

LAND AT WREXHAM ROAD, ABERMORDDU

LANDSCAPE AND VISUAL IMPACT ASSESSMENT



MAY 2017

PROPOSED RESIDENTIAL DEVELOPMENT

WREXHAM ROAD, ABERMORDDU

For and on behalf of

The Clark Estate

c/o 4 Vicars Lane,

Chester.

CHI 1QU





LAND AT WREXHAM ROAD, ABERMORDDU

Landscape and Visual Impact Assessment (LVIA)

Revision	Status	Date	Prepared by	Checked by
00	Draft	May 2017	LM/SW	SR
A	Final Draft	October 2017	SW	SR
B	Final	November 2017	SW	SR

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Date: May 2017

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Glossary

DESIGNATED LANDSCAPE – areas of landscape identified as being of importance at international, national or local levels, either defined by statute or identified in development plans or other documents.

ELEMENTS - individual parts that make up a landscape, such as for example trees, hedges and buildings.

FEATURE – particularly prominent or eye-catching elements in the landscape, such as tree clumps, church towers or wooded skylines OR a particular aspect of the project proposal.

KEY CHARACTERISTICS – those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place.

LANDFORM – the shape and form of the land surface which has resulted from combinations of geology, geomorphology, slope, elevation and physical processes.

LANDSCAPE – an area, as perceived by people, the character of which is the result of the action and interaction of natural and/or human factors.

LANDSCAPE CHARACTER – a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another.

LANDSCAPE CHARACTERISTIC – elements, or combinations of elements, which make a landscape character distinctive.

LANDSCAPE CHARACTER AREAS (LCAs) –these are single unique areas which are the discrete geographical areas of a particular landscape type.

LANDSCAPE CHARACTER TYPES (LCTs) - these are distinct types of landscape that are relatively homogenous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern, and perceptual and aesthetic attributes.

LANDSCAPE EFFECTS – effects on the landscape as a resource in its own right.

LANDSCAPE RECEPTORS – defined aspects of the landscape resource that have the potential to be affected by a proposal.

LANDSCAPE VALUE – the relative value that is attached to different landscape by society. A landscape may be valued by different stakeholders for a whole variety of reasons.

MAGNITUDE (OF EFFECT) – a term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term. Sometimes referred to as Magnitude of Change.

SENSITIVITY – a term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.

SIGNIFICANCE – a measure of the importance or gravity of the environmental effect, defined by significance criteria of the environmental topic.

SUSCEPTIBILITY – the ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences.

VISUAL AMENITY – the overall pleasantness of the views people enjoy of their surroundings, which provided an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.

VISUAL EFFECTS – Effects on specific views on the general visual amenity experienced by people.

VISUAL RECEPTORS – individuals and/or defined groups of people who have the potential to see or otherwise be affected by proposed development.

I. Introduction

I.1.1. Ryder Landscape Consultants (RLC) have been commissioned by The Clark Estate to undertake a Landscape and Visual Impact Assessment (LVIA) to consider the likely landscape and visual effects associated with the proposed development on land off Wrexham Road, Abermorddu (herein referred to as "the Site").

I.1.2. This LVIA has been written by a Chartered Landscape Architect with previous experience of LVIA work and checked by a Senior Chartered Landscape Architect. It has been written to Guidelines for Landscape and Visual Impact Assessment - Third Edition (GLVIA 3) published by the Landscape Institute and Institute of Environmental Management and Assessment in March 2013.

I.1.3. The assessment was carried out during September 2016 with a secondary visit in April 2017 and a final visit in October 2017 to consider the final form of the masterplan. This report considers the potential landscape and visual effects of the proposed development on the receiving Site and a surrounding 3km radius study area.

2. Site Description and location

2.1. Site Description and location

- 2.1.1. The Site is located approximately 5km to the north west of Wrexham. Settlements within the local area include Sydalit to the south, Llay to the south east, Caergwrle to the north west, and Hope/Yr Hôb to the north. The Site sits entirely within the planning boundary of Flintshire County Council (FCC).
- 2.1.2. The Site is bounded to the east by Wrexham Road, Abermorddu Primary School playing fields to the south and agricultural fields both to the west and north.
- 2.1.3. The Site comprises of agricultural land currently used for cattle or sheep grazing, with no buildings or infrastructure features. Mature broadleaf trees and large hedgerow species line the Site's northern, western and southern boundaries; with a native mix hedgerow running along the Site's eastern edge adjacent to Wrexham Road. Site topography slopes upwards east to west across the Site towards higher ground of Bryn Ffynnon and beyond.
- 2.1.4. The Site is in a well maintained condition and a series of informal desire lines run across it. The immediate landscape is a mixture of residential built form to the south and east and rural pastoral fields with mature trees and hedgerows to the west. The Site does not sit within any nationally or locally designated landscapes.

2.2. Proposed Development

- 2.2.1. The Site extends to approximately 3.49 hectares, and is intended for a residential development consisting of approximately 80 dwellings of various sizes and associated infrastructure along with amenity green space including a pond and landscaped areas.
- 2.2.2. We understand that the proposals are being submitted as an Outline Planning Application to FCC but for the purposes of this LVIA it has been assumed that all the properties are two storey in height and of traditional construction material.

3. Landscape Planning Policy

3.1. National Planning Policy Framework

3.1.1. National planning for Wales is defined within Planning Policy Wales (Edition 9, November 2016) (herein referred to as PPW). PPW sets out the land use planning policies of the Welsh Government and it is supplemented by a series of Technical Advice Notes (TANs). Information within the following PPW chapters is considered pertinent within the LVIA process.

Chapter 4: Planning for Sustainability

3.1.2. Sustainable development within PPW (Figure 4.2) is defined as:

"... the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.

Acting in accordance with the sustainable development principle means that a body must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs."

3.1.3. In order to achieve sustainable development, the PPW lists a series of elements (para. 4.3.1) which are integral to the achievement of the sustainable development principle. The following are considered pertinent to landscape and visual amenity:

- *"Putting people and the quality of their life now and in the future, at the centre of decision-making;*
- *Taking a long term perspective to safeguard the interests of future generations, whilst at the same time meeting the needs of people today;*
- *Respect for environmental limits, so that resources are not irrecoverably depleted or the environment irreversibly damaged. This means, for example, mitigating climate change, protecting and enhancing biodiversity, minimising harmful emissions, and promoting sustainable use of natural resources; and*
- *Taking account of the full range of costs and benefits over the lifetime of a development, including those which cannot be easily valued in money terms when making plans and decisions and taking account of timing, risks and uncertainties. This also includes recognition of the climate a development is likely to experience over its intended lifetime."*

3.1.4. Paragraph 4.11 of the PPW sets out how sustainability can be promoted through good design, stating "Design is taken to mean the relationship between all elements of the natural

and built environment” the graphic with Figure 4.5 of the PPW (below) illustrates five key aspects of good design:



3.1.5. Of the five key aspects, *Character* is particularly pertinent in terms of landscape and visual amenity. The following paragraphs reinforce the above:

Paragraph 4.11.8 – “Good design is essential to ensure that areas, particularly those where higher density development takes place, offer high environmental quality, including open and green spaces. Landscape considerations are an integral part of the design process and can make a positive contribution to environmental protection and improvement, for example to biodiversity, climate protection, air quality and the protection of water resources.”

Paragraph 4.11.9 – “The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. Local planning authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions.”

Paragraph 4.11.10 – “In areas recognised for their landscape, townscape or historic value, such as National Parks, Areas of Outstanding Natural Beauty and Conservation Areas, and more widely in areas with an established and distinctive design character, it can be appropriate to seek to promote or reinforce traditional and local distinctiveness. In those areas the impact of development on the existing character, the scale and siting of new

development, and the use of appropriate building materials (including where possible sustainably produced materials from local sources), will be particularly important. The impact of development on listed buildings should be given particular attention.”

Chapter 5: Conserving and Improving Natural Heritage and the Coast

3.1.6. Paragraph 5.1.1 sets out the objectives:

“The natural heritage of Wales includes its geology, land forms and biodiversity and its natural beauty and amenity. It embraces the relationships between landform and landscape, habitat and wildlife, and their capacity to sustain economic activity and to provide enjoyment and inspiration.”

3.1.7. The Welsh Government's objectives for the conservation and improvement of the natural heritage are listed in para. 5.1.2:

- *“Promote the conservation of landscape and biodiversity, in particular the conservation of native wildlife and habitats;*
- *Ensure that action in Wales contributes to meeting international responsibilities and obligations for the natural environment;*
- *Ensure that statutorily designated sites are properly protected and managed;*
- *Safeguard protected species; and*
- *Promote the functions and benefits of soils, and in particular their function as a carbon store.”*

3.1.8. Paragraph 5.2.9 addresses the role of trees and woodland, describing them as *“of great importance, both as wildlife habitats and in terms of their contribution to landscape character and beauty.”* Therefore, trees and hedgerows are considered within the LVIA process.

3.1.9. Paragraph 5.5.1 states: *“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.”* The assessment of landscape and visual amenity effects within an LVIA form part of this consideration process.

Chapter 6: Conserving the Historic Environment

3.1.10. Paragraph 6.2.1 explains the importance of protecting, managing and conserving the historic environment.

"The Welsh Government's objectives in this field are to:

- *conserve and enhance the historic environment, which is a finite and non-renewable resource and a vital and integral part of the historical and cultural identity of Wales;*
- *recognise its contribution to economic vitality and culture, civic pride, local distinctiveness and the quality of Welsh life, and its importance as a resource to be maintained for future generations;*
- *base decisions on an understanding of the significance of Wales' historic assets;*
- *contribute to the knowledge and understanding of the past by making an appropriate record when parts of a historic asset are affected by a proposed change, and ensuring that this record or the results of any investigation are securely archived and made publicly available."*

3.1.11. With regard to listed buildings and Conservation Areas para. 6.4.9 states: *"that development proposals will be judged for their effect on listed buildings and their settings, and on the character or appearance of Conservation Areas, as identified in the relevant appraisal documents for such designations."*

3.1.12. In relation to listed buildings, paragraph 6.5.11 states, *"For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses."* Therefore the setting of listed buildings are considered as landscape receptors, within the LVIA process.

3.1.13. In relation to Conservation Areas, paragraph 6.5.21 highlights that, *"There will be a strong presumption against the granting of planning permission for developments, including advertisements, which damage the character or appearance of a Conservation Area or its setting to an unacceptable level."* Therefore Conservation Areas and their settings are considered as landscape receptors within the LVIA process.

3.1.14. In addition to listed buildings and Conservation Areas any development which is likely to affect the siting of setting a of the registered historic park and garden should be a material consideration within the planning process and therefore any Registered of Historic Parks and Gardens are considered as landscape receptors.

3.2. Local Planning Policy Framework – Flintshire County Council

3.2.1. The Site sits entirely within the planning boundary of Flintshire County Council and is subject to Flintshire Planning Policy.

3.2.2. The Flintshire Unitary Development Plan (2000-2015) was formally adopted on the 28th of September, 2011. Following the adoption of the Flintshire Unitary Development Plan (UDP), the Council is now embarking on the preparation of a Local Development Plan (LDP) for the County. The LDP will focus on delivering sustainable development in the county for a fifteen year period from 2015 to 2030. Until the LDP is formally adopted, policies contained within the UDP will continue to apply and the UDP policies will be used within this report.

3.2.3. The following policies are considered relevant within the scope of this LVIA

- Strategic Policy: STR7 - Natural Environment;
- Strategic Policy: STR8 - Built Environment;
- General Development Policy: GEN4 - Green Barriers;
- Design Policy: D2 - Design;
- Design Policy: D3 - Landscaping;
- Trees, Woodlands and Hedgerows Policy: TWH1 - Development Affecting Trees and Woodlands;
- Trees, Woodlands and Hedgerows Policy: TWH2 - Protection of Hedgerows;
- Landscape Policy: LI - Landscape Character;
- Wildlife and Biodiversity Policy: WB6 - Enhancement of Nature Conservation Interest;
- Historic Environment Policy: HE1 - Development Affecting Conservation Areas;
- Historic Environment Policy: HE2 - Development Affecting Listed Buildings and their Settings;
- Historic Environment Policy: HE5 - Protection of Registered Landscapes, Parks and Gardens of Special Historic Interest; and
- Historic Environment Policy: HE6 - Scheduled Ancient Monuments and other Nationally Important Archaeological Sites.

Strategic Policy: STR7 - Natural Environment

3.2.4. Strategic Policy STR7 states:

“The natural environment of Flintshire will be safeguarded by:

- a. protecting the open character and appearance of strategic green barriers around and between settlements;*
- b. protecting and enhancing the character, appearance and features of the open countryside and the undeveloped coast;*
- c. protecting and enhancing areas, features and corridors of nature conservation, biodiversity and landscape quality both in urban and rural areas, including urban greenspace;*
- d. protecting and enhancing the Clwydian Range Area of Outstanding Natural Beauty;*
- e. protecting and enhancing the Dee Estuary;*
- f. the protection and enhancement of the water environment; and*
- g. the protection of the quality of land, soil and air.”*

3.2.5. In response to STR7, the proposed development should consider the guidance provided and ensure the development is sensitive to, and contributes positively towards, the natural environment in and around the Site. In terms of the LVIA, the Site will be assessed as a landscape receptor and part of this will be to assess potential impacts of development on the natural environment of the Site.

Strategic Policy: STR8 - Built Environment

3.2.6. Strategic Policy STR8 states:

“The built environment of the County will be protected and enhanced in terms of:

- a. the setting and integrity of the historic environment of the County, including listed buildings, Conservation Areas, archaeology and historic landscapes, parks and gardens; and*
- b. the regeneration of areas through the sensitive improvement, renovation, and redevelopment of appropriate suitable brownfield land and buildings.”*

3.2.7. In response to STR8, the proposed development should consider potential impacts on the setting of historical features and ensure that the proposals are sensitive to the setting. In terms of the LVIA, the setting of historical features are assessed as landscape receptors.

General Development Considerations: GEN4 - Green Barriers

3.2.8. Although green barrier policies are not considered landscape policies, they are considered in the LVIA process because of the open and often rural character associated with landscapes within these policy areas. Policy GEN4 is in place to:

- a. “safeguard the surrounding countryside or undeveloped coastline from further encroachment;*

- b. *prevent neighbouring towns or villages from merging into one another;*
- c. *preserve the special character of historic towns;*
- d. *assist in urban regeneration;*
- e. *protect major road junctions from development which would be visually intrusive and compromise the appearance of a junction within its rural setting.”*

3.2.9. In response to GEN4, if the proposed development falls within an area of GEN4, the policy will be taken forward as a landscape receptor within the LVIA process.

3.2.10. For the purpose of clarity the Site does not fall within a Green Barrier area. The nearest being to the north of Caergwrle which is within the 3km study radius. However there is no interconnection physically, or visually with this Green Barrier and there is evidently no effects upon it. The Green Barrier will not be carried forward to the assessment phase of this LVIA process.

