



**Gower Homes**  
**Land at Vicarage Lane - Gresford**

**The Ark Company Landscape Architects**

Preliminary landscape and visual appraisal  
08/101/LVIA v2.1 – Mar 2018

DRAFT



## 1.0 Introduction

- 1.1** The Ark Company Landscape Architects were instructed by Gower Homes Ltd. to conduct a landscape appraisal of a parcel of open agricultural land with well-established field boundaries on the outskirts of Gresford, near Wrexham, to inform their preparation of a housing development proposal for the land which extends to approximately 27,265sq.m (2.7Ha) and onto which around 40 units would be proposed (subject to further layout design appraisal).

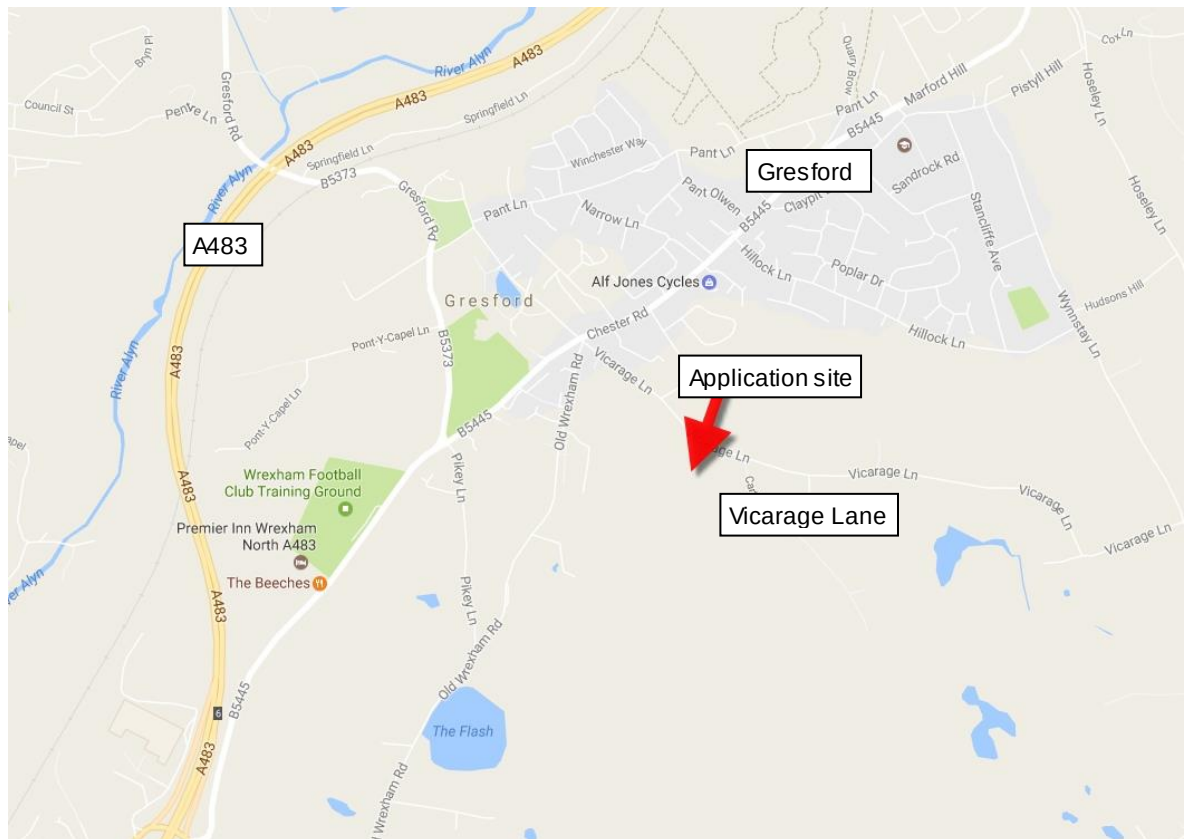
## 2.0 Methodology

- 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, 3<sup>rd</sup> 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 June 2017 and the visual envelope refined to identify a final number of potentially key viewpoints for future discussion and assessment (refer to **dwg.08/101/05**)
- 2.5** In addition to the CCW LandMap data 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 a single field parcel to the south of the village bounded by Vicarage Lane to the north, by housing to the west and a Public Right of Way to the immediate east with rural housing beyond this. To the south the site has a more open aspect onto open farmland with well defined hedgerow boundaries. The site is located at **OS Grid Ref: E:335128 N:354465**. 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**

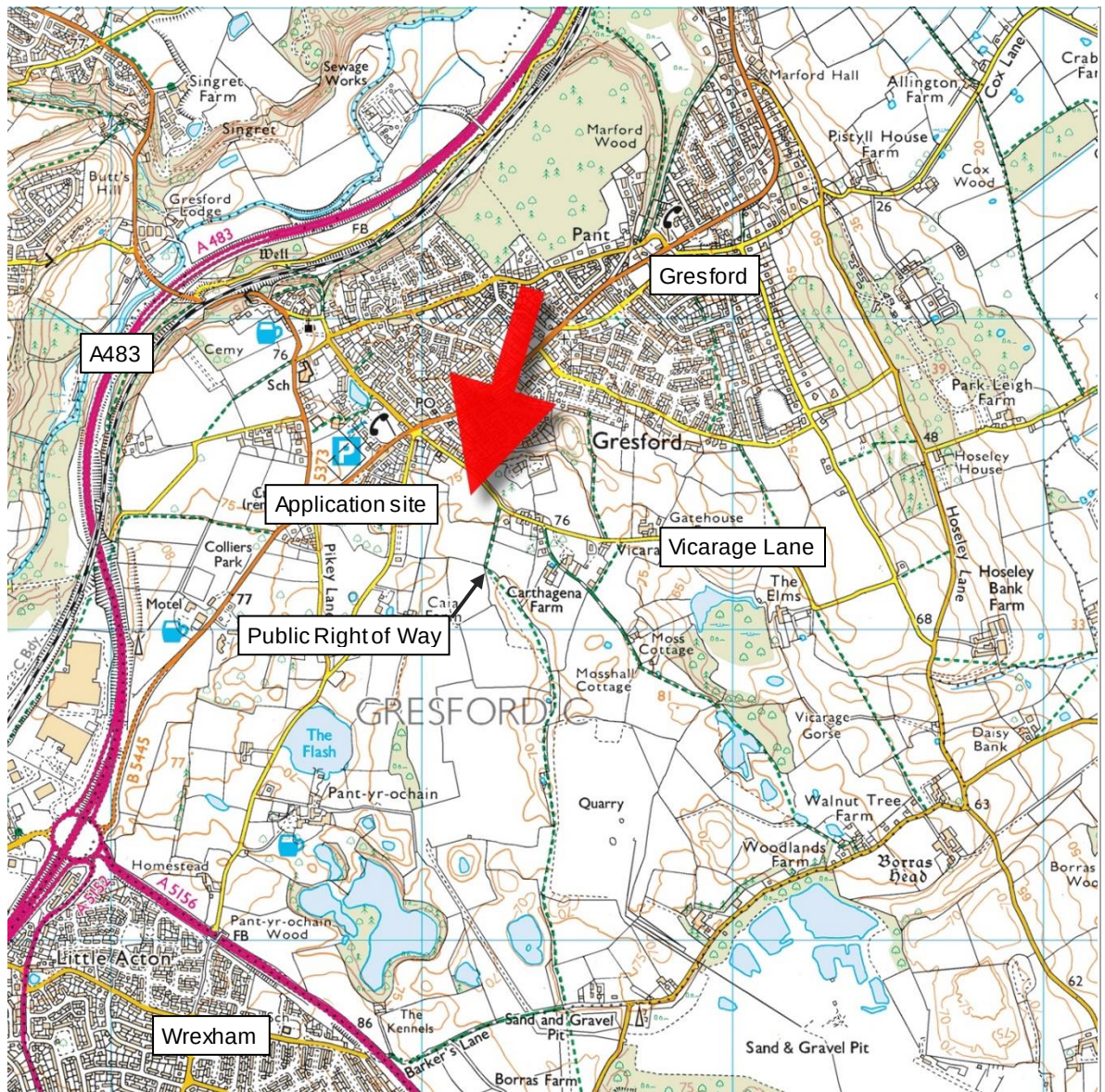


Location of proposed application site (not to set scale)

- 3.2** The proposed application site (refer to **Fig F4**) comprises a single, well defined pastoral field unit on gently dipping land at around 75m AOD centrally. The site is fringed by field hedges and hedgerow trees along the northern, southern and eastern boundaries giving a rural feel to the site but the western interface with the existing village edge is more abruptly fenced and so visually weaker.
- 3.3** There are a number of Public Rights of Way within the immediate vicinity of the site (refer to **Fig F2**) however the PROW running north-south immediately east of the site is the most significant.
- 3.4** The proposed application site (see photos P1-3 below) lies approximately 1.6Km to the north of Wrexham separated by a belt of open countryside though there is existing built development to the immediate west of the site extending southwards along Old Wrexham Road. The developed edge of Wrexham is acutely defined by the A5156 running east from the A483. The proposed development works are briefly discussed below demonstrating how the design proposes to integrate the scheme into its setting and maintain and improve the green edge to the south of the village. The proposals are laid out and summarised on the working drawings and illustrations (refer to preliminary layout drawing **08/101/01**).



Fig F2



Ordnance Survey mapping of target site showing adjacent Public Rights of Way (1/25,000) 1km grid



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.



P1



View east along Vicarage Lane and across the application area with well defined boundaries

P2



View west along Vicarage Lane and across the application area towards the southern end of Gresford

- 3.6** The land is not currently allocated for housing in the Wrexham UDP but is green barrier and described as a special landscape area within the UDP and therefore requires careful consideration in respect of layout, detailing an integration into its setting.

#### 4.0 Baseline Landscape Character Assessment

- 4.1.1 At a **National** level the site lies well outside of the Clwydian Range and Dee Valley **Area of Outstanding Natural Beauty** within which WCBC would otherwise give highest priority to the protection and enhancement of the landscape when considering planning applications. The absence of a National landscape designation / planning protection is relevant to the classification of existing landscape character. The site does not fall within, or near to, a **Registered Historic Landscape** and whilst there is a **Site of Special Scientific Interest (SSSI)** within 1Km eastwards (XXX) there is not felt to be any likely direct or indirect conflict with this arising from the proposed development
- 4.1.2 At a **Regional** level, the site falls within a **Green Barrier** zone (**Policy EC1**) within which proposals for development "*will only be granted planning permission if it is for agriculture, forestry, essential facilities for outdoor sport and recreation, cemeteries and other uses of land which maintain the openness of the Green Barrier and do not conflict with the purpose of including land within it*". It is, however, understood that the extent and location of Green Barrier zones is under review as part of the on-going LDP process and that where any encroachment into current zones is to be tolerable a clear understanding of the role of design in achieving a better visual transition from built-up to rural character needs would need to be adequately demonstrated.
- 4.1.3 The application area is within a **Special Landscape Areas** in respect of which the UDP policy states that: **Policy EC5** - *Within Special Landscape Areas, priority will be given to the conservation and enhancement of the landscape. Development, other than for agriculture, small-scale farm-based and other rural enterprises, and essential operational development by utility service providers, 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.*
- 4.1.4 **Notwithstanding the various the planning policies which might favour modest development in such areas it is clear therefore that any proposed scheme must most probably be of relatively light density which maintains an open character, high visual quality in terms of design, detailing and materials and relatively rich in its landscape treatment most particularly in respect of those viewpoints from which it will be most prominent.**
- 4.1.5 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 **WCBC LCA8 - Gwersyllt, Llay, Gresford, Borras** which is summarised as a *valuable lowland plateau of well-drained agricultural land, sand and gravel extraction, and commuter villages with a mining history, which surrounds Wrexham to the north and east. This character area is a centrally situated lowland terrace which has historically been a favourable area for settlement and farming. Its extent and character are threatened by urban growth, road corridors sand & gravel quarrying.*

/ contd.



The key visual characteristics of **LCA8** are:

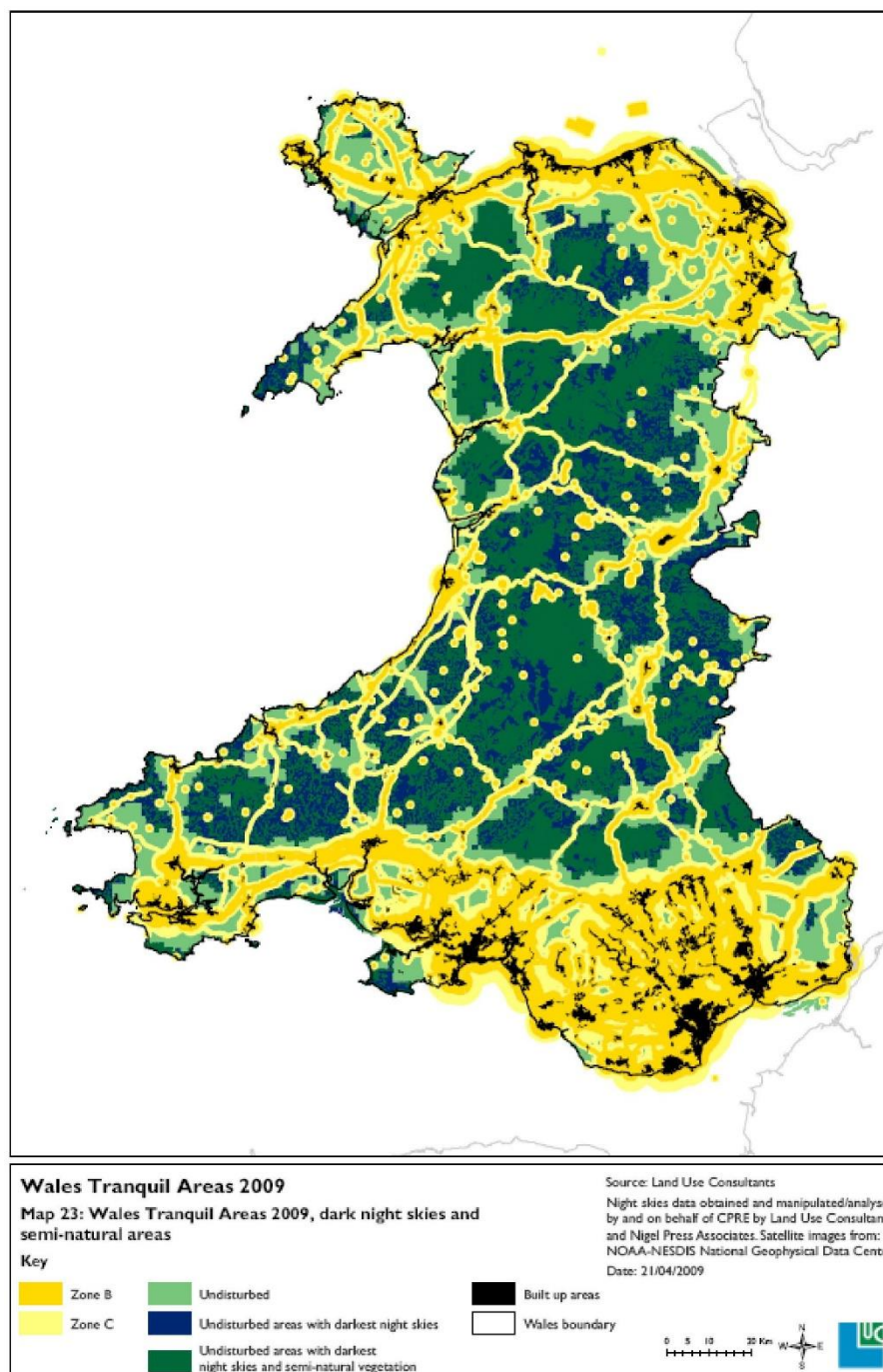
- *Generally undulating open arable farmland affected by proximity to urban areas*
- *Large visible sand quarry at Ballswood to west of A483. Other quarries are extensive but less widely visible*
-  *Very distinctive kettle hole landscape to the east of Wrexham, including open farmland dimpled with hollows and attractive landscapes with open water, mosses and woodland*
- *Mixed industrial development and locally prominent coal tips at Llay and Gresford*
- ***Villages are semi-rural with extensive suburban development***

