

Land off New Road,
Rhosrobin, Wrexham

for

Liberty Properties

Landscape and Visual Impact Assessment

Appendix LA1: Landscape and Visual Impact Tables

**September 2014
Job No. C3429**

Landscape Impact Assessment Tables

Landscape character area or type	Baseline description	Description of change	Magnitude and type of landscape impact	Duration of impact	Sensitivity of landscape to accommodate change	Significance of impact
CCW National Character Area 13: Deeside and Wrexham	• Rolling lowland farmland • Open, irregular field pattern • Well defined hedgerows • Prominent urban influences: major road corridor, housing, industry, mining and quarrying • Fragmented settlement • Visually degraded in parts	No material change to the National Character Area	No impact	Long term	Slightly sensitive	Not significant
Wrexham County Character Area 8: Gwersyllt, Llay, Gresford, Borras	• Undulating lowland plateau • Large areas of restored land • Divided by River Alyn valley • Mining settlements growing as commuter villages • Border area crossed by Wat's Dyke • High pressure from development	No material change to the County Character Area	Slight adverse	Long term	Slightly sensitive	Not significant

Landscape character area or type	Baseline description	Description of change	Magnitude and type of landscape impact	Duration of impact	Sensitivity of landscape to accommodate change	Significance of impact
Local Character Area:	• Open, rolling landscape with isolated farms and small settlements • Intersected by roads connecting former mining communities • Pockets of new development • Well vegetated landscape with mature trees and hedgerows • Prominent, noisy road corridor of A483 • Dissected by Wat's Dyke	Development will result in the loss of openness at a local level and grazing land will be lost. Short term tranquility will be disturbed by construction and loss of some vegetation. Long term change from rural to urban character, although increased planting and definition of Wat's Dyke will retain some elements of existing landscape character.	Moderate adverse	Long term	Slightly sensitive	Slightly significant

Landscape character area or type	Baseline description	Description of change	Magnitude and type of landscape impact	Duration of impact	Sensitivity of landscape to accommodate change	Significance of impact
Landform	Generally rolling, lowland topography, rising to high ground in the west. Site falls gently towards the centre. Elevated road corridor of the A483 to the south east; to west, railway line in cutting. There are no significant topographical features.	Proposed development will generally follow the existing topography of the site, although some level changes will be required within the site to accommodate dwellings, roads and drainage.	Slight adverse	Long term	Slightly sensitive	Not significant
Landuse	Northern half of the site improved grass pasture. Beyond Wat's Dyke, the southern part of the site is rough grazing for horses with large areas of invasive perennial weeds across the fields and around the site boundaries. Some areas of disturbed ground. Small triangle of land at the centre of the site planted with young trees.	Loss of pasture across the site to make way for development. Removal of area of newly planted trees. Construction of new townscape with associated infrastructure and roads. Increased area of hard landscape.	Moderately adverse	Long term	Slightly sensitive	Slightly significant

Landscape character area or type	Baseline description	Description of change	Magnitude and type of landscape impact	Duration of impact	Sensitivity of landscape to accommodate change	Significance of impact
Landscape features	• Open, grazed fields of variable quality • Wat's Dyke • Strong hedgerows with mature trees • Prominent corridor of A483 • Overhead cables cross the site • A small pond has formed within a hedgerow ditch • Marshy area at the centre of the site where levels dip	Loss of open field structure, although proposed landscape buffer enhances and protects the line of Wat's Dyke and A483. Loss of some trees and hedgerows is inevitable although these features would be retained wherever possible. Overhead cables rerouted. Pond and marshy area retained within landscaped areas	Moderate adverse	Long term	Slightly sensitive	Slightly significant
Woodland, trees and hedgerows	Mature but gappy hedgerows, with mature trees (mostly Oak) divide the irregular fields and enclose the site. New woodland planting along the A483 embankment is beginning to mature and filter views of the road.	Some loss of trees and hedgerows is inevitable, although where possible vegetation will be retained and enhanced with significant belts of new planting. Wide landscape buffers will protect and enhance existing landscape features and create sustainable drainage corridors. New planting along streets and within gardens will increase overall vegetation cover.	Slight benefit	Long term	Slightly sensitive	Not significant

