spring.)
Is there current mineral extraction?	No
Has there been mineral extraction in the past?	Not known
Are there SSSI/GCR sites here?	No
Are there geological SINC, 2nd tier, or RIGS sites in the area?	No
Evaluation	
Value	Moderate (No regionally significant sites/ landforms noted during present survey and geology/ geomorphology considered to be typical of feature/ process and is either widespread, better exposed elsewhere or not currently known to be exceptional.)
Condition	Good (Dominantly rural area with limited significant development.)
Trend	Constant (Dominantly rural area with limited significant development.)
Recommendations	
Existing management	Generally Appropriate
Existing management remarks:	Dominantly rural area with limited significant development.
Principal management recommendations	Ensure that no significant geological or geomorphological features are lost or damaged (e.g. due to development, forestry, etc) .
Guideline	Long Term (Ensure that no significant geological or geomorphological features are lost or damaged (e.g. due to development, forestry, etc).)
Tolerance To Change	
Are there any significant threats to the current integrity and condition of the Earth Heritage features of the area?	Not known
Aspect Area Boundary	
To what level was this information site-surveyed?	Level 3
At 1:10,000, how much of the Aspect Area boundary is precise?	Most (Aspect Area boundaries surveyed at 1:10,000, mapped at 1:25,000.)
What baseline information source was used for Aspect Area boundary mapping?	Other (1:50,000 British Geological Survey maps, 1:10,000 aerial photographs (as stereo pairs), OS 1:25,000 Landranger topographical map.)
If OS Data was used, what was the scale?	1:25,000
What is the justification for the Aspect Area boundaries?	Margins of level area including base of low feature to W and S.
Evaluation Matrix	
Evaluation Criteria: Research Value	Moderate (No regionally significant sites/ landforms noted during present survey and geology/ geomorphology considered to be typical of feature/ process and is either widespread, better exposed elsewhere or not currently known to be exceptional.)
Evaluation Criteria: Educational Value	Low (No regionally significant sites/ landforms noted during present survey.)
Evaluation Criteria: Historical Value	Low (No regionally significant sites/ landforms noted during present survey.)
Evaluation Criteria: Rarity / Uniqueness	Moderate (No regionally significant sites/ landforms noted during present survey and geology/ geomorphology considered to be typical of feature/ process and is either widespread, better exposed elsewhere or not currently known to be exceptional.)
Evaluation Criteria: Classic Example	Low (No regionally significant sites/ landforms noted during present survey .)
Evaluation Criteria: Overall Evaluation	Moderate (No regionally significant sites/ landforms noted during present survey and geology/ geomorphology considered to be typical of feature/ process and is either widespread, better exposed elsewhere or not currently known to be exceptional.)
Justification of overall evaluation	No regionally significant sites/ landforms noted during present survey and geology/ geomorphology considered to be typical of feature/ process and is either widespread, better exposed elsewhere or not currently known to be exceptional.
Bibliography	

List the key sources used for this assessment	BRITISH GEOLOGICAL SURVEY (1999), Flint (Sheet 108); DAVIES, J.R. et al. (2004), Memoir of the British Geological Survey, Sheet 108 (Flint); ORDNANCE SURVEY (2000), Explorer 256 (1:25,000 scale); ORDNANCE SURVEY (2000), Explorer 266 (1:25,000 scale); ORDNANCE SURVEY (2005), Explorer 257 (1:25,000 scale); ROBERTS, R. (2004), Earth Science Technical Annex. In: Wrexham LANDMAP: Volume 2. (WCB and CCW).
Assessment	
Additional Assessments	N/A
Additional Comments	

Print to PDF

Historic Landscape	
Aspect Area Name	Burton
Aspect Area Classification	Rural environment/Agricultural/Irregular Fieldscapes (Level 3)
Aspect Area Code	WRXHMHL001
Date Of Survey : 06/11/2007	
	
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Monitoring

Has the information ever been verified in the field?	No
Does this area have a special or functional link with an adjacent area?	No

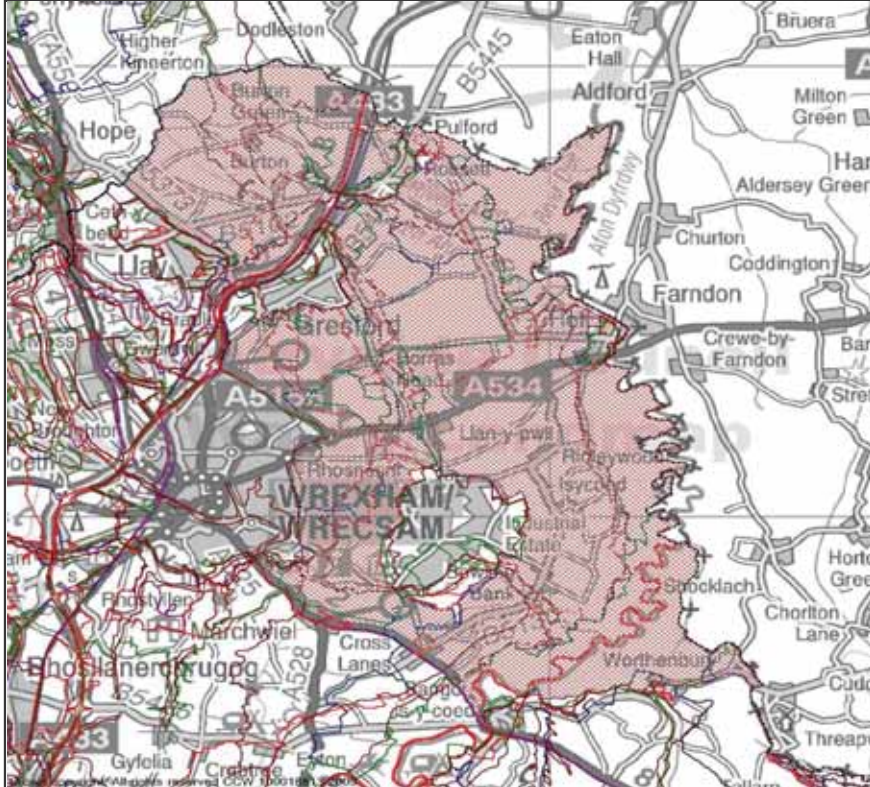
Description

If Classification is "Other", specify here	
Summary Description / Key Patterns and Elements	An area of mixed fieldscapes, comprising some residual medieval strip fields with areas of later enclosure, crossing the gently sloping ridge between the Dee and Alyn valleys at the northern edge of the county... Bronze Age burial mounds exist at Burton on the east of the area and at Bryn Alyn on its west where there is also a small Iron Age hillfort fort, but its archaeology is dominated by late medieval and post medieval agriculture and isolated farmsteads - two of which were originally moated... The remains of Wat's Dyke runs along the area's western boundary There are two small modern settlements at Burton and Trevalyn... The area also contains working quarries and residual evidence of industrial activity...
If working at level 3, the classification describes the dominant historic pattern, but which other patterns are important to the historical pattern of this area? (Tick all that apply)	Woodland Non-nucleated Settlement Extractive Communications
Which traditional boundary types prevail in the area? (Tick all that apply)	Hedgerow Hedgerow With Trees
What is the nature of any significant archaeological interest in the area? (Tick all that apply)	Buried-dry Relict-Earthworks Relict-Stone Monuments Buildings & Structures
Which chronological period is dominant in the area?	Prehistoric Roman Medieval (to 1536) Post Medieval (1536+) Recent
Has a Historic Landscape Characterisation been undertaken here?	No
Are there SMR sites here?	Yes
Are there SAMs here?	Yes
Are there Listed Buildings here?	Yes
Are there Registered Historic Parks and Gardens here?	No
Are there Conservation Areas here?	No
Are there World Heritage Sites	

here?	No
Is the area within a Registered Landscape of Historic Interest?	No
Evaluation	
Value:	High
Condition:	
Trend:	
Recommendations	
Existing management	
Existing management remarks:	
Principal management recommendations	
Guideline	
Aspect Area Boundary	
To what level was this information site-surveyed?	Level 3
At 1:10,000, how much of the Aspect Area boundary is precise?	All
What baseline information source was used for Aspect Area boundary mapping?	OS Raster
If OS Data was used, what was the scale?	1:10,000
What is the justification for the Aspect Area boundaries?	Defined with reference to discrete area of distinct fieldscape and the authority boundary
Evaluation Matrix	
Evaluation Criteria: Integrity	High (See overall justification.)
Evaluation Criteria: Survival	N/A (See overall justification.)
Evaluation Criteria: Condition	Moderate (See overall justification.)
Evaluation Criteria: Rarity	Representative (See overall justification.)
Evaluation Criteria: Potential	Considerable (See overall justification.)
Evaluation Criteria: Overall Evaluation	High (See overall justification.)
Justification of overall evaluation	Area of residual medieval strip fields and later enclosure in relatively good condition but masked by some modern settlement and quarrying.
Bibliography	
List the key sources used for this assessment	For full bibliography see Wrexham LANDMAP Updated Historic Landscape Aspect, Technical Report, 2007 individual site details drawn from CPAT Regional Historic Environment Record
Assessment	
Additional Assessments	
Additional Comments	