4.1.6 The character area generally is considered to be under very high pressure. It is highly vulnerable to further sand and gravel quarrying (irreversible loss of character would result from any major schemes) and **high quality arable land is vulnerable to future residential, recreational highway, and commercial development**. At a site specific level, however, the proposed site does not really depict the typical characteristics of the landscape area and there is nothing in the recommended management guidance which would specifically relate to the proposed use.

4.1.7 With reference to **Natural Resources Wales** development flood advice mapping the application area is categorised as “*Considered to be at little or no risk of fluvial or coastal / tidal flooding*”

4.1.8 With respect to the 2009 assessment of tranquillity in Wales illustrated by the **Wales Tranquil Areas Map (Fig F5)** it can be discerned that the application site falls within some of the more currently disturbed areas and so further development is unlikely to significantly adversely impact existing levels of tranquillity.

**Fig F5**



Wales Tranquil Areas Map 2009

#### 4.2 Landscape Quality ~ Geological influences

- 4.2.1 The application site falls within the Natural Resources Wales LandMap **WRXHMGL080 Borras** aspect area which is described as:  
*a key section of the famous "Wrexham Delta Terrace", forming a platform to the East and North-East of Wrexham city dominated by glacial sands and gravels. The surface is characteristically irregular, especially South of Gresford where rounded depressions, some flooded, represent glacial "kettle holes". The surface is typically at around 70-75m above sea level, with a low escarpment-like feature to the E (dropping to around 50-60m). Sand and gravel workings are typical including a large active site West of Borras.*
- 4.2.2 The aspect area is evaluated as **Outstanding** with geomorphological features of National and regional importance including well developed kettle holes and exposures in working quarries.
- 4.2.3 **At a site specific level there is nothing, on cursory inspection, here to immediately suggest that Geological constraints would adversely affect potential for a consent or merit special consideration in the design / planning process.**

#### 4.3 Landscape Quality ~ Historical influences

- 4.3.1 The application site falls within of the Natural Resources Wales LandMap **WRXHMH016 Llan-y-pwll** aspect area which is described as:  
*an area of mixed irregular fields, some preserving relict areas of Medieval strip fields, occupying the undulating land between the more orderly fieldscapes of the Dee valley and the eastern fringe of Wrexham. It contains a scatter of minor country houses, most notably the 16th century Borras Hall, Borras Head and Pant-yr-Ochain and their estates and other minor areas of parkland, as well as farms and land formerly belonging to the larger, neighbouring, Holt and Erilas estates. As its name suggests the area also contains a number of small lakes and pools, and the localised remains of small scale sand and gravel extraction - some of which are also now water-filled.*
- 4.3.2 The aspect area is evaluated as **Moderate** being an area of mixed fields and diffuse archaeology with no clear focus
- 4.3.8 **At a site specific level there is nothing, on cursory inspection, here to immediately suggest that Historical constraints would adversely affect potential for a consent or merit special consideration in the design / planning process.**

#### 4.4 Landscape Quality ~ Cultural influences

- 4.4.1 The application site falls within of the Natural Resources Wales 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 The aspect area is evaluated as **Moderate** as an area undergoing significant change which may be leading to loss of cultural cohesion.
- 4.4.3 **At a site specific level there is nothing, on cursory inspection, here to immediately suggest that Cultural constraints would adversely affect potential for a consent or merit special consideration in the design / planning process.**

#### 4.5 Landscape Quality ~ Ecological influences

- 4.5.1 The application site falls within the Natural Resources Wales LandMap **WRXHMLH041 Llay grasslands** aspect area which is described as  
*an area of mixed grassland and arable farming east of Wrexham, forming the start of the sand and gravel soil formations of the Wrexham Delta Terrace. There are three SSSI's associated with areas of kettle holes or old sand and quarry workings. Diversity is increased by a number of small woodlands, as well as some restored sand and gravel workings, where the resulting areas of water and surrounding scrubby woodland have been designated as local wildlife sites. There are salmon and otter recording from the River Alyn which flows through the aspect area. There is also an area of parkland with veteran trees, and being on the urban fringe of Wrexham, two golf courses, and a country park.*
- 4.5.2 The aspect area is evaluated as **High** because it is a landscape with many pockets of high biodiversity features that support some important National and international species. CCW records and the previous survey record great crested newt, *Triturus cristatus* who use the small ponds as do other common amphibian, insect and bird species. Within the streams otter, *Lutra lutra*: water vole, *Arvicola terrestris*: skylark, *Alauda arvensis*: linnet, *Carduelis cannabina* and song thrush, *Turdus philomelos*. There are also other specific records for the SSSI's which contain a range of rare and uncommon species.
- 4.5.4 **At a site specific level, given the previous / current use of the site and the lack of aquatic features on it, there is nothing, on cursory inspection, here to immediately suggest that Ecological constraints would adversely affect potential for a consent or merit special consideration in the design / planning process though the well-established natural boundary features should be retained intact as far as reasonably possible and linked to new biodiversity features introduced as part of the landscape design process.**

#### 4.6 Landscape Quality ~ Visual and Sensory influences

- 4.6.1 The application site falls within the Natural Resources Wales LandMap **WRXHMLS068 Pant yr Ochain Area** aspect area in which the visual quality of the aspect area is considered to be:  
*strong because the undulating nature of the topography and local interest in terms of small open ponds and waterbodies with the geological features of kettle holes makes for some interesting and attractive small scale and aesthetically pleasing views and provides a strong sense of place distinct from those of the adjacent aspect areas. The area also lies in strong contrast with adjacent areas in terms of the relative lack of development.*

- 4.6.2 The aspect area is evaluated overall as **High** on the basis that it is an intricate and interesting varied landscape with small scale undulations that serve to partially obscure longer views leading to an ever changing aspect as the viewer travels through. The area also contains an unusual and varied range of landscape features with an attractive aspect for the casual viewer. The range of landscape and geological features in the area are unusual in themselves and also rare within the wider study area. Attractive certainly at a local and regional scale due to its undulating topography in sharp contrast with the more open and populous areas to the north and west. The area also feels relatively precious in terms of the obvious and close proximity of the settlement edge to the north and south and the development pressure from recreational and industrial uses to the south (Golf course development and sand and gravel workings)
- 4.6.3 At a site specific level the parcel of land does not really display the characteristics which elevate the aspect area and a High evaluation (regional value) would not, in itself, normally preclude development.
- 4.7 At a very local level the application area (refer to Fig F6), whilst reasonably attractive, is not particularly remarkable in any visual or other sense and not untypical of other urban fringe sites which mark the edge of relatively unspoilt open countryside. Whilst planning policy exists to protect such areas from casual or poor quality development these, equally, do not entirely preclude development but rather seek to control it to ensure better sites elsewhere are not under-used and, in the event of an approval in principle, that development is planned and undertaken to a very high standard to maintain, enhance and reinforce the village edge thereby precluding the merging of distinctly separate settlement areas.

Fig F6



Existing site analysis

#### 4.8 Landscape Quality ~ Overview

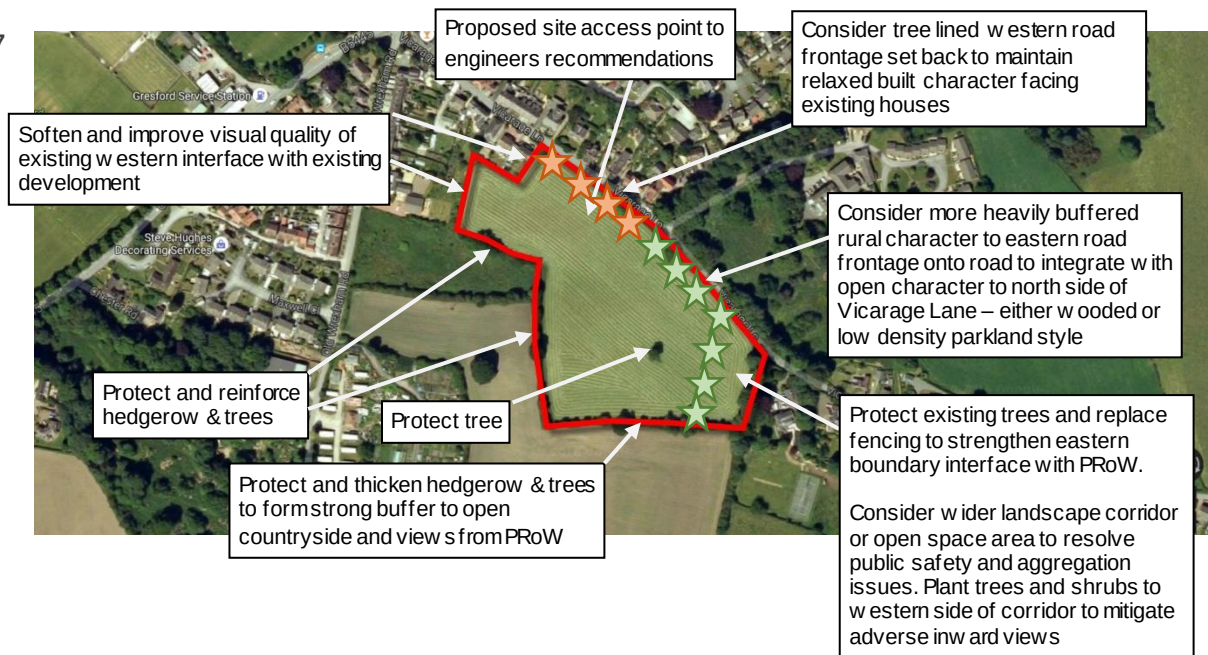
- 4.8.1 With regard for all the preceding landscape assessment evaluations, an appraisal of the site itself and the immediate setting of the proposed development, the overall landscape quality of the site and setting is considered, with specific respect to the criteria set out at Appendix 1, to be of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



## 5.0 Development proposals

- 5.1 In keeping with the iterative methodology LVIA the initial development layout process had regard for the LVIA findings in general and most specifically the site analysis at **Fig F6** and broad design recommendations arising at **Fig F7**. The proposed site layout and landscape mitigation is shown at **drawing ref.08/101/02**. The following impact assessment is based on this layout and the mitigation proposed therein.

**Fig.F7**



- 5.2 The proposed layout (refer to Base Architects site layout drawing) was informed by the preliminary landscape assessment and early drafts were reviewed to ensure as much note of landscape and ecological issue was taken into consideration as possible. The updated landscape layout also accommodated the consulting ecologists initial comments and suggestions.
- 5.3 The site layout envisages 42 units with higher density and closer boundary proximity to the west to permit a linear central open space and wider garden boundaries to the north-east and east creating a more open feel as along the Vicarage Lane frontage as it leaves the village.
- 5.4 The central open space is linear in form to benefit the maximum number of properties and, in keeping with the consulting ecologists recommendations a substantial new mixed native hedge is introduced and linked to the western boundary to form a contiguous wildlife corridor into the site under and to either side of which wide areas of wildflower meadow could be introduced. A similar field hedge is also introduced along the Vicarage Lane frontage where no exists at present and, extending from this, down the eastern boundary as a buffer along the PRoW but set back into the site somewhat to form an open buffer for users of the path.
- 5.5 Footways to the west and east permit pedestrian access / egress between the site to Gresford and onto the PRoW eastwards.



- 5.7 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.



## 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 moderately distant **Clwydian Range and Dee Valley Area of Outstanding Natural Beauty** 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** 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 road 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 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

|                            |                                                                                                                                                                                 |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Grassland / Pasture</b> | The proposal would incur a reasonable reduction in the existing grassland resource which is of minimal agricultural value and only modest ecological value - <b>Low adverse</b> |
| <b>Woodland</b>            | The proposed site layout / grading proposal seeks to retain and protect existing woodland and hedgerow trees - <b>Low adverse</b>                                               |
| <b>Hedgerows</b>           | The proposed site layout / grading proposal seeks to retain and protect existing hedgerows with no clearance required for site access - <b>Low adverse</b>                      |
| <b>Wetland / Marsh</b>     | The proposed site layout / grading proposal would not impact on any known features of wetland value - <b>Negligible / Low adverse</b>                                           |

**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 an attractive but relatively unremarkable interface between urban development to the north and east and the more open, rural landscape to the south and west. Careful considerate design seeks to resolve this interface, protecting existing features of value and enhancing the interior of the site within the proposed development area. 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 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 clearly 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 than **Low / Medium 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 adverse** effect after 5-10 years.