Landscape character area or type	Baseline description	Description of change	Magnitude and type of landscape impact	Duration of impact	Sensitivity of landscape to accommodate change	Significance of impact
Public Rights of Way	One public right of way (FP 24: Wat's Dyke Way) crosses the site. The footpath follows the line of Wat's Dyke and runs along the bottom of the A483 embankment. It appears well used by dog walkers.	The footpath will be retained and continue to follow Wat's Dyke within a proposed landscape buffer. A new area of public open space will be created adjacent to the A483, allowing greater public access. New roads within and across the site will allow it to become more permeable for pedestrians and cyclists.	Moderate landscape benefit	Long term	Slightly sensitive	Slightly significant
Landscape Experience	The site is largely enclosed by the rolling, local topography and mature vegetation in and around it. Within its boundaries, the site is relatively tranquil and feels rural, although the urban edge is apparent in views with development at Pandy and Rhosrobin clearly visible and constant noise from the adjacent A483.	The rural nature of the site will be lost with the development of new buildings and in the short term, the site will feel quite built up. Proposed planting and large areas of open space will help to increase the vegetation cover over time and soften the fabric of built development. The development will link the settlements of Pandy and Rhosrobin and become part of the urban edge.	Moderate adverse	Long term	Slightly sensitive	Slightly significant

Visual Impact Assessment Tables

Viewpoint	Baseline description	Description of change	Mitigation	Magnitude and type of visual impact	Duration of impact	Sensitivity of visual receptor	Significance of impact
1. Footpath 21	Public right of way off Plas Acton Road through woodland into the River Alyn valley. No views of the site.	No change		No impact		Slightly sensitive	Not significant
2. Footpath 15	Footpath within the valley of the River Alyn. Views enclosed by topography and vegetation. No views of the site.	No change		No impact		Slightly sensitive	Not significant
3. Footpath 20	Footpath descends into the River Alyn valley. Views are limited by topography and dense woodland vegetation. No views of the site.	No change		No impact		Slightly sensitive	Not significant

Viewpoint	Baseline description	Description of change	Mitigation	Magnitude and type of visual impact	Duration of impact	Sensitivity of visual receptor	Significance of impact
4. Footpath 14, properties at Bryn Alyn	Footpath ascends to high ground at Bryn Alyn from the river valley. Topography and intervening woodland limits views. No views of the site.	No change		No impact		Moderately sensitive	Not significant
5. B5425, properties at Bradley	Steep sided road with wooded slopes. Topography and woodland restrict views. No views of the site.	No change		No impact		Moderately sensitive	Not significant
6. Plas Acton Road, Pandy Business Park	Intervening mature hedgerows and rolling local topography limit views from the road south towards the site. Businesses set down below Plas Acton Road and have no views of the site.	No material change, although lighting may be visible in night time views.	Proposed new planting along the railway line would help to filter views of lighting in the long term.	Negligible impact	Long term	Slightly sensitive	Not significant

Viewpoint	Baseline description	Description of change	Mitigation	Magnitude and type of visual impact	Duration of impact	Sensitivity of visual receptor	Significance of impact
7. Cemetery, Plas Acton Road	Local views available south from the cemetery across fields and the railway line to the site. Intervening mature vegetation filters and frames views. Existing development at Blue Bell estate, Pandy and Churchlea, Rhosrobin is visible. Overhead cables detract from the view.	<u>During construction:</u> Filtered views of plant and construction. <u>On completion:</u> New development evident although views filtered and limited by existing vegetation and landform. Lighting visible at night. <u>+20 years:</u> New planting alongside the railway and within the site would mature to filter views of most properties. Lighting may still be visible at night although seen in the context of lighting on the A483 and in neighbouring settlements.	Retention and strengthening of planting along the boundaries and within the site. Lower density, 2-storey development. Installation of energy efficient, low spillage lighting. Site layout.	Slight adverse	Short term	Moderately sensitive	Slightly significant
				Slight adverse	Long term		Slightly significant
8. Pandy Farm, The Mews, Plas Acton Road	Clear first floor views from the farm and cottages across the railway to the site, although views filtered in places by intervening mature vegetation. Overhead cables and traffic on the A483 detract from the view. Existing dwellings and street lights on Blue Bell estate visible.	<u>During construction:</u> Views of plant and construction. <u>On completion:</u> New development evident Lighting visible at night <u>+20 years:</u> New planting alongside the railway and within the site would mature to help filter views into the site. Lighting will still be visible at night.	Retention and strengthening of planting along the boundaries and within the site. Lower density, 2-storey development. Installation of energy efficient, low spillage lighting. Site layout.	Major adverse	Short term	Highly sensitive	Significant
				Moderate adverse	Long term		Significant

