

LANDSCAPE AND VISUAL APPRAISAL

Landscape and Visual Appraisal

Top Road, Summerhill, Wrexham

for:

Macbryde Homes Ltd



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1. INTRODUCTION

1.1 The Commission

- 1.1.1 In April 2017 Lingard Farrow Styles were commissioned to undertake a Landscape and Visual Appraisal (LVA) on behalf of Macbryde Homes Ltd to identify potential landscape and visual effects of a proposed residential development off Top Road, Summerhill, Wrexham.

1.2 The Site and Study Area

- 1.2.1 The Site covers pasture used for grazing horses, has a total area of ~5.5ha and is identified in **Figure 1**. The Study Area is also shown on **Figure 1** and encompasses an area of ~1.2km radius from the boundary of the Site. Following a desktop study, a visit to the Site and Study Area were undertaken on the 11th April 2017. The Site and Study Area are described in further detail in Sections 3.1 and 3.2.

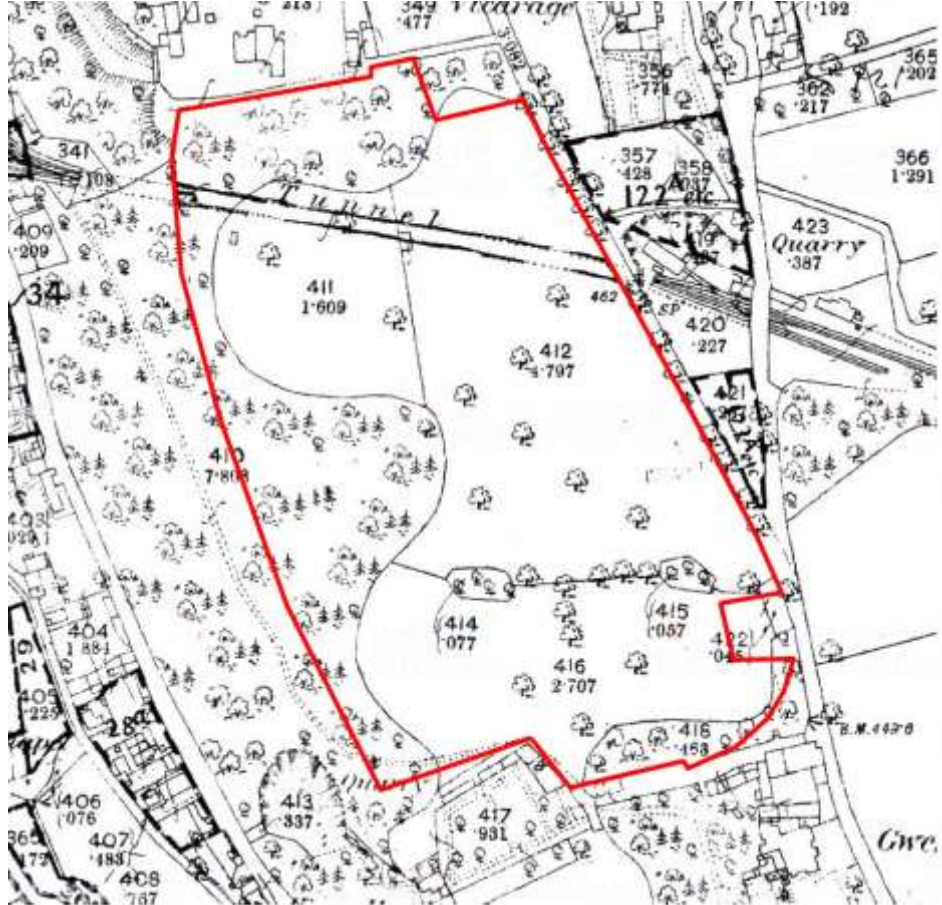
1.3 The Proposed Development

- 1.3.1 The Proposed Development is described in the planning application submission and shown on drawing TRS-SP01. A total of 82 two-storey detached, semi-detached and four-unit terraced houses are proposed. These will be served by a network of roads, pavements and driveways and will have a number of garages. A new entrance will be created adjacent to the existing site entrance and Top Road will re-aligned to improve junction safety. Top Road will also be widened and a new footway installed, with stone from an existing boundary wall to be re-used in garden walls. The re-alignment of Top Road allows the creation of a new Public Open Space adjacent to the existing housing of Pountney's Corner. In the western side of the Site, adjacent to Moss Wood, a new Public Open Space will be created, including an equipped play area, and encompassing a group of mature trees to the north and a mature oak tree to the south.

1.4 Site History

- 1.4.1 Lingard Farrow Styles undertook an initial review of the Site in September 2016 to inform the subsequent design and identified that the Site was formerly part of the estate of Gwersyllt Hill Hall. The Hall was demolished in the 1980s and was in the location now occupied by Chestnut Court. The hall was home to the famous architect Thomas Penson (c. 1790-1859), architect of a number of notable buildings and bridges. Buildings designed by Penson locally include Holy Trinity church in Gwersyllt, The Militia Barracks (now Wrexham Museum) and Wrexham Butcher's Market.
- 1.4.2 Below is an extract of a 1870s OS map with the Site boundary overlaid. The majority of the Site appears to have been open parkland/grazing land, with

sinuous mixed woodland to the north and west. Although most of the parkland trees are no longer present the northern part of the sinuous woodland edge is partly identifiable on Site currently as a hedgerow/tree line. A group of large mature trees in the north of the Site represent a remnant of the larger wooded area.



- 1.4.3 The sinuous woodland edge has been used to inform the layout of the Proposed Development with the creation of Public Open Space on the western side of the Site that retains the Site's group of mature trees in the north, the sinuous hedgerow/treeline in the north, and a mature oak in the south. A new hedgerow will be planted within the Public Open Space, extending from the retained section and following the sinuous line of the former woodland edge.

1.5 Methodology

- 1.5.1 The LVA assesses the likely impacts of the Proposed Development on the landscape and visual resource of the area. The methodology applied is described in Appendix 1 and has been informed by the Guidelines for Landscape and Visual Assessment, Third Edition (GLVIA3), published by the Landscape Institute.

1.5.2 This report consists of the following sections:

- **Section 2: Planning Context**, which provides an outline of the planning context;
- **Section 3: Baseline**, which provides a review of the existing landscape and visual baseline within the Study Area;
- **Section 4: Types of Effects**, which summarises types of construction and operational effects.
- **Section 5: Landscape Assessment**, which records the outcomes of the assessment of the likely effects the Proposed Development will have on the baseline landscape resource and character of the Study Area;
- **Section 6: Visual Assessment**, which records the outcomes of the assessment of the likely effects the Proposed Development will have on a range of visual receptors identified within the Study Area;
- **Section 7: Summary and Conclusions**

1.5.3 All distances in this assessment are approximate, as denoted by the symbol ~ in this report.

2. PLANNING CONTEXT

2.1 National Planning Policy Wales

- 2.1.1 Planning Policy Wales (Edition 9, November 2016) sets out the land use planning policies of the Welsh Government, and seeks to conserve and improve natural heritage, including landscape. The following extract pertains to landscapes:

5.5.1 Biodiversity and landscape considerations must be taken into account in determining individual applications and contributing to the implementation of specific projects. The effect of a development proposal on the wildlife or landscape of any area can be a material consideration. In such instances and in the interests of achieving sustainable development it is important to balance conservation objectives with the wider economic needs of local businesses and communities. Where development does occur it is important to ensure that all reasonable steps are taken to safeguard or enhance the environmental quality of land.

2.2 Wrexham Unitary Development Plan (UDP) 1996-2011

- 2.2.1 The Wrexham Unitary Development Plan 1996-2011 is the adopted plan, although it is intended to be replaced by Wrexham Local Development Plan 2 (2013 to 2028) in 2018.
- 2.2.2 UDP policies of particular relevance to landscape and visual matters are noted below:

Strategic Policy PS2:

Development must not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment.

Policy GDP1:

All new development should:

- a) *Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.*

Policy EC4 (Hedgerows, Trees and Woodlands):

Development proposals should provide for the conservation and management of hedgerows, trees, orchards, woodland, wildlife and other natural landscape and water features, and include new planting in order to enhance the character of the landscape and townscape. Development which results in the loss or significant damage to valuable

trees, important hedgerows or ancient woodland sites will not be permitted.

Green Barrier

- 2.2.3 As indicated on Figure 6, the Site is located within a Green Barrier, the relevant policy for which is as follows:

Policy EC1 (Green Barriers)

Within Green Barriers, development will only be granted planning permission if it is for agriculture, forestry, essential facilities for outdoor sport and recreation, cemeteries and other uses of land which maintain the openness of the Green Barrier and do not conflict with the purpose of including land within it.

- 2.2.4 Green Barriers '...possess the same characteristics and purposes of formal green belts, except in their long-term permanency' (UDP, page 17)
- 2.2.5 The impacts on Green Belt land (and in this case, Green Barriers) are not specifically assessed within LVAs as they are not designated for their landscape character, visual amenity or public access. For the purposes of this planning application the issues relating to development within the Green Barrier have been dealt with specifically in the Planning Statement.

Wrexham LANDMAP Supplementary Planning Guidance

- 2.2.6 Wrexham County Borough Council adopted the Wrexham LANDMAP Supplementary Planning Guidance in March 2007. This is discussed in further detail in section 3.3 (Landscape Character).

3. BASELINE

3.1 Description of the Site and immediate environs.

- 3.1.1 Internal Site views are shown in **Appendix 3**.
- 3.1.2 The Site is broadly rectangular and covers an area of ~5.5ha. The Site's landform slopes from its highest point of ~162m AOD in its north-western corner to ~133m AOD in its south-eastern corner. The majority of the site is open pasture, used for grazing of horses. An access track extends from the eastern boundary to stables in the centre of the Site. In the north-western corner of the Site is a group of mature trees including oak, sweet chestnut and beech. A mature hedgerow/treeline extends in a sinuous line from this group to wrap around the eastern side of the stables. In the south of the Site is a large mature oak tree. Ridge Mount, a residential property, is located on the eastern side of Summerhill Road and extends into the Site, its boundaries with the Site are marked by close board fence.
- 3.1.3 The western boundary of the Site is marked by the large mature woodland trees of Moss Wood which is on slopes that descend steeply to the Moss Valley. The eastern boundary of the site adjacent to Top Road and Summerhill Road is marked by a stone wall and young trees/hedgerow that has some large gaps in places. On the eastern side of Top Road is existing residential development including Pountney's Corner, Plas Alyn and Vicarage Close. To the east of Summerhill Road is an area of amenity grass beyond which are bungalows of Bryn Coed.
- 3.1.4 The Site's northern boundary features, in part, a stone and brick wall (beyond which is a Public Right of Way and the relatively elevated housing development of Celtic Road). Adjacent to the north-eastern corner of the Site is the residential property Greyholt (nos. 1 and 2) which has a boundary of hedge and fence with the Site. The southern boundaries of the Site are marked by a mix of close board fence, post and rail fence and stone and brick walls, beyond which are the houses of Chestnut Court and to the south-west and notably below the site, Tyn-y-Coed. A number of trees and shrubs are also located alongside the southern boundary.
- 3.1.5 Public Rights of Way closest to the Site include GWE/7 that runs alongside the Site's northern boundary, GWE/8 which passes between Plas Alyn and Vicarage Close and GWE/1 and GWE/9 that join Moss Road to the south-west of the Site.

3.2 Description of the Study Area

Topography

- 3.2.1 Topography can be seen in **Figure 2**. The narrow Moss Valley passes on a broadly north-south axis through the western half of the Study Area with its base is typically at between ~90-120m AOD. The sides of the moss valley are relatively steep. On the eastern side of the valley, the landform rises steeply to form a ridge parallel to the valley with maximum of ~165m and then descends gradually westwards towards the relatively flat plain of the River Dee. On the western side of the Moss valley, landform rises steeply to a higher ridge, also parallel with the Moss Valley of up to ~210m AOD which descends to the west.

Land Use and Vegetation

- 3.2.2 The principal land use within the Study Area is settlement, notably parts of Gwersyllt and Broughton. Agriculture is also a notable land-use with the Study Area featuring a number of pasture fields. The Moss Valley Country Park provides recreational land use along with the Moss Valley Golf Club, both within the Moss Valley. Linear areas of predominantly deciduous woodland also feature within the Study Area, typically associated with steep valley slopes.

Settlement Pattern

- 3.2.3 The Study Area features parts of two principal areas of settlement, notably Gwersyllt and Broughton, the two separated by the Moss Valley. Gwersyllt occupies much of the eastern half of the Study Area on east-facing slopes. Pentre Broughton and adjacent parts of Broughton occupies elevated land to the western side of the Moss Valley.

Transport Network

- 3.2.4 The A541 is the principal road within the Study Area and passes on a broadly north-south alignment through the eastern half the Study Area. The Study Area has a high density of roads, mostly associated with settlement and responding to the landform, most being on a broadly north-south alignment.
- 3.2.5 The Borderlands railway line passes through the eastern half of the Study Area on a north-south alignment with a station in Gwersyllt.

Public Access

- 3.2.6 No national trails, long distance trails or Sustrans national cycle routes pass through the Study Area. The Study area has a number of Public Rights of Way, although these are relatively low density given much of the area is settlement and well served by the road network. The Moss Valley Park provides access to the public within the Moss Valley. In the north-west of the Study Area is part of Alyn Waters Country Park.

3.3 Landscape Character

Wrexham LANDMAP Supplementary Planning Guidance

- 3.3.1 Wrexham County Borough Council adopted the Wrexham LANDMAP Supplementary Planning Guidance (SPG) in March 2007. The SPG uses LANDMAP (see 3.4 below) to determine a series of character areas.
- 3.3.2 The Site is located within The West Wrexham Ridges and Valleys LANDMAP Character Area (7d). Its key characteristics of particular relevance to the Site and Study Area are extracted below:

Visual character:

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

Geological character:

- The complex landform is related to geological faults, with alternating series of resistant sandstone ridges, and Coal Measure valleys of Carboniferous age
- Villages are built on outcrops of Cefn Rock (sandstone) which has been quarried for local building stone

Ecological character:

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

Historical character:

- Countryside has remnants of ridge and furrow, regular and irregular fields, but much land has been disturbed
- Most settlement is related to 19th and 20th century mining and industry

Cultural character:

- Urban villages retain their own cultural identity, but this is becoming weakened

- Area is affected by A483 corridor, which separates it from Wrexham, but increases accessibility to commuters
- Agriculture is still of some importance but horsiculture is an increasing land use

LANDMAP

- 3.3.3 LANDMAP is the formally adopted five-tiered landscape classification system developed by the Countryside Council for Wales (now Natural Resources Wales) and forms the basis of the landscape evaluation for this assessment.
- 3.3.4 The LANDMAP system has created geographically defined datasets called Aspect Areas for each of the following criteria:
- Cultural Landscapes;
 - Geological Landscapes;
 - Historical Landscapes;
 - Landscape Habitats;
 - Visual & Sensory Landscapes.
- 3.3.5 For each Aspect Area in each criterion, a pre-defined set of questions has been answered by a LANDMAP assessor, which creates the characterization and evaluation of the area. The Overall Evaluation of the Aspect Area is key to understanding its value in terms of sensitivity, rarity or importance (depending on which criteria is considered), and is used to determine which areas are to be considered as receptors in an LVA assessment.
- 3.3.6 The Overall Evaluation used by LANDMAP is:
- Low - of little or no importance;
 - Moderate - of some local importance;
 - High - of regional or county importance;
 - Outstanding - of national or international importance.