### 6.3.8 Planning History

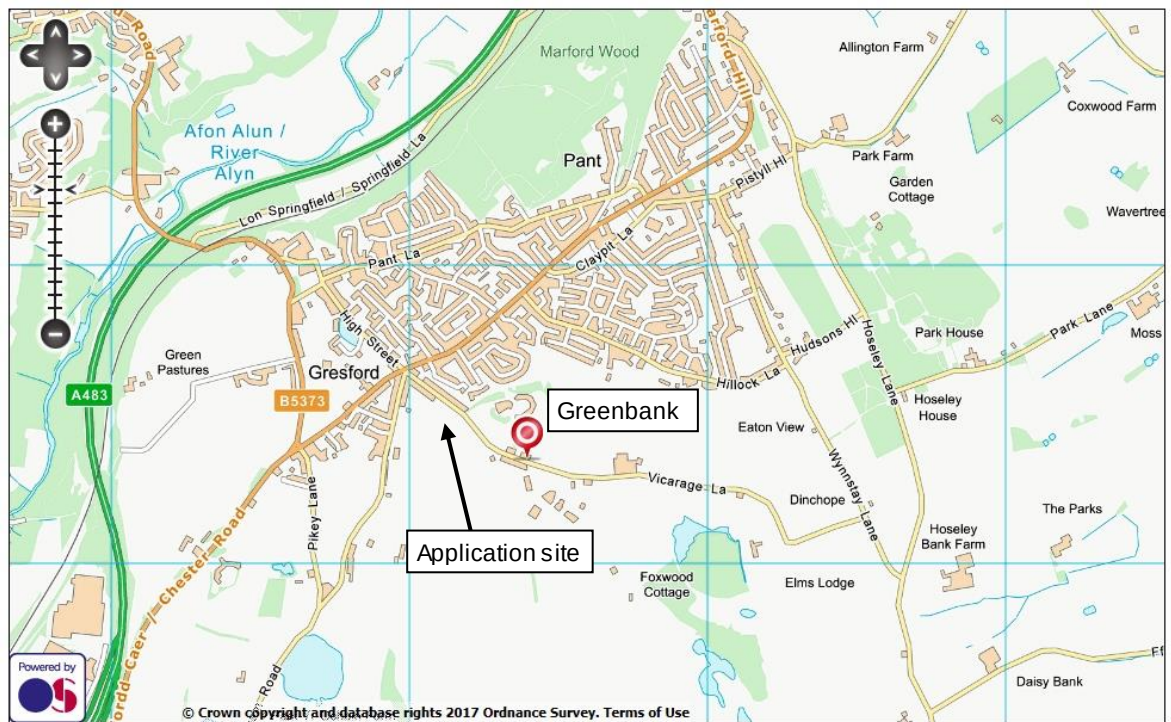
The proposed application area is not known to have any material previous non-agricultural planning history

#### 6.4 Heritage Effects

6.4.1 There are not known to be any significant listed buildings, scheduled ancient monuments or other features of historical value on or immediately nearby whose setting might potentially be adversely affected by development other than **Greenbank** to the east of the application area (**Fig F8**) which is Grade II listed and summarised as being:

*Listed as a good example of a house with an inventive plan form in the picturesque style of the Trevalyn Estate buildings at Marford.*

**Fig F8**



6.4.2 The potential effects of development on Greenbank is specifically discussed below at Section 7 (visual impact) - refer to Viewpoint 8.

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 / Medium adverse impact on landscape character and quality.

## 7.0 Visual Impact Assessment

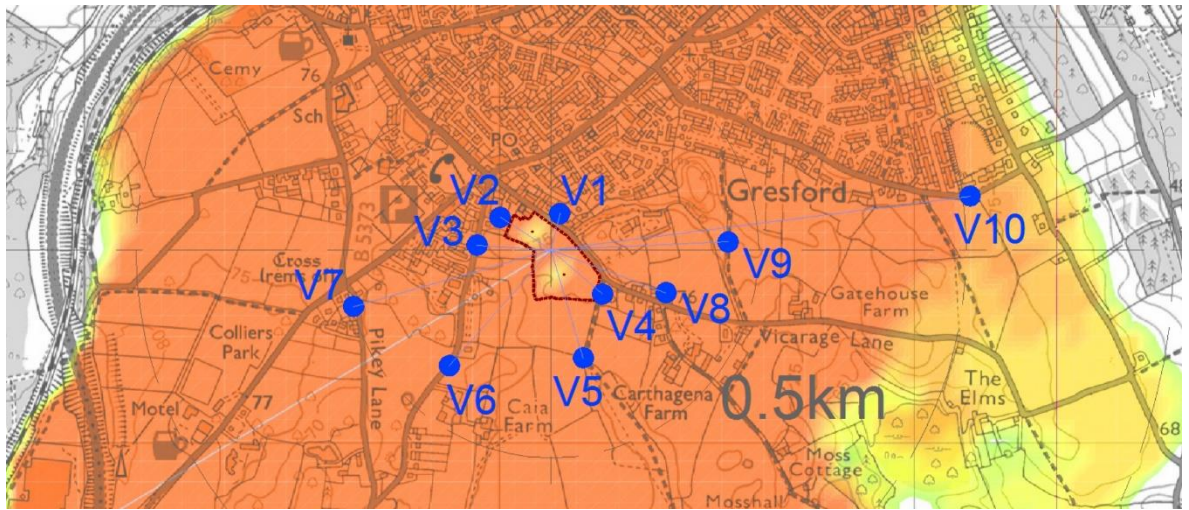
- 7.1.1** The siting of any new housing development is a potentially emotive subject though they are perhaps reasonably accepted in the local landscape here. In order to reconcile the level of intrusiveness in any given proposed location it is necessary to measure impact as quantitatively as possible 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 across the site and at approximately 1/3 and 2/3 of the length of the site. Each location is also assessed for three heights as follows  
(based on Gower Homes standard house type drawings)
- 1.75m** – mid point of ground floor windows
  - 4.3m** – mid point of first floor windows
  - 7.3m** – 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 (08/101/05) 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 08/101/03 T1-T3).
- T1e** Eastern target at 1.75m above ground level (ground floor mid-window level)
  - T1w** Western target at 1.75m above ground level (ground floor mid-window level)
  - T2e** Eastern target at 4.3m above ground level (first floor mid-window level)
  - T2w** Western target at 4.3m above ground level (first floor mid-window level)
  - T3e** Eastern target at 7.3m above ground level (roof ridge line level)
  - T3w** Western 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 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 **1-2Km** radius around the target site at most.
- 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 south from Vicarage Lane and adjacent properties facing onto northern site boundary
  - V2 Views east from properties facing onto western site boundary
  - V3 Views east from Old Wrexham Road
  - V4 Views west from PRow along eastern site boundary running south off Vicarage Lane
  - V5 Views north-west from PRow running south from Vicarage Lane
  - V6 Views north-east from Old Wrexham Road
  - V7 Views north-east from Pikey Lane
  - V8 Effects on setting of listed building - Greenbank
  - V9 Views west from PRow running north off Vicarage Lane
  - V10 Views west from Hillock Lane across PRow running south to Vicarage Lane
- 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.
- 7.2.5 The composite ZTV appraisal makes it clear that, topographically, there is an area of high potential visibility centred around the application site beyond which ground levels drop away precluding any potential views. More distant elevated areas exist with potential visibility but these can almost certainly be ruled out due to the degree of intervening features obstructing actual visibility.
- 7.2.6 Within the immediate area of potential visibility the village itself severely constrains actual inward views from the north and west whilst to the east and the south more distant inward visibility is likely across more open countryside though even here local undulation and intervening natural and built features soon aggregate to a degree that visibility is increasingly constrained beyond 1Km or so (refer to **Fig F9** and **dwg.08/101/05**).

Fig F9



ZTV appraisal extract for area immediately surrounding site showing significant potential viewpoints for further field assessment



7.2.7 From within the centre of Gresford there are unlikely to be any significant visual impacts due to the screening effect of intervening built and natural features.



**V1 Views south from Vicarage Lane and adjacent properties facing onto northern site boundary**

- V1.1 The proposed site is not likely to be visible from within the main village core and only becomes visible, in part, close to the start of the north-western site boundary where Vicarage Lane meets Old Wrexham Road. A high quality, well planted frontage treatment onto Vicarage Lane would largely mitigate outward views eastward bound and maintain the quality of outlook for south facing properties opposite the proposed site along Vicarage Lane.



**V1.1** - View east along Vicarage Lane from Gresford

- V1.2 South and south-eastward views further along Vicarage Lane are more constrained initially by existing development to either side restricting views of the wider site. Boundary softening and setting development back from the roadside would help mitigate the more visible area to the north-west.



**V1.2** - View south east from Vicarage Lane across proposed site

- V1.3 Views south-westward back along Vicarage Lane towards Gresford are relatively wide and open suggesting that a site layout design favouring a more open, well buffered aspect to the road frontage (eastern and north-eastern boundaries) would help integrate the development into its wider landscape setting as the transition from urban fringe to open landscape particularly as the one PRow affected runs along the eastern boundary here.



**V1.3** - View south west from Vicarage Lane across proposed site

**V2 Views east from properties facing onto western site boundary**

- V2.1 Properties at the northern end of Old Wrexham Road are largely oriented either northwards or westwards and so do not have primary views overlooking the proposed site. It is likely that the new roof-scape may be visible from some viewpoints and from the first floor of some properties. Views from the first floor are not generally a highly significant receptor and other roof-scape effects can be satisfactorily mitigated by a comprehensive western boundary and internal planting scheme to fragment and filter inward views.



**V2.1** – View showing properties along Old Wrexham Road on, or close to, the western site boundary



**V3 Views east from Old Wrexham Road**

- V3.1 Views east from the northern end of Old Wrexham Road are constrained by a well-developed roadside hedge and other intervening features which significantly constrain views towards the proposed site though it is likely that the new roof-scape may be visible from some viewpoints which can be satisfactorily mitigated by a comprehensive western boundary and internal planting scheme to fragment and filter inward views.



**V3.1** – View east from Old Wrexham Road close to junction with Vicarage Lane

**V4 Views west from PRoW along eastern site boundary running south off Vicarage Lane**

- V4.1 The existing eastern site boundary immediately abuts a Public Right of way weakly defined by fencing and fragmented vegetation permitting open inward views westwards across the application area. Development of the site would lead to adverse visual effects requiring mitigation by strong reinforcement of this boundary but without forming a narrow corridor which would be visually claustrophobic and, as a public right of way, a potential risk to public safety. The actual boundary should be defined by replacement fencing giving way, westwards, to an **open space area** backed internally by taller vegetation to leave a broad open corridor with good visibility for public safety whilst mitigating adverse inward views and also breaking the possibility of aggregation between Gresford and the small settlement to the east.



**V4.1** - Views west from PRoW along eastern site boundary



**V5 Views north-west from PRow running south from Vicarage Lane**

Views north-west from the PRow running south from the corner of the site boundary would be largely precluded by the existing hedgerow along the southern site boundary and alongside the PRow but some intermittent inward visibility may still arise at gaps and at roof-scape level so further mitigation by boundary reinforcement planting would be advisable.



**V5.1** - Views north-west from the PRow running south from the corner of the site boundary

**V6 Views north-east from Old Wrexham Road**

More distant north-eastward views from Old Wrexham Road are largely screened by intervening vegetation and built features though some transient, glimpsed views of the new development may be possible from some locations and some existing properties may have oblique views. Such effects can be satisfactorily mitigated by a comprehensive boundary and internal planting scheme to fragment and filter inward views.



**V6.1** – Views north-east from Old Wrexham Road running south from Gresford



**V7 Views north-east from Pikey Lane**

- V7.1 Though theoretically possible some inward visibility from this area is mostly obscured by intervening vegetation and built features though some transient, glimpsed views of the new development roof-scape still may be possible in places. Such effects can be satisfactorily mitigated by a comprehensive boundary and internal planting scheme to fragment and filter inward views.



**V7.1** - Views north-east from Pikey Lane

**V8 Effects on setting of listed building - Greenbank**

Views westward from properties east of the site are significantly screened by intervening built and natural features but some filtered roof-scape visibility may still arise. A high quality, well planted landscape scene would significantly improve such views and a scheme with diminishing density eastwards to a more open character would help in the transition from urban fringe to open landscape adjacent to these properties. **The setting of the Listed Building is unlikely to be detrimentally affected.**



**V8.1** - View east along Vicarage Lane showing heavily vegetated boundary of Greenbank (Grade II listed) behind the stone wall to the right of the highway.



**V9 Views west from PRow running north off Vicarage Lane**

Views westward from the PRow running north from Vicarage Lane are significantly screened by intervening built and natural features but some filtered roof-scape visibility may still arise. A high quality, well planted landscape scene would significantly improve such views and a scheme with diminishing density eastwards to a more open character would help in the transition from urban fringe to open landscape adjacent to these properties.



**V9.1** - Views west from PRow running north off Vicarage Lane

**V10 Views west from Hillock Lane across PRow running south to Vicarage Lane**

Views south-westward from Hillock Lane, properties to its south side and the PRow linking it to Vicarage Lane are significantly screened by intervening built and natural features but some filtered roof-scape visibility may still arise. A high quality, well planted landscape scene would significantly improve such views and a scheme with diminishing density eastwards to a more open character would help in the transition from urban fringe to open landscape adjacent to these properties.



