



ALLAN MOSS ASSOCIATES LTD

Environmental Planning and Landscape Design

**PROPOSED POULTRY DEVELOPMENT AT
MULSFORD. SARN, MALPAS**

**ENVIRONMENTAL STATEMENT: CHAPTER 7
LANDSCAPE & VISUAL IMPACT ASSESSMENT**

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CONTENTS

7.1 INTRODUCTION

Scope of Report
Methodology
Limitations
Study Area

7.2 NATURE OF PROPOSED DEVELOPMENT

Summary of Proposed Development
Integrated Landscape Mitigation
External Lighting
Construction Phase
Range of potential landscape & visual effects

7.3 LANDSCAPE & VISUAL BASELINE

Description of Site and Surrounding Locality
Overall Visibility
Visual Receptors

7.4 LANDSCAPE CHARACTER CLASSIFICATIONS

Definitions
Wrexham LANDMAP SPG 2007

7.5 LANDSCAPE QUALITY (CONDITION)

Definition
Landscape Quality Criteria
Landscape Quality Assessment

7.6 LANDSCAPE VALUE

Definition
Landscape Value Criteria
Landscape Value Assessment

7.7 LANDSCAPE SUSCEPTIBILITY

Definition
Landscape Susceptibility Criteria
Landscape Susceptibility Assessment
Susceptibility to night-time lighting

7.8 MAGNITUDE OF LANDSCAPE EFFECTS

Definition
Magnitude of Landscape Effects Criteria
Assessment of Magnitude of Landscape Effects

7.9 SIGNIFICANCE OF LANDSCAPE EFFECTS

Definition
Landscape Significance Criteria
Assessment of Significance of Landscape Effects

7.10 VISUAL AMENITY VALUE

Definition

Visual Amenity Value Criteria

Visual Amenity Value Assessment

7.11 VISUAL RECEPTOR SUSCEPTIBILITY

Definitions

Visual Receptor Susceptibility Criteria

Visual Receptor Susceptibility Assessment

7.12 MAGNITUDE OF VISUAL EFFECTS

Definition

Magnitude of Visual Effects Criteria

Assessment of Magnitude of Visual Effects

7.13 SIGNIFICANCE OF VISUAL EFFECTS

Definition

Visual Significance Criteria

Assessment of Significance of Visual Effects

7.14 SUMMARY OF SIGNIFICANT EFFECTS

Thresholds

Landscape Effects

Visual Effects

REFERENCES

APPENDICES

7.1 Proposed Layout & Elevations (Not to Scale)

7.2 Location Plan

7.3 Aerial Photographs (Oct 2010)

7.4 Photographs 1 to 10

7.5 Public Rights of Way

7.6 Visual Receptor Plan

7.7 Extracts from Wrexham LANDMAP SPG 2007

7.8 Historical Map

7.9 Landscape Proposals (Not to Scale)

7.1 INTRODUCTION

Scope of Report

- 7.1.1 D J Huxley Farms is seeking planning permission for a new poultry development at Mulsford, Sarn, Malpas. Allan Moss Associates Ltd has been appointed as the landscape consultant to the project.
- 7.1.2 This Landscape & Visual Impact Assessment (LVIA) provides an evidence base to inform the decision making process from a landscape character and visual amenity perspective. In particular the report covers the following matters:
- Summary of the proposed development and identification of the range of potential landscape and visual effects;
 - Description of the site and the surrounding locality; a description of overall visibility; and the identification of potential visual receptor locations relevant to the proposed development;
 - Identification of relevant landscape character classifications;
 - Assessment of landscape quality (or condition), landscape value and landscape susceptibility against appropriate criteria;
 - Assessment of the magnitude and significance of the landscape effects of the proposed development against appropriate criteria;
 - Assessment of visual amenity value and visual receptor susceptibility against appropriate criteria;
 - Assessment of the magnitude and significance of the visual effects of the proposed development against appropriate criteria.
 - A summary of significant effects.
- 7.1.3 The report has been prepared by Allan Moss who is a chartered landscape architect and planner with over 37 years' experience in both private and public sectors. He was involved in preparing the Landscape Institute/IEMA's Guidelines on best practice for landscape and visual impact assessment (GLVIA), published in April 2002⁽¹⁾.
- 7.1.4 The site and the surrounding landscape was visited in May 2017 for the purpose of preparing this LVIA.
- 7.1.5 A list of references is given at the end of this report and the various plans and photographs referred to are included as appendices. All the photographs, apart from aerial views, have been taken with a Canon EOS 5D MkIII DSLR camera (full frame sensor) fitted with a fixed 50mm lens. Photograph locations are indicated on the plan at Appendix 7.6.

Methodology

- 7.1.6 The methodology used in this assessment takes account of the 'Guidelines for Landscape and Visual Impact Assessment: Third Edition 2013' (GLVIA3) ⁽²⁾. The guidelines are not intended as a prescriptive set of rules. They indicate that landscape and visual impact studies can be undertaken at differing levels of detail depending on the scale and nature of the project. The approach adopted should be proportional to the scale of the project that is being considered and the nature of its likely effects. In accordance with the EIA Regulations, the guidelines advise that assessments should focus on the identification of likely significant effects. There is no requirement to assess all effects.
- 7.1.7 The level of detail provided in this assessment is considered to be sufficient to inform the decision making process for a development of this nature from a landscape character and visual amenity perspective.

Limitations

- 7.1.8 The effects of the proposed development on the surrounding locality are considered on the basis of views from publicly accessible locations only. No attempt is made to negotiate blocked or hazardous routes that may be unsafe to the assessor. Views from private property are generally considered on the basis of inter-visibility with the application site rather than visits to individual properties.
- 7.1.9 The assessment is based on fieldwork carried out during early May when most trees were coming into leaf. It is possible that parts of the site may be more visible in winter when there are no leaves on the trees.
- 7.1.10 Any heritage assets referred to in the assessment are assessed in accordance with the GLVIA3 guidelines (ie. as effects on people or the landscape resource at those locations). The assessment is not intended to be an assessment on heritage assets or their settings, as different guidance and methodology has to be used for assessing such potential heritage impacts.

Study Area

- 7.1.11 The study area is represented by the plan at Appendix 7.6, which identifies the main locations from where the proposed development might potentially be seen. This has been established by way of desk study and detailed observations in the field.

7.2 NATURE OF PROPOSED DEVELOPMENT

Summary of Proposed Development

- 7.2.1 The application is for full planning permission for the erection of 2 poultry houses as illustrated on the proposed layout plan and elevations at Appendix 7.1.
- 7.2.2 The poultry houses will each measure 108.2m x 24.38m x 2.48m (to eaves) and 5.17m (to ridge). They will be clad in box profile metal sheeting finished in a dark receding colour to be agreed with the planning authority. They will be linked at the front by a small control room. Each unit will be fitted with roof extraction fans.
- 7.2.3 The finished floor level will be 24.90AOD.
- 7.2.4 Two groups of 3 feed bins (each 6.6m high x 2.8m diameter) will be located alongside the poultry houses. These will be finished in a dark receding colour to match the poultry houses.
- 7.2.5 A concrete hardstanding will be constructed to the front of the buildings with access via an existing farm track linking to Mulsford Lane to the south-west.
- 7.2.6 The applicants also intend to erect an agricultural building for grain storage in the southern part of the site under permitted development rights. This is indicated on the drawings at Appendix 7.1, but it does not form part of the current planning application. The planning authority has confirmed that prior approval of the siting, design and external appearance for this building is not required.

Integrated Landscape Mitigation

- 7.2.7 Landscape mitigation and enhancement is included as an integral part of the planning application proposals. Full details of the proposed landscaping is indicated on the plan at Appendix 7.9.
- 7.2.8 The existing hedgerows along the south-eastern site boundary and to the north and west will be managed at a height of 3m+. In addition a new native hedgerow will be planted to the south-west alongside the access track to delineate the development from the adjacent fields. Once established this hedgerow will also be managed at a height of 3m+. Native hedgerow trees (Oak and Field Maple) will be planted in all these hedgerows to help to screen and soften the development. The hedgerow tree planting will also be extended into other hedgerows around the site.
- 7.2.9 Additional native woodland planting will be carried out alongside the Wych Brook to the north-east and to the west to further screen and soften the development from these directions.

- 7.2.10 The internal open areas within the site will be seeded with a floristically enhanced buffer strip seed mix and managed as rough grassland to enhance habitat diversity.

External Lighting

- 7.2.11 New external lighting will be kept to a minimum. The front gable ends of each unit will be lit externally with a single 100w metal halide lamp. These will be downward facing and protected with a cowl to reduce light spillage. Lighting of the site will only be required during bird catching at night. There will be no round the clock external lighting of the site and no use of high intensity security lighting.

Construction Phase

- 7.2.12 It is anticipated that the construction period would last for approximately 6 months. During that period construction vehicles and machinery would be active on the site including excavators, dump trucks and haulage lorries.
- 7.2.13 The sequence of works would start with the stripping of soils. Top-soils would be placed in temporary storage bunds for reuse on site. Groundworks would include cut & fill operations as necessary to achieve the required finished levels. All required services would need to be connected, including water supply, electricity supply and drainage.
- 7.2.14 Concrete for floors and foundations would be imported on to site and structural steelwork would be erected. Roofing and wall cladding would be fitted to the framework. Tradesmen required for the construction and fitting out the buildings would be working throughout the construction phase, with the numbers on site varying according to workload.
- 7.2.15 Landscaping would be completed during the first planting season following occupation of the proposed buildings.

Range of potential landscape & visual effects

- 7.2.16 The range of potential landscape and visual effects that may arise from a development such as this are summarised below:

Direct effects on the landscape resource, such as:

- agricultural land loss
- tree/hedgerow loss
- tree/hedgerow gain
- loss or gain of other characteristic landscape features

Effects on Landscape Character, such as:

- introduction of new buildings, hardstandings, earthworks etc
- off-site works such as highway improvements
- introduction of new on-site and off-site landscaping

Effects of night-time lighting

Effects on Visual receptors, such as:

- public views from roads, footpaths etc
- private views from residential properties

7.3 LANDSCAPE & VISUAL BASELINE

Description of Site and Surrounding Locality

- 7.3.1 The application site is located approximately 0.5km to the north-west of Tallarn Green and 0.5km to the south-west of Threapwood, adjacent to the Wych Brook, as indicated on the location plan at Appendix 7.2. Existing features in the local landscape are illustrated on the aerial photographs at Appendix 7.3, which date from October 2010. Views from the surrounding locality are illustrated in the photographs at Appendix 7.4.
- 7.3.2 The site is located in a gentle low lying valley through which flows the Wych Brook. The land across the site falls from south-west to north-east towards the Wych Brook, crossing the 20m to 25m contours, as illustrated on the location plan.
- 7.3.3 The site occupies part of an arable field which was covered in a crop of oil seed rape at the time of the visit. The field is bounded by mature hedgerows to the north-west, south-east and south-west whilst the Wych Brook defines the north-eastern boundary. There are mature trees in the hedgerows (Oak and Ash) and strong tree cover along the watercourse (mostly Willow). The adjoining fields were also covered in oil seed rape at the time of the visit.
- 7.3.4 Access to the site from Mulsford Lane is via an existing farm track. There are no public rights of way directly affecting the site. However there are footpaths and bridleways in the surrounding countryside with potential views of the site. The OS map at Appendix 7.5 indicates all public rights of way in the local area and provides reference numbers for those with potential views.
- 7.3.5 It can be seen from the aerial photographs that the application site is surrounded by a mix of small, medium and large scale fields in predominantly arable use.

Table 7.1: Field Scale:	
Small Scale	Under 10 acres (4 ha)
Medium Scale	10 - 25 acres (4 - 10 ha)
Large Scale	25 - 50 acres (10 - 20ha)
Very Large Scale	Over 50 acres (20ha)

The fields are generally bounded by mature hedgerows with frequent hedgerow trees. There is also strong tree cover and woodland along the Wych Brook.

- 7.3.6 The small linear settlement of Tallarn Green lies in the valley bottom approximately 0.5km to the south-east. The larger more sprawling settlement of Threapwood lies to the north-east occupying the upper slopes on the opposite side of the valley. Elsewhere there are scattered farmsteads and cottages served by a network of winding country lanes.

Overall Visibility

- 7.3.7 The site is low lying and well contained visually by rising ground and hedgerows to the south-west as illustrated in Photographs 1 & 10 at Appendix 7.4. The strong tree cover along the Wych Brook restricts views from the lower ground to the north and east as illustrated in Photographs 3, 4 & 9.
- 7.3.8 The site is more open to view from higher ground to the south and east as illustrated in Photographs 5 & 8 although it still benefits from a backdrop of tree cover and rising ground from these directions.
- 7.3.9 The general extent of visibility is represented by the visual envelope on the Visual Receptor Plan at Appendix 7.6, which has been established by way of desk study and detailed observations in the field. Relevant topographical and vegetation barriers to wider visibility are also illustrated on this plan.

Visual Receptors

- 7.3.10 The existing trees on the south-eastern site boundary provide a useful point of reference in assessing the visibility of the proposed development in the field. Visual receptor locations with potential views of the site are listed in Table 7.2 below. Each location is numbered and can be cross referenced to the Visual Receptor Plan at Appendix 7.6. The photographs from the various viewpoints referred to are provided at Appendix 7.4.

Table 7.2: Potential Visual Receptor Locations				
Ref	Receptor Location	Distance from Site	Elevation (AOD)	Comments
	Public locations with potential views of site:			
1	Footpath WOR/14	60-300m	20-30m	Variable short to middle distance views (Photos 1 & 2)
2	Footpath WOR/2	100-280m	20m	Partial short distance views (Photos 3 & 4)
3	Footpath WOR/4	380-460m	30-35m	Filtered middle distance views (Photos 5 & 6)
4	Footpath WOR/9	650-730m	20-35m	Filtered middle distance views (Photo 7)
5	Sarn Rd, Threapwood	550-600m	37m	Elevated middle distance view (Photo 8)
6	Bridleway WOR/18	320m	27m	One partial middle distance view (Photo 9)
7	Mulsford Lane	430m	29m	One filtered middle distance view (Photo 10)
	Private dwellings with potential views of site:			

8	Dwellings on edge of Threapwood	420-1000m	30-45m	Potential elevated middle distance views from approx 7 dwellings
9	Dwellings to south and west	500-720	23-40m	Potential middle distance views from approx 4 dwellings
NB. Elevations for receptor locations compare with an elevation of approx 20-25m AOD for the site.				

7.3.11 The extent to which the proposed development would be seen from each of these receptor locations is considered in Section 7.12.

7.4 LANDSCAPE CHARACTER CLASSIFICATIONS

Definitions

7.4.1 GLVIA3 provides the following definitions:

"Landscape character: A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse."