Visual and Sensory Aspect Areas

3.3.7 Visual and Sensory Aspect Areas (VSAAs) within the Study Area are shown on **Figure 3** and identified below.

LANDMAP Unique ID	LANDMAP Area Name	Scenic Quality VS46	Character evaluation VS48	Overall evaluation VS50
WRXHMSV075	Moss Valley & Ffrwd	Moderate	Moderate	Moderate
WRXHMSV071	Gwersyllt, Bradley, Llay & Sydalit	Low	Low	Low
WRXHMSV017	West Wrexham Hill Slopes	Moderate	Moderate	Moderate
WRXHMSV065	A483 Mold Road Corridor	Moderate	Moderate	Moderate
WRXHMSV074	Brymbo, Tanyfron & Pentre Broughton	Low	Low	Low
WRXHMSV073	West Wrexham Lower Slopes	Low	Low	Low

3.3.8 Descriptions taken from the LANDMAP pro-formas of those VSAA taken forwards into the assessment are provided below:

- WRXHMSV075 Moss Valley & Ffrwd

3.3.9 LANDMAP summary description: A small narrow and essentially linear wooded valley running in a north south direction from the northern edge of the study area boundary. Landuse is a mixture of recreational and agricultural use, containing small reservoirs at the southern end, amenity grass and golf course, leading to Ffrwd area in north, and eventually to the Ffrith and Alyn valleys. The aspect is surrounded by the settlements of Brynteg, Moss, Pentre Broughton, Gwersyllt, and Summerhill which occupy the upper slopes and ridgelines above the valley. The valley itself contains a high proportion of mixed deciduous woodland with much of the area (including the golf course) comprising restored landscapes (formerly Westminster and other collieries). The central area is in the ownership of WCBC and has a management Plan in place promoting biodiversity and linkages to adjacent settlements and community involvement.

- WRXHMSV071 Gwersyllt, Bradley, Llay & Sydalit

3.3.10 LANDMAP summary description: Visually a very mixed area, with urban fringe feel, but with a strong rural background provided by Hope Mountain and close to wooded valleys. The area has a constant movement and activity as one would expect from settlement areas but this is further enhanced by traffic noise from the A483 and Mold Rd. Materials are usually traditional in form with some use of red brick and stone in older buildings but also displaying a mixture of modern materials. All of these settlements are former mining villages which have adopted new forms of commerce to remain viable following closures of the Ruabon coalfield, as a result the fringes are often taken over by extensive industrial estates and expanded residential suburbs. Llay includes planned mining village. Area has seen many changes due to

deep mining, opencast mining and restoration, giving a fragmented land use pattern to area. There has been much alteration and modification of original buildings and streetscape to produce a rather homogenous and coalesced settlement pattern with no specific identity.

- WRXHMVS017 West Wrexham Hill Slopes

3.3.11 LANDMAP summary description: A broad aspect area lying on a upland plateau area bounded by the River Clywedog to the north and the rising upland slopes of Ruabon Mountain and Minera to the west. The area has a strong physical and visual link in terms of the setting for a number of small to medium sized settlements across the area - Brymbo, Minera, Tanyafron and Pentre Broughton. The area is typified by a network of small to medium sized fields following the underlying topography and well defined by managed hedgerows and small wooded copses. Materials within the area tend to be traditional red brick and stone in older properties with modern development being a relatively homogenous red brick with little defining characteristic. The area is historically a mining area and still bears evidence of this in mine workings and areas of disturbed tips and former working. There is a feeling of height as good clear views are available from the upper reaches of the area looking over the adjacent valleys and lower lying land to the east. Much disturbed area, with mining remains, but agriculture is now main land use. Visually degraded by pylons, but some attractive pockets. Offa's dyke crosses plateau.

- WRXHMVS065 A483 Mold Road Corridor

3.3.12 LANDMAP summary description: The area comprises the hinterland low lying land around Wrexham town and its outlying urban villages, generally rural in nature but often with significant noise from A483, adjacent roads and the railway. the area is generally low lying open farmland with a large open field pattern with well defined hedgerow boundaries. The original rural character has been significantly weakened by urban influences with some pockets of interest. Area is classified as rolling lowland farmland but heavily influenced by the A483, Mold Road. Other roads and rail corridors subdivide the wider area, with pylons, views of housing & industry, mining & quarrying a frequent occurrence. Although relatively fragmented by development the area has not suffered as much visual degradation as the adjacent aspect area WRXHMVS038 the area is vulnerable to further fragmentation of the remaining rural areas by development and suburbanisation.

- WRXHMVS074 Brymbo, Tanyfron & Pentre Broughton

3.3.13 LANDMAP summary description: This aspect comprises the five settlements of Brymbo, Tanyfron, Pentre Broughton, Brynteg and Summertown that lie on the exposed ridges of the former mining area of the northern Ruabon coalfield to the west of Wrexham. The area is made distinct by the settlements elevated position on exposed ridges lying between steep sided wooded valleys. Parts of the settlements are relatively exposed and are based on former mining villages. They are characterised by densely built cores, separated from each

other but with outlying development starting to coalesce. Materials are often of natural and locally occurring stone and include many vernacular buildings in Cefn sandstone, but also include a mixture of modern materials. There has been much alteration of original buildings and streetscape, with brownfield sites being infilled with new developments. Loss of local distinctiveness and impact of cars is changing character but hilly location and varied context make for visual interest.

- WRXHMVS073 West Wrexham Lower Slopes

3.3.14 LANDMAP summary description: This aspect comprises a fragmented area between settlements where there have been many changes to the landscape. Lying on the lower slopes of Ruabon mountain and sloping broadly in a west to east direction the general landform is undulating predominantly open pasture land but also includes a wider range of mixed landuse including the core area of Plas Power estate (sharply defined by boundary stone walls), Plas Power tip near Southsea, parts of Offa's Dyke and the River Gwenfro valley. Generally the area has a similar character to the adjacent lowland to the east but is clearly physically part of the lower slopes of Ruabon Mountain. Generally the area has been fragmented by settlement and built elements such as pylons and roads but in wider areas has a well defined field system - medium to large scale fields bounded by sparsely vegetated hedgerows with over mature hedgerow trees. Cefn sandstone and red brick are traditional materials with modern materials also commonly found.

Cultural Landscape Aspect Areas

3.3.16 Cultural Landscape Aspect Areas (CLAAs) within the Study Area are shown on **Figure 4**.

Table 2 Cultural Landscape Aspect Areas

LANDMAP Unique ID	LANDMAP Area Name	LANDMAP Rarity (CL33)	LANDMAP Group Value (CL35)	LANDMAP Overall Evaluation (CL40)
WRXHMCL017	Mynydd Rhiwabon Esclusham (lower slopes)	High	High	High
WRXHMCL005	Brymbo-Gwersyllt	Moderate	Moderate	High
WRXHMCL016	Transport Links	Moderate	High	High

3.3.17 The Site is located within the following CLAA, which is described below:

- WRXHMCL017 Mynydd Rhiwabon Esclusham (lower slopes)

3.3.18 LANDMAP summary description: An area now devoted largely to sheep-rearing but which has historically been exploited for lead and coal. The lead-mining history of the area is interpreted at Minera. Less is known about coal-mining, ironworking or the agricultural past.

Historic Landscape Aspect Areas

3.3.19 Historic Landscape Aspect Areas (HLAAs) within the Study Area are shown on **Figure 5**.

Table 3 Historic Landscape Aspect Areas

LANDMAP Unique ID	LANDMAP Area Name	LANDMAP Overall Evaluation (HL40)
WRXHMHL008	Windy Hill	Moderate
WRXHMHL048	Gwersyllt	Low
WRXHMHL009	Brymbo	High

3.3.20 The Site is located within the following HLAA, which is described below:

- WRXHMHL008 Windy Hill

3.3.21 LANDMAP Summary Description: Swath of mixed irregular predominantly hedged fields occupying the Gwenfro and Moss valleys to the west and east of Brymbo and its former industrial areas. The area is characterised by isolated post medieval farmsteads and a wide variety of mines, collieries, brick and tile works and other industrial remains. It also contains the minor settlement of Berse Drelincourt and an isolated moated site at Lower Berse, and a small area of very degraded parkland at Gwersyllt. The south of the area is crossed by

Offa's Dyke and it is bounded on its north by the line of the Roman road from Caer Gai to Chester.

Geological Landscape Aspect Areas

3.3.22 Only the Geological Landscape Aspect Areas (GLAAs) within which the Site is located are selected to be taken forward into the assessment. The Site is located within the following GLAA, which is described below:

- WRXHMGL061 Sydalit

3.3.23 MNTGMGL928 has a LANDMAP Rarity/Uniqueness (GL31) of Low and an Overall Evaluation (GL33) of Moderate. The LANDMAP justification of the overall evaluation is: *No regionally significant sites/ landforms noted during present survey and geology/ geomorphology considered to be typical of feature/ process and is either widespread, better exposed elsewhere or not currently known to be exceptional..*

Landscape Habitats Aspect Areas

3.3.24 Only the Landscape Habitat Aspect Area (LHAA) within which the Site is located is selected to be taken forward into the assessment. The Site is located within the following Landscape Habitat Aspect Area, which is described below:

- WRXHMLH031 Talwrn Grassland

3.3.25 MNTGMLH107 has a LANDMAP Connectivity/Cohesion (LH42) of High and an Overall Evaluation (LH45) of High. The LANDMAP summary of the key features that define this area's biodiversity character is: *A very large area of mixed agriculture, mainly grassland but with some arable cropping. Fields are small to medium sized with hedges, and scattered trees, with some small woodlands. The area borders on Ruabon mountain SSSI to the west, and contains a number of SSSI's itself, and a PSAC (Stryt Las A'r Hafod), as well as a number of local wildlife sites, including woodland, wetlands, rivers and water bodies.*

3.4 Landscape Designations

National Designations

- 3.4.1 There are no national landscape designations (such as National Parks or Areas of Outstanding Natural Beauty) in the Study Area.

Local Designations

- 3.4.2 As indicated on Figure 6, parts of two Special Landscape Areas enter the northern and western edges of the Study Area. Special Landscape Areas are areas considered to be areas of particularly high landscape value and are designated under policy EC5 of the UDP.
- 3.4.3 The western SLA covers an area associated with the River Alyn and is at a minimum separation distance of ~1km from the Site.
- 3.4.4 The northern SLA covers area associated with Windy Hill Alyn and is at a minimum separation distance of ~750m from the Site.

3.5 Heritage Designations

Landscapes with Heritage Designations

- 3.5.1 No landscapes with heritage designations have been identified within the Study Area.

Scheduled Ancient Monuments

- 3.5.2 No Scheduled Ancient Monuments have been identified within the Study Area.

Listed Buildings

- 3.5.3 As shown on **Figure 6** a number of listed buildings are shown within the Study Area. The majority of listed buildings are associated with Gwersyllt and Pentre Broughton, although none are in the immediate proximity of the Site.

3.6 Visual Baseline

- 3.6.1 This section describes the visual characteristics of the Study Area based on the baseline study and clarifications made through observations on site.
- 3.6.2 The viewpoints are intended to cover views from a range of directions, representing the variety of views available within the Study Area, their locations are shown on **Figure 8**. Photographs can only be taken from publicly accessible locations, such as roads or Public Rights of Way (PROWs). Photographs are contained in Appendix 3 Visual Record.

Table 4 Viewpoint Descriptions

Viewpoint	Approx. distance from Site	Nearby Receptors	Description of Panorama
VP1 – Site Entrance	~ 6m	Users of Summerhill Road, Top Road, Bottom Road and nearby residents.	The Site entrance is clearly visible adjacent to Top Road and near the junction with Summerhill Road and Bottom Road. Housing of Pountney's Corner and Plas Alyn is clearly visible. Summerhill Road is tightly bound by stone walls and telegraph poles line its eastern side. The roof and entrance to Ridge Mount can be partially glimpsed beyond roadside tree cover. The landform of the Site can be glimpsed rising into the distance but is largely screened from view by roadside vegetation.
VP2 – Bridge near Gwersyllt Station	~ 720m	Road users, residents.	This viewpoint is located within Gwersyllt. The view shows roads, assorted residential development, street lighting, telegraph poles and a supermarket in the middle ground of the view. In the background of the view on higher ground, partially visible above housing are mature trees, some of which are likely to be on the Site. In the far distance, elevated parts of Pentre Broughton are visible.
VP3 – The Wauns	~ 1100m	Users of The Waun recreational area.	The viewpoint is slightly elevated overlooking a level playing field towards the built form of Gwersyllt which rises up a hillside. Some of the trees on Site are likely to be visible on the distant horizon, as are some of the properties on/near Celtic Road adjacent to the Site..
VP4 – Moss Road and PROW	~160m	Users of PROW, road and nearby residents.	This viewpoint is located where a PROW that emerges through woodland from the Moss Valley below meets with Moss Road. The foreground of the view features Moss Road beyond which are pasture fields that

			rise towards Tyn-y-Coed and hedges and trees on the horizon. In the left of the panorama is Moss Wood and trees associated with the Moss Valley. A small part of the western side of the Site can be glimpsed above Tyn-y-Coed, as are some of the mature trees on Site, but otherwise the Site is mostly screened by the combination of landform and vegetation.
VP5 – Moss Valley	~ 230m	Visitors to Moss Valley Country Park	This view is from an elevated path within the Moss Valley. The foreground features the grassland of the relatively narrow Moss Valley, along with the straight channel of a stream, both extending into the distance. Moss Wood is clearly visible rising up the far valley slopes to the horizon in the left of the image. In the middle-ground, a number of residential properties are located on the lower slopes of the far side of the valley. Tyn-y-Coed and a property on Chestnut Court are visible at a higher elevation beyond. The surface of the Site is not visible due to topography, although some of the Site's mature trees can be partially glimpsed.
VP6 – Long View Road, Pentre Broughton	~ 400m	Residents, road users	This is an elevated eastward view from Pentre Broughton. The view is a panoramic long distance one across a plain to distant hills. The upper western part of the Site is visible below the viewpoint, although it is heavily filtered by the uppermost trees of Moss Wood (not in leaf). The majority of the Site is not visible due to the eastward descending topography of the Site. Housing of Celtic Road/Clos Y Llwynog and Chestnut Court on either side of the Site can be partially glimpsed. More distant development associated with Gwersyllt and Bradley can be glimpsed beyond the Site.