Design Policy: D2 - Design

3.2.11. The design of developments have the potential to impact upon receiving and surrounding landscapes and consequently landscape and visual amenity. Policy D2 states:

“Development will be permitted only where

- a. *the proposed building and structures are of a good standard of design, form, scale and materials; and*
- b. *it protects the character and amenity of the locality and adds to the quality and distinctiveness of the local area;”*

3.2.12. In response to D2, the resulting design of the design development process should respond to, and be sensitive of, local character. Impacts of the design of proposed developments are considered in the LVIA process within the landscape assessment of the Site and the visual assessment of local visual receptors.

3.2.13. The LVIA process has also been used to inform the layout of the Illustrative Masterplan prepared by the architects advising Fisher German LLP.

Design Policy: D3 - Landscaping

3.2.14. The treatment of landscape within new developments is integral to how well new developments integrate with their existing site and surrounding landscapes. Policy D3 states:

“New development will be required, where appropriate, to include a hard and soft landscaping scheme which considers:-

- a. landscape or townscape character of the locality;*
- b. the topography of the site;*
- c. aspect, microclimate and soil type;*
- d. existing man-made and natural features;*
- e. existing trees and vegetation;*
- f. use of indigenous species and materials;*
- g. appropriate boundary treatment; and*
- h. nature conservation interests.”*

3.2.15. In response to D3, the proposed development should consider the existing landscape within the Site and should put forward design proposals which respond to, and is sensitive of, the Site and surrounding areas' existing landscape characteristics. By doing so potential adverse impacts of the development on the Site and surrounding landscape are mitigated or reduced.

Trees, Woodlands and Hedgerows Policy: TWHI - Development Affecting Trees and Woodlands

3.2.16. Trees and woodlands are valued for their landscape and visual amenity. Development of a site has the potential to impacts upon this amenity. Policy THWI states:

“The Council will protect from development those woodlands and trees which are considered to be important local landscape, townscape and wildlife features. Where the principle of development affecting trees or woodland is acceptable, the County Council will require that:

- a. any tree, groups of trees or woodlands of value on or adjacent to the site are retained and that development is sympathetically incorporated around them;*
- b. the pre-planning assessment of the trees and the development complies with the British standard, Guide for Trees in Relation to Construction (BS 5837) 2005; and,*
- c. where the removal of trees is considered acceptable, suitable replacements that are appropriate to the character of the area shall be established elsewhere within the site.”*

3.2.17. In response to THWI, the proposed development should ensure that any trees and or woodlands which provide landscape or visual amenity within the Site are accounted for and if there are any impacts, that these impacts are avoided or mitigated where reasonably possible. Potential impacts on trees and woodlands are considered in the LVIA process

within the landscape assessment of the Site and the visual assessment of local visual receptors.

Trees, Woodlands and Hedgerows: TWH2 - Protection of Hedgerows

3.2.18. Hedgerows are valued for their landscape and visual amenity. Development of a Site has the potential to impact upon this amenity. Policy THW2 states:

“Hedgerows which are important for their wildlife, landscape, historic or archaeological value will be safeguarded from significant damage or loss. Where development proposals affect hedgerows the Council will seek to ensure that, wherever possible, they are retained and incorporated into the layout of the development.”

3.2.19. In response to THW2, the proposed development should ensure that any hedgerows which provide landscape or visual amenity within the Site are accounted for and if there are any impacts, that these impacts are avoided or mitigated where reasonably possible. Potential impacts on hedgerows are considered in the LVIA process within the landscape assessment of the Site and within the visual assessment of local visual receptors.

Landscape Policy: LI - Landscape Character

3.2.20. Landscape character is a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another. Development of a Site has the potential to impact upon landscape character. Policy LI States:

“New development must be designed to maintain or enhance the character and appearance of the landscape... This policy seeks to ensure that new development takes into consideration features within the landscape which make up its character and local distinctiveness” (UDP, para. 7.8)

3.2.21. In response to LI, the proposed development should ensure that the existing landscape character of the Site and surrounding area is understood and considered within the design of the proposals.

Wildlife and Biodiversity Policy: WB6 - Enhancement of Nature Conservation Interest

3.2.22. Within the development of a Site there is the potential to provide areas which enhance biodiversity and positively contribute towards nature conservation whilst providing landscape and visual amenity. WB6 states:

“Proposals which improve the nature conservation value of sites will be encouraged. Where new development is carried out, sensitive landscaping and planting, the creation, maintenance and management of landscape features important to wildlife, and the skilled adaptation of derelict areas can provide extended habitats” (UDP, para. 8.23)

- 3.2.23. In response to WB6, the proposed development should ensure areas of landscape proposed as part of the development are considerate of, and sensitive to, local landscape and wildlife and looks to contribute positively towards them.

Historic Environment Policy: HE1 - Development Affecting Conservation Areas

- 3.2.24. Conservation Areas are valued for their historic and cultural aspects and associated landscape and visual amenity. The settings of Conservation Areas are also important. The development of a site has the potential to impact upon either the Conservation Area itself or its setting. Policy HE1 states:

Development in or affecting the setting of Conservation Areas will only be permitted if it preserves or enhances the character or appearance of the designated area... The Council will also have regard to the broader townscape or landscape setting of a Conservation Area. In particular, proposals for development which would be visible from a Conservation Area will be controlled to ensure that views into and out of the area are preserved.” (UDP, para. 9.20)

- 3.2.25. In response to HE1, if the proposed development falls within a Conservation Area or the setting of a Conservation Area, the design should be responsive, and sensitive, to the character of the Conservation Area. If the proposed development falls within a Conservation Area or its setting, this policy will be taken forward as a landscape receptor within the LVIA process.

- 3.2.26. In this case it is the Conservation Area centred on Caergwrle Castle that has been considered.

Historic Environment Policy: - HE2: Development Affecting Listed Buildings and their Settings

- 3.2.27. Listed buildings are valued for their historic and cultural aspects and associated landscape and visual amenity. The settings of listed buildings are important and developments have the potential to impact upon the setting of listed buildings. Policy H2 states:

“The setting of a listed building may be limited to its immediate surroundings, but can include land some distance from it. It can best be protected and enhanced through the careful

control of development including highways improvements, and the sensitive design of elements such as street furniture, and landscaping” (UDP, para. 9.26)

- 3.2.28. In response to HE2, if there are listed buildings within the surrounding landscape of the Site, the design should be responsive, and sensitive, to the character of the listed buildings. If any listed buildings are located within the surrounding landscape of the Site they will be taken forward as landscape receptors within the LVIA process.

Historic Environment Policy: HE5 - Protection of Registered Landscapes, Parks and Gardens of Special Historic Interest

- 3.2.29. Registered parks and gardens of special historic interest are valued for their historic and cultural aspects and associated landscape and visual amenity. The setting of these historic assets are also important and developments have the potential to impact upon their settings. Policy HE5 states:

“Development affecting land in the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales and adjacent areas, particularly their zones of essential setting and significant views, along with historic parks and gardens of local interest, will be permitted only where there is no adverse effect on their special historic character, appearance or setting.”

- 3.2.30. In response to HE5, if the proposed development falls within the setting of a registered park and garden of special historic interest, the design should be responsive, and sensitive, to the character of the registered park and garden of special historic interest. If there any registered parks and gardens of special historic interest located within the surrounding landscape of the Site, they will be taken forward as landscape receptors in the LVIA process.

Historic Environment Policy: HE6 - Scheduled Ancient Monuments and other Nationally Important Archaeological Sites

- 3.2.31. Scheduled ancient monuments are valued for their historic and cultural aspects and associated landscape and visual amenity. The setting of schedule ancient monuments are also important and development s have the potential to impact upon their setting. Policy HE6 states:

“Development that would remove, damage or obscure a Scheduled Ancient Monument or other nationally important archaeological site, or its setting, will not be permitted.”

3.2.32. In response to HE6, if the proposed development falls within the setting of a scheduled ancient monument, the design should be responsive, and sensitive, to the character of the scheduled ancient monument. If there are any scheduled ancient monuments located within the surrounding landscape of the Site, they will be taken forward as landscape receptors in the LVIA process.

3.3. Local Planning Policy Framework – Wrexham County Borough Council (WCBC)

3.3.1. Within the Study Area there is one adjacent planning authority, Wrexham County Borough Council (WCBC). WCBC is located to the south and south east of the Site. The following policies are relevant to this LVIA assessment as they fall within the 3km Study Area:

- ECI – Green Barriers
- EC5 – Special Landscape Areas

3.3.2. Any policies which fall within the Study Area will be taken forward as landscape receptors within the LVIA process.

4. Landscape Baseline

4.1. Introduction

4.1.1. The landscape baseline involves the identification and evaluation of existing landscape receptors. After identification, landscape receptors are assessed in terms of their sensitivity by combining judgements of their susceptibility to change to the type of development proposed and the value which is attributed to the landscape receptor.

4.2. Landscape Receptors

4.2.1. A desktop review identified a number of landscape receptors, within a 3km radius study area, in addition to the Site itself, please refer to Figures 3 – 8 for their location (Dwgs 264-RYD-XX-XX-L-1002-1007) they are as follows:

- Landscape Character: LANDMAP
- Caergwrle Conservation Area;
- Country Parks;
- Green Barriers; and
- Special Landscape Areas (SLA).

4.2.2. Designated as historical receptors, Listed Buildings as shown on Figure 8 will be assessed within the report, regarding changes within their surroundings and the effects on their landscape setting, they are follows:

- Listed Buildings;
- Registered Parks and Gardens of Special Historic Interest (RPGSHI); and
- Scheduled Monuments (SM);

4.2.3. Designated as ecological receptors, the presence of the following designations are illustrated on Figure 8, they are follows:

- Sites of Special Scientific Interest (SSSI);
- Local Nature Reserves (LNR); and

- Ancient Woodland Inventory (AWI).

4.2.4. Landscape receptors need to be assessed firstly in terms of their sensitivity, combining judgements of their susceptibility to the type of change or development proposed and the value related to that particular receptor.

Please refer to Appendix A for detailed methodology

4.3. Landscape Character

4.3.1. LANDMAP, is a nation-wide assessment of landscapes throughout Wales developed by the Countryside Council for Wales (now combined within Natural Resources Wales). It provides objective and subjective landscape character information and presents them in the form of five aspect layers:

- Geological Landscape (Figure 6);
- Landscape Habitats (Figure 7);
- Historic Landscape (Figure 5);
- Cultural Landscape (Figure 4) ; and
- Visual and Sensory (Figure 3).

4.3.2. Each aspect layer is further divided into a number of aspect areas which are geographical extents with similar characteristics and values. Each aspect area has a unique ID and an associated html document which provides information about the aspect area. PDFs of the aspect areas which the Site is located within are provided within Appendix B.

Geological Landscape (Figure 6)

4.3.3. The majority of the Site is located within FLNTGL352: Padeswood – Hope. A small area of the Site towards the north west is located within FLNTGL361: Hope Mountain. There are no further areas adjacent to the Site.



UID and Name	Classification.	Overall Value	Description
FLNTGL352 Padeswood – Hope	Lowland hills and valleys: Lowland glacial and fluvioglacial depositional terrain, Other (Level 3)	High	Forms glacial sand and gravel dominate flanks of the broad River Alyn valley between Mold and Hope. Includes a complex area of mounds and hollows - including a lake basin - in the Coppa House areas which may include kettleholes. Distinctive knoll of Carboniferous sandstone (Caer Estyn) also included on east side of Hope and separated from main outcrop to west by Alyn valley.
FLNTGL361 Hope Mountain	Mountain and upland valley: Undulating upland terrain and dissected plateau Upland, escarpment (Level 3)	High	Distinctive steep-sided massive of sandstone-dominated Carboniferous, rising above Hope and the Alyn and Cegidog valleys. Some limestone to the south also. Flanks include boulder clay apron to the south-west and north-west and a glacial sand and gravel terrace to the south-east.

4.3.4. The aspect areas are relatively large areas compared to that of the Site. In terms of coverage, the most applicable area is FLNTGL35. The Site itself does not reflect the description given for the aspect area however the knoll of Caer Estyn is within the Study Area. The geological aspect layer is broadly informative however the character of the layer is unlikely to be affected by the type of development proposed. As such this layer will not be carried forward as a landscape receptor.

Landscape Habitats (Figure 7)

4.3.5. The entire Site is located within FLNTLH008: Caergwrlen mosaic. Adjacent to the Site, FLNTLH002: Hope Urban Area is located along the southern boundary of the Site and to the near east of the Site. There are no further aspect areas adjacent or within the immediate area of the Site.

UID and Name	Classification.	Overall Value	Description
FLNTLH008 Caergwrlen mosaic	Dry (relatively) Terrestrial Habitats: Grassland & Marsh - Improved Grassland	High	This aspect area is made up of small, mostly improved grass, fields with hedges and standard trees. The fields are a mixture of permanent pasture and temporary grass leys cut for hay or silage. There are two steeper hillsides with natural vegetation where significantly add to the importance of the biodiversity of the area.

FLNTHL002 Hope Urban Area	Dry (relatively) Terrestrial Habitats: Built up areas - Residential Green Space	Moderate	This small town in the Alyn valley has a good network of urban green spaces and a number of large trees. The gardens link to form green corridors aiding biodiversity.
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4.3.6. The area of FLNTHL008 is relatively large compared to the area of the Site. The Site is reflective of the aspect area's description with the presence of pasture and the landscape to the west of the Site is also reflective of the description with the presence of the steep hillside which sweeps up to the west. In terms of coverage and Site features, FLNTHL008 is the most applicable to the Site. The landscape habitats aspect layer is broadly informative and the character of the layer is likely to be affected by the type of development proposed. As such, aspect area FLNTHL008 will be carried forward as a landscape receptor.

Historic Landscape (Figure 5)

4.3.7. The entire Site is located within FLNTHL349: Leeswood. Adjacent to the Site, FLNTHL579: Caergwle & Hope is located along the southern boundary of the Site and to the near east of the Site. There are no further aspect areas adjacent or within the immediate area of the Site.

UID and Name	Classification.	Overall Value	Description
FLNTHL349 Leeswood	Rural environment: Agricultural - Irregular Fieldsapes (Level 3)	High	Diverse fieldscapes on the undulating upland and lowland west of Hope and Caergwle and south of Mold, between a height of about 100-300 metres above sea level, deeply dissected by stream and river valleys. Diverse fieldscape types, mostly with hedged boundaries but with drystone walls on some of the higher, more recently enclosed land. The predominantly irregular fieldscape types probably represent a process of piecemeal clearance and enclosure from at least the medieval period onwards. Other fieldscape types include probably reorganised strip fields representing the post-medieval enclosure of former medieval open fields and distinctive areas of straight-sided fields representing later 18th and 19th-century enclosure of

			formerly unenclosed common land. Possible residual ancient semi-natural woodland and ancient replanted woodland represented by sinuous broadleaved woodland along stream valleys and on steeper slopes. Early settlement and land use is suggested by Neolithic chance finds
FLNTHL579 Caergwle & Hope	Built environment: Settlement - Nucleated Settlement (Level 3)	Outstanding	Modern contiguous settlements of Caergwle and Hope, including small sinuous strips of residual ancient semi-natural woodland and ancient replanted woodland on some of the more steeply-sloping land. Wat's Dyke, an early medieval linear earthwork boundary, runs along part of the eastern boundary of the area. Early settlement and land use are represented by Prehistoric and Roman chance finds, including the remarkable late Bronze Age shale bowl inlaid with gold leaf, possibly representing a votive deposit placed in boggy ground during drainage works close to the river Alyn. Hope appears to have originated as a small nucleated church settlement in the early medieval period. The settlement at Caergwle originated as a small late 13th-century planted town established next to the stone castle established in the 1270s and which, together with Hope, underwent expansion primarily for workers' housing during the course of the 19th and 20th centuries in association with local extractive and manufacturing industries.