"Landscape classification: A process of sorting the landscape into different types using selected criteria but without attaching relative values to different sorts of landscape."

Wrexham LANDMAP SPG 2007

7.4.2 The Wrexham LANDMAP Supplementary Planning Document 2007⁽³⁾ classifies the application site as falling within Landscape Character Area 13b: English Maelor (western part). The character of this area is summarised as:

"An area of undulating lowland farmland and small villages which retains evidence of historic landscapes and of alternating English and Welsh influence."

7.4.3 The key landscape characteristics of English Maelor are summarised as:

Visual character:

- Gently undulating lowland farmland between 10 and 100 m above sea level, with small linear woodlands along streams
- Enclosure by abundant, usually well-managed hedges and hedgerow trees, and by landform, but good views from higher ground towards western hills
- Gredington, Bettisfield, Iscoyd and Emral Parks form enclosed private areas, but estate influence is widespread
- Small rural villages

Geological character:

- Landform reflects deep deposits of materials left after the Ice Age, over Triassic sandstones
- Meres and mosses with glacial origin, including Hanmer Mere
- Soils derived from glacial till are slow draining and heavy
- Areas of glacial sands and gravels are more hummocky and dissected, such as the area around Eglwys Cross. Deep and well drained sandy loam soils are found in these areas
- Drainage is to the River Dee, via the Emral and Wych Brooks

Ecological character:

- Mainly 'improved' grassland and farmland, but with valuable hedgerows and hedgerow trees

- *Abundant field ponds derived from marl pits or clay pits*
- *Other aquatic habitats of high value including canal, meres and streams*
- *Areas of parkland and wood pasture with mature and veteran trees of high value*
- *Broadleaved, conifer and mixed plantation woodlands*

Historical character:

- *Extensive areas of medieval strip fields and ridge and furrow with associated moated sites, preserved under pasture*
- *Designed parkland/gardens on Cadw Register of Parks and Gardens (Bettisfield Hall Park, Gredington Park, Iscoyd Park) and others not on Register (Emral, Bryn-y-Pys)*
- *Settlements of medieval origin - Overton, Penley, Hanmer, Worthenbury, Bronington*
- *Widespread occurrence of English place names with 'green' (Tallarn Green, Horseman's Green, Lightwood Green)*
- *Former Ellesmere and Whitchurch railway and Shropshire Union Canal, with associated settlement at Bettisfield*
- *Site of Gwernheylod Banks Iron Age promontory fort near Overton*

Cultural character:

- *On Welsh border with strong links to Whitchurch, Malpas and Ellesmere*
- *Pre-1974, a detached part of Flintshire*
- *Predominantly agricultural land use, but many farmsteads undergoing conversion to residential use*
- *Network of footpaths and minor roads throughout the area, including Maelor Way*
- *Penley Polish Hospital was an adapted WW2 US army hospital, now in industrial or residential use*

- 7.4.4 With respect to landscape sensitivity the SPG advises that the integrity of the traditional English Maelor landscape is vulnerable to economic changes which threaten traditional farming, and to development of land use practices which do not take historical landscape features into account.
- 7.4.5 The SPG also advises that the western part of English Maelor (within which the application site is located) has been designated by Cadw as a Landscape of Special Historic Interest.
- 7.4.6 Full details along with advice on management guidelines for LCA 13b: English Maelor are provided at Appendix 7.7.

7.5 LANDSCAPE QUALITY (CONDITION)

Definition

7.5.1 GLVIA3 provides the following definition:

***"Landscape quality (condition):** A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements."*

7.5.2 There have been different definitions of landscape quality in the past. Some of which have included subjective criteria such as landscape value and aesthetic appeal. Under this current definition the assessment of landscape quality is a more objective matter, comparing the condition and distinctiveness of a landscape against other landscapes of the same type.

7.5.3 It is not intended as a means of evaluating one landscape character type against another. Such comparisons obviously require subjective judgements to be made and are dealt with under the heading of 'landscape value'.

Landscape Quality Criteria

7.5.4 The landscape quality criteria in Table 7.3 below have been developed to provide a recognisable scale against which any baseline landscape can be assessed.

Table 7.3: Landscape Quality Criteria	
High	Landscapes with strong or distinctive character, in very good condition. No incongruous features. Best examples of a particular landscape type.
Medium/High	Landscapes with moderately strong character; in good condition; well intact; with few incongruous features. Good examples of a particular landscape type.
Medium	Landscapes with moderate strength of character. Whilst retaining many of the key characteristics of the landscape type it may have suffered from some decline and may feature occasional incongruous features.
Low/Medium	Landscapes with weak strength of character, often fragmented, and/or featuring significant atypical, incongruous, or discordant features.
Low	Landscapes with poorly defined character or few remaining characteristics typical of the type. Degraded landscapes or major incongruous features.

Landscape Quality Assessment

- 7.5.5 The 1st Edition OS Map of 1874 at Appendix 7.8 provides a useful baseline against which the condition of the present day landscape in the vicinity of the application site can be considered.
- 7.5.6 When compared to the aerial photographs at Appendix 7.3 it is evident that there has been considerable hedgerow loss in the local landscape over the years as fields have been adapted to changing agricultural practices. It is also likely that the remaining hedgerows are clipped more tightly today than they would have been prior to the advent of mechanical clipping.
- 7.5.7 Hedgerow loss is particularly noticeable to the south-east of the application site where several small fields have been amalgamated into one large field. Former hedgerow trees (now field trees) mark the position of former hedgelines. It is also evident that the field within which the application site is located used to be two fields, divided by a heavily treed hedgerow. Nevertheless relatively strong tree and hedgerow cover has still been retained in the local landscape and there are few incongruous features.
- 7.5.8 Overall whilst the local landscape has been subjected to ongoing change, particularly during the post-war period the character of the landscape is still recognisable in comparison to that of 1874 and a moderately strong character is still retained. Taking account of the criteria in Table 7.3, the local landscape is therefore assessed as having Medium/High Landscape Quality.

7.6 LANDSCAPE VALUE

Definition

- 7.6.1 GLVIA3 provides the following definition:
*“**Landscape value:** The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.”*
- 7.6.2 Landscape value therefore involves a degree of subjectivity, in that it calls for comparisons between one landscape and another. All landscapes have value to someone, however, landscapes of recognised value at a national, county or district level have traditionally been recognised by the making of landscape designations.

Landscape Value Criteria

- 7.6.3 The landscape value criteria in Table 7.4 below have been developed to provide a recognisable scale against which any landscape area or landscape feature can be assessed.

Table 7.4: Landscape Value Criteria	
National Level	Landscape areas recognised at a national level eg. World Heritage Sites, National Parks, AONBs, Grade I & II* Registered Parks & Gardens, Registered Battlefields.
County/District Level	Landscape areas recognised at a county/district level eg. county/district level designated landscapes & historic parkland.
Parish/Community Level	Landscape areas of more than just local value eg. recognised landmarks & beauty spots, village greens & common land.
Local Level	Most other landscape areas are of value at a local level either as a local recreational resource or by providing a pleasant visual outlook.
Negligible or Negative	Some landscape areas may have little or even negative value. eg derelict or degraded landscapes and eyesores.

Landscape Value Assessment

- 7.6.4 There are no statutory landscape designations affecting the application site and the surrounding landscape. However, the adopted Wrexham UDP proposals map indicates that the application site falls within a Special Landscape Area (Policy EC5). This is a non-statutory landscape designation that conveys recognition of the landscape at a unitary authority level.
- 7.6.5 Although Policy EC5 aims to strictly control most forms of development in Special Landscape Areas, it does allow for agricultural development, subject to a high standard of design and landscaping.
- 7.6.6 Taking account of the criteria in Table 7.4 the local landscape is therefore assessed as having County/District Level landscape value.

7.7 LANDSCAPE SUSCEPTIBILITY

Definition

7.7.1 GLVIA3 provides the following definition:

"Susceptibility: *The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences."*

Landscape Susceptibility Criteria

7.7.2 The landscape susceptibility criteria in Table 7.5 below have been developed to provide a recognisable scale against which landscape areas can be assessed in terms of their ability to accommodate the development proposed.

Table 7.5: Landscape Susceptibility Criteria	
High	Landscape areas which taking into account the nature of the change anticipated and the potential for mitigation are vulnerable to relatively small changes.
Medium/High	Landscape areas which taking into account the nature of the change anticipated and the potential for mitigation can accommodate some change, subject to sensible siting and design.
Medium	Landscape areas which taking into account the nature of the change anticipated and the potential for mitigation can reasonably accommodate moderate change, subject to sensible siting and design.
Low/Medium	Landscape areas which taking into account the nature of the change anticipated and the potential for mitigation can accommodate larger scale change, subject to sensible siting and design.
Low	Landscape areas which taking into account the nature of the change anticipated and the potential for mitigation can accommodate substantial change, subject to sensible siting and design.

7.7.3 Table 7.6 identifies factors that can affect landscape susceptibility. It provides a general guide, but it is not a rigid checklist, as most landscapes will display a mixture of factors indicating both a greater and lesser degree to which development can be accommodated. These factors therefore need to be considered 'in the round'.

Table 7.6: Landscape Character Susceptibility Factors			
Factor	Indicators of lower susceptibility (Increased chance that development can be accommodated in the landscape)	Indicators of moderate susceptibility	Indicators of higher susceptibility (Reduced chance that development can be accommodated in the landscape)
Landform (also related to visual factors such as elevation and viewing angle)	Absence of strong topographical variety. Featureless, convex or flat.	Moderate topographical variety.	Presence of strong topographical variety or distinctive landform features.
Landscape pattern and complexity	Simple, regular or uniform.	Sub-regular.	Complex, rugged and irregular.
Settlement and man-made influence	Presence of contemporary development; strong relationship to existing settlement pattern.	Some contemporary development; moderate relationship to existing settlement pattern.	Absence of modern development, presence of small scale, historic or vernacular settlement; poor relationship to existing settlement pattern.
Inter-visibility with adjacent landscapes	Little inter-visibility with adjacent sensitive landscapes or viewpoints.	Moderate inter-visibility with sensitive landscapes or viewpoints.	Strong inter-visibility with sensitive landscapes. Forms an important part of a view from sensitive viewpoints.
Perceptual aspects (sense of remoteness, tranquillity)	Close to visible signs of human activity and development.	Moderate signs of human activity and development.	Physically or perceptually remote, peaceful or tranquil.
Existing mitigating features or potential for new mitigation	Presence of existing mitigating features (eg. woodlands and hedgerows).	Some existing mitigating features. Opportunities for new planting.	Absence of mitigating features (eg open moorland).
Proximity of sensitive landscape features	Absence of sensitive features	Presence of more distant sensitive features (eg. designated heritage assets)	Presence of closer sensitive features (eg. designated heritage assets)
Adapted from Natural England Technical Information Note TIN101 (September 2011)			

Landscape Susceptibility Assessment

- 7.7.4 The landscape character, landscape quality and general visibility of the application site and surrounding locality have been considered in Sections 7.3 to 7.5 above. The factors set out in Table 7.6 are assessed below on a site specific basis.

Landform (Moderate)

- 7.7.5 The site is located in a gentle low lying valley on the south-western bank of the Wych Brook. The valley landform will help to provide visual containment and limit the effects of the proposed development to a localised area.

Landscape Patterns and Complexity (Moderate)

- 7.7.6 This part of the Wych Brook valley is occupied by a mix of small, medium and large scale fields of sub-regular or irregular shape. Several of these fields have been formed by the amalgamation of smaller more regular shaped fields as illustrated on the historical map at Appendix 7.8. The woodland areas and tree belts tend to follow the course of the Wych Brook as it meanders through the valley. Overall this gives rise to a landscape pattern of moderate complexity as illustrated in the aerial photographs.

Settlement and Man-Made Influences (Moderate)

- 7.7.7 The small linear settlement of Tallarn Green lies in the valley bottom approximately 0.5km to the south-east. The larger more sprawling settlement of Threapwood lies to the north-east occupying the upper slopes on the opposite side of the valley. Elsewhere there are scattered farmsteads and cottages served by a network of winding country lanes.
- 7.7.8 Whilst the application site is not directly related to any existing farm buildings it is located in a settled landscape which includes farmsteads with modern farm buildings.

Inter-visibility with Adjacent Landscapes (Moderate)

- 7.7.9 The application site is located in a locally designated landscape. However, inter-visibility with the surrounding landscape is limited to a localised area as illustrated by the visual envelope on the Visual Receptor Plan at Appendix 7.6. Within that visual envelope, visibility is further restricted by the local tree and hedgerow cover.
- 7.7.10 There are no recognised or promoted viewpoints affected by the proposed development. Public views of the site are limited to those footpaths and roads identified on the plan.

Perceptual Aspects (Moderate)

- 7.7.11 Although the site is remote from existing farmsteads, there is evidence all around that this is part of a settled working landscape. There are moderate visible and audible signs of human activity and development in the vicinity of the site including the settlement of Threapwood, local roads and working farms.

Existing Mitigating Features or Potential for New Mitigation (Moderate)

- 7.7.12 The site is low lying and well contained visually by rising ground and hedgerows to the south-west. The strong tree cover along the Wych Brook also restricts views from the lower ground to the north and east. The site is more open to view from higher ground to the south and east although it still benefits from a backdrop of tree cover and rising ground from these directions.
- 7.7.13 There is scope for further hedgerow and tree planting around the site in a way that is appropriate to the character of the local landscape. The proposed structures can also be finished in a dark receding colour appropriate to this rural setting.

Proximity of Sensitive Landscape Features (Low)

- 7.7.14 There do not appear to be any particularly sensitive landscape features in the immediate vicinity of the application site.

Conclusion

- 7.7.15 There are no indicators that suggest that the site and surrounding landscape should be treated as having high landscape susceptibility. Most of the indicators suggest medium landscape susceptibility to the type of development proposed. The site should therefore be reasonably capable of accommodating the proposed poultry development.
- 7.7.16 Taking account of the criteria in Tables 7.5 & 7.6 the application site and surrounding landscape is assessed as having Medium Landscape Susceptibility to accommodating the proposed development.

Susceptibility to night-time lighting

- 7.7.17 In order to properly assess the significance of the night-time effects of new lighting that would be introduced by the proposed development, it is first important to consider the susceptibility of the local landscape to additional night-time lighting. The criteria indicated in Table 7.7 below have been developed to provide a recognisable scale against which any baseline landscape can be considered.

Table 7.7: Susceptibility of Night-Time Landscape to New Lighting	
High	Night-time landscape which is truly dark, and is vulnerable to relatively small scale or low levels of lighting intrusion eg. remote rural locations.
Medium/High	Between medium and high.
Medium	Night-time landscape which has relatively low levels of existing illumination, but is capable of accommodating some new lighting, subject to sensitive design eg countryside near to rural settlements.
Low/Medium	Between low and medium.
Low	Night-time landscape which has relatively high levels of existing illumination, and is capable of accommodating more substantial change, subject to sensitive design eg. countryside on edge of main towns or conurbations.