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Cultural Landscape

Aspect Area Name	Maelor Gymraeg (North)	 Crown Copyright. All rights reserved CCW 100018813 2005
Aspect Area Classification	Influences/Material expressions/Rural/Agricultural (Level 4)	
Aspect Area Code	WRXHMCL013	
Date Of Survey : 02/10/2006		

Monitoring

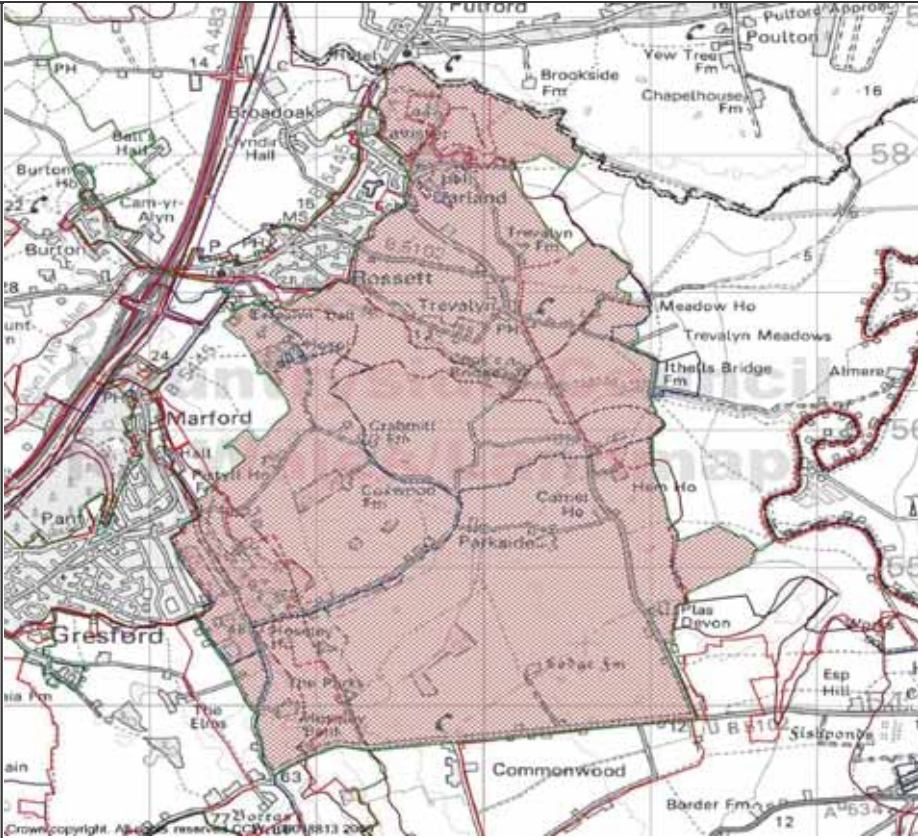
Has the information ever been verified in the field?	Yes (Level 4.)
Does this area have a special or functional link with an adjacent area?	No

Description

If Classification is "Other", specify here	N/a.
The classification at level 3 describes the dominant cultural context, but which other contexts are important to the cultural landscape of this area?	Rural Infrastructure
Which level 4 classes are particularly significant to the cultural landscape character of this area - Influences?	Agricultural Rural Crafts Rural Settlement Trade, Retail & Commercial
Which level 4 classes are particularly significant to the cultural landscape character of this area - Associations?	Sense of Place Land Holdings
To what extent do the context and level 4 details selected contribute to the cultural identity, local distinctiveness or sense of place of the area?	Strong (This is visibly an agricultural area though it is equally apparent that agriculture is changing and that the social composition of the area is also becoming more "dormitory" based.)
To what extent is the cultural information widely recognised or appreciated?	Regionally (If the "cultural essence" of this region is seen as essentially "post-agricultural" (or at least "post-tenanted family farm") then its cultural information is not widely known.)
Are there any artistic expressions that are particularly famous or associated with the Aspect Area?	Not known
Are there any people / movements / institutions that are particularly famous or associated with the Aspect Area?	Not known
Is there any folklore or are there legends that are particularly famous or associated with the Aspect Area?	Not known
Are there any events/traditions that are particularly famous or associated with the Aspect Area?	Not known
Are there any technical / scientific discoveries that are particularly famous or associated with the Aspect Area?	Not known
What are the attributes of the cultural elements in the Aspect Area?	Transitional
	Post 1950

What chronological periods are culturally dominant in the area?	Inter War Victorian & Edwardian Georgian Late Medieval
Are there certain place-names in the area that are particularly significant?	Yes
If yes, give examples of the place-names and their significance	"Yes" in the sense that the aspect area is an interesting mix of Welsh and English. N/a. N/a.
Summary Description: (no more than 150 words)	An area which contains a variety of features (small settlements, large traditional farms) within a distinct landscape. The very traditional appearance of this area belies fundamental social changes, in which farming practices are moving away from the traditional tenant-farmer and associated labourers to the employment of contractors, and where villages are becoming Liverpool or Manchester dormitories.
Evaluation	
Value:	Moderate (Of regional value.)
Condition:	Fair (Difficult to assess but the pace and nature of social and agricultural change seems little understood.)
Trend:	Declining (Declining in that the employment of agricultural contractors and the increase in the number of "dormitory" residents may be effacing cultural cohesion and vitality.)
Recommendations	
Existing management:	Generally Inappropriate
Existing management remarks:	It is not clear whether there is an explicit cultural management regime in any sense in place.
Principal management recommendations	Monitoring for social and agricultural change.
Guideline	Immediate (Monitoring for social and agricultural change.) Medium Term (Encouragement to mixture of "dormitory" and "non-dormitory" occupation and employment patterns.) Long Term (Consideration to long-term place of agriculture in regional economy.)
Tolerance To Change	
Are there any significant threats to the current integrity and condition of the Cultural Landscape features of the area?	Yes (Growing separation between residence and employment.)
Aspect Area Boundary	
To what level was this information site-surveyed?	Level 4
At 1:10,000, how much of the Aspect Area boundary is precise?	Most (Some of the boundaries are necessarily subjective.)
What baseline information source was used for Aspect Area boundary mapping?	OS Raster
If OS Data was used, what was the scale?	1:10,000
What is the justification for the Aspect Area boundaries?	Boundary of WCBC; boundary of Historic Landscapes Register area to south-east; built up area of Wrexham to west; main road to south-west; curtilage of trading estate in the centre.
Evaluation Matrix	
Evaluation Criteria: Recognition/transparency	Sub-regional recognition (Part of the problem in assessment of this aspect area is that the pace and nature of social and agricultural change is little understood.)
Evaluation Criteria: Period	Very apparent (High for the mixture of historical periods evident in the present landscape.)
Evaluation Criteria: Rarity	Representative (Moderate as effectively part of the Cheshire landscape in terms of economy and society.)
Evaluation Criteria: Documentation	Moderate (A number of sources have been identified.)
Evaluation Criteria: Group Value	Considerable (For the visual relationship of landscape and features.)
Evaluation Criteria: Survival	N/A (Many traditional features (e.g. small settlements, large traditional farms, etc.) survive but character is being effaced.)
Evaluation Criteria: Vulnerability	Tolerant (Vulnerable to further change in the agricultural sector.)
Evaluation Criteria: Diversity	Uncomplicated ("Diversity" can be judged in different ways in the context of an aspect area such as this; the danger is that it is becoming increasingly homogenised as part of the economy of Cheshire, Manchester and Merseyside.)
Evaluation Criteria: Potential	Moderate (The social changes apparent in this area reflect profound changes in British society and in its agricultural sector, and it is difficult to see how potential can be identified and realised.)
Evaluation Criteria: Overall Evaluation	Moderate (Moderate as an area undergoing significant change which may be leading to loss of cultural cohesion.)
Justification of overall evaluation	Moderate as an area undergoing significant change which may be leading to loss of cultural cohesion.
Bibliography	
List the key sources used for this assessment	Principal bibliography: CPAT; Hubbard; Smith; principal consultee: K. Kucharski
Assessment	
Additional Assessments	N/a.
Additional Comments	