Viewpoint	Baseline description	Description of change	Mitigation	Magnitude and type of visual impact	Duration of impact	Sensitivity of visual receptor	Significance of impact
11. 1 Blue Bell Estate and 45 Westbury Drive, Pandy	Side and rear views from upstairs windows towards the site. Views filtered by intervening mature vegetation and limited in part by other properties. Blue Bell Lane is lit and traffic is busy at times.	<u>During construction:</u> Views of plant and construction within the site and on Blue Bell Lane. <u>On completion:</u> New development and junction with Blue Bell Lane evident. Lighting visible at night. <u>+20 years:</u> New planting within the site would mature to help filter views into the site. Lighting will still be visible at night.	Retention and strengthening of planting along the boundaries and within the site. Spacious junction design. Lower density, 2-storey development. Installation of energy efficient, low spillage lighting. Site layout.	Moderate adverse	Short term	Slightly sensitive	Slightly significant
				Slight adverse	Short term		Not significant
					Long term		
12. Western View, Blue Bell Estate, Pandy	Oblique, rear views from end properties to the edge of the site. Bungalows with much of the site screened by the high existing boundary hedge. Some properties have roof lights. Plas Acton Road is lit and traffic is infrequent.	<u>During construction:</u> Oblique views of plant and construction within the site and at the junction with Blue Bell Lane. <u>On completion:</u> New development within the site and at the junction with Blue Bell Lane evident. Lighting visible at night. <u>+20 years:</u> New planting within the site would mature to help filter views into the site. Lighting will still be visible at night.	Retention and strengthening of planting along the boundaries and within the site. Spacious junction design. Lower density, 2-storey development. Installation of energy efficient, low spillage lighting. Site layout.	Moderate adverse	Short term	Highly sensitive	Significant
				Slight adverse	Short term		Moderately significant
					Long term		

Viewpoint	Baseline description	Description of change	Mitigation	Magnitude and type of visual impact	Duration of impact	Sensitivity of visual receptor	Significance of impact
13. South View, Blue Bell Estate, Alyn Close and 1-4 Plas Acton Road, Pandy	Direct views from the front of houses across the site. Ground floor views partially obscured by existing mature hedge around the site boundary. Children's play area located opposite 1-4 Plas Acton Road and existing hedge removed to give clear views into the site. Plas Acton Road is lit and traffic is infrequent, although the busy, lit A483 is prominent in oblique views from properties closest to it.	<u>During construction:</u> Direct views of plant and construction across the site. <u>On completion:</u> New development clearly visible. Lighting visible at night. <u>+20 years:</u> New planting within the site would mature to help filter views, although development still clearly visible. Lighting will still be visible at night.	Retention and strengthening of the existing hedgerow around the site and new tree planting. Lower density, development. Installation of energy efficient, low spillage lighting. Site layout.	Major adverse Moderate adverse	Short term Short term Long term	Highly sensitive	Significant Significant
14. Footbridge	Clear, elevated views from the footbridge across most of the site towards Rhosrobin and the rural landscape beyond. Existing mature trees and hedgerows enclose some parts of the site and existing development is glimpsed through trees in filtered views.	<u>During construction:</u> Direct views of plant and construction within the site and some oblique views towards the junction with Blue Bell Lane. <u>On completion:</u> New development within the site and around the junction with Blue Bell Lane clearly visible. Lighting visible at night. <u>+20 years:</u> New planting within the site would mature to help filter views into the site, although development still clearly visible. Lighting will still be visible at night.	Retention and strengthening of the existing vegetation within the site and new tree planting. Lower density, development. Installation of energy efficient, low spillage lighting. Site layout with wide areas of open space.	Major adverse Moderate adverse	Short term Short term Long term	Slightly sensitive	Moderately significant Slightly significant

