

Background

The LANDMAP summary document SPG has been produced to provide a consolidated and simplified version of the Wrexham LANDMAP -Technical Appendices adopted in November 2004. The Technical Appendices should be referred to where information about the assessment methodology and assessment valuations for each aspect is required.

The role of LANDMAP

Where development could have an impact upon the form, appearance and setting of the built and natural landscape and its features, an Environmental Appraisal should be undertaken to scope the environmental issues, opportunities and constraints. Wrexham LANDMAP is a valuable tool within this process.

The LANDMAP summary document presents a great variety of detail. The following steps therefore present just one example of how LANDMAP information can be incorporated and considered within development proposals.

Wrexham Council takes the view that a proposed development, which does not conserve or enhance the landscape / townscape or its natural and built features considered to be of significance, is unlikely to be approved.

How to Use LANDMAP

- 1** The relevant policies and designations within the Local Development Plan provide the starting point for considering the principle for whether or not a proposed development or land use within a given location can be supported by planning policy. A pre-application discussion with the Planning Department at this stage can save much time.
- 2** Identify all landscape character areas relevant to the site or type of development. This may require reference to adjacent character areas where a site is located near a character area boundary, where the development is likely to have wider visual influences, or where an understanding of a wider site context is necessary.
- 3** The review of the LANDMAP landscape character area descriptions will start to create a picture of the area of interest. This will enable you to identify pointers on what materials are used in the area, the type of development typical of the area, the areas of a site which should not be developed and can provide the starting point for an Environmental Appraisal. See example on the next page.
- 4** Additional information may be obtained from the Planning Department with regard to Tree Preservation Orders, Conservation Areas, listed buildings, ecological designations, Scheduled Ancient Monuments, Schedule Monuments Records, and the five individual LANDMAP Technical Appendix aspect studies.
- 5** A detailed, scaled, site survey identifying all natural and built features within the site is required as a matter of course with all planning applications. A detailed appraisal of site features may also be required to clarify the significance or value of these features to the site and its locality. This will help demonstrate why some features are to be retained or could be removed within a development layout without resulting in an adverse impact.
- 6** With a completed Environmental Appraisal it is now possible to 'check' elements of the development proposal against this framework of information. The checklist on the next page gives a few of the issues which might be considered.



Example of local building/landscape pattern and character found within Area 7d West Wrexham Ridges and Valleys

Form and pattern of local development	"Hilltop villages separated by woodland, former industrial land and farmland orientated in a strong NW-SE alternating pattern of ridges and valleys"
The use of local materials or vernacular detailing might be an important characteristic	"The area has a widespread use of local Cefn sandstone in older buildings and distinctive stone walls"
Natural characteristics and features of significance	"Important wetlands include reed mace and rich swamp at Gatwen Moss and rich swamp and marshy grassland at Higher Berse Marsh. Gwenfro valley has wet woodland and areas of valuable lowland pasture" "The Plas Power tip is being restored to woodland" "Remnants of Bryn y Gaer prehistoric hillfort and the route of Offa's dyke can be identified"
Historic and cultural features or associations of significance which are not always immediately apparent	"Most settlement is related to 19th and 20th century mining and industry, with local remains of the former Brymbo Steel works and Plas Power tip"
Types of development pressure which are recognised to pose threats to the landscape and which may therefore be rigorously controlled, or require an application to demonstrate a high standard of design appropriate to the locality	"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 are sensitive to large scale development, masts and powerlines, and inappropriate engineered landforms"

Checklist

Is the type, scale or form of development likely to result in a visible change upon the site and its locality?	How can this be designed to have a positive contribution upon the local or wider character ?
Would development directly impact upon any Key Characteristics?	Could this be avoided by modifications in site layout, type of development or land use ? Mitigation proposals for the replacement of features is not always desirable or practical
Would development or land use conflict with the Landscape Sensitivity of an area?	The proposed development may simply be inappropriate within the site's context
Would development or land use support the Overall Management Strategy and Management Guidance notes?	The long-term conservation and management of a site's important features is a requirement of development proposals



Further Information

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All our information is available
available in accessible formats