7.7.18 The application site is located approximately 0.5km to the south-west of Threapwood and approximately 0.5km to the north-west of the Tallarn Green. There is no street lighting in these settlements but there are the normal light sources associated with residential areas. There are also existing light sources associated with the scattered farmsteads and cottages away from these settlements as well as night-time traffic using the local road network. In addition there will be a seasonal occurrence of more intense light sources from agricultural vehicles operating in the fields during the hours of darkness during harvesting and other operations.

7.7.19 Taking account of the criteria in Table 7.7 it is considered that the night-time landscape in the immediate locality of the application site is of Medium Susceptibility to new lighting.

7.8 MAGNITUDE OF LANDSCAPE EFFECTS

Definition

7.8.1 GLVIA3 provides the following definition:

"Magnitude (of effect): A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration."

Magnitude of Landscape Effects Criteria

7.8.2 The criteria in Tables 7.8, 7.9 & 7.10 below have been developed to provide a recognisable scale against which the magnitude of landscape change can be assessed.

Table 7.8: Criteria for Scale of Effect on Landscape Character (adverse or beneficial)	
High	A major change in landscape characteristics such as the introduction or removal of a dominant large scale development and/or a substantial loss of characteristic landscape features, whilst taking account the effectiveness of any landscape mitigation measures.
Medium/High	A notable change in landscape characteristics such as the introduction or removal of a prominent development and/or a notable loss of characteristic landscape features, whilst taking account the effectiveness of any landscape mitigation measures.
Medium	A moderate change in landscape characteristics such as the introduction or removal of a readily noticeable development and/or a moderate loss of characteristic landscape features, whilst taking account the effectiveness of any landscape mitigation measures.
Low/Medium	A minor change in landscape characteristics such as the introduction or removal of a less noticeable development and/or a minor loss of characteristic landscape features, whilst taking account the effectiveness of any landscape mitigation measures.
Low	A slight change in landscape characteristics and/or a slight loss of characteristic landscape features, whilst taking account the effectiveness of any landscape mitigation measures.

Table 7.9: Criteria for Geographical Extent of Landscape Effect	
High	Change on a scale influencing landscape character over an extensive area such as several landscape types or character areas.
Medium/High	Change on a scale influencing landscape character over a broad area such as the landscape type or character area within which the proposal lies.
Medium	Change on a scale influencing landscape character within the local area.
Low/Medium	Change on a scale influencing landscape character within the immediate setting of the site.
Low	Change on a scale influencing landscape character within the development site itself.

Table 7.10: Criteria for Duration and Reversibility of Landscape Effects	
Long Term	Permanent landscape effects likely to last for over 20 years.
Medium/Long Term	Permanent landscape effects capable of reasonable mitigation within 15 to 20 years.
Medium Term	Permanent landscape effects capable of reasonable mitigation within 10 to 15 years.
Short/Medium Term	Permanent landscape effects capable of reasonable mitigation within 5-10 years.
Short Term	Permanent landscape effects capable of reasonable mitigation within 5 years.
Temporary	Developments seeking temporary planning permission after which the land will be reinstated.
Seasonal	Some developments may be of a seasonal nature.
Intermittent	Some developments may be of an intermittent nature.

Assessment of Magnitude of Landscape Effects

- 7.8.3 The proposed development would result in approximately 1.5ha of farmland being permanently lost from arable production (to buildings and hardstandings etc). However there would be no loss of any specific landscape features such as existing trees and hedgerows.
- 7.8.4 The associated landscape proposals would result in an increase of approximately 170m of new hedgerow planting and 50 new hedgerow trees along with 3000m² of new native woodland planting to the north-east and west of the buildings.
- 7.8.5 Although the poultry houses will occupy a relatively large footprint, they are relatively low structures compared with other types of modern farm buildings. They will be partially cut into the upper slope and partially built up above the lower slope. The finished floor level for each poultry house would be 24.9m AOD resulting in a ridge height of 30.07m AOD for each building.
- 7.8.6 The proposed poultry houses will be partially screened from the north-east by the existing tree belt along the Wych Brook. The existing hedgerow along the south-eastern site boundary will be managed at a height of 3m+ to hide the lower parts of the building from that direction. The new hedgerow planting along the northern-western boundary will have a similar effect from that direction once established. The proposed tree planting around the site will further enhance the softening effect.
- 7.8.7 All the structures will be finished in a dark receding colour which will help to reduce their impact. The associated landscape mitigation and enhancement measures will enable the development to be integrated into the landscape in a way that is appropriate to the character of the English Maelor landscape.
- 7.8.8 The trees, hedgerows and woodlands in the surrounding countryside will help to further reduce the impact on the wider landscape although the development

is still likely to be visible to some degree from those locations identified on the Visual Receptor Plan.

- 7.8.9 Taking account of the criteria in Tables 7.8, 7.9 & 7.10 the proposed development is assessed as having a High and permanent adverse scale of effect on the character of the application site itself during construction and on completion. The effect on the character of the immediate adjoining countryside would be Medium adverse in the Medium Term until the proposed landscaping takes effect. The scale of effect on the character of the wider landscape would be Low adverse until the proposed landscaping takes effect.

Effects of night-time lighting

- 7.8.10 New external lighting will be kept to a minimum. The front gable ends of each unit will be lit externally with a single low-wattage fitting of low intensity. All external lighting will be downward facing and protected with a cowl to reduce light spillage. Lighting of the site will only be required during working hours in the winter months and during bird catching. There will be no round the clock external lighting of the site and no use of high intensity security lighting.
- 7.8.11 Taking account of the criteria in Tables 7.8, 7.9 & 7.10 the night-time lighting of the proposed development is assessed as having a Low adverse scale of effect on the character of the local landscape. The effect would be of Low geographical extent and Intermittent in nature.

7.9 SIGNIFICANCE OF LANDSCAPE EFFECTS

Definition

7.9.1 GLVIA3 provides the following definition:

"Significance: A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic."

7.9.2 With respect to determining significance the guidelines advise that there are two main alternative approaches to combining the individual judgements made under the various contributing criteria:

"1. They can be sequentially combined: susceptibility to change and value can be combined into an assessment of sensitivity for each receptor, and size/scale, geographical extent and duration and reversibility can be combined into an assessment of magnitude for each effect. Magnitude and sensitivity can then be combined to assess overall significance.

2. All the judgements against the individual criteria can be arranged in a table to provide an overall profile of each identified effect. An overview can then be taken of the distribution of the judgements for each criterion to make an informed professional assessment of the overall significance of each effect."

7.9.3 This assessment follows the second approach.

Landscape Significance Criteria

7.9.4 The criteria in Table 7.11 below provide a recognisable scale against which the significance of effects can be assessed. The criteria are based on Environmental Impact Assessment: A Guide to Good Practice and Procedures Consultation Paper (DCLG 2006)⁽⁴⁾.

7.9.5 Whilst the EIA Regulations require the likely significant effects of a development to be identified, there is no specific guidance as to where the threshold between 'significant' and 'not significant' lies. For the purposes of this assessment any adverse impacts assessed as Major or Severe are considered to be potentially significant to the decision making process.

Table 7.11: Definitions of Significance Terminology (adverse or beneficial)	
Degree of Significance	Definition
Severe (Significant)	Landscape effects that represent key factors in the decision-making process. They are generally, but not exclusively associated with sites and features of national importance and resources/features which are unique and which, if lost, cannot be replaced or relocated.

Major (Significant)	Landscape effects that are likely to be important considerations at a regional/district scale and, if adverse, are potential concerns to the project, depending upon the relative importance attached to the issue during the decision making process.
Moderate (Not Significant)	Landscape effects that while important at a local scale, are not likely to be key decision making issues. Nevertheless, the cumulative effect of such issues may lead to an increase in the overall effects on a particular area or on a particular resource.
Minor (Not Significant)	Landscape effects that may be raised as local issues but are unlikely to be of importance in the decision making process. Nevertheless, they are of relevance in the detailed design of the project.
Negligible (Not Significant)	Landscape effects that are so slight that there is no need to take them into consideration in the design or mitigation of the development.
Adapted from Environmental Impact Assessment: A Guide to Good Practice and Procedures Consultation Paper (DCLG 2006)	

Assessment of Significance of Landscape Effects

- 7.9.6 All the judgements relating to landscape value, landscape susceptibility, scale of effect, geographical extent, duration and reversibility have been arranged in Table 7.12 to provide an overall profile of each identified effect. An informed professional judgement has then been made of the overall significance of each effect, as explained in the following paragraphs.
- 7.9.7 The local landscape in the vicinity of the application site has been assessed as having County/District level value and Medium susceptibility to this type of development.
- 7.9.8 The only direct effect that the proposed development would have on existing landscape features would be the loss of approximately 1.5ha of arable farmland. Although this would be a long term effect, the geographical extent would be low. Arable land is the dominant land use in this area and it is not considered to be a particularly sensitive landscape feature.
- 7.9.9 In terms of indirect effects on the adjoining countryside, although the poultry houses will occupy a relatively large footprint, they are relatively low structures compared with other types of modern farm buildings. They will be partially cut into the upper slope and partially built up above the lower slope. All the structures will be finished in a dark receding colour which will help to reduce their impact. The associated landscape mitigation and enhancement measures will enable the development to be integrated into the landscape in a way that is appropriate to the character of the English Maelor landscape.
- 7.9.10 The trees, hedgerows and woodlands in the surrounding countryside will help to further reduce the impact on the wider landscape although the development is still likely to be visible to some degree from those locations identified on the Visual Receptor Plan.

- 7.9.11 The scale of landscape effect has therefore been assessed as High adverse at a site specific level, reducing to Medium adverse in terms of the immediate adjoining countryside and Low adverse on the wider landscape.
- 7.9.12 Whilst such factors might be important at a local scale, planning policy does allow for agricultural development in Special Landscape Areas subject to a high standard of design and landscaping. It is considered that the siting, design and landscaping of this development does meet that standard and therefore the effects of the development on landscape character should not be an overriding decision making issue. The proposed development is therefore considered to be of Moderate adverse significance in terms of its effects on landscape character at both a site specific level and in terms of the wider countryside.
- 7.9.13 The local landscape is considered to have Medium susceptibility to new lighting sources. The scale of effect of the new lighting introduced by this particular development is likely to be Low adverse over a Low geographical area and Intermittent in nature. This has therefore been assessed as being of Negligible adverse significance.

Table 7.12: Summary of Assessment of Landscape Effects							
Effect	Sensitivity of Landscape Receptor		Magnitude of Landscape Effect			Significance of Landscape Effect	
	Landscape Value	Landscape Susceptibility	Scale of Landscape Effect	Geographical Extent	Duration & Reversibility	Degree of Significance	Significant or Not Significant
Effect on character of application site	County/District	Medium	High adverse	Low	Long Term	Moderate adverse	Not significant
Effect on character of immediate adjoining countryside	County/District	Medium	Medium adverse	Low/Medium	Medium Term	Moderate adverse	Not significant
Effect on character of wider landscape	County/District	Medium	Low adverse	Medium	Medium Term	Moderate adverse	Not significant
Effects of night-time lighting	County/District	Medium	Low adverse	Low	Intermittent	Negligible adverse	Not significant

7.10 VISUAL AMENITY VALUE

Definition

7.10.1 GLVIA3 provides the following definition:

"Visual amenity: *The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.*"

7.10.2 The guidelines also offer the following guidance about judging the value attached to views:

"Judgements should also be made about the value attached to the views experienced. This should take account of:

- recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations;*
- indicators of the value attached to views by visitors, for example through appearances in guidebooks or on tourist maps, provision of facilities for their enjoyment (such as parking places, sign boards and interpretive material) and references to them in literature or art (for example 'Ruskin's View' over Lunedale, or the view from the Cob in Porthmadog over Traeth Mawr to Snowdonia which features in well-known Welsh paintings, and the 'Queen's View' in Scotland)."*

Visual Amenity Value Criteria

7.10.3 The visual amenity value criteria in Table 7.13 below have been developed to provide a recognisable scale against which the value of views can be assessed.

Table 7.13: Visual Amenity Value Criteria	
National Level	Views of national importance eg. iconic views of nationally important structures, designed views in Grade I & II* Registered Parks & Gardens or views from scenic routes and scenic viewpoints in landscapes of national importance.
County/District Level	Views of county/district importance eg. views from scenic routes and scenic viewpoints in landscapes of county/district importance.
Community/Parish/Level	Views of more than just local value eg. views from recognised or well used local landmarks & beauty spots.
Local Level	Most other landscape views are of value at a local level providing a pleasant visual outlook to residents, visitors and travellers.
Negligible or Negative	Some views may have little or even negative value. eg views of derelict or degraded landscapes and eyesores.

Visual Amenity Value Assessment

- 7.10.4 The views identified on the Visual Receptor Plan at Appendix 7.6 are generally of value at a Local Level to local residents and users of the local roads, footpaths and bridleways.
- 7.10.5 None of the views identified in this study are considered to be of more than Local Level Value.

7.11 VISUAL RECEPTOR SUSCEPTIBILITY

Definitions

7.11.1 GLVIA3 provides the following definitions:

"Visual receptors: Individuals and/or defined groups of people who have the potential to be affected by a proposal."

"Susceptibility: The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences."

7.11.2 The guidelines also offer the following guidance about judging the susceptibility of visual receptors to change:

"The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of:

- *the occupation or activity of people experiencing the view at particular locations;*
- and*
- *the extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations."*

7.11.3 Whilst the guidelines indicate that visual receptors most susceptible to change are likely to include residents at home it is a well-established planning principle that there is no right to a view. There have been a number of planning appeal decisions in recent years where Planning Inspectors considering the outlook from residential properties have adopted a stringent approach, whereby a visual impact would have to be overwhelming to the degree that a property would come to be widely regarded as an unattractive and unsatisfactory place in which to live, before giving rise to a reason for refusal. This has become known as the 'Lavender Test'.

7.11.4 As with landscape susceptibility, the susceptibility of visual receptors is also likely to vary according to the type of development envisaged. For example, residential properties on existing farmsteads are likely to be less susceptible to agricultural development than residential properties not associated with farmsteads.

Visual Receptor Susceptibility Criteria

7.11.5 The criteria in Table 7.14 below have been developed to provide a recognisable scale against which potential visual receptors can be assessed in terms of their susceptibility to the development proposed.