Landscape Habitats	
Aspect Area Name	Rossett Mosaic
Aspect Area Classification	Dry (Relatively) Terrestrial Habitats/Mosaic/Mosaic (Level 3)
Aspect Area Code	WRXHMLH047
Date Of Survey : 10/08/2007	



Monitoring

Date of monitoring?	
Monitoring undertaken by	
Has the information ever been verified in the field?	No
Does this area have a special or functional link with an adjacent area?	Yes (The River Alyn flows through this area into WRXHMLH048 (Trevallyn Meadows).)
What is the total land area within the boundary (in hectares)?	Designated Site Information

Description

What are the dominant soil types? (specify up to 3 types)	Brown soils Surface-water gley soils
What Phase 1 habitat types are present? Only select the five most dominant types and, for each of these, specify below what percentage of the Aspect Area is made up of these.	Planted Mixed Woodland (2) Improved Grassland (67) Arable (20) Buildings (3) Planted Broadleaved Woodland (1.5)
Does the area contain habitats of international importance?	Not known
Does the area contain BAP habitats?	No
Does the area contain protected sites?	Yes
If yes, which ones?	Local wildlife site (Coxwood Darland Wood Hoseley Wood)
Approximately what proportion of the Aspect Area is within the protected site?	1-10%
Does the area support important species?	Yes
If yes, which species? (for each of the species, also note the source of information)	CCW records and the previous survey record a number of species using these meadows and particularly this stretch of the river. There are numerous records for great crested newt, <i>Triturus cristatus</i> who use the small ponds as do other common amphibian, insect and bird species. Within the river, otter, <i>Lutra lutra</i> and salmon, <i>Salmo salar</i> are recorded as is water vole, <i>Arvicola terrestris</i> . Bats are also recorded using the small blocks of woods and intact hedges.
Are there any significant threat species present in abundance? (Field visit required)	Not known
What other features significantly	Streams Hedgerows

influence the biodiversity in this area?	Veteran Trees Ponds
Are any of these features in a very good condition? (Field visit required)	Some (The ponds are in various conditions some growing over and some cleared, it is this diversity of pond type that add habitats for so many species.)
Are any of these features in a poor condition? (Field visit required)	Unknown
What are the main land management activities taking place in the area? (Field visit required)	Cultivation Stock grazing
Do any of the above appear to have an appreciable positive impact on biodiversity? (Field visit required)	
Do any of the above appear to have an appreciable negative impact on biodiversity? (Field visit required)	
Is the biodiversity in the area in any way threatened?	Not known
Are there clear opportunities to improve the biodiversity aspect of this area?	Yes (Maintaining the ponds without allowing them to silt up, also maintain and enhancing hedgerows, scrub and woodland will help enhance and preserve this area.)
Summarise the key features that define this area's biodiversity character	An area of mainly grassland with some arable cropping south of Rossett. This forms part of the wider Cheshire plain, where ponds and larger areas of water, based on old kettle holes are an important part of the landscape and form an interesting local habitat type. Great crested newts have been found in some of the ponds, and some small areas of woodland are local wildlife sites. Fields are medium sized with well-maintained hedges and scattered trees.

Evaluation

Value	Moderate (Although intensively farmed the diversity of habitats created by the mosaic of grassland and arable fields, hedges, trees woodlands and numerous ponds, merits a moderate to high classification.)
Condition	Unassessed
Trend	Unassessed

Recommendations

Existing management	Generally Appropriate
Existing management remarks:	There is a mosaic of arable cropping, pasture and many silage/hay fields.
Principal management recommendations	Maintain the ponds within the area, whilst also enhancing gappy hedges and planting woodland to aid biological connectivity.
Guideline	Immediate (Increase number of ponds) Medium Term (Where hedges are gappy, replant and lay.) Medium Term (Maintain a buffer by the side of the River Alyn.)

Aspect Area Boundary

To what level was this information site-surveyed?	Level 3
At 1:10,000, how much of the Aspect Area boundary is precise?	Most (The boundary to the south was hard to define but splits the very small traditional field pattern of WRXHMLH029 (Eyton Grassland) to the south of the B5102 with this area of larger fields.)
What baseline information source was used for Aspect Area boundary mapping?	Aerial photographs
If OS Data was used, what was the scale?	1:25,000
What is the justification for the Aspect Area boundaries?	The boundary to the eastern side follows the change to the flat flood plain of the River Dee with its larger open fields. To the south the boundary splits the very small traditional field pattern of WRXHMLH029 (Eyton Grassland) to the south of the B5102 with this area of larger fields. To the west the boundary is again formed by a change in slope and field pattern with fewer ponds in this area. The boundary to the north follows the urban village of Rossett (WRXHMLH046).

Evaluation Matrix

Evaluation Criteria: Priority Habitats	Moderate (The area contains a mixture of pasture and arable fields mostly bounded by hedges with scattered trees, together with a number of small woods and many ponds. The density of ponds within this area rises this to borderline high.)
Evaluation Criteria: Significance	Moderate (The pond scape within the traditional field pattern, with hedges, trees and small wooded copses gives this area a moderate habitat value.)
Evaluation Criteria: Opportunity	High (With active management of the ponds and more work on hedges this area would be enhanced in its biodiversity.)
Evaluation Criteria: Expansion rates	Unassessed
Evaluation Criteria: Sensitivity	Moderate (The ponds would be sensitive to an increase in agricultural inputs.)
Evaluation Criteria: Connectivity/Cohesion	Moderate (The hedges and mature trees provides a some connectivity.)
Evaluation Criteria: Habitat Evaluation	Moderate (The pond-scape within the mosaic of arable and pasture land together, with hedges, trees and small wooded copses gives this area a moderate to high habitat value.)
Evaluation Criteria: Importance for key species	High (The area, particularly the river supports a good range of BAP species.)

Evaluation Criteria: Overall Evaluation Habitat and Species	Moderate (A moderate to high biodiversity landscape that supports some important species.)
Justification of overall evaluation	Although intensively farmed the diversity of habitats created by the mosaic of grassland and arable fields, hedges, trees woodlands and numerous ponds, merits a moderate to high classification.
Bibliography	
List the key sources used for this assessment	Wales Vexcel photography (2006), Getmapping - Millennium Map digital aerial photography (2000). CCW - Phase 1 Habitat vector GIS data set. Wrexham County Borough Council 2004. Wrexham LANDMAP Volume 3: Biodiversity Technical Appendix (Please note BAP habitat information has largely been obtained from this survey). Countryside Council for Wales Species Information. Wrexham County Borough Council digital data set of Local Wildlife Sites.
Assessment	
Additional Assessments	An area of mixed arable and pasture land with a high density of small ponds which support a range of species and borders on the moderate to high value.
Additional Comments	

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Visual and Sensory	
Aspect Area Name	Dee Terraces
Aspect Area Classification	Lowland/Flat Lowland/Levels/Flat Open Lowland Farmland (Level 3)
Aspect Area Code	WRXHMVS054
Date Of Survey : 06/09/2007	

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Monitoring

Has the information ever been verified in the field?	Yes (N/A)
Does this area have a special or functional link with an adjacent area?	Yes (Strong relationship with the adjacent River Dee floodplain, both visually and physically - viewpoints into and over the adjacent valley floor are more frequent from this aspect than within the floodplain itself.)
During which season(s) was fieldwork carried out?	Summer

Description

Summary Description	The area is characterised by a clearly defined and well maintained arable farming landscape with narrow lanes, roadside and field ditches and ponds.. Sensory perceptions include tranquility, peacefulness, an efficient and industrious farming landscape, settled and feeling of being relatively remote from population and industry. generally , due to the relative openness of the landscape there is an overwhelming sense of space and distance, with views usually far reaching and stretching to the far horizons. Settlements are typified by traditional red brick buildings and are often small in scale, some light pollution is evident from the adjacent settlements and in particular from industrial development at Wrexham Industrial Estate but this quickly diminishes with distance. There is a greater influence from roads and transport in this area as the area contains some of the main roads leading towards Whitchurch, Nantwich and Crewe their noise and activity further emphasised by the use by heavy lorries leaving and entering Wrexham Industrial Estate.
Physical Form And Elements: Topographic Form?	Levels
Physical Form And Elements: Landcover Pattern?	Field Pattern/Mosaic
Physical form and elements: Settlement pattern	Scattered Rural/Farm
Physical form and elements: Boundary type	Managed Hedge