**V10.1** - View south-west from Hillock Lane across PRow running south to Vicarage Lane

### 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 residential development 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 42 new dwellings on a single parcel of agricultural land immediately abutting the southern end of Gresford 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 west and the more open, rural landscape to the south and 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 appear to detrimentally affect the setting of a 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

|               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>High</b>   | 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 |
| <b>Medium</b> | 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.          |
| <b>Low</b>    | 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

|                   |                                                                                                                                                                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>High</b>       | 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.                                                                |
| <b>Medium</b>     | 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. |
| <b>Low</b>        | 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.                                                                      |
| <b>Negligible</b> | 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

|                    |                                                                                                                                                                                                                            |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>None</b>        | No part of the development, or work or activity associated with it, is discernible.                                                                                                                                        |
| <b>Negligible</b>  | 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.                                    |
| <b>Slight</b>      | 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. |
| <b>Moderate</b>    | The proposals may form a visible and recognisable new element within the overall scene and may be readily noticed by the observer or receptor                                                                              |
| <b>Substantial</b> | The proposals form a significant and immediately apparent part of the scene that affects and changes its overall character.                                                                                                |
| <b>Severe</b>      | The proposals become the dominant feature of the scene to which other elements become subordinate and they significantly affect and change its character.                                                                  |





| Geological Landscape                                    |                                                                                                                                  |                                                                                                                                                                                                                                                   |
|---------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Aspect Area Name</b>                                 | Borras                                                                                                                           |  <a href="http://landmapmapxtremetest.esdm.co.uk/MapImage/WMMMap56850313063737.png">http://landmapmapxtremetest.esdm.co.uk/MapImage/WMMMap56850313063737.png</a> |
| <b>Aspect Area Classification</b>                       | Lowland hills and valleys/Lowland glacial and fluvioglacial depositional terrain/Lowland glacial outwash plain / field (Level 3) |                                                                                                                                                                                                                                                   |
| <b>Aspect Area Code</b>                                 | WRXHMGL080                                                                                                                       |                                                                                                                                                                                                                                                   |
| <b>Date Of Survey : 08/01/2008</b>                      |                                                                                                                                  |                                                                                                                                                                                                                                                   |
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## Description

|                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>What is the geographical and topographical character of this area?</b>                                           | Key section of the famous "Wrexham Delta Terrace", forming a platform to the E and NE of Wrexham city dominated by glacial sand and gravel (Quaternary, Pleistocene). Surface characteristically irregular, especially S of Gresford where rounded depressions, some flooded, represent glacial "kettle holes". Surface typically at around 70-75m above sea level, with a low escarpment-like feature to the E (dropping to around 50-60m). Sand and gravel workings typical, including large active site W of Borras. |
| <b>What is the characteristic Level 3 component of the area?</b>                                                    | Lowland glacial outwash plain / field                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Which of the following is a significant contributor to the geological character of the area?</b>                 | Superficial deposits (Glacial/ fluvioglacial sand and gravel dominates with minor till [QUATERNARY: PLEISTOCENE (DEVENSIAN)]. Minor peat in some kettle holes [QUATERNARY: HOLOCENE].)<br>Active processes (Peat formation.)<br>Past processes (Fluvioglacial/ glacial.)                                                                                                                                                                                                                                                |
| <b>What additional subsidiary Level 3 components are notable?</b>                                                   | Mineral workings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>What Level 4 components are notable in this area?</b>                                                            | Slope<br>Kettle hole<br>Opencast mine, gravel or sand pit<br>Urban / industrial development                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>What active geological and geomorphological processes are significant in this area?</b>                          | Peat formation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Are there components of significant hydrological importance?</b>                                                 | Yes (Ponds in kettle holes.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Are there any pedological processes that are significant in the area or have had a landscape forming effect?</b> | Yes (Peat formation.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Is there current mineral extraction?</b>                                                                         | Yes (Sand and gravel.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Has there been mineral extraction in the past?</b>                                                               | Yes (Sand and gravel.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Are there SSSI/GCR sites here?</b>                                                                               | Yes (Vicarage Moss SSSI (SJ359541) (Vicarage Moss GCR site [Quaternary of Wales]).)                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Are there geological SINC, 2nd tier, or RIGS sites in the area?</b>                                              | Yes (Vicarage Gorse, Borras RIGS (SJ360536) [Quaternary of Wales].)                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

## Evaluation

|                  |                                                                                                                                                                                                                        |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Value</b>     | Outstanding (Key area of the famous fluvioglacial "Wrexham delta terrace" with geomorphological features of national and regional importance including well developed kettle holes and exposures in working quarries.) |
| <b>Condition</b> | Good (Dominantly rural area with limited significant development, but including active sand and gravel quarries.)                                                                                                      |
| <b>Trend</b>     | Declining (Dominantly rural area with limited significant development, but including active sand and gravel quarries. Unprotected features may be being removed by quarrying, however.)                                |

|                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Recommendations                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Existing management                                                                                                  | Generally Appropriate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Principal management recommendations                                                                                 | Ensure that no significant geological or geomorphological features are lost or damaged (e.g. due to development, forestry, etc) and that RIGS sites are protected through development plan policies and constraint mapping and SSSI through implementation of management plan.                                                                                                                                                                                                                                                                                                            |
| Guideline                                                                                                            | Immediate (Ensure that RIGS sites are protected through development plan policies and constraint mapping and SSSI through implementation of management plan.)<br>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? | Yes (Unprotected features including kettle holes may be being removed by quarrying. No loss of such features should be considered acceptable and a survey may be required to identify surviving landforms and assist quarry development by directing works away from key features.)                                                                                                                                                                                                                                                                                                       |
| 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 urban development to W and N and base of feature to E.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Evaluation Matrix                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Evaluation Criteria: Research Value                                                                                  | Outstanding (Key area of the famous fluvioglacial "Wrexham delta terrace" with geomorphological features of national and regional importance including well developed kettle holes and exposures in working quarries.)                                                                                                                                                                                                                                                                                                                                                                    |
| Evaluation Criteria: Educational Value                                                                               | Outstanding (Key area of the famous fluvioglacial "Wrexham delta terrace" with geomorphological features of national and regional importance including well developed kettle holes and exposures in working quarries.)                                                                                                                                                                                                                                                                                                                                                                    |
| Evaluation Criteria: Historical Value                                                                                | Outstanding (Key area of the famous fluvioglacial "Wrexham delta terrace" with geomorphological features of national and regional importance including well developed kettle holes and exposures in working quarries.)                                                                                                                                                                                                                                                                                                                                                                    |
| Evaluation Criteria: Rarity / Uniqueness                                                                             | High (Key area of the famous fluvioglacial "Wrexham delta terrace" with geomorphological features of national and regional importance including well developed kettle holes and exposures in working quarries.)                                                                                                                                                                                                                                                                                                                                                                           |
| Evaluation Criteria: Classic Example                                                                                 | Outstanding (Key area of the famous fluvioglacial "Wrexham delta terrace" with geomorphological features of national and regional importance including well developed kettle holes and exposures in working quarries.)                                                                                                                                                                                                                                                                                                                                                                    |
| Evaluation Criteria: Overall Evaluation                                                                              | Outstanding (Key area of the famous fluvioglacial "Wrexham delta terrace" with geomorphological features of national and regional importance including well developed kettle holes and exposures in working quarries.)                                                                                                                                                                                                                                                                                                                                                                    |
| Justification of overall evaluation                                                                                  | Key area of the famous fluvioglacial "Wrexham delta terrace" with geomorphological features of national and regional importance including well developed kettle holes and exposures in working quarries.                                                                                                                                                                                                                                                                                                                                                                                  |
| Bibliography                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| List the key sources used for this assessment                                                                        | BALL, D.F. (1982), Mineral Assessment Report, Institute of Geological Sciences, No. 106; BRITISH GEOLOGICAL SURVEY (1994), Wrexham (Sheet 121); DUNKLEY, P.N. (1981), Mineral Assessment Report, Institute of Geological Sciences, No. 61; HAINS, B.A. (1991), British Geological Survey Technical Report (Onshore geology series) WA/91/4; ORDNANCE SURVEY (2000), Explorer 256 (1:25,000 scale); ROBERTS, R. (2004), Earth Science Technical Annex. In: Wrexham LANDMAP: Volume 2. (WCB and CCW); WEDD, C.B. et al. (1927-1928), Memoirs of the Geological Survey, Sheet 121 (Wrexham). |
| Assessment                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Additional Assessments                                                                                               | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Additional Comments                                                                                                  | Additional Level 4 features include: Disused quarry.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Monitoring                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Has the information ever been verified in the field?                                                                 | Yes (Field traverse.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Does this area have a special or functional link with an adjacent area?                                              | Yes (Forms part of glacial and fluvioglacial "Wrexham Delta Terrace" complex (includes WRXHMGL064, 065, 066, 068, 069, 074, 080, 086, 098, 100).)                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Description                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| If Classification is "Other", specify here                                                                           | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Recommendations                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Existing management remarks:                                                                                         | Dominantly rural area with limited significant development, but including active sand and gravel quarries. Unprotected features may be being removed by quarrying, however.                                                                                                                                                                                                                                                                                                                                                                                                               |
| Description                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Where drift dominated, what is the dominant drift deposit?                                                           | Fluvioglacial                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |



| Historic Landscape                                                                                                                                                                                                                                  |                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| Aspect Area Name                                                                                                                                                                                                                                    | Llan-y-pwll                                                   |
| Aspect Area Classification                                                                                                                                                                                                                          | Rural environment/Agricultural/Irregular Landscapes (Level 3) |
| Aspect Area Code                                                                                                                                                                                                                                    | WRXHMHL016                                                    |
| Date Of Survey : 06/11/2007                                                                                                                                                                                                                         |                                                               |
|  <a href="http://landmapmapxtremetest.esdm.co.uk/MapImage/WMMMap732966201427817.png">http://landmapmapxtremetest.esdm.co.uk/MapImage/WMMMap732966201427817.png</a> |                                                               |
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## Description

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  
Reclaimed land  
Designed Landscape  
Processing/Manufacturing  
Recreational  
Extractive

## 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

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?

Roman  
Medieval (to 1536)  
Post Medieval (1536+)

Has a Historic Landscape Characterisation been undertaken here?

No

Are there SMR sites here?

Yes

Are there SAMs here?

No

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

## Aspect Area Boundary

To what level was this

Level 3

|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>information site-surveyed?</b>                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>At 1:10,000, how much of the Aspect Area boundary is precise?</b>               | All                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>What baseline information source was used for Aspect Area boundary mapping?</b> | OS Raster                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>If OS Data was used, what was the scale?</b>                                    | 1:10,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>What is the justification for the Aspect Area boundaries?</b>                   | Defining a distinctive area of irregular fieldscape between Wrexham and the Dee valley...                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Bibliography</b>                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>List the key sources used for this assessment</b>                               | For full bibliography see Wrexham LANDMAP Updated Historic Landscape Aspect, Technical Report, 2007 individual site details drawn from CPAT Regional Historic Environment Record                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Assessment</b>                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Additional Assessments</b>                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Additional Comments</b>                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Evaluation Matrix</b>                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Evaluation Criteria: Overall Evaluation</b>                                     | Moderate (See overall justification.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Justification of overall evaluation</b>                                         | An area of mixed fields and diffuse archaeology with no clear focus                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Evaluation</b>                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Condition:</b>                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Value:</b>                                                                      | Moderate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Trend:</b>                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Recommendations</b>                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Existing management</b>                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Existing management remarks:</b>                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Principal management recommendations</b>                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Guideline</b>                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Description</b>                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Summary Description / Key Patterns and Elements</b>                             | An area of mixed irregular fields, some preserving relict areas of Medieval strip fields, occupying the undulating land between the more orderly fieldscapes of the Dee valley and the eastern fringe of Wrexham... It contains a scatter of minor country houses, most notably the 16th century Borrass Hall, Borrass Head and Pant-yr-Ochain and their estates and other minor areas of parkland, as well as farms and land formerly belonging to the larger, neighbouring, Holt and Erlas estates... As its name suggests the area also contains a number of small lakes and pools, and the localised remains of small scale sand and gravel extraction - some of which are also now water-filled... The areas also contains a modern golf course... |
| <b>If Classification is "Other", specify here</b>                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Evaluation Matrix</b>                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Evaluation Criteria: Integrity</b>                                              | Moderate (See overall justification.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Evaluation Criteria: Potential</b>                                              | Moderate (See overall justification.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Evaluation Criteria: Rarity</b>                                                 | Moderate (See overall justification.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Evaluation Criteria: Survival</b>                                               | N/A (See overall justification.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Evaluation Criteria: Condition</b>                                              | Moderate (See overall justification.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Monitoring</b>                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Date of monitoring?</b>                                                         | 2017-03-15                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Monitoring undertaken by</b>                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

[Print to PDF](#)

| Cultural Landscape                                      |                                                                     |                                                                                                                                                                                                                                                 |
|---------------------------------------------------------|---------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Aspect Area Name</b>                                 | <b>Maelor Gymraeg (North)</b>                                       |  <a href="http://landmapmapxtremetest.esdm.co.uk/MapImage/WMMMap8894337082081.png">http://landmapmapxtremetest.esdm.co.uk/MapImage/WMMMap8894337082081.png</a> |
| <b>Aspect Area Classification</b>                       | <b>Influences/Material expressions/Rural/Agricultural (Level 4)</b> |                                                                                                                                                                                                                                                 |
| <b>Aspect Area Code</b>                                 | <b>WRXHMCL013</b>                                                   |                                                                                                                                                                                                                                                 |
| <b>Date Of Survey : 02/10/2006</b>                      |                                                                     |                                                                                                                                                                                                                                                 |
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## Monitoring

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

## Description

|                                                                                                                                                              |                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>The classification at level 3 describes the dominant cultural context, but which other contexts are important to the cultural landscape of this area?</b> | Rural<br>Infrastructure                                                                                                                                                                       |
| <b>Which level 4 classes are particularly significant to the cultural landscape character of this area - Influences?</b>                                     | Agricultural<br>Rural Crafts<br>Rural Settlement<br>Trade, Retail & Commercial                                                                                                                |
| <b>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?</b>  | 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.) |
| <b>To what extent is the cultural information widely recognised or appreciated?</b>                                                                          | 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.) |
| <b>Are there any artistic expressions that are particularly famous or associated with the Aspect Area?</b>                                                   | Not known                                                                                                                                                                                     |
| <b>Are there any people / movements / institutions that are particularly famous or associated with the Aspect Area?</b>                                      | Not known                                                                                                                                                                                     |
| <b>Is there any folklore or are there legends that are particularly famous or associated with the Aspect Area?</b>                                           | Not known                                                                                                                                                                                     |
| <b>Are there any events/traditions that are particularly famous or associated with the Aspect Area?</b>                                                      | Not known                                                                                                                                                                                     |
| <b>Are there any technical / scientific discoveries that are particularly famous or associated with the Aspect Area?</b>                                     | Not known                                                                                                                                                                                     |
| <b>What are the attributes of the cultural elements in the Aspect Area?</b>                                                                                  | Transitional                                                                                                                                                                                  |
| <b>What chronological periods are culturally dominant in the area?</b>                                                                                       | Post 1950<br>Inter War<br>Victorian & Edwardian<br>Georgian<br>Late Medieval                                                                                                                  |