4. TYPES OF EFFECTS

Construction Effects

- 4.1.1 Construction effects are considered in this section. Effects associated with the necessary long term land-take and the presence of above ground structures on the development site are considered in the subsequent operational section. The construction period at the time of writing is not known but is considered temporary. Given the temporary nature of construction effects they will be discussed separately from operational effects only where pertinent.
- 4.1.2 At the time of writing the construction management plans were unavailable but some effects will result from the following:
- Site clearance including vegetation removal;
 - Stripping of topsoil;
 - Storage for site-won and imported materials;
 - Construction compounds and workers' facilities;
 - Movement and operation of construction machinery;
 - Temporary fencing; and
 - Ground Works

Operational Effects

- 4.1.3 Operational effects consider the completed Development. Operational effects will result from the following changes:
- Built properties;
 - Access road infrastructure;
 - Fencing, signage and lighting;
 - Vehicle parking;
 - Vehicle movements;
 - Hard landscaping; and
 - Soft landscaping
- 4.1.4 It is assumed that proposed tree planting will have a limited effect when the site is initially operational. However, upon maturing it may increase screening or filtering of views and may reduce the magnitudes of change that would be sustained by landscape and visual receptors, typically as a mitigating or compensatory factor.

5. LANDSCAPE ASSESSMENT

- 5.1.1 This section sets out how landscape elements, landscape character and landscape designations are likely to be affected by the Proposed Development and the level of that effect. The assessment focuses on operational effects; however construction effects are discussed where pertinent.

5.2 Landscape Elements: Trees and Hedges

- 5.2.1 The tree and hedge resource on Site is accorded **Medium** sensitivity for the purposes of this assessment. The Proposed Development will result in the loss of young trees (hawthorn, sycamore ash and oak) along the western boundary to allow for the widening of Top Road, two groups of young trees associated with the access track and existing stables. As per the Arboricultural Assessment by Pearce Environment Ltd, all these young trees to be removed are rated as category 'C' trees (low quality and low value). A single sycamore category 'B' (moderate quality and moderate value) will be removed to allow the creation of the new Site Entrance.
- 5.2.2 All category 'A' (high quality and high value) trees and all other category 'B' trees will be retained, and integrated into Public Open Space.
- 5.2.3 A new hedgerow, following the sinuous line of a former woodland, of similar length to the eastern tree groups lost is proposed to be planted. Further to this the Proposed Site Plan (ref: TRS-SP01) also indicates a number of street trees that is likely to result in a net **increase** in the overall quality of the tree resource on Site in time.
- 5.2.4 Considering the above factors, the Proposed Development would result in a **Low** magnitude of change resulting in a **Slight** landscape effect which would be negative in the short term but as new planting establishes is likely to become positive.

5.3 Landscape Character

Wrexham LANDMAP Supplementary Planning Guidance

- The West Wrexham Ridges and Valleys LANDMAP Character Area (7d).
- 5.3.1 Area 7d is considered to have a medium sensitivity. The sensitivity is derived from a Medium Susceptibility to Change and a Medium Landscape Value. On landscape sensitivity the Character Area's entry notes:

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

development, masts and power lines, and inappropriate engineered landforms

- 5.3.2 The Proposed Development represents a change from agricultural ('horsiculture') use to residential use. Both the existing and proposed land-use are ubiquitous within the Character Area.
- 5.3.3 It should be noted that the Proposed Development will be closely associated with existing similar development, having residential development adjacent to its northern, western and eastern sides. The Proposed Development will therefore form a continuation of the large urban village of Gwersyllt.
- 5.3.4 Although the Site is relatively elevated, the housing of the Proposed Development will be at a lower elevation than that of Celtic Road to the immediate north of the Site. Further, the creation of Public Open Space on the highest parts of the Site and retention of a group of large mature trees on the northern part of the Site means that housing is not located in the most sensitive parts of the Site in terms of landscape character. A large mature oak in the south of the Site will also be incorporated into Public Open Space.
- 5.3.5 To the west of the Public Open Space is Moss wood which provides further visual and physical separation between housing and the Moss Valley to the west. As part of the creation of the Public Open Space a hedge will be planted to follow the sinuous line of the edge of a former woodland, identified on historic mapping, recognising and enhancing the historic landscape character within the proposed Public Open Space.
- 5.3.6 Considering the above factors the magnitude of change caused by the Proposed Development upon the Character Area is considered to be Low, with the nature of effect being **Slight**.

LANDMAP Visual and Sensory Aspect Areas

- WRXHMVS075 Moss Valley & Ffrwd

- 5.3.7 This VSAA covers the entirety of the Site (see Figure 3) and has an overall LANDMAP evaluation (VS50) of Moderate. The VSAA's sensitivity is considered **Medium**. The sensitivity is derived from a Medium Susceptibility to Change and a Medium Landscape Value.
- 5.3.8 The VSAA covers an area of ~1.46km². The Site covers approximately 5.5ha (~3.8%) of the VSAA.
- 5.3.9 The Proposed Development represents a change in land-use and landscape character within the VSAA to one that is not noted as being important to the VSAA (i.e. from agricultural to residential development). However, it should be noted that the Proposed Development has residential development on three sides, namely to its north (Celtic Road), east (along Top Road), and south (Chestnut Court). It should also be noted that the proposed Public Open Space in the western part of the site adjacent to Moss Wood is in keeping with a key existing land-use within the VSAA, namely recreational use.

5.3.10 The Proposed Development would be partially visible in close-distance views from the east of the Site as indicated by Viewpoint 1. However, topography combining with tree cover or built form means that longer distance views within the VSAA are unlikely to be notably affected by the Proposed Development. The Proposed Development is unlikely to notably affect attractive views from within the VSAA to the point of altering this key characteristic of the VSAA.

5.3.11 The effects caused by the Proposed Development upon the VSAA are considered to be relatively small in scale, relatively localised, and given the existing adjacent development, are unlikely to notably affect the overall integrity or key characteristics of the VSAA. Considering the above factors the magnitude of change caused by the Proposed Development upon this VSAA is considered to be **Low**, with the nature of effect being **Slight**.

- WRXHMVS071 Gwersyllt, Bradley, Llay & Sydalit

5.3.12 This VSAA covers an area of ~2.93km² and is adjacent to parts of the northern and eastern boundaries of the Site. The VSAA has an overall LANDMAP evaluation (VS50) of Low. The VSAA's sensitivity is considered **Low**. The sensitivity is derived from a Low Susceptibility to Change and a Low Landscape Value.

5.3.13 The LANDMAP entry notes that the VSAA has an '*urban fringe feel*', and '*constant movement and activity*'. The proposed development represents a continuation of residential development that is an existing key characteristic of the VSAA. The VSAA adjacent to the Site will allow some views to the Proposed Development (see Viewpoint 1), but at greater distances, intervening built form and tree cover mean that views to the Proposed Development are unlikely from the overwhelming majority of the VSAA. Furthermore where the Proposed Development is visible in longer distance views, these will be partial and the Proposed Development it is likely to blend in with existing residential development resulting in a change that is barely discernible to the casual observer. Considering the above factors the magnitude of change caused by the Proposed Development upon this VSAA is considered to be **Negligible**, with the nature of effect being **Negligible**.

- WRXHMVS017 West Wrexham Hill Slopes

5.3.14 This VSAA covers an area of ~7.46km² and is at a minimum separation distance of ~580m west of the VSAA. The VSAA has an overall LANDMAP evaluation (VS50) of Moderate. The VSAA's sensitivity is considered **Medium**. The sensitivity is derived from a Medium Susceptibility to Change and a Medium Landscape Value.

5.3.15 Although the VSAA's LANDMAP entry notes views to the east, the proposed development is unlikely to be discerned from the overwhelming majority of the VSAA. Two parts of the VSAA feature within the Study Area. The southern of the two areas will have no visual connection with the Study Area due to intervening landform and built form. The northernmost of the two areas may

offer some partial glimpse views from its highest point, although intervening tree-cover within the VSAA and also Moss Wood may screen these views. Considering the above factors the magnitude of change caused by the Proposed Development upon this VSAA is considered to be **Negligible**, with the nature of effect being **Negligible**.

- WRXHMVS065 A483 Mold Road Corridor

5.3.16 This VSAA covers an area of ~7.12km² and is at a minimum separation distance of ~150m south of the VSAA. The VSAA has an overall LANDMAP evaluation (VS50) of Moderate. The VSAA's sensitivity is considered **Medium**. The sensitivity is derived from a Medium Susceptibility to Change and a Medium Landscape Value.

5.3.17 The overwhelming majority of the VSAA will offer no views to the Proposed Development due to screening by intervening built form of Gwersyllt. The VSAA's LANDMAP entry notes that its '*original rural character has been significantly weakened by urban influences*'. Partial glimpses to the Proposed Development may be obtained (see Viewpoint 4) from some locations however, in these views the Proposed Development would tend to appear a minor background element that blends in within a larger expanse of existing residential development such that it is unlikely to notably add to the overall urban influence on the VSAA.

5.3.18 Considering the above factors the magnitude of change caused by the Proposed Development upon this VSAA is considered to be **Negligible**, with the nature of effect being **Negligible**.

- WRXHMVS074 Brymbo, Tanyfron & Pentre Broughton

5.3.19 This VSAA covers an area of ~2.16 km² and is at a minimum separation distance of ~200m west of the VSAA. The VSAA has an overall LANDMAP evaluation (VS50) of Low. The VSAA's sensitivity is considered **Low**. The sensitivity is derived from a Low Susceptibility to Change and a Low Landscape Value.

5.3.20 The overwhelming majority of the VSAA will offer no views to the Proposed Development due to screening by topography and Moss Wood. However, some partial glimpses to the Proposed Development may be possible from the more elevated east-facing parts of the VSAA (see Viewpoint 6). However, the Site's eastwards sloping landform combined with the intervening Moss Wood means that is likely to filter or screen the Proposed Development such that it is unlikely to notably affect long-distance views out from the VSAA.

5.3.21 Considering the above factors the magnitude of change caused by the Proposed Development upon this VSAA is considered to be **Negligible**, with the nature of effect being **Negligible**.

- WRXHMVS073 West Wrexham Lower Slopes

- 5.3.22 The above VSAA will be sufficiently screened from the Proposed Development by intervening topography such that the Proposed Development is likely to result in **no effects** on the VSAA.

LANDMAP Cultural Landscape Aspect Areas

- WRXHMCL017 Mynydd Rhiwabon Esclusham

- 5.3.23 This CLAA covers the entirety of the Site and has an overall LANDMAP Evaluation of High. The CLAA's sensitivity is considered **High**. The sensitivity is derived from a High Susceptibility to Change and a High Landscape Value.

- 5.3.24 The CLAA is extensive, covering ~52.32km² of which the Site covers ~5.5ha or ~0.1%.

- 5.3.25 The Proposed Development will result in the loss of a very small proportion of the CLAAs agricultural land which is otherwise abundant and the principal land use within the CLAA. Furthermore, the Proposed Development is unlikely to notably affect the interpretation of the CLAA's mining past. It should also be noted that the Site has existing development on three sides such that the Proposed Development will be congruous with the cultural landscape setting of the Site. Considering the above factors the magnitude of change caused by the Proposed Development upon this CLAA is considered to be Very Low, with the nature of effect being **Slight**.

- WRXHMCL005 Brymbo-Gwersyllt

- 5.3.26 This CLAA is adjacent to parts of the northern and eastern boundaries of the Site and has an overall LANDMAP Evaluation of High. The CLAA's sensitivity is considered **High**. The sensitivity is derived from a High Susceptibility to Change and a High Landscape Value.

- 5.3.27 The CLAA covers the majority of settlement within the Study Area including Gwersyllt and Pentre Broughton and has an area of ~5.83km².

- 5.3.28 The CLAA's LANDMAP entry notes that it's overall evaluation is principally due to the area's association with '*pioneering industrial work*'. The Proposed Development is unlikely to notably affect the reading of the industrial landscape and is of a type that is congruous with the principal land use within the VSAA, i.e. settlement.

- 5.3.29 Considering the above factors the magnitude of change caused by the Proposed Development upon this CLAA is considered to be Negligible, with the nature of effect being **Negligible**.

- WRXHMCL016 Transport Links

- 5.3.30 This CLAA is at a minimum separation distance of ~600m from the Site and has an overall LANDMAP Evaluation of High. The CLAA's sensitivity is considered

High. The sensitivity is derived from a High Susceptibility to Change and a High Landscape Value.

- 5.3.31 The CLAA covers an area of ~4.12km².
- 5.3.32 Given Proposed Development's close association with existing settlement and the separation distance from the CLAA and the level of filtering/screening due to intervening built form and tree cover the Proposed Development, is unlikely to notably affect the key cultural characteristics of the CLAA.
- 5.3.33 Considering the above factors the magnitude of change caused by the Proposed Development upon this CLAA is considered to be Negligible, with the nature of effect being **Negligible**.

LANDMAP Historic Landscape Aspect Areas

- WRXHMHL008 Windy Hill

- 5.3.34 This HLAA covers the southern majority of the Site and has an overall LANDMAP Evaluation of Moderate. The HLAA's sensitivity is considered **Medium**. The sensitivity is derived from a Medium Susceptibility to Change and a Medium Landscape Value.
- 5.3.35 The HLAA covers ~14.58km² of which the Site covers ~5.5ha or ~0.4%.
- 5.3.36 The HLAA's LANDMAP entry notes a '*very degraded parkland at Gwersyllt*' which may pertain to the Site. The Proposed Development is unlikely to result in the loss of any notable historic landscape elements and seeks to retain the majority of mature trees on Site. The creation of the Public Open Space on the western side of the Site adjacent to Moss Wood reflects, in part, the site's likely previous parkland use. Furthermore, a hedge line is proposed to be planted following the line of a former woodland's sinuous edge, further enhancing the legibility of the historic landscape.
- 5.3.37 Considering the above factors the magnitude of change caused by the Proposed Development upon this HLAA is considered to be **Very Low**, with the nature of effect being **Negligible**.

- WRXHMHL048 Gwersyllt

- 5.3.38 This HLAA is adjacent to parts of the northern and eastern boundaries of the Site and has an overall LANDMAP Evaluation of Low. The HLAA's sensitivity is considered **Low**. The sensitivity is derived from a Low Susceptibility to Change and a Low Landscape Value.
- 5.3.39 The HLAA covers an area of ~2.05km².
- 5.3.40 The HLAA's LANDMAP entry notes '*20th-century housing expansion to the east and west of the original settlement*'. The Proposed Development represents a continuation of this trend for housing on the western side of Gwersyllt and is unlikely to detrimentally affect the reading the settlement's historic development.
- 5.3.41 Considering the above factors the magnitude of change caused by the Proposed Development upon this HLAA is considered to be Negligible, with the nature of effect being **Negligible**.

- WRXHMHL009 Brymbo

- 5.3.42 This HLAA at a minimum separation distance of ~200m west of the Site and has an overall LANDMAP Evaluation of High. The HLAA's sensitivity is considered **High**. The sensitivity is derived from a High Susceptibility to Change and a High Landscape Value.
- 5.3.43 The HLAA covers an area of ~5.84km²

- 5.3.44 The Proposed Development is at a minimum separation distance of ~200m from the HLAA and will have no direct effects upon it. Given the separation distance and level of screening/filtering, the Proposed Development is unlikely to affect the legibility of the HLAA's features and will have **no effect** upon the HLAA.