Table 7.14: Visual Receptor Susceptibility Criteria	
High	People engaged in strategic level recreational activities where landscape views are likely to be the prime focus of their attention eg: Visitors to scenic viewpoints Users of strategically promoted footpath routes Visitors to heritage attractions or to other attractions where views of the surroundings are an important contributor to the experience.
Medium/High	People engaged in local level activities where landscape views might be important but not necessarily the prime focus of their attention eg: Users of other public rights of way Occupiers of residential properties in open countryside Residents at home occupying principle daytime rooms. Motorists on rural scenic routes
Medium	People engaged in activities where landscape views provide a backdrop to their main activity eg: Motorists on minor rural roads Users of other open space/outdoor recreational facilities Occupiers of residential properties on existing farmsteads Occupiers of residential properties on edge of urban areas Residents at home occupying non-principle daytime rooms.
Low/Medium	People engaged in activities who might only get a fleeting glance or occasional view of a particular landscape eg: Users of public rights of way in urban areas Low usage or inaccessible public rights of way Motorists on rural A & B roads and motorways Users of railways Occupiers of residential properties in urban areas
Low	People engaged in activities whose attention is unlikely to be focused on the landscape eg: Motorists on urban roads People at their place of work

Visual Receptor Susceptibility Assessment

- 7.11.6 Potentially susceptible visual receptor locations are listed in Table 7.15 below. Each location is numbered and can be cross referenced to the Visual Receptor Plan at Appendix 7.6. The susceptibility of each receptor is also assessed in Table 7.15, using the criteria from Table 7.14 above.

Table 7.15: Assessment of Visual Receptor Susceptibility			
Ref	Receptor Location	User Type	Susceptibility
	Public locations with potential views of site:		
1	Footpath WOR/14	Walkers	Medium/High
2	Footpath WOR/2	Walkers	Medium/High
3	Footpath WOR/4	Walkers	Medium/High
4	Footpath WOR/9	Walkers	Medium/High
5	Sarn Rd, Threapwood	Walkers Motorists	Medium/High Medium
6	Bridleway WOR/18	Walkers/Horse riders	Medium/High
7	Mulsford Lane	Walkers	Medium/High

		Motorists	Medium
	Private dwellings with potential views of site:		
8	Dwellings on edge of Threapwood	Residents/visitors	Medium/High
9	Dwellings to south and west	Residents/visitors	Medium/High

- 7.11.7 There are no strategically promoted footpaths or scenic viewpoints affected by the development being considered. Therefore no receptors have been treated as having the highest level of susceptibility.
- 7.11.8 Walkers and horse riders using other local footpaths and minor roads have been treated as having Medium/High susceptibility on the basis that these are people who may be engaged in local level recreational activities.
- 7.11.9 Motorists using the local country roads have been treated as having Medium susceptibility on the basis that these are relatively slow and minor rural roads where views may be of some value.
- 7.11.10 Occupants of residential properties in this rural area have generally been treated as having Medium/High susceptibility.
- 7.11.11 The extent of potential visibility and degree of visual impact for each receptor location is discussed in Section 7.12 below.

7.12 MAGNITUDE OF VISUAL EFFECTS

Definition

- 7.12.1 GLVIA3 provides the following definition:
"Magnitude (of effect): A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration."

Magnitude of Visual Effects Criteria

- 7.12.2 The criteria in Tables 7.16, 7.17, & 7.18 below have been developed to provide a recognisable scale against which the magnitude of visual change can be assessed.

Table 7.16: Criteria for Scale of Visual Effects (adverse or beneficial)	
High	Substantial change in view where proposed development would be a dominant feature: commanding, controlling the view, foremost feature, prevailing, overriding.
Medium/High	Notable change in view where proposed development would be prominent: standing out, striking, sharp, unmistakable, easily seen.
Medium	Moderate change in view where proposed development would be conspicuous: noticeable, distinct, catching the eye or attention, clearly visible, well defined.
Low/Medium	Minor change in view where proposed development would be apparent: visible, evident, obvious, perceptible, discernable, recognisable.
Low	Slight change in view where proposed development would be inconspicuous: lacking sharpness of definition, not obvious, indistinct, not clear, obscure, blurred, indefinite, subtle.
Adapted from Guidance on the Assessment of the Impact of Offshore Windfarms: Seascape & Visual Impact Report. DTI (2005).	

Table 7.17: Criteria for Geographical Extent of Visual Effects	
High	Visual change over a wide area at the receptor location. (eg. over 2.5km length)
Medium/High	Between medium and high. (eg. 1250-2500m length)
Medium	Visual change over a moderate area at the receptor location. (eg. 500-1250m length)
Low/Medium	Between low and medium. (eg. 100-500m length)
Low	Visual change over a small area at the receptor location. (eg. less than 100m length)

Table 7.18: Criteria for Duration and Reversibility of Visual Effects	
Long Term	Permanent visual effects unlikely to be capable of reasonable mitigation within 20 years.
Medium/Long Term	Permanent visual effects capable of reasonable mitigation within 15 to 20 years.
Medium Term	Permanent visual effects capable of reasonable mitigation within 10 to 15 years.
Short/Medium Term	Permanent visual effects capable of reasonable mitigation within 5 to 10 years.
Short Term	Permanent visual effects capable of reasonable mitigation within 5 years.
Temporary	Temporary visual effects after which the view will be reinstated.
Seasonal	Seasonal visual effects.
Intermittent	Intermittent visual effects.

Assessment of Magnitude of Visual Effects

Footpath WOR/14

- 7.12.3 Footpath WOR/14 runs to the west of the application site approximately 60-300m away from the proposed development. There are variable short to middle distance views of the site from this footpath as illustrated in Photographs 1 & 2 at Appendix 7.4.
- 7.12.4 From the southern part of this footpath the proposed development would sit low in the landscape, against the backdrop of high ground and tree cover. Foreground trees and hedgerows would also help to reduce visibility from this direction. From the northern part of this footpath the proposed development would sit behind an existing hedgerow which would hide the lower part of the development, although the upper parts of the buildings and feed bins would be visible above the hedgerow. Raising the hedgerow to 3.0m + along with additional tree planting would help to soften the effect of the development from this direction.
- 7.12.5 Taking account of the criteria in Tables 7.16, 7.17 & 7.18 the proposed development is assessed as having a Medium adverse scale of effect of Low/Medium geographical extent along Footpath WOR/14. The duration of this effect would be Long term.

Footpath WOR/2

- 7.12.6 Footpath WOR/2 runs to the north-east of the application site, on the opposite side of the Wych Brook, approximately 100-280m away from the proposed development. There are partial short distance views of the site from this footpath as illustrated in Photographs 3 & 4.
- 7.12.7 From this footpath the proposed development would be partially screened by the existing vegetation along the Wych Brook, although parts of the

development would still be visible through this. The proposed landscaping will help to improve the screening effect from this direction.

- 7.12.8 The proposed development is assessed as having a Medium adverse scale of effect of Low/Medium geographical extent along Footpath WOR/2. The duration of this effect would be Medium term until the new planting takes effect.

Footpath WOR/4

- 7.12.9 Footpath WOR/4 runs to the south of the application site approximately 380-246m away. There are filtered middle distance views of the site from this footpath as illustrated in Photographs 5 & 6.
- 7.12.10 From this footpath the proposed development would be visible in the middle distance against the backdrop of dense tree cover. The foreground hedgerow and trees would also provide a softening effect. The raising of the boundary hedgerow to 3.0m+ along with additional tree planting will help to improve the softening effect from this direction.
- 7.12.11 The proposed development is assessed as having a Low/Medium adverse scale of effect of Low/Medium geographical extent along Footpath WOR/4. The duration of this effect would be Long term.

Footpath WOR/9

- 7.12.12 Footpath WOR/9 runs to the south-east of the application site approximately 650-730m away. There are filtered middle distance views of the site from this footpath as illustrated in Photograph 7.
- 7.12.13 From this footpath the proposed development would again be visible against the backdrop of dense tree cover, similar to Footpath WOR/4, but more distant. The foreground hedgerow and trees would again provide a softening effect.
- 7.12.14 The proposed development is assessed as having a Low adverse scale of effect of Low/Medium geographical extent along Footpath WOR/9. The duration of this effect would be Long term.

Sarn Road, Threapwood

- 7.12.15 Sarn Road lies to the north-east of the site on the opposite side of the valley, approximately 550-600m away. There are elevated middle distance views of the site along a short section of this road as illustrated in Photograph 8.
- 7.12.16 From this short section of road the development would again be visible against a backdrop of rising ground and tree cover. The foreground hedgerow and trees would provide a softening effect. The raising of the boundary hedgerow to 3.0m+ along with additional tree planting would help to improve that softening effect from this direction.

- 7.12.17 The proposed development is assessed as having a Low/Medium adverse scale of effect of Low geographical extent along Sarn Road. The duration of this effect would be Long term.

Bridleway WOR/18

- 7.12.18 Bridleway WOR/18 runs to the north of the application site, on the opposite side of the Wych Brook, approximately 320m away. There is only one location along this bridleway with a partial middle distance view of the application site through a gap in the adjacent hedgerow as illustrated in Photograph 9.
- 7.12.19 From this location the proposed development would be mostly screened by the existing tree cover along the Wych Brook.
- 7.12.20 The proposed development is assessed as having a Low adverse scale of effect of Low geographical extent along Bridleway WOR/18. The duration of this effect would be Medium term until the new planting takes effect.

Mulsford Lane

- 7.12.21 Mulsford Lane runs to the south-west of the application site approximately 430m away. There is only one location along this lane with a filtered middle distance view of the application site through a gap in the roadside hedgerow as illustrated in Photograph 10.
- 7.12.22 From this location the proposed development would sit low in the landscape, against the backdrop of high ground and tree cover. Foreground trees would also help to reduce visibility from this direction.
- 7.12.23 The proposed development is assessed as having a Low adverse scale of effect of Low geographical extent along Mulsford Lane. The duration of this effect would be Long term.

Dwellings on edge of Threapwood

- 7.12.24 Based on observations from the application site there are approximately 7 dwellings on the south-western edge of Threapwood with potential views of the application site, varying in distance from 420m to 1000m away.
- 7.12.25 From these locations the proposed development would be seen against a backdrop of rising ground and tree cover. The foreground hedgerows, trees and vegetation along the Wych Brook would provide a softening effect.
- 7.12.26 The proposed development is assessed as having a Low/Medium adverse scale of effect of Low geographical extent at these properties. The duration of this effect would be Long term.

Dwellings to the South and West

- 7.12.27 Based on observations from the application site there are approximately 4 dwellings to the south and west with potential views of the application site, varying in distance from 500m to 720m away. These are Mulsford, Mulsford Cottages, Silver Birches and Caelica Farm.
- 7.12.28 From these locations the proposed development would sit low in the landscape, against a backdrop of high ground and tree cover. Foreground trees and hedgerows would also help to reduce visibility from these directions. Apart from Caelica Farm, which is the furthest away, only the upstairs windows of these properties are visible from the site.
- 7.12.29 The proposed development is assessed as having a Low adverse scale of effect of Low geographical extent at these properties. The duration of this effect would be Long term.

7.13 SIGNIFICANCE OF VISUAL EFFECTS

Definition

7.13.1 GLVIA3 provides the following definition:

"Significance: A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic."

7.13.2 With respect to determining significance the guidelines advise that there are two main alternative approaches to combining the individual judgements made under the various contributing criteria:

"1. They can be sequentially combined: susceptibility to change and value can be combined into an assessment of sensitivity for each receptor, and size/scale, geographical extent and duration and reversibility can be combined into an assessment of magnitude for each effect. Magnitude and sensitivity can then be combined to assess overall significance.

2. All the judgements against the individual criteria can be arranged in a table to provide an overall profile of each identified effect. An overview can then be taken of the distribution of the judgements for each criterion to make an informed professional assessment of the overall significance of each effect."

7.13.3 This assessment follows the second approach.

Visual Significance Criteria

7.13.4 The criteria in Table 7.19 below provide a recognisable scale against which the significance of effects can be assessed. The criteria are based on Environmental Impact Assessment: A Guide to Good Practice and Procedures Consultation Paper (DCLG 2006)⁽⁴⁾.

7.13.5 Whilst the EIA Regulations require the likely significant effects of a development to be identified, there is no specific guidance as to where the threshold between 'significant' and 'not significant' lies. For the purposes of this assessment any adverse impacts assessed as Major or Severe are considered to be potentially significant to the decision making process.

Table 7.19: Definitions of Significance Terminology (adverse or beneficial)	
Degree of Significance	Definition
Severe (Significant)	Visual effects that represent key factors in the decision-making process. They are generally, but not exclusively associated with sites and features of national importance and resources/features which are unique and which, if lost, cannot be replaced or relocated.
Major (Significant)	Visual effects that are likely to be important considerations at a regional/district scale and, if adverse, are potential concerns to

	the project, depending upon the relative importance attached to the issue during the decision making process.
Moderate (Not Significant)	Visual effects that while important at a local scale, are not likely to be key decision making issues. Nevertheless, the cumulative effect of such issues may lead to an increase in the overall effects on a particular area or on a particular resource.
Minor (Not Significant)	Visual effects that may be raised as local issues but are unlikely to be of importance in the decision making process. Nevertheless, they are of relevance in the detailed design of the project.
Negligible (Not Significant)	Visual effects that are so slight that there is no need to take them into consideration in the design or mitigation of the development.
Adapted from Environmental Impact Assessment: A Guide to Good Practice and Procedures Consultation Paper (DCLG 2006)	

Assessment of Significance of Visual Effects

- 7.13.6 All the judgements relating to visual amenity value, visual receptor susceptibility, scale of effect, geographical extent, duration and reversibility have been arranged in Table 7.20 to provide an overall profile of each identified effect. An informed professional judgement has then been made of the overall significance of each effect, as explained in the following paragraphs.
- 7.13.7 The main public views of the proposed development will be from footpaths WOR/14, WOR/2, WOR/4 and Sarn Road Threapwood where the scale of visual effect will vary from Medium to Low/Medium adverse over Low/Medium to Low geographical extents. Although walkers using of these routes have been treated as having Medium/High susceptibility the views are only of Local Level value. Whilst such visual effects may be raised as local issues they are not likely to be overriding considerations in the decision making process. They are therefore considered to be of Minor/Moderate adverse significance.
- 7.13.8 Whilst views from Footpath WOR/9 are similar to those on Footpath WOR/4, they are more distant. They are therefore considered to be of Minor adverse significance to the decision making process. The level of effect on all the other publicly accessible views identified in this study are considered to be of Negligible adverse significance.
- 7.13.9 In terms of private views, the main residential properties affected by the proposed development are those on the south-western edge of Threapwood. These properties have been treated as having Medium/High susceptibility to change, but again their views would be of Local Level value only. Whilst these properties will have potential middle distance views of the proposed development the scale of effect is assessed as being Low/Medium adverse over a Low geographical extent at each property. Whilst such visual issues may be of concern to the occupants it is an established planning principle that there is no right to a view from private properties. This matter is not therefore likely to

be a key decision making issue and consequently it is considered to be of Minor/Moderate adverse significance.