4.3.8. The area of FLNTHL349 is large compared to the area of the Site. The Site is reflective of the aspect area's description with the presence of irregular fieldscapes, a stream dissecting the fields, boundaries formed from hedges. The landscape to the west of the Site is also reflective of the description for the aspect area. In terms of coverage and Site features, FLNTHL349 is the most applicable to the Site. The historic aspect layer is broadly informative but the character of the layer is unlikely to be affected by the type of development proposed. As such, aspect area FLNTHL349 will be not carried forward as a landscape receptor.



Cultural Landscape (Figure 4)

4.3.9. The entire Site is located within FLNTCL021: Caerwys to Treuddyn. Adjacent to the Site, FLNTCL026: Hope-Caergwrle is located along the southern boundary of the Site and to the near east of the Site. There are no further aspect areas adjacent or within the immediate area of the Site.

UID and Name	Classification.	Overall Value	Description
FLNTCL021 Caerwys to Treuddyn	Influences: Material expressions - Rural Settlement (Level 4)	High	An area that was until recently economically distinguished by agriculture and which is still extensively farmed, but which is becoming to some extent a dormitory area.
FLNTCL026 Hope-Caergwrle	Influences Material expressions - Rural Settlement	High	An early of (largely) 19th century industrial-period settlement, dominated by the Medieval castle.

4.3.10. The area of FLNTCL021 is large compared to the area of the Site. The Site is reflective of the aspect area's description with the existing agricultural character of the Site. The landscape to the west of the Site is also agricultural and reflective of the description for the aspect area. In terms of coverage and Site features, FLNTCL021 is the most applicable to the Site. The cultural aspect layer is broadly informative but the character is unlikely to be affected by the type of development proposed. As such, aspect area FLNTCL021 will not be carried forward as a landscape receptor.

Visual and Sensory (Figure 3)

4.3.11. The entire Site is located within FLNTVS074: Llanfynydd Narrow Valley. Adjacent to the Site, FLNTVS088: Cymau Traditional Farmland is located along the northern boundary of the Site and to the near west of the Site and FLNTVS40 (un-named) is located along the southern boundary and to the near east of the Site. There are no further aspect areas adjacent or within the immediate area of the Site.

UID and Name	Classification.	Overall Value	Description
FLNTVS074 Llanfynydd Narrow Valley	Lowland: Lowland Valleys-	High	Llanfynydd and Hope valleys- Narrow sinuous wooded valleys with very steep slopes in parts and a narrow flat valley floor. The area feels intimate and



	Wooded Lowland Valleys (Level 3)		enclosed. There is some pastoral farmland in small fields and riparian vegetation. Small rural villages cluster just above the valley floor and there is also scattered settlement. There are isolated areas of derelict early industrial development which are now overgrown. There are stretches where there is limited access and the area is very tranquil although other areas have minor roads on the valley floor. There are attractive views to the upper valley sides and tops.
FLNTVS088 Cymau Traditional farmland	Lowland: Rolling Lowland-Mosaic Rolling Lowland (Level 3)	Moderate	Cymau Traditional Farmland - gently rolling lowland farmland rising from lower ground to the south with a strong pattern of small regular and irregular shaped pastoral fields enclosed by thick hedges with trees. The settlement pattern is scattered with the linear settlement of Cymau being the focus following the contours of the slopes. Lanes are narrow and sinuous. Views are possible to the south. The area is quiet and unspoilt.
FLNTVS40 (un-named)	Development: Built Land-Urban (Level 3)	Moderate	Hope and Caergwle urban area - small towns with a linear or angular pattern and an industrial character, often associated with limestone quarries or narrow river valleys.

4.3.12. The area of FLNTVS074 is large but fragmented into a number of parts. The Site covers a large area of the part it sits within. The Site is reflective of the aspect area's description with pastoral character, riparian vegetation and attractive views to the upper valley sides. In terms of coverage and Site features, FLNTVS074 is the most applicable to the Site. The visual and sensory aspect layer is broadly informative and the character of the layer is likely to be affected by the type of development proposed. As such, aspect area FLNTVS074 will be carried forward as a landscape receptor.

4.4. Landscape Designations and Policies

Conservation Areas.

4.4.1. Caergwle Conservation Area is located approximately 55m to the north of the Site, the only one within the Study Area. Conservation Areas are considered to have special architectural, historic interest, character or appearance which it is desirable to preserve or enhance. The landscape setting of a Conservation Area influences how the area is

perceived and, therefore, Conservation Areas are sensitive to changes in their landscape setting. The Site sits within the setting of Caergwrle Conservation Area and as such, it will be carried forward into the assessment of landscape effects.

Listed Buildings

4.4.2. Listed Buildings are sensitive to changes in their landscape setting and within the wider Study Area there are forty seven in total; two Grade I, four Grade II* and the remaining forty one Grade II. The Site sits within the setting of the closest listed buildings, Grade I Caergwrle Castle, 325m to the north and Grade II* Plas-yn-Bwl, 300m to the north west and as such, these listings will be carried forward into the assessment of landscape effects.

Registered Parks and Gardens of Special Historic Interest (RPGSHI)

4.4.3. Registered Parks and Gardens of Special Historic Interest (RPGSHI) are valued for their historic and cultural aspects and associated landscape and visual amenity. The landscape setting of RPGSHIs influences how they are perceived and, therefore, RPGSHIs are sensitive to changes in their landscape setting. Within the wider Study Area there are two RPGSHIs; Bryn Iorcyn 650m to the north west and Plas Teg, 2.9km to the north west. The Site sits within the wider setting of the Bryn Iorcyn and as such, will be taken forward into the assessment of landscape effects. Due to intervening topography, built form and infrastructure Plas Teg, will be excluded from any further assessment.

Scheduled Monuments

4.4.4. The setting of Scheduled Monuments (SMs) influences how they are perceived therefore sensitive to changes in their landscape setting. Within the wider Study Area there are fifteen SMS, the closest of which is Caergwrle Castle, 190m north of the Site. The Site sits within the setting of the Caergwrle Castle SM and as such, will be taken forward into the assessment of landscape effects.

Country Parks

4.4.5. Within the wider Study Area there are three country parks; Alyn Waters 1.7km to the south east, Moss Valley 2km to the south and Waun-y-llyn 2.2km north west of the Site.

The setting of country parks influences how they are perceived and experienced, therefore, country parks are sensitive to changes in their landscape setting. During the Site visit, it was established that there is no perceivable landscape connection between the country parks and the Site owing to intervening topography, settlements and vegetation, therefore they are excluded from any further assessment.

Green Barriers

4.4.6. Although Green Barrier policies are not considered landscape policies, they are considered in the LVIA process because of the open and often rural character associated with landscapes within these policy areas. There are areas of Green Barriers in both Flintshire and Wrexham within the Study Area. The closest being located north of the Site between Hope and Caergwrlle. During the site visit, it was established that there is no perceivable landscape connection between this area of Green Barrier and the Site due to the intervening topography, existing settlement and vegetation, therefore it is excluded from any further assessment.

Special Landscape Areas

4.4.7. There are three Special Landscape Areas (SLAs) within the Study Area, near Wrexham, the closest being 575m south of the Site west of Sydallt. The Site sits within the setting of the SLA which influences how they are perceived and experienced, as such this will be taken forward into the assessment of landscape effects.

4.5. Site Landscape Character and Context

4.5.1. Field work was undertaken on 29th September 2016 to record the Site's baseline conditions. It was undertaken during clear, light and sunny conditions. This was considered adequate for the assessment. A photographic record of the field survey is located in Figure 11 (Drawing 264-RYD-XX-XX-DR-L-1010) and photography viewpoints are illustrated on Figure 10 (Drawing 264-RYD-XX-XX-DR-L-1009).

4.5.2. The topography of the Site gently slopes up from east to west for two thirds of the Site area. The eastern boundary of the Site is approximately 88m AOD. There is a steeper rise

within the western quarter of the Site where the topography rises from approximately 92m to 99m AOD.

4.5.3. The majority of the Site is pasture grassland and there are some slightly wetter areas with marshy vegetation where the ground is lower. The eastern boundary runs in line with Wrexham Road. It is formed by a hedgerow and located towards the middle of the boundary is a gate which provides access to the Site. The southern boundary forms the boundary between the Site and Abermorddu Primary School playing fields. It is formed by a hedge with occasional trees. The western boundary forms the boundary between the Site and agricultural fields to the west. The southern half of the boundary is formed by a hedgerow with regular trees. The northern half of the western boundary is heavily vegetated and there is a small block of woodland. The north western boundary forms the boundary between the Site and agricultural fields to the north west. It is formed by a mature hedgerow with mature tree vegetation. There is a small watercourse running through the south west corner of the Site and it is lined with riparian vegetation.

4.5.4. The land is currently used for grazing livestock and has a rural pastoral character. The Site is in a well maintained condition and a series of desire lines run across it. The immediate landscape around the Site is a mixture of residential built form to the south and east and rural pastoral fields with mature trees and hedgerows to the west. The Site does not sit within any nationally or locally designated landscapes.

4.6. Landscape Receptors Table

Landscape Receptor		Sensitivity					Sensitivity Value
Name	Distance from Site	Receptor Value			Receptor Susceptibility to Change		
		Level	Rational	Rating	Rational	Rating	
LANDMAP: FLNTLH008 - Caergwrlen Mosaic	Site sits within	National	Value Via LANDMAP: High - <i>The area contains important native species and a number of locally significant habitats giving a borderline value between high and moderate.</i>	MEDIUM / HIGH	The Site is reflective of the aspect area's description with the presence of pasture and the landscape, west of the Site including the presence of the steep hillside adjacent. The susceptibility of the receptor to the type of change proposed is lowered because of the relative sizes of the Site and FLNTLH008.	MEDIUM / LOW	MEDIUM
LANDMAP: FLNTVS074 - Llanfynydd Narrow Valley	Site sits within	National	Value Via LANDMAP: High - <i>The valley has dramatic sloping sides and pleasing and diverse vegetation patterns with positive views up and down the valley. Settlements are generally positive. The area is generally in good condition unspoilt by inappropriate development. The valley is distinctive with its steep valley sides, watercourse and clustered villages. Narrow valleys are relatively rare.</i>	HIGH	The area of FLNTVS074 is large but fragmented into a number of parts. The Site covers a large area of the part it sits within. The Site is reflective of the aspect area's description with pastoral character, riparian vegetation and attractive views to the upper valley sides.	MEDIUM	MEDIUM/HIGH
The Site	n/a	Local	The Site is in a well maintained condition with mature hedgerow and tree vegetation. The Site does not sit within any national or local level landscape designation areas.	MEDIUM / LOW	The proposed development would result in a complete change in Site character from agricultural to residential and as such the Site is highly susceptible to the type of change proposed.	HIGH	MEDIUM
Site Context	Within 250m all directions	Local	The immediate landscape around the Site is a mixture of residential built form including Abermorddu Primary School to the south and east, along Cymau Lane and Wrexham Road itself. Rural pasture fields with mature trees and hedgerows are to the north and west.	MEDIUM / LOW	The proposed development would result in additional residential built form along Wrexham Road extending Abermorddu westwards into the adjacent agricultural land. The proposed development would be within the context of the surrounding land use.	MEDIUM/HIGH	MEDIUM
Caergwrlen Conservation Area	55m, north	National/ Local	A Conservation Area is an area which is considered as having special architectural or historic interest and a character or appearance which it is desirable to preserve or enhance. The landscape setting of a Conservation Area influences how the area is perceived and, therefore, Conservation Areas are sensitive to changes in their landscape setting.	MEDIUM / HIGH	The landscape setting of Conservation Areas influence how they are perceived and, therefore, Conservation Areas are sensitive to changes in their landscape setting. The Site sits within the setting of Caergwrlen Conservation Area and the area is susceptible to the type of change proposed.	HIGH	HIGH
Listed Building <i>Plas-yn-Bwl</i> (Grade II*)	300m, north east	National	A listed building is a building or structure which is considered as having special architectural or historic interest and a character or appearance which is desirable to preserve or enhance. The landscape setting of a listed building influences how the listing is perceived and, therefore, listings are sensitive to changes in their landscape setting. Grade II* is the second highest level of listed.	HIGH	The landscape setting of a listed building influences how the listing is perceived and, therefore, listings are sensitive to changes in their landscape setting. The Site sits within the setting of the listed building and the building is susceptible to the type of change proposed.	HIGH	HIGH
Listed Building <i>Caergwrlen Castle</i> (Grade I)	325m, north	National	A listed building is a building or structure which is considered as having special architectural or historic interest and a character or appearance which is desirable to preserve or enhance. The landscape setting of a listed building influences how the listing is perceived and, therefore, listings are sensitive to changes in their landscape setting. Grade I is the highest level of listing.	HIGH	The landscape setting of a listed building influences how the listing is perceived and, therefore, listings are sensitive to changes in their landscape setting. The Site sits within the setting of the listed building and the building is susceptible to the type of change proposed.	HIGH	HIGH

Landscape Receptor		Sensitivity					Sensitivity Value
Name	Distance from Site	Receptor Value			Receptor Susceptibility to Change		
		Level	Rational	Rating	Rational	Rating	
Registered Park and Garden of Special Historic Interest <i>Bryn Iorwyn (Grade II*)</i>	650m, north west	National	Registered Parks and Gardens of Special Historic Interest (RPGSHI) are valued for their historic and cultural aspects and associated landscape and visual amenity. The landscape setting of RPGSHIs influences how they are perceived and, therefore, RPGSHIs are sensitive to changes in their landscape setting. An immediate setting boundary is provided for RPGSHIs and this study also accounts for the setting outside of this immediate setting.	HIGH	The landscape setting of Registered Parks and Gardens of Special Historic Interest influence how they are perceived and, therefore, they are sensitive to changes in their landscape setting. The Site sits within the setting of Bryn Iorwyn and the park and garden is susceptible to the type of change proposed.	HIGH	HIGH
Scheduled Monuments (SM) <i>Caergwrlle Caste</i>	190m, north	National	Scheduled Monuments (SMs) are valued for their historic and cultural aspects and associated landscape and visual amenity. The setting of schedule ancient monuments influences how they are perceived and, therefore, SAMs are sensitive to changes in their landscape setting.	HIGH	The setting of Scheduled Monuments influences how they are perceived and, therefore, SMs are sensitive to changes in their landscape setting. The Site sits within the setting of Caergwrlle and the SM is susceptible to the type of change proposed.	HIGH	HIGH
Special Landscape Area (SLA) <i>west of Sydalit</i>	575m, south	National/ Local	Special Landscape Areas (SLAs) are areas of landscape which are considered as having special or valuable qualities which are desirable to preserve or enhance. The setting of SLAs influences how they are perceived and experienced, therefore, SLAs are sensitive to changes in their landscape setting.	MEDIUM/ HIGH	The setting of SLAs influences how they are perceived and experienced, therefore, SLAs are sensitive to changes in their landscape setting. . The Site sits within the setting of a SLA and the SLA is susceptible to the type of change proposed.	MEDIUM / HIGH	MEDIUM/ HIGH

4.7. Landscape Baseline Summary

A total of ten potential landscape receptors were identified in the baseline assessment. Each of the ten receptors were assessed for their sensitivity to potential landscape changes that would be brought about by the proposed development.