LANDMAP Geological Landscape Aspect Areas

- WRXHMGL061 Sydalit

- 5.3.45 This is the host GLAA for the Proposed Development and has an overall LANDMAP evaluation (GL33) of Moderate. The GLAA's sensitivity is considered Medium. The sensitivity is derived from a Medium Susceptibility to Change and a Medium Landscape Value.
- 5.3.46 Although the Proposed Development will include excavation, it is unlikely to notably alter the underlying geology or notably affect legibility of geology, geomorphology or associated processes at a scale to notably affect the GLAA.
- 5.3.47 Considering the above factors the magnitude of change caused by the Proposed Development upon this Area is considered to be Negligible, with the nature of effect being **Negligible**.

LANDMAP Landscape Habitats Aspect Areas

- WRXHMLH031 Talwrn Grassland

- 5.3.48 This is the host LHAA of the Proposed Development and it has an overall LANDMAP evaluation (LH45) of High. The LHAA's sensitivity is considered **High**. The sensitivity is derived from a High Susceptibility to Change and a High Landscape Value.
- 5.3.49 The Proposed Development will result in the loss of agricultural fields (abundant within the LHAA, and unlikely to be of high biodiversity value) but will retain the overwhelming majority of trees within the LHAA. Sections of young trees/hedge alongside Top Road are required to be removed as a result of the Proposed Development. However, this loss will be mitigated by a similar length of new native hedge will be planted within the Public Open Space providing a similar linear connection between established tree groups. The provision of gardens and tree planting across residential areas is also likely to have some benefits for biodiversity. The Public Open Space also provides opportunities to increase biodiversity through planting/seeding.
- 5.3.50 The scale of effects caused by the Proposed Development upon the LHAA are considered to be small in scale and unlikely to notably affect the overall integrity of the LHAA. Considering the above factors the magnitude of change caused by the Proposed Development upon this LHAA is considered to be Very Low, with the nature of effect being **Slight**. This would be adverse initially but become positive as trees and other vegetation of gardens and Public Open Space establishes.

5.4 Landscape Designations

- 5.4.1 Special Landscape Areas (SLAs) are considered to be High sensitivity receptors. The sensitivity is derived from a High Susceptibility to Change and a High Landscape Value.

Eastern Special Landscape Area (River Alyn)

- 5.4.2 The eastern SLA covers an area associated with the River Alyn and is at a minimum separation distance of ~1km from the Site, as indicated in Figure 6.
- 5.4.3 The Proposed Development is unlikely to form a readily identifiable new component in the setting of the SLA, as it will be mostly or entirely screened by intervening landform, built form and trees. Considering the above factors the magnitude of change caused by the Proposed Development upon this Special Landscape Area is considered to be Negligible, with the nature of effect being **Negligible**.

Western Special Landscape Area (Windy Hill)

- 5.4.4 The northern SLA covers an area associated with Windy Hill and is at a minimum separation distance of ~750m from the Site, as indicated in Figure 6. The Proposed Development is unlikely to form a readily identifiable new component in the setting of the SLA, as it will be mostly screened by intervening built form and trees. The Proposed Development will be at sufficient separation distance and be closely associated with existing development (i.e. Gwersyllt) that it is unlikely to affect the landscape character of the SLA.
- 5.4.5 Considering the above factors the magnitude of change caused by the Proposed Development upon this Special Landscape Area is considered to be Negligible, with the nature of effect being **Negligible**.

5.5 Heritage Designations

Landscapes with Heritage Designations

- 5.5.1 As discussed in Section 3.45, no landscape designations have been identified within the Site or Study Area.

Scheduled Ancient Monuments

- 5.5.2 As noted in Section 3.5 no Scheduled Ancient Monuments have been identified within the Study Area.

Listed Buildings

None of the listed buildings shown on Figure 6 are likely to offer views to the Proposed Development due to separation distance and screening by a combination of built form, vegetation and landform. The Proposed Development is therefore likely to result in no effect on Listed Buildings.

6. VISUAL ASSESSMENT

6.1 Introduction

- 6.1.1 This section identifies the potential visual impacts of the Proposed Development upon a range of identified visual receptors within the Study Area including residents, users of Public Rights of Way, road users and recreational receptors.

6.2 Residential Receptors

- 6.2.1 All residential receptors are considered to be High sensitivity receptors, given the likelihood that views out may be highly valued and that views may have the potential to be highly susceptible to change. Only those residential receptors within close proximity and those likely to obtain some views to the Proposed Development are considered below.

Residents of Ridge Mount

- 6.2.2 Residents of Ridge Mount would obtain close distance views to the Proposed Development from three sides of the property (rear and sides). However, existing garden vegetation and fencing will provide some partial screening and filtering of these views in places. The proposed Site Plan (TRS-SP01) also indicates an extension to the garden of Ridge Mount would provide opportunity for mitigation. It should be noted that although there will be changes to views the Proposed Development is of a type that is congruous with Ridge Mount (i.e. housing).
- 6.2.3 Considering the above factors, the Proposed Development is likely to result in a **Medium** magnitude of change resulting in up to a **Moderate** nature of effect.

Residents of Pountney's Corner and Plas Alyn adjacent to Top Road (see Viewpoint 1)

- 6.2.4 Residents are likely to obtain some clear close distance eastwards views to the Proposed Development from the rear or side of the properties. These views will be clearest from upper storey windows, with views from the lower storey and rear gardens having some partial screening in places by a stone wall. The loss of the site's existing roadside tree/hedge will open up views into the Site in some places. The eastwards views will change from that of hedge/trees and field beyond to one of residential development.
- 6.2.5 The Proposed Site Plan (ref: TRS-SP01) indicates Top Road will be widened by extending into the Site and a new pavement installed on the Site. The closest proposed houses will be positioned further back from the widened Top Road by driveways and gardens, such that they are at a minimum separation distance of ~27m from the properties of Pountney's Corner and Plas Alyn.

- 6.2.6 It should be noted that although there will be changes to eastwards views the Proposed Development is of a type that is congruous with Pountney's Corner and Plas Alyn (i.e. housing). It should also be noted that for 1 and 2 Pountney's Corner, the re-aligned Top Road would be at a greater distance from the properties than currently.
- 6.2.7 Considering the above factors, the Proposed Development is likely to result in a **Medium** magnitude of change resulting in up to a **Moderate** nature of effect.

Residents of Vicarage Close (adjacent to Top Road)

- 6.2.8 These properties are bungalows set on the eastern side of Top Road at a notably lower elevation than Top Road. A roadside wall along with garden vegetation, combined with the landform screens the Site from the majority of views from the rear of the bungalows, although some partial glimpse views may remain. Some changes as a result of the Proposed Development may be partially glimpsed from some properties, most notably the removal of vegetation to allow the widening of Top Road, and potentially some roof tops of the proposed housing.
- 6.2.9 Considering the above factors, the Proposed Development is likely to result in up to a **Very Low** magnitude of change resulting in up to a **Slight** nature of effect.

Residents of Chestnut Court

- 6.2.10 Residents, particularly those on the north side (and particularly no's 4 and 5) are likely to obtain some clear close distance northward views to the Proposed Development from the rear or side of the properties. The northward views will change from one that features a field to one of residential development. The closest proposed houses will be at a minimum separation distance of ~25m from the houses of Chestnut Court. A proposed rear garden fence (1.8m height) along part of the Site boundary is likely to provide a degree of screening and provide a sense of separation between the proposed housing and that of Chestnut Court.
- 6.2.11 It should be noted that although there will be changes to views the Proposed Development is of a type that is congruous with Chestnut Court (i.e. housing).
- 6.2.12 Considering the above factors, the Proposed Development is likely to result in a **Medium** magnitude of change resulting in up to a **Moderate** nature of effect.

Residents of Grey Holt

- 6.2.13 The principal views from this property are long distance ones to the east over a plain. Residents will obtain some close distance views of the Proposed Development from the side and rear elevation of the property to the south and south-west. In these views, the Proposed Development will result in a change from agricultural field to residential development. There are no

windows on the upper storey of the south-facing gable end of the property, but a ground floor extension will offer some partial views to the upper parts of the closest housing of the Proposed Development (minimum separation distance of ~17m) above existing garden vegetation. Windows in the rear elevation of Grey Holt will offer some angled views to more distant properties of the Proposed Development but the mature trees on Site which they face will be retained as part of a Public Open Space. It should be noted that the Proposed Development will not appear in the principal view to the west from Grey Holt. It should also be noted that although there will be changes to south and south-west views from Grey Holt, the Proposed Development is of a type that is congruous with Grey Holt (i.e. housing).

- 6.2.14 Considering the above factors, the Proposed Development is likely to result in a **Medium** magnitude of change resulting in up to a **Moderate** nature of effect.

Residents of Cartref

- 6.2.15 Residents of Cartref are likely to obtain some partial views to the Proposed Development from a south-facing dormer window in a gap between Grey Holt and the trees retained as part of the Public Open Space within the Site. The Proposed Development would likely appear as a background continuation of the existing foreground residential development (i.e. Grey Holt and Old Police Station). The Proposed Development would not affect the property's principal views to the east over the Dee Valley.
- 6.2.16 Considering the above factors, the Proposed Development is likely to result in a **Very Low** magnitude of change resulting in up to a **Slight** nature of effect.

Residents of Old Police Station

- 6.2.17 The orientation of this property and positioning of windows is such that this property is unlikely to offer views to the Proposed Development.

Residents of north-western end of Bryn Coed

- 6.2.18 Residents of these bungalows may obtain some partial views upwards from the rear of their properties to the new site entrance beyond Summerhill Road, including the loss of a roadside tree. The relatively steep grassed bank between Bryn Coed Bungalows and Summerhill Road is likely to screen much of the Site from view. The closest proposed house will be at a minimum separation distance of ~65m from the Bryn Coed bungalows and its upper parts may be partially visible, although the relatively steep intervening topography is likely to provide some screening. The existing house Ridge Mount would appear closer (~48m minimum separation distance) in the view than any of the proposed properties. It should also be noted that although there will be changes to views the Proposed Development is of a type that is congruous with Bryn Coed (i.e. housing).
- 6.2.19 Considering the above factors, the Proposed Development is likely to result in a **Very Low** magnitude of change resulting in up to a **Slight** nature of effect.

Residents of Celtic Road

- 6.2.20 The southern-most of these properties are relatively elevated, and have a number of windows that face towards the Site. However, the mature trees retained as part of the Proposed Development's northern Public Open Space will screen or heavily filter views to the proposed housing. Considering the above factors, the Proposed Development is likely to result in a **Negligible** magnitude of change resulting in up to a **Negligible** nature of effect.

Residents of Tyn-y-Coed

- 6.2.21 This property is located to the south of the Site and positioned at a notably lower elevation than the closest part of the Site. The creation of Public Open Space on the part of the Site closest to Tyn-y Coed combined with the Site's topography that descends to the east means that residents are unlikely to obtain views to the housing of the Proposed Development.
- 6.2.22 Considering the above factors, the Proposed Development is likely to result in a **Negligible** magnitude of change resulting in up to a **Negligible** nature of effect.

Residents of Moss Road (see Viewpoint 4)

- 6.2.23 These properties are located to the south of the Site and positioned at a notably lower elevation than the closest part of the Site. The creation of Public Open Space on the part of the Site closest to the properties combined with the Site's topography that descends to the east means that residents are unlikely to obtain views to the housing of the Proposed Development.
- 6.2.24 Considering the above factors, the Proposed Development is likely to result in a **Negligible** magnitude of change resulting in up to a **Negligible** nature of effect.

Residents of Pentre Broughton (see Viewpoint 6)

- 6.2.25 From the most elevated east-facing parts of Pentre Broughton, some roofs of the Proposed Development may be visible in middle distance views that are heavily filtered by Moss Wood (when not in leaf). When Moss Wood is in leaf, the Proposed Development is likely to be entirely screened.
- 6.2.26 Considering the above factors, the Proposed Development is likely to result in a **Negligible** magnitude of change resulting in up to a **Negligible** nature of effect.

6.3 Visitors to Country Parks, Public Open Spaces

- 6.3.1 Visitors to Country Parks and Public Open Spaces are considered to be High sensitivity receptors, given the likelihood that views may be highly valued and that views may have the potential to be highly susceptible to change.

Visitors to Moss Valley Country Park (see Viewpoint 5)

- 6.3.2 The eastern slopes of the valley combined with Moss Wood and other trees are likely to screen the Site from the overwhelming majority of the Country Park. Viewpoint 5, which is slightly elevated, shows one of the clearest possible views in the direction the Site. In this view the creation of Public Open Space on the part of the Site closest to the Country Park combined with the Site's topography that descends to the east means that visitors are unlikely to obtain views to the housing of the Proposed Development such that it is readily discernible.
- 6.3.3 Considering the above factors, the Proposed Development is likely to result in a **Negligible** magnitude of change resulting in up to a **Negligible** nature of effect.

Visitors to Alyn Waters Country Park

- 6.3.4 The Proposed Development will be mostly screened by intervening landform of Alyn Waters (the main access tracks are at a lower level than much of the park's south-western landform). From open ground in the south western corner of the Park, some roofs of the Proposed Development may be visible as a minor background element, however they will be at such a separation distance and appear among existing development such that it is likely to be missed by the casual observer.
- 6.3.5 Considering the above factors, the Proposed Development is likely to result in a **Negligible** magnitude of change resulting in up to a **Negligible** nature of effect.

Users of The Waun (see Viewpoint 3)

- 6.3.6 The Proposed Development will be mostly screened by intervening built form and trees. Some roofs of the Proposed Development may be visible as a minor background element, however they will be at such a separation distance and appear among existing development such that they are likely to be missed by the casual observer.
- 6.3.7 Considering the above factors, the Proposed Development is likely to result in a **Negligible** magnitude of change resulting in up to a **Negligible** nature of effect.

6.4 Users of local Public Rights of Way (PRoWs)

- 6.4.1 Users of the Public Rights of Way (PRoWs) local to the Site are considered to be medium sensitivity receptors, given the likelihood that views may be

moderately valued and that views may have the potential to be moderately susceptible to change.

Users of ProW GWE/7 (alongside northern boundary of Site)

- 6.4.2 Users are unlikely to obtain views to the Proposed Development from the overwhelming majority of the PRow closest to the Site due to an intervening stone boundary wall. However, the Proposed Site Plan (ref: TRS-SP01) indicates a proposed break in this wall to allow access to the proposed Public Open Space at the northern side of the Site. At this point users would have views into the mature trees of the Public Open space and possibly some partial glimpse views to the proposed housing beyond.
- 6.4.3 Considering the above factors, the Proposed Development is likely to result in a **Negligible** magnitude of change resulting in up to a **Negligible** nature of effect.