- 7.13.10 The visual effects on the 4 residential properties to the south and west are likely to be of a lower magnitude. They are therefore considered to be of Minor adverse significance.

Table 7.20: Summary of Assessment of Visual Effects

Table 7.20: Summary of Assessment of Visual Effects								
		Sensitivity of Visual Receptor		Magnitude of Visual Effect			Significance of Visual Effect	
Effect		Visual Amenity Value	Visual Receptor Susceptibility	Scale of Visual Effect	Geographical Extent	Duration & Reversibility	Degree of Significance	Significant or Not Significant
Ref	Public Views:							
1	Footpath WOR/14 Walkers	Local	Medium/High	Medium adverse	Low/Medium	Long Term	Minor/Moderate adverse	Not Significant
2	Footpath WOR/2 Walkers	Local	Medium/High	Medium adverse	Low/Medium	Medium Term	Minor/Moderate adverse	Not Significant
3	Footpath WOR/4 Walkers	Local	Medium/High	Low/Medium adverse	Low/Medium	Long Term	Minor/Moderate adverse	Not Significant
4	Footpath WOR/9 Walkers	Local	Medium/High	Low adverse	Low/Medium	Long Term	Minor adverse	Not Significant
5	Sarn Rd, Threapwood Walkers Motorists	Local	Medium/High Medium	Low/Medium adverse	Low	Long Term	Minor/Moderate adverse	Not Significant
6	Bridleway WOR/18 Walkers/Horse riders	Local	Medium/High	Low adverse	Low	Medium Term	Negligible adverse	Not Significant
7	Mulsford Lane Walkers Motorists	Local	Medium/High Medium	Low Adverse	Low	Long Term	Negligible adverse	Not Significant
	Private views:							
8	Dwellings on edge of Threapwood Residents/visitors	Local	Medium/High	Low/Medium Adverse	Low	Long Term	Minor/Moderate adverse	Not Significant
9	Dwellings to south and west Residents/visitors	Local	Medium/High	Low Adverse	Low	Long Term	Minor adverse	Not Significant

7.14 SUMMARY OF SIGNIFICANT EFFECTS

Thresholds

- 7.14.1 As explained in Sections 7.9 and 7.13 above, whilst the EIA Regulations require the likely significant effects of a development to be identified, there is no specific guidance as to where the threshold between 'significant' and 'not significant' lies. For the purposes of this assessment any adverse impacts assessed as Major or Severe would be considered to be potentially significant to the decision making process.

Landscape Effects

- 7.14.2 No significant adverse landscape effects have been identified in this assessment.

Visual Effects

- 7.14.3 No significant adverse visual effects have been identified in this assessment.

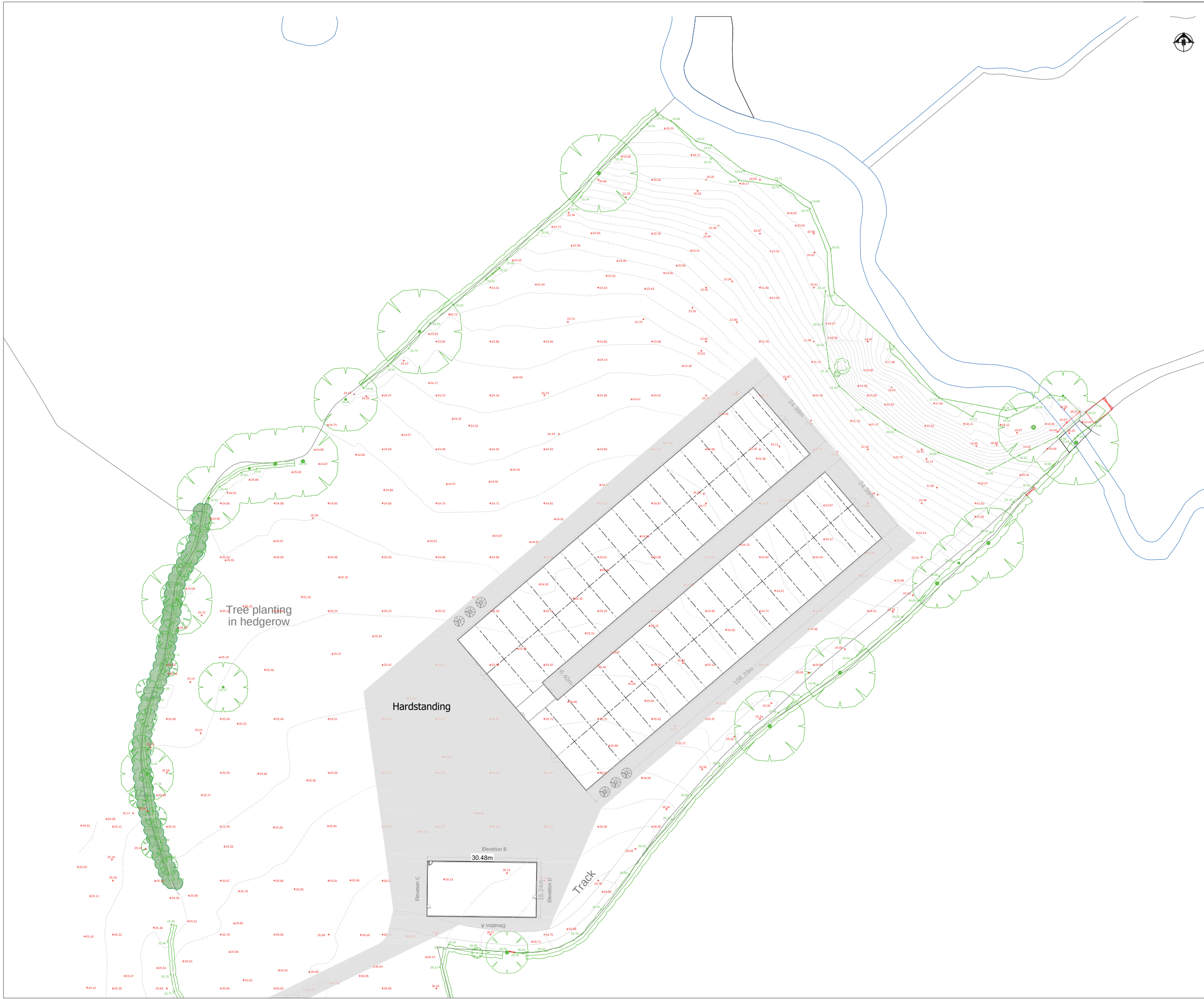
**Allan Moss BA (Hons), BPL, MRTPI, Dip LA, CMLI
June 2017**

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The Landscape Institute and Institute of Environmental Management & Assessment. April 2002.
2. Guidelines for Landscape and Visual Impact Assessment: Third Edition.
Landscape Institute and Institute of Environmental Management & Assessment.
April 2013.
3. Wrexham LANDMAP Supplementary Planning Guidance
Wrexham Country Borough Council
2007
4. Environmental Impact Assessment: A Guide to Good Practice and Procedures
Consultation Paper
DCLG June 2006

APPENDIX 7.1

Proposed Layout & Elevations (Not to Scale)



THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELATED DRAWINGS. ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE BEFORE COMMENCING ANY WORK OR PRODUCING SHOP DRAWINGS. THE ORIGINATOR SHOULD BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY ROGER PARRY & PARTNERS.

KEY

Rev	Description	Date	Dr by	App by
Original	by			

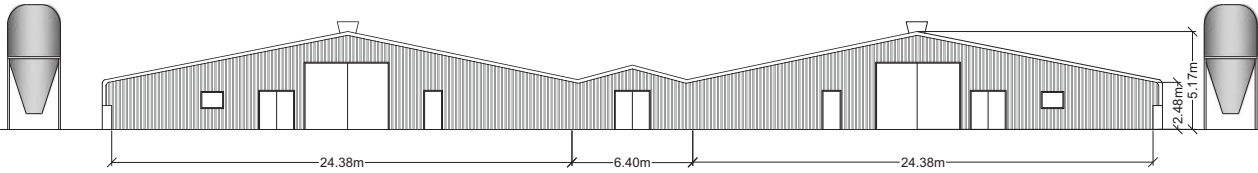


Residential - Agricultural - Commercial	
Job	Intensive Poultry Units
Title	Proposed Block Plan
Location	Mulsford Farm Mulsford Sarn Malpas SY14 7LP
Client	Huxley Farms
Scales	A1 @ 1:500
Drawing No.	RJC-MZ63-Huxley-02
Drawn by	MZ
Date 06/04/2017	

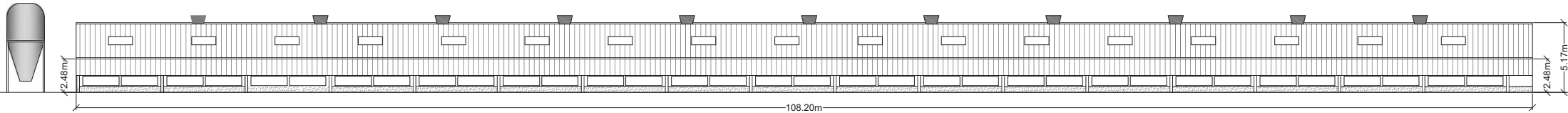
HOGSTOW HALL, MINSTERLEY
SHREWSBURY, SHROPSHIRE, SY5 0HZ
Tel: 01743 791336 Fax: 01743 792770
email: mail@rogerparry.net
Web address: www.rogerparry.net

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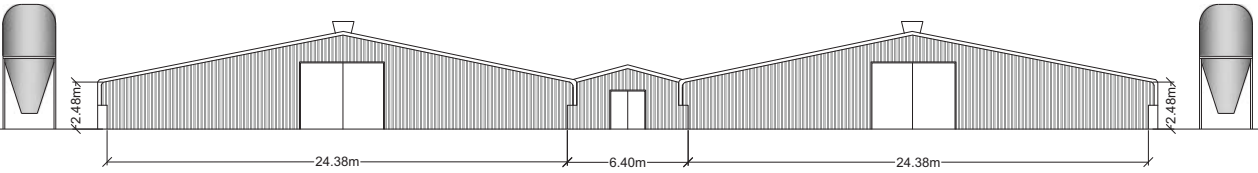
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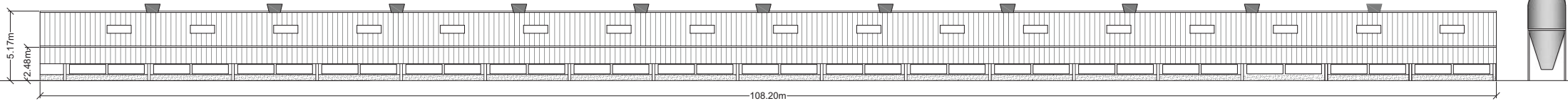
Elevation A



Elevation B



Elevation C



Elevation D

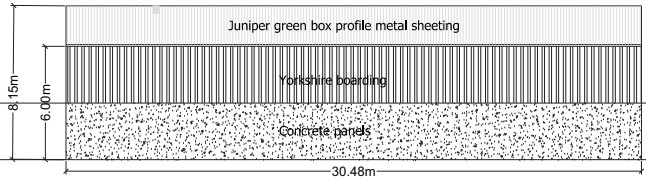
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Original by				



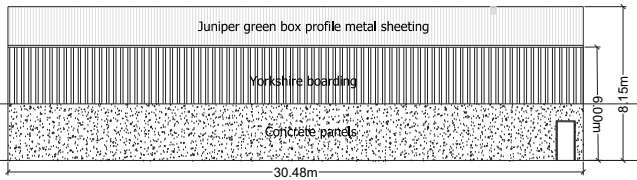
Residential - Agricultural - Commercial

Job	Intensive Poultry Units		
Title	Proposed Elevations		
Location	Mulsford Farm Mulsford Sarn Malpas SY14 7LP		
Client	Huxley Farms		
Scales	1:200 @ A1		
Drawing No.	RJC-MZ63-Huxley-04		
Drawn by	MZ	Date	12/06/2017

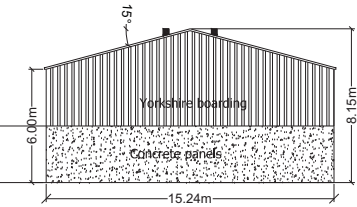
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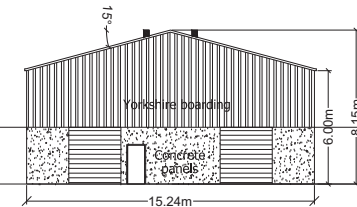
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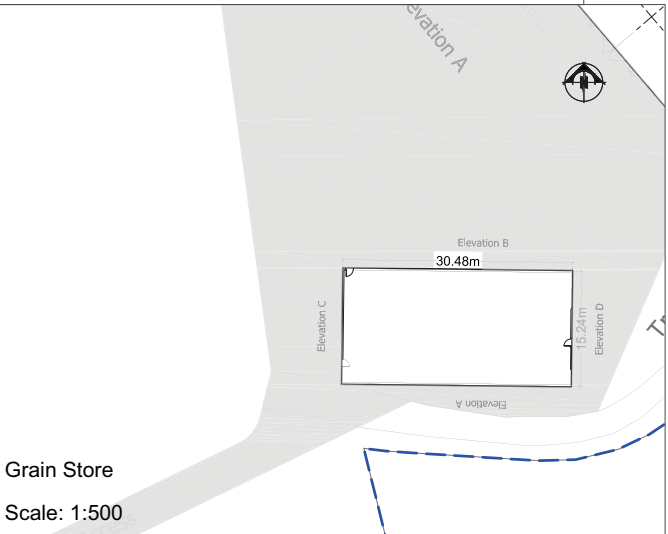
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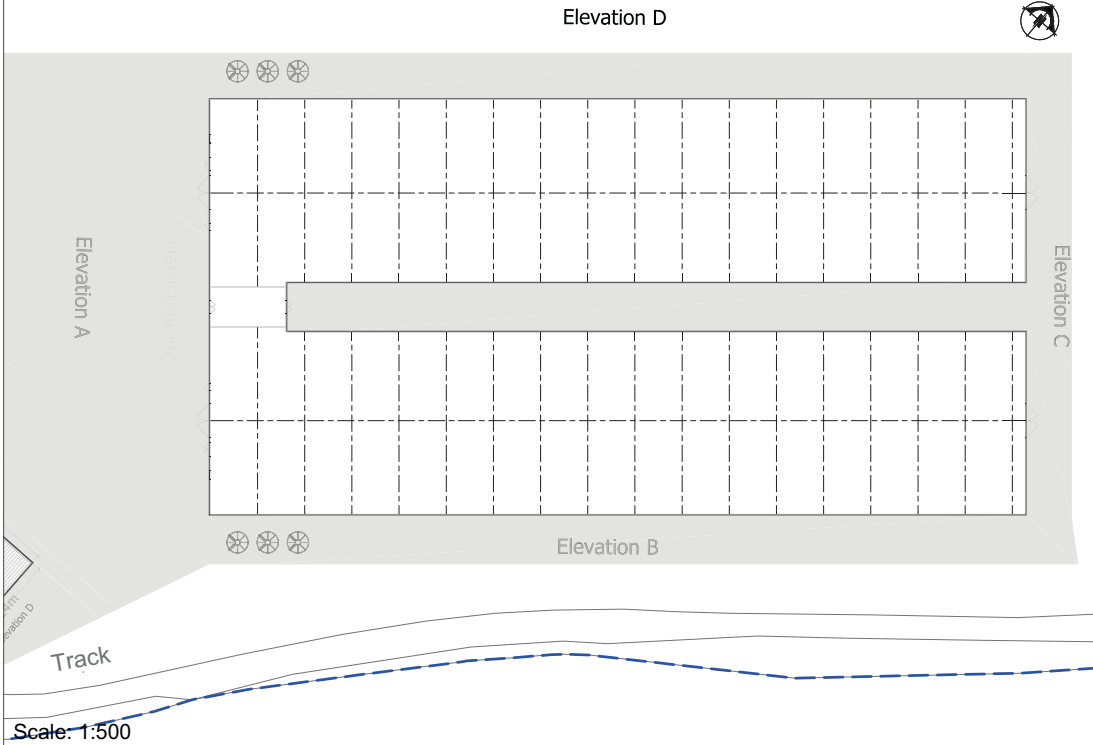
Elevation C