Aesthetic Qualities: Scale?	Large
Aesthetic Qualities: Sense of Enclosure?	Open
Aesthetic Qualities: Diversity?	Simple
Aesthetic Qualities: Texture?	Mixture
Aesthetic Qualities: Lines?	Angular
Aesthetic Qualities: Colour?	Muted
Aesthetic Qualities: Balance?	Balanced
Aesthetic Qualities: Unity?	Neutral
Aesthetic Qualities: Pattern?	Organised
Aesthetic Qualities: Seasonal Interest?	Mixed
Other Factors: Level of Human Access?	Frequent
Other Factors: Night Time Light Pollution?	Slight (Very few settlements and little if any light pollution due to the areas relative distance from larger settlements - some slight influence from Wrexham Industrial Estate and Wrexham to the north west - but negligible in terms of visual impact)
Other Factors: Use of Construction Materials?	Generally Appropriate
What materials? Give Details:	Generally appropriate in terms of land use - materials used reflect the agricultural nature of the area managed hedgerows, wire fences and more modern agricultural farm buildings and farm complexes. Typical building material in older and more modern developments is red brick.
There are attractive views...	...both in and out (Views over the adjacent River Dee floodplain and within the aspect area views are smaller scale and more domestic)
There are detractive views...	...neither in or out (Settlements are low key and small where they exist and large scale development is largely absent. Generally views are free from intrusive elements)
Perceptual and Other Sensory Qualities	Attractive Safe Settled
What is the sense of place/local distinctiveness	Moderate (Attractive rural farming landscape with little in the way of large scale or obtrusive development to detract from the general view. Fairly domestic in scale and content - relatively common typical farming elements found throughout the aspect area - well defined field pattern, attractive mix of mature and semi mature tree lined hedgerows - woodland is largely absent from the area.)
Evaluation	
Value:	Moderate (Refer to Q.51)
Condition:	Unassessed
Trend:	Unassessed
Recommendations	
Existing management	Generally Appropriate
Existing management remarks:	Farming changes could affect landscape as pressure increases to diversify to improved economic status. Generally traditional relatively small to medium scale agricultural practice of arable farming with some livestock and dairy farming. Emphasis can be on relatively intensive farming practice rather than extensive or farming practice that may promote biodiverse habitats. Woodland and hedgerow vegetation appear well managed although largely mature.
Principal management recommendation:	Retain the diversity of land cover on slopes and within valley, generally maintain as existing. Conserve and where possible enhance existing boundary hedgerow features and woodland blocks with a view to improving age range and species diversity (with emphasis on British native species)
	Medium Term (Resist "suburbanisation" of farmsteads through economic pressure to diversify, especially to minimise and mitigate visual impact of new large scale farm buildings) Medium Term (Maintain field pattern and vegetation distribution, with a view to enhancing/improving species diversity and focusing on British Native species)

Guideline	Immediate (Re-establish/ encourage traditional land management techniques such as hedge laying and encourage less intensive farming practices where possible.) Long Term (Ensure phased replacement of maturing vegetation especially hedgerow trees and woodlands) Medium Term
Define the key qualities that should be conserved:	General pastoral traditional agricultural appearance with good mix of small scale livestock and arable farming.
Define the key qualities that should be enhanced:	Field boundaries and margins
Define the key qualities that should be changed:	Be aware of possible threats to farming practices with threat to diversify - see for example suburbanisation of landscape where golf course development takes place
Define the key elements that should be conserved:	Field boundaries and general vegetation pattern
Define the key elements that should be enhanced:	Field boundaries and margins with a view to habitat creation/enhancing biodiversity
Define the key elements that should be changed:	See Q.35

Tolerance To Change

Are there any significant threats to the current integrity and condition of the visual & sensory features of the area?	Not known
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Aspect Area Boundary

To what level was this information site-surveyed?	Level 3
At 1:10,000, how much of the Aspect Area boundary is precise?	All
What baseline information source was used for Aspect Area boundary mapping?	Other (OS Data and aerial photographs)
If OS Data was used, what was the scale?	1:10,000 and 1:25,000
What is the justification for the Aspect Area boundaries?	Topography, land use and principally field pattern and associated vegetation cover. With field boundaries and sizes making the area particularly distinctive from those areas to the west - on the eastern side the aspect area has a clear definition in terms of physical changes in level as area drops down to the River Dee and floodplain.

Bibliography

List the key sources used for this assessment	Pre 2003 methodology LANDMAP study for Wrexham CBC
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Evaluation Matrix

Evaluation Criteria: Scenic quality	Moderate (There are a number of aesthetically pleasing views throughout the area, however none of these are of particular value in terms of their rarity, character or quality In variability)
Evaluation Criteria: Integrity	Moderate (Appears well maintained and managed with a diverse and attractive vegetation pattern. the area is unspoilt by large scale visually intrusive development. however pressure for farm diversification has led to some larger scale recreational developments such as golf course which are at odds with the surrounding landscape.)
Evaluation Criteria:	Moderate (There is a fairly clear visual unity to the area and sense of place to the area however there is little distinctive or

Character	different to the standard landscape elements that makes the area particularly stand out from its surroundings)
Evaluation Criteria: Rarity	Representative (Although attractive there is little which gives this area an element of rarity or importance as a valuable landscape type or area. Attractive and comfortable with a domestic almost suburban feel to its western extremities.)
Evaluation Criteria: Overall Evaluation	Moderate (4 Moderate = Moderate overall evaluation)
Justification of overall evaluation	Although attractive there is little which gives this area an element of rarity or importance as a valuable landscape type or area. Attractive and comfortable with a domestic almost suburban feel to its western extremities. The area appears well maintained and managed with a diverse and attractive vegetation pattern. the area is unspoilt by large scale visually intrusive development. however there is pressure for farm diversification which has led to some unsympathetic developments. The area is a pleasant farming rural area both for the traveller and resident but is relatively unremarkable in its lack of strong defining or unique landscape features. It benefits from the lack of large scale or visually intrusive development but although attractive lacks the unique or unusual features that might make it of High or Outstanding value.
Assessment	
Additional Assessments	None
Additional Comments	

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Appendix 3

WCBC Landscape Character Area assessment





Dee Terraces 13c

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.



Dee Terraces summary

- Low-lying, flat, intensively farmed landscape
- Field ponds, roadside and field ditches common
- Abundant hedges and hedgerow trees
- Dispersed farms, hamlets and villages, often built in red brick
- Holt is built at an ancient crossing point on the Dee
- Horticultural and intensive farming uses surround Holt on grade 1 farmland
- Rural character under pressure
- Loss of tranquillity near A483

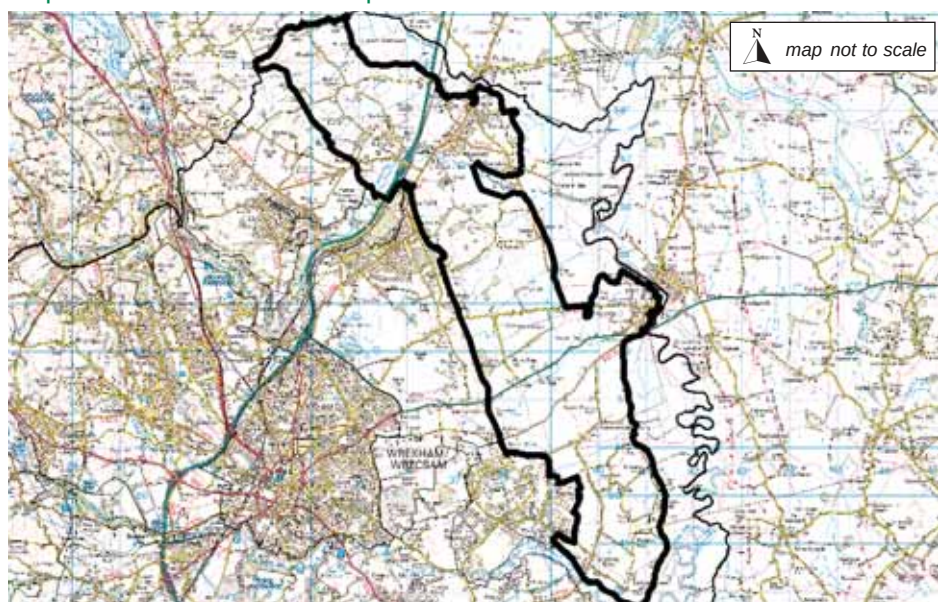


Extensive flat rural lowland, with scattered farmsteadings and expanding villages, above the level of the Dee floodplain