|                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Are there certain place-names in the area that are particularly significant?</b>                                             | Yes                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Summary Description: (no more than 150 words)</b>                                                                            | 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. |
| <b>Tolerance To Change</b>                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Are there any significant threats to the current integrity and condition of the Cultural Landscape features of the area?</b> | Yes (Growing separation between residence and employment.)                                                                                                                                                                                                                                                                                                                                                           |
| <b>Description</b>                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>If yes, give examples of the place-names and their significance</b>                                                          | "Yes" in the sense that the aspect area is an interesting mix of Welsh and English.<br>N/a.<br>N/a.                                                                                                                                                                                                                                                                                                                  |
| <b>Aspect Area Boundary</b>                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>To what level was this information site-surveyed?</b>                                                                        | Level 4                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>At 1:10,000, how much of the Aspect Area boundary is precise?</b>                                                            | Most (Some of the boundaries are necessarily subjective.)                                                                                                                                                                                                                                                                                                                                                            |
| <b>What baseline information source was used for Aspect Area boundary mapping?</b>                                              | OS Raster                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>If OS Data was used, what was the scale?</b>                                                                                 | 1:10,000                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>What is the justification for the Aspect Area boundaries?</b>                                                                | 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.                                                                                                                                                                                                                                 |
| <b>Bibliography</b>                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>List the key sources used for this assessment</b>                                                                            | Principal bibliography: CPAT; Hubbard; Smith; principal consultee: K. Kucharski                                                                                                                                                                                                                                                                                                                                      |
| <b>Assessment</b>                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Additional Assessments</b>                                                                                                   | N/a.                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Additional Comments</b>                                                                                                      | N/a.                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Evaluation Matrix</b>                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Evaluation Criteria: Overall Evaluation</b>                                                                                  | Moderate (Moderate as an area undergoing significant change which may be leading to loss of cultural cohesion.)                                                                                                                                                                                                                                                                                                      |
| <b>Justification of overall evaluation</b>                                                                                      | Moderate as an area undergoing significant change which may be leading to loss of cultural cohesion.                                                                                                                                                                                                                                                                                                                 |
| <b>Evaluation Criteria: Recognition/transparency</b>                                                                            | 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.)                                                                                                                                                                                                                                                 |
| <b>Evaluation Criteria: Period</b>                                                                                              | Very apparent (High for the mixture of historical periods evident in the present landscape.)                                                                                                                                                                                                                                                                                                                         |
| <b>Evaluation Criteria: Rarity (Culture)</b>                                                                                    | Representative (Moderate as effectively part of the Cheshire landscape in terms of economy and society.)                                                                                                                                                                                                                                                                                                             |
| <b>Evaluation Criteria: Documentation</b>                                                                                       | Moderate (A number of sources have been identified.)                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Evaluation Criteria: Group Value</b>                                                                                         | Considerable (For the visual relationship of landscape and features.)                                                                                                                                                                                                                                                                                                                                                |
| <b>Evaluation Criteria: Survival</b>                                                                                            | N/A (Many traditional features (e.g. small settlements, large traditional farms, etc.) survive but character is being effaced.)                                                                                                                                                                                                                                                                                      |
| <b>Evaluation Criteria: Vulnerability</b>                                                                                       | Tolerant (Vulnerable to further change in the agricultural sector.)                                                                                                                                                                                                                                                                                                                                                  |
| <b>Evaluation Criteria: Diversity</b>                                                                                           | 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.)                                                                                                                                                                                 |
| <b>Evaluation Criteria: Potential (Culture)</b>                                                                                 | 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.)                                                                                                                                                                                                             |
| <b>Description</b>                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Which level 4 classes are particularly significant to the cultural landscape character of this area - Associations?</b>      | Sense of Place<br>Land Holdings                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Evaluation</b>                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Condition:</b>                                                                                                               | Fair (Difficult to assess but the pace and nature of social and agricultural change seems little understood.)                                                                                                                                                                                                                                                                                                        |
| <b>Value:</b>                                                                                                                   | Moderate (Of regional value.)                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Trend:</b>                                                                                                                   | 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.)                                                                                                                                                                                                                                     |
| <b>Recommendations</b>                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Existing management:</b>                                                                                                     | Generally Inappropriate                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Existing management remarks:</b>                                                                                             | It is not clear whether there is an explicit cultural management regime in any sense in place.                                                                                                                                                                                                                                                                                                                       |
| <b>Principal management recommendations</b>                                                                                     | Monitoring for social and agricultural change.                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Guideline</b>                                                                                                                | Immediate (Monitoring for social and agricultural change.)                                                                                                                                                                                                                                                                                                                                                           |

| Landscape Habitats                                      |                                                                                      |                                                                                                                                                                                                                                                     |
|---------------------------------------------------------|--------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Aspect Area Name</b>                                 | Llay grasslands                                                                      |  <a href="http://landmapmapxtremetest.esdm.co.uk/MapImage/WMMMap030782045295222.png">http://landmapmapxtremetest.esdm.co.uk/MapImage/WMMMap030782045295222.png</a> |
| <b>Aspect Area Classification</b>                       | Dry (Relatively) Terrestrial Habitats/Grassland & Marsh/Improved Grassland (Level 3) |                                                                                                                                                                                                                                                     |
| <b>Aspect Area Code</b>                                 | WRXHMLH041                                                                           |                                                                                                                                                                                                                                                     |
| <b>Date Of Survey : 10/08/2007</b>                      |                                                                                      |                                                                                                                                                                                                                                                     |
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## Monitoring

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|--------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| <b>Does this area have a special or functional link with an adjacent area?</b> | Yes (Many small streams link through this Aspect Area to WRXHMLH029 (Eyton Grassland).) |
| <b>What is the total land area within the boundary (in hectares)?</b>          |                                                                                         |

## Description

|                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>What are the dominant soil types? (specify up to 3 types)</b>                                                                                                                      | Brown soils<br>Surface-water gley soils                                                                                                                                                                                                                                                                                                                                                            |
| <b>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.</b> | Semi-natural Broadleaved Woodland (5)<br>Improved Grassland (56)<br>Arable (17)<br>Semi-improved Neutral Grassland (4)<br>Amenity Grassland (3)                                                                                                                                                                                                                                                    |
| <b>Does the area contain habitats of international importance?</b>                                                                                                                    | Yes                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Does the area contain BAP habitats?</b>                                                                                                                                            | Yes                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Does the area contain protected sites?</b>                                                                                                                                         | Yes                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>If yes, which ones?</b>                                                                                                                                                            | Local wildlife site (Borras Wood North, Cefn Park, Vicarage Gorse, Nant Y Gaer & Llay Valley, Burton Tower Lake, Rackery Wood, Millington Wood, Ballswood Quarry & Cockpit Wood, Pant Yr Ochain, Alyn Waters, Blast Road Pond, Alyn Waters, Bryn Alyn & Wormswood, Woodlands and Fishpond Wood, Borras Bog)<br>SSSI (Marford Quarry; Llay Bog, Chwael Singret, Vicarage Moss)<br>LNR (Alyn waters) |
| <b>Approximately what proportion of the Aspect Area is within the protected site?</b>                                                                                                 | 11-20%                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Does the area support important species?</b>                                                                                                                                       | Yes                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Are there any significant threat species present in abundance? (Field visit required)</b>                                                                                          | Not known                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>What other features significantly influence the biodiversity in this area?</b>                                                                                                     | Streams<br>Hedgerows<br>Veteran Trees                                                                                                                                                                                                                                                                                                                                                              |
| <b>Are any of these features in a very good condition? (Field visit required)</b>                                                                                                     | Some (The ponds formed in the kettle holes at Vicarage moss are recorded as being in fair condition.)                                                                                                                                                                                                                                                                                              |
| <b>Are any of these features in a poor condition? (Field visit required)</b>                                                                                                          | Unknown                                                                                                                                                                                                                                                                                                                                                                                            |

|                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>What are the main land management activities taking place in the area? (Field visit required)</b>             | Cultivation<br>Stock grazing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Do any of the above appear to have an appreciable positive impact on biodiversity? (Field visit required)</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Do any of the above appear to have an appreciable negative impact on biodiversity? (Field visit required)</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Is the biodiversity in the area in any way threatened?</b>                                                    | Not known                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Are there clear opportunities to improve the biodiversity aspect of this area?</b>                            | Yes (Maintaining the linkages in the landscape by enhancing hedgerows, scrub and woodland will help enhance and preserve this important area for the many species which use it.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Summarise the key features that define this area's biodiversity character</b>                                 | An area of mixed grassland and arable farming east of Wrexham, forming the start of the sand and gravel soil formations of the Wrexham Delta Terrace. There are three SSSI's associated with areas of kettle holes or old sand and quarry workings. Diversity is increased by a number of small woodlands, as well as some restored sand and gravel workings, where the resulting areas of water and surrounding scrubby woodland have been designated as local wildlife sites. There are salmon and otter recording from the River Alyn which flows through the aspect area. There is also an area of parkland with veteran trees, and being on the urban fringe of Wrexham, two golf courses, and a country park. |
| <b>Evaluation</b>                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Value</b>                                                                                                     | High (This mosaic of pasture, arable land, parkland and water bodies contains a number of locally and nationally interesting habitats and has been classified as of high diversity value.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Condition</b>                                                                                                 | Unassessed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Trend</b>                                                                                                     | Unassessed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Description</b>                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>If yes, which habitats of international importance?</b>                                                       | Active raised bogs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>If yes, which BAP habitats?</b>                                                                               | Wood-pasture & Parkland<br>Lowland Raised Bog                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Recommendations</b>                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Existing management</b>                                                                                       | Generally Appropriate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Principal management recommendations</b>                                                                      | Enhance connectivity throughout the area by replanting gappy hedges and plant additional woodland.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Guideline</b>                                                                                                 | Medium Term (Plant additional woodland areas to maintain connectivity.)<br>Medium Term (Where hedges are gappy, replant and lay.)<br>Medium Term (Retain potential green networks and develop green networks.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Monitoring</b>                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Has the information ever been verified in the field?</b>                                                      | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Aspect Area Boundary</b>                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>To what level was this information site-surveyed?</b>                                                         | Level 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>At 1:10,000, how much of the Aspect Area boundary is precise?</b>                                             | Most (To the east the boundary marks the break in slope from this gently rolling land to the flatter plain. To the west the large urban areas forms most of the boundary.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>What baseline information source was used for Aspect Area boundary mapping?</b>                               | Aerial photographs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>If OS Data was used, what was the scale?</b>                                                                  | 1:25,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>What is the justification for the Aspect Area boundaries?</b>                                                 | The boundary to the north follows the county boundary. To the east the boundary marks the break in slope from this gently rolling land to the flatter plain. To the west the large urban areas forms most of the boundary.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Bibliography</b>                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>List the key sources used for this assessment</b>                                                             | 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.                                                                                                                                                                                                                                                             |
| <b>Assessment</b>                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Additional Assessments</b>                                                                                    | A large mosaic of pasture, arable land, parkland and water bodies contains a number of locally and nationally interesting habitats and species.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Additional Comments</b>                                                                                       | Species records used in the study are not comprehensive and the absence of species in an area may well be an indication of incomplete records rather than a true lack. Land managers, developers, planners and other land users will need to satisfy themselves as to the occurrence of such species within the area if existing land management or management changes might affect these species in the future. A first step to procuring this data will be to consult with the local biodiversity records centre.                                                                                                                                                                                                 |
| <b>Evaluation Matrix</b>                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Evaluation Criteria: Priority Habitats</b>                                                                    | High (The area contains small fields bounded by hedges with scattered trees, together with a number of small woods, and some significant ponds and raised mires. All of these in a traditional agricultural landscape provide                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

|                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                              | important refuge for animal and plant species.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Evaluation Criteria: Significance</b>                                                     | High (There are several nationally important habitats in this area connected by small woodlands and hedges to form an important resource.)                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Evaluation Criteria: Opportunity</b>                                                      | High (With active management to enhance connectivity this area would increase its biodiversity value.)                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Evaluation Criteria: Expansion rates</b>                                                  | Unassessed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Evaluation Criteria: Sensitivity</b>                                                      | Unassessed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Evaluation Criteria: Connectivity/Cohesion</b>                                            | High (The small field pattern with many hedges and mature trees provides a good degree of connectivity.)                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Evaluation Criteria: Habitat Evaluation</b>                                               | High (The fields bounded by hedges with scattered trees, together with a number of small woods, and the significant ponds and wetlands gives this area a high evaluation.)                                                                                                                                                                                                                                                                                                                                                                |
| <b>Evaluation Criteria: Importance for key species</b>                                       | High (The area is of importance for the BAP species the Great Crested Newt ( <i>Triturus cristatus</i> ), the raised mires and woodlands also support many interesting species.)                                                                                                                                                                                                                                                                                                                                                          |
| <b>Evaluation Criteria: Overall Evaluation Habitat and Species</b>                           | High (A landscape with many pockets of high biodiversity features that support some important national and international species.)                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Description</b>                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>If yes, which species? (for each of the species, also note the source of information)</b> | CCW records and the previous survey record great crested newt, <i>Triturus cristatus</i> who use the small ponds as do other common amphibian, insect and bird species. Within the streams otter, <i>Lutra lutra</i> : water vole, <i>Arvicola terrestris</i> : skylark, <i>Alauda arvensis</i> : linnet, <i>Carduelis cannabina</i> and song thrush, <i>Turdus philomelos</i> . There are also other specific records for the SSSI's which contain a range of rare and uncommon species which we have not space to cover in this report. |
| <b>Evaluation Matrix</b>                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Justification of overall evaluation</b>                                                   | This mosaic of pasture, arable land, parkland and water bodies contains a number of locally and nationally interesting habitats and has been classified as of high diversity value.                                                                                                                                                                                                                                                                                                                                                       |
| <b>Recommendations</b>                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Existing management remarks:</b>                                                          | The smaller fields are mainly grazing or cut for hay and silage, larger fields have arable cropping.                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Monitoring</b>                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Date of monitoring?</b>                                                                   | 2016-03-10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Monitoring undertaken by</b>                                                              | Stages 1, 2 and 3 change detection, field verification and amendment completed by Environment Systems in conjunction with the local planning authority. Quality Assurance completed by TACP                                                                                                                                                                                                                                                                                                                                               |
| <b>Has this record has been updated following monitoring work?</b>                           | This record has been updated following monitoring work as more up to date information is available                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Change indicated by</b>                                                                   | Phase 1 Habitat Survey & Seasonal Change Maps                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>What has changed?</b>                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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|                                            |                                                                                                                                                                                                   |
|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                            | Medium Term (Encouragement to mixture of "dormitory" and "non-dormitory" occupation and employment patterns.)<br>Long Term (Consideration to long-term place of agriculture in regional economy.) |
| Description                                |                                                                                                                                                                                                   |
| If Classification is "Other", specify here |                                                                                                                                                                                                   |