Users of PRow GWE/8 (opposite Site's eastern boundary)

- 6.4.4 This narrow footpath connects Bottom Road and Top Road between Plas Alyn and Vicarage Close. Users heading east would see part of the new proposed housing development, new pavement and widened road ahead as they emerge onto Top Road. Although the change would be clearly seen, it would be within the context of having passed between existing housing developments. Also, it should be noted that the new pavement along Top Road is likely to represent an improvement in the user's experience of the PRow.
- 6.4.5 Considering the above factors, the Proposed Development is likely to result in a **Low** magnitude of change resulting in up to a **Negligible** nature of effect.

Users of PRows GWE/1 and GWE/19 (join Moss Road)

- 6.4.6 Users emerging from woodland onto Moss Road are unlikely to obtain views to the housing of the Proposed Development. These PRows are located to the south of the Site and positioned at a notably lower elevation than the closest part of the Site. The creation of Public Open Space on the part of the Site closest to the PRows combined with the Site's topography that descends to the east means that users are unlikely to obtain views to the housing of the Proposed Development.
- 6.4.7 Considering the above factors, the Proposed Development is likely to result in a **Negligible** magnitude of change resulting in up to a **Negligible** nature of effect.

6.5 Road Users

- 6.5.1 For road users in the Study Area the value of the views and susceptibility to change are considered to be Medium, as the users may not be engaged specifically in landscape-related activities, but may benefit from scenic

surroundings at some points. The sensitivity of these receptors is considered to be **Medium**.

Users of Top Road

- 6.5.2 Top Road is ~1.1km in length, the southern end of which passes the Site. The section of Top Road that passes the Site is ~200m in length and is currently narrow with stone walls on either side. On its eastern side, as it passes the Site, is the residential development of Vicarage Close, Plas Alyn and Pountney's Corner. On the western side of Top Road (the Site) are young trees and shrubs forming partial hedgerow in places, although there are some lengthy gaps in the vegetation that allow transient glimpses into the Site. The Proposed Development will result in the loss of the western (Site) wall (to be reused in garden walls) and its replacement by a widening of Top Road and a new footway, beyond which will appear driveways and gardens of houses of the Proposed Development. Adjacent to Pountney's Corner the road will be realigned, changed from a straight to a curve that wraps around a new Public Open Space that will be clearly visible to road users. The proposed changes, including eastern-most new housing, will be clearly visible in close distance but transient views along approximately one fifth of the total length of Top Road. It should be noted that the changes are congruous with existing residential development to the east of Top Road opposite the Site, and on both sides of Top Road to the immediate north of the Site.
- 6.5.3 Considering the above factors, the Proposed Development is likely to result in a **Medium** magnitude of change resulting in up to a **Moderate-Slight** nature of effect.

Users of Summerhill Road

- 6.5.4 Summerhill Road is approximately 2.3km in length, the northern end of which splits into Top Road and Bottom Road adjacent to the Site entrance. Users would have clear views to the new entrance, realigned Top Road, some new housing and new Public Open Space. However this would only be apparent in transient glimpse views for a few metres at the northern end of Summerhill Road, and in an area where the existing housing at Pountney's Corner provides context for residential development.
- 6.5.5 Considering the above factors, the Proposed Development is likely to result in a **Low** magnitude of change resulting in up to a **Slight** nature of effect.

Users of Bottom Road

- 6.5.6 Bottom road is approximately 1.1km in length, the southern end of which rises to become Summerhill Road at a junction with Top Road and close to the Site entrance. Users would have clear views to the new entrance, realigned Top Road, some new housing and new Public Open Space. However this would only be apparent in transient glimpse views for a few metres at the southern end of Bottom Road, and in an area where the existing housing at Pountney's Corner provides context for residential development.

- 6.5.7 Considering the above factors, the Proposed Development is likely to result in a **Low** magnitude of change resulting in up to a **Slight** nature of effect.

Users of Moss Road

- 6.5.8 Users of Moss Road are unlikely to obtain views to the housing of the Proposed Development. The creation of Public Open Space on the part of the Site closest to Moss Road combined with the Site's topography that descends to the east means that users are unlikely to obtain views to the housing of the Proposed Development.
- 6.5.9 Considering the above factors, the Proposed Development is likely to result in a **Negligible** magnitude of change resulting in up to a **Negligible** nature of effect.

7. SUMMARY AND CONCLUSIONS

7.1 Landscape Effects

Landscape Elements

- 7.1.1 There is likely to be a **Slight** landscape effect on the tree and hedge resource of the Site as a result of the Proposed Development, this would be initially negative as a result of the loss of roadside young trees/shrubs. However, the effect is likely to become positive as proposed tree and hedge planting across the Site establishes, mitigating the loss vegetation and increasing the quantity and quality of the tree resource within the Site. It should be noted that all category 'A' trees (i.e. high quality and value) will be retained in proposed Public Open Space.

Landscape Character

- 7.1.2 With regard to Wrexham LANDMAP Supplementary Planning Guidance, The West Wrexham Ridges and Valleys LANDMAP Character Area (7d) would sustain up to a **Slight** nature of effect.
- 7.1.3 With regard to LANDMAP, the greatest nature of effect is **Slight** for the host LANDMAP Visual & Sensory Aspect Area WRXHMVS075 Moss Valley & Ffrwd, the host Cultural Landscape Aspect Area WRXHMCL017 Mynydd Rhiwabon Esclusham, and Landscape Habitat Aspect Area WRXHMLH031 Talwrn Grassland. It should be noted that for WRXHMLH031 the effect would eventually become positive as vegetation establishes.
- 7.1.4 All other LANDMAP Aspect Areas within the Study Area are likely to sustain a **Negligible** nature of effect or **no effect** as a result of the Proposed Development.

Landscape Designations

- 7.1.5 Special Landscape Areas within the Study Area are likely to sustain no greater than a **Negligible** nature of effect

Heritage Designations

- 7.1.6 No landscape effects are anticipated for Listed Buildings within the Study Area.

7.2 Visual Effects

Residential Receptors

- 7.2.1 The highest nature of effect would be up to **Moderate** for residents of. This is due in large part to their close proximity to the Proposed Development.
- 7.2.2 Residents of Bryn Coed, Vicarage Close and Cartref would sustain no greater than a **Slight** nature of effect.

- 7.2.3 All other residents within the Study Area would sustain either a **Negligible** nature of effect or **no effect**.

Visitors to Country Parks and Public Open Spaces.

- 7.2.4 Visitors to Moss Valley Country Park, Alyn Waters Country Park and The Waun would both sustain no greater than a **Negligible** nature of effect as a result of the Proposed Development.

Users of local Public Rights of Way

- 7.2.5 Users of GWE/7, GWE/8, GWE/1 and GWE/19 are likely to sustain no greater than a **Negligible** nature of effect as a result of the Proposed Development.

Road Users

- 7.2.6 Users of Top Road would sustain up to a **Moderate-Slight** nature of effect as a result of the Proposed Development.
- 7.2.7 Users of Summerhill Road and Bottom Road would sustain up to a **Slight** nature of effect as a result of the Proposed Development.
- 7.2.8 Users of Moss Road would sustain a **Negligible** nature of effect as a result of the Proposed Development.

7.3 Conclusion

- 7.3.1 The Proposed Development is likely to generate no greater than **Slight** landscape effects, and no greater than **Moderate** visual effects for residents of adjacent/nearby properties. Considering the above factors, the Proposed Development is considered acceptable in landscape and visual terms.

Appendix 1: Methodologies

Landscape and Visual Appraisal (LVA) Overview

Landscape and Visual Appraisal is a tool used to inform planning decisions on the likely effects of a Proposed Development upon the landscape resources and visual amenity experienced in a given area.

The methodology has been developed in accordance with the Guidelines for Landscape and Visual Assessment, Third Edition (GLVIA3), published by the Landscape Institute, which is generally regarded as the industry standard. In accordance with GLVIA3, the scope of this assessment has been tailored in response to the scale of the Proposed Development, to provide information that is “*appropriate and proportional*” for the understanding of the Proposed Development in its context (para. 1.17).

As the title suggests, LVAs are composed of two types of assessment – the first of which is concerned with effects upon the landscape (i.e. physical and character changes) and the second is concerned with the visual effects experienced by people.

This assessment is based on a desktop study of publicly available information, specialist computer modelling, and field work undertaken on the Site and study area.

It is important to note that this assessment contains objective information and subjective judgements based on professional opinion. Subjectivity is avoided as much as possible by focusing on the objective description of the changes to views, rather than potential viewers reactions to these changes.

Susceptibility of Landscape Receptors

The Susceptibility to Change of landscape receptors describes the landscape’s ability to maintain its baseline condition while accommodating development. Determining Susceptibility is reliant on the interaction between the specific landscape in question and the specific development in question, therefore it does not form part of the baseline information (as recorded landscape character studies might record ‘Sensitivity’) but is part of the assessment of effects. (GLVIA3 para. 5.42). The Susceptibility of a landscape to development is recorded on a verbal scale of High, Medium to Low, with justification for the judgement provided. Examples of landscape susceptibility are described below:

- **High** – landscapes which are highly cohesive, in good condition, with historical and vernacular features intact and low levels of development. These landscapes are likely to be subject to conservation designations.
- **Medium** – landscapes in which some development is seen, but which are still largely intact and cohesive, in good condition, with some historical features.
- **Low** – landscapes which are generally regarded as being in poor condition, in which a large degree of change is present, with discordant features and little historical or vernacular character is present.

Value of Landscape Receptors

The Value of the landscape considers the importance of that landscape to society. Landscape designations are considered as a starting point, but individual elements may also be considered, such as geological formations or tree planting. Examples of landscape valuation are given below:

- **High** – Landscapes of international importance, such as AONBs, National Trails, World Heritage Sites, and National Parks. Registered Parks and Gardens and Scheduled Ancient Monuments may also be included depending on their listing.
- **Medium** – Locally valued recreational landscapes, such as Country Parks, popular trails, Open Access Land or well-known areas of scenic beauty. Everyday landscapes valued by the local community, such as residential neighbourhoods.
- **Low** – Landscapes which are dominated by commercial and industrial development and/or with little evidence of being valued by the community.

Table 1: Sensitivity of Landscape Receptors

Landscape Value	Susceptibility to Change		
	High	Medium	Low
High	High	Medium-High	Medium
Medium	Medium-High	Medium	Medium-Low
Low	Medium	Medium-Low	Low

Susceptibility to Change of Visual Receptors

Visual receptors are always people, but may be classed in different categories dependent upon the activities engaged in at the location where the view is experienced. For example:

High – This category is for viewers engaged in activities involving enjoyment of the landscape, or for views from residential properties, which may be of significance for the inhabitants due to the long term experience of such views, or the limited availability of views. Of particular susceptibility are residential properties with views experienced from the main living spaces of a dwelling, such as living rooms, kitchens and to some degree gardens, where views may be part of the enjoyment of the property, and are experienced in daylight hours. Users of well-known recreational footpaths and public open spaces designed for landscape appreciation and visitors to historic properties may also be considered highly susceptible to change.

Medium – This category covers viewers who are not primarily engaged in landscape enjoyment, but views may add to their experience. This includes visitors to hospitals, offices, places of worship, sports grounds, schools, National Cycle Routes and users of roads where the speed of travel is low enough to allow enjoyment of scenery.

Low – This category is for viewers who are engaged in activities which have a very limited relationship to the landscape, generally workers or others engaged in industrial, retail or high speed travel activities.

Value of Visual Receptors' Views

The value of a view is closely linked to its susceptibility, but the differentiation helps to distinguish between views that may relate to a given receptor, but which might themselves be

of a different value, i.e. a view from a residential property over an industrial complex, or a view from a motorway which provides panoramas over an AONB.

- **High** – Highly valued views include those that take in views associated with a designated or promoted landscape, public viewpoints associated with historic assets, or close range views of townscapes. Unrestricted, panoramic views of the countryside or seascape may also be highly valued.
- **Medium** – Restricted or compromised views of open countryside, heritage assets or townscape.
- **Low** – Unrestricted views of degraded landscapes, close range views of industrial or infrastructure features.

Table 2: Sensitivity of Visual Receptors

Value of View	Susceptibility to Change		
	High	Medium	Low
High	High	Medium-High	Medium
Medium	Medium-High	Medium	Medium-Low
Low	Medium	Medium-Low	Low

Magnitude of Landscape Change

The magnitude of landscape change is an expression of the degree of addition, change or loss which would be experienced by the baseline landscape conditions and is classified as high, medium, low or negligible. The magnitude of predicted change sustained by any landscape receptor is a product of the following considerations:

- **Scale:** The degree or scale of change to the landscape resource: some of these changes may be quantifiable, for example, the number of trees to be lost or the length of hedgerow lost as a result of a proposed development. Nevertheless the scale of other changes, in particular changes to more aesthetic characteristics are more difficult to precisely evaluate and must rely upon a degree of professional judgement. Other considerations include:
- **Duration:** The changes and the consequent effect(s) may be restricted to particular periods of the day or they may be seasonal. Magnitudes of change may be affected by factors such as seasonal changes in vegetation or landscape management, for example, as a consequence of arable crop harvesting or coppicing and hedge laying;
- **Permanence:** The degree of permanence of the changes: changes and their consequent effects may be considered as temporary or long term;
- **Indirect effects:** these are effects which are not a direct result of the development, but are often produced away from it. Indirect effects often occur where proposals are in adjacent or distant character areas and the effect is on the context or setting.

General guidance is provided below which gives examples of how different considerations interact to produce different landscape magnitude categories. However it is recognised that for some developments in certain locations there may be combinations of factors that do not

comply with the range of effects set out in the table. In these situations professional judgement has to be made concerning the definition of the level of landscape effects.

- **High Magnitude:** Total loss or major alteration to key elements/features of the baseline conditions such that the post-development character/composition/attributes of the baseline will be fundamentally altered. These notable changes may occur over an extensive area or intensive change over a more limited area or complete loss of notable features or elements or the addition of new uncharacteristic features or elements that would lead to a change in the overall landscape quality and character
- **Medium Magnitude:** Partial loss or alteration to key elements/features/characteristics of the baseline conditions such that the character/composition/attributes of the baseline will be partially changed.
- **Low Magnitude:** Minor loss or alteration. Change arising from the loss/alteration will be discernible but the underlying character/composition/attributes of the baseline condition will be similar to the post-development circumstances/patterns.
- **Very Low Magnitude:** Very minor loss or alteration. Change arising from the loss/alteration may be discernible but is likely to be small in scale in comparison to the resource and to types/elements that are noted key characteristics of the baseline condition.
- **Negligible:** Negligible loss or change to key elements/features/characteristics of the baseline conditions. Changes will be barely distinguishable when considering the receptor as a whole, approximating to a 'no change' situation.