Landscape context

This area, within the agricultural lowlands landscape type, is similar in many ways to the Cheshire and North Shropshire Plain beyond the Wrexham boundary but is characterised by its flatness, although it lies above the River Dee floodplain. The other areas within this landscape type are the English Maelor to the east of the River Dee and the Welsh Maelor to the west

Map of Dee Terraces Landscape Character Area



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

Visual character:

- Uniformly low-lying flat open farmland with long views where hedgerows permit
- Field pattern is medium to large scale, with fields regular and semi regular in shape
- Dispersed pattern of attractive villages, hamlets and farms, traditionally of red brick
- Rural villages - Rossett and Holt, both under development pressure weakening character
- A483 is a physical barrier and source of noise

Geological character:

- The Dee terraces have been formed from fluvioglacial drift consisting of till (boulder clay) and alluvial deposits. The eastern edge of the terrace is defined by a low scarp
- At Holt the River Dee cuts through the Chester Pebble Beds (red sandstone), which has been quarried for local building stone. South of Holt Castle, two river terraces can be seen. The Castle, castle quarry site, and terraces are designated or potential Regionally Important Geological sites
- Soils are mainly derived from glacial till, with general grade 3 agricultural land classification

- Rossett , Burton and Holt are built on better drained areas with grade 2 sandy and coarse loamy soils
- Around Holt the agricultural land is the best in Wrexham, classified as grade1

Ecological character:

- Much of area is agriculturally improved grassland, intensively farmed with some arable cultivation, of little biodiversity interest apart from green network of hedges and mature hedgerow trees
- Abundant ponds, formerly marl pits, are of high value
- Small areas of woodland including mixed sycamore, ash and oak woodland, and wet woodland of high value. Some plantations
- Remaining areas of lowland pasture are of high value, with a distinctive area of small strip fields at Common Wood characterised by damson blossom in spring
- Rivers, streams and abundant field and roadside ditches providing aquatic habitats of high value

Historical character:

- Part of Wrexham lowlands characterised by relict medieval open field systems with ridge and furrow
- Important designed gardens at Trevalyn Hall and Trevalyn Hospital
- 17th century water mill at Rossett plus the later Marford Mill are prominent buildings
- Planned settlement with medieval origins at Holt, above ancient river crossing point
- Pre-19th century dense scattered settlement at Isycoed
- Rossett, Trevalyn, Burton - mainly 19th/20th century settlements, with planned settlement at Greenfields

Overall management strategy:

Conservation and sustainable rural development

Management guidance

Aims	Guidelines
Conserve rural character	● The character of barns and farmsteads are particularly sensitive to residential conversion - resist ● Areas for Horticulture are to conserve traditional field boundaries and avoid the proliferation of fences, structures and buildings within the countryside, where this would erode character
Preserve geodiversity	● Maintain integrity of landform and assess new exposures
Manage farmland for increased biodiversity	● Maintain and enhance ponds ● Maintain and enhance hedgerows - allow development of new hedgerow trees ● Protect species associated with farms eg bats, barn owls, swallows and swifts
Preserve and evaluate archaeological heritage	● Encourage preservation of surviving landscape features ● Carry out field and desk study of ridge and furrow, mills, leats, communications and wider landscape ● Assess villages - Holt, Isycoed, in wider context i.e. field systems, lanes ● Preserve town structure of Holt, evaluate in advance of development
Maintain and support cultural character	● Maintain existing character of Rossett, consider Conservation Area status ● Support existing local community initiatives

Cultural character:

- Attractive rural villages of Rossett and Holt, popular with commuters
- Part of wider Welsh Maelor cultural area, with declining role of traditional agricultural land uses and increasing commuter influence
- Easily accessible area strongly affected by transport routes

Landscape sensitivity:

The integrity of the Dee Terraces landscape is highly vulnerable to continuing development and recreational pressures, and to economic changes which threaten traditional farming

For further information contact:

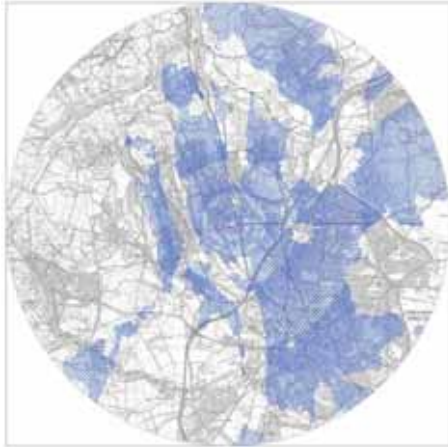
Planning Environment
Planning Department
Wrexham County Borough Council
Lambpit Street, Wrexham. LL11 1AR
Tel:01978 292019
www.wrexham.gov.uk/planning

All our information is available in accessible formats



Appendix 4

ZTV Ray analyses for individual target heights – refer to dwgs.**05/117/03**



- Single point ZTV analysis for representative target location T1 North
- Viewer height - 1.7m
- Target height - 1.75m (ground floor mid-window level)
- Study Area - Min 250m radius / Max 5000m radius
- Centrepoin co-ordinates E: 337345 N: 357345
- 100m ray resolution
- Analysis adjusted for earth curvature and atmospheric refraction

Note

The ZTV analysis depicts the extent to which parts of the proposed development may be visible based **only** on topographical features with no modifying account taken for proximity of receptor or the presence of other obstructing or filtering features in the view such as buildings, vegetation or other visual barriers which could significantly alter visibility of the structure or the perception of its prominence in the wider view from any given viewpoint. Refer to visual appraisal for significant viewpoint assessment.