Elevation D



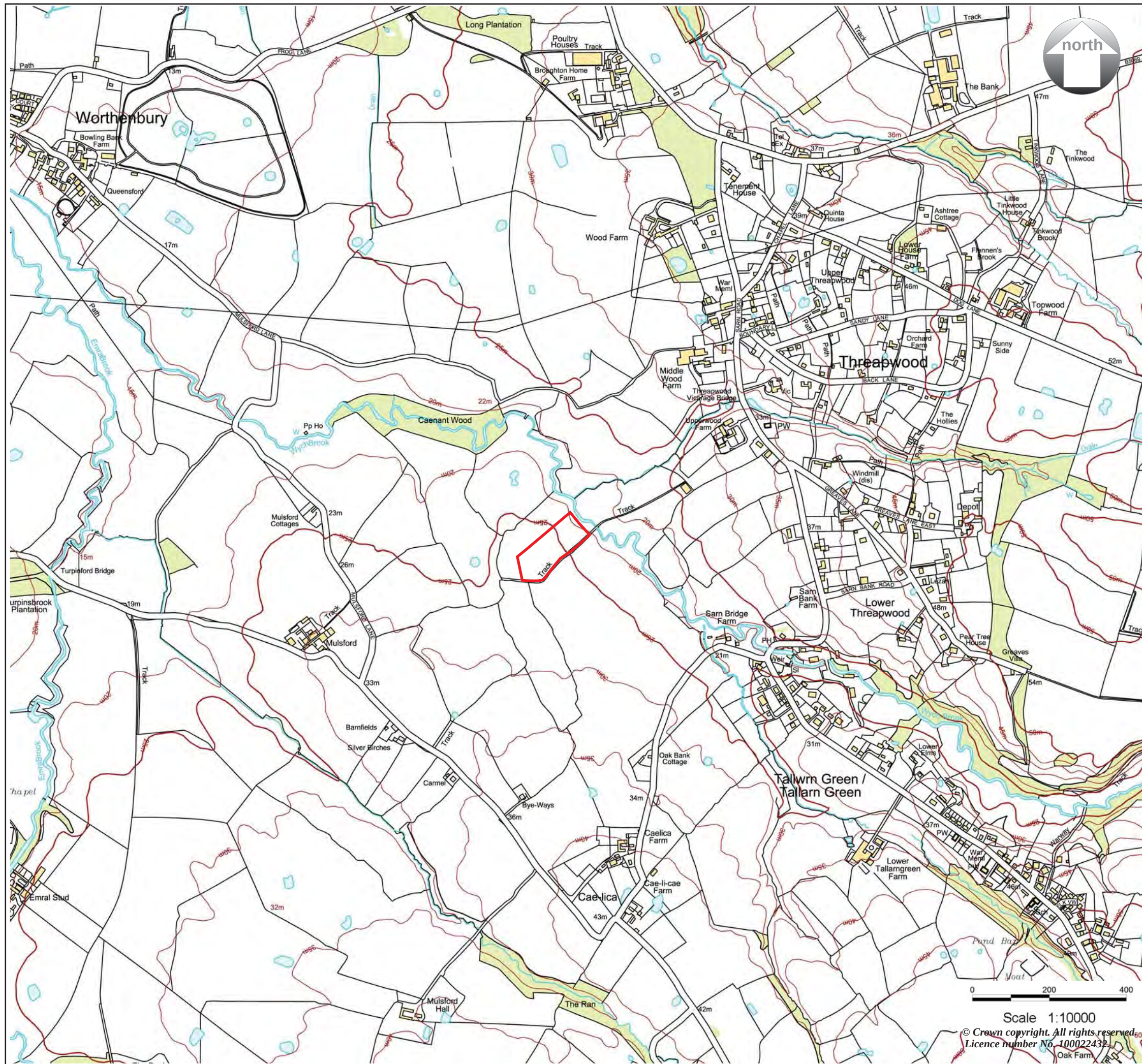
Grain Store
Scale: 1:500



Scale: 1:500

APPENDIX 7.2

Location Plan



KEY:



Site location

Job: **Propose Poultry Development
at Mulsford
Sarn, Malpas**

Title: **Location Plan**

Scale: **1:10,000**

Date: **June 2017**

Drawing No: **1488.01**

Rev:



ALLAN MOSS ASSOCIATES LTD
Environmental Planning and Landscape Design

Scale 1:10000
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APPENDIX 7.3

Aerial Photographs (Oct 2010)



Wych Brook

Site

Wych Brook



100 m

Aerial Photograph of Site (Oct 2010)

Google earth

Image © 2016 Getmapping plc
Image © 2016 Bluesky



Wych Brook

Caenant Wood

Threapwood

Wych Brook
Site

Mulsford Lane

Mulsford

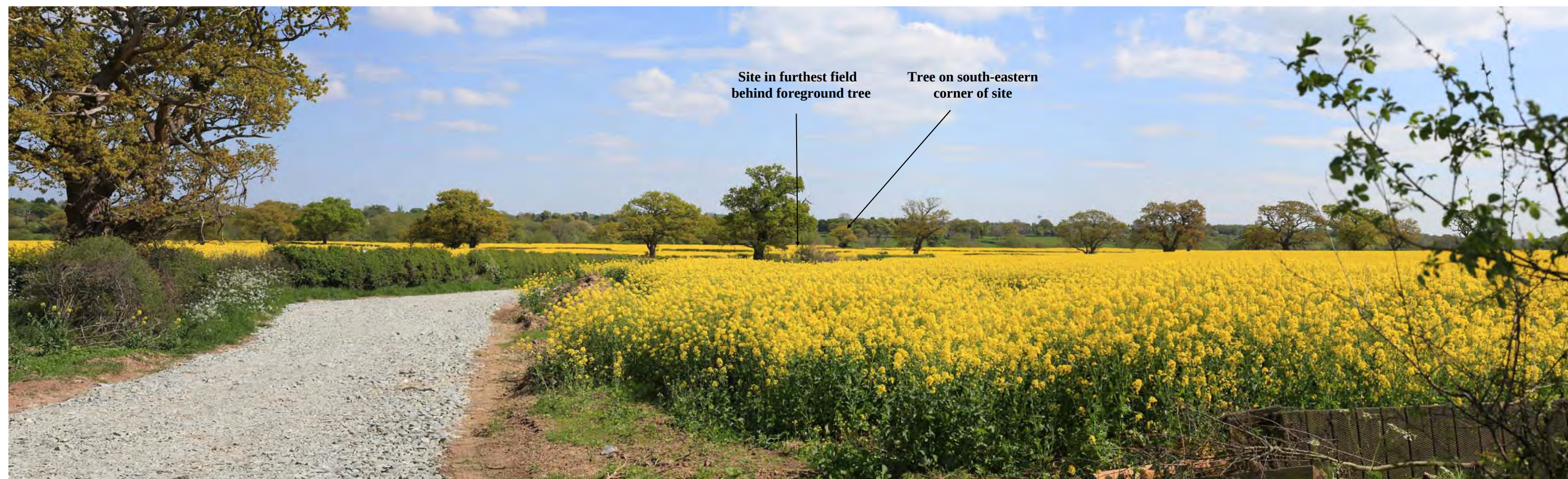
Tallarn Green

Wych Brook

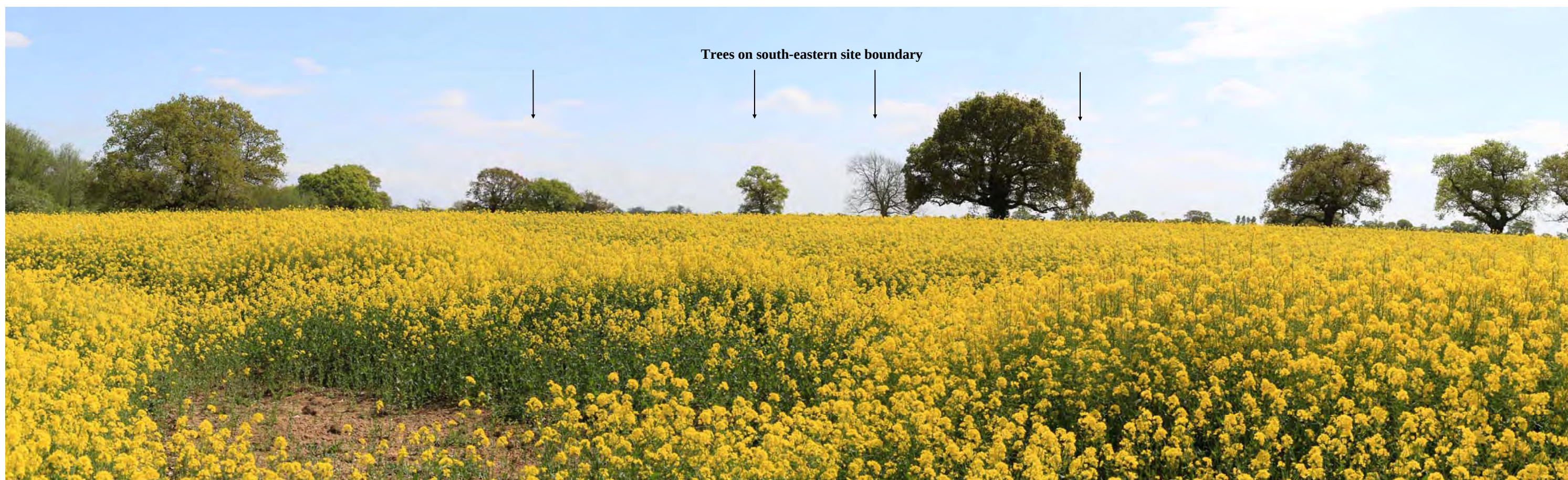


APPENDIX 7.4

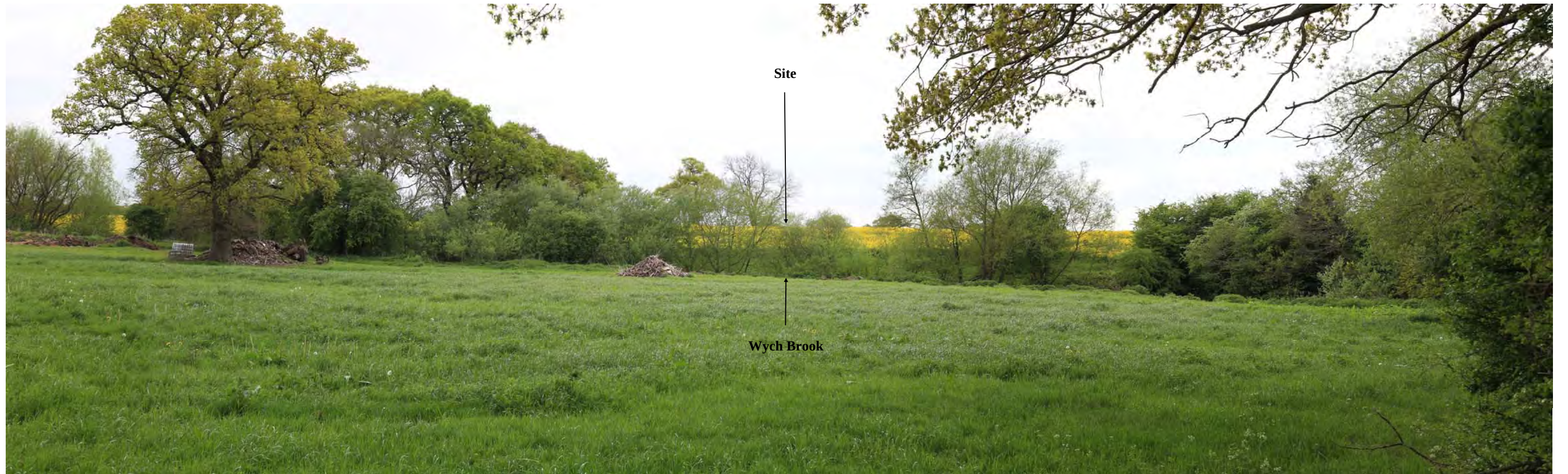
Photographs 1 to 10



Photograph 1: View from south-west on Footpath WOR/14.



Photograph 2: View from north-west on Footpath WOR/14.



Photograph 3: View from north on Footpath WOR/2.



Photograph 4: View from north-east on Footpath WOR/2.



Photograph 5: View from south on Footpath WOR/4.



Photograph 6: View from south-east on Footpath WOR/4.



Photograph 7: View from south-east on Footpath WOR/9.



Photograph 8: View from east on Sarn Road, Threapwood.