All of the landscape receptors are sensitive to the proposed development. As such, all will be carried forward into the assessment of the magnitude of effect on each receptor.

5. Visual Baseline

5.1. Introduction

5.1.1. Visual receptors are “the different groups of people who may experience views of the development” (GLVIA, 3rd edition, para 6.3). In order to identify those groups who may be materially affected a Zone of Visual Influence (ZVI) study, a baseline desk study and two field studies have been undertaken.

5.1.2. Representative viewpoints have been selected to assess the effects on each of the visual receptors.

5.1.3. The different groups of people who may experience views of the development, are typically:

- residents within settlements;
- people using key routes such as roads, cycle ways or long distance paths;
- people within accessible or recreational landscapes; and
- people using Public Rights of Way.

5.1.4. In dealing with Public Rights of Way and local roads, receptors are grouped into areas where effects might be expected to be broadly similar, or areas which share particular factors in common (e.g. routes within an area of designated landscape).

5.1.5. Identification of potential views and viewpoints also take into account promoted views from key viewpoints as well as everyday views for people going about their lives.

Please Refer to Appendix A for detailed methodology.

5.2. Zone of Visual Influence

5.2.1. The area in which the proposed development may be visible is determined in the visual baseline and is termed the Zone of Visual Influence or ZVI.

5.2.2. Within the immediate area around the Site, the ZVI is restricted:

- to the north and west by elevated topography;
- to the east by residential properties along Wrexham Road; and

- to the south by Abermorddu School buildings and associated strongly vegetated boundary between the Site and the school grounds.

5.2.3. It was established through fieldwork there is little to no intervisibility between areas of elevated topography within the Study Area and the Site. Therefore, owing to the presence of topography, vegetation and built form the ZVI is restricted to the area immediately around the Site up to 1km.

5.3. Visual Assessment of Existing Site

5.3.1. As shown in Figure 11, Viewpoint 1 looks west across a medium sized irregular pastoral field of grazing livestock, with the general topography sloping up from east to west. The immediate landscape around the Site is a mixture of residential built form to the south and east and rural pastoral fields with mature trees and hedgerows to the west. The eastern boundary runs in line with Wrexham Road, formed by a hedgerow and located towards the middle of the boundary is a gate which provides access to the Site. The Site is in a well maintained condition and a series of desire lines run across it.

5.4. Visual Receptors

5.4.1. The following visual receptors have been identified within the ZVI and where appropriate represented on Figure 8 (Dwg 264-RYD-XX-XX-L-1007) they are as follows:

- Caergwrle Conservation Area;
- Agricultural Workers;
- Road and pedestrian users of Wrexham Road;
- Residents of properties located along Wrexham Road;
- Pupils and teachers at Abermorddu Primary School; and
- Public Right of Way users.

5.4.2. The following visual receptors are located within the wider Study Area and are represented on Figure 8 (Dwg 264-RYD-XX-XX-L-1007) they are as follows:

- Users of Waun-y-llyn Country Park;

- Users of Registered Park and Garden of Special Historic Interest - Bryn Iorcyn;
- Users of Special Landscape Area (SLA) - west of Sydallt;
- Visitors of listed Building/Scheduled Ancient Monument (SAM) - Caergwrle Castle.

5.4.3. Photographic fieldwork was undertaken on the 29th of September 2016. It was undertaken on a clear, sunny day with good visibility. This was considered adequate for assessment. A photographic record of the field survey is located in Figure 11 (Drawing 264-RYD-XX-XX-DR-L-1010) and photography viewpoints are illustrated on Figure 10 (Drawing 264-RYD-XX-XX-DR-L-1009).

5.4.4. Visual receptors need to be assessed firstly in terms of their sensitivity, combining judgements of their susceptibility to the type of change or development proposed and the value related to that receptor.

Caergwrle Conservation Area

5.4.5. Caergwrle Conservation Area is located approximately 55m to the north of the Site, the only one within the Study Area, which falls within the ZVI. However, further desktop analysis and field survey identified that there would be no potential inter-visibility between the proposed development and the Conservation Area available, therefore this potential visual receptor will be excluded from any further assessment.

Agricultural Workers

5.4.6. Agricultural workers will arguably be less preoccupied with the visual quality of their surrounding environment than a recreational visitor. However, as the surrounding agricultural fields will still be in use the local farm owners/workers will have an interest in their immediate surroundings, both as local residents and secondly as business owners/workers. Therefore they will be considered further with this assessment.

Road and Rail users

5.4.7. The term road users include both vehicle drivers and pedestrians and they have been included within this assessment because they will have a general interest in their surroundings with transient viewing opportunities.

5.4.8. There are a number of different road user groups around the Site;

- Roads users along – Wrexham Road, both vehicular and pedestrian;
- Roads users along – Cymau Lane, both vehicular and pedestrian;
- Roads users local to the Site - at the cross roads between Wrexham Road, Cymau Lane and Hawarden Road (A550); and
- Road users within 1km of the Site – Bryn Yorkin Road.

5.4.9. All four receptors will be carried forward into the assessment based on the potential views to the proposed development as highlighted within the ZVI. Particular consideration will be given to pedestrian road users along Wrexham Road and at the cross roads between Wrexham Road, Cymau Lane and Hawarden Road (A550); as pedestrian road users take an active interest in the visual environment around them as they travel, however the importance of the view depends on the nature of the journey.

5.4.10. However, road users within the wider 3km Study area will be excluded from any further assessment due to the distance from Site, intervening vegetation, built form, topography.

5.4.11. Rail users are limited to those travelling along the Arriva Trains Wales route between Bidston and Wrexham. Due to screening by intervening vegetation, landform and / or built-form they will be excluded from any further assessment.

Residents of properties located along Wrexham Road

5.4.12. Residents along Wrexham Road will have an interest in their surroundings. Even though this report does not include a residential assessment, due to the proximity to the Site, these properties are to be considered. Even though nobody has a right to a view in law the properties views across the Site's open field will be noticeably altered through the development, therefore these residential visual receptors will be taken forward within the assessment.

Pupils and teachers at Abermorddu Primary School

5.4.13. The school's northern boundary adjoins the Site pupils and teachers of Abermorddu Primary School will have an interest in their surroundings, views across the Site's open fields will be noticeably altered through the development due to this proximity therefore these visual receptors will be taken forward within the assessment.

Public Rights of Way

5.4.14. Impacts on Public Rights of Way routes within 500m of the Site will be assessed due to the proximity of direct visual effects users may experience due to the development. Recreational walkers typically enjoy the views as they travel and may select a route for that reason and therefore increase their sensitivity potential.

5.4.15. Public Right of Way routes within 1km of the Site, will be considered in the assessment but not to the same extent due to the screening effects of intervening vegetation, topography and built form as highlighted within the ZVI and field survey work.

5.4.16. PRow beyond 1km will be excluded from any further assessment, as field survey identified there would be no potential visibility of the proposed development available.

Promoted Route – Wat's Dyke Way Heritage Trail

5.4.17. Wat's Dyke Way is 40mile walking route which runs throughout the 3km Study Area on a north south alignment. The trail is located within 480m east of the proposed Site at its closest point. As the route is located with 500m of the Site as highlighted on the ZVI there is some potential for visibility along the route on higher ground.

Users of Waun-y-llyn Country Park

5.4.18. Waun-y-llyn Country Park is located 2.5km north west of the Site, despite this distance and being located outside the ZVI, due to the nature of the receptors using the Waun-y-llyn Country Park, will be considered within this assessment.

Visitors to Bryn Iorcyn (Registered Park and Garden of Special Historic Interest)

5.4.19. The Site sits within the wider setting of the Bryn Iorcyn, 650m north west, due to the proximity to the Site and the potential visibility within the ZVI; changes to Site character would have impact upon how visitors and users experience the surroundings of Bryn Iorcyn, therefore will be considered within this assessment.

Users of West of Sydalit Special Landscape Area (SLA)

5.4.1. The Sydalit Special Landscape Area is located 575m, south of the site, due to the nature of the receptors and the potential visibility within the ZVI; changes to Site character may have an effect upon how visitors and users experience the surroundings of Sydalit SLA, therefore they will be considered within this assessment.

Visitors to Caergwrle Castle (Listed Building/ Scheduled Ancient Monument)

5.4.1. The Site sits within the wider setting of the Caergwrle Castle, 305m, north due to this proximity and the potential visibility within the ZVI; changes to Site character may have an effect upon how visitors and users experience the surroundings of Caergwrle Castle, therefore they will be considered within this assessment.

5.5. Visual Receptor Table

5.5.1. Within this table the sensitivity of each visual receptor is assessed in relation to the proposed development. The values obtained through this process will be taken forward into the landscape assessment.

Visual Receptor		Sensitivity					Sensitivity Value
Name	Distance from Site	Receptor Value			Receptor Susceptibility to Change		
		Level	Rational	Rating	Rational	Rating	
Agricultural Workers	On Site	Local	Workers will have an appreciation for the landscape around them and will place considerable value upon it.	MEDIUM	The susceptibility of these receptors to change is High as changes in the landscape around their work will be keenly noticed.	MEDIUM	MEDIUM
Roads users – Local/ short range <i>Wrexham Road, both vehicular and pedestrian.</i>	Adjacent to Site, east	Local	Users will take a general interest in the immediate area around the roads they are using; especially a change within the immediate view.	MEDIUM	This route is along the Site's eastern boundary; users have some degree of susceptibility to changes brought about by development on the Site due to the contrast with the site's rural appearance but this is tempered by the presence of existing houses on the other side of Wrexham Road.	MEDIUM/HIGH	MEDIUM/HIGH
Roads users Local/ Short range <i>Cross roads between Wrexham Road, Cymau Lane and Hawarden Road (A550).</i>	>150m, south/south east	Local	Users will take a general interest in the immediate area around the roads they are using; especially a change within the immediate view.	MEDIUM	Receptors at the cross roads would be susceptible to changes brought about by development on the Site due to the type, size and character of the proposed development contrasting with the rural setting and the associated change in visual amenity. However, the susceptibility of the receptor to change is reduced due to the nature of the location.	MEDIUM	MEDIUM
Road users <1 km of the Site – <i>Bryn Yorcin Road.</i>	650m, north west	Local	Pedestrian and vehicle users passively engage with their surroundings. People using the routes will have an interest in the landscape located at longer ranges from the roads but not as great as the immediate setting to the route.	MEDIUM/LOW	There are a number of roads within the 3km Study Area which have views susceptible to change from the proposed development. However, due to the distance to the Site and ability to see the development in the context of Abermorddu and therefore would have lesser susceptibility to change than closer views.	MEDIUM/LOW	MEDIUM/LOW
Residents of properties located along Wrexham Road	<25m, east	Local	Residents living along Wrexham Road will have an appreciation for the landscape around them and will place considerable value upon it.	HIGH	The susceptibility of these receptors to change is High as the landscape around these properties will be keenly noticed by local residents.	HIGH	HIGH
Pupils and staff at Abermorddu Primary School	Adjacent to Site, south	Local	Pupils and staff Abermorddu Primary School will have an appreciation for the landscape around them and will place considerable value upon it.	MEDIUM	The susceptibility of these receptors to change is High as the landscape around a school will be noticed by users but it is not the full attention of pupils and teachers as they use the school grounds for educational and sporting activities.	HIGH	MEDIUM/HIGH
Public Right of Way <i>Short range</i>	<500m	Local	Public Rights of Way (PRoW) users actively engage with their surroundings. People using the footpaths will have a specific interest in the immediate landscape around them.	HIGH	Along the PRoW routes within close proximity <500m to the Site susceptibility to changes brought about by development would be high. Due to the type, size, character of the proposed development, intervening topography and vegetation the susceptibility of the receptor is reduced.	MEDIUM/HIGH	HIGH
Promoted Route <i>Wat's Dyke Way Heritage Trail</i>	480m, east	National	<i>Wat's Dyke Way</i> users travelling through a landscape take a keen interest in their visual environment and the view is important to people engaged in outdoor recreation along public rights of way.	HIGH	Users of the <i>Wat's Dyke Way</i> will take an interest in the view around them including changes to the existing rural setting. Due to the fact that they will experience residential development elsewhere along the route and their sensitivity to it has been reduced slightly.	MEDIUM	MEDIUM/HIGH
Waun-y-llyn Country Park (View Point)	2.5km, north west	National	Waun-y-llyn Country Park View Point users will be actively engaging with their surroundings, with a general interest in the landscape located in the middle to far distance.	MEDIUM	Users of Waun-y-llyn Country Park View Point are susceptible to changes in the landscape surrounding the Park. Due to the distance and the susceptibility of these visual receptors to change are reduced to Medium.	MEDIUM	MEDIUM
Registered Park and Garden of Special Historic Interest <i>Bryn Iorcin</i>	650m, north west	National	Bryn Iorcin is a nationally registered feature with the highest level of listing for its associated Registered Park and Garden. Visitors will be interested in the setting of the historic landscape and its surroundings.	HIGH	Users of historic buildings are sensitive to changes in the landscape setting of the buildings. The development would not physically alter due to the position of the proposals but their setting could be affected. Their susceptibility to change arising from contemporary development is High.	HIGH	HIGH

Visual Receptor		Sensitivity					Sensitivity Value
Name	Distance from Site	Receptor Value			Receptor Susceptibility to Change		
		Level	Rational	Rating	Rational	Rating	
Special Landscape Area (SLA) <i>West of Sydalit</i>	575m, south	Local	<i>West of Sydalit</i> users will be actively engaging with their surroundings, with a general interest in the landscape located in the middle to far distance. Visitors will be interested in the setting of the SLA and its surroundings.	HIGH	Users of Special Landscape Areas are sensitive to changes in the landscape setting. The development would not physically alter the area due to the position of the proposals but the SLA setting could be affected. There is development within and around the SLA so these visual receptors susceptibility to change has been reduced to Medium.	MEDIUM	MEDIUM/ HIGH
Listed Building/ Scheduled Monument <i>Caergwrle Castle</i>	325m, north	National	Caergwrle Castle is a nationally registered feature with the highest level of listing as a listed building and a SAM. Visitors will be interested in the setting of the historic building and its surroundings.	HIGH	Visitors of historic buildings/ SM's are sensitive to changes in the landscape setting of the buildings. The castle would not physically affected by the position of the proposals but its setting could be affected. The susceptibility to change arising from contemporary development is High.	HIGH	HIGH



5.6. Visual Baseline Summary

A total of twelve potential visual receptors were identified in the baseline assessment. Each of these twelve receptors were assessed for their sensitivity to potential visual changes that would be brought about by the proposed development. Any receptors which were considered as having medium sensitivity to change will be carried forward.