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| Visual and Sensory                                      |                                                                       |                                                                                                                                                                                                                                                   |
|---------------------------------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Aspect Area Name</b>                                 | <b>Pant yr Ochain Area</b>                                            |  <a href="http://landmapmapxtremetest.esdm.co.uk/MapImage/WMMMap31723395046394.png">http://landmapmapxtremetest.esdm.co.uk/MapImage/WMMMap31723395046394.png</a> |
| <b>Aspect Area Classification</b>                       | <b>Lowland/Rolling<br/>Lowland/Open Rolling<br/>Lowland (Level 3)</b> |                                                                                                                                                                                                                                                   |
| <b>Aspect Area Code</b>                                 | <b>WRXHMVS068</b>                                                     |                                                                                                                                                                                                                                                   |
| <b>Date Of Survey : 22/09/2007</b>                      |                                                                       |                                                                                                                                                                                                                                                   |
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## Description

|                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Physical Form And Elements: Topographic Form?</b>    | Rolling/Undulating                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Physical Form And Elements: Landcover Pattern?</b>   | Field Pattern/Mosaic                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Aesthetic Qualities: Scale?</b>                      | Medium                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Aesthetic Qualities: Sense of Enclosure?</b>         | Open                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Aesthetic Qualities: Diversity?</b>                  | Diverse                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Aesthetic Qualities: Texture?</b>                    | Medium                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Aesthetic Qualities: Lines?</b>                      | Curved                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Aesthetic Qualities: Colour?</b>                     | Muted                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Aesthetic Qualities: Balance?</b>                    | Harmonious                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Aesthetic Qualities: Unity?</b>                      | Unity                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Aesthetic Qualities: Pattern?</b>                    | Organised                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Aesthetic Qualities: Seasonal Interest?</b>          | Mixed                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Other Factors: Level of Human Access?</b>            | Infrequent                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Other Factors: Night Time Light Pollution?</b>       | Moderate                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Other Factors: Use of Construction Materials?</b>    | Generally Appropriate                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>What materials? Give Details:</b>                    | Older buildings are largely of local Cefn sandstone but more common is the use of traditional red brick                                                                                                                                                                                                                                                                                                                                                 |
| <b>There are attractive views...</b>                    | ...within (The undulating nature of the topography and local interest in terms of small open ponds and waterbodies with the geological features of kettle holes makes for some interesting and attractive small scale and aesthetically pleasing views)                                                                                                                                                                                                 |
| <b>There are detractive views...</b>                    | ....out (Especially to the south and east of the area of the open sand and gravel workings - noise, dust, activity is a constant.)                                                                                                                                                                                                                                                                                                                      |
| <b>Perceptual and Other Sensory Qualities</b>           | Attractive<br>Noisy (Adjacent to sand and gravel workings)<br>Sheltered<br>Safe<br>Other (Strong geological interest)                                                                                                                                                                                                                                                                                                                                   |
| <b>What is the sense of place/local distinctiveness</b> | Strong (The undulating nature of the topography and local interest in terms of small open ponds and waterbodies with the geological features of kettle holes makes for some interesting and attractive small scale and aesthetically pleasing views and provides a strong sense of place distinct from those of the adjacent aspect areas. The area also lies in strong contrast with the adjacent areas in terms of the relative lack of development.) |

## Evaluation

|                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Value:</b>                                                                                                                     | High (Refer to Q.51)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Condition:</b>                                                                                                                 | Unassessed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Trend:</b>                                                                                                                     | Unassessed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Recommendations</b>                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Define the key qualities that should be conserved:</b>                                                                         | Field pattern and predominantly rural aspect                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Define the key qualities that should be enhanced:</b>                                                                          | Field boundaries and percentage of vegetation cover especially hedgerow trees                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Define the key qualities that should be changed:</b>                                                                           | Limit expansion of industrial working and commercial golf development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Define the key elements that should be conserved:</b>                                                                          | Open undulating farmland with well defined field boundaires                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Define the key elements that should be enhanced:</b>                                                                           | Field boundaries and field margins with increased emphasis on hedgerow trees                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Define the key elements that should be changed:</b>                                                                            | Expansion of Sand and gravel workings, pressure from residential development to the south                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Principal management recommendation:</b>                                                                                       | Protect the existing field pattern and vegetation cover. Enhance vegetation cover with emphasis on British Native species and improve biodiversity.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Tolerance To Change</b>                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Are there any significant threats to the current integrity and condition of the visual &amp; sensory features of the area?</b> | Yes (Potential threat to landscape pattern and water table from expansion of sand and gravel workings)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Aspect Area Boundary</b>                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>To what level was this information site-surveyed?</b>                                                                          | Level 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>At 1:10,000, how much of the Aspect Area boundary is precise?</b>                                                              | All                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>What baseline information source was used for Aspect Area boundary mapping?</b>                                                | OS Landline                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>If OS Data was used, what was the scale?</b>                                                                                   | 1:10,000 and 1:25,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>What is the justification for the Aspect Area boundaries?</b>                                                                  | A small and compact area that is distinctive it is pattern of undulating rolling farmland with small water bodies and ponds. Sharply defined to the north and south by settlement edge and to the east by industrial and recreational development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Bibliography</b>                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>List the key sources used for this assessment</b>                                                                              | Pre 2003 methodology LANDMAP study for WCBC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Assessment</b>                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Additional Assessments</b>                                                                                                     | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Additional Comments</b>                                                                                                        | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Evaluation Matrix</b>                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Evaluation Criteria: Overall Evaluation</b>                                                                                    | High (1 Moderate, 3 High = High overall evaluation)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Justification of overall evaluation</b>                                                                                        | An intricate and interesting varied landscape with small scale undulations that serve to partially obscure longer views leading to an ever changing aspect as the viewer travels through. The area also contains an unusual and varied range of landscape features with an attractive aspect for the casual viewer. The range of landscape and geological features in the area are unusual in themselves and also rare within the wider study area. Attractive certainly at a local and regional scale due to its undulating topography in sharp contrast with the more open and populous areas to the north and west. The area also feels relatively precious in terms of the obvious and close proximity of the settlement edge to the north and south and the development pressure from recreational and industrial uses to the south (Golf course development and sand and gravel workings) |
| <b>Evaluation Criteria: Scenic quality</b>                                                                                        | High (A small and compact area that is distinctive in its pattern of undulating rolling farmland with small water bodies and ponds. A number of small scale and local aesthetically pleasing views are easily accessible to the local population viewed from small lanes and public footpaths. The area is also in sharp contrast with the adjacent populous aspect areas.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Evaluation Criteria: Integrity</b>                                                                                             | Moderate (Attractive and generally unspoilt by large scale development within the area, it is however visually degraded by the close proximity of sand and gravel workings at Ballswood, Caia Farm and Borrás. There is further pressure evident from the ever present settlement edge of Wrexham to the south and Gresford to the north.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Evaluation Criteria: Character</b>                                                                                             | High (An intricate and interesting varied landscape with small scale undulations that serve to partially obscure longer views leading to an ever changing aspect as the viewer travels through. The area is unique in its range of geological features and attractive landscape features - small ponds and well defined field patterns.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Evaluation Criteria: Rarity</b>                                                                                                | High (Unusual and varied range of landscape features with an attractive aspect for the casual viewer. The range of landscape and geologicla features in the area are unusual in themselves and also rare within the wider study area.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Description</b>                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                                                                                                                   | A relatively small and compact open rolling area of predominantly arable and livestock farmland with small hidden ponds and open areas of water. The area is interesting in its varied landform with the presence of some well preserved                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

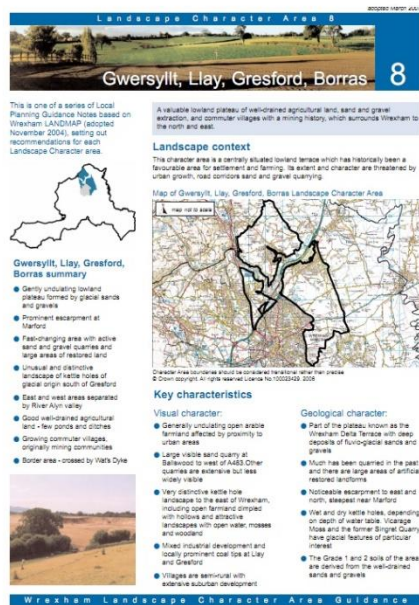
|                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Summary Description</b>                                                     | kettle holes. Due to its undulating local changes in level the area is a relatively hidden landscape and as a result is surprising for the visitor and lies in stark contrast with the open farmland and settlements of adjacent aspect areas. Good views are available to the east from the eastern edge of the area, and to Hope Mountain to the west. sand and gravel workings (WRXHMSV058) lie to the east and south of the area and are visually intrusive element to the wider area. Generally the area is very variable, from small scale but high quality areas such as Vicarage Moss and Pant yr Ochain, to poorly restored quarried areas of Borrass Farm, to species rich hedgerows of Caia Farm, to more open areas of Holt Estate, with fewer hedgerow trees. Management across the area varies with some areas designated as SSSIs whilst the majority of the area is under standard farming management - however the threat of further quarrying is always present. |
| <b>Physical form and elements: Settlement pattern</b>                          | Scattered Rural/Farm                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Physical form and elements: Boundary type</b>                               | Managed Hedge                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Recommendations</b>                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Guideline</b>                                                               | Immediate (Protect from further sand quarrying, ensure water table is not disturbed)<br>Medium Term (Promote recreational access and educational use)<br>Medium Term (Restore areas previously affected by sand quarrying/restore hedgerows/trees)<br>Medium Term (Enhance field boundaries and increase proportion of hedgerow trees with emphasis on British native species)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Existing management</b>                                                     | Generally Appropriate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Existing management remarks:</b>                                            | The majority of the land within the area is in private ownership and as such there is no overlying management in place, some areas are designated as SSSI and therefore apparently stable. Generally the area appears relatively stable with a well defined field pattern of managed hedgerows dominant. However the pressure of further recreational and industrial development to the south of the area suggests the future management of the area maybe under threat.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Monitoring</b>                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Has the information ever been verified in the field?</b>                    | Yes (N/A)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Does this area have a special or functional link with an adjacent area?</b> | Yes (A strong visual and physical link as the area lies adjacent to and is affected by the intrusive presence of sand quarries)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>During which season(s) was fieldwork carried out?</b>                       | Summer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Date of monitoring?</b>                                                     | 2015-02-06                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Monitoring undertaken by</b>                                                | Stages 1, 2 and 3 change detection, field verification and amendment completed by White Consultants, in conjunction with the planning authority. Quality Assurance completed by Land Use Consultants.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Has this record has been updated following monitoring work?</b>             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

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## Appendix 3

### WCBC Landscape Character Area assessment





# Gwersyllt, Llay, Gresford, Borrass

8

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



## Gwersyllt, Llay, Gresford, Borrass summary

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

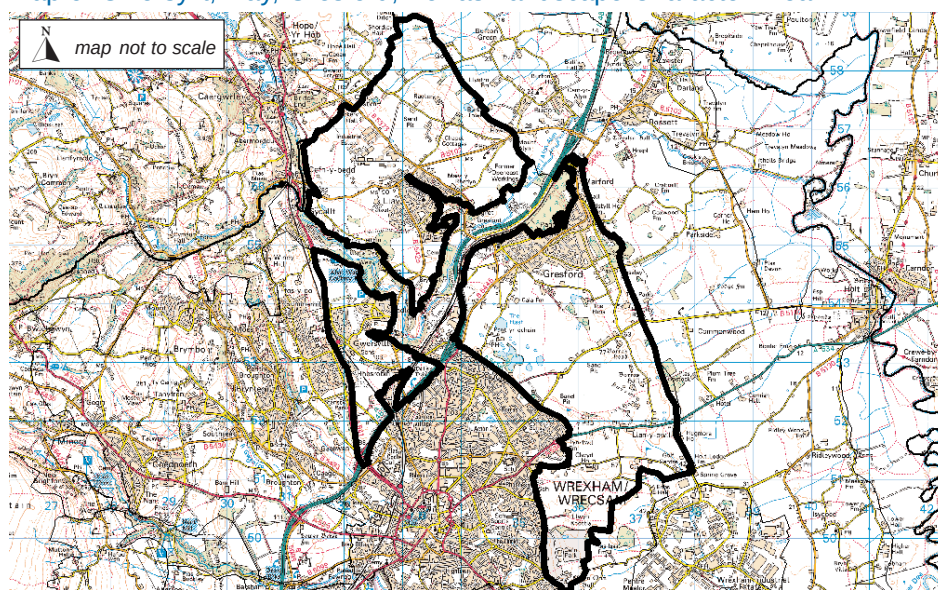


A valuable lowland plateau of well-drained agricultural land, sand and gravel extraction, and commuter villages with a mining history, which surrounds Wrexham to the north and east.

## Landscape context

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

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



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

### Visual character:

- Generally undulating open arable farmland affected by proximity to urban areas
- Large visible sand quarry at Ballswood to west of A483. Other quarries are extensive but less widely visible
- Very distinctive kettle hole landscape to the east of Wrexham, including open farmland dimpled with hollows and attractive landscapes with open water, mosses and woodland
- Mixed industrial development and locally prominent coal tips at Llay and Gresford
- Villages are semi-rural with extensive suburban development

### Geological character:

- Part of the plateau known as the Wrexham Delta Terrace with deep deposits of fluvio-glacial sands and gravels
- Much has been quarried in the past and there are large areas of artificial restored landforms
- Noticeable escarpment to east and north, steepest near Marford
- Wet and dry kettle holes, depending on depth of water table. Vicarage Moss and the former Singret Quarry have glacial features of particular interest
- The Grade 1 and 2 soils of the area are derived from the well-drained sands and gravels



## Ecological character:

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

## Historical character:

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

## Cultural character:

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

## Overall management strategy:

Conservation, Mitigation, Restoration, Enhancement.