Viewpoint	Baseline description	Description of change	Mitigation	Magnitude and type of visual impact	Duration of impact	Sensitivity of visual receptor	Significance of impact
16. 1-6 and 54-59 Top Farm Road, Rhosrobin	Houses elevated above most of the site by local topography and there are direct views from the front of properties across much of the site. Ground floor views partially obscured by existing mature hedge around the site boundary and trees within the site visually enclose some areas. New Road is lit and traffic is busy. The busy, lit A483 is in cutting beyond the site. Overhead cables detract from the view. Additional properties within the estate may have glimpses/ oblique views towards the site, especially from upper floors.	<u>During construction:</u> Direct views of plant and construction within the site and at proposed junction with New Road. <u>On completion:</u> New development and junction clearly visible. Lighting visible at night. <u>+20 years:</u> New planting within the site would mature to help filter views, although development and the junction still clearly visible. Lighting will remain visible in night time views.	New tree planting and retention/ enhancement of existing vegetation. Lower density, development. Installation of energy efficient, low spillage lighting. Wide areas of open space adjacent to the A482 sets development away from the road.	Major adverse Moderate adverse	Short term Short term Long term	Highly sensitive	Significant Significant
17. The Sidings Industrial/Commercial estate, Rhosrobin	Units set down below the level of New Road and the existing railway bridge is prominent in the view. Overhead cables and existing vegetation on the site are visible.	<u>During construction:</u> Construction plant may be visible within the site. <u>On completion:</u> Rooftops of new development seen above the railway bridge. Lighting visible at night. <u>+20 years:</u> New planting matures to filter most views of buildings. Lighting will remain visible in night time views.	Landscape buffer along boundary with the railway line. Lower density, development. Installation of energy efficient, low spillage lighting.	Negligible adverse Neutral	Short term Short term Long term	Slightly sensitive	Not significant Not significant

Viewpoint	Baseline description	Description of change	Mitigation	Magnitude and type of visual impact	Duration of impact	Sensitivity of visual receptor	Significance of impact
18. Olivet Gardens, Old Rhosrobin	Direct views into the site across the railway line from properties. Some views framed by existing vegetation. Houses beyond the site at Plas Acton Road glimpsed in some views. Overhead cables detract from the view.	<u>During construction:</u> Construction and plant will be visible within the site. <u>On completion:</u> New development clearly visible. Lighting visible at night. <u>+20 years:</u> New planting beside the railway line matures to filter some views of buildings. Lighting will remain visible in night time views.	Landscape buffer along boundary with the railway line and wide landscaped strips divide the site and enclose development. Lower density, development. Installation of energy efficient, low spillage lighting.	Major adverse	Short term	Highly sensitive	Significant
				Moderate adverse	Long term		Significant
19. Properties along Main Road, Old Rhosrobin	Limited views into the site across the railway line from front, rear and side windows, mostly at first floor. Views filtered and framed by existing development, vegetation and topography.	<u>During construction:</u> Possible limited views of plant from some locations. <u>On completion:</u> Partial, framed views of development seen beyond existing buildings and roads. Lighting visible at night. <u>+20 years:</u> New planting beside the railway line matures to filter most views of buildings. Lighting will remain visible in night time views.	Landscape buffer along boundary with the railway line and wide landscaped strips divide the site and enclose development. Lower density, development. Installation of energy efficient, low spillage lighting.	Negligible adverse	Short term	Slightly sensitive	Not significant
				Neutral	Long term		Not significant

Viewpoint	Baseline description	Description of change	Mitigation	Magnitude and type of visual impact	Duration of impact	Sensitivity of visual receptor	Significance of impact
20. Wrexham Motorcycle Centre, Tan y Bont, Old Rhosrobin	Direct views into the site across the railway line. View framed by existing vegetation and partially blocked by existing buildings. Overhead cables detract from the view.	<u>During construction:</u> Construction and plant will be visible within the site. <u>On completion:</u> New development clearly visible. Lighting visible at night. <u>+20 years:</u> New planting beside the railway line matures to filter some views of buildings. Lighting will remain visible in night time views.	Landscape buffer along boundary with the railway line and wide landscaped strips divide the site and enclose development. Lower density, development. Installation of energy efficient, low spillage lighting.	Major adverse	Short term	Highly sensitive	Significant
				Moderate adverse	Long term		Significant
21. Footpath 30	Clear views south towards the site as the footpath crosses fields just north west of the railway line. Properties at Churchlea and Olivet Gardens are clearly visible. Mature trees and hedgerows within the site and along the railway line and field boundaries limit and filter views.	<u>During construction:</u> Construction and plant will be visible within the site. <u>On completion:</u> New development will be clearly visible although filtered by existing vegetation. Lighting visible at night. <u>+20 years:</u> New planting beside the railway line matures to filter many views of buildings. Lighting will remain visible in night time views.	Landscape buffer along boundary with the railway line and wide landscaped strips divide the site and enclose development. Lower density, development. Installation of energy efficient, low spillage lighting.	Moderate adverse	Short term	Slightly sensitive	Slightly significant
				Slightly adverse	Long term		Not significant