All of the visual receptors are sensitive to the proposed development. As such, all will be carried forward into the assessment of the magnitude of effect on each receptor.

As previously discussed, this report does not include a residential amenity assessment.

6. Landscape and Visual Assessment

6.1. Landscape Assessment

6.1.1. This section identifies the impacts caused by the proposed development on the character of the broader area and identified landscape receptors, specifically:

- LANDMAP: FLNTH008 - Caergwrlen Mosaic
- LANDMAP: FLNTVS074 - Llanfynydd Narrow Valley
- The Site
- Caergwrlle Conservation Area
- Listed Building - Plas-yn-Bwl (Grade II*)
- Listed Building - Caergwrlle Castle (Grade I)
- Registered Park and Garden of Special Historic Interest - Bryn Iorcyn (Grade II*)
- Scheduled Ancient Monuments (SAM) - Caergwrlle Castle
- Special Landscape Area (SLA) - West of Sydalit

6.1.2. The “Landscape Assessment – Magnitude of Effects Table” sets out the predicted magnitude of change for each of the identified landscape receptors. The magnitude of change is assessed in terms of its size and scale, geographic extent and its duration and reversibility. The significance of landscape effects is then determined by assessing the *sensitivity to change* against the *magnitude of change*.

Refer to Appendix A for detailed methodology

6.2. Landscape Assessment – Magnitude and Sensitivity of Effects Table

Landscape Receptor	Sensitivity	Magnitude of Effect						Significance of Effect			
		Stage in life cycle	Size / Scale	Geographical Extent	Contrast/ Integration	Duration / Reversibility	Magnitude Value	Rating	Adverse/ Beneficial	Permanent / Temporary	Rational
<p>LANDMAP: FLNTH008 - Caergwrlen mosaic</p> <p>Notes on Receptor: Value Via LANDMAP: High - The area contains important native species and a number of locally significant habitats giving a borderline value between high and moderate</p>	MEDIUM	Construction	The Site is small in comparison to the broader FLNTH008 - Caergwrlen mosaic area therefore there would be little impact during this stage.	Localised the Site and surroundings	During construction the Site character would contrast with the wider characteristics of the FLNTH008 - Caergwrlen mosaic area.	Duration of effects would be as long as the construction works were taking place and would be irreversible.	MEDIUM / SMALL	MODERATE/ MINOR	Adverse	Temporary	The presence of construction infrastructure would have immediate adverse effects. However, due to the scale of the development compared to the overall FLNTH008 - Caergwrlen mosaic area, the effect would be limited.
		Completion	The Site is small in comparison to the broader FLNTH008 - Caergwrlen mosaic area therefore there would be a reduced scale impact; limited to a small section along the Caergwrlen mosaic area's eastern edge near Abermorddu.	Localised the Site and surroundings.	Upon completion the development would contrast with the wider characteristics of the FLNTH008 - Caergwrlen mosaic area.	Duration of effects would be permanent and would be irreversible.	SMALL	MINOR	Adverse	Permanent	The proposed development would result in a total change to the Site's immediate landscape character. However, due to the scale of the development, the effect would be limited to a small section along the Caergwrlen mosaic area's eastern edge near Abermorddu.
		Established with mitigation	There would be a small scale effect on the FLNTH008 -Caergwrlen mosaic area character post development due to a total alteration to key elements, features and qualities of the Site.	Limited to the Site and immediate surroundings.	Upon completion the development would contrast with the FLNTH008 - Caergwrlen mosaic area character; yet mitigation will aid integration into the surrounding landscape.	Duration of effects would be permanent and would be irreversible.	SMALL	MINOR	Adverse	Permanent	Overall, the proposed development would result in adverse effects on the FLNTH008 - Caergwrlen mosaic area character. However, the effects would be noticeable only affecting a small portion of the overall Caergwrlen mosaic area and with the establishment of mitigation measures the Site would assimilate into the general character.
<p>LANDMAP: FLNTVS074 - Lleswood</p> <p>Notes on Receptor: Value Via LANDMAP: High - The valley has dramatic sloping sides and pleasing and diverse vegetation patterns with positive views up and down the valley. Settlements are generally positive. The area is generally in good condition unspoilt by inappropriate development. The valley is distinctive with its steep valley sides, watercourse and clustered villages. Narrow valleys are relatively rare.</p>	MEDIUM/ HIGH	Construction	There would be a large scale effect to the FLNTVS074 - Lleswood visual and sensory area. Construction activities would be larger than exiting Site features.	Localised the Site and surroundings.	During construction the Site character would contrast with characteristics of the FLNTVS074 -Lleswood visual and sensory area.	Duration of effects would be as long as the construction works were taking place and would be irreversible.	MEDIUM	MODERATE	Adverse	Temporary	The presence of construction infrastructure would have immediate adverse effects on the FLNTVS074 -Lleswood visual and sensory area's character. The scale of the proposed development within the Lleswood visual and sensory area means the significance of the effects at this stage would be relatively large. The construction disturbance would be temporary but the resulting buildings are permanent.
		Completion	Due to the size of the proposed development in comparison with FLNTVS074- Lleswood visual and sensory area. There would be a large scale effect post development due to a total alteration to key elements, features and qualities of the Site.	Localised the Site and surroundings.	Upon completion the development would contrast with the characteristics of FLNTVS074-Lleswood visual and sensory area.	Duration of effects would be permanent and would be irreversible.	MEDIUM/ LARGE	MAJOR/ MODERATE	Adverse	Permanent	The proposed development would result in a total change in the current FLNTVS074 - Lleswood visual and sensory character of the Site. The introduction of uncharacteristic elements in terms of mass, scale and features would have permanent adverse effects.

		Established with mitigation	With the establishment of mitigation there would be an intermediate scale of effect, due to the size of the proposed development in comparison with FLNNTVS074 - Leeswood visual and sensory area.	Limited to the Site and immediate surroundings.	Upon completion the development would contrast with the FLNNTVS074 - Leeswood visual and sensory area character; yet mitigation will aid integration into the surrounding landscape	Duration of effects would be permanent and would be irreversible.	MEDIUM	MODERATE / MINOR	Adverse	Permanent	Even with mitigation measures the due to the scale of the proposed development would result in permanent adverse effects on the current FLNNTVS074 - Leeswood visual and sensory character of the Site. However the effect taken across the whole of the Leeswood character area would be Minor.
<p>The Site</p> <p>Notes on Receptor: The Site is in a well maintained condition with mature hedgerow and tree vegetation. The Site does not sit within any national or local level landscape designation areas.</p>	MEDIUM	Construction	As the buildings and areas of hard standing are introduced there would be an immediate large scale impact on the Site's baseline characteristics. During building the amount of built form would steadily increase.	Limited- The extent of built form would increase during this stage until the Site is fully built out.	Construction activities would highly contrast with existing rural characteristics and the rural character of the Site.	Duration of effects would be as long as the construction works were taking place and would be irreversible.	LARGE	MAJOR	Adverse	Temporary	The presence of construction infrastructure would have immediate adverse effects. These effects would be temporary and would only last until the end of the construction stage when they would be replaced by the permanent presence of houses.
		Completion	Due to the size of the proposed development there would be a large scale of effect on the landscape character post development due to a total alteration to key elements, features and qualities of the Site.	Localised- Predicted final scale	New built form would contrast starkly with previous rural characteristics of the current Site baseline conditions.	Duration of effects would be permanent and would be irreversible.	LARGE	MAJOR	Adverse	Permanent	The proposed development would result in a total change in landscape character of the Site. The introduction of uncharacteristic elements in terms of mass, scale and features would have a permanent adverse effect on the Site's existing rural character.
		Established with mitigation	Due to the size of the proposed development there would be a large scale of effect on the landscape character post development due to a total alteration to key elements, features and qualities of the Site.	Localised – Final scale No Predicted change	Even with establishment mitigation the development would contrast starkly with the baseline condition.	Duration of effects would be permanent and would be irreversible.	LARGE	MAJOR	Adverse	Permanent	The proposed development would result in a total change in landscape character. The introduction of housing would have a permanent adverse effect on the Site's rural character despite establishment of mitigation measures. This is an inevitable effect of developing a rural field.
<p>Site context</p>	MEDIUM	Construction	There would be a large scale effect on the site context, as construction activities would be larger than existing Site features.	Localised to the Site and surroundings.	During construction the Site character would contrast with characteristics surrounding the Site.	Duration of effects would be as long as the construction works were taking place and would be irreversible.	MEDIUM/ LARGE	MODERATE	Adverse	Temporary	The presence of construction infrastructure would have immediate adverse effects on Sites surrounding context. The construction disturbance would be temporary but the resulting buildings are permanent.
		Completion	Due to the size of the proposed development there would be an intermediate scale of effect on the landscape character post development due to a total alteration to key elements, features and qualities of the Site.	Localised the Site and surroundings.	Upon completion the development would contrast with the characteristics of the surrounding context.	Duration of effects would be permanent and would be irreversible.	MEDIUM	MODERATE	Adverse	Permanent	The proposed development would result in a change to the Site's immediate landscape character. However, due to the form, scale and location of the existing residential development on the other side of Wrexham Road it will not appear out of context or contrast with the existing sense of settlement.

		Established with mitigation	With the establishment of mitigation there would be a minor impact on the surrounding context, from the proposed development; as the overall built form of the development would be similar in size and scale to other residential built form within the proximity.	Limited to adjacent to the Site.	The Site would assimilate into the surrounding context and established mitigation would further integrate the development.	Duration of effects would be permanent and would be irreversible.	MEDIUM/ SMALL	MODERATE/ MINOR	Adverse	Permanent	The significance of effects would be reduced with the establishment of mitigation planting in addition to existing vegetation and overall built form of the development would be similar in size and scale to other residential properties in the area.
Caergwrle Conservation Area Notes on Receptor: The landscape setting of a Conservation Area influences how the area is perceived and, therefore, Conservation Areas are sensitive to changes in their landscape setting.	HIGH	Construction	There would be a there would be intermediate scale of effect on the adjacent Caergwrle Conservation Area at this stage.	Localised the Site and the immediate surroundings.	During construction the Site character would contrast with landscape elements of the Caergwrle Conservation Area.	Duration of effects would be as long as the construction works were taking place and would be irreversible.	MEDIUM/ SMALL	MODERATE	Adverse	Temporary	The presence of construction infrastructure would have immediate adverse effects. However, due to the scale of the proposed development the effects would be limited to the Site which lies outside the Conservation Area and the immediate surroundings. The construction effects would be temporary.
		Completion	Due to a total alteration of landscape characteristic and the proximity, there would be a there would be intermediate scale of effect on the adjacent Caergwrle Conservation Area.	Localised to Caergwrle Conservation Area adjacent to the Site.	Upon completion the development wholly would contrast with the landscape character of the Caergwrle Conservation Area.	Duration of effects would be permanent and would be irreversible.	SMALL	MODERATE / MINOR	Adverse	Permanent	The proposed development would result in adverse effects on the Caergwrle Conservation Area setting, given its proximity to the Site; change occurring from the existing rural character with the introduction of houses and associated infrastructure.
		Established with mitigation	With the establishment of mitigation there would be a minor impact on the Caergwrle Conservation Area setting, from the proposed development; as the overall built form of the development would be similar in size and scale to other residential properties within the proximity.	Limited to Caergwrle Conservation Area adjacent to the Site.	Upon completion the development would contrast with the open Caergwrle Conservation Area setting; yet mitigation will aid integration into the surrounding landscape.	Duration of effects would be permanent and would be irreversible.	SMALL	MINOR	Adverse	Permanent	The significance of effects would be reduced with the establishment of mitigation planting in addition to existing vegetation and overall built form of the development would be similar in size and scale to other residential properties in the setting to the Conservation Area..
Listed Building <i>Plas-yn-Bwl</i> (Grade II*) Notes on Receptor: The landscape setting of a listed building influences	HIGH	Construction	There would be intermediate impact on the landscape setting of Plas-yn-Bwl due to the urbanisation of the rural character of the Site by proposed development.	Localised the Site and surroundings	During construction the Site character would contrast with other landscape elements within the setting of Plas-yn-Bwl.	Duration of effects would be as long as the construction works were taking place and would be irreversible.	MEDIUM/ SMALL	MODERATE	Adverse	Temporary	The proposed urbanisation of the countryside surrounding Plas-yn-Bwl and the presence of construction infrastructure would have limited temporary adverse effects on the Plas-yn-Bwl setting, effects would be reduced due to intervening existing vegetation and topography.