## Management guidance

| Aims                                                                           | Guidelines                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Conserve special features and visual qualities                                 | <ul style="list-style-type: none"> <li>● Restrict and mitigate environmental impact from quarrying</li> <li>● Retain and protect landscape with distinctive kettle hole topography</li> <li>● Protect physical and visual integrity of scarps from inappropriate development</li> </ul>                                                                                                                                                |
| Conserve geological features                                                   | <ul style="list-style-type: none"> <li>● Maintain continuity and integrity of exposures and landforms</li> <li>● Maintain integrity of glacial landforms, kettle holes and fluvial landforms</li> </ul>                                                                                                                                                                                                                                |
| Conserve and extend habitats for wildlife                                      | <ul style="list-style-type: none"> <li>● Promote agri-environment agreements, encourage sustainable farming on high quality farmland</li> <li>● Plant new hedgerow trees, particularly oaks to replace overmature trees</li> <li>● Protect raised bogs</li> </ul>                                                                                                                                                                      |
| Preserve known archaeological sites                                            | <ul style="list-style-type: none"> <li>● Preserve in situ any surviving banks and ditches of Y Gaer Hillfort in Llay</li> <li>● Evaluate industrial sites before development, preserve disused railway and tram lines</li> <li>● Development which adversely affected the site or setting of Wat's Dyke would not be permitted - contact CADW</li> </ul>                                                                               |
| Preserve historic landscape features and survey / assess the historic resource | <ul style="list-style-type: none"> <li>● Avoid draining and improvement of kettle hole bogs, carry out archaeo-environmental study</li> <li>● Carry out further field assessment of Gresford and Marford and surrounding fieldscape</li> <li>● Evaluate moat site at Horsely Hall</li> <li>● Preserve important elements of designed landscapes, and seek to reinstate original design intent, where in decline or degraded</li> </ul> |
| Develop recreational potential of area                                         | <ul style="list-style-type: none"> <li>● Continue existing management of Alyn Waters country park and consider links with area of former Llay Hall colliery and Bryn Alyn area</li> <li>● Refer to Green Network Strategy due March 2007 and implement new links</li> </ul>                                                                                                                                                            |
| Strengthen cultural heritage of area                                           | <ul style="list-style-type: none"> <li>● Preserve sense of community and industrial history in former mining villages</li> </ul>                                                                                                                                                                                                                                                                                                       |

## Landscape sensitivity:

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



### For further information contact:

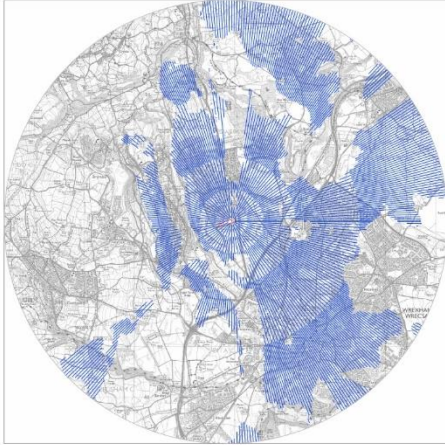
Planning Environment  
Planning Department  
Wrexham County Borough Council  
Lambpit Street, Wrexham. LL11 1AR  
Tel:01978 292019  
[www.wrexham.gov.uk/planning](http://www.wrexham.gov.uk/planning)

**All our information is available in accessible formats**

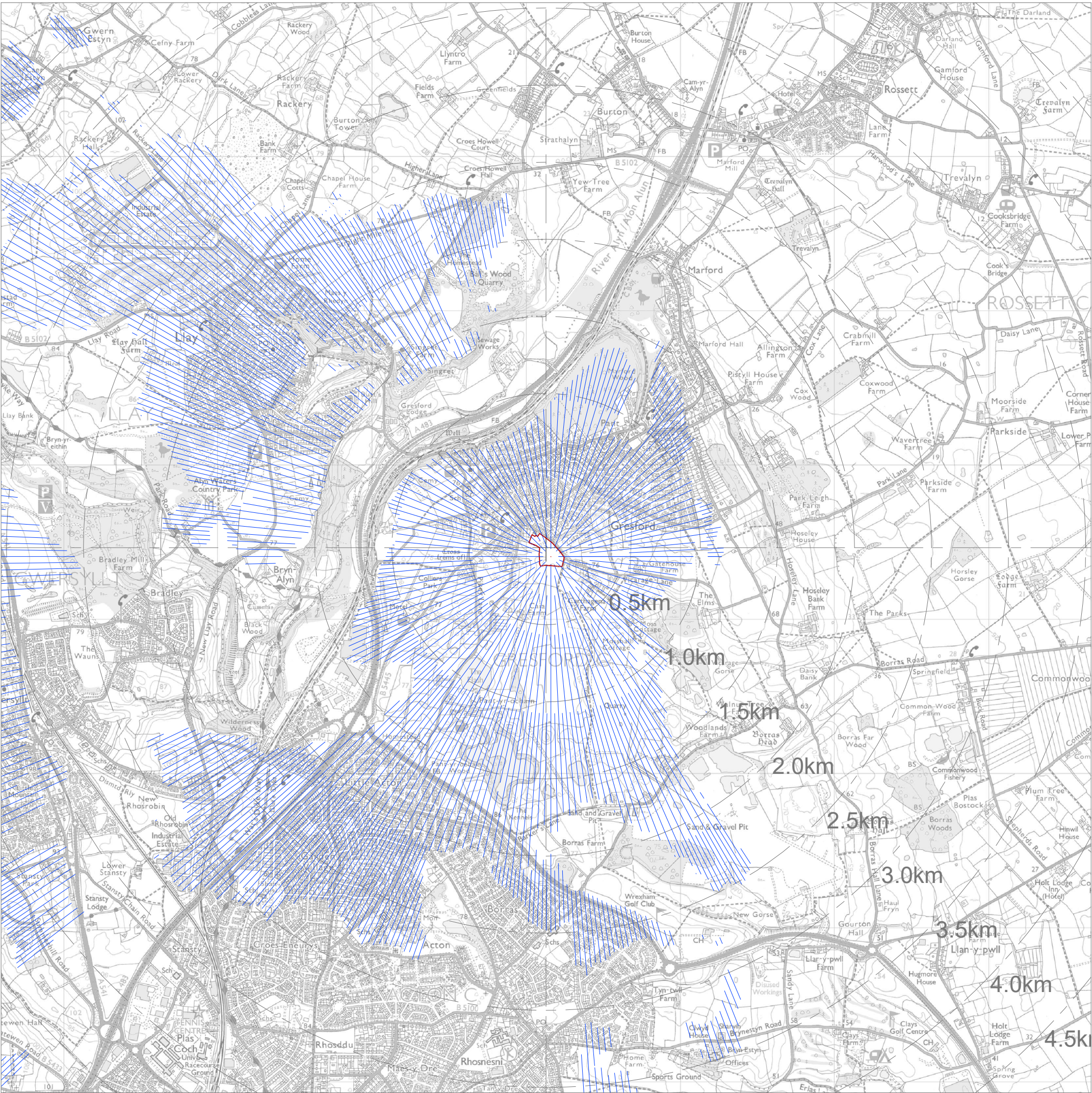


#### Appendix 4

ZTV Ray analyses for individual target heights – refer to dwgs.**08/101/03 (T1-T3)**







#### Zone of Theoretical Visibility for target ref T1 (east)

- Single point ZTV analysis for representative target location
- Viewer height 1.7m
- Target height - 1.75m (ground floor mid-window level)
- Study Area ~ Min 50m radius / Max 5000m radius
- Centrepoint co-ordinates E:335128 N:354465
- 50m 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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## ZTV - T1 east

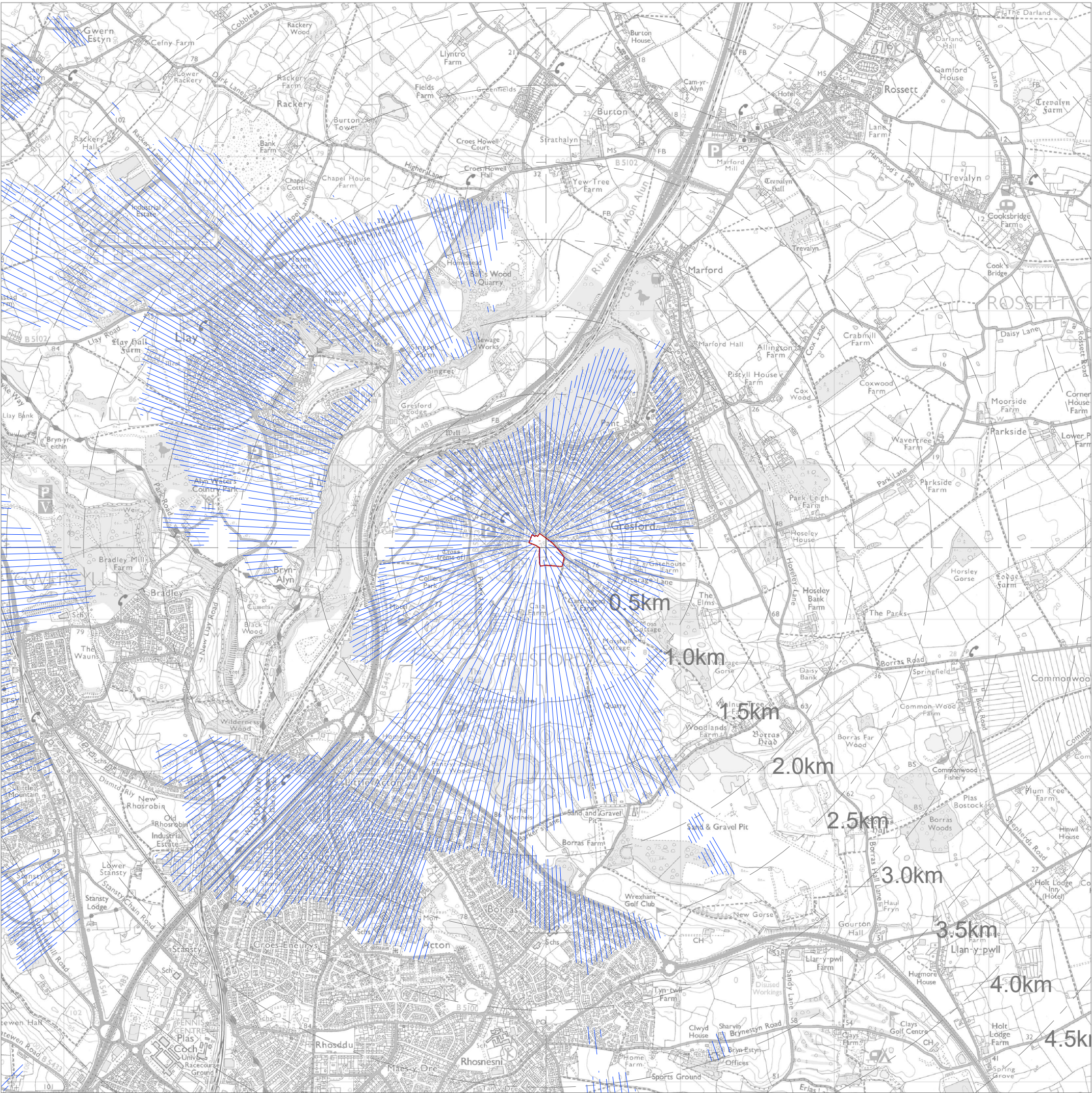


### THE ARK COMPANY LANDSCAPE ARCHITECTS

**Gower Homes Ltd.**  
Proposed new residential development on  
Land at Vicarage Lane - Gresford - Wrexham

**Zone of Theoretical Visibility (single target)**  
Dwg No. 08/101/03 Scale 1/25,000 (A3) June 2017





**Zone of Theoretical Visibility for target ref T1 (west)**

- Single point ZTV analysis for representative target location
- Viewer height 1.7m
- Target height - 1.75m (ground floor mid-window level)
- Study Area ~ Min 50m radius / Max 5000m radius
- Centrepoint co-ordinates E:335128 N:354465
- 50m 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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# ZTV - T1 west

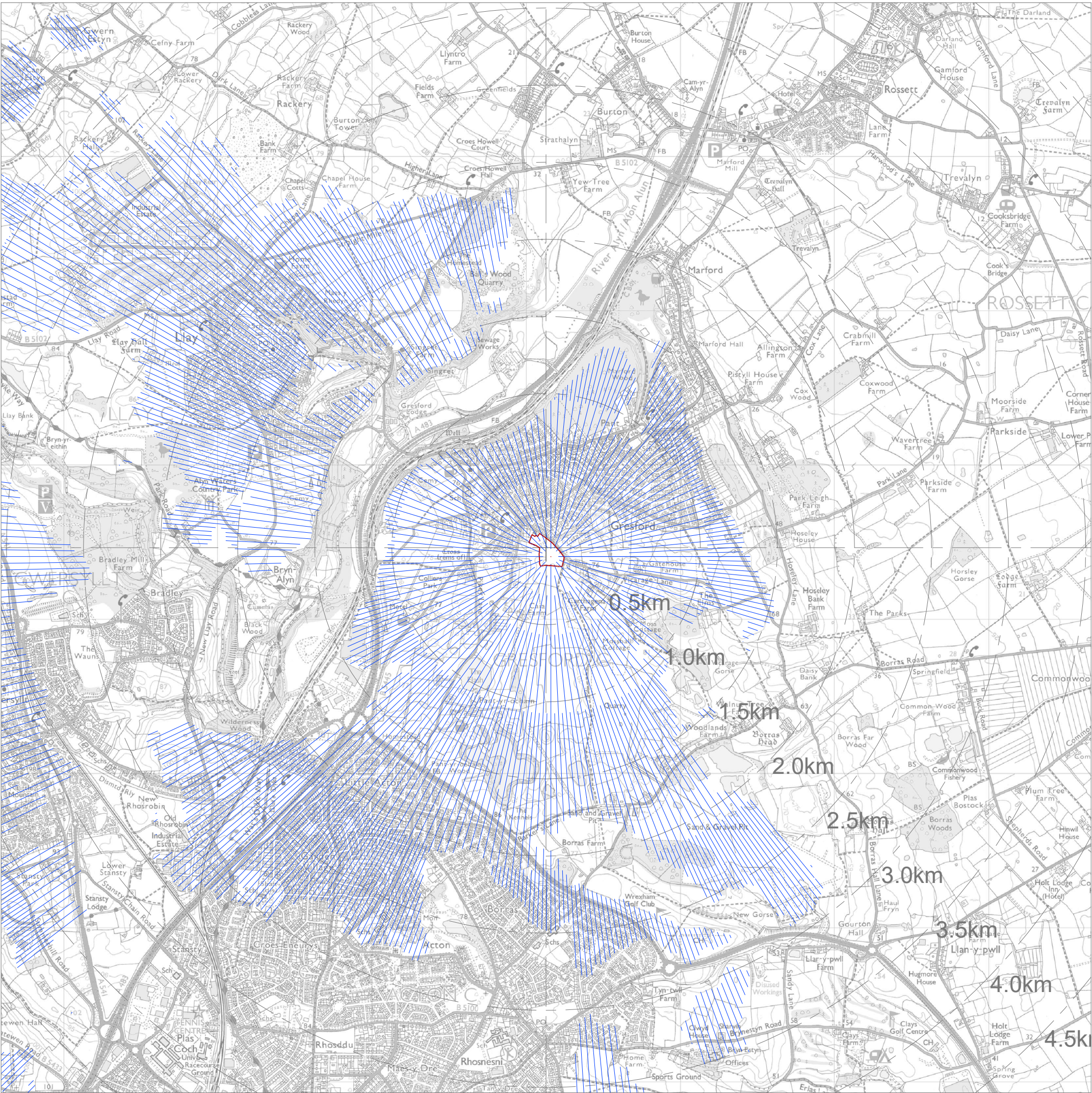


**THE ARK COMPANY LANDSCAPE ARCHITECTS**

**Gower Homes Ltd.**  
Proposed new residential development on  
Land at Vicarage Lane - Gresford - Wrexham

**Zone of Theoretical Visibility (single target)**  
Dwg No. 04/101/03 Scale 1/25,000 (A3) June 2017





#### Zone of Theoretical Visibility for target ref T2 (east)

- Single point ZTV analysis for representative target location
- Viewer height 1.7m
- Target height - 4.3m (first floor mid-window level)
- Study Area ~ Min 50m radius / Max 5000m radius
- Centrepoint co-ordinates E:335128 N:354465
- 50m 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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## ZTV - T2 east