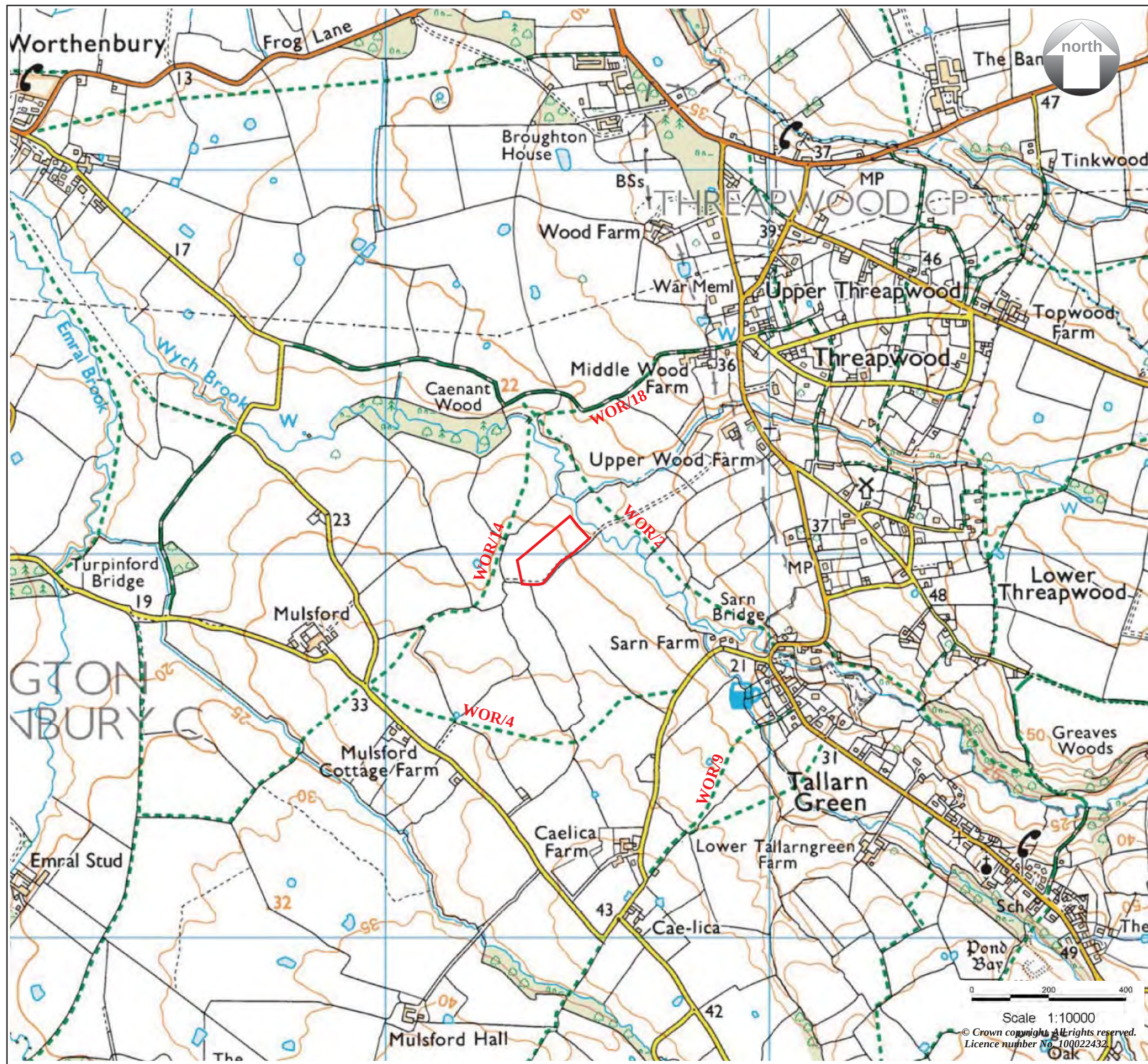
Photograph 9: View from north on Bridleway WOR/18.



Photograph 10: View from south-west on Mulsford Lane.

APPENDIX 7.5

Public Rights of Way



KEY:



Job: **Propose Poultry Development
at Mulsford
Sarn, Malpas**

Title: **Public Rights of Way**

Scale: **1:10,000**

Date: **June 2017**

Drawing No: **1488.03**

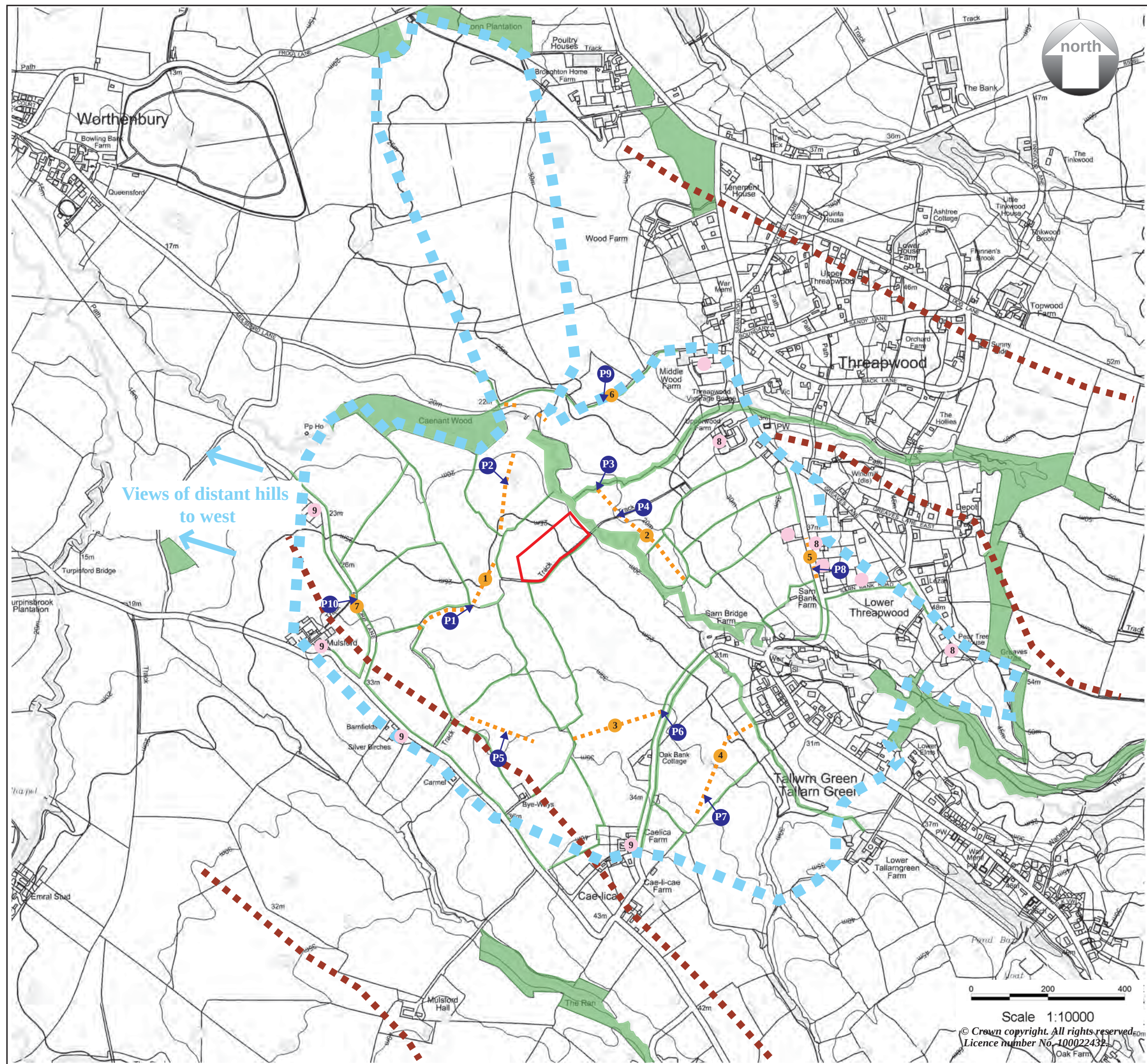
Rev:



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APPENDIX 7.6

Visual Receptor Plan



KEY:

-  Site location
-  Local ridgelines
-  Significant woodlands and hedgerows
-  Approximate Visual Envelope
-  Photograph Locations
-  Public locations with potential views of site:
 1. Footpath WOR/14
 2. Footpath WOR/2
 3. Footpath WOR/4
 4. Footpath WOR/9
 5. Sarn Road, Threapwood
 6. Bridleway WOR/18
 7. Mulsford Lane
-  Private locations with potential views of site:
 8. Dwellings on edge of Threapwood
 9. Dwellings to west and south

Job: **Propose Poultry Development at Mulsford Sarn, Malpas**

Title: **Visual Receptor Plan**

Scale: **1:10,000**

Date: **June 2017**

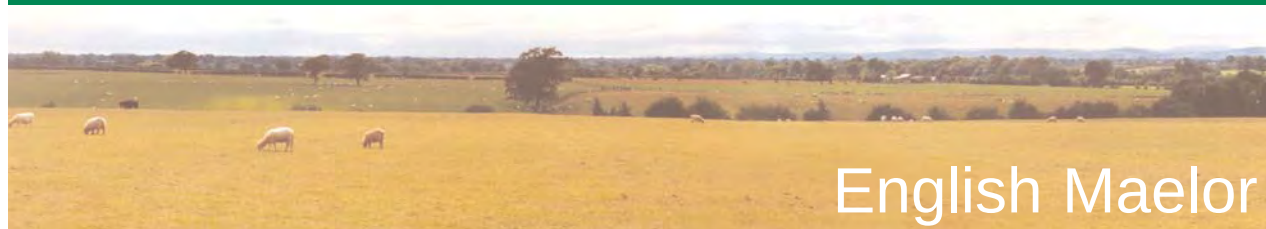
Drawing No: **1488.02**

Rev:

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APPENDIX 7.7

Extracts from Wrexham LANDMAP SPG 2007



English Maelor 13b

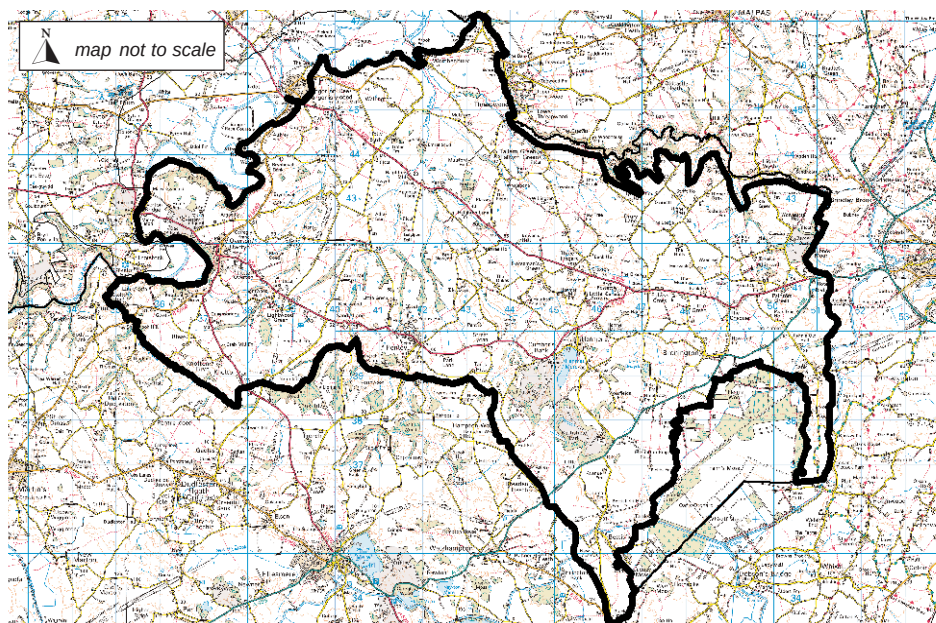
This is one of a series of Local Planning Guidance Notes based on Wrexham LANDMAP (adopted November 2004), setting out recommendations for each Landscape Character area.

An area of undulating lowland farmland and small villages which retains evidence of historic landscapes and of alternating English and Welsh influence

Landscape context

This area is similar to the Cheshire and North Shropshire Plain beyond the Wrexham boundary, but the cultural landscape is characterised by a mixture of English and Welsh influences. The other areas within the Wrexham Agricultural Lowlands landscape type are the Welsh Maelor to the west of the River Dee and the Dee Terraces to the north

Map of English Maelor Landscape Character Area



Character Area boundaries should be considered transitional rather than precise
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English Maelor summary:

- Large character area defined by strong English influence
- Undulating, mainly pastoral lowland farmland
- Relatively tranquil rural area
- Well-managed hedges with hedgerow trees and small woodlands
- Historic designed estates with the western half being a Landscape of Special Historic Interest
- Field ponds abundant on areas with clay soils
- Historic settlement pattern with moated settlements and remnants of medieval ridge and furrow
- Patches of valuable semi natural habitats
- Current agricultural changes affecting character





Key characteristics

Visual character:

- Gently undulating lowland farmland between 10 and 100 m above sea level, with small linear woodlands along streams
- Enclosure by abundant, usually well-managed hedges and hedgerow trees, and by landform, but good views from higher ground towards western hills
- Gredington, Bettisfield, Iscoyd and Emral Parks form enclosed private areas, but estate influence is widespread
- Small rural villages

Geological character:

- Landform reflects deep deposits of materials left after the Ice Age, over Triassic sandstones
- Meres and mosses with glacial origin, including Hanmer Mere
- Soils derived from glacial till are slow draining and heavy
- Areas of glacial sands and gravels are more hummocky and dissected, such as the area around Eglwys Cross. Deep and well drained sandy loam soils are found in these areas
- Drainage is to the River Dee, via the Emral and Wych Brooks

Ecological character:

- Mainly 'improved' grassland and farmland, but with valuable hedgerows and hedgerow trees
- Abundant field ponds derived from marl pits or clay pits
- Other aquatic habitats of high value including canal, meres and streams
- Areas of parkland and wood pasture with mature and veteran

trees of high value

- Broadleaved, conifer and mixed plantation woodlands

Historical character:

- Extensive areas of medieval strip fields and ridge and furrow with associated moated sites, preserved under pasture
- Designed parkland/gardens on Cadw Register of Parks and Gardens (Bettisfield Hall Park, Gredington Park, Iscoyd Park) and others not on Register (Emral, Bryn-y-Pys)
- Settlements of medieval origin - Overton, Penley, Hanmer, Worthenbury, Bronington
- Widespread occurrence of English place names with 'green' (Tallarn Green, Horseman's Green, Lightwood Green)
- Former Ellesmere and Whitchurch railway and Shropshire Union Canal, with associated settlement at Bettisfield
- Site of Gwernheylod Banks Iron Age promontory fort near Overton



Overall management strategy:

Conservation and sustainable rural development

Management Guidance

Aims	Guidelines
Preserve and restore historic designed landscapes	● Conserve and manage character and setting of parkland associated with Gredington Park, Iscoyd Park and Bettisfield Park ● Retain and restore stone boundary walls and other built historic parkland features
Preserve local distinctiveness	● The character of rural villages and their setting are particularly sensitive to new development
Conserve landscape pattern	● Carry out replacement planting of hedgerow trees, particularly oaks and ash to ensure perpetuation of characteristic landscape ● Areas for Horsiculture are to conserve traditional field boundaries and avoid the proliferation of fences, structures and buildings within the countryside, where this would erode character
Preserve geological features	● Maintain integrity of landforms, including fluvial landforms, and assess new exposures ● Maintain morphological integrity of glacial landforms
Conserve wetland habitats	● Refer to River and Pond Habitat Action Plans and Otter Species Action Plan of Wrexham Biodiversity Action Plan
Retain, manage and expand woodland habitats	● Replace coniferous trees with native broadleaved trees in woodlands, increase diversity in woodland structure, retain old/dead standing or fallen trees, restrict grazing ● Enhance and expand wood-pastures and retain veteran trees, protect from agricultural intensification ● Maintain and develop woodland corridors. ● Enhance and extend orchards and preserve historic fruit varieties
Enhance ecological value of farmland	● Protect, manage and enhance lowland pastures, encourage cattle grazing in rush pastures ● Maintain and develop green networks, including hedgerows ● Maintain arable headlands and wide field margins ● Consider Tir Gofal agreements and cross compliance measures to enhance biodiversity
Respect historic landscape character and historic landscape features	● Preserve in situ surviving remnants of historic parklands, avoid subdivision ● No further development or groundworks on moated sites ● Evaluate archaeology in advance of development, carry out assessments to tie in field systems with villages, link sites with wider historic landscape ● Refer to Clwyd-Powys Archaeological Trust's Maelor Saesneg historic landscape study which includes the following recommendations: Conserve and manage: <i>historic bridges, milestones and other structures associated with road improvements in the 18th and 19th centuries</i> <i>medieval road pattern and post-medieval townscape of Overton</i> <i>defences and interior of Gwernheylod Banks Iron Age promontory fort near Bryn-y-Pys</i> <i>buried archaeological deposits associated with early settlement history of 'green' settlements at Lightwood Green, Penley and Tallarn Green</i> <i>palaeoenvironmental deposits and sediments preserved below or near late glacial meres in the Gredington, Bettisfield, Eglwys Cross areas</i> <i>structures and deposits relating to the early history of settlement at Bettisfield</i> <i>structures and building relating to the history of the canal and railway and evidence of associated rural industries</i> <i>setting, parkland, gardens, buildings and other structures associated with Iscoyd Park and Whitewell lodge, Emral, Gredington, Bettisfield</i> <i>buildings, leats, millponds and other structures associated with watermills</i>
Support cultural heritage	● Management of rural areas needs to reflect/anticipate social and agricultural change. Provide low-key record of Polish Hospital, liaise with members of Polish community and RC church ● Preserve historic character of rural villages, encourage existing local history initiatives ● Promote sustainable greenways through countryside, avoiding main roads

Cultural character

- On Welsh border with strong links to Whitchurch, Malpas and Ellesmere
- Pre-1974, a detached part of Flintshire
- Predominantly agricultural landuse, but many farmsteads undergoing conversion to residential use
- Network of footpaths and minor roads throughout the area, including Maelor Way
- Penley Polish Hospital was an adapted WW2 US army hospital, now in industrial or residential use

Landscape sensitivity

The integrity of the traditional English Maelor landscape is vulnerable to economic changes which threaten traditional farming, and to development of land use practices which do not take historical landscape features into account.

The integrity of the traditional English Maelor landscape is vulnerable to economic changes which threaten traditional farming, and to development of land use practices which do not take historical landscape features into account.

For further information contact:

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

All our information is available in accessible formats



The English Maelor can be subdivided into 2 main areas:

The western part has been designated by Cadw as a Landscape of Special Historic Interest. With heavier soils, and traditional pastoral agriculture, many areas of medieval ridge and furrow, moated settlements, and other features have been preserved.

The eastern part has areas of lighter, sandy soils, and more of it is in arable cultivation. It is generally more variable in character, particularly near Fenn's Moss and Bettisfield.

These subdivisions are only general - Clwyd-Powys Archaeological Trust's Maelor Saesneg Study has identified a total of 17 detailed historical character areas within the same area.

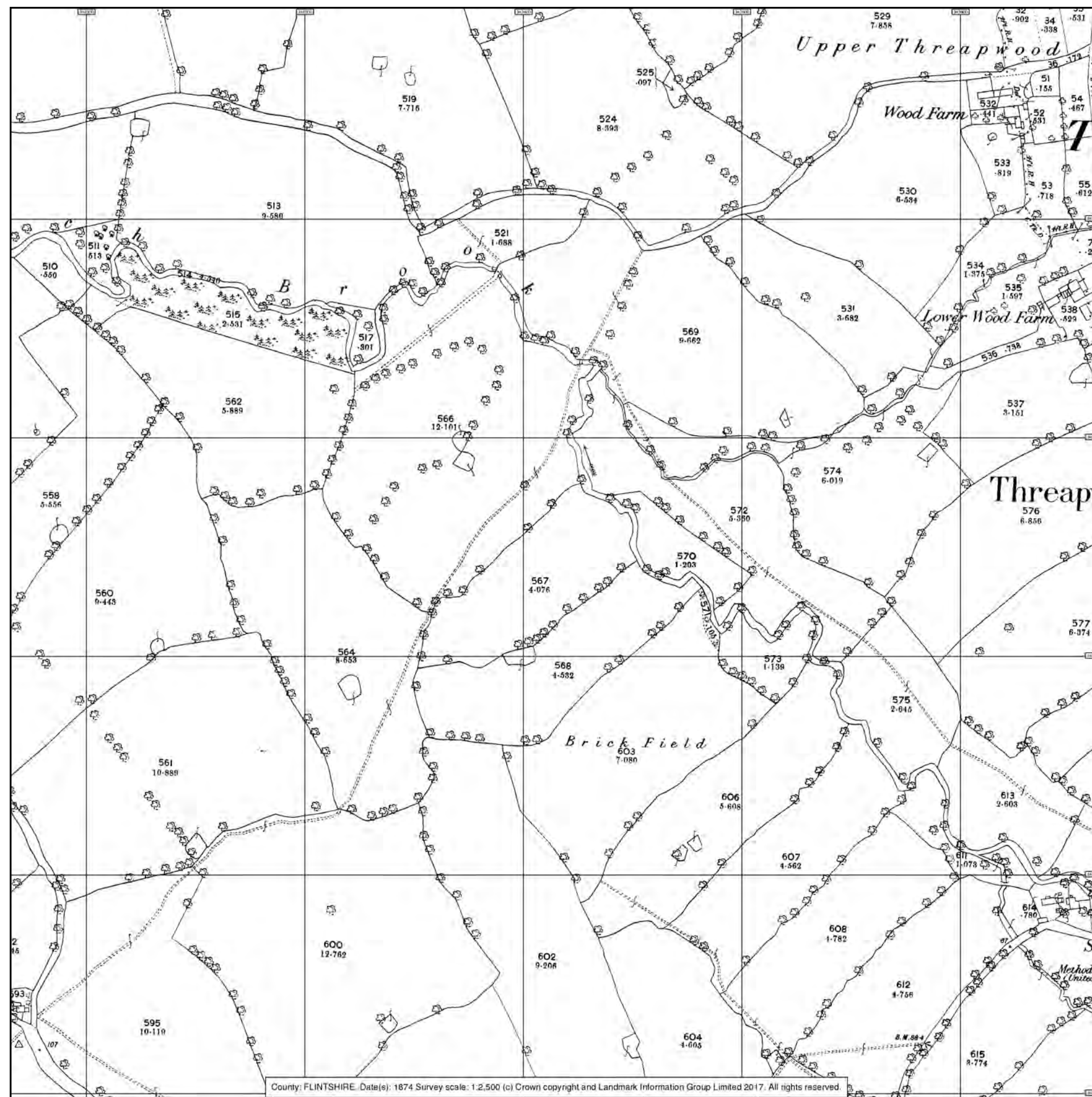


ENGLISH MAELOR EAST AND WEST



APPENDIX 7.8

Historical Map



Landmark
INFORMATION GROUP

Landmark Historical Map
County: FLINTSHIRE
Published Date(s): 1874
Originally plotted at: 1:2,500

APPENDIX 7.9

Landscape Proposals (Not to Scale)

PLANTING SPECIFICATION

PLANTS AND PLANTING

All plants and planting to comply with the requirements of all current/relevant British Standard Specifications including BS 3956: Parts 1 & 4 (Nursery Stock) and BS 4428: 1989 (General Landscape Operations). All planting to be carried out within the recognised planting season (November to March). All to be British Grown stock and fully hardened off. All native species to be of local origin (Forestry Commission Seed Zone 304/403).

Root Dip

Proprietary root dip applied to all bare-rooted stock (1) at time of lifting at nursery and (2) prior to planting.

Watering

Thoroughly water-in all new plants immediately after planting.

Tree Stakes and Ties

Stakes - to be pressure treated, round, smooth and peeled Larch or Chestnut, not less than 100mm diameter. Use proprietary tree ties applied in accordance with manufacturer's recommendations.

Hedgerow Planting

Hedging plants to be planted in trenches wide enough to allow for full root spread. Set out plants as scheduled in a double staggered row using a total of 5 plants per linear metre. Rows to be set 450mm apart.

Tree & shrub protection

All newly planted stock to be fully protected from rabbit damage by the use of proprietary tree/shrub guards applied in accordance with the manufacturer's recommendations. All newly planted stock to be fully protected from browsing livestock, where applicable, by the installation of permanent stockproof fencing. Rabbit proof fencing may be used as an alternative to individual tree guards.

GRASS SEEDING

Generally to BS 4428.

Grading & Cultivation

When topsoil is reasonably dry and workable grade to smooth flowing contours removing all minor hollows and ridges. Cultivate soil to full depth and break up any compacted topsoil.

Final Cultivation and Sowing

Reduce top 25mm of topsoil to a fine tilth by further cultivation. Remove stones exceeding 100mm in any dimension. Sow approved grass seed mixture in accordance with supplier's recommendations during appropriate season and weather conditions. Lightly harrow or rake then roll and cross-roll with a lightweight roller.

Seed Mixtures

See planting schedule.

All seed mixtures to be sown at manufacturer's recommended rates.

TIMETABLE: All new planting and seeding to be completed within 12 months of completion of development.

LANDSCAPE MAINTENANCE & MANAGEMENT

Trees and hedgerows

Regular visits (Years 1-5) required to maintain all newly planted stock in a weed free condition. A 30cm wide strip along each side of the hedges and a 1m diameter ring around each individual plant is to be maintained in a weed free condition using a combination of repeated applications of an approved translocated systemic herbicide during the growing season followed by an approved residual herbicide application during late winter/early spring.

Planting generally: Any plants affected by frost heave or wind rock shall be re-firmed. Protective fencing, stakes, ties and tree guards are to be checked at each visit and adjusted, repaired or replaced as necessary. Other maintenance will include watering, pest and disease control as necessary to maintain healthy growth.

Hedgerow trimming: In the second or third year new hedging plants should be land trimmed to an even height of approximately 750mm to encourage side shoots and the development of a sound base to the hedge. For the following two or three years, the leaders should be allowed to grow unhindered and the sides lightly trimmed only if necessary. After the first 5 years, mechanical hedge trimming can commence with hedges being cut every three years back to a height of approximately 3.0m. Hedge cutting operations should be programmed to avoid the bird nesting season (March to July) as it is an offence to harm nesting wild birds. Care should be taken to avoid damage to hedgerow trees and these should be tagged to make them more obvious to the hedge trimming operator.

Replacement Planting

Any tree/shrub losses to be replaced annually (Years 1-5) in accordance with original planting schedule & specification.

Use of Herbicides

Several alternative herbicides may be suitable and any which is used must be listed in the current British Crop Protection Council UK Pesticide Guide. The use of herbicides is governed by the Control of Pesticides Regulations 1986 (as amended) and all herbicides are to be strictly applied in accordance with manufacturer's recommendations and current COSHH Regulations. All operatives must hold a current recognised User Certificate of Competence.

Any damage to existing trees or newly planted stock shall be made good at Contractor's own expense.

Rough Grassland

3 cuts during Year 1 (March, May, September) to establish sward. Thereafter to be topped annually in autumn (September-November) to a height of 200-300mm. Pernicious weeds to be controlled by hand pulling, topping or spot treating with approved herbicides.

Key

- Existing hedgerows
- New tree planting
- New hedgerow planting
- Rough grassland

PLANTING SCHEDULE

Individual Native Trees

Code	Species	Description	Height
T1	Quercus robur (Pedunculate Oak)	Feathered	1250-1500mm
T2	Quercus petraea (Sessile Oak)	Feathered	1250-1500mm
T3	Acer campestre (Field Maple)	Feathered	1250-1500mm

Native Woodland Mix

Code	Percentage	Species	Size	Spacing	Grouping
W1	30	Quercus robur (Pedunculate Oak)	600-800mm/1+1	2.0 m centres	10-15
	30	Quercus petraea (Sessile Oak)	600-800mm/1+1	2.0 m centres	10-15
	15	Betula pubescens (Downy Birch)	600-800mm/1+1	2.0 m centres	5-10
	10	Alnus glutinosa (Common Alder)	600-800mm/1+1	2.0 m centres	5-10
	5	Acer Campestre (Field Maple)	600-800mm/1+1	2.0 m centres	1-3
	5	Sorbus aucuparia (Rowan)	600-800mm/1+1	2.0 m centres	1-3
	5	Malus sylvestris (Crab Apple)	600-800mm/1+1	2.0 m centres	1-3

Native Hedgerow Mix

Code	Species	Percentage	Size	Spacing	Grouping
H1	Crataegus monogyna (Hawthorn)	70	400-500mm/1+1	5/lin m	Row 1: 100% Row 2: 5-10
	Corylus avellana (Hazel)	20	400-500mm/1+1	5/lin m	Row 2: 5-10
	Prunus spinosa (Blackthorn)	5	400-500mm/1+1	5/lin m	Row 2: 1-3
	Ilex aquifolium (Holly)	5	400-500mm/2L pot	5/lin m	Row 2: 1-3
	Acer campestre (Field Maple)	5	400-500mm/1+1	5/lin m	Row 2: 1-3

Seed Mixes

Code	Supplier	Mix	Location	Sowing Rate
R6	Boston Seeds	ELS3: Floristically Enhanced Buffer Strip	Rough grassland areas	20kg/h



Getmapping aerial photograph dated 09/06/13 - 14/07/13



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Description
Proposed Poultry Development
at Mulsford
Sarn, Malpas

Drawn by AM

Drawing Name Landscape Proposals

Dwg number 1488.04

Rev

Scale(s) 1:1000 @ A1 size

Date 26/06/17