Magnitude of Visual Change

The magnitude of visual change is described as high, medium, low or negligible to take account of possible landscape changes which may affect a visual receptor's view. The magnitude of visual change is described by reference to:

- **Scale:** The scale of change in the receptor's view and the loss or addition of features in that view and changes in the composition and extent of view affected. The scale of the development relative to its landscape setting may be more or less emphasised by the presence or lack of scale indicators¹;
- **Contrast:** The degree of contrast or integration of any new features or changes in the views with the existing or remaining visual elements and characteristics in terms of mass, scale, colour and texture;
- **Distance:** The distance between the visual receptor and the development and the frequency and ease with which the development may be viewed by visual receptors or from a particular Viewpoint taking into account seasonal factors such as leaf loss and weather conditions. For this LVA distance is defined as:
 - Close distance - up to 100m;
 - Middle distance - 100 to 500 m;
 - Long distance - over 500 m.
- **Angle:** The angle of the main direction of the view and whether the development would be viewed against the skyline or a background landscape;

- **Duration:** The duration, whether temporary or long term, intermittent or continuous and seasonal

General guidance is provided below which provides examples of how different considerations interact to produce different visual magnitude categories.

- **High Magnitude:** A major change, obstruction of a view or intrusion into a view by new elements that are incongruous or discordant with the context of the baseline view and which are directly visible and likely to appear in the foreground and may screen views to the horizon.
- **Medium Magnitude:** A moderate change or partial view of a new element(s) within the view which may be readily noticed directly and appearing in the fore-ground or middle-ground. Some key parts of the overall view are likely to remain. New elements may have some precedent within the view or the context of the view.
- **Low Magnitude:** A low level of change. Typically partly screened or mitigated and appearing in the middle-ground or background of the view. New elements may appear associated with similar existing elements within the view.
- **Very Low Magnitude:** A very low level of change affecting a small part of the view which may be obliquely viewed or partly screened and/or appearing in the background landscape. Parts of the new elements may be discernible but are typically congruous and closely associated with similar existing elements within the view.
- **Negligible:** Few viewers affected by a small or intermittent change to the view which may be obliquely viewed and/or mostly screened and/or appearing in the distant background and/or at long distance and therefore small scale and/or viewed at high speeds over short periods and capable of being missed by the casual observer.

Nature of Effect

Nature of Effect considers the Sensitivity of the Receptor in combination with the Magnitude of Change resulting from the proposal.

Table 3: Nature of Effect

Magnitude	Sensitivity		
	High	Medium	Low
High	Major	Moderate	Moderate-Slight
Medium	Moderate	Moderate-Slight	Slight
Low	Moderate-Slight	Slight	Negligible
Very Low	Slight	Negligible	Negligible
Negligible	Negligible	Negligible	Negligible

In some cases the Magnitude of Change may be considered to be low enough such that the Nature of Effect would be Negligible for a High sensitivity receptor.

Photography

The photographic fieldwork for LVA is carried out in fair weather conditions, such as sun, partly cloudy or high white overcast. Ideally LVA fieldwork takes place in the winter, to avoid obstruction of views by trees and hedges in leaf, ensuring a “worst case scenario” for visibility. Fieldwork for this project was carried out in March in fair weather conditions, with trees in partial leaf.

The camera used for viewpoint photography was a Nikon D3200 digital SLR. Shots were taken from ~1.6m above ground.

Panoramas

Panoramas are provided to give contextual information to the viewer regarding the landscape. They are not intended to cover specific angles of view or to be viewed at a specific distance. The panoramas are produced using the Adobe Photoshop. An approximate 30% overlap was used.

Appendix 2: Figures

NB: All figures intended to be printed at A3.

Figure 1: Study Area

Figure 2: Topography

Figure 3 LANDMAP Visual and Sensory Aspect Areas

Figure 4 LANDMAP Cultural Landscape Aspect Areas

Figure 5 LANDMAP Historic Landscape Aspect Areas

Figure 6: Landscape and Heritage Designations, and Green Barrier

Figure 7: Viewpoint Locations

Appendix 3: Visual Record

Panorama photographs from site

- Internal Site View 'A'
- Internal Site View 'B'

Viewpoint photographs

- Viewpoint 01 Panorama – Site Entrance
- Viewpoint 02 Panorama – Bridge near Gwersyllt Station
- Viewpoint 02 Single-frame photograph – Bridge near Gwersyllt Station
- Viewpoint 03 Panorama – TheWauns
- Viewpoint 03 Single-frame photograph – TheWauns
- Viewpoint 04 Panorama – Moss Road and PRoW
- Viewpoint 04 Single-frame photograph – Moss Road and PRoW
- Viewpoint 05 Panorama – Moss Valley
- Viewpoint 05 Single-frame photograph – Moss Valley
- Viewpoint 06 Panorama – Long View Road, Pentre Broughton
- Viewpoint 06 Single-frame photograph – Long View Road, Pentre Broughton

Appendix 4: References

Landscape Institute and Institute of Environmental Management and Assessment Guidelines for Landscape and Visual Impact Assessment, Third edition; Spon Press, London (2013).

Landscape Institute (2011) Photography and photomontage in Landscape and Visual Assessment, Advice note 01/11, London: Landscape Institute.

Planning Policy Wales (Edition 9, November 2016)

<http://www.coflein.gov.uk>

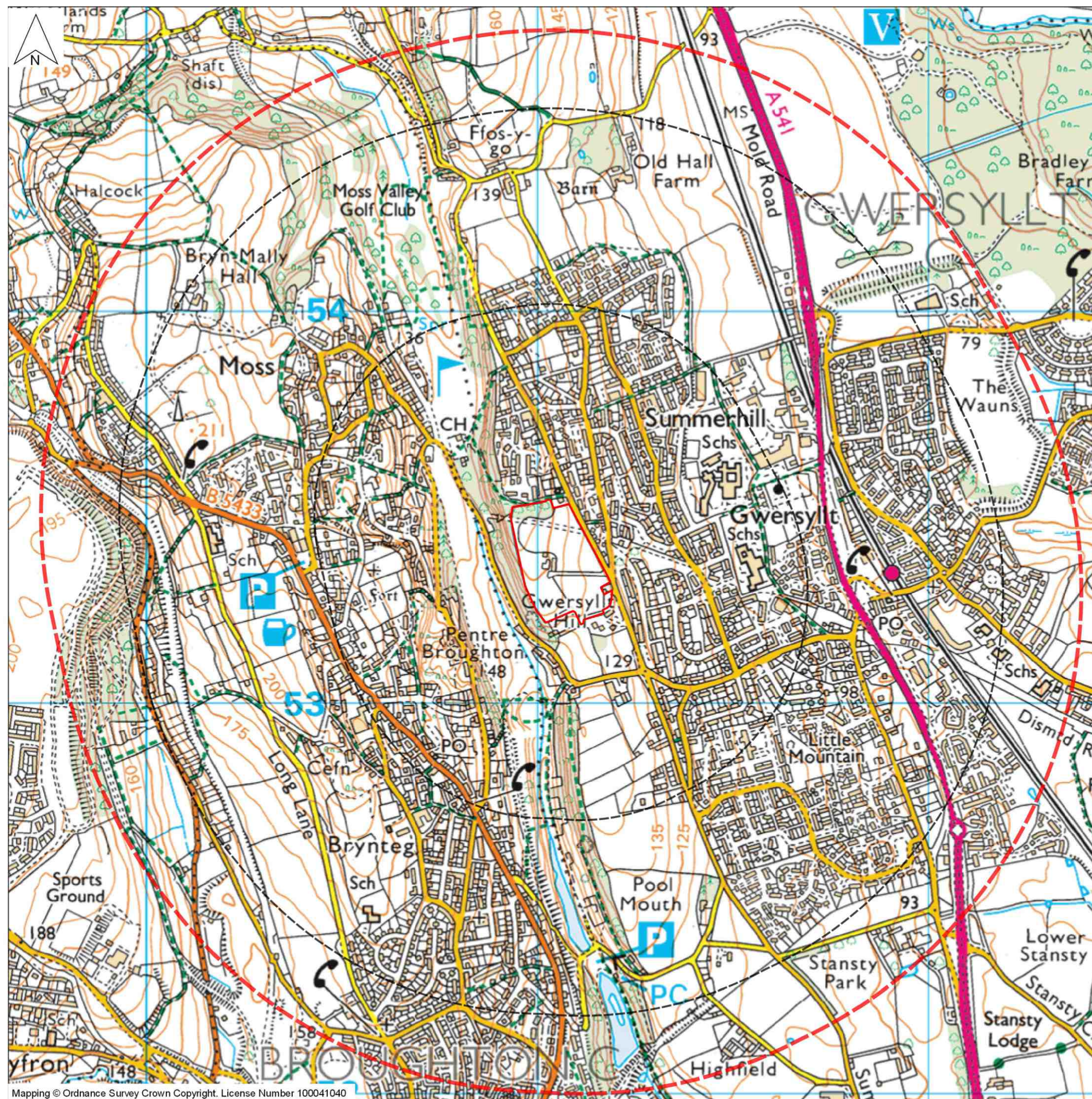
<http://landmap-maps.naturalresources.wales/>

Wrexham LANDMAP Supplementary Planning Guidance (WCBC 2007)

Top Road, Summerhill, Wrexham LVA

Appendix 2 - Figures

- Figure 1: Study Area
- Figure 2: Topography
- Figure 3: LANDMAP Visual & Sensory Aspect Areas
- Figure 4: LANDMAP Cultural Landscape Aspect Areas
- Figure 5: LANDMAP Historic Landscape Aspect Areas
- Figure 6: Landscape and Heritage Designations, and Green Belt
- Figure 7: Viewpoint Locations



Legend

- Proposed Development Site
- Study Area
- 500m interval distance

0 100 200 300 400 500 m



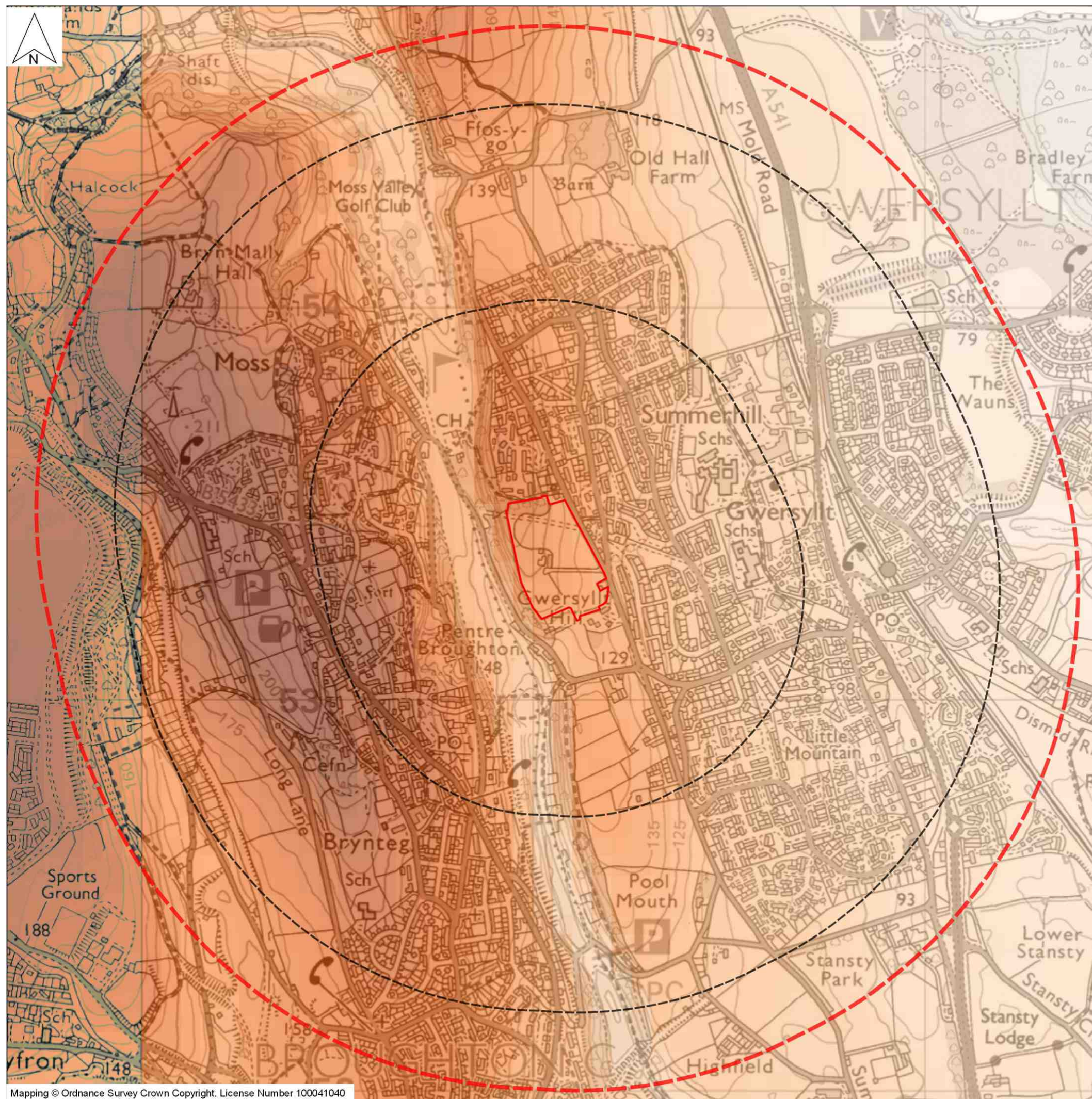
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Top Road, Summerhill, Wrexham
Landscape and Visual Appraisal
Project number: 2937