<p>how the listing is perceived and, therefore, listings are sensitive to changes in their landscape setting. Grade II* is the second highest level of listed.</p>		<p>Completion</p>	<p>There would be small impact on the landscape setting of Plas-yn-Bwl due to the proposed development causing the urbanisation of the rural character of the Site.</p>	<p>Localised the Site and surroundings.</p>	<p>Upon completion the development would contrast with the countryside setting of the Plas-yn-Bwl. However would integrate with other urban/ residential features in the view.</p>	<p>Duration of effects would be permanent and would be irreversible.</p>	<p>SMALL</p>	<p>MODERATE/ MINOR</p>	<p>Adverse</p>	<p>Permanent</p>	<p>The proposed development would result in adverse effects on the wider countryside setting surrounding Plas-yn-Bwl, from the existing rural character with the introduction of houses and associated infrastructure. Effects reduced due to intervening existing vegetation and topography, effects localised to the Site and its immediate surroundings.</p>
		<p>Established with mitigation</p>	<p>With the establishment of mitigation there would be a small to no impact on the setting of Plas-yn-Bwl from the proposed development; as the overall built form of the development would be similar in size and scale to other residential features in the view.</p>	<p>Limited to the Site and immediate surroundings.</p>	<p>The Site would assimilate into the general setting and established mitigation would further integrate the development.</p>	<p>Duration of effects would be permanent and would be irreversible.</p>	<p>SMALL/ NONE</p>	<p>MINOR / NEGLIGIBLE</p>	<p>Adverse</p>	<p>Permanent</p>	<p>The significance of effects would be reduced with the establishment of mitigation planting in addition to existing vegetation and overall built form of the development would be similar in size and scale to other residential features within close proximity to Plas-yn-Bwl.</p>
<p>Listed Building – <i>Caergwrle Castle (Grade I)</i></p> <p>Notes on Receptor: The landscape setting of a listed building influences how the listing is perceived and, therefore, listings are sensitive to changes in their landscape setting. Grade I is the highest level of listing.</p>	<p>HIGH</p>	<p>Construction</p>	<p>There would be intermediate impact on the landscape setting of Caergwrle Castle due to the urbanisation of the rural character of the Site by proposed development.</p>	<p>Localised the Site and surroundings</p>	<p>During construction the Site character would contrast with other landscape elements within the setting of Caergwrle Castle.</p>	<p>Duration of effects would be as long as the construction works were taking place and would be irreversible.</p>	<p>MEDIUM/ SMALL</p>	<p>MODERATE</p>	<p>Adverse</p>	<p>Temporary</p>	<p>The proposed urbanisation of the countryside surrounding Caergwrle Castle and the presence of construction infrastructure would have limited temporary adverse effects on the Caergwrle Castle setting, effects would be reduced due to intervening existing vegetation and topography.</p>
		<p>Completion</p>	<p>There would be small impact on the landscape setting of Caergwrle Castle due to the proposed development causing the urbanisation of the rural character of the Site.</p>	<p>Localised the Site and surroundings.</p>	<p>Upon completion the development would contrast with the countryside setting of the Caergwrle Castle. However would integrate with other urban/ residential features in the view.</p>	<p>Duration of effects would be permanent and would be irreversible.</p>	<p>SMALL</p>	<p>MODERATE/ MINOR</p>	<p>Adverse</p>	<p>Permanent</p>	<p>The proposed development would result in adverse effects on the wider countryside setting surrounding Caergwrle Castle, from the existing rural character with the introduction of houses and associated infrastructure. Effects reduced due to intervening existing vegetation and topography, effects localised to the Site and its immediate surroundings.</p>
		<p>Established with mitigation</p>	<p>With the establishment of mitigation there would be a small to no impact on the setting of Caergwrle Castle from the proposed development; as the overall built form of the development would be similar in size and scale to other residential features in the view.</p>	<p>Limited to the Site and immediate surroundings.</p>	<p>The Site would assimilate into the general setting and established mitigation would further integrate the development.</p>	<p>Duration of effects would be permanent and would be irreversible.</p>	<p>SMALL/ NONE</p>	<p>MINOR</p>	<p>Adverse</p>	<p>Permanent</p>	<p>The significance of effects would be reduced with the establishment of mitigation planting in addition to existing vegetation and overall built form of the development would be similar in size and scale to other residential features within close proximity to Caergwrle Castle.</p>

<p>Registered Park and Garden of Special Historic Interest – <i>Bryn Iorwyn (Grade II)</i></p> <p>Notes on Receptor: The landscape setting of RPGSHIs influences how they are perceived and, therefore, RPGSHIs are sensitive to changes in their landscape setting. An immediate setting boundary is provided for RPGSHIs and this study also accounts for the setting outside of this immediate setting.</p>	<p>HIGH</p>	<p>Construction</p>	<p>There would be a large impact on the landscape setting of Bryn Iorwyn due to the urbanisation of the rural character of the Site by proposed development.</p>	<p>Localised the Site and surroundings</p>	<p>During construction the Site character would contrast with other landscape elements within the setting of Bryn Iorwyn.</p>	<p>Duration of effects would be as long as the construction works were taking place and would be irreversible.</p>	<p>SMALL</p>	<p>MODERATE</p>	<p>Adverse</p>	<p>Temporary</p>	<p>The proposed urbanisation of the countryside surrounding Bryn Iorwyn and the presence of construction infrastructure would have immediate adverse effects on the Bryn Iorwyn setting. The proximity of Site means the significance of the effects at this stage would be relatively large yet temporary.</p>
		<p>Completion</p>	<p>There would be a partial impact on the setting of Bryn Iorwyn due to the proposed development causing the urbanisation of the rural character of the Site.</p>	<p>Localised the Site and surroundings.</p>	<p>Upon completion the development would contrast with the countryside setting of the Bryn Iorwyn. However would integrate with other urban/ residential features in the view.</p>	<p>Duration of effects would be permanent and would be irreversible.</p>	<p>SMALL / NONE</p>	<p>MODERATE / MINOR</p>	<p>Adverse</p>	<p>Permanent</p>	<p>The proposed development would result in adverse effects on the countryside setting surrounding Bryn Iorwyn, given its proximity to the Site; There will be a change from the existing rural character with the introduction of houses and associated infrastructure.</p>
		<p>Established with mitigation</p>	<p>With the establishment of mitigation there would be a reduced impact on the setting of Bryn Iorwyn from the proposed development.</p>	<p>Limited to the Site and immediate surroundings.</p>	<p>Upon completion the development would contrast with the open countryside setting of Bryn Iorwyn; yet mitigation will aid integration into the surrounding landscape.</p>	<p>Duration of effects would be permanent and would be irreversible.</p>	<p>SMALL TO NONE</p>	<p>MINOR / NONE</p>	<p>Adverse</p>	<p>Permanent</p>	<p>The significance of effects would be reduced with the establishment of mitigation planting in addition to existing vegetation and overall built form of the development would be similar in size and scale to other residential features within the proximity of Bryn Iorwyn.</p>
<p>Scheduled Monuments (SM) – <i>Caergwrle Castle</i></p> <p>Notes on Receptor: The setting of SAM's influences how they are perceived and, therefore, SAMs are sensitive to changes in their landscape setting.</p>	<p>HIGH</p>	<p>Construction</p>	<p>There would be minor impact on the landscape setting of Caergwrle Castle due to the urbanisation of the rural character of the Site by proposed development.</p>	<p>Localised the Site and surroundings</p>	<p>During construction the Site character would contrast with other landscape elements within the setting of Caergwrle Castle.</p>	<p>Duration of effects would be as long as the construction works were taking place and would be irreversible.</p>	<p>MEDIUM/ SMALL</p>	<p>MODERATE</p>	<p>Adverse</p>	<p>Temporary</p>	<p>The proposed urbanisation of the countryside surrounding Caergwrle Castle and the presence of construction infrastructure would have limited temporary adverse effects on the Caergwrle Castle setting.</p>
		<p>Completion</p>	<p>There would be small impact on the landscape setting of Caergwrle Castle due to the proposed development causing the urbanisation of the rural character of the Site.</p>	<p>Localised the Site and surroundings.</p>	<p>Upon completion the development would contrast with the countryside setting of the Caergwrle Castle. However would integrate with other urban/ residential features in the view.</p>	<p>Duration of effects would be permanent and would be irreversible.</p>	<p>SMALL</p>	<p>MODERATE/ MINOR</p>	<p>Adverse</p>	<p>Permanent</p>	<p>The proposed development would result in adverse effects on the wider countryside setting surrounding Caergwrle Castle, from the existing rural character with the introduction of houses and associated infrastructure. Effects reduced due to intervening existing vegetation and topography, effects localised to the Site and its immediate surroundings.</p>
		<p>Established with mitigation</p>	<p>With the establishment of mitigation there would be a small to no impact on the setting of Caergwrle Castle from the proposed development; as the overall built form of the development would be similar in size and scale to other residential features in the view.</p>	<p>Limited to the Site and immediate surroundings.</p>	<p>The Site would assimilate into the general setting and established mitigation would further integrate the development.</p>	<p>Duration of effects would be permanent and would be irreversible.</p>	<p>SMALL/ NONE</p>	<p>MINOR / NEGLIGIBLE</p>	<p>Adverse</p>	<p>Permanent</p>	<p>The significance of effects would be reduced with the establishment of mitigation planting in addition to existing vegetation and overall built form of the development would be similar in size and scale to other residential features within close proximity to Caergwrle Castle.</p>

<p>Special Landscape Area (SLA) – west of Sydalit</p> <p>Notes on Receptor: The setting of SLAs influences how they are perceived and experienced, therefore, SLAs are sensitive to changes in their landscape setting.</p>	<p>MEDIUM/ HIGH</p>	<p>Construction</p>	<p>There would be a there would be intermediate scale of effect on the west of Sydalit SLA at this stage.</p>	<p>Localised the Site and the immediate surroundings.</p>	<p>During construction the Site character would contrast with the designation policy rationale.</p>	<p>Duration of effects would be as long as the construction works were taking place and would be irreversible.</p>	<p>MEDIUM</p>	<p>MODERATE</p>	<p>Adverse</p>	<p>Temporary</p>	<p>The presence of construction infrastructure would have immediate adverse effects. However, due to the scale of the proposed development the effects would be limited the Site and the immediate surroundings and the construction effects would be temporary.</p>
		<p>Completion</p>	<p>Due to a total alteration of landscape characteristic and the proximity, there would be a there would be intermediate scale of effect on the west of Sydalit SLA.</p>	<p>Localised to the Site.</p>	<p>Upon completion the development wholly would contrast with the landscape character of the west of Sydalit SLA.</p>	<p>Duration of effects would be permanent and would be irreversible.</p>	<p>MEDIUM/ SMALL</p>	<p>MODERATE / MINOR</p>	<p>Adverse</p>	<p>Permanent</p>	<p>The proposed development would result in adverse effects on the west of Sydalit SLA setting, especially due to its proximity to the Site; from the existing rural character with the introduction of houses and associated infrastructure.</p>
		<p>Established with mitigation</p>	<p>With the establishment of mitigation there would be a minor impact on the west of Sydalit SLA setting from the proposed development.</p>	<p>Limited to the Site.</p>	<p>Upon completion the development would contrast with the open to the Site setting; yet mitigation will aid integration into the surrounding landscape.</p>	<p>Duration of effects would be permanent and would be irreversible.</p>	<p>SMALL</p>	<p>MINOR</p>	<p>Adverse</p>	<p>Permanent</p>	<p>The significance of effects would be reduced with the establishment of mitigation planting in addition to existing vegetation and overall built form of the development would be similar in size and scale to other residential features.</p>

6.3. Visual Assessment

6.3.1. The following section sets out the analysis and assessment of the visual effects of the development on visual receptors, using the sensitivity established in the baseline. Specific viewpoints are used as representative views to judge the effect on the different receptors.

6.3.2. The locations of the representative viewpoints are illustrated in Figure 10 (Drawing 264-RYD-XX-XX-DR-L-1009) and annotated photographs of each of the viewpoints are provided in Figure 11 (Drawing 264-RYD-XX-XX-DR-L-1010).

Table 6.1 - Table of visual receptors and representative viewpoints

Visual Receptor	Representative Viewpoint Nos.
Roads users – Local/ short range <i>Wrexham Road, both vehicular and pedestrian.</i>	1
Residents of properties located along Wrexham Road	1
Roads users- Local/ Short range <i>Cross roads between Wrexham Road, Cymau Lane and Hawarden Road (A550).</i>	2 and 3
Pupils and staff at Abermorddu Primary School	2 and 3 Viewpoints in close proximity only. No specific viewpoint, access to private land require.
Agricultural Workers	No Viewpoint, taken access to private land required.
Road users 1 km of the Site <i>Bryn Yorkin Road.</i>	5
Public Rights of Way <i>Short range</i>	4
Promoted Route <i>Wat's Dyke Way</i> <i>Heritage Trail</i>	7
Waun-y-llyn Country Park (View Point)	9
Registered Park and Garden of Special Historic Interest <i>Bryn Iorcyn</i>	5
Special Landscape Area (SLA) <i>West of Sydallt</i>	8
Listed Building/ Scheduled Ancient Monument <i>Caergwrle Castle</i>	6

6.3.3. The “Visual Assessment – Magnitude of Effects Table” sets out the predicted magnitude of change for each of the identified visual receptors representative viewpoints. The magnitude of change is assessed in terms of its size and scale, geographic extent and its duration and reversibility. The significance of visual effects is then determined by assessing the sensitivity to change against the magnitude of change.

Refer to Appendix A for detailed methodology

6.4. Visual Assessment – Magnitude and Significance of Effects Table

Visual Receptor <i>Number, Distance, Name, Receptor</i>	Sensitivity	Magnitude of Effect						Significance of Effect			
		Stage in life cycle	Size / Scale	Geographic Extent	Contrast/ Integration	Duration / Reversibility	Magnitude Value	Rating	Adverse/ Beneficial	Permanent / Temporary	Rational
Viewpoint Number: 1 Name: Wrexham Road Receptor(s): - Roads users – Local/ short range; - Residents of properties located along Wrexham Road Distance from Site: Adjacent to Site, east	MEDIUM/ HIGH HIGH	Construction	There would be a substantial impact on users visual amenity due to the introduction of features are introduced and steadily increase during construction.	Change in built form extent would be limited to the Site, which would fluctuate during this stage and cover whole view.	Users would see a high contrast with the existing character of the Site compared to its baseline condition.	Duration of effects at this stage would be temporary, lasting until the end the construction stage. Change would be irreversible.	LARGE	MAJOR	Adverse	Temporary	The view would completely altered with the presence of construction infrastructure having immediate adverse effects. Residential character would be introduced on to the Site, with the extent of built form increasing throughout the view. These effects would be temporary and would last until the end of the construction stage.
		Completion	There would be a substantial impact on users' visual amenity due to a total alteration to key elements, features and qualities of the Site – i.e. urbanisation of rural landscape.	Change in built form extent would be limited to the Site, which would cover whole view.	The development would, contrast with the previous view and existing baseline conditions.	Duration of effects would be permanent and would irreversible.	LARGE	MAJOR	Adverse	Permanent	The proposed development would result in a total change in visual amenity of the Site. The introduction of uncharacteristic elements in terms of mass, scale and features would have a permanent adverse effect on the Site and the immediate surrounding area's rural character.
		Established with mitigation	No further changes in the size and scale of built form predicted. Increase in scale of vegetation as planting matures.	No further change predicted.	Over time the new residential character of the Site would assimilated and integrate into the wider settled character.	Duration of effects would be permanent and would irreversible.	MEDIUM	MAJOR/MODERATE	Adverse	Permanent	The proposed development would result in a large change to visual amenity. The introduction of further housing would have a permanent residual adverse effect on views to the Site,
Viewpoint Number: 2 Name: Cross roads between Wrexham Road, Cymau Lane and Hawarden Road (A550). Receptor: Roads users– Local/ Short range Distance from Site: <100m, south/south east	MEDIUM	Construction	There would be a substantial impact on users visual amenity due to the introduction of features are introduced and steadily increase during construction.	Change in built form extent would be limited to the Site, which would fluctuate during this stage.	Users would see a high contrast with the existing character of the Site compared to its baseline condition.	Duration of effects at this stage would be temporary, lasting until the end the construction stage. Change would be irreversible.	LARGE	MAJOR/MODERATE	Adverse	Temporary	The view would completely altered with the presence of construction infrastructure having immediate adverse effects. Residential character would be introduced on to the Site, with the extent of built form increasing throughout the view. These effects would be temporary and would last until the end of the construction stage.
		Completion	There would be an impact on users' visual amenity due to a total alteration to key elements, features and qualities of the Site – i.e. urbanisation of rural landscape.	Change in built form extent would be localised to the area of Site visible in view (<50%) – an increase in geographic extent of built form.	The development would, contrast with existing open section of the north of Abermorddu Primary School and south of hills behind	Duration of effects would be permanent and would irreversible.	MEDIUM/LARGE	MODERATE	Adverse	Permanent	When at/ using the cross roads traveling in a northwards direction through Abermorddu towards Caergwrle etc. A section (<50%) of the view would be altered with the presence of the development extending the built form north of Abermorddu Primary School. However, overall the majority of the view would not change.
		Established with mitigation	No further changes in the size and scale of built form predicted. Increase in scale of vegetation as planting matures.	No further change predicted.	Over time the new residential character of the Site would assimilated and integrate into the wider settled character.	Duration of effects would be permanent and would irreversible	MEDIUM	MODERATE	Adverse	Permanent	With existing screening and further established mitigation planting there would be a minor change in the view as the development would be perceived as part of extending the built form north of Abermorddu Primary School and the new