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T1 north

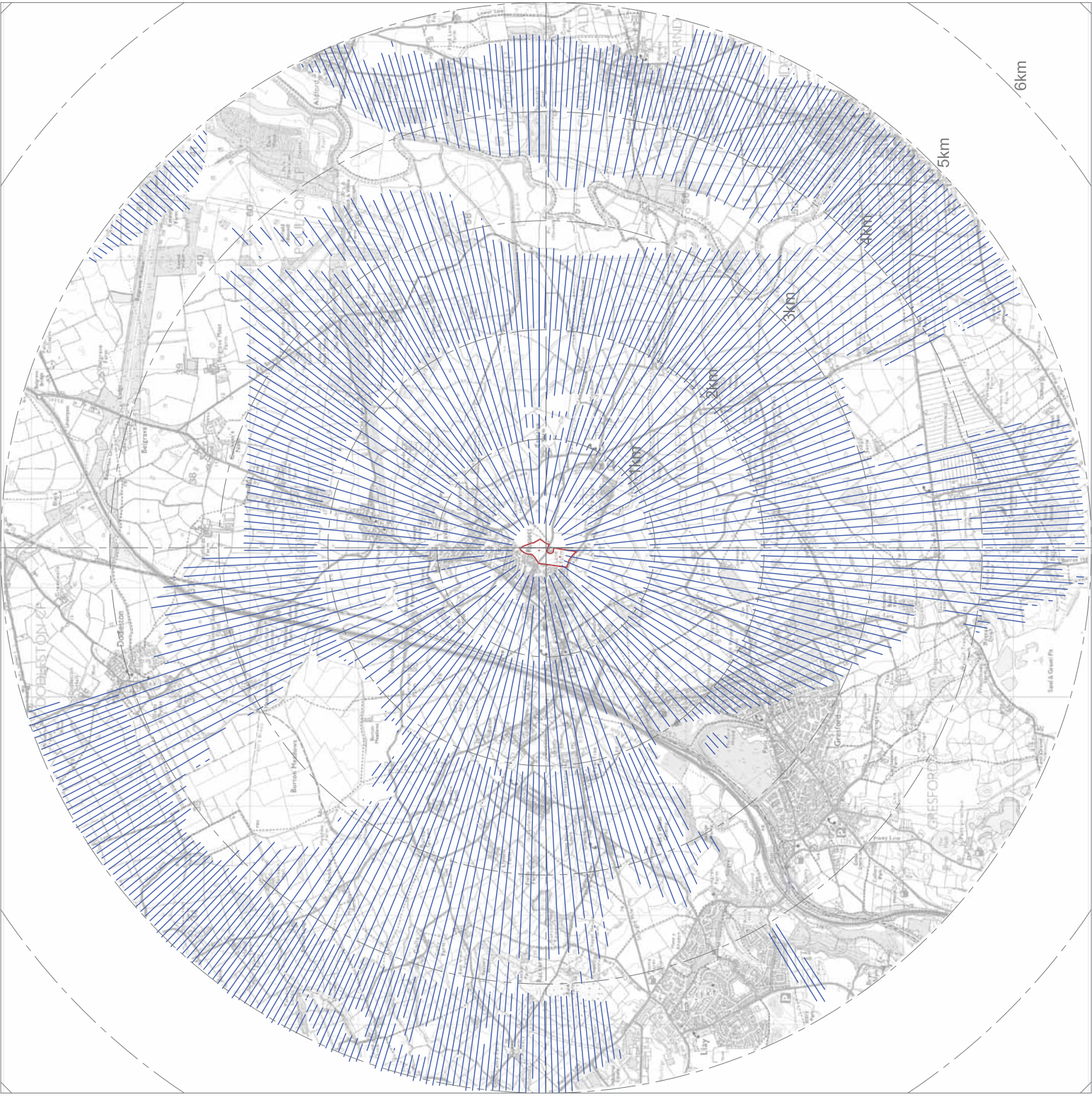


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Bellis Brothers

Proposed residential development at Rossett Rd. - Rossett - Wrexham

Dwg.No.06/122/03 Appendix 4 (T1 north) Scale - to fit A3



- Single point ZTV analysis for representative target location T1 South
- Viewer height - 1.7m
- Target height - 1.75m (ground floor mid-window level)
- Study Area - Min 250m radius / Max 5000m radius
- Centrepoin co-ordinates E: 337285 N: 357153
- 100m ray resolution
- Analysis adjusted for earth curvature and atmospheric refraction

Note

The ZTV analysis depicts the extent to which parts of the proposed development may be visible based **only** on topographical features with no modifying account taken for proximity of receptor or the presence of other obstructing or filtering features in the view such as buildings, vegetation or other visual barriers which could significantly alter visibility of the structure or the perception of its prominence in the wider view from any given viewpoint. Refer to visual appraisal for significant viewpoint assessment.

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T1 south

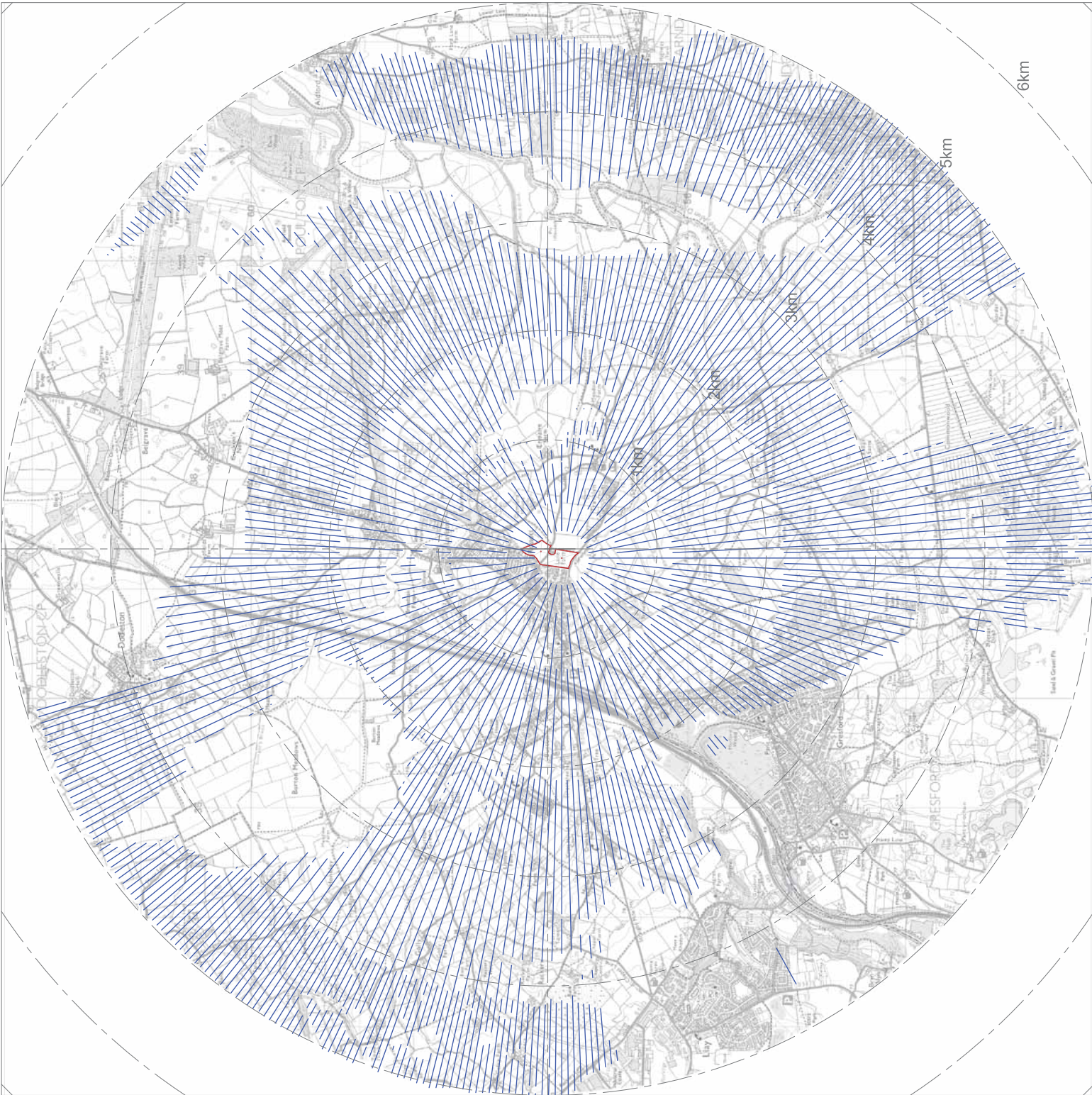


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Proposed residential development at Rossett Rd. - Rossett - Wrexham

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- Single point ZTV analysis for representative target location T2 North
- Viewer height - 1.7m
- Target height - 1.75m (ground floor mid-window level)
- Study Area - Min 250m radius / Max 5000m radius
- Centrepoin co-ordinates E: 337345 N: 357345
- 100m ray resolution
- Analysis adjusted for earth curvature and atmospheric refraction

Note

The ZTV analysis depicts the extent to which parts of the proposed development may be visible based **only** on topographical features with no modifying account taken for proximity of receptor or the presence of other obstructing or filtering features in the view such as buildings, vegetation or other visual barriers which could significantly alter visibility of the structure or the perception of its prominence in the wider view from any given viewpoint. Refer to visual appraisal for significant viewpoint assessment.