Viewpoint	Baseline description	Description of change	Mitigation	Magnitude and type of visual impact	Duration of impact	Sensitivity of visual receptor	Significance of impact
22. Properties at Churchlea, Old Rhosrobin	Direct views into the site across the railway line from properties. Some views framed by existing buildings and vegetation. Houses beyond the site at Plas Acton Road glimpsed in some rear views. Overhead cables detract from the view.	<u>During construction:</u> Construction and plant will be visible within the site. <u>On completion:</u> New development clearly visible. Lighting visible at night. <u>+20 years:</u> New planting beside the railway line matures to filter some views of buildings. Lighting will remain visible in night time views.	Landscape buffer along boundary with the railway line and wide landscaped strips divide the site and enclose development. Lower density, development. Installation of energy efficient, low spillage lighting.	Major adverse Moderately adverse	Short term Short term Long term	Highly sensitive	Significant Significant
23. Stansty Chain Road	Views towards the site limited by high hedges and undulating topography. Existing industrial estate and intervening development obscures any views of the site.	No change		No impact			Not significant
24. Sherbourne Avenue, Leahurst Way, Bradley and Footpath 20	Local topography and intervening dwellings and vegetation obscure views of the site.	No change		No impact			Not significant

Viewpoint	Baseline description	Description of change	Mitigation	Magnitude and type of visual impact	Duration of impact	Sensitivity of visual receptor	Significance of impact
25. Footpath 2, Gresford	Rolling local topography and intervening industrial buildings at Gresford Industrial Park obscure views of the site.	No change		No impact			Not significant
26. B5445, Chester Road.	Dense, mature trees and hedgerows along the road and intervening topography and A483 obscure views of the site.	No change		No impact			Not significant

Viewpoint	Baseline description	Description of change	Mitigation	Magnitude and type of visual impact	Duration of impact	Sensitivity of visual receptor	Significance of impact
27. Footpath 28, New Rhosrobin.	View towards site from higher ground. Industrial units at Old Rhosrobin clearly visible with views of the B5425 between the buildings.	<u>During construction:</u> Limited views of plant within the site may be possible. <u>On completion:</u> Rooftops of new development glimpsed beyond existing industrial units. Lighting visible at night, although seen against existing development. <u>+20 years:</u> New planting around the boundaries and within the site will mature to filter most views of buildings. Lighting will remain evident although very filtered.	Landscape buffer along boundary with the railway line and planting within the site. Lower density, development. Installation of energy efficient, low spillage lighting.	Negligible adverse	Short term	Slightly sensitive	Not significant
				No change	Long term		Not significant
28. St Giles Park, Hardwick Drive, Summerhill	Existing mature vegetation along the railway line and around field boundaries and intervening industrial buildings at Old Rhosrobin, obscure views of the site.	No change		No impact			Not significant

Viewpoint	Baseline description	Description of change	Mitigation	Magnitude and type of visual impact	Duration of impact	Sensitivity of visual receptor	Significance of impact
29. Waun y Llyn Country Park	Panoramic views from the viewpoint across the Dee valley. Views towards Wrexham are very limited from paths by local topography and the urban area is viewed as a whole. Views of the site are not distinct.	No change		No impact			Not significant
30. A483 corridor	Clear views into the site from traffic on the dual carriageway as it passes to the south east of the site. Views are filtered by planting along the roadside and are momentary. Views will be more open in winter. The road is lit for some of its length past the site.	<u>During construction:</u> Construction and plant will be clearly visible within the site. <u>On completion:</u> New development clearly visible and lighting visible at night. <u>+20 years:</u> New planting beside the A483 and within the site matures to filter some views of buildings. Lighting will remain visible in night time views.	Landscape buffer along the A483 and planting within the site. Lower density, development. Installation of energy efficient, low spillage lighting.	Moderate adverse Slight adverse	Short term Short term Long term	Slightly sensitive	Slightly significant Not significant