Visual Receptor <i>Number, Distance, Name, Receptor</i>	Sensitivity	Magnitude of Effect						Significance of Effect			
		<i>Stage in life cycle</i>	<i>Size / Scale</i>	<i>Geographic Extent</i>	<i>Contrast/ Integration</i>	<i>Duration / Reversibility</i>	<i>Magnitude Value</i>	<i>Rating</i>	<i>Adverse/ Beneficial</i>	<i>Permanent / Temporary</i>	<i>Rational</i>
											Parc Celyn housing development, both already present in the view.
Viewpoint Number: 2 Name: Cross roads between Wrexham Road, Cymau Lane and Hawarden Road (A550). Receptor: Pupils and staff at Abermorddu Primary School Distance from Site: <100m, south/south east	MEDIUM/ HIGH	Construction	There would be a substantial impact on users visual amenity due to the introduction of features are introduced and steadily increase during construction.	Change in built form extent would be limited to the Site, which would fluctuate during this stage.	Users would see a high contrast with the existing character of the Site compared to its baseline condition.	Duration of effects at this stage would be temporary, lasting until the end the construction stage. Change would be irreversible.	LARGE	MAJOR	Adverse	Temporary	The view would completely altered with the presence of construction infrastructure having immediate adverse effects. Residential character would be introduced on to the Site, with the extent of built form increasing throughout the view. These effects would be temporary and would last until the end of the construction stage.
		Completion	There would be a minor impact on users' visual amenity of rural landscape.	Change in built form extent would be localised to the area of Site visible in view, beyond the mature vegetation boundary.	The development would, contrast with existing open section of the north of Abermorddu Primary School	Duration of effects would be permanent and would irreversible.	MEDIUM	MODERATE	Adverse	Permanent	The presence of the development extending the built form north of Abermorddu Primary School. The impact of this change would be reduced do the existing mature vegetation boundary and the nature of the receptor.
		Established with mitigation	No further changes in the size and scale of built form predicted. Increase in scale of vegetation as planting matures.	No further change predicted.	Over time the new residential character of the Site would assimilated and integrate into the wider settled character.	Duration of effects would be permanent and would irreversible	SMALL/ NONE	MINOR	Adverse	Permanent	With existing screening and further established mitigation planting there would be a minor change in the view as the development would be perceived as part of extending the built form north of Abermorddu Primary School and the new Parc Celyn housing development, both already present in the view.
Viewpoint Number: 3 Name: Cross roads between Wrexham Road, Cymau Lane and Hawarden Road (A550). Receptor: Roads users- Local/ Short range Distance from Site: >100m, south/ south east	MEDIUM	Construction	There would be a partial impact on users visual amenity due to the introduction of features are introduced and steadily increase during construction.	Change in built form extent would be limited to the Site, which would fluctuate during this stage and cover whole view.	Users would see a high contrast with the existing character of the Site compared to its baseline condition.	Duration of effects at this stage would be temporary, lasting until the end the construction stage. Change would be irreversible	MEDIUM	MODERATE	Adverse	Temporary	The view would completely altered with the presence of construction infrastructure having immediate adverse effects. Residential character would be introduced on to the Site, with the extent of built form increasing throughout the view. These effects would be temporary and would last until the end of the construction stage.
		Completion	There would be a minor impact on users' visual amenity due to a total alteration to key elements, features and qualities of the Site – i.e. urbanisation of rural landscape.	Change in built form extent would be Localised to the area of Site visible in view (<20%) which would cover whole view.	The development would, contrast with the previous view and existing baseline conditions.	Duration of effects would be permanent and would irreversible	MEDIUM/ SMALL	MODERATE/ MINOR	Adverse	Permanent	When at/ using the cross roads traveling in a northwards direction through Abermorddu towards Caergwrlle etc. A section (<50%) of the view would be altered with the presence of the development extending the built form north of Abermorddu Primary School. However, overall the majority of the view would not change.
		Established with mitigation	No further changes in the size and scale of built form predicted. Increase in scale of vegetation as planting matures.	No further change predicted.	Over time the new residential character of the Site would assimilated and integrate into the wider settled character.	Duration of effects would be permanent and would irreversible	SMALL	MINOR	Adverse	Permanent	With existing screening and further established mitigation planting there would not be any perceivable change in the view. The development would assimilate into the surrounding built form north of Abermorddu Primary School and the new Parc Celyn housing development, both already present in the view.

Visual Receptor <i>Number, Distance, Name, Receptor</i>	Sensitivity	Magnitude of Effect						Significance of Effect			
		<i>Stage in life cycle</i>	<i>Size / Scale</i>	<i>Geographic Extent</i>	<i>Contrast/ Integration</i>	<i>Duration / Reversibility</i>	<i>Magnitude Value</i>	<i>Rating</i>	<i>Adverse/ Beneficial</i>	<i>Permanent / Temporary</i>	<i>Rational</i>
Viewpoint Number: 4 Name: Junction of Llanfynydd 6 – Cymau Lane Receptor: Users of Public Rights of Way Distance from Site: <500m north west	HIGH	Construction	There would be a minor impact on users as built form features are introduced and steadily increase during construction.	Localised to the area of Site visible in view	Construction activities would contrast with the existing view but the built form of the Site would be screened by intervening vegetation visible.	Duration of effects at this stage would be temporary, lasting until the end of the construction stage. Change would be irreversible	MEDIUM/ SMALL	MODERATE	Adverse	Temporary	The view would be altered with the presence of construction infrastructure causing immediate adverse effects. These effects would be temporary and would last until the end of the construction stage.
		Completion	There would be a minor impact on users' visual amenity due to a total alteration to key elements, features and qualities of the Site – i.e. urbanisation of rural landscape	Localised to the area of Site visible in view	The development would, contrast with the previous view and existing baseline conditions.	Duration of effects would be permanent and would be irreversible	SMALL	MODERATE	Adverse	Permanent	Majority of the view would not change, the proposed residential character of the Site, would be indicated by upper elements (roofs) would extend the built form west from Abermorddu.
		Established with mitigation	No further changes in the size and scale of built form predicted. Increase in scale of vegetation as planting matures.	No further change predicted.	Over time the new residential character of the Site would assimilate and integrate into the wider settled character.	Duration of effects would be permanent and would be irreversible	SMALL/ NONE	NEGLIGIBLE	Adverse	Permanent	With existing screening and further established mitigation planting there would not be any perceivable change in the view. Upper elements (roofs) of the development would be assimilate into built form, the view would change in a barely perceptible therefore the significance of effect would be reduced to negligible.
Viewpoint Number: 5 Name: Bryn Yorkin Road and footpaths Llanfynydd 2 and Hope 2 at the boundary of Bryn Iorcyn Registered Historic Park and Garden. Receptor: Road, users of Bryn Yorkin Road Distance from Site: 650m, north west	MEDIUM/ LOW	Construction	There would be a minor impact on users due to the presence of construction infrastructure the far distance	Limited to the area of Site visible in view.	Construction activities would contrast with the existing view but the built form of the Site would be screened by intervening vegetation visible.	Duration of effects at this stage would be temporary, lasting until the end of the construction stage. Change would be irreversible	SMALL/ NONE	MINOR	Adverse	Temporary	Majority of the view would not change. However there would be a minor alteration with the presence of construction infrastructure causing an adverse effect. Due to the distance from Site and the discrete nature of the view these effects would be limited.
		Completion	There would be a minor impact on users due to the upper elements (roofs) of the proposed development maybe possible in the gaps behind intervening built form.	Localised to the area of Site visible in view behind intervening built form.	Integration with existing built form visible.	Duration of effects would be permanent and would be irreversible.	SMALL/ NONE	MODERATE/ MINOR	Adverse	Temporary	Majority of the view would not change, the proposed residential character of the Site, would be indicated by upper elements (roofs) would extend the built form west from Abermorddu.
		Established with mitigation	No further changes in the size and scale of built form predicted. Increase in scale of vegetation as planting matures.	No further change predicted.	Over time the new residential character of the Site would assimilate and integrate into the wider settled character.	Duration of effects would be permanent and would be irreversible	SMALL/ NONE	NEGLIGIBLE	Adverse	Permanent	Existing built form screening with additional on Site mitigation measures of vegetation planting the development would be perceived as part of general settled character already present. Upper elements (roofs) of the development would be assimilate into built form, the view would change in a barely perceptible therefore the significance of effect would be reduced to negligible.

Visual Receptor <i>Number, Distance, Name, Receptor</i>	Sensitivity	Magnitude of Effect						Significance of Effect			
		<i>Stage in life cycle</i>	<i>Size / Scale</i>	<i>Geographic Extent</i>	<i>Contrast/ Integration</i>	<i>Duration / Reversibility</i>	<i>Magnitude Value</i>	<i>Rating</i>	<i>Adverse/ Beneficial</i>	<i>Permanent / Temporary</i>	<i>Rational</i>
Viewpoint Number: 5 Name: Bryn Yorkin Road and footpaths Llanfynydd 2 and Hope 2 at the boundary of Bryn Iorbyn Registered Historic Park and Garden. Receptor: Visitors to Bryn Yorkin Registered Park and Garden of Special Historic Interest Distance from Site: 650m, north west	HIGH	Construction	There would be a minor impact on users due to the presence of construction infrastructure the far distance	Limited to the area of Site visible in view.	Construction activities would contrast with the existing view but the built form of the Site would be screened by intervening vegetation visible.	Duration of effects at this stage would be temporary, lasting until the end the construction stage. Change would be irreversible	SMALL/ NONE	MODERATE/ MINOR	Adverse	Temporary	Majority of the view would not change. However there would be a minor alteration with the presence of construction infrastructure causing an adverse effect. Due to the distance from Site and the discrete nature of the view these effects would be limited.
		Completion	There would be a negligible impact on users due to the upper elements (roofs) of the proposed development maybe possible in the gaps behind intervening built form.	Localised to the area of Site visible in view behind intervening built form.	Integration with existing built form visible.	Duration of effects would be permanent and would irreversible.	SMALL/ NONE	NEGLIGIBLE	Adverse	Temporary	Majority of the view would not change, the proposed residential character of the Site, would be indicated by upper elements (roofs) would extend the built form west from Abermorddu.
		Established with mitigation	No further changes in the size and scale of built form predicted. Increase in scale of vegetation as planting matures.	No further change predicted.	Over time the new residential character of the Site would assimilated and integrate into the wider settled character.	Duration of effects would be permanent and would irreversible	NONE	NO EFFECT	--	--	View of Site screened by intervening vegetation and topography. The development would not introduce any key change nor introduce any uncharacteristic element to the view therefore the significance of effect would be reduced to no effect.
Viewpoint Number: 6 Name: Caergwrle Castle Receptor: Users of Listed Building/ Scheduled Ancient Monument Distance from Site: 325m, north	HIGH	Construction	There would be a minor impact on users due to the presence of construction infrastructure the far distance	Limited to the area of Site visible in view.	Construction activities would contrast with the existing view but the built form of the Site would be screened by intervening vegetation visible.	Duration of effects at this stage would be temporary, lasting until the end the construction stage. Change would be irreversible	SMALL/ NONE	MINOR	Adverse	Temporary	Majority of the view would not change. However there would be a minor alteration with the presence of construction infrastructure causing an adverse effect. Due to the distance from Site and the discrete nature of the view these effects would be limited.
		Completion	View of Site screened by intervening built form, vegetation and topography.	No further change predicted. View of Site screened by intervening built form, vegetation and topography.	View of Site screened by intervening vegetation and topography.	Duration of effects would be permanent and would be irreversible. View of Site screened by intervening built form, vegetation and topography.	NONE	NO EFFECT	--	--	View of Site screened by intervening vegetation and topography. The development would not introduce any key change nor introduce any uncharacteristic element to the view therefore the significance of effect would be reduced to no effect.
		Established with mitigation	View of Site screened by intervening built form, vegetation and topography.	No further change predicted. View of Site screened by intervening built form, vegetation and topography.	View of Site screened by intervening vegetation and topography.	Duration of effects would be permanent and would be irreversible. View of Site screened by intervening built form, vegetation and topography.	NONE	NO EFFECT	--	--	View of Site screened by intervening vegetation and topography. The development would not introduce any key change nor introduce any uncharacteristic element to the view therefore the significance of effect would be reduced to no effect.