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T2 north

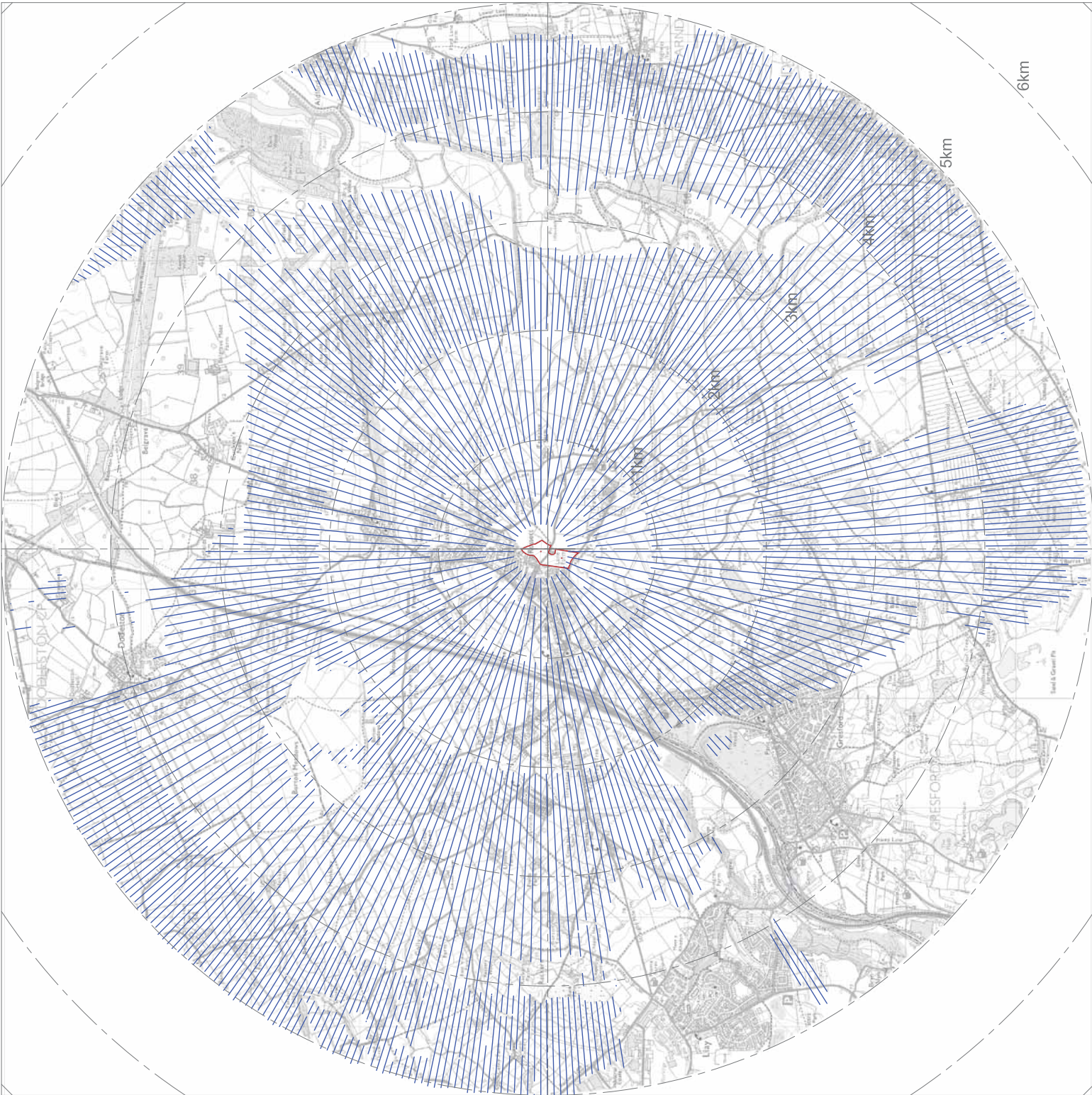


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Proposed residential development at Rossett Rd. - Rossett - Wrexham

Dwg.No.06/122/03 Appendix 4 (T2 north) Scale - to fit A3



- Single point ZTV analysis for representative target location T2 South
- Viewer height - 1.7m
- Target height - 1.75m (ground floor mid-window level)
- Study Area - Min 250m radius / Max 5000m radius
- Centrepont co-ordinates E: 337285 N: 357153
- 100m ray resolution
- Analysis adjusted for earth curvature and atmospheric refraction

Note

The ZTV analysis depicts the extent to which parts of the proposed development may be visible based **only** on topographical features with no modifying account taken for proximity of receptor or the presence of other obstructing or filtering features in the view such as buildings, vegetation or other visual barriers which could significantly alter visibility of the structure or the perception of its prominence in the wider view from any given viewpoint. Refer to visual appraisal for significant viewpoint assessment.

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T2 south

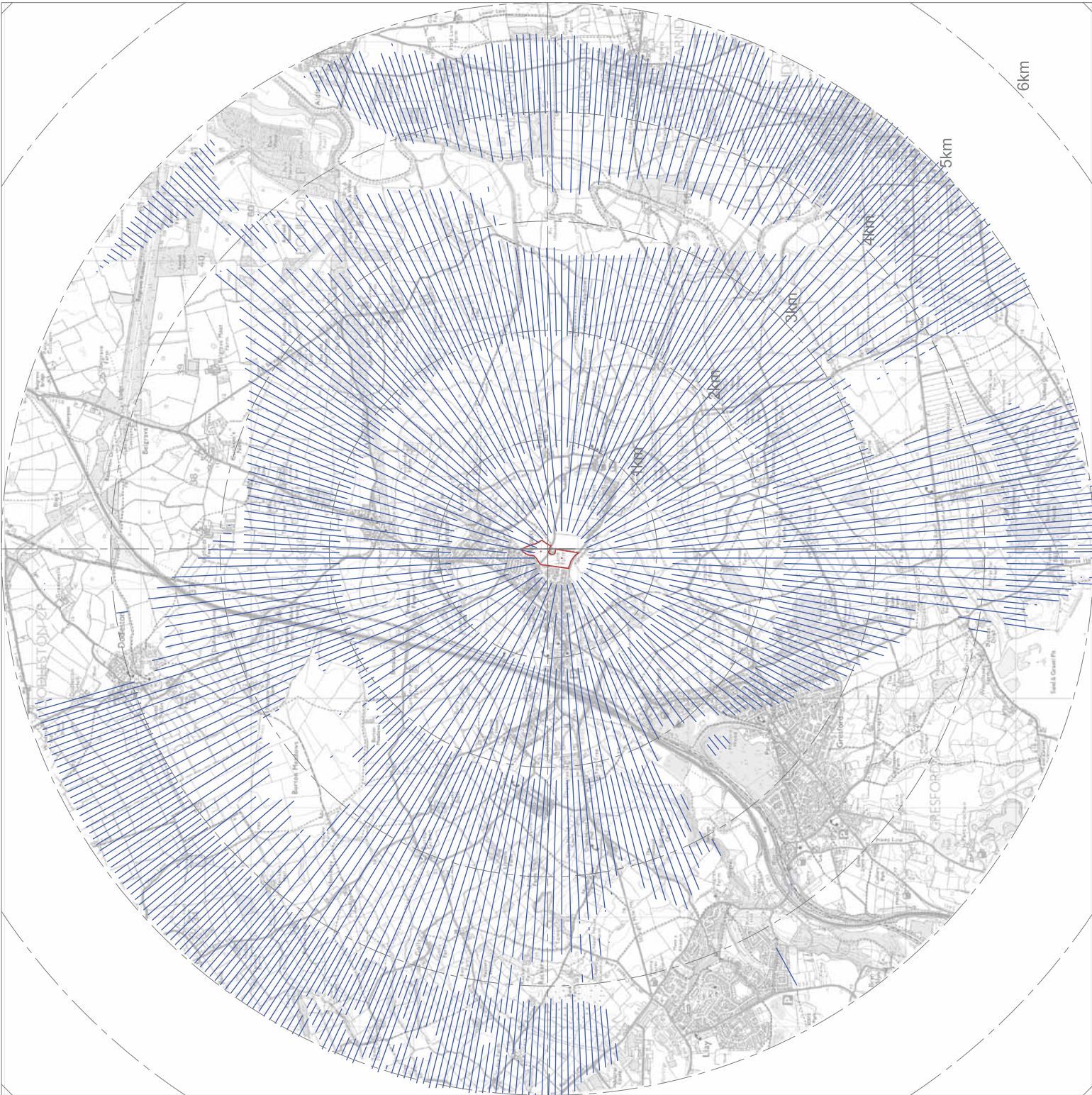


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Proposed residential development at Rossett Rd. - Rossett - Wrexham

Dwg.No.06/122/03 Appendix 4 (T2 south) Scale - to fit A3



- Single point ZTV analysis for representative target location T3 North
- Viewer height - 1.7m
- Target height - 1.75m (ground floor mid-window level)
- Study Area - Min 250m radius / Max 5000m radius
- Centrepoint co-ordinates E: 337345 N: 357345
- 100m ray resolution
- Analysis adjusted for earth curvature and atmospheric refraction

Note

The ZTV analysis depicts the extent to which parts of the proposed development may be visible based **only** on topographical features with no modifying account taken for proximity of receptor or the presence of other obstructing or filtering features in the view such as buildings, vegetation or other visual barriers which could significantly alter visibility of the structure or the perception of its prominence in the wider view from any given viewpoint. Refer to visual appraisal for significant viewpoint assessment.