Figure 1: Study Area

Date: 04.17
Drawn: TM

lingard·farrow·styles



Legend

Proposed Development Site

Study Area

500m interval distance

Indicative Elevation

60-80m AOD

80-100m AOD

100-120m AOD

120-140m AOD

140-160m AOD

160-180m AOD

180-200m AOD

200-220m AOD

0 100 200 300 400 500 m



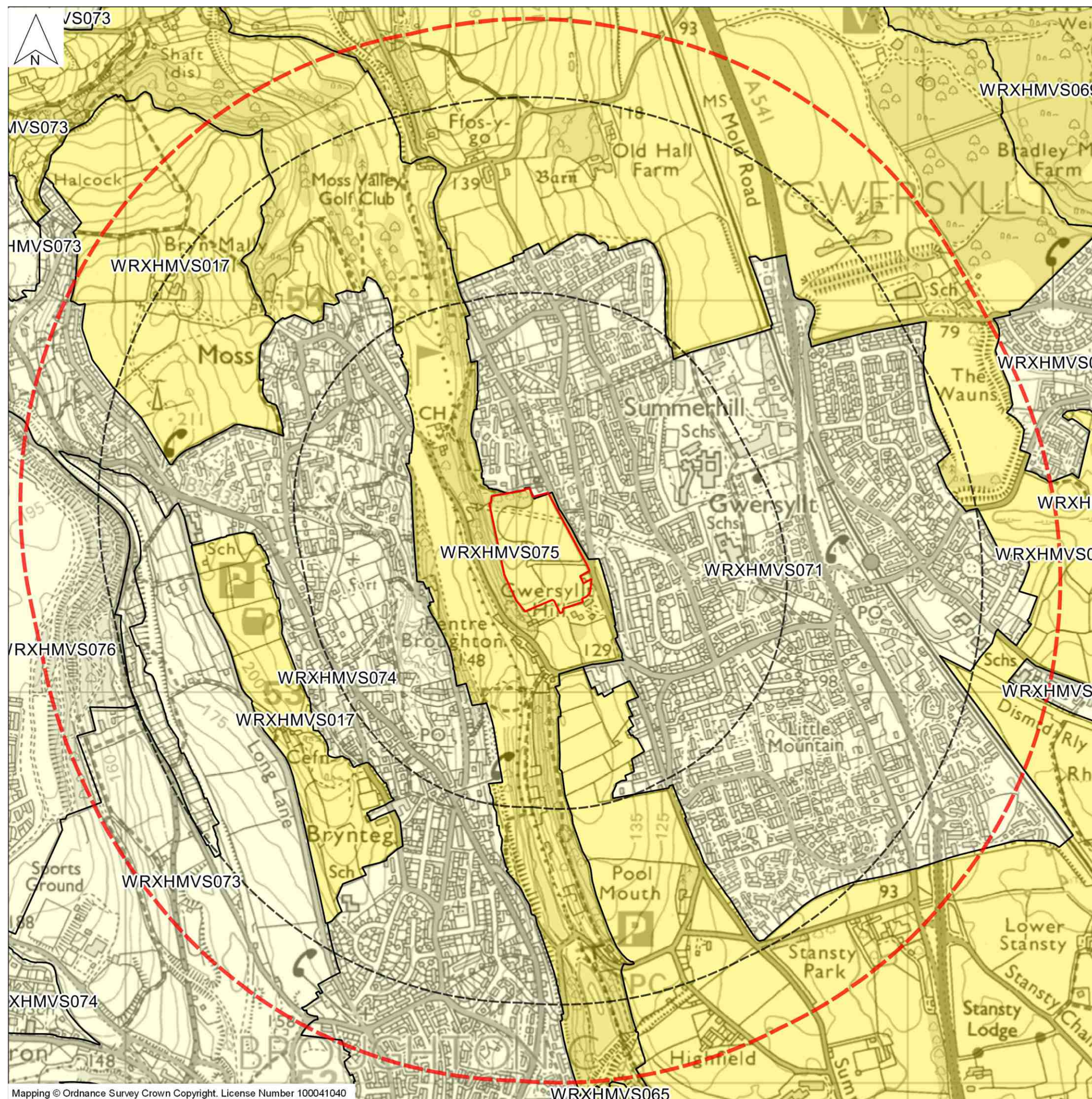
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Top Road, Summerhill, Wrexham
Landscape and Visual Appraisal
Project number: 2937

Figure 2: Topography

Date: 04.17
Drawn: TM

lingard·farrow·styles



Legend

Proposed Development Site

Study Area

500m interval distance

LANDMAP Visual & Sensory Aspect Areas
by Overall Evaluation

Low

Moderate

High

Outstanding

0 100 200 300 400 500 m



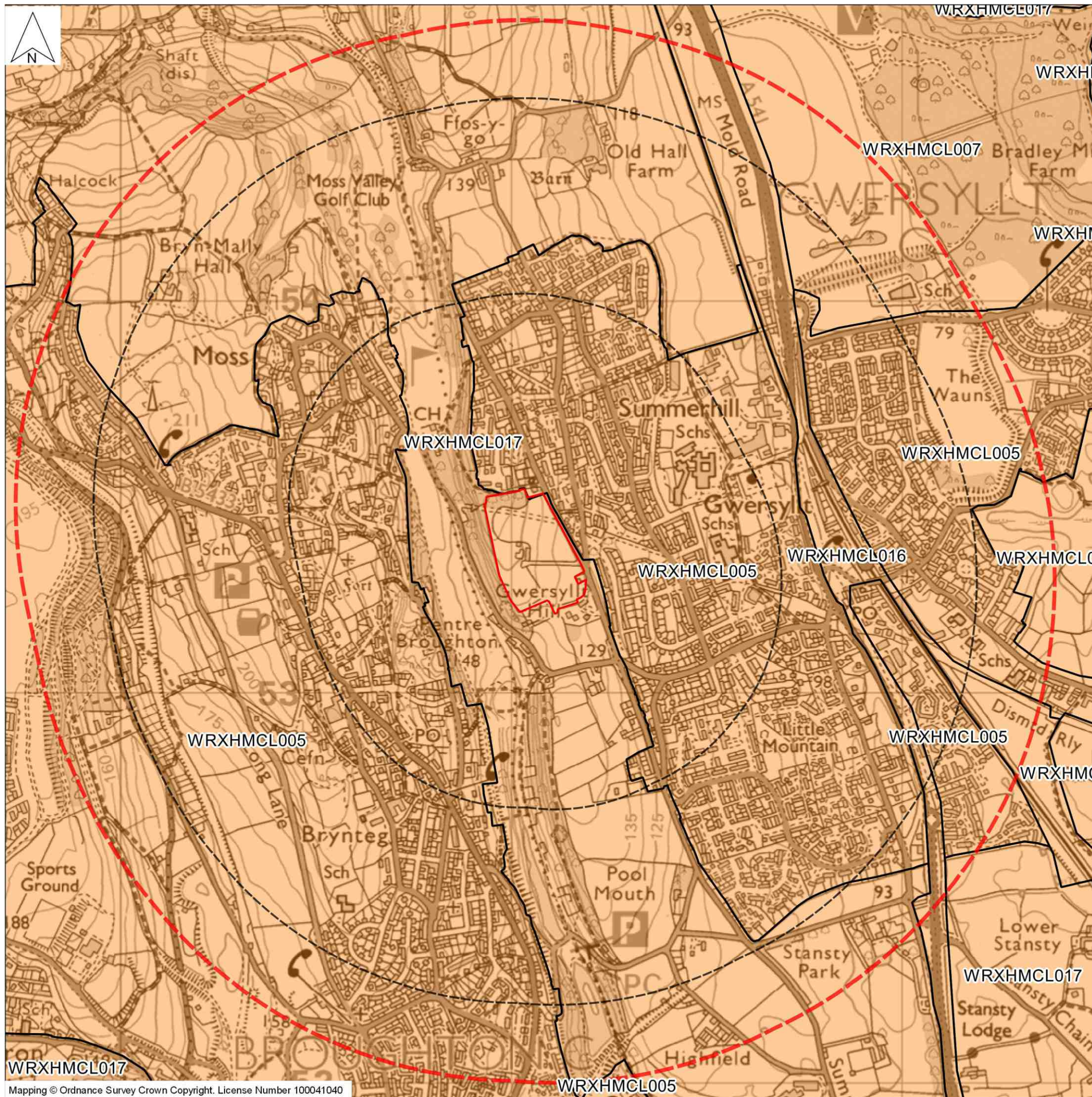
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Top Road, Summerhill, Wrexham
Landscape and Visual Appraisal
Project number: 2937

Figure 3: LANDMAP Visual & Sensory Aspect Areas

Date: 04.17
Drawn: TM

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Legend

Proposed Development Site

Study Area

500m interval distance

LANDMAP Cultural Landscape Aspect Areas by Overall Evaluation

Low

Moderate

High

Outstanding

0 100 200 300 400 500 m



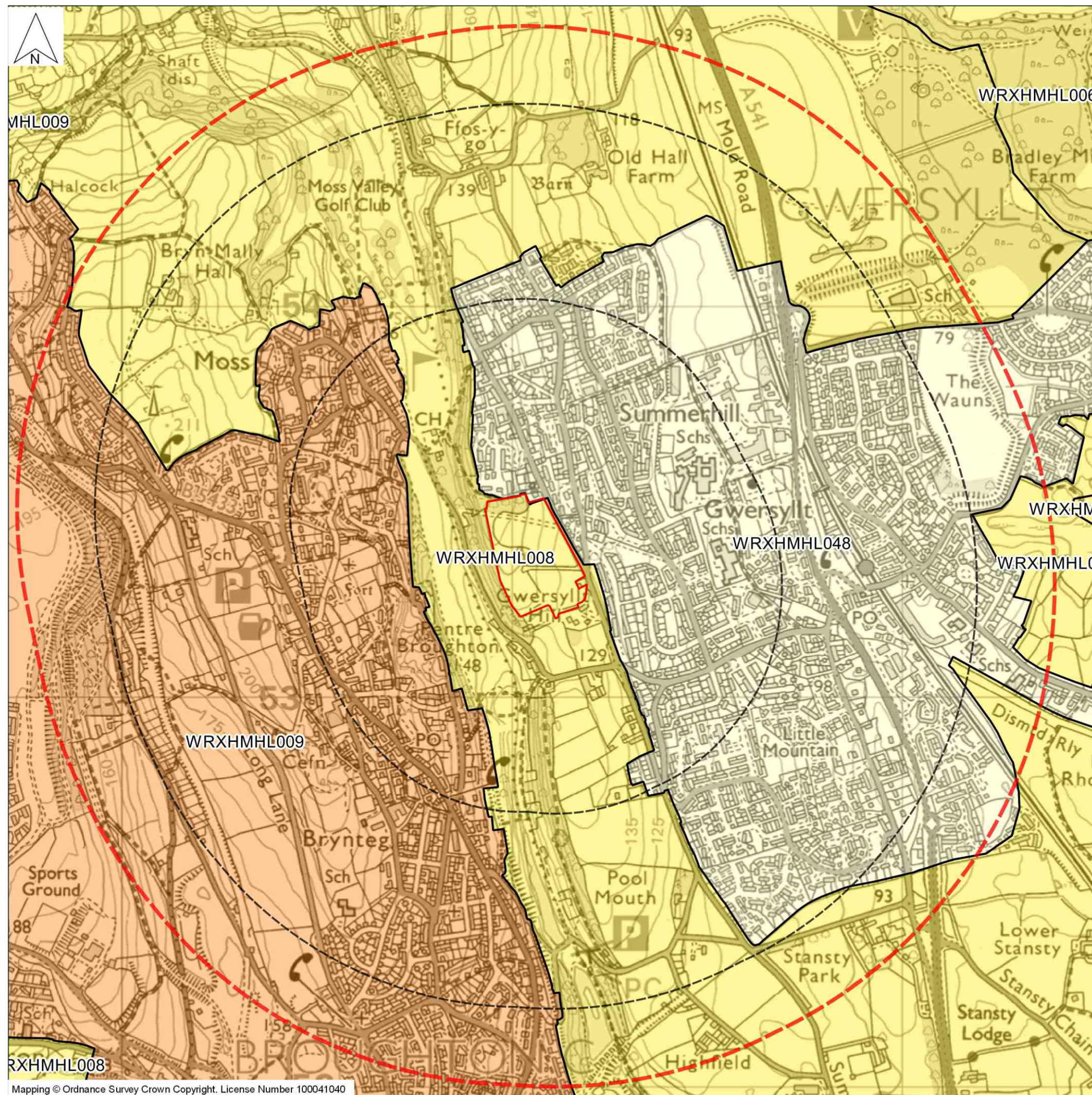
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Top Road, Summerhill, Wrexham
Landscape and Visual Appraisal
Project number: 2937

Figure 4: LANDMAP Cultural Landscape Aspect Areas

Date: 04.17
Drawn: TM

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Legend

 Proposed Development Site

 Study Area

 500m interval distance

LANDMAP Historic Landscape Aspect Areas
by Overall Evaluation

Low

Moderate

High

Outstanding

0 100 200 300 400 500 m



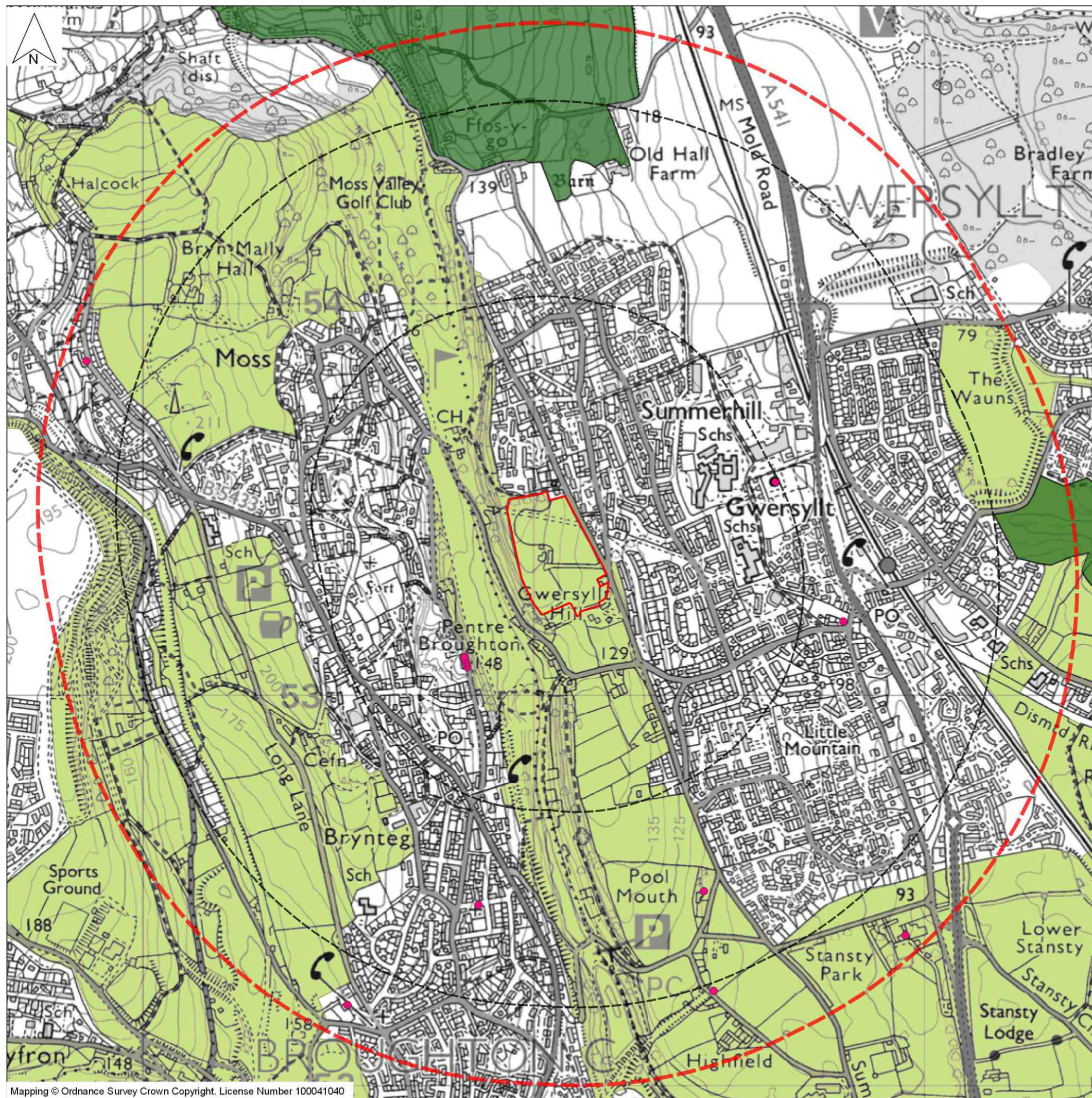
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Top Road, Summerhill, Wrexham
Landscape and Visual Appraisal
Project number: 2937