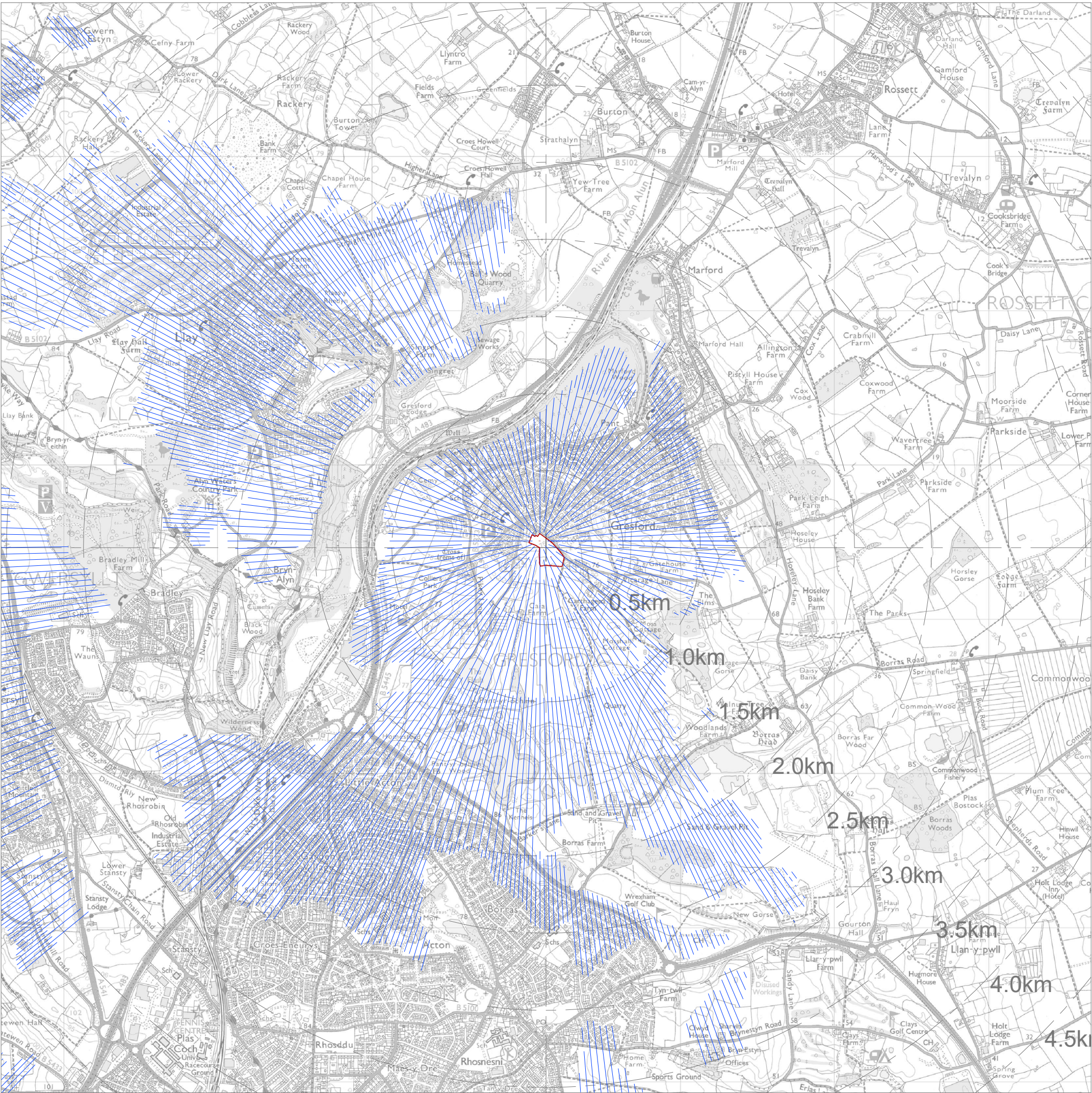


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**Zone of Theoretical Visibility (single target)**  
Dwg No. 08/101/03 Scale 1/25,000 (A3) June 2017





**Zone of Theoretical Visibility for target ref T2 (west)**

- Single point ZTV analysis for representative target location
- Viewer height 1.7m
- Target height - 4.3m (first floor mid-window level)
- Study Area ~ Min 50m radius / Max 5000m radius
- Centrepoint co-ordinates E:335128 N:354465
- 50m 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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# ZTV - T2 west

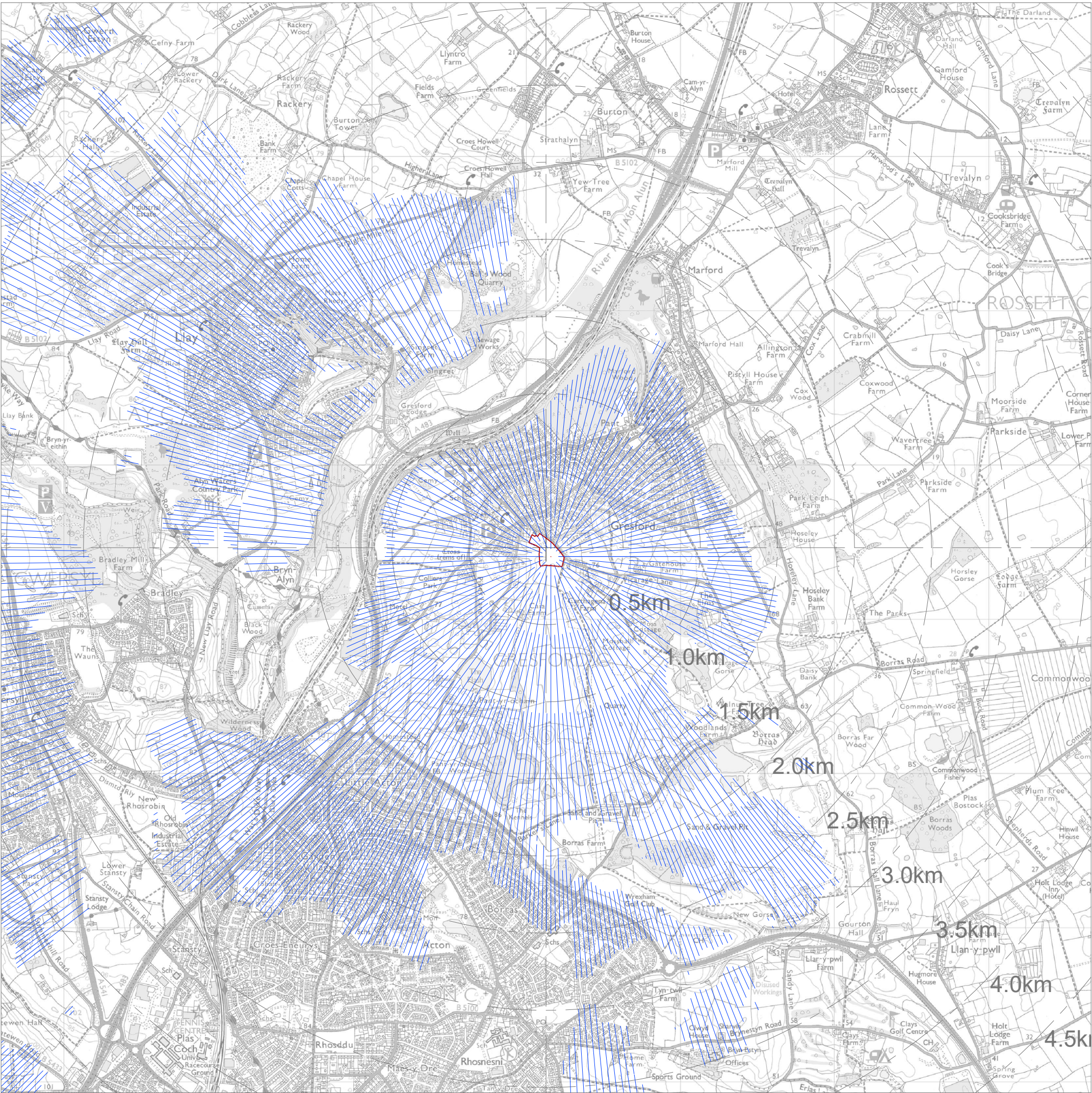


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**Gower Homes Ltd.**  
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**Zone of Theoretical Visibility (single target)**  
Dwg No. 08/101/03 Scale 1/25,000 (A3) June 2017





#### Zone of Theoretical Visibility for target ref T3 (east)

- Single point ZTV analysis for representative target location
- Viewer height 1.7m
- Target height - 7.3m (roof ridge level)
- Study Area ~ Min 50m radius / Max 5000m radius
- Centrepoint co-ordinates E:335128 N:354465
- 50m 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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## ZTV - T3 east

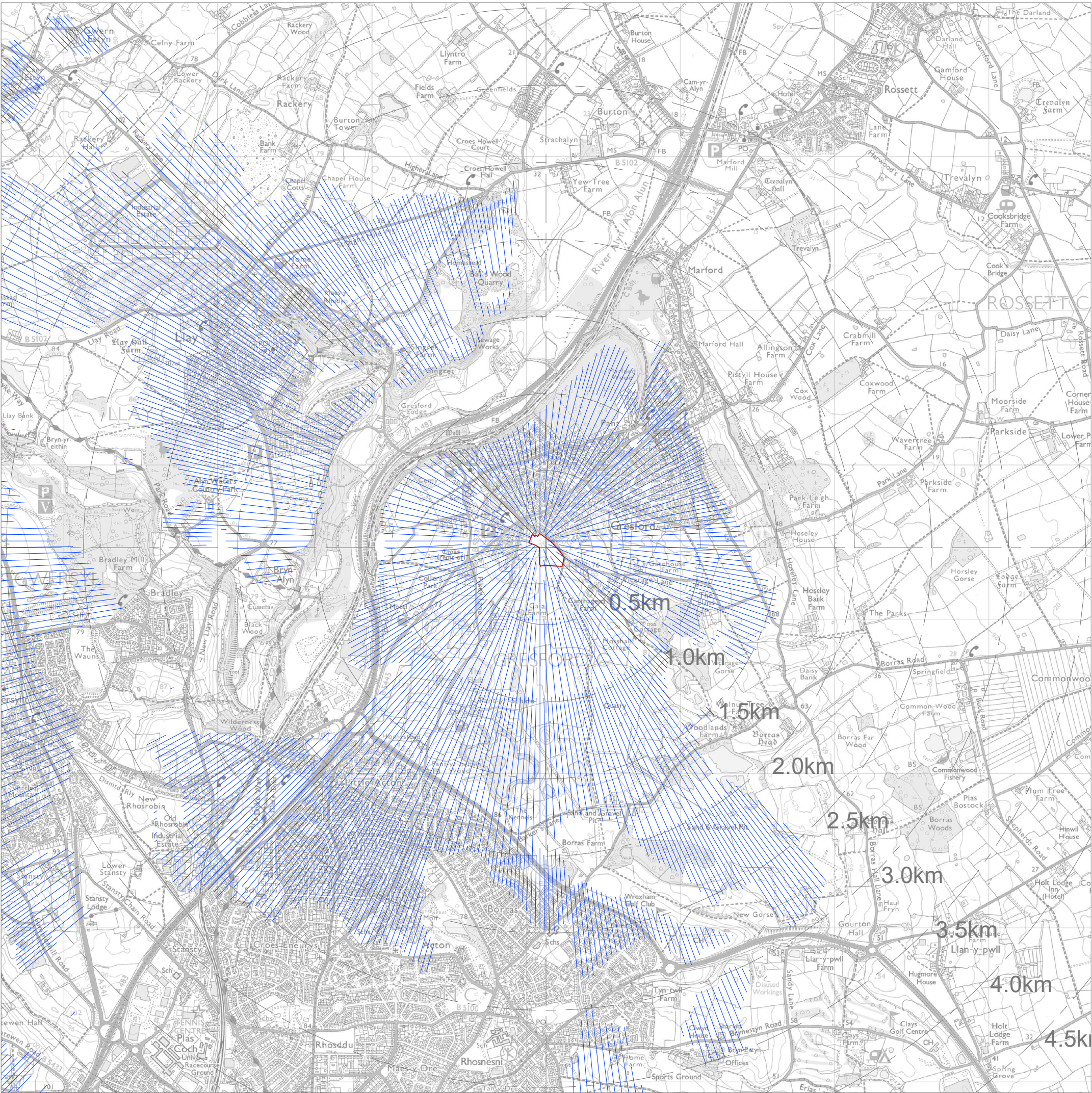


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**Gower Homes Ltd.**  
Proposed new residential development on  
Land at Vicarage Lane - Gresford - Wrexham

**Zone of Theoretical Visibility (single target)**  
Dwg No. 08/101/03 Scale 1/25,000 (A3) June 2017





#### Zone of Theoretical Visibility for target ref T3 (west)

- Single point ZTV analysis for representative target location
- Viewer height 1.7m
- Target height - 7.3m (roof ridge level)
- Study Area ~ Min 50m radius / Max 5000m radius
- Centrepoint co-ordinates E:335128 N:354465
- 50m 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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## ZTV - T3 west



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**Zone of Theoretical Visibility (single target)**  
Dwg No. 04/101/03 Scale 1/25,000 (A3) May 2015