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T3 north

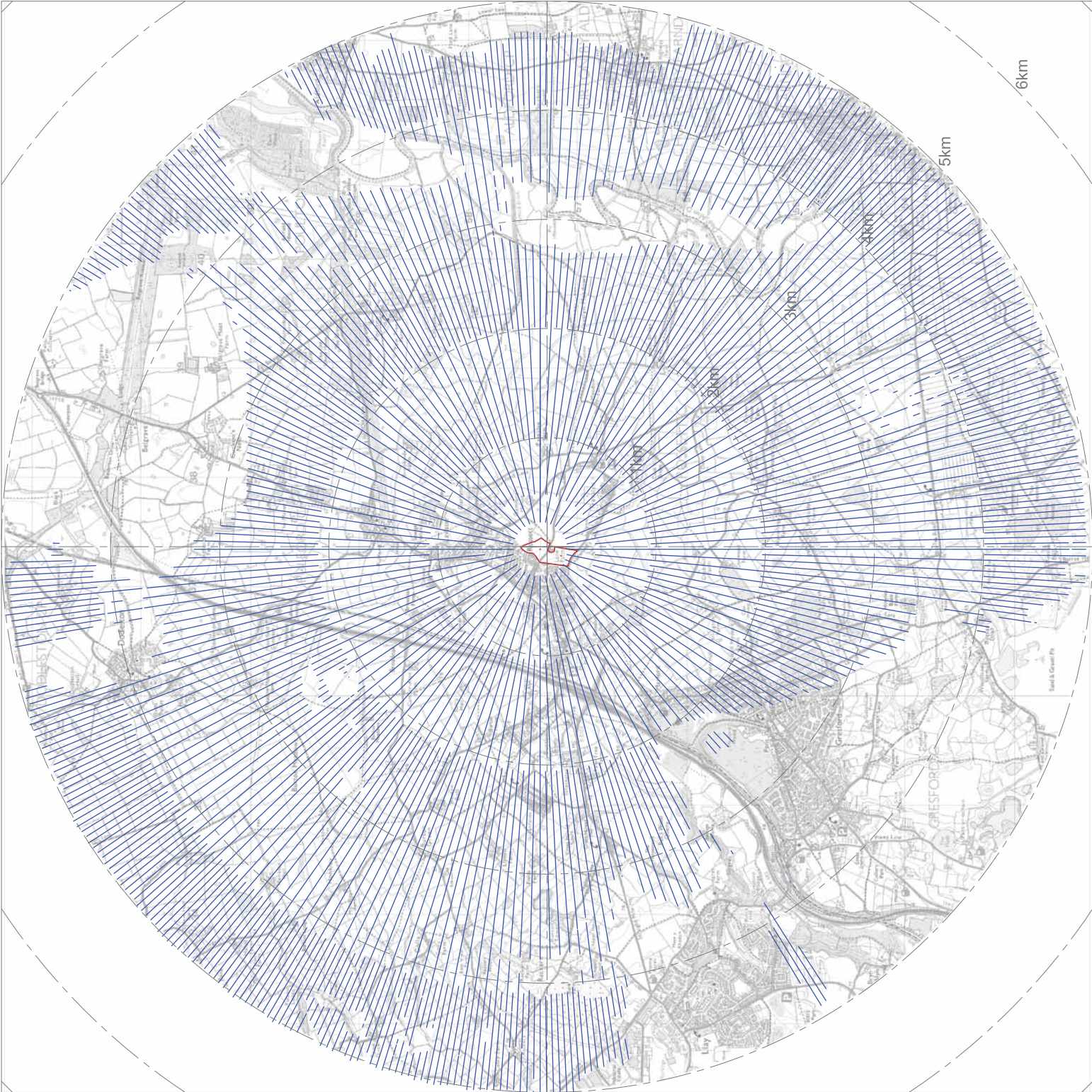


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Bells Brothers

Proposed residential development at Rossett Rd. - Rossett - Wrexham

Dwg.No.06/122/03 Appendix 4 (T3 north) Scale - to fit A3



- Single point ZTV analysis for representative target location T3 South
- Viewer height - 1.7m
- Target height - 1.75m (ground floor mid-window level)
- Study Area - Min 250m radius / Max 5000m radius
- Centrepont co-ordinates E: 337285 N: 357153
- 100m ray resolution
- Analysis adjusted for earth curvature and atmospheric refraction

Note

The ZTV analysis depicts the extent to which parts of the proposed development may be visible based **only** on topographical features with no modifying account taken for proximity of receptor or the presence of other obstructing or filtering features in the view such as buildings, vegetation or other visual barriers which could significantly alter visibility of the structure or the perception of its prominence in the wider view from any given viewpoint. Refer to visual appraisal for significant viewpoint assessment.

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T3 south

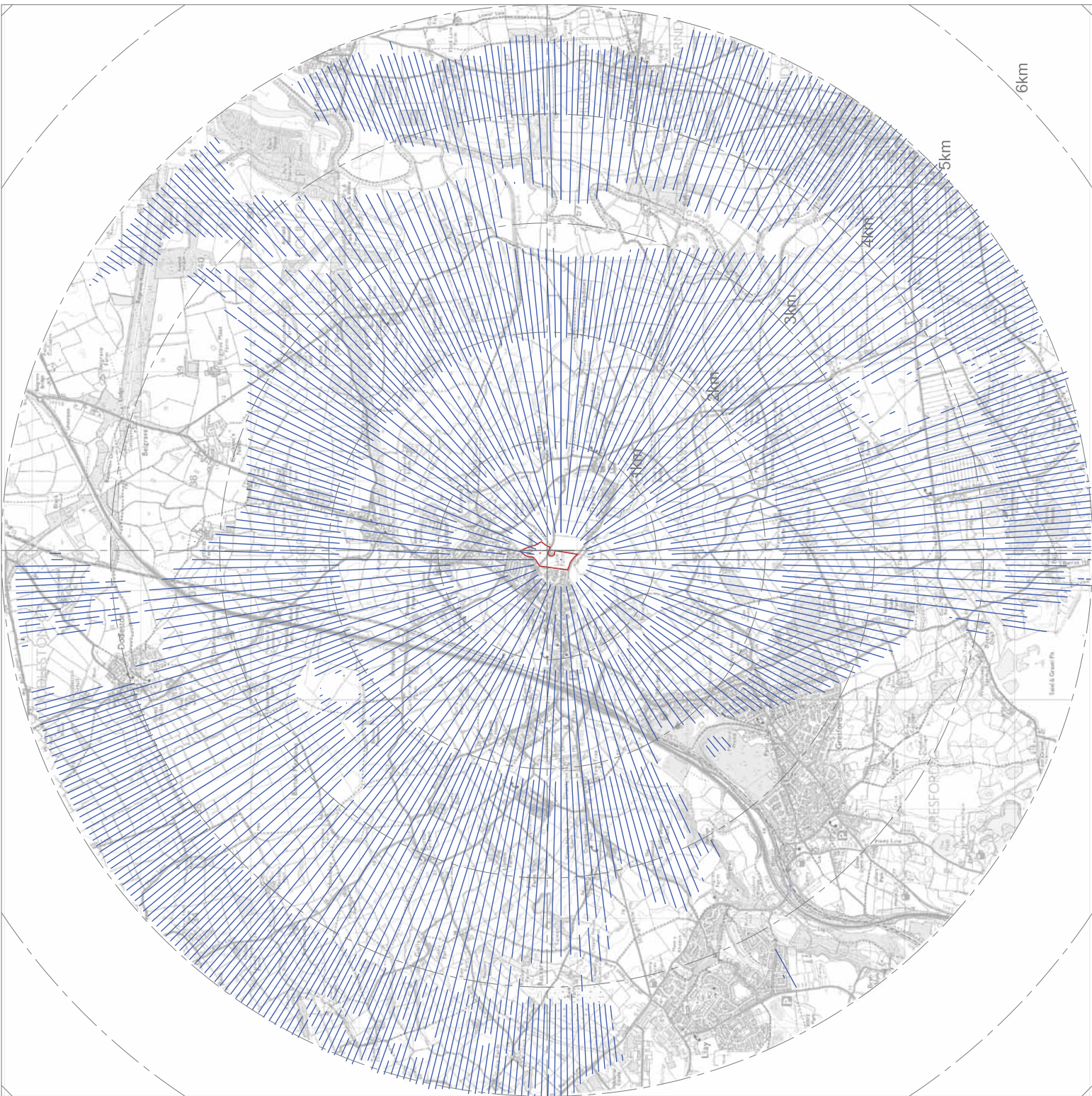


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Dwg.No.06/122/03 Appendix 4 (T3 south) Scale - to fit A3



Appendix 5

Proposed site layout – refer to architects dwg. **100-37-SMP-01 (rev C)**