Figure 5: LANDMAP Historic Landscape Sensory Aspect Areas

Date: 04.17
Drawn: TM

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Legend

- Proposed Development Site
- Study Area
- 500m interval distance
- Special Landscape Areas
- Listed Buildings
- Green Barrier

0 100 200 300 400 500 m

Scale: 1:10,000 @ A3

Top Road, Summerhill, Wrexham
Landscape and Visual Appraisal
Project number: 2937

Figure 6: Landscape and Heritage Designations, and Green Barrier

Date: 04.17
Drawn: TM

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Legend

- Proposed Development Site
- Study Area
- 500m interval distance
- Viewpoint Locations
- ◆ Internal Site Views

0 100 200 300 400 500 m



Scale: 1:10,000 @ A3

Top Road, Summerhill, Wrexham
Landscape and Visual Appraisal
Project number: 2937

Figure 7: Viewpoint Locations

Date: 04.17
Drawn: TM

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Top Road, Summerhill, Wrexham LVA

Appendix 3 - Visual Record

Panorama photographs from site

Internal Site View 'A'

Internal Site View 'B'

Viewpoint photographs

Viewpoint 01 Panorama – Site Entrance

Viewpoint 02 Panorama – Bridge near Gwersyllt Station

Viewpoint 02 Single-frame photograph – Bridge near Gwersyllt Station

Viewpoint 03 Panorama – The Wauns

Viewpoint 03 Single-frame photograph – The Wauns

Viewpoint 04 Panorama – Moss Road and PRow

Viewpoint 04 Single-frame photograph – Moss Road and PRow

Viewpoint 05 Panorama – Moss Valley

Viewpoint 05 Single-frame photograph – Moss Valley

Viewpoint 06 Panorama – Long View Road, Pentre Broughton

Viewpoint 06 Single-frame photograph – Long View Road, Pentre Broughton

Internal Site View A

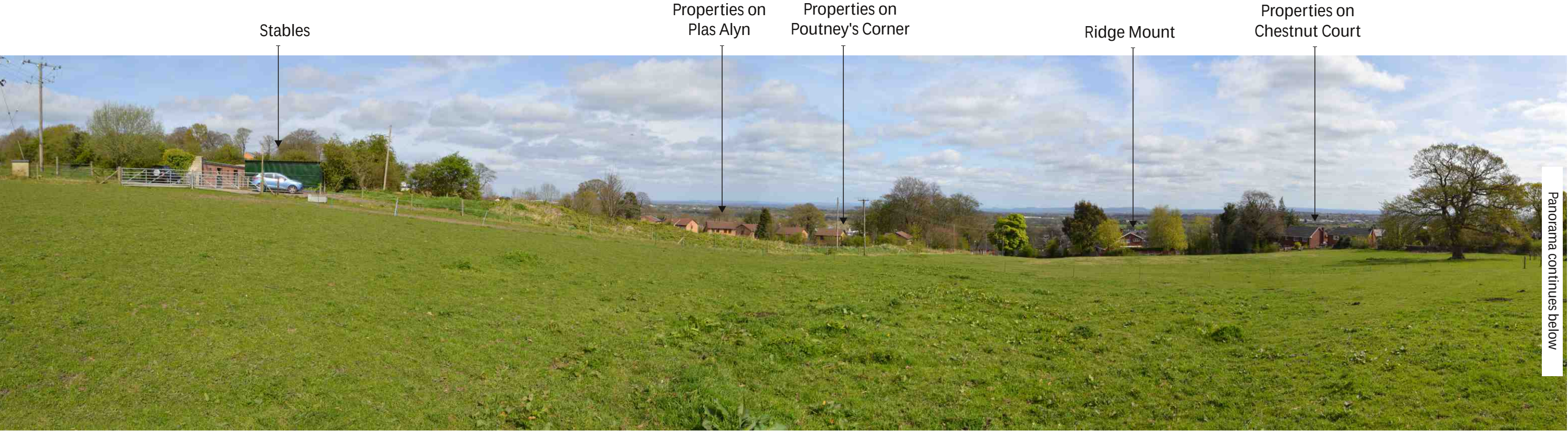


Internal View A (south)
Panorama (field of view ~180°)



Internal View A (north)
Panorama (field of view ~180°)

Internal Site View B



Internal View B (south)
Panorama (field of view ~180°)



Internal View B (north)
Panorama (field of view ~180°)

Viewpoint 01 - Site Entrance
Panorama



Viewpoint 02 - Bridge near Gwersyllt Station
Panorama



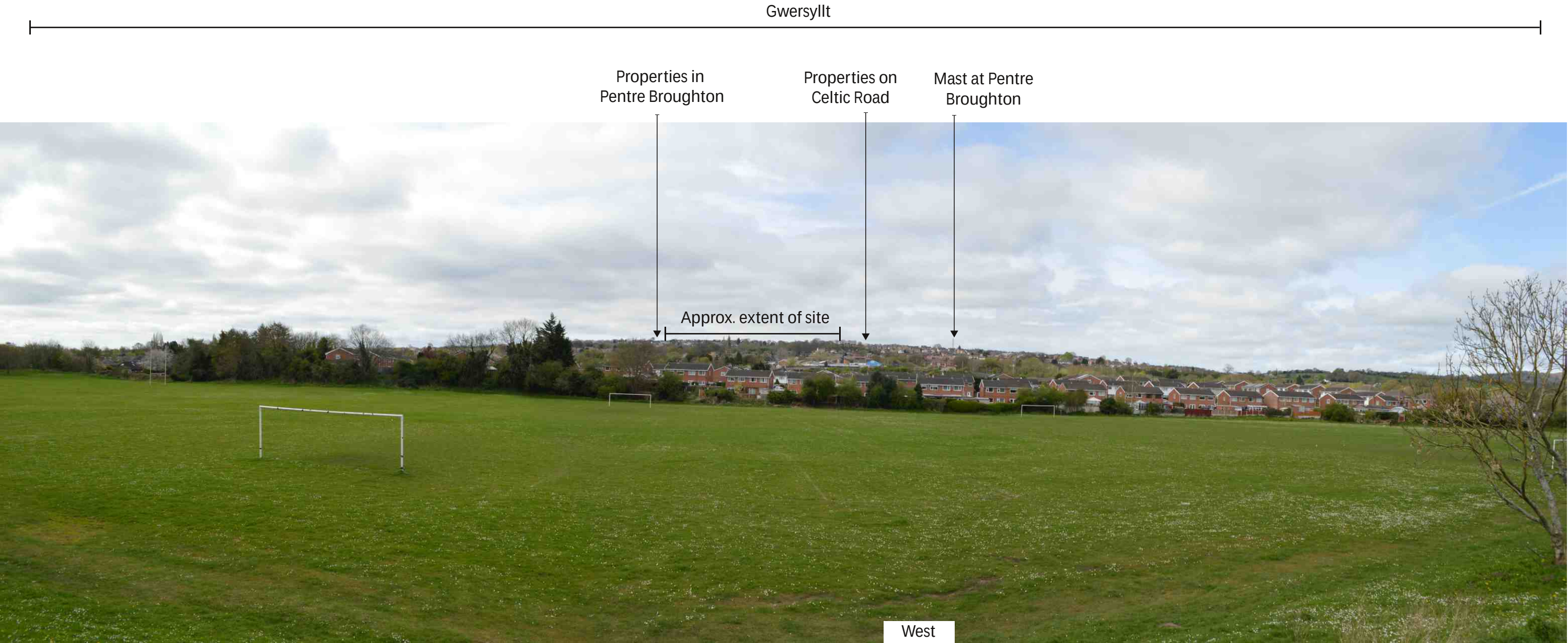
Viewpoint 02 - Bridge near Gwersyllt Station
Single-frame photograph

Distance to Site: ~720m
Horizontal field of view: 65.7°

Image size: 390mm x 260mm @ A3
Camera: Nikon D3200 with 18mm lens
Date: 11 April 2017



Viewpoint 03 - The Wauns
Panorama



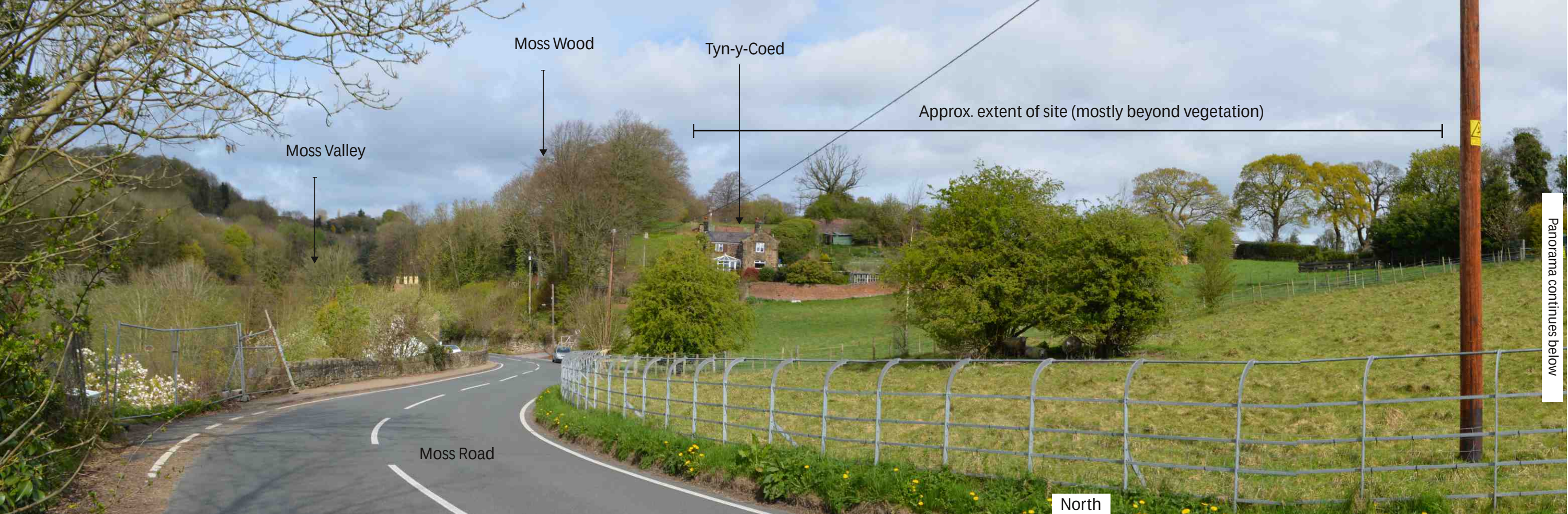
Viewpoint 03 - The Wauns
Single-frame photograph

Distance to Site: ~1100m
Horizontal field of view: 65.7°

Image size: 390mm x 260mm @ A3
Camera: Nikon D3200 with 18mm lens
Date: 11 April 2017



Viewpoint 04 - Moss Road and PRow
Panorama



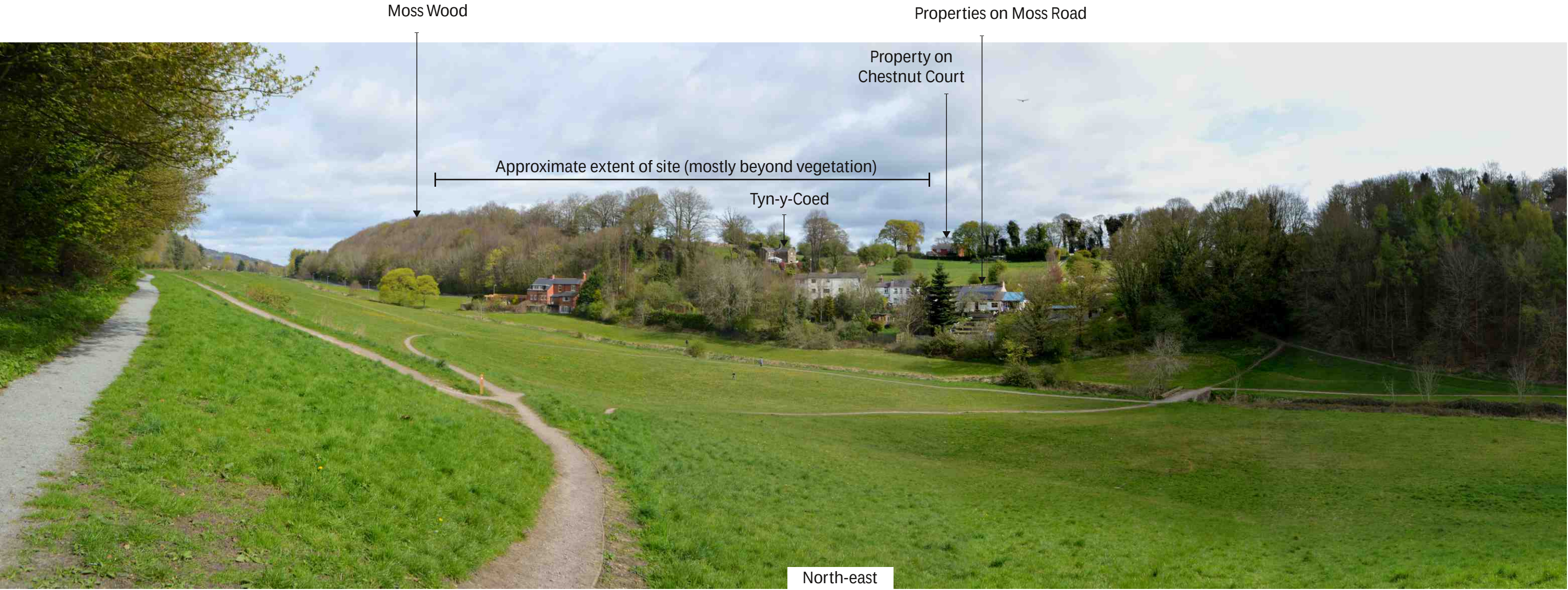
Viewpoint 04 - Moss Road and PRow
Single-frame photograph

Distance to Site: ~160m
Horizontal field of view: 65.7°

Image size: 390mm x 260mm @ A3
Camera: Nikon D3200 with 18mm lens
Date: 11 April 2017



Viewpoint 05 - Moss Valley
Panorama



Viewpoint 05 - Moss Valley
Single-frame photograph

Distance to Site: ~230m
Horizontal field of view: 65.7°

Image size: 390mm x 260mm @ A3
Camera: Nikon D3200 with 18mm lens
Date: 11 April 2017



Viewpoint 06 - Long View Road, Pentre Broughton
Panorama



Viewpoint 06 - Long View Road, Pentre Broughton
Single-frame photograph

Distance to Site: ~400m
Horizontal field of view: 65.7°

Image size: 390mm x 260mm @ A3
Camera: Nikon D3200 with 18mm lens
Date: 11 April 2017