Visual Receptor <i>Number, Distance, Name, Receptor</i>	Sensitivity	Magnitude of Effect						Significance of Effect			
		<i>Stage in life cycle</i>	<i>Size / Scale</i>	<i>Geographic Extent</i>	<i>Contrast/ Integration</i>	<i>Duration / Reversibility</i>	<i>Magnitude Value</i>	<i>Rating</i>	<i>Adverse/ Beneficial</i>	<i>Permanent / Temporary</i>	<i>Rational</i>
Viewpoint Number: 7 Name: Wat's Dyke Way Heritage Trail Receptor: Users of Promoted Route Distance from Site: 480m, east	MEDIUM/ HIGH	Construction	There would be a minor impact on users due to the presence of construction infrastructure the far distance	Limited to the area of Site visible in view.	Construction activities would contrast with the existing view but the built form of the Site would be screened by intervening vegetation visible.	Duration of effects at this stage would be temporary, lasting until the end the construction stage. Change would be irreversible	SMALL/ NONE	MINOR	Adverse	Temporary	Majority of the view would not change. However there would be a minor alteration with the presence of construction infrastructure causing an adverse effect. Due to the distance from Site and the discrete nature of the view these effects would be limited.
		Completion	View of Site screened by intervening built form, vegetation and topography.	No further change predicted. View of Site screened by intervening built form, vegetation and topography.	View of Site screened by intervening vegetation and topography.	Duration of effects would be permanent and would be irreversible. View of Site screened by intervening built form, vegetation and topography.	NONE	NO EFFECT	--	--	View of Site screened by intervening vegetation and topography. The development would not introduce any key change nor introduce any uncharacteristic element to the view therefore the significance of effect would be reduced to no effect.
		Established with mitigation	View of Site screened by intervening built form, vegetation and topography.	No further change predicted. View of Site screened by intervening built form, vegetation and topography.	View of Site screened by intervening vegetation and topography.	Duration of effects would be permanent and would be irreversible. View of Site screened by intervening built form, vegetation and topography.	NONE	NO EFFECT	--	--	View of Site screened by intervening vegetation and topography. The development would not introduce any key change nor introduce any uncharacteristic element to the view therefore the significance of effect would be reduced to no effect.
Viewpoint Number: 8 Name: Special Landscape Area (SLA) West of Sydalit Receptor: Users of Special Landscape Area (SLA) West of Sydalit Distance from Site: 575m, south	MEDIUM/ HIGH	Construction	There would be a minor impact on users due to the presence of construction infrastructure the far distance	Limited to the area of Site visible in view.	Construction activities would contrast with the existing view but the built form of the Site would be screened by intervening vegetation visible.	Duration of effects at this stage would be temporary, lasting until the end the construction stage. Change would be irreversible	SMALL/ NONE	MINOR	Adverse	Temporary	Majority of the view would not change. However there would be a minor alteration with the presence of construction infrastructure causing an adverse effect. Due to the distance from Site and the discrete nature of the view these effects would be limited.
		Completion	View of Site screened by intervening built form, vegetation and topography.	No further change predicted. View of Site screened by intervening built form, vegetation and topography.	View of Site screened by intervening vegetation and topography.	Duration of effects would be permanent and would be irreversible. View of Site screened by intervening built form, vegetation and topography.	NONE	NO EFFECT	--	--	View of Site screened by intervening vegetation and topography. The development would not introduce any key change nor introduce any uncharacteristic element to the view therefore the significance of effect would be reduced to no effect.
		Established with mitigation	View of Site screened by intervening built form, vegetation and topography.	No further change predicted. View of Site screened by intervening built form, vegetation and topography.	View of Site screened by intervening vegetation and topography.	Duration of effects would be permanent and would be irreversible. View of Site screened by intervening built form, vegetation and topography.	NONE	NO EFFECT	--	--	View of Site screened by intervening vegetation and topography. The development would not introduce any key change nor introduce any uncharacteristic element to the view

Visual Receptor <i>Number, Distance, Name, Receptor</i>	Sensitivity	Magnitude of Effect						Significance of Effect			
		<i>Stage in life cycle</i>	<i>Size / Scale</i>	<i>Geographic Extent</i>	<i>Contrast/ Integration</i>	<i>Duration / Reversibility</i>	Magnitude Value	<i>Rating</i>	<i>Adverse/ Beneficial</i>	<i>Permanent / Temporary</i>	<i>Rational</i>
				built form, vegetation and topography.		Site screened by intervening built form, vegetation and topography.					therefore the therefore the significance of effect would be reduced to no effect.
Viewpoint Number: 9 Name: Waun-y-llyn Country Park (View Point) Receptor: Users of Waun-y-llyn Country Park (View Point) Distance from Site: 2.5km, north west	MEDIUM	Construction	There would be a minor impact on users due to the presence of construction infrastructure the far distance	Limited to the area of Site visible in view.	Construction activities would contrast with the existing view but the built form of the Site would be screened by intervening vegetation visible.	Duration of effects at this stage would be temporary, lasting until the end of the construction stage. Change would be irreversible	SMALL/ NONE	MINOR	Adverse	Temporary	Majority of the view would not change. However there would be a minor alteration with the presence of construction infrastructure causing an adverse effect. Due to the distance from Site and the discrete nature of the view these effects would be limited.
		Completion	View of Site screened by intervening built form, vegetation and topography.	No further change predicted. View of Site screened by intervening built form, vegetation and topography.	View of Site screened by intervening vegetation and topography.	Duration of effects would be permanent and would be irreversible. View of Site screened by intervening built form, vegetation and topography.	NONE	NO EFFECT	--	--	View of Site screened by intervening vegetation and topography. The development would not introduce any key change nor introduce any uncharacteristic element to the view therefore the therefore the significance of effect would be reduced to no effect.
		Established with mitigation	View of Site screened by intervening built form, vegetation and topography.	No further change predicted. View of Site screened by intervening built form, vegetation and topography.	View of Site screened by intervening vegetation and topography.	Duration of effects would be permanent and would be irreversible. View of Site screened by intervening built form, vegetation and topography.	NONE	NO EFFECT	--	--	View of Site screened by intervening vegetation and topography. The development would not introduce any key change nor introduce any uncharacteristic element to the view therefore the therefore the significance of effect would be reduced to no effect.

7. Conclusions

7.1.1. The baseline evidence has been collected and a survey of the Site and surrounding area has been undertaken by experienced Landscape Architects and the following conclusions are presented:

7.2. Landscape Effects

7.2.1. Ten landscape receptors were identified in the landscape baseline, all of which were taken forward into the landscape effects assessment. In the landscape assessment the following conclusions were reached regarding the significance of effects on each landscape receptor at each stage of the proposed development.

Table 7.1 - Table of Landscape Receptors Significance of Effects

Landscape Receptor	Significance of Effect			
	Stage in life cycle	Rating	Adverse/ Beneficial	Permanent / Temporary
LANDMAP: FLNTH008 - Caergwilen mosaic	Construction	MODERATE/ MINOR	Adverse	Temporary
	Completion	MINOR	Adverse	Permanent
	Established with mitigation	MINOR	Adverse	Permanent
LANDMAP: FLNTVS074 - Leeswood	Construction	MAJOR/ MODERATE	Adverse	Temporary
	Completion	MAJOR/ MODERATE	Adverse	Permanent
	Established with mitigation	MODERATE/ MINOR	Adverse	Permanent
Site Context	Construction	MODERATE	Adverse	Temporary
	Completion	MODERATE	Adverse	Permanent
	Established with mitigation	MODERATE/ MINOR	Adverse	Permanent
The Site	Construction	MAJOR	Adverse	Temporary



Landscape Receptor	Significance of Effect			
	Stage in life cycle	Rating	Adverse/ Beneficial	Permanent / Temporary
	Completion	MAJOR	Adverse	Permanent
	Established with mitigation	MAJOR	Adverse	Permanent
Caergwrle Conservation Area	Construction	MODERATE	Adverse	Temporary
	Completion	MODERATE/ MINOR	Adverse	Permanent
	Established with mitigation	MINOR	Adverse	Permanent
Listed Building – Plas-y-n-Bwl (Grade II*)	Construction	MODERATE	Adverse	Temporary
	Completion	MODERATE/ MINOR	Adverse	Permanent
	Established with mitigation	MINOR	Adverse	Permanent
Listed Building – Caergwrle Castle (Grade I)	Construction	MODERATE	Adverse	Temporary
	Completion	MODERATE/ MINOR	Adverse	Permanent
	Established with mitigation	MINOR	Adverse	Permanent
Registered Park and Garden of Special Historic Interest – Bryn Iorcyn (Grade II)	Construction	MODERATE	Adverse	Temporary
	Completion	MODERATE/ MINOR	Adverse	Permanent
	Established with mitigation	MINOR / NEGLIGIBLE	Adverse	Permanent
Scheduled Monuments (SM) – Caergwrle Castle	Construction	MODERATE	Adverse	Temporary
	Completion	MODERATE/ MINOR	Adverse	Permanent
	Established with mitigation	MINOR / NEGLIGIBLE	Adverse	Permanent
Special Landscape Area (SLA) – west of Sydalit	Construction	MODERATE	Adverse	Temporary
	Completion	MODERATE/ MINOR	Adverse	Permanent
	Established with mitigation	MINOR	Adverse	Permanent



7.2.2. With regard to the foreseeable landscape effects it is considered:

- All of the landscape receptors brought forward in the assessment would experience adverse effects during construction, which would be temporary for the duration of the build;
- For all of the landscape receptors, the effects of the development would be adverse upon completion and in the initial establishment phase of the development and are predicted to be permanent;
- Only the Site landscape effects are predicted to remain major and adverse on establishment. All other effects on surrounding landscape receptors reduce, to either moderate or minor yet all remain adverse;
- Taken cumulatively the overall landscape impact is considered to be minor adverse to moderate adverse and it will be a permanent effect; and
- The overall rating of the significance of landscape effects would generally reduce over time as the development, with the aid of mitigation measures such as boundary planting matures, this judgement is with the exception of the Site itself whose landscape character will change permanently as an inevitable consequence of development.

7.3. Visual Effects

7.3.1. Twelve visual receptors were identified in the visual baseline and all were taken forward into the visual effects assessment. In the visual assessment, fourteen viewpoints were used as representative of the receptors were assessed. The following conclusions were reached regarding the significance of effects on each of the viewpoints at each stage of the proposed development:

Table 7.1 - Table of Visual Receptors Significance of Effects

Viewpoint and Visual Receptor	Significance of Effect			
	Stage in life cycle	Rating	Adverse/ Beneficial	Permanent / Temporary
Number: 1 Name:	Construction	MAJOR	Adverse	Temporary



Viewpoint and Visual Receptor	Significance of Effect			
	Stage in life cycle	Rating	Adverse/ Beneficial	Permanent / Temporary
Wrexham Road Receptor: Roads users – Local/ short range Distance from Site: Adjacent to Site, east	Completion	MAJOR	Adverse	Permanent
	Established with mitigation	MAJOR/ MODERATE	Adverse	Permanent
Number: 2 Name: Cross roads between Wrexham Road, Cymau Lane and Hawarden Road (A550). Receptor: Roads users– Local/ Short range Distance from Site: <100m, south/south east	Construction	MAJOR/ MODERATE	Adverse	Temporary
	Completion	MODERATE	Adverse	Permanent
	Established with mitigation	MODERATE	Adverse	Permanent
Number: 3 Name: Cross roads between Wrexham Road, Cymau Lane and Hawarden Road (A550). Receptor: Roads users- Local/ Short range Distance from Site: >100m, south/ south east	Construction	MODERATE	Adverse	Temporary
	Completion	MODERATE/ MINOR	Adverse	Permanent
	Established with mitigation	MINOR	Adverse	Permanent
Number: 4 Name: Junction of Llanfynydd 6 – Cymau Lane Receptor: Users of Public Rights of Way Distance from Site: <500m north west	Construction	MODERATE	Adverse	Temporary
	Completion	MODERATE	Adverse	Permanent
	Established with mitigation	NEGLECTIBLE	Adverse	Permanent
Number: 5 Name: Bryn Yorkin Road/ Bryn Yorkin Registered Park and	Construction	MINOR	Adverse	Temporary



Viewpoint and Visual Receptor	Significance of Effect			
	Stage in life cycle	Rating	Adverse/ Beneficial	Permanent / Temporary
Garden of Special Historic Interest Receptor: Road, Public Rights of Way users and Visitors to Bryn Iorlin Registered Park and Garden of Special Historic Interest Distance from Site: 650m, north west	Completion	MODERATE/ MINOR	Adverse	Temporary
	Established with mitigation	NEGLIGIBLE	Adverse	Permanent
Number: 6 Name: Caergwrlle Castle Receptor: Users of Listed Building/ Scheduled Ancient Monument Distance from Site: 325m, north	Construction	MINOR	Adverse	Temporary
	Completion	NO EFFECT	--	--
	Established with mitigation	NO EFFECT	--	--
Number: 7 Name: Wat's Dyke Way Heritage Trail Receptor: Users of Promoted Route Distance from Site: 480m, east	Construction	MINOR	Adverse	Temporary
	Completion	NO EFFECT	--	--
	Established with mitigation	NO EFFECT	--	--
Number: 8 Name: Special Landscape Area (SLA) West of Sydallt Receptor: Users of Special Landscape Area (SLA) West of Sydallt Distance from Site: 575m, south	Construction	SMALL/ NONE	MINOR	Adverse
	Completion	NO EFFECT	--	--
	Established with mitigation	NO EFFECT	--	--

7.3.2. With regard to the foreseeable visual effects it is considered that:

- For all of the visual receptors brought forward into the visual assessment, all have the potential to experience some effect from the proposed development, as

considered in the eleven representative viewpoints. Overall, there will be change for users on or close to the Site which is inevitable with the construction of houses or any other built form on previously undeveloped land.

- All the receptors are predicted as likely to experience adverse visual change during construction of the development. These adverse effects would be temporary for the duration of the build but the resulting houses would leave a permanent adverse effect;
- Visual effects are predominately limited to receptors local to the site confirming that there are no mid or long range views or visual receptors affected by the proposals;
- On completion and during the establishment stage of mitigation planting all the immediate visual receptors, those within 150m of the site, would continue to experience adverse visual effects, which are considered to be permanent;
- Those receptors positioned further away from the Site including Bryn Iorin Registered Park and Garden of Special Historic Interest, Wat's Dyke Way, Caergwrle Castle Special Landscape Area (SLA) West of Syddallt would experience no effects, due to screening by intervening topography or vegetation, this is indicative of the relative visual enclosure in which the site is located ;
- The overall rating of the significance of effects would reduce over time as the development becomes established with mitigation planting; yet users of local roads adjacent to the Site would experience an ongoing change in their visual amenity which remains as a Moderate, permanent adverse effect; but
- The sense of change will diminish as people become familiar with seeing the houses in this particular location and judge it against other housing experienced in the settlement of Abermorddu and in neighbouring communities.

8. Summary

- 8.1.1. This landscape and visual impact assessment has assessed the potential impacts of the proposed residential development at Wrexham Road, Abermorddu, on the landscape as a resource in its own right and on visual receptors as the people likely to experience the landscape in the area.
- 8.1.2. The Study area was set at 3km from the Site. Through site and desktop surveys, both landscape and visual receptors were identified and their current (baseline) conditions were determined.
- 8.1.3. The development would result in a complete change in key elements, features, qualities and characteristics of the Site; as the use changes from agricultural to residential.
- 8.1.4. For all of the assessed landscape receptors, the effects of the development would be temporary adverse during construction. These would be replaced with the permanent adverse landscape effects arising from the residential buildings and associated infrastructure in a semi-rural landscape.
- 8.1.5. Over-time, as the landscape mitigation elements establish, the sense of landscape change in the surrounding landscape receptors caused by the development would reduce but yet remain adverse. All residual landscape effects reduce to an upper rating of Moderate, the majority being Minor with the exception of the Site itself where the landscape effect would remain Major, adverse which is an inevitable result of building houses on a green field location..
- 8.1.6. Through the visual assessment process it was determined that the effects of the development on visual receptors would be contained to within the immediate vicinity of the Site within 150m, with views concentrated towards the north west and westwards across the Site with limited-minor views to the north, south and east due to the screening effects of intervening vegetation and landform.
- 8.1.7. The effects for all visual receptors would be temporary adverse during construction because of the temporary nature of construction effects. The overall rating of the significance of effects would reduce over time as the development becomes established with mitigation planting but they will remain adverse in character. It is the users of local roads (Wrexham Road and the Cross Roads at Abermorddu Primary School) who will continue to experience Moderate to Minor permanent and adverse residual visual effects.

However, more distant views (<200m) will have negligible to no residual effects given screening by existing intervening vegetation, landform and built form.

8.1.8. To conclude, this LVIA has objectively identified that landscape and visual harm would occur with the development of housing at this location. It has however concluded that the permanent adverse landscape and visual effects are not at such a scale e.g. Major, Adverse effects, that the identified landscape and visual harm would justify a reason for refusal on these